

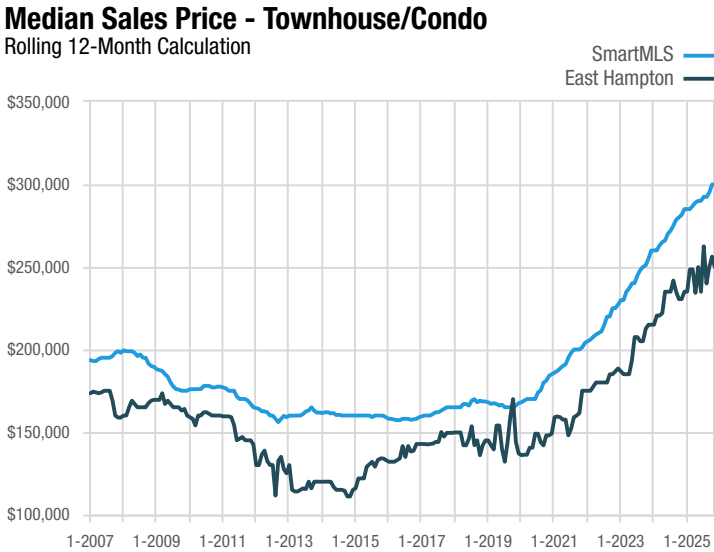
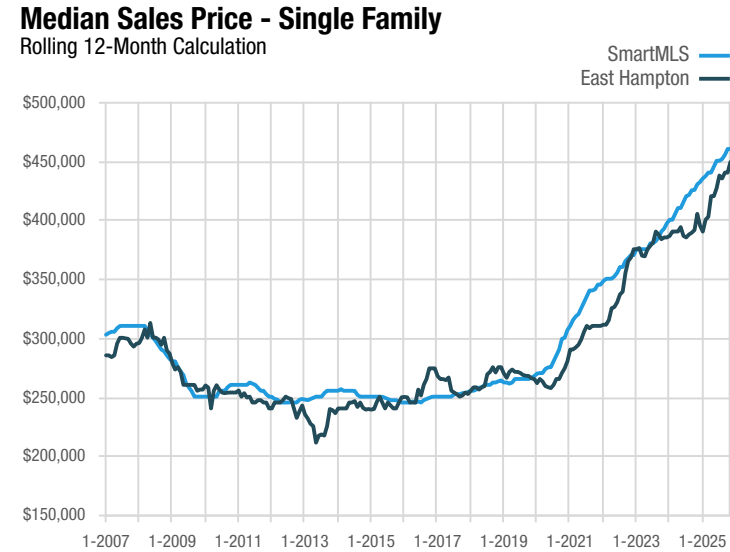
East Hampton

Middlesex County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	11	12	+ 9.1%	157	232	+ 47.8%
Pending Sales	9	10	+ 11.1%	128	131	+ 2.3%
Closed Sales	9	11	+ 22.2%	116	140	+ 20.7%
Days on Market Until Sale	31	28	- 9.7%	21	15	- 28.6%
Median Sales Price*	\$389,900	\$490,000	+ 25.7%	\$402,500	\$450,000	+ 11.8%
Average Sales Price*	\$381,394	\$526,139	+ 38.0%	\$427,198	\$491,211	+ 15.0%
Percent of List Price Received*	99.8%	105.2%	+ 5.4%	104.0%	104.4%	+ 0.4%
Inventory of Homes for Sale	20	39	+ 95.0%	—	—	—
Months Supply of Inventory	1.8	3.3	+ 83.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1	2	+ 100.0%	16	14	- 12.5%
Pending Sales	1	2	+ 100.0%	17	14	- 17.6%
Closed Sales	0	2	—	15	16	+ 6.7%
Days on Market Until Sale	—	41	—	18	18	0.0%
Median Sales Price*	—	\$239,950	—	\$235,000	\$249,900	+ 6.3%
Average Sales Price*	—	\$239,950	—	\$244,753	\$283,563	+ 15.9%
Percent of List Price Received*	—	99.0%	—	105.0%	102.5%	- 2.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

* 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.



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.