

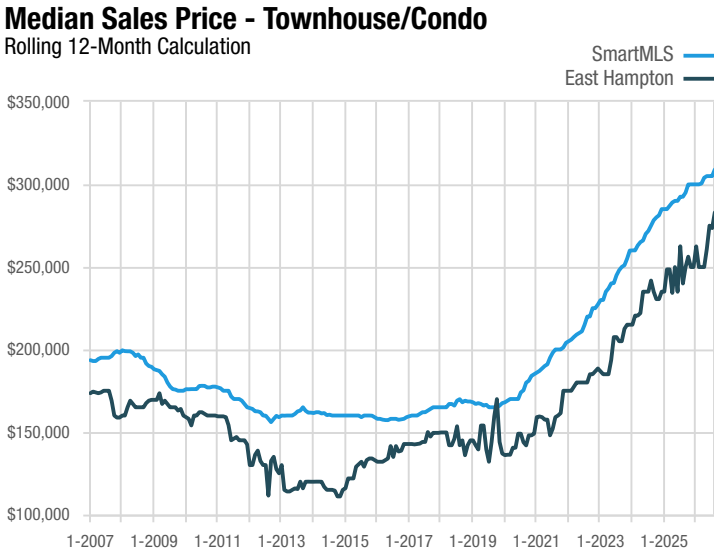
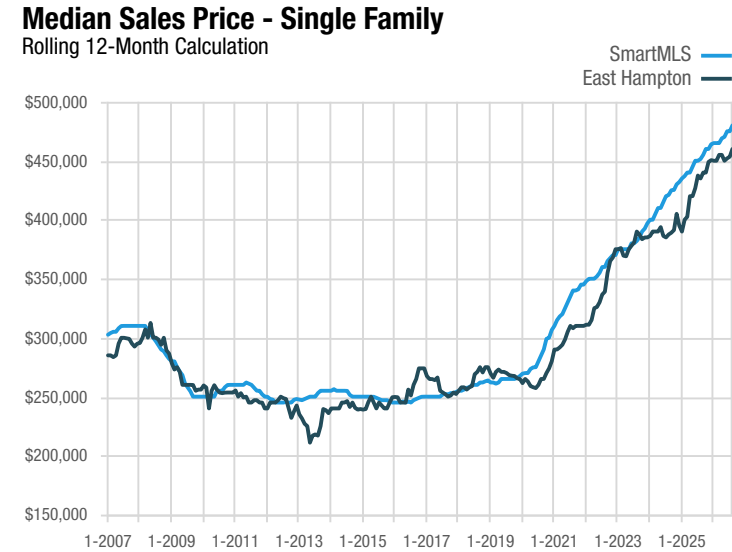
East Hampton

Middlesex County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	24	16	- 33.3%	183	125	- 31.7%
Pending Sales	14	18	+ 28.6%	96	93	- 3.1%
Closed Sales	13	16	+ 23.1%	102	93	- 8.8%
Days on Market Until Sale	15	35	+ 133.3%	16	29	+ 81.3%
Median Sales Price*	\$440,000	\$486,500	+ 10.6%	\$453,056	\$480,000	+ 5.9%
Average Sales Price*	\$486,538	\$519,741	+ 6.8%	\$494,400	\$519,004	+ 5.0%
Percent of List Price Received*	105.2%	102.1%	- 2.9%	104.4%	104.3%	- 0.1%
Inventory of Homes for Sale	38	46	+ 21.1%	—	—	—
Months Supply of Inventory	3.2	4.0	+ 25.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	3	2	- 33.3%	12	16	+ 33.3%
Pending Sales	2	2	0.0%	11	14	+ 27.3%
Closed Sales	2	1	- 50.0%	12	14	+ 16.7%
Days on Market Until Sale	17	13	- 23.5%	14	9	- 35.7%
Median Sales Price*	\$225,000	\$615,000	+ 173.3%	\$262,450	\$284,000	+ 8.2%
Average Sales Price*	\$225,000	\$615,000	+ 173.3%	\$294,842	\$326,571	+ 10.8%
Percent of List Price Received*	101.1%	99.2%	- 1.9%	103.2%	103.9%	+ 0.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

* 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.