COMPASS

Q1–2026

EAST END MARKET REPORT

DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., ELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 1.1.26 - 3.31.26. 2026 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS..
ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

SOUTH FORK MARKET SUMMARY

290 UNITS SOLD -27.3%	*$1,273,579,737* SALES VOLUME -2.2%
$4,391,644 AVERAGE PRICES +34.6%	*$2,500,000* MEDIAN PRICES +22.0%

The first quarter of 2026 marked a more measured start to the year for the Hamptons market. A difficult winter kept many buyers away, while ongoing geopolitical and economic uncertainty, combined with persistently low inventory, created a pause in activity and delayed the start of the spring season. Momentum only began to re-emerge toward the end of the quarter, signaling early signs of renewed demand.

Total single-family home transactions reached 290 sales in Q1 2026, representing a 27.3% decline year-over-year from Q1 2025, and a 37.8% decrease from Q4 2025. Despite fewer deals, total dollar volume remained relatively resilient at $1.27 billion, down just 2.2% from a year ago, reinforcing a continued trend of meaningful volume being generated from fewer transactions.

Even as overall activity slowed, pricing remained a defining strength of the market. The average sale price rose to $4.39 million, up 34.6% year-over-year from $3.26 million, while the median price climbed to a record $2.5 million, a 22.0% increase from $2.05 million in Q1 2025 and in line with late-2025 levels. These trends underscore continued pricing power and a concentration of activity at higher price points.

East Hampton led the market with 91 sales, accounting for roughly one-third of all transactions, though activity declined 24.8% year-over-year and 28.1% from Q4. Southampton followed with 81 sales, down 38.2% year-over-year. The Bridgehampton/Sagaponack market was a standout this quarter, with the median price surging 194.6% to $10,018,000, driven by the fact that more than half of all transactions closed above $10 million. Sag Harbor and Shelter Island also posted notable pricing gains, with median prices rising 37.0% and 38.3%, respectively. These results highlight continued demand for premier locations and limited inventory, particularly in the luxury segment.

At the upper end of the market, luxury and ultra-luxury sales remained an important driver of overall dollar volume, though activity moderated from peak levels. There were 25 sales above $10 million in Q1 2026, up 19.0% year-over-year from 21 sales in Q1 2025, but down 19.4% from 31 sales in Q4 2025. The standout transaction of the quarter was 43 E Dune, which traded for $72 million. Even with this quarter-over-quarter pullback, demand at the high end remains firmly intact and continues to support elevated pricing across the broader market.

Overall, the first quarter continued many of the luxury-driven, lower-volume dynamics that defined much of 2025, while renewed activity late in the quarter suggested the early stages of a more balanced market. While transaction volume declined both year-over-year and quarter-over-quarter, rising average and median prices, coupled with resilient dollar volume, point to continued strength among well-capitalized buyers. We are also closely monitoring geopolitical developments, including the war, to assess any potential impact on buyer sentiment and market activity in the months ahead. With activity beginning to re-emerge, the Hamptons enters the remainder of 2026 with momentum building.

–Joe Fuer

Managing Director

Pictured on the cover page:
137 Murray Lane, Southampton NY

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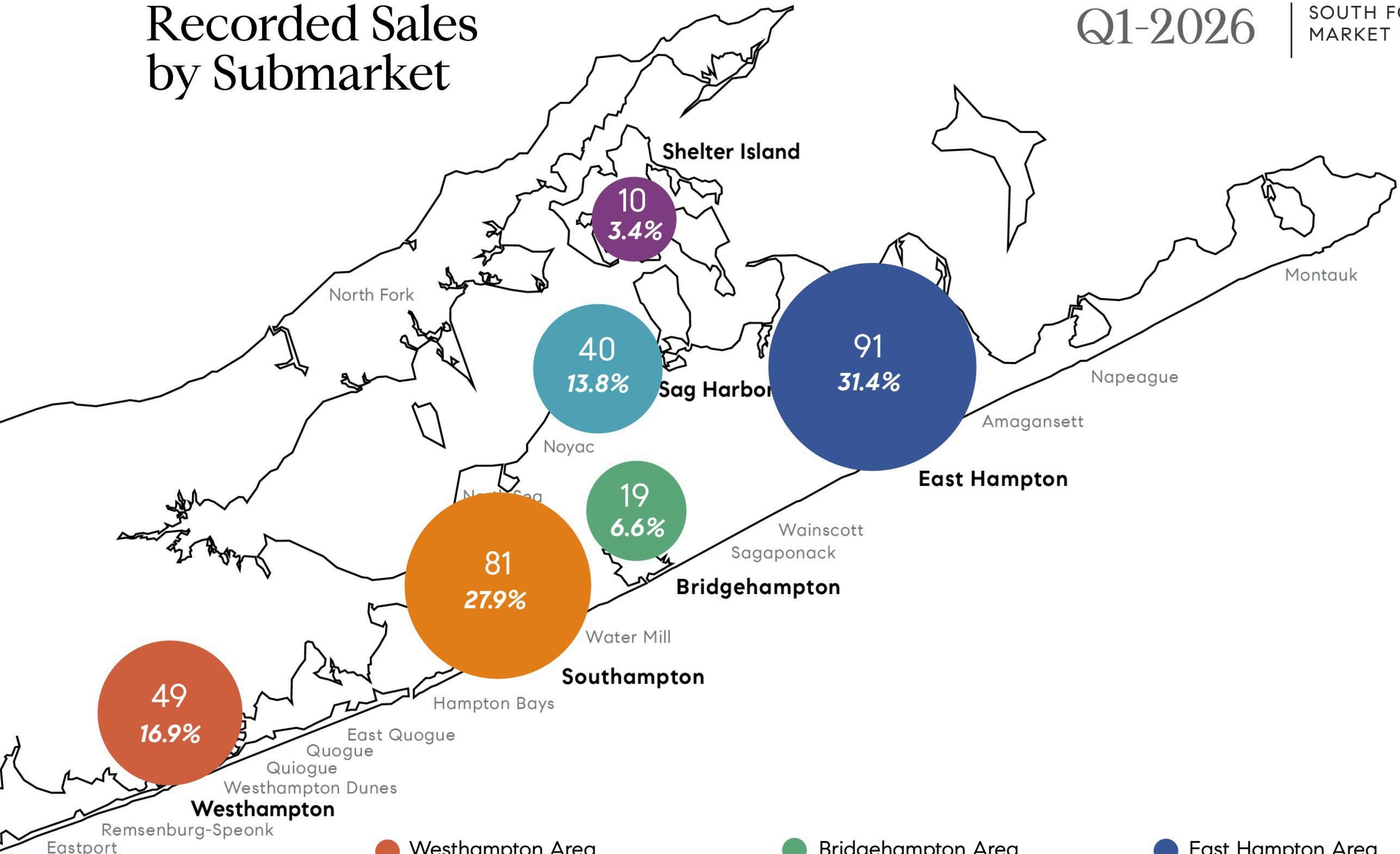
Recorded Sales by Submarket



Westhampton Area
East Quogue, Hampton Bays, Quiogue, Quogue, Remsemburg, Speonk, Westhampton, Westhampton Beach, and Westhampton Dunes

Bridgehampton Area
Bridgehampton and Sagaponack

East Hampton Area
Amagansett, East Hampton, East Hampton Village, Montauk, Northwest Woods, Springs, and Wainscott

Southampton Area
Southampton, Southampton Village, and Water Mill

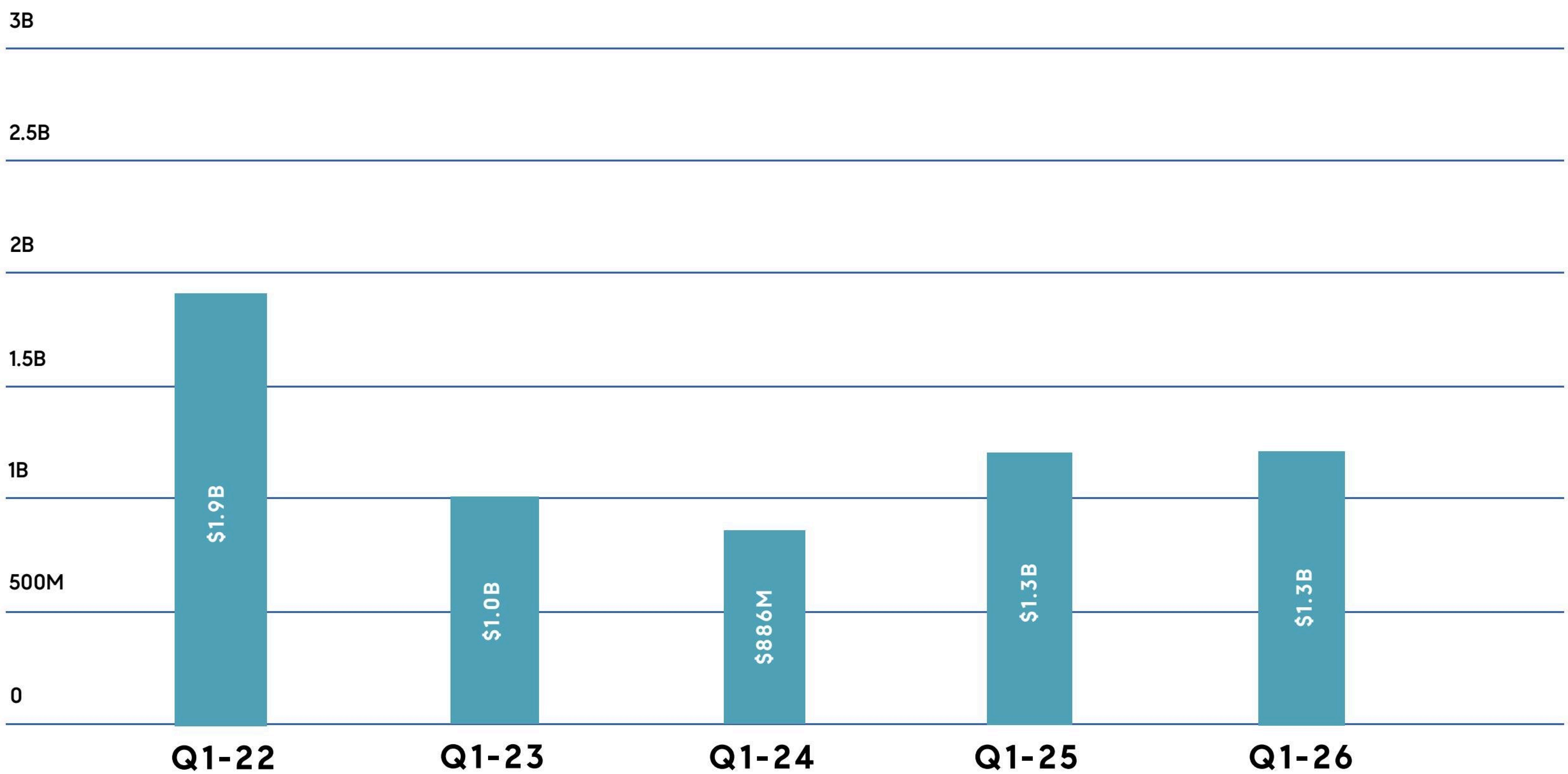
Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

