

Q

1

2026
RESIDENTIAL
MARKET
REPORT

S
N
O
T
P
A
M
P
T
H



Brown Harris Stevens THE Craft OF Research

20 WHALERS WALK, SAG HARBOR

Hamptons + North Fork Market Report

1. Cover
2. Table of Contents
3. Message from our Executive Managing Director

HAMPTONS

4. Number of Sales
5. Total Dollar Volume
Average and Median Prices
6. Average and Median Prices: Hamptons East vs. Hamptons West
7. Dollar Volume by Area
Number of Sales by Area
8. Percentage of Sales by Price – East and West of the Shinnecock Canal
9. Number of South Fork Sales by Price - 1Q26 VS. 1Q25
- 10 - 12. Town/Hamlet Summaries: East of the Shinnecock Canal
- 13 - 15. Town/Hamlet Summaries: West of the Shinnecock Canal

NORTH FORK

16. Number of Sales
Average and Median Prices
17. Percentage of Sales by Price
Total Dollar Volume: 5-year comparison
- 18 - 20. Town/Hamlet Summaries (Average and Median Prices, Number of Sales, Price Categories)

Message from **Robert M. Nelson**

Executive Managing Director Brown Harris Stevens of the Hamptons, LLC

1Q2026 MARKET REVIEW

The Hamptons market began 2026 with a familiar but powerful dynamic: constrained inventory meeting demand, particularly across the higher end of the market. Although the total number of sales declined 29.3% from the first quarter of last year, pricing advanced sharply, with the average sale price rising 41.3% to \$4.54 million and the median sale price increasing 31.3% to \$2.625 million. As a result, total dollar volume held essentially steady at \$1.286 billion, underscoring the market's continued ability to absorb reduced transaction volume without sacrificing overall value.

The strongest performance remained concentrated east of the Shinnecock Canal, where the average sale price reached \$5.39 million and the median climbed to \$3.25 million. West of the canal, where the market remains more value-oriented, the average sale price was \$1.92 million and the median was \$1.5 million, still representing meaningful year-over-year gains. This pricing divide continues to illustrate the Hamptons' distinct submarkets, with the eastern villages and ocean-adjacent enclaves commanding premium valuations while western locations continue to attract broader activity.

From an area perspective, Southampton led the market in total dollar volume with \$324 million in closings during the quarter, while the Westhampton area accounted for 24.4% of all reported sales, the largest share of any market area in the report. Price distribution also highlights the shape of current demand: east of the canal, the \$3 million to \$5 million segment represented the largest share of closings at 23.8%, while west of the canal the \$1 million to \$2 million category accounted for 39.1% of all transactions. Together, these figures suggest that buyers remained active across the market, but in a more selective environment where product, pricing, and location continue to matter more than ever.

The North Fork also posted an encouraging first quarter, reinforcing the broader strength of the East End market. Sales increased by 10 transactions year over year, total dollar volume rose 31.4% to \$142.9 million, and the average sale price increased 19.3% to \$1.46 million. While the Hamptons continues to be defined by scarce supply and luxury concentration, the North Fork's performance points to healthy depth in regional demand and an ongoing willingness among buyers to compete for quality inventory across multiple price tiers.

Robert Nelson

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC



Hamptons Market Report

- Low levels of inventory, especially for homes priced under \$1 million, helped bring the number of sales down 29% from a year ago.
- The decline in homes for sale fueled a 41% jump in the average price compared to the first quarter of 2025.
- At \$2,625,000, the median price was 31% higher than a year ago.
- The surge in prices helped offset the decline in closings, as the total dollar volume of transactions was virtually unchanged compared to 2025's first quarter.

NUMBER OF SALES

1Q26 VS. 1Q25

▼ 29.3%

DOLLAR VOLUME

1Q26 VS. 1Q25

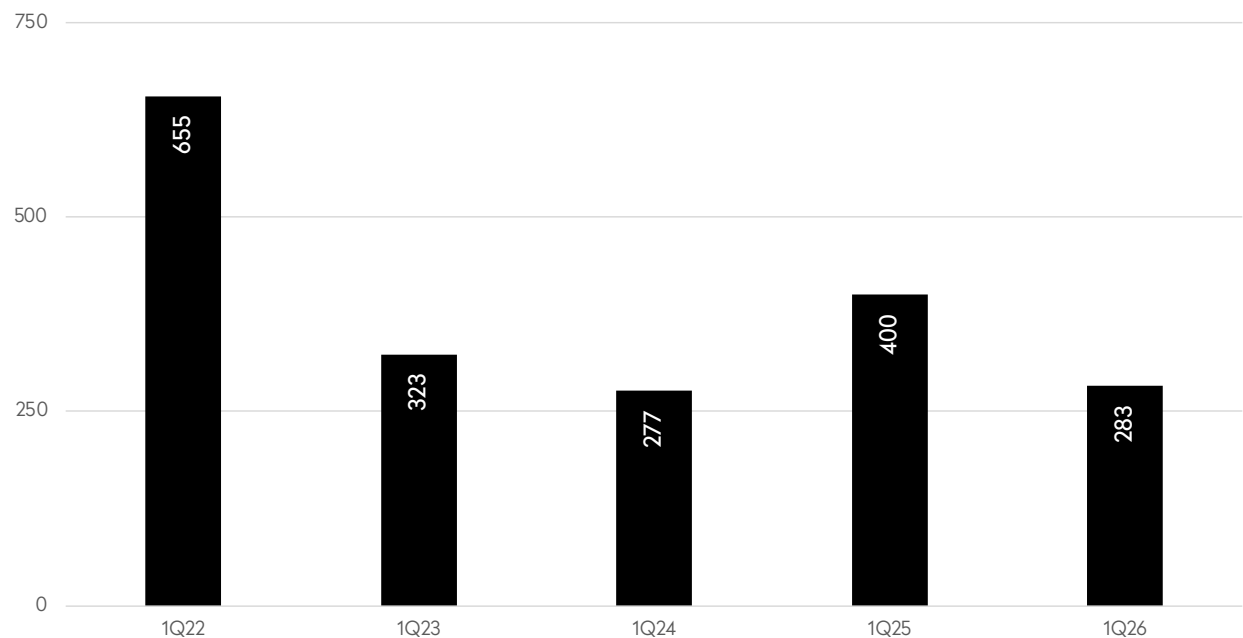
No Change

AVERAGE SOLD PRICE

1Q26 VS. 1Q25

▲ 41.3%

TOTAL NUMBER OF SALES



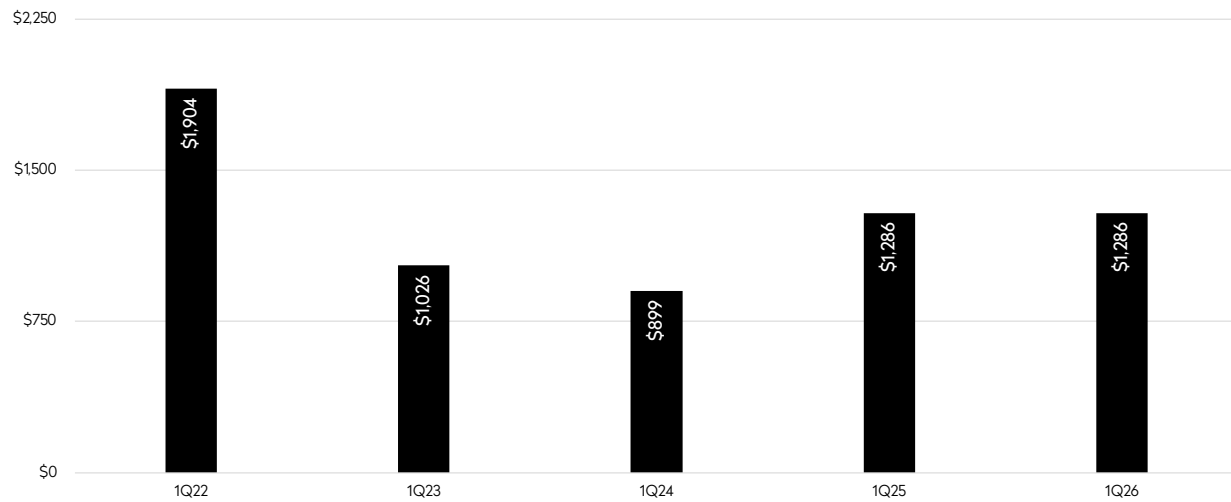
Beginning with the 1Q25 market report, we have changed our report's methodology to allow a more comprehensive view of the market than our prior reports. For that reason, past reports should not be compared to this new format.

Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 1Q26 data is preliminary and subject to revision in future reports.

Hamptons Market Report

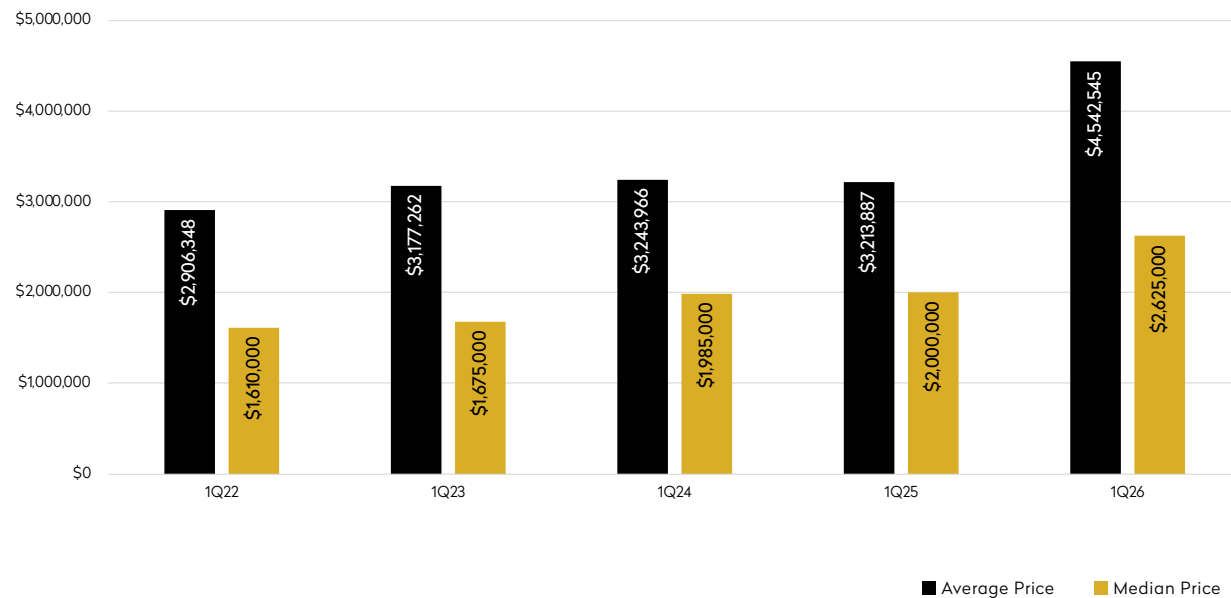
TOTAL DOLLAR VOLUME IN MILLIONS

The Dollar Volume of Sales was Flat Compared to a Year Ago



AVERAGE AND MEDIAN PRICE

Both the Average and Median Prices Posted Strong Gains over the Past Year



Hamptons Market Report



AVERAGE SOLD PRICE	1Q26	1Q25	% CHANGE
All Hamptons	\$4,542,545	\$3,213,887	41.3%
East of the Canal	\$5,386,725	\$3,893,860	38.3%
West of the Canal	\$1,924,362	\$1,682,566	14.4%

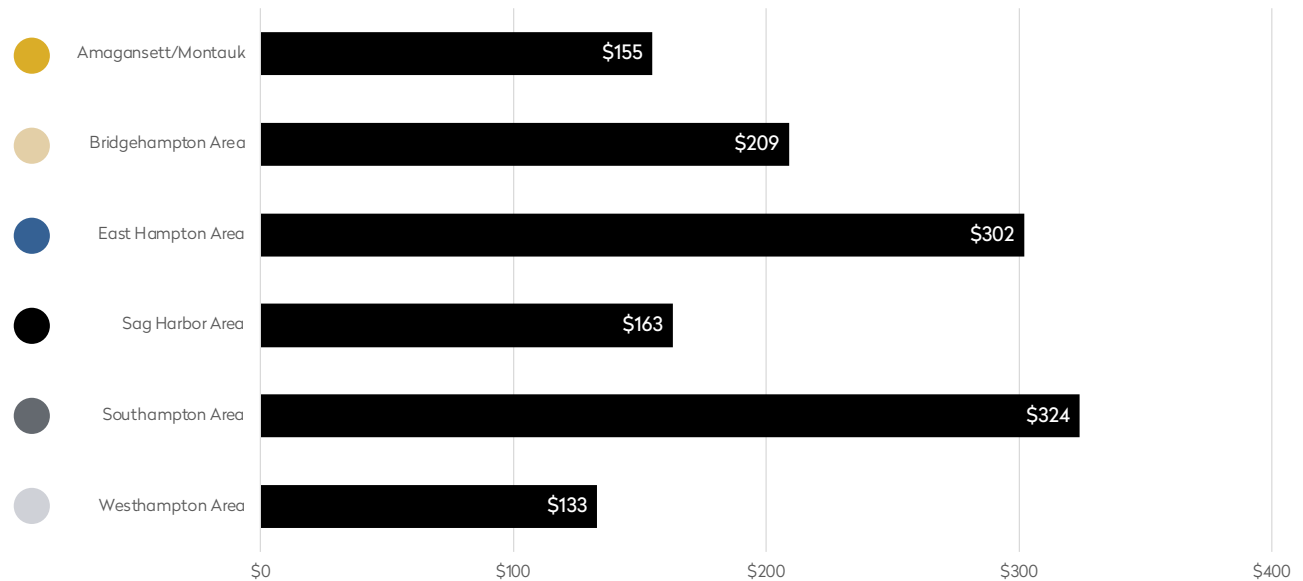
MEDIAN SOLD PRICE	1Q26	1Q25	% CHANGE
All Hamptons	\$2,625,000	\$2,000,000	31.3%
East of the Canal	\$3,250,000	\$2,471,800	31.5%
West of the Canal	\$1,500,000	\$1,100,000	36.4%

East of the Canal = Southampton to Montauk.
 West of the Canal = Remsenburg/Speonk to Hampton Bays.

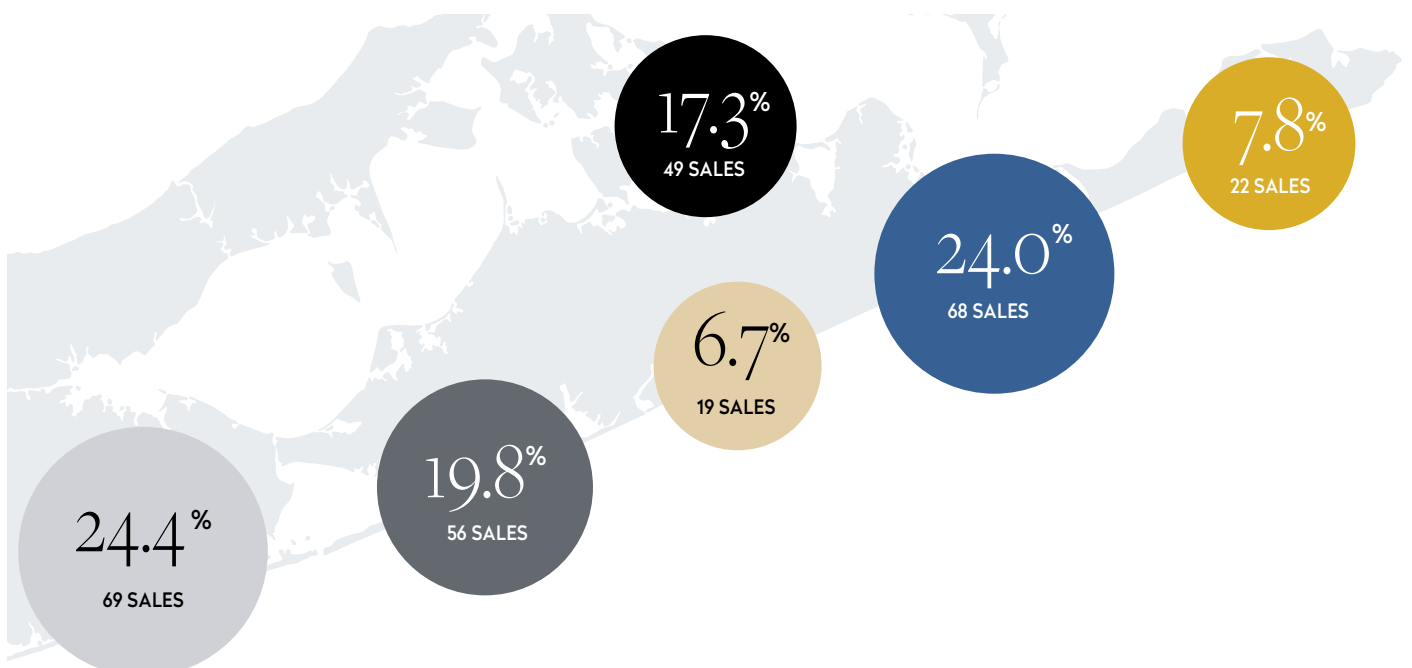
Hamptons Market Report

DOLLAR VOLUME BY AREA IN MILLIONS

- With \$324 million in closings, Southampton led all market areas in dollar volume during the first quarter.
- The Westhampton area comprised 24.4% of all closings, the most of any market in our report.



NUMBER OF SALES BY AREA

