

## East Hampton

Middlesex County

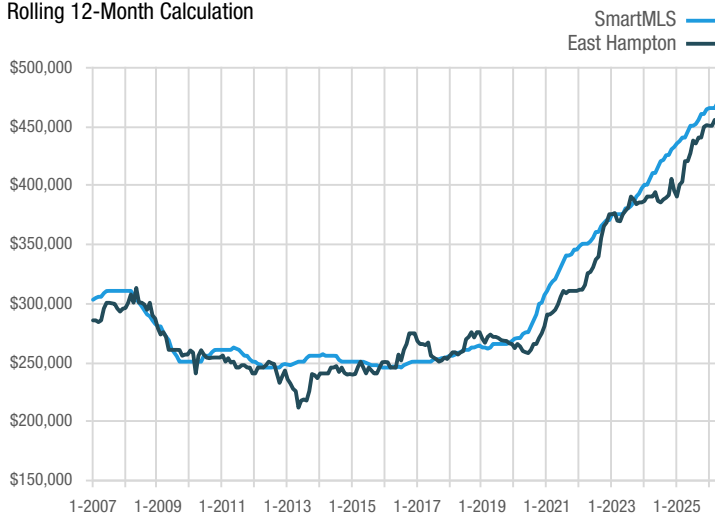
| Single Family                   | April     |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2025      | 2026             | % Change | Thru 4-2025  | Thru 4-2026      | % Change |
| New Listings                    | 26        | 16               | - 38.5%  | 108          | 49               | - 54.6%  |
| Pending Sales                   | 17        | 8                | - 52.9%  | 44           | 30               | - 31.8%  |
| Closed Sales                    | 12        | 5                | - 58.3%  | 46           | 32               | - 30.4%  |
| Days on Market Until Sale       | 28        | 86               | + 207.1% | 16           | 38               | + 137.5% |
| Median Sales Price*             | \$494,050 | <b>\$600,000</b> | + 21.4%  | \$432,500    | <b>\$444,000</b> | + 2.7%   |
| Average Sales Price*            | \$457,808 | <b>\$509,000</b> | + 11.2%  | \$456,749    | <b>\$486,226</b> | + 6.5%   |
| Percent of List Price Received* | 103.9%    | <b>107.7%</b>    | + 3.7%   | 103.7%       | <b>103.3%</b>    | - 0.4%   |
| Inventory of Homes for Sale     | 37        | 43               | + 16.2%  | —            | —                | —        |
| Months Supply of Inventory      | 3.2       | 4.0              | + 25.0%  | —            | —                | —        |

| Townhouse/Condo                 | April |      |          | Year to Date |                  |          |
|---------------------------------|-------|------|----------|--------------|------------------|----------|
|                                 | 2025  | 2026 | % Change | Thru 4-2025  | Thru 4-2026      | % Change |
| New Listings                    | 2     | 6    | + 200.0% | 3            | 9                | + 200.0% |
| Pending Sales                   | 2     | 3    | + 50.0%  | 4            | 6                | + 50.0%  |
| Closed Sales                    | 0     | 0    | 0.0%     | 4            | 4                | 0.0%     |
| Days on Market Until Sale       | —     | —    | —        | 21           | 10               | - 52.4%  |
| Median Sales Price*             | —     | —    | —        | \$252,500    | <b>\$256,000</b> | + 1.4%   |
| Average Sales Price*            | —     | —    | —        | \$288,000    | <b>\$292,750</b> | + 1.6%   |
| Percent of List Price Received* | —     | —    | —        | 105.1%       | <b>101.3%</b>    | - 3.6%   |
| Inventory of Homes for Sale     | 1     | 3    | + 200.0% | —            | —                | —        |
| Months Supply of Inventory      | 0.6   | 1.8  | + 200.0% | —            | —                | —        |

\* 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.

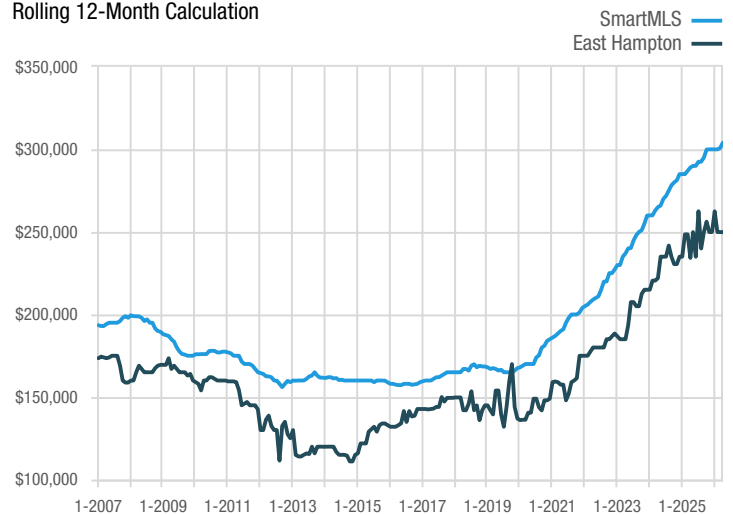
### Median Sales Price - Single Family

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.