

East Hampton

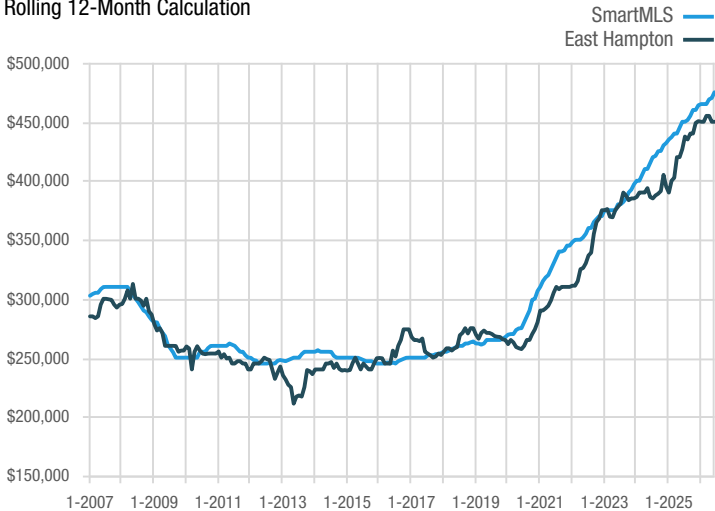
Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	12	21	+ 75.0%	144	85	- 41.0%
Pending Sales	16	14	- 12.5%	69	60	- 13.0%
Closed Sales	11	9	- 18.2%	72	57	- 20.8%
Days on Market Until Sale	18	31	+ 72.2%	16	33	+ 106.3%
Median Sales Price*	\$459,000	\$480,000	+ 4.6%	\$450,556	\$450,000	- 0.1%
Average Sales Price*	\$517,661	\$575,367	+ 11.1%	\$502,907	\$502,255	- 0.1%
Percent of List Price Received*	105.9%	104.2%	- 1.6%	104.5%	105.1%	+ 0.6%
Inventory of Homes for Sale	44	46	+ 4.5%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

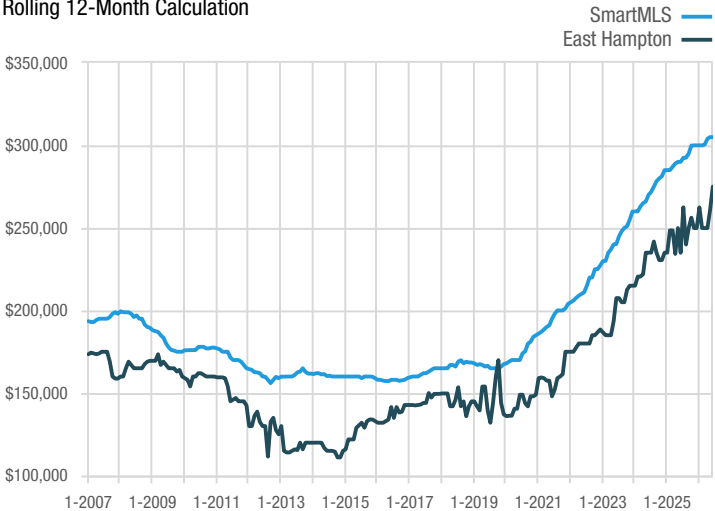
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	2	3	+ 50.0%	7	13	+ 85.7%
Pending Sales	2	1	- 50.0%	8	10	+ 25.0%
Closed Sales	1	4	+ 300.0%	7	11	+ 57.1%
Days on Market Until Sale	3	8	+ 166.7%	18	7	- 61.1%
Median Sales Price*	\$215,000	\$300,000	+ 39.5%	\$249,900	\$283,000	+ 13.2%
Average Sales Price*	\$215,000	\$320,750	+ 49.2%	\$295,271	\$308,364	+ 4.4%
Percent of List Price Received*	100.0%	109.0%	+ 9.0%	102.9%	104.9%	+ 1.9%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.8	+ 260.0%	—	—	—

* 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.