South Fork - Single Family

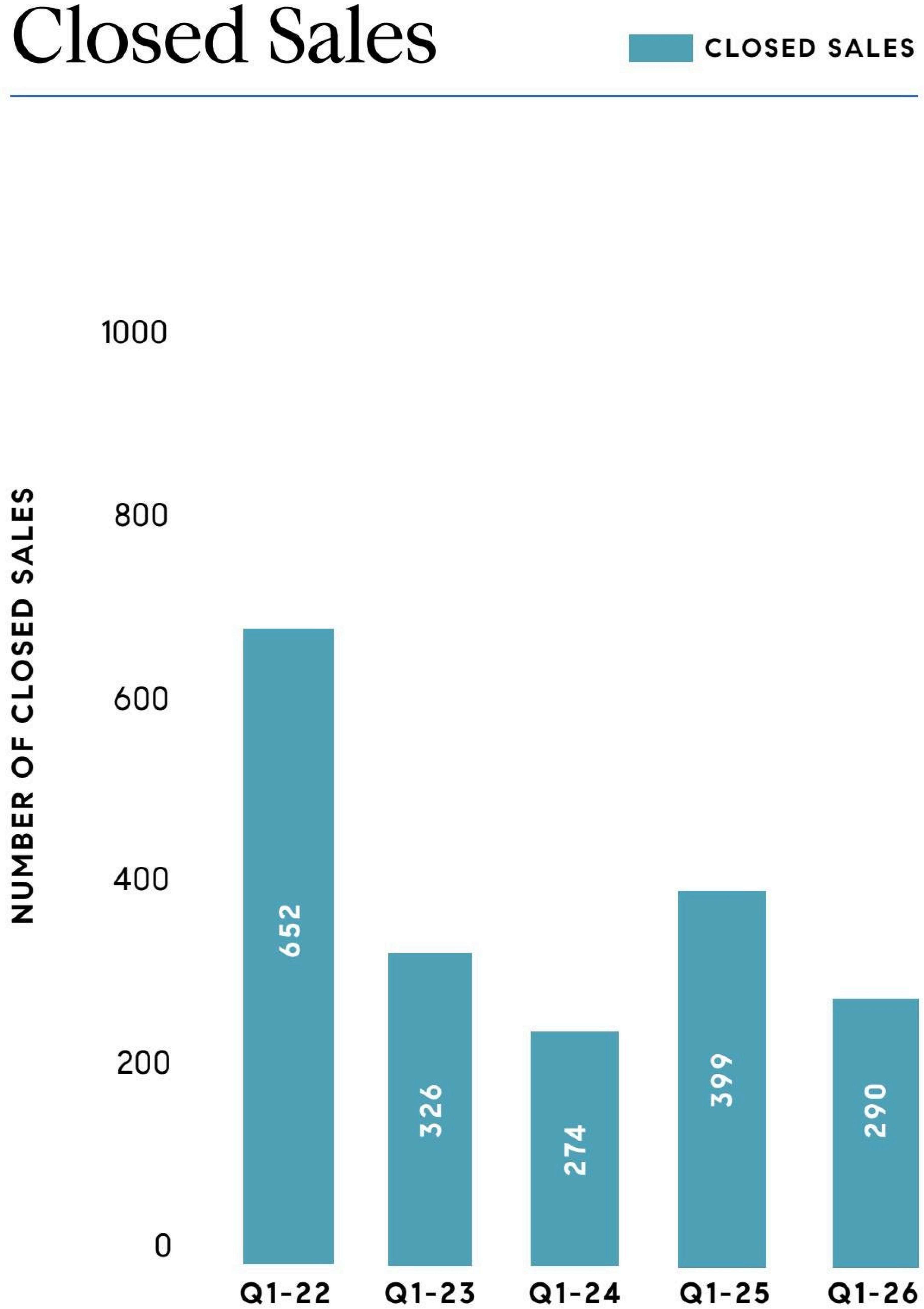
TOTALS

SINGLE FAMILY	Q1 - 2025	Q1 - 2026	+/- YoY	Q4 - 2025	+/- QoQ
# OF SALES	399	290	-27.3%	466	-37.8%
SALES VOLUME	$1,301,974,243	$1,273,579,737	-2.2%	$1,772,703,922	-28.2%
AVG. PRICE	$3,263,093	$4,391,654	+34.6%	$3,804,086	+15.4%
MED. PRICE	$2,050,000	$2,500,000	+22.0%	$2,400,000	+4.2%

