

East Hampton

Middlesex County

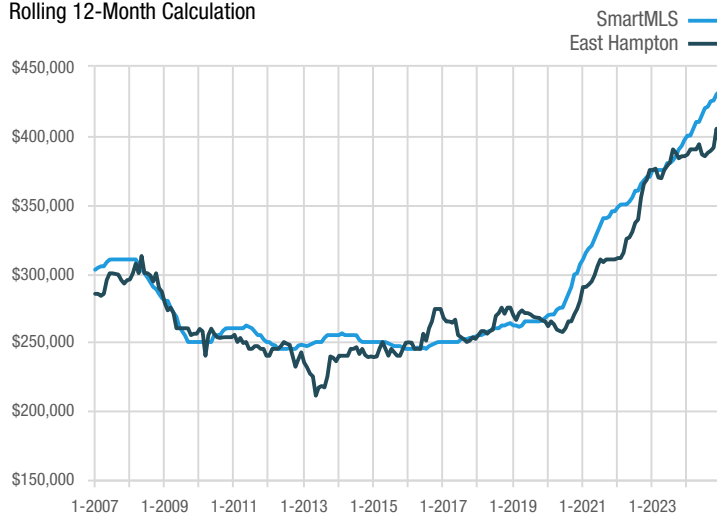
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	7	8	+ 14.3%	176	165	- 6.3%
Pending Sales	8	10	+ 25.0%	154	141	- 8.4%
Closed Sales	11	10	- 9.1%	149	126	- 15.4%
Days on Market Until Sale	50	19	- 62.0%	42	21	- 50.0%
Median Sales Price*	\$425,000	\$352,000	- 17.2%	\$385,000	\$395,000	+ 2.6%
Average Sales Price*	\$418,338	\$390,500	- 6.7%	\$405,993	\$424,285	+ 4.5%
Percent of List Price Received*	102.2%	103.5%	+ 1.3%	103.3%	104.0%	+ 0.7%
Inventory of Homes for Sale	46	16	- 65.2%	—	—	—
Months Supply of Inventory	3.6	1.4	- 61.1%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	2	—	22	18	- 18.2%
Pending Sales	0	2	—	21	19	- 9.5%
Closed Sales	1	2	+ 100.0%	21	17	- 19.0%
Days on Market Until Sale	64	6	- 90.6%	18	17	- 5.6%
Median Sales Price*	\$220,512	\$235,850	+ 7.0%	\$215,000	\$235,000	+ 9.3%
Average Sales Price*	\$220,512	\$235,850	+ 7.0%	\$233,782	\$243,706	+ 4.2%
Percent of List Price Received*	100.3%	110.3%	+ 10.0%	103.6%	105.6%	+ 1.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

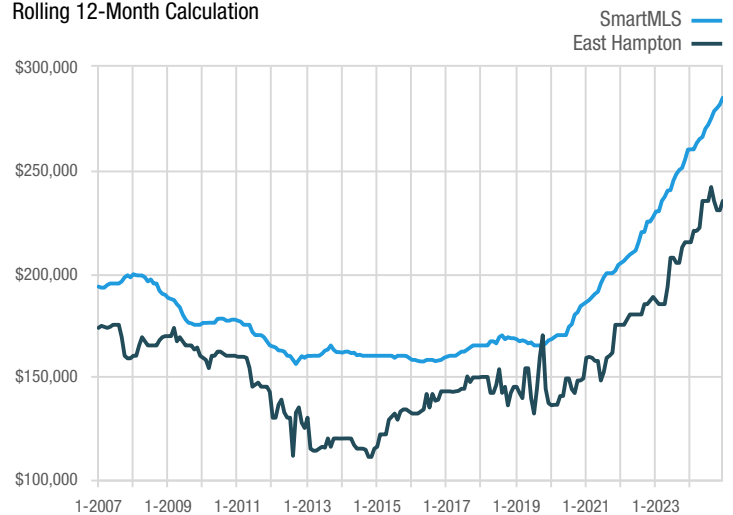
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.