

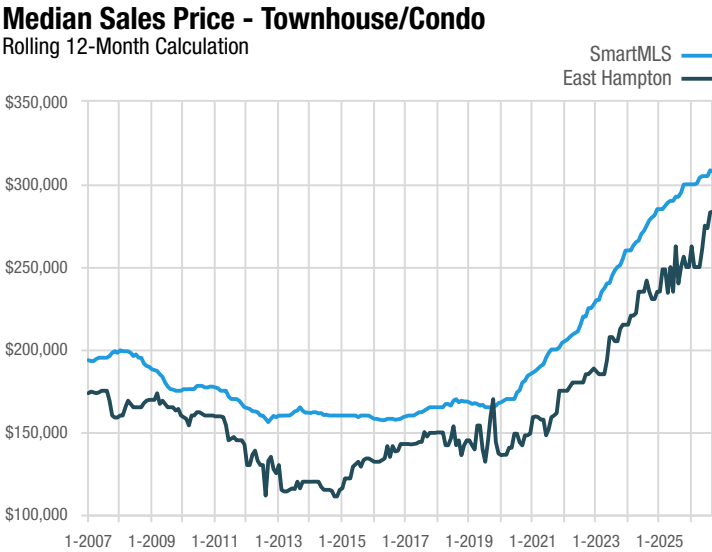
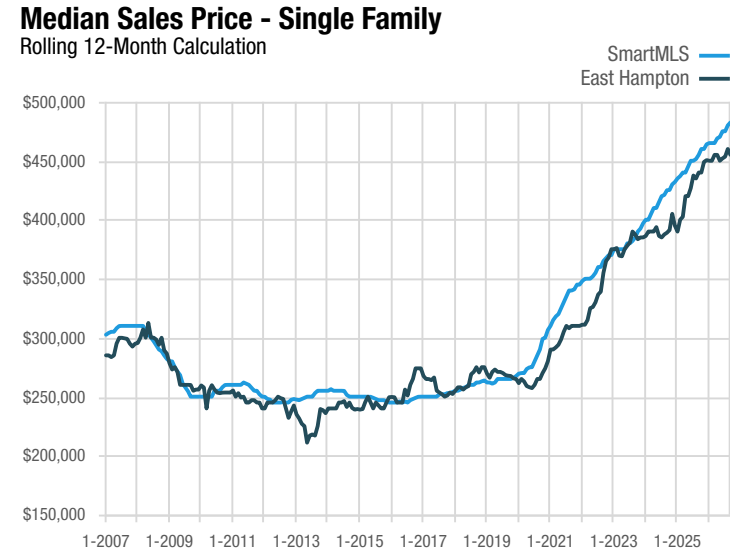
East Hampton

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	18	29	+ 61.1%	201	155	- 22.9%
Pending Sales	10	16	+ 60.0%	106	109	+ 2.8%
Closed Sales	14	11	- 21.4%	116	104	- 10.3%
Days on Market Until Sale	8	13	+ 62.5%	15	27	+ 80.0%
Median Sales Price*	\$425,500	\$405,000	- 4.8%	\$450,556	\$455,000	+ 1.0%
Average Sales Price*	\$440,947	\$442,145	+ 0.3%	\$487,949	\$510,874	+ 4.7%
Percent of List Price Received*	105.5%	104.3%	- 1.1%	104.6%	104.3%	- 0.3%
Inventory of Homes for Sale	41	54	+ 31.7%	—	—	—
Months Supply of Inventory	3.5	4.5	+ 28.6%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	6	—	12	22	+ 83.3%
Pending Sales	0	3	—	11	17	+ 54.5%
Closed Sales	1	2	+ 100.0%	13	16	+ 23.1%
Days on Market Until Sale	2	6	+ 200.0%	13	9	- 30.8%
Median Sales Price*	\$235,000	\$269,000	+ 14.5%	\$249,900	\$284,000	+ 13.6%
Average Sales Price*	\$235,000	\$269,000	+ 14.5%	\$290,238	\$319,375	+ 10.0%
Percent of List Price Received*	100.0%	104.4%	+ 4.4%	103.0%	104.0%	+ 1.0%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.6	2.7	+ 68.8%	—	—	—

* 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.