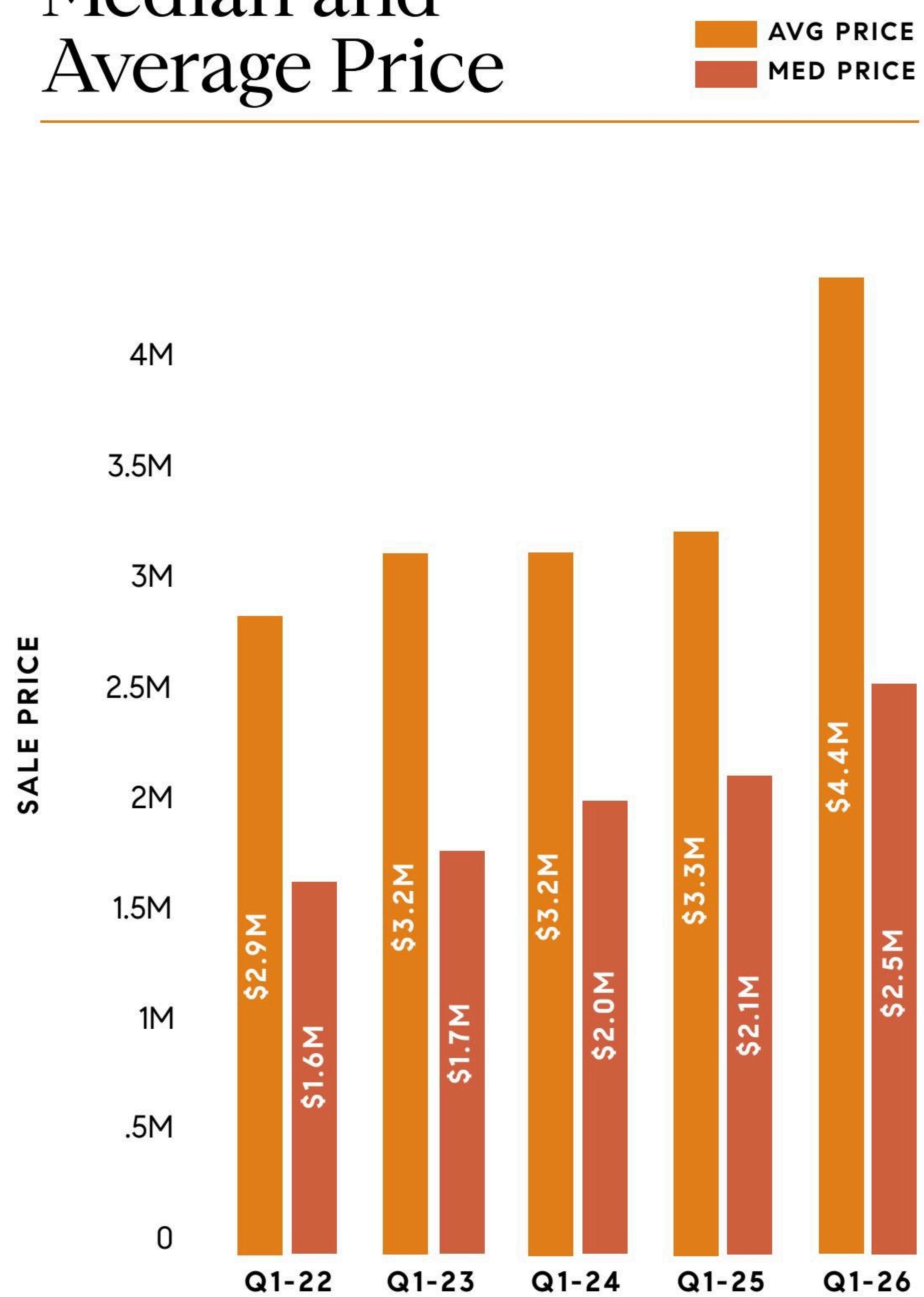


South Fork - Single Family

Closed Sales

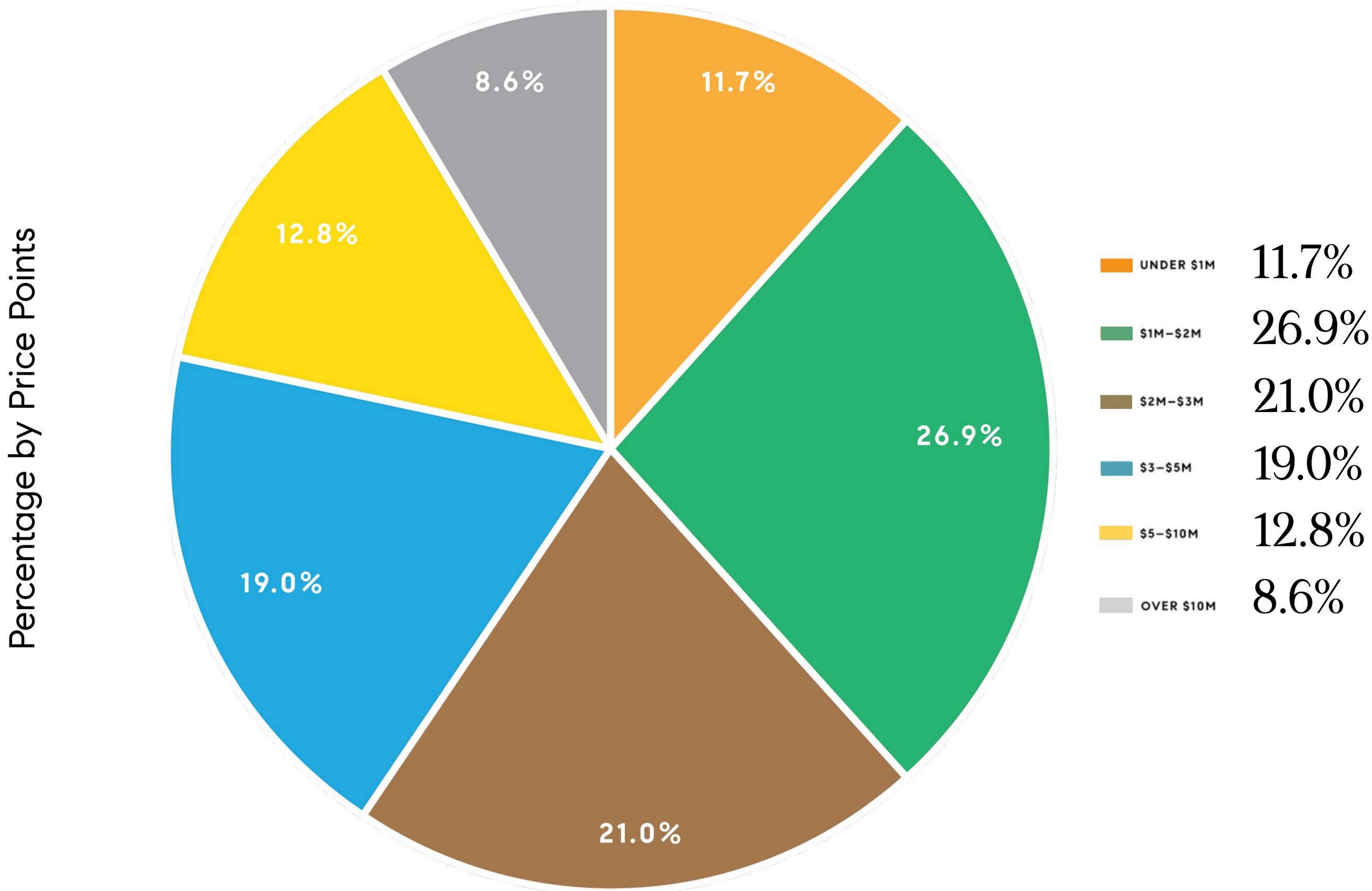


Median and Average Price



South Fork - Single Family

PRICE POINTS

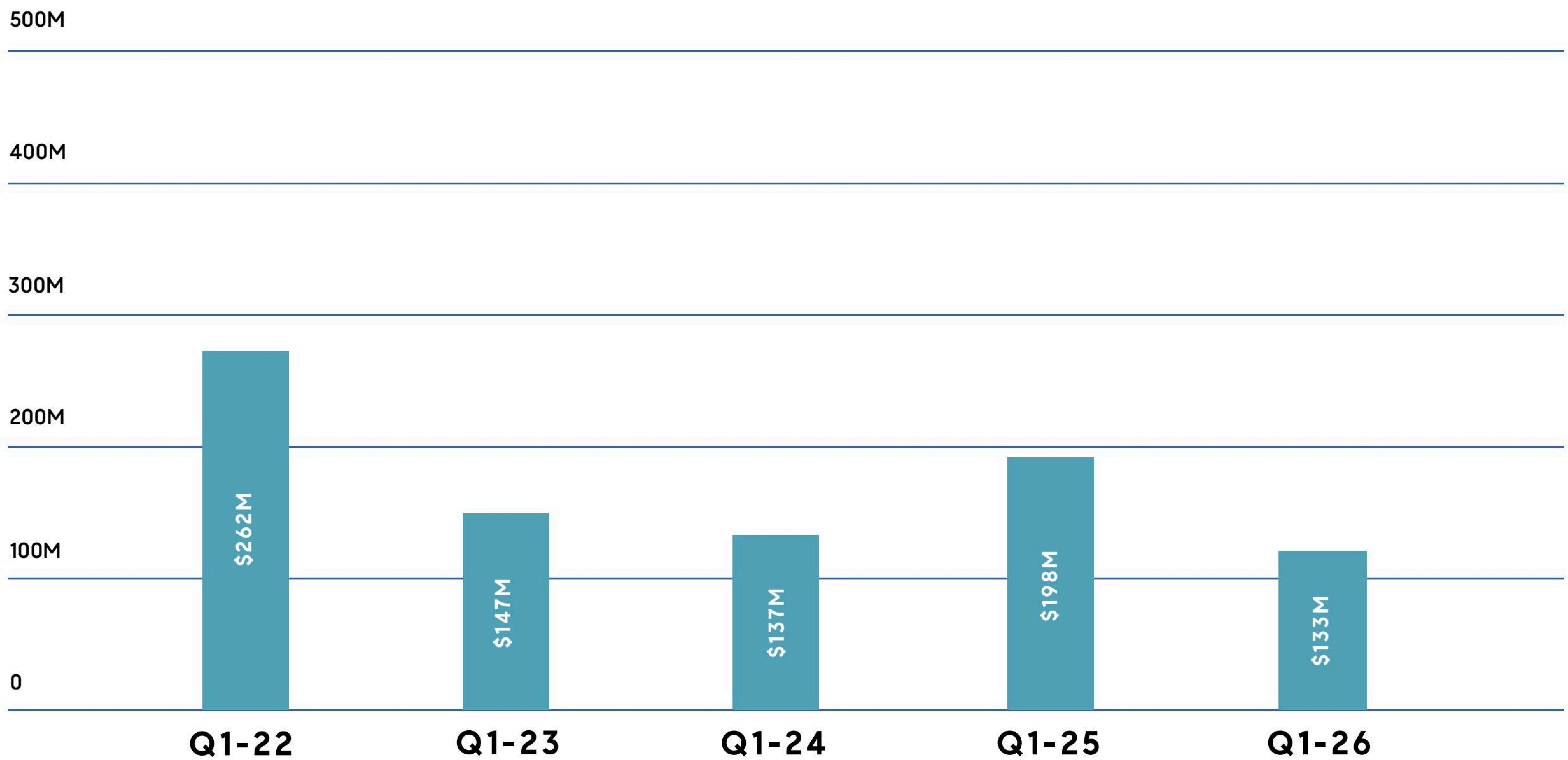



5 EILEENS PATH
EAST HAMPTON
COMPASS

West of the Canal - Single Family

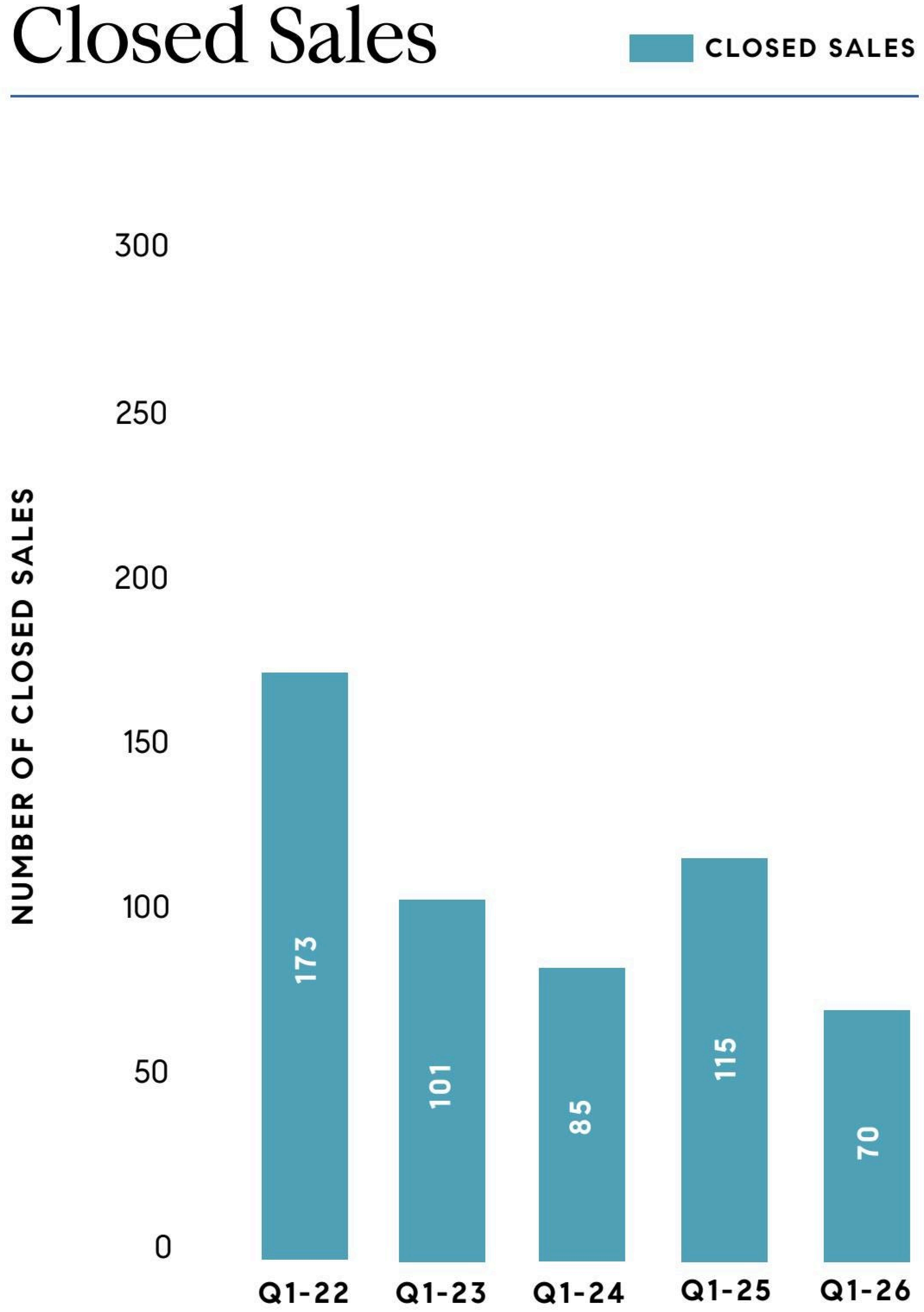
TOTALS

SINGLE FAMILY	Q1 - 2025	Q1 - 2026	+/- YoY	Q4 - 2025	+/- QoQ
# OF SALES	115	70	-39.1%	117	-40.2%
SALES VOLUME	$198,220,657	$132,890,998	-33.0%	$252,358,977	-47.3%
AVG. PRICE	$1,723,658	$1,898,443	+10.1%	$2,156,914	-12.0%
MED. PRICE	$1,137,000	$1,425,000	+25.3%	$1,745,000	-18.3%

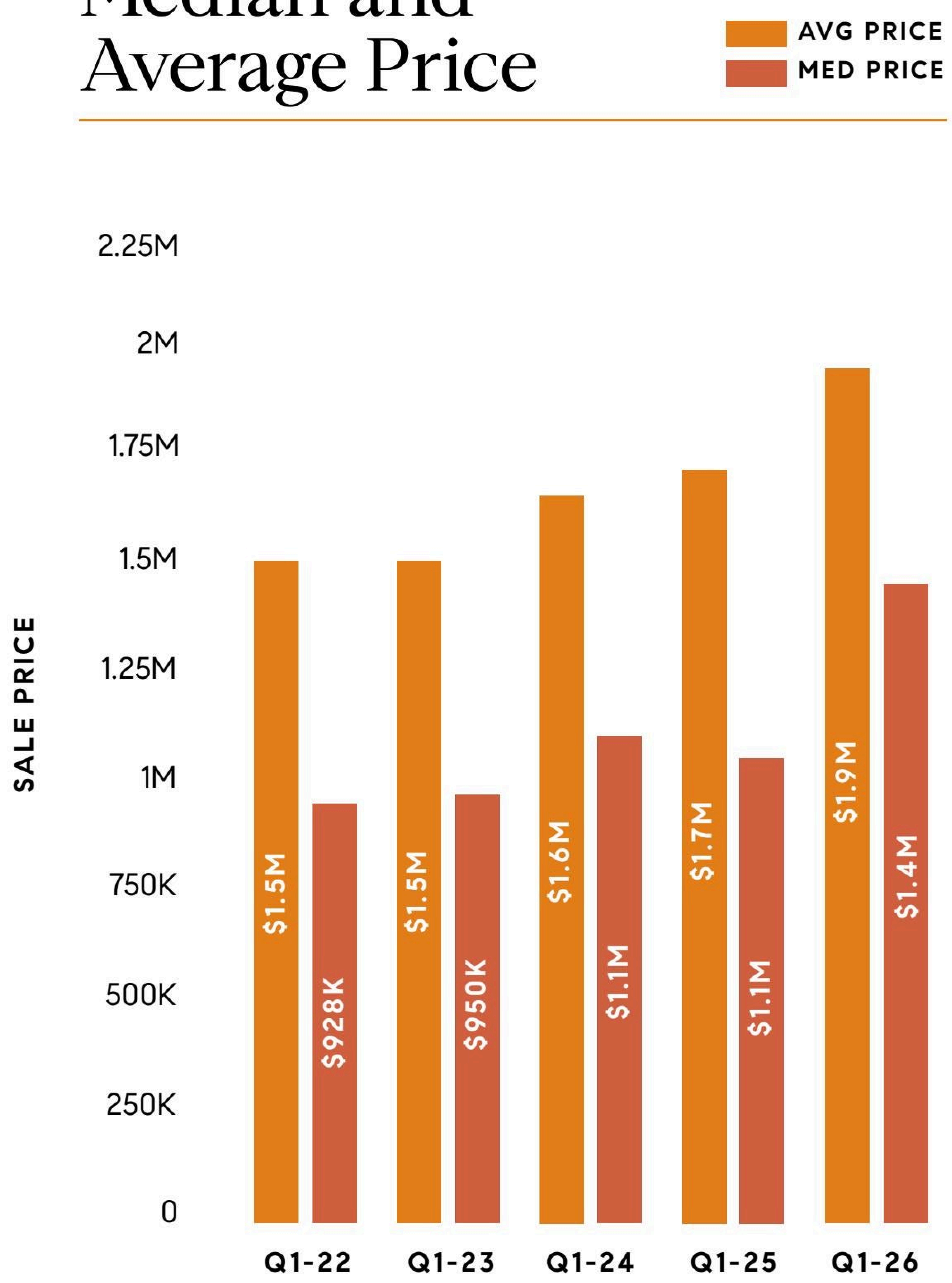


West of the Canal - Single Family

Closed Sales

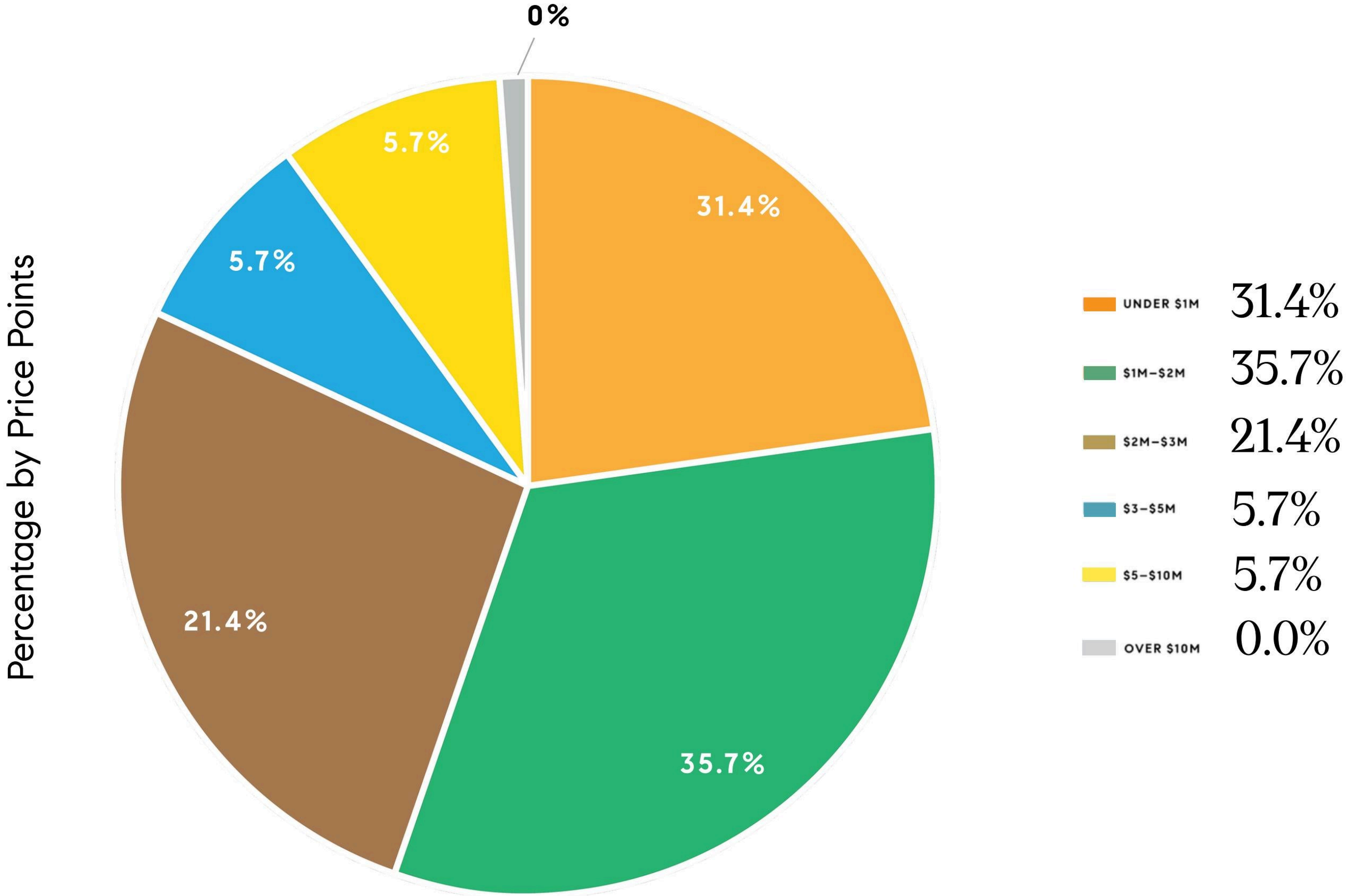


Median and Average Price



West of Canal - Single Family

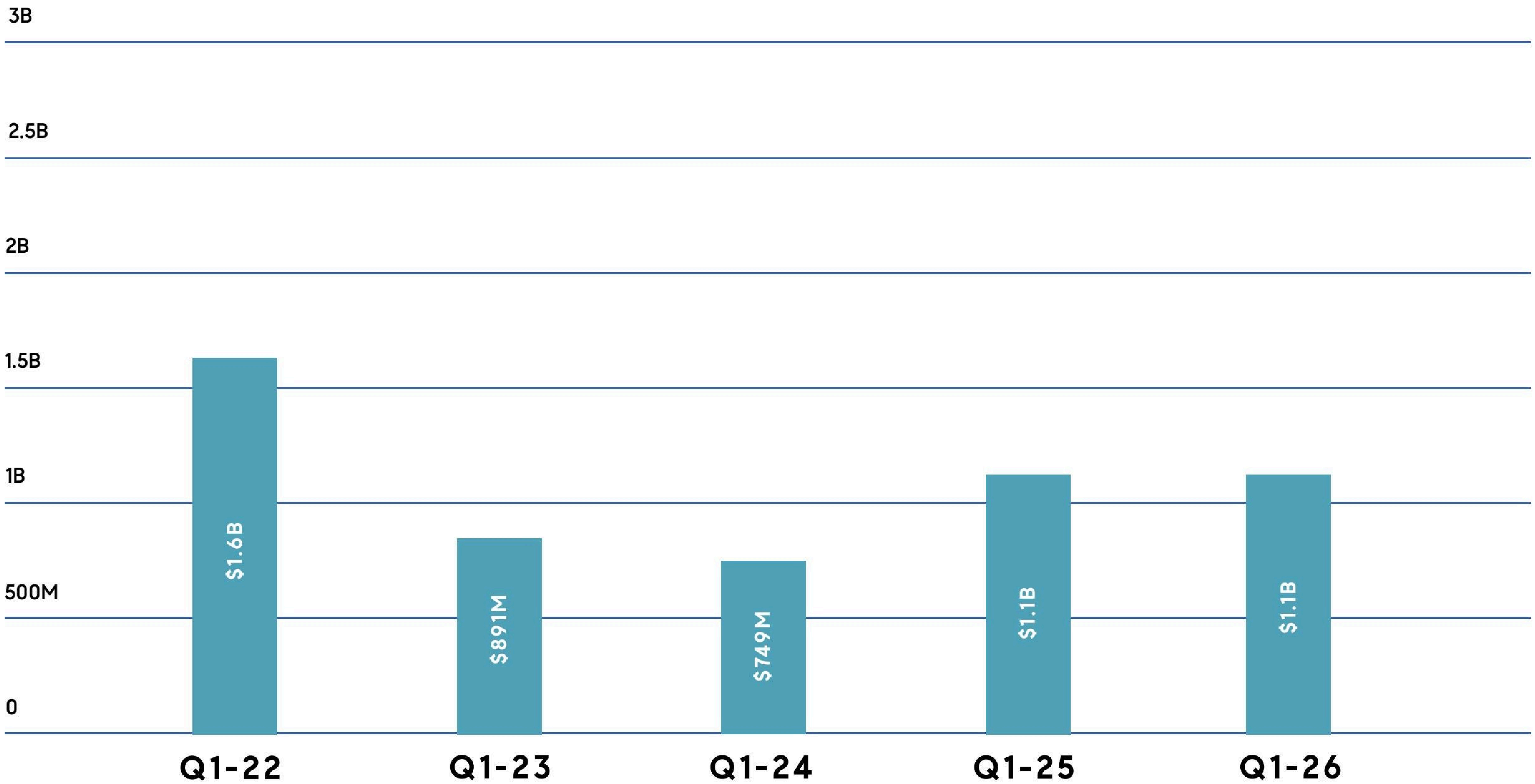
PRICE POINTS



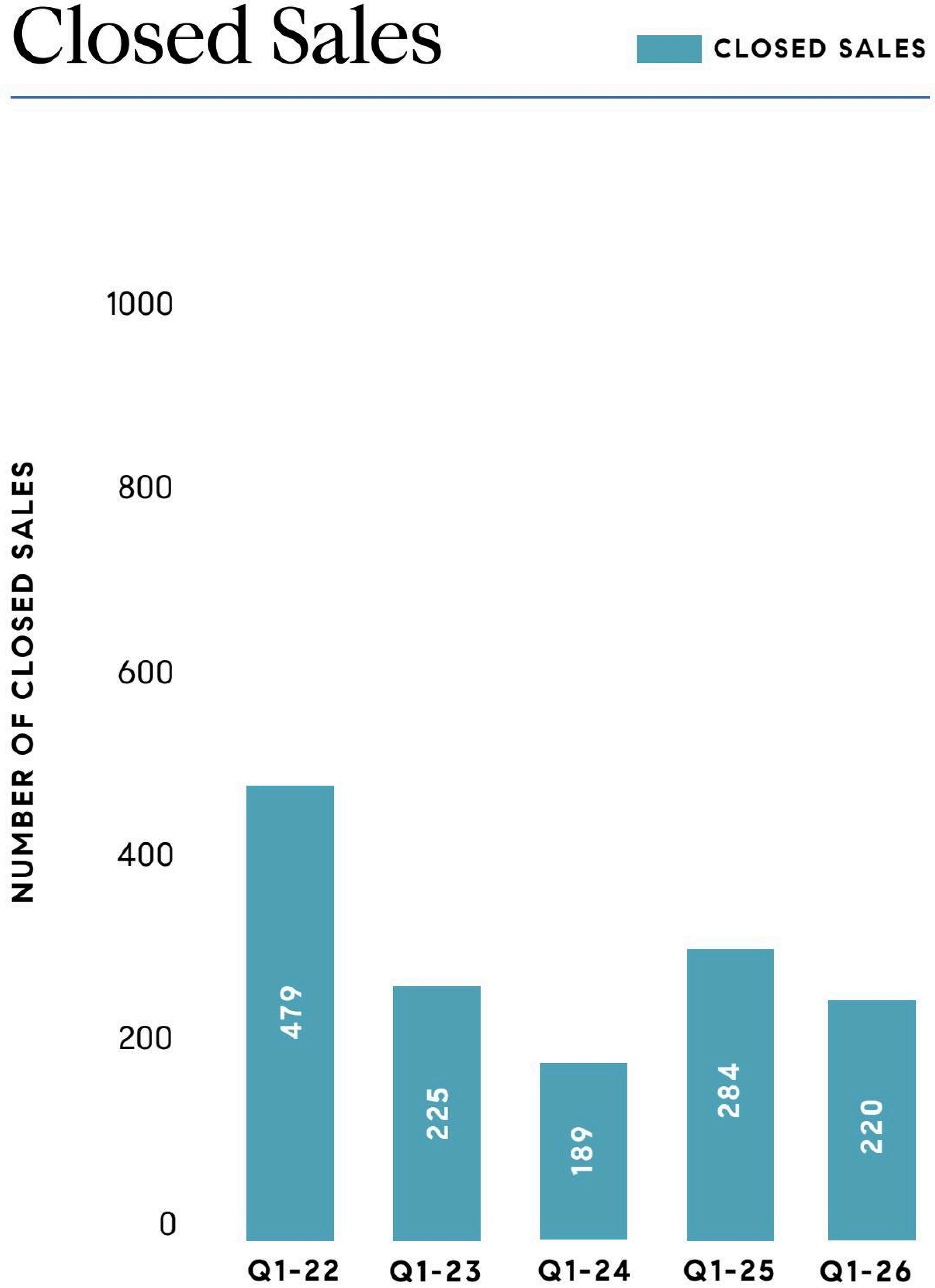

113 S EDGEMERE STREET
MONTAUK
COMPASS

East of the Canal - Single Family
TOTALS

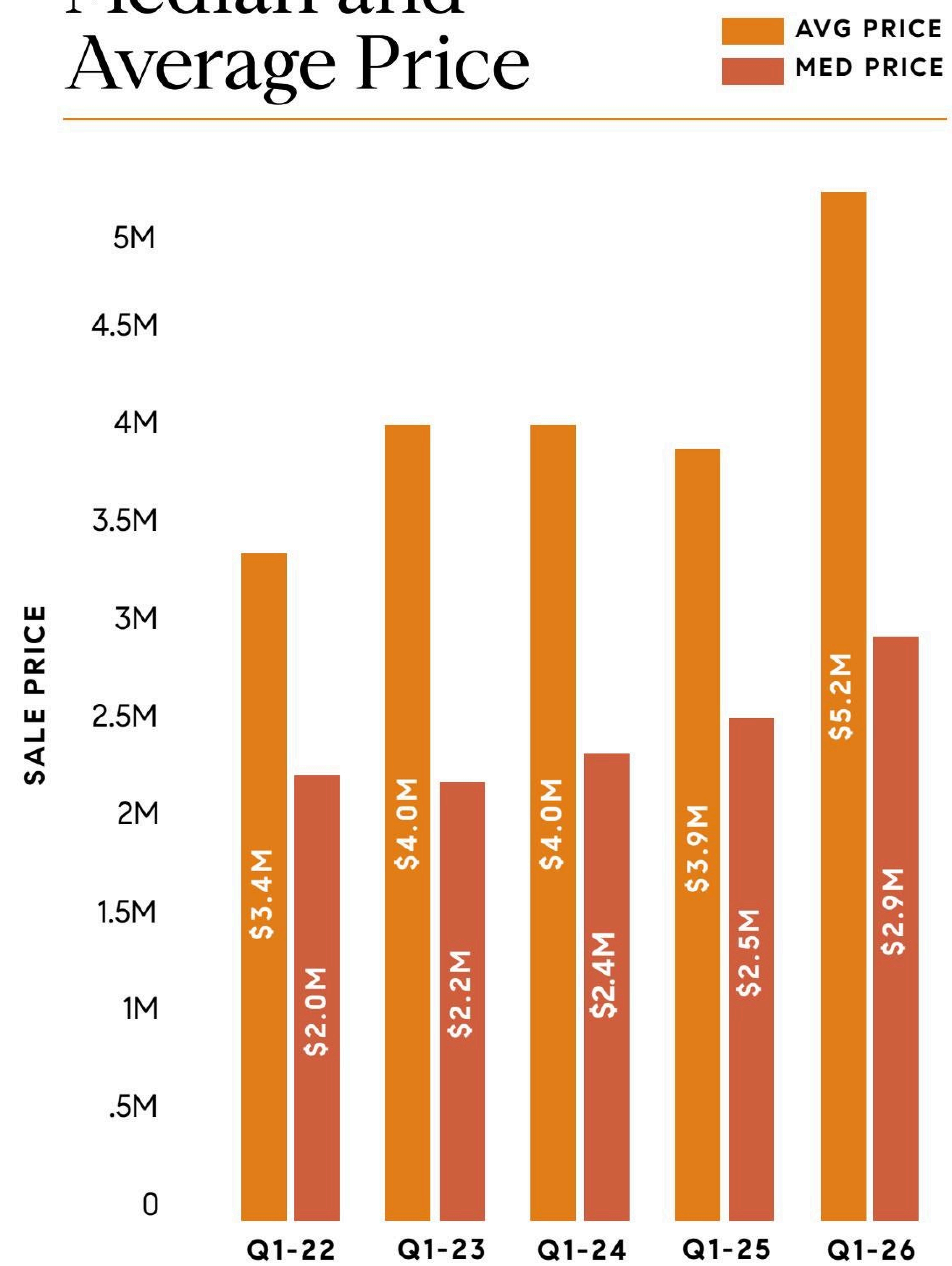
SINGLE FAMILY	Q1 - 2025	Q1 - 2026	+/- YoY	Q4 - 2025	+/- QoQ
# OF SALES	284	220	-22.5%	349	-37.0%
SALES VOLUME	$1,103,753,586	$1,140,688,739	+3.3%	$1,520,344,945	-25.0%
AVG. PRICE	$3,886,456	$5,184,949	+33.4%	$4,356,289	+19.0%
MED. PRICE	$2,460,900	$2,912,500	+18.4%	$2,695,250	+8.1%



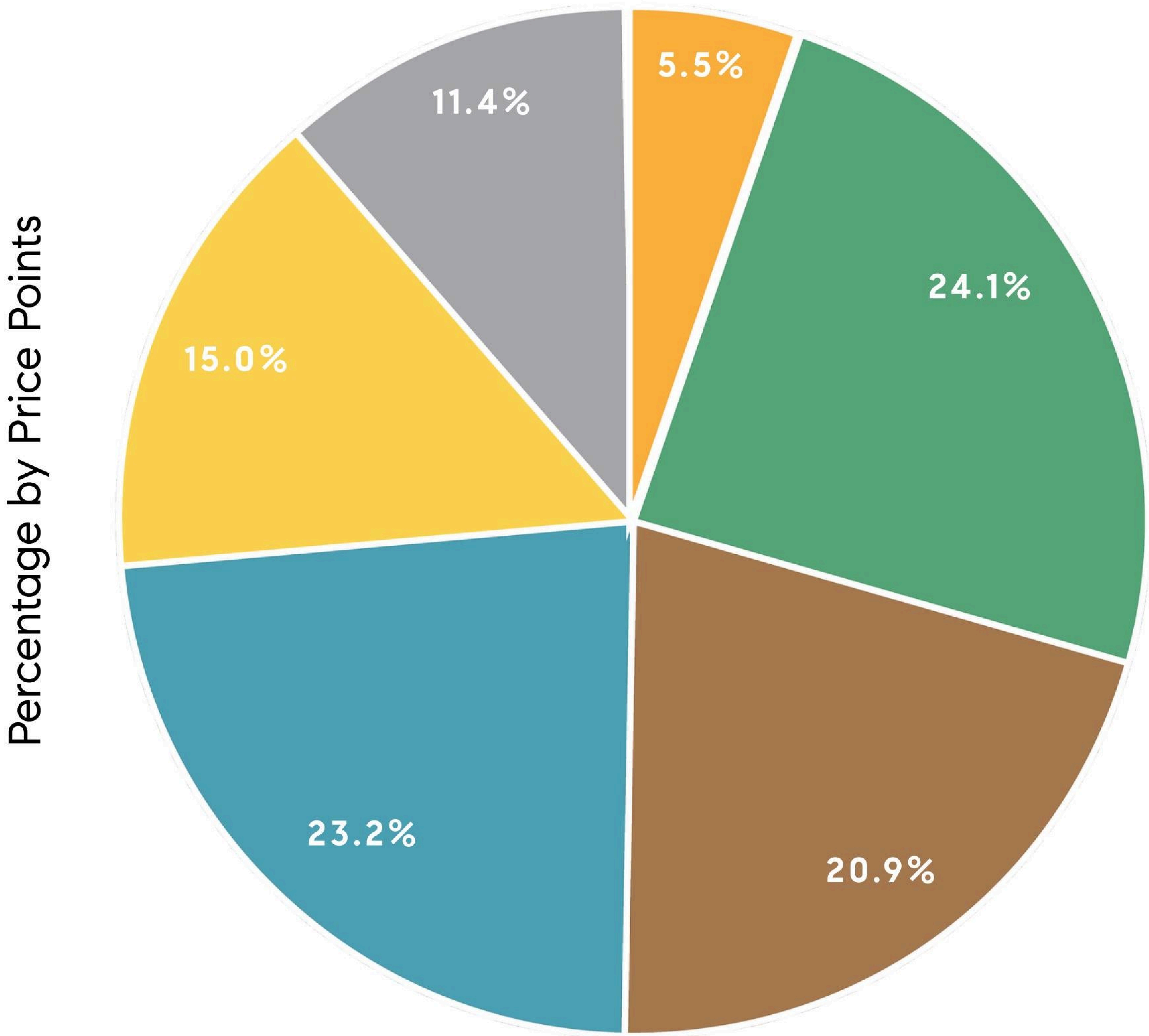
Closed Sales



Median and Average Price



East of Canal - Single Family
PRICE POINTS



UNDER $1M	5.5%
$1M–$2M	24.1%
$2M–$3M	20.9%
$3–$5M	23.2%
$5–$10M	15.0%
OVER $10M	11.4%

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No Days on Market.
No Price Drop History.

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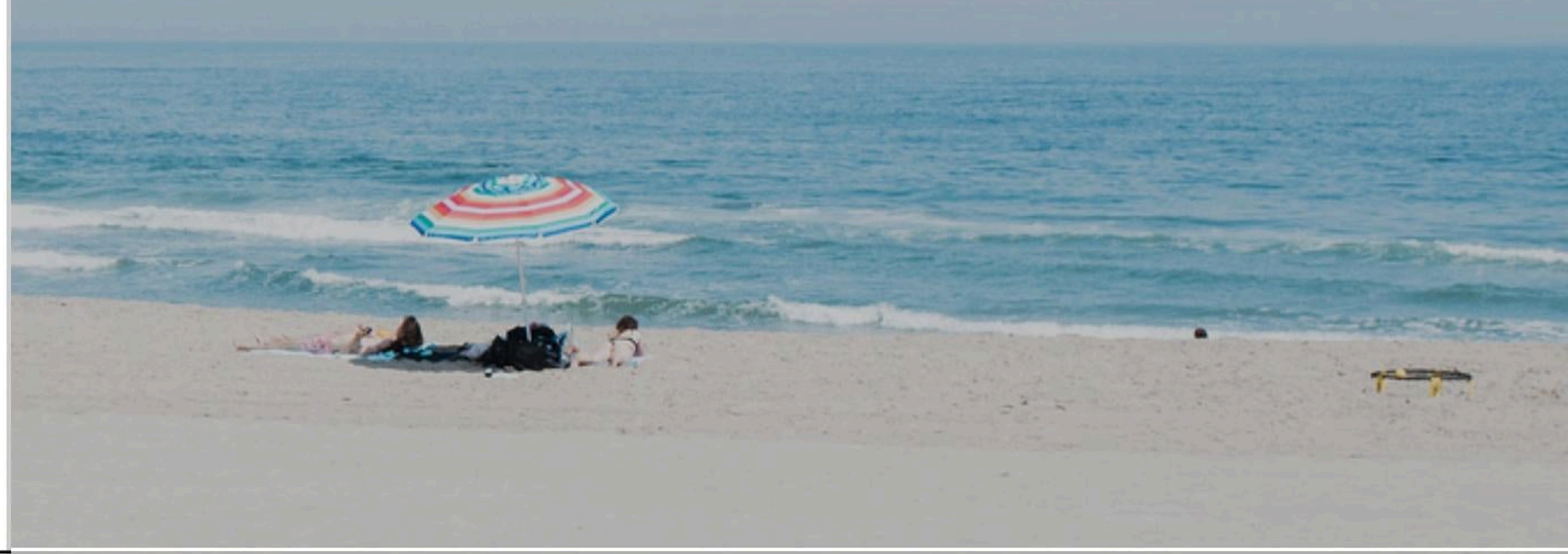

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57 LEE AVENUE
EAST HAMPTON

Condos

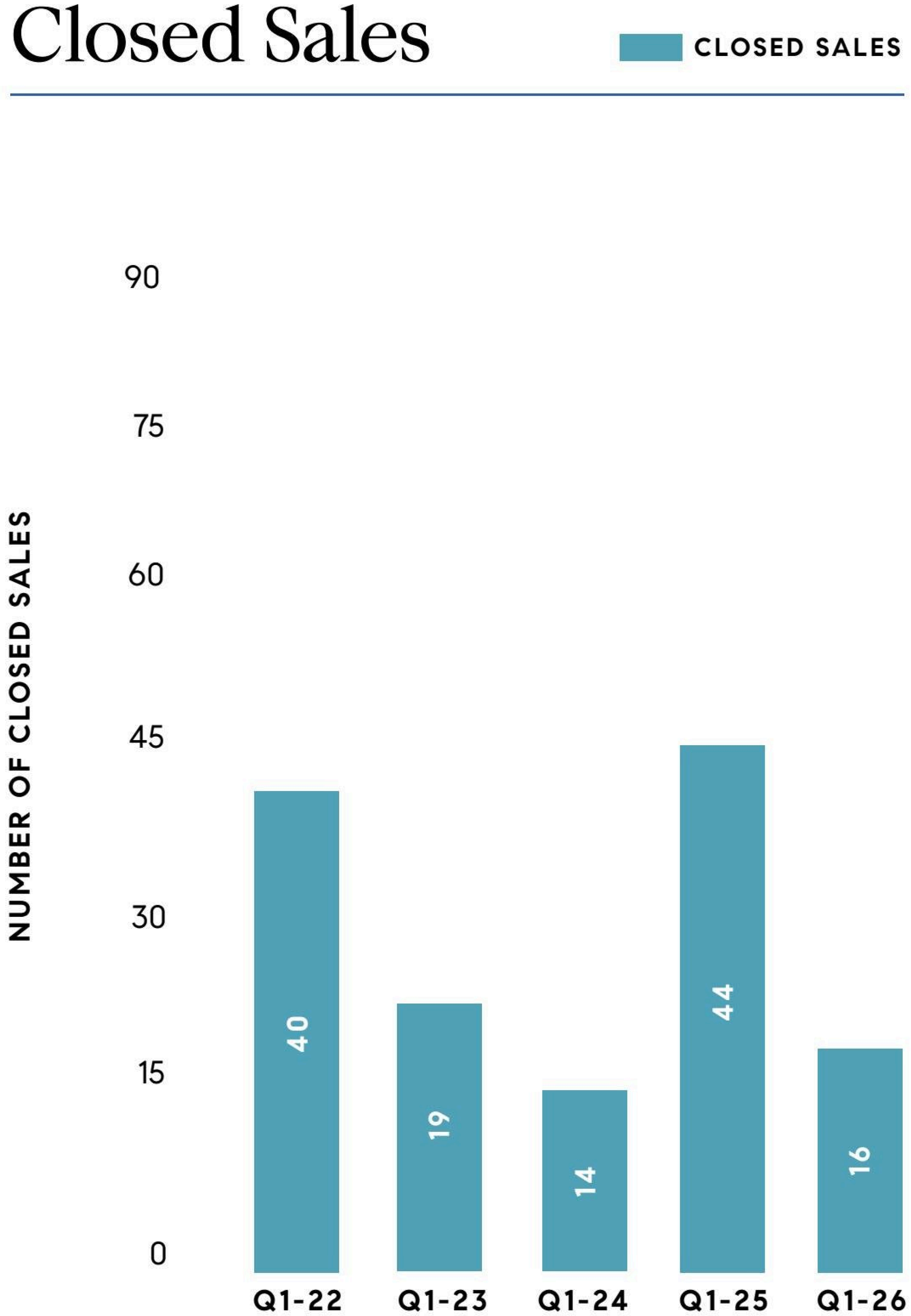
TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
SOUTH FORK TOTALS	# OF SALES	44	16	-63.6%
	SALES VOLUME	$81,162,363	$23,614,000	-70.9%
	AVG. PRICE	$1,844,599	$1,475,875	-20.0%
	MED. PRICE	$1,960,000	$1,285,000	-34.4%
EAST OF CANAL	# OF SALES	33	10	-69.7%
	SALES VOLUME	$69,169,380	$17,395,000	-74.9%
	AVG. PRICE	$2,096,042	$1,739,500	-17.0%
	MED. PRICE	$2,170,000	$1,395,000	-35.7%
WEST OF CANAL	# OF SALES	11	6	-45.5%
	SALES VOLUME	$11,992,983	$6,219,000	-48.1%
	AVG. PRICE	$1,090,271	$1,036,500	-4.9%
	MED. PRICE	$1,027,500	$1,032,500	+0.5%

15 CHURCH ST UNIT G122
SAG HARBOR

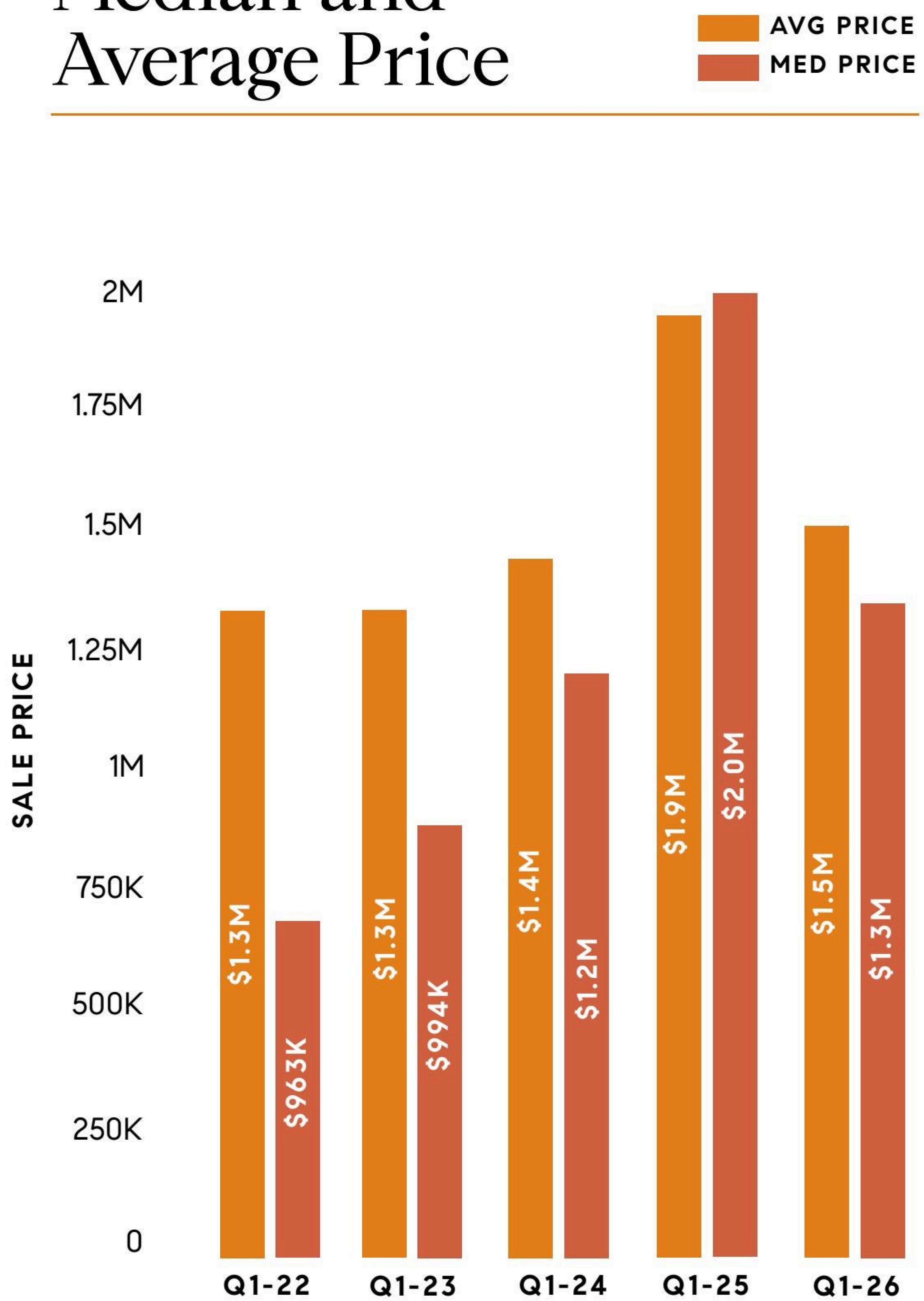
COMPASS

Condos Graph

Closed Sales



Median and Average Price



Trades Over $10M+ by Submarket

+19.0%
YoY

-19.4%
QoQ

Westhampton
Bridgehampton
Southampton
Sag Harbor
Shelter Island
East Hampton

South Fork - Single Family
TOTALS

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Westhampton	# OF SALES	71	49	-31.0%
	SALES VOLUME	$152,989,020	$109,595,998	-28.4%
	AVG. PRICE	$2,154,775	$2,236,653	+3.8%
	MED. PRICE	$1,511,250	$1,775,000	+17.5%
Southampton	# OF SALES	131	81	-38.2%
	SALES VOLUME	$361,805,987	$346,101,500	-4.3%
	AVG. PRICE	$2,761,878	$4,272,858	+54.7%
	MED. PRICE	$1,651,333	$2,100,000	+27.2%
Bridgehampton	# OF SALES	24	19	-20.8%
	SALES VOLUME	$127,252,236	$208,976,000	+64.2%
	AVG. PRICE	$5,302,177	$10,998,737	+107.4%
	MED. PRICE	$3,400,000	$10,018,000	+194.6%
Sag Harbor	# OF SALES	41	40	-2.4%
	SALES VOLUME	$137,893,717	$142,994,999	+3.7%
	AVG. PRICE	$3,363,261	$3,574,875	+6.3%
	MED. PRICE	$2,300,000	$3,150,000	+37.0%
Shelter Island	# OF SALES	11	10	-9.1%
	SALES VOLUME	$18,288,000	$21,505,000	+17.6%
	AVG. PRICE	$1,662,545	$2,150,500	+29.3%
	MED. PRICE	$1,500,000	$2,075,000	+38.3%
East Hampton	# OF SALES	121	91	-24.8%
	SALES VOLUME	$503,745,283	$444,406,240	-11.8%
	AVG. PRICE	$4,163,184	$4,883,585	+17.3%
	MED. PRICE	$2,550,000	$2,695,000	+5.7%


204 HEAD OF POND ROAD
WATER MILL
COMPASS

Westhampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
East Quogue	# OF SALES	21	15	-28.6%
	SALES VOLUME	$19,751,332	$20,283,499	+2.7%
	AVG. PRICE	$940,540	$1,352,233	+43.8%
	MED. PRICE	$825,000	$1,275,000	+54.5%
Hampton Bays	# OF SALES	46	23	-50.0%
	SALES VOLUME	$48,236,637	$25,510,000	-47.1%
	AVG. PRICE	$1,048,623	$1,109,130	+5.8%
	MED. PRICE	$840,995	$969,000	+15.2%
Quiogue	# OF SALES	6	4	-33.3%
	SALES VOLUME	$16,726,000	$7,860,999	-53.0%
	AVG. PRICE	$2,787,667	$1,965,250	-29.5%
	MED. PRICE	$2,300,000	$1,962,500	-14.7%
Quogue	# OF SALES	12	4	-66.7%
	SALES VOLUME	$35,454,200	$11,100,000	-68.7%
	AVG. PRICE	$2,954,517	$2,775,000	-6.1%
	MED. PRICE	$2,425,000	$2,687,500	+10.8%

Westhampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Remsenburg	# OF SALES	11	2	-81.8%
	SALES VOLUME	$24,228,500	$6,040,000	-75.1%
	AVG. PRICE	$2,202,591	$3,020,000	+37.1%
	MED. PRICE	$1,511,250	$3,020,000	+99.8%
Speonk	# OF SALES	-	-	+0.0%
	SALES VOLUME	-	-	+0.0%
	AVG. PRICE	-	-	+0.0%
	MED. PRICE	-	-	+0.0%
Westhampton	# OF SALES	9	11	+22.2%
	SALES VOLUME	$14,252,500	$24,195,000	+69.8%
	AVG. PRICE	$1,583,611	$2,199,545	+38.9%
	MED. PRICE	$1,550,000	$1,950,000	+25.8%
Westhampton Beach	# OF SALES	9	10	+11.1%
	SALES VOLUME	$27,670,000	$30,016,500	+8.5%
	AVG. PRICE	$3,074,444	$3,001,650	-2.4%
	MED. PRICE	$2,850,000	$2,295,000	-19.5%
Westhampton Dunes	# OF SALES	3	3	+0.0%
	SALES VOLUME	$14,906,488	$10,100,000	-32.2%
	AVG. PRICE	$4,968,829	$3,366,667	-32.2%
	MED. PRICE	$3,831,488	$2,500,000	-34.8%

10 BLUFF POINT LANE
SAG HARBOR

COMPASS

Southampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
North Sea	# OF SALES	26	10	-61.5%
	SALES VOLUME	$57,764,850	$17,653,000	-69.4%
	AVG. PRICE	$2,221,725	$1,765,300	-20.5%
	MED. PRICE	$1,698,000	$1,518,750	-10.6%
Southampton	# OF SALES	25	22	-12.0%
	SALES VOLUME	$70,464,500	$60,931,000	-13.5%
	AVG. PRICE	$2,818,850	$2,769,591	-1.7%
	MED. PRICE	$2,499,500	$2,562,500	+2.5%
Southampton Village	# OF SALES	21	18	-14.3%
	SALES VOLUME	$122,989,000	$192,345,000	+56.4%
	AVG. PRICE	$5,856,619	$10,685,833	+82.5%
	MED. PRICE	$4,061,000	$6,522,500	+60.6%
Water Mill	# OF SALES	13	8	-38.5%
	SALES VOLUME	$62,351,000	$49,662,500	-20.4%
	AVG. PRICE	$4,796,231	$6,207,813	+29.4%
	MED. PRICE	$2,700,000	$6,218,750	+130.3%

Bridgehampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Bridgehampton	# OF SALES	19	12	-36.8%
	SALES VOLUME	$90,341,611	$123,826,000	+37.1%
	AVG. PRICE	$4,754,822	$10,318,833	+117.0%
	MED. PRICE	$2,850,000	$9,934,000	+248.6%
Sagaponack	# OF SALES	2	2	+0.0%
	SALES VOLUME	$10,185,625	$10,950,000	+7.5%
	AVG. PRICE	$5,092,813	$5,475,000	+7.5%
	MED. PRICE	$5,092,813	$5,475,000	+7.5%
Sagaponack Village	# OF SALES	3	5	+66.7%
	SALES VOLUME	$26,725,000	$74,200,000	+177.6%
	AVG. PRICE	$8,908,333	$14,840,000	+66.6%
	MED. PRICE	$8,325,000	$13,000,000	+56.2%

Sag Harbor - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
North Haven	# OF SALES	4	4	+0.0%
	SALES VOLUME	$13,330,125	$20,600,000	+54.5%
	AVG. PRICE	$3,332,531	$5,150,000	+54.5%
	MED. PRICE	$2,610,000	$4,550,000	+74.3%
Noyac	# OF SALES	16	10	-37.5%
	SALES VOLUME	$37,441,592	$33,525,000	-10.5%
	AVG. PRICE	$2,340,100	$3,352,500	+43.3%
	MED. PRICE	$1,975,000	$2,425,000	+22.8%
Sag Harbor	# OF SALES	6	8	+33.3%
	SALES VOLUME	$23,925,000	$20,014,999	-16.3%
	AVG. PRICE	$3,987,500	$2,501,875	-37.3%
	MED. PRICE	$1,897,500	$2,287,500	+20.6%
Sag Harbor Village	# OF SALES	15	18	+20.0%
	SALES VOLUME	$63,197,000	$68,855,000	+9.0%
	AVG. PRICE	$4,213,133	$3,825,278	-9.2%
	MED. PRICE	$2,750,000	$3,787,500	+37.7%

Shelter Island - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Shelter Island	# OF SALES	11	10	-9.1%
	SALES VOLUME	$18,288,000	$21,505,000	+17.6%
	AVG. PRICE	$1,662,545	$2,150,500	+29.3%
	MED. PRICE	$1,500,000	$2,075,000	+38.3%

East Hampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Amagansett	# OF SALES	27	14	-48.1%
	SALES VOLUME	$199,446,450	$131,158,000	-34.2%
	AVG. PRICE	$7,386,906	$9,368,429	+26.8%
	MED. PRICE	$4,150,000	$5,029,000	+21.2%
East Hampton	# OF SALES	20	36	+80.0%
	SALES VOLUME	$54,812,500	$100,667,490	+83.7%
	AVG. PRICE	$2,740,625	$2,796,319	+2.0%
	MED. PRICE	$2,510,000	$2,442,500	-2.7%
East Hampton Village	# OF SALES	10	9	-10.0%
	SALES VOLUME	$64,814,000	$125,365,000	+93.4%
	AVG. PRICE	$6,481,400	$13,929,444	+114.9%
	MED. PRICE	$5,074,500	$6,150,000	+21.2%
Montauk	# OF SALES	12	7	-41.7%
	SALES VOLUME	$42,632,933	$18,525,000	-56.5%
	AVG. PRICE	$3,552,744	$2,646,429	-25.5%
	MED. PRICE	$2,200,000	$2,575,000	+17.0%

East Hampton - Single Family

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Northwest Woods	# OF SALES	21	7	-66.7%
	SALES VOLUME	$64,709,500	$16,340,000	-74.7%
	AVG. PRICE	$3,081,405	$2,334,0286	-24.2%
	MED. PRICE	$1,950,000	$2,200,000	+12.8%
Springs	# OF SALES	27	12	-55.6%
	SALES VOLUME	$46,707,900	$33,999,750	-27.2%
	AVG. PRICE	$1,729,922	$2,833,313	+63.8%
	MED. PRICE	$1,499,000	$1,992,500	+32.9%
Wainscott	# OF SALES	4	6	+50.0%
	SALES VOLUME	$30,622,000	$18,351,000	-40.1%
	AVG. PRICE	$7,655,500	$3,058,500	-60.0%
	MED. PRICE	$6,590,000	$2,805,000	-57.4%

COMPASS

Q1–2026

NORTH FORK MARKET REPORT

DATA FOR THE NORTH FORK IS SOURCED FROM ONEKEY MLS AND CONSIDERS ALL AVAILABLE RESIDENTIAL DATA FROM SUFFOLK COUNTY (AQUEBOGUE, BAITING HOLLOW, CUTCHOGUE, EAST MARION, GREENPORT, JAMESPORT, LAUREL, MATTITUCK, NEW SUFFOLK, ORIENT, PECONIC, SOUTHOLD) BETWEEN 1.1.26 - 3.31.26.

All statistics are based on Compass internal data.

NORTH FORK MARKET SUMMARY

89
UNITS SOLD
-3.3%

$116,154,160
SALES VOLUME
+4.5%

$1,305,103
AVERAGE PRICES
+8.0%

$925,000
MEDIAN PRICES
-3.9%

The first quarter of 2026 reflected a measured start for the North Fork, as a difficult winter, combined with broader economic and geopolitical uncertainty, delayed the typical onset of the spring market. Elevated mortgage rates, limited inventory, and cautious buyer sentiment contributed to a slower pace of transactions, though underlying demand remained steady, particularly for well-priced, move-in-ready homes. As seen in prior periods, the market continued to favor value-oriented buying over high-end concentration.

Total unit sales declined a modest 3.3% year over year to 89 and fell sharply from the fourth quarter, as weather-related disruptions kept both buyers and sellers on the sidelines for much of the quarter. Despite the dip in activity, sales volume increased 4.5% to $116.2 million, driven by select higher-priced transactions. Pricing trends were mixed. The median sale price declined 3.9% to $925,000, while the average sale price rose 8.0% to $1,305,103, reflecting a smaller number of outsized trades influencing the top end of the market.

Southold once again led the market with 19 sales, though down 20.8% year over year. Notably, volume rose 18.0%, supported by a 49.0% increase in average price to $1,894,500, while the median price declined 5.5% to $1,049,000, highlighting a bifurcation between high-end trades and more value-driven transactions. Mattituck remained steady with 13 sales, up 8.3%, and saw a 22.3% increase in volume, alongside a 12.9% rise in average price, though its median price dipped slightly by 3.9% to $822,000.

Greenport also posted gains in activity, with 13 sales, up 18.2%, and a 9.5% increase in volume, though the median price declined 21.7% to $725,000, reflecting a shift toward more attainable price points. Jamesport and South Jamesport emerged as strong performers, with sales rising 83.3% and volume more than doubling, supported by gains in both average and median pricing.

Elsewhere, activity was more uneven across the North Fork. Aquebogue and Baiting Hollow both saw significant increases in transaction volume, though pricing trends diverged, with Aquebogue reflecting softer values while Baiting Hollow posted strong gains. Cutchogue experienced a notable pullback, with sales declining 64.3% and dollar volume down 67.6%, while pricing remained relatively stable. Orient and Peconic saw limited transaction activity, though a small number of higher-end trades pushed average and median price metrics higher. 59600 Main Road in Southold, which sold for $12,400,000, achieved the highest price ever recorded for a single-lot sale on the North Fork.

Overall, the first quarter reinforces a familiar North Fork dynamic: stable to rising volume despite fewer transactions, with pricing shaped heavily by transaction mix. With the market beginning to re-engage toward the end of the quarter and early signs of increased listing and contract activity, the North Fork appears well-positioned for a more active second quarter as seasonal momentum builds and buyer confidence improves.

–Joe Fuer

Managing Director

Pictured on the cover page:
3360 Wunneweta, Cutchogue NY

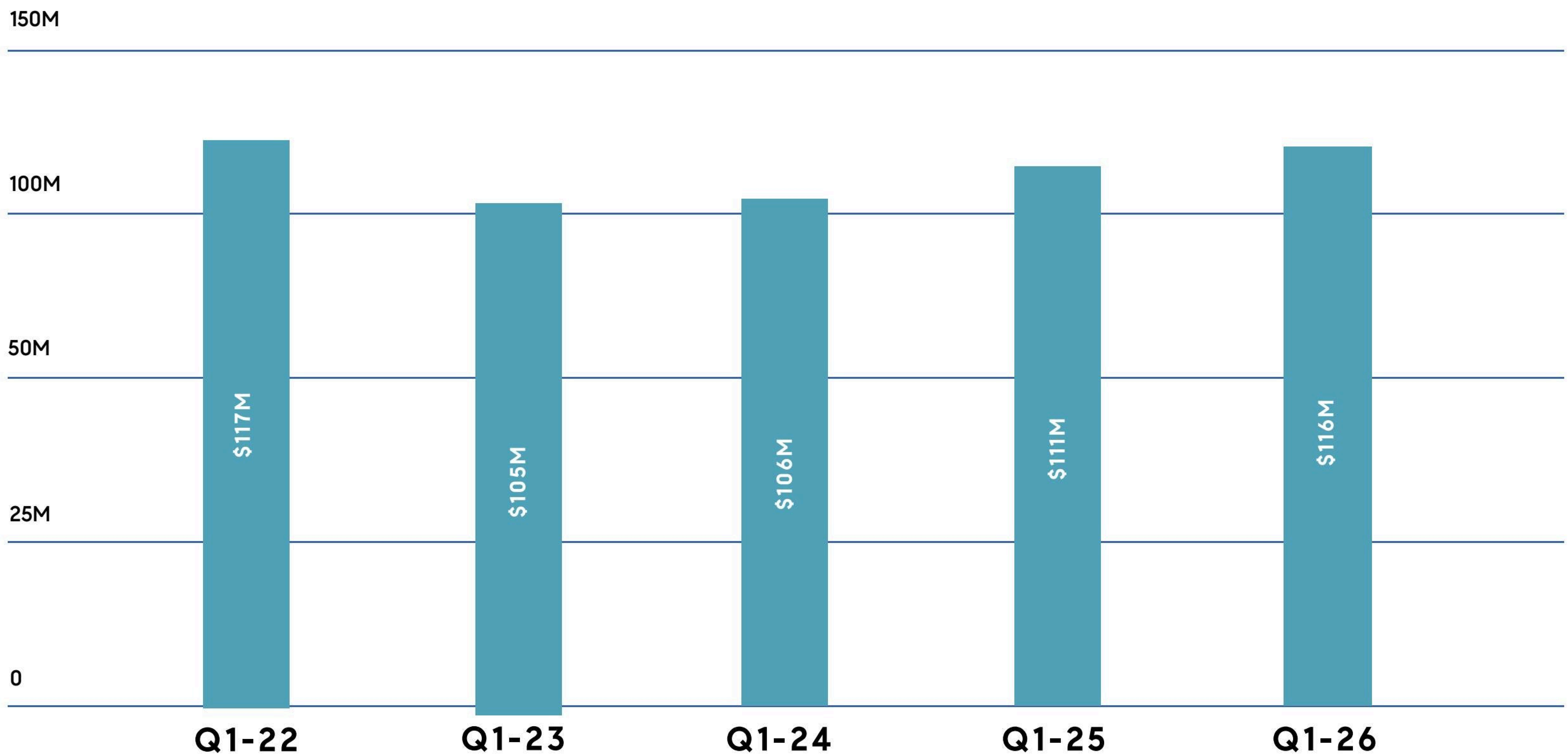
DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 1.1.26 - 3.31.26. 2026 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS. ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

Recorded Sales by Submarket

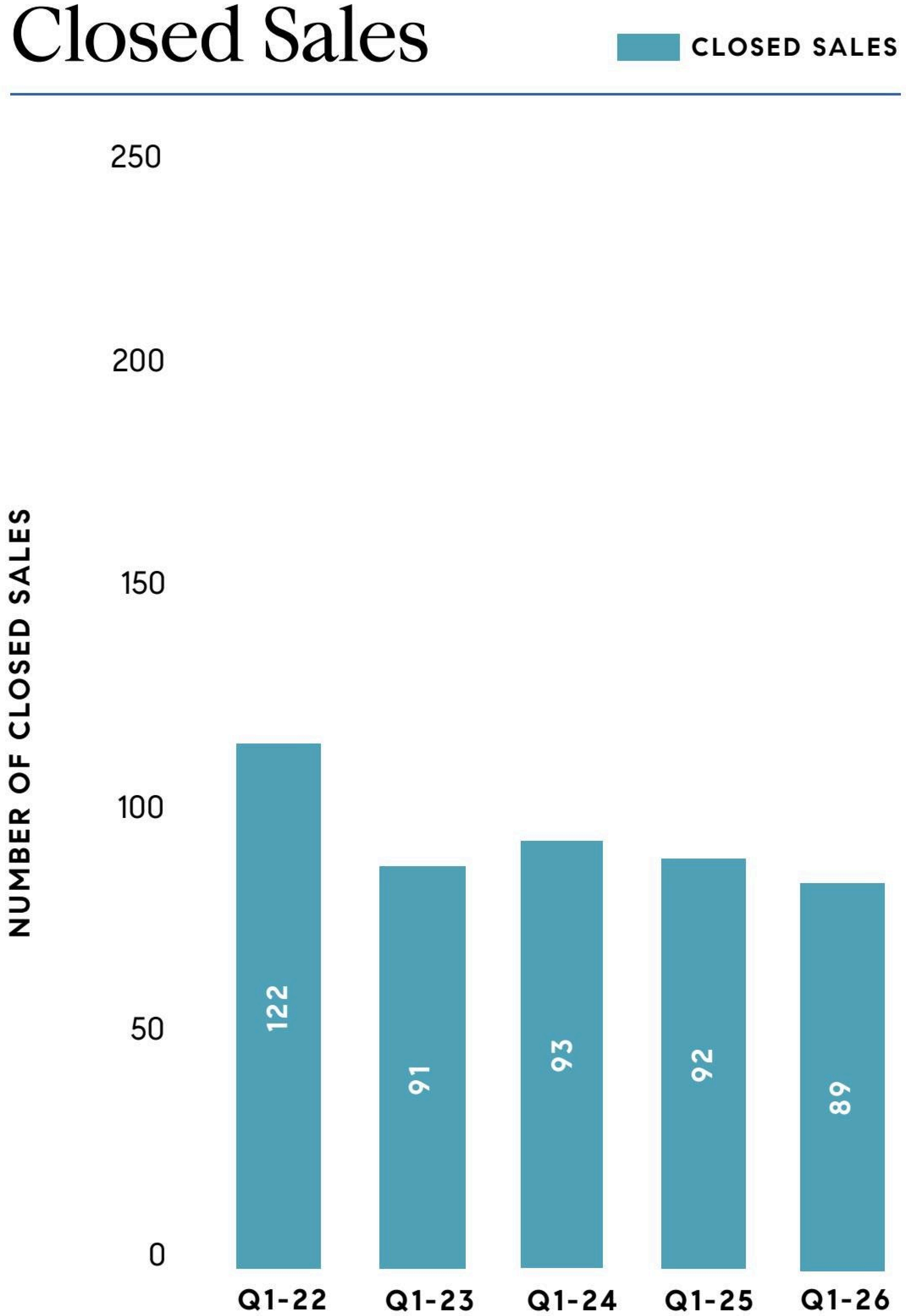
North Fork - Single Family

TOTALS

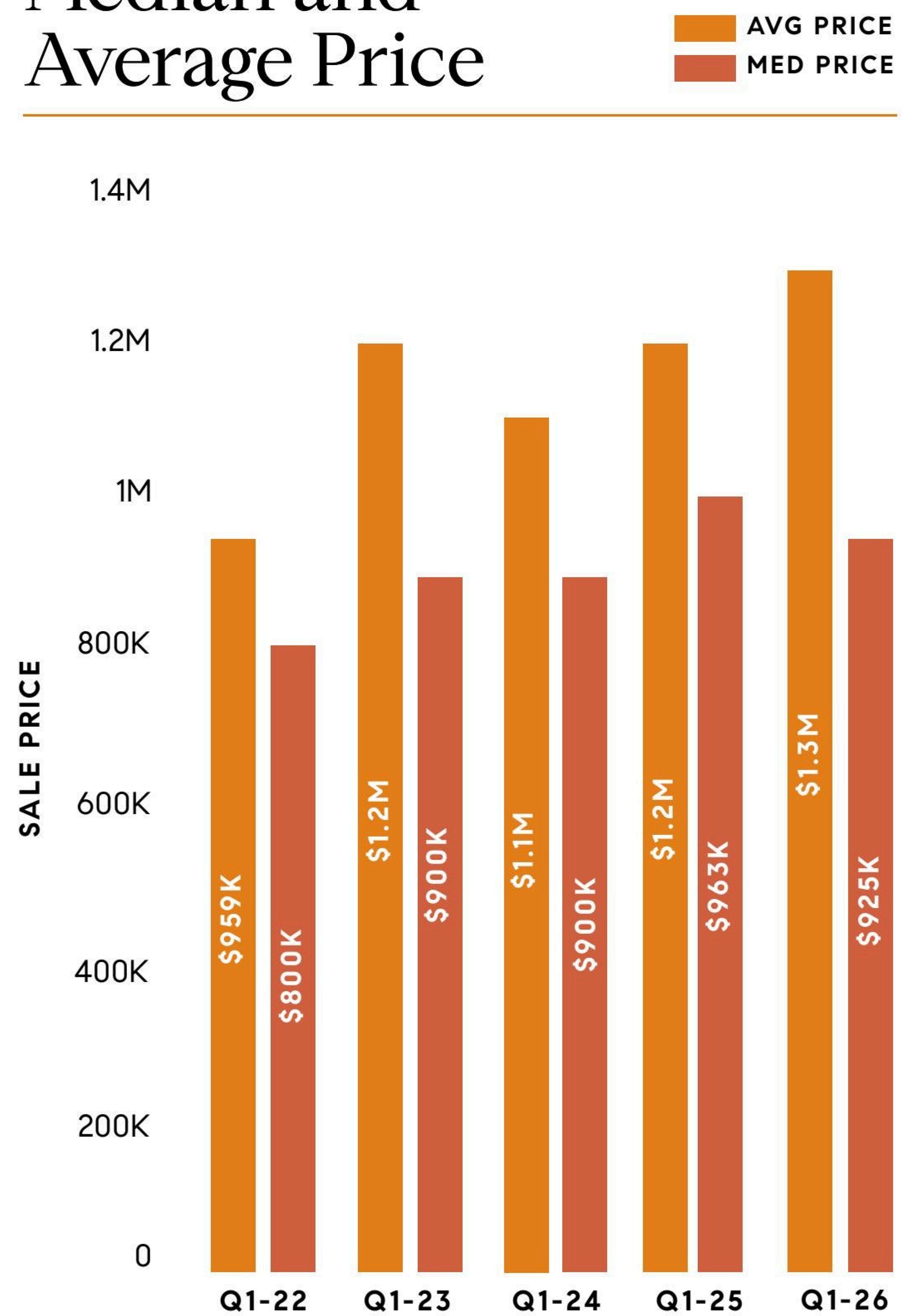
SINGLE FAMILY	Q1 - 2025	Q1 - 2026	+/- YoY	Q4 - 2025	+/- QoQ
# OF SALES	92	89	-3.3%	149	+67.4%
SALES VOLUME	$111,130,300	$116,154,169	+4.5%	$188,597,400	+62.4%
AVG. PRICE	$1,207,938	$1,305,103	+8.0%	$1,265,754	-3.0%
MED. PRICE	$962,500	$925,000	-3.9%	$943,260	+2.0%



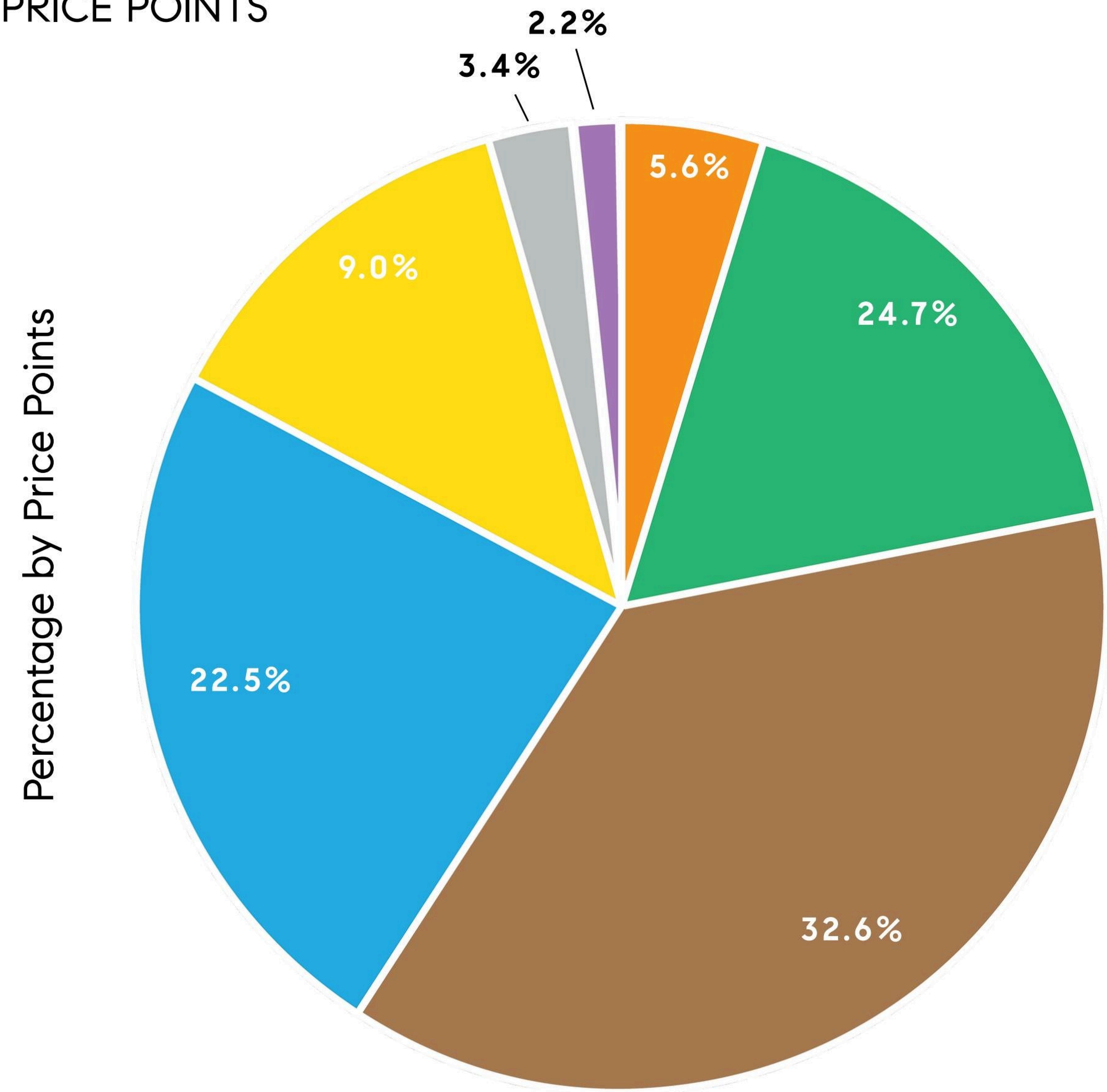
Closed Sales



Median and Average Price



North Fork
PRICE POINTS



UNDER $500K	5.6%
$500K - $750K	24.7%
$750K - $1M	32.6%
$1M - $2M	22.5%
$2M - $3M	9.0%
$3M - $5M	3.4%
OVER $5M+	2.2%

Go Live At the Right Price, At the Right Time

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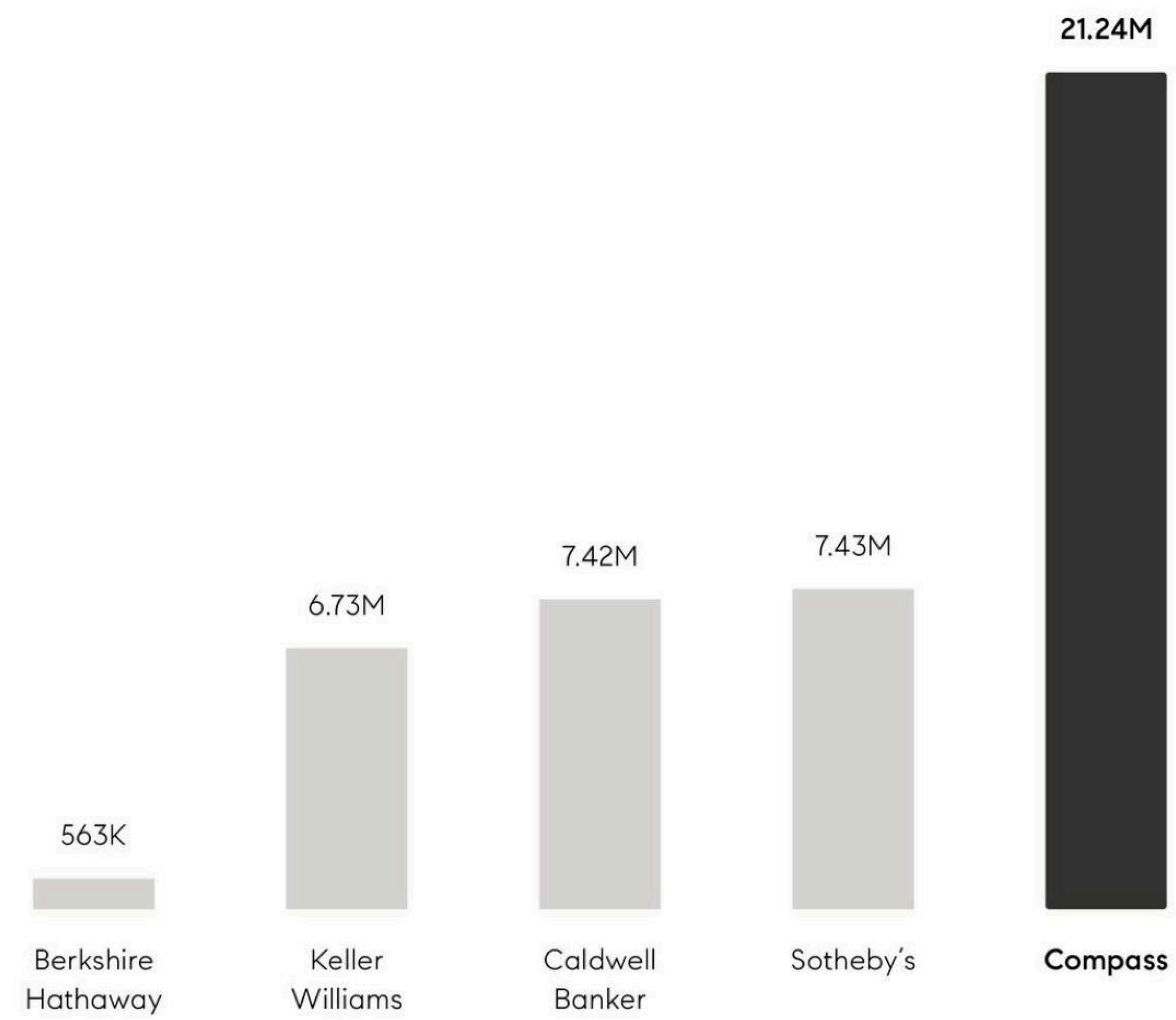
Phase 1 gave you the time to prepare and the insights to validate your price.

Phase 2 built a pipeline of serious buyer demand.

Now, instead of starting from scratch, your home enters the broader market with built-in momentum—positioned to achieve the best possible price and terms.

More Eyes on Your Listing

More Website Visitors Than Any Competitor[1]



The #1 Site Where Buyers Start Their Home Search

Compass.com attracts **21M+** visitors, outpacing traditional competitors like Sotheby's Coldwell Banker, and Berkshire Hathaway.

Premium Listing Placement

Your listing is positioned at the top of our homepage, immediately engaging buyers when they visit Compass.com.

Instant Buyer Alerts

With **1.3M+** saved searches tied to active buyers on our site, your listing will be sent to serious buyers the moment it matches their search criteria.

North Fork

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Aquebogue	NUMBER OF SALES	4	10	+150.0%
	SALES VOLUME	$3,689,000	$6,936,795	+88.0%
	AVG. PRICE	$922,250	$693,680	-24.8%
	MED. PRICE	$907,500	$680,000	-25.1%
	DAYS ON MARKET	81	61	-2%
Baiting Hollow	NUMBER OF SALES	3	6	+100.0%
	SALES VOLUME	$2,395,000	$5,385,000	+124.8%
	AVG. PRICE	$798,333	$897,500	+12.4%
	MED. PRICE	$635,000	$902,500	+42.1%
	DAYS ON MARKET	42	79	-25.1%
Cutchogue	NUMBER OF SALES	14	5	-64.3%
	SALES VOLUME	$20,220,000	$6,561,000	-67.6%
	AVG. PRICE	$1,444,286	$1,312,200	-9.1%
	MED. PRICE	$1,400,000	$1,275,000	-8.9%
	DAYS ON MARKET	92	115	+88.1%
East Marion	NUMBER OF SALES	5	3	-40.0%
	SALES VOLUME	$5,170,000	$2,249,999	-56.5%
	AVG. PRICE	$1,034,000	$750,000	-27.5%
	MED. PRICE	$905,000	$650,000	-28.2%
	DAYS ON MARKET	158	60	-62.0%

North Fork

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
Greenport	NUMBER OF SALES	11	13	+18.2%
	SALES VOLUME	$11,503,800	$12,594,000	+9.5%
	AVG. PRICE	$1,045,800	$968,769	-7.4%
	MED. PRICE	$926,000	$725,000	-21.7%
	DAYS ON MARKET	113	126	+11.5%
Jamesport & South Jamesport	NUMBER OF SALES	6	11	+83.3%
	SALES VOLUME	$5,809,000	$11,979,500	+106.2%
	AVG. PRICE	$968,167	$1,089,045	+12.5%
	MED. PRICE	$812,500	$940,000	+15.7%
	DAYS ON MARKET	135	113	-16.3%
Laurel	NUMBER OF SALES	2	4	+100.0%
	SALES VOLUME	$4,200,000	$6,720,000	+60.0%
	AVG. PRICE	$2,100,000	$1,680,000	-20.0%
	MED. PRICE	$2,100,000	$967,500	-53.9%
	DAYS ON MARKET	66	46	-30.3%
Mattituck	NUMBER OF SALES	12	13	+8.3%
	SALES VOLUME	$13,845,000	$16,932,375	+22.3%
	AVG. PRICE	$1,153,750	$1,302,490	+12.9%
	MED. PRICE	$855,000	$822,000	-3.9%
	DAYS ON MARKET	144	143	-0.1%

North Fork

TOWN		Q1 - 2025	Q1 - 2026	% CHANGE
New Suffolk	NUMBER OF SALES	2	1	-50.0%
	SALES VOLUME	$3,020,000	$800,000	-73.5%
	AVG. PRICE	$1,510,000	$800,000	-47.0%
	MED. PRICE	$1,510,000	$800,000	-47.0%
	DAYS ON MARKET	31	129	+316.1%
Orient & Orient Point	NUMBER OF SALES	5	2	-60.0%
	SALES VOLUME	$6,655,000	$6,775,000	+1.8%
	AVG. PRICE	$1,331,000	$3,387,500	+154.5%
	MED. PRICE	$890,000	$3,387,500	+280.6%
	DAYS ON MARKET	98	90	-8.2%
Peconic	NUMBER OF SALES	4	2	-50.0%
	SALES VOLUME	$4,112,000	$3,225,000	-21.6%
	AVG. PRICE	$1,028,000	$1,612,500	+56.9%
	MED. PRICE	$1,021,000	$1,612,500	+57.9%
	DAYS ON MARKET	69	28	-59.4%
Southold	NUMBER OF SALES	24	19	-20.8%
	SALES VOLUME	$30,511,500	$35,995,500	+18.0%
	AVG. PRICE	$1,271,313	$1,894,500	+49.0%
	MED. PRICE	$1,110,000	$1,049,000	-5.5%
	DAYS ON MARKET	69	117	+69.6%

58 WAINSCOTT STONE ROAD
WAINSCOTT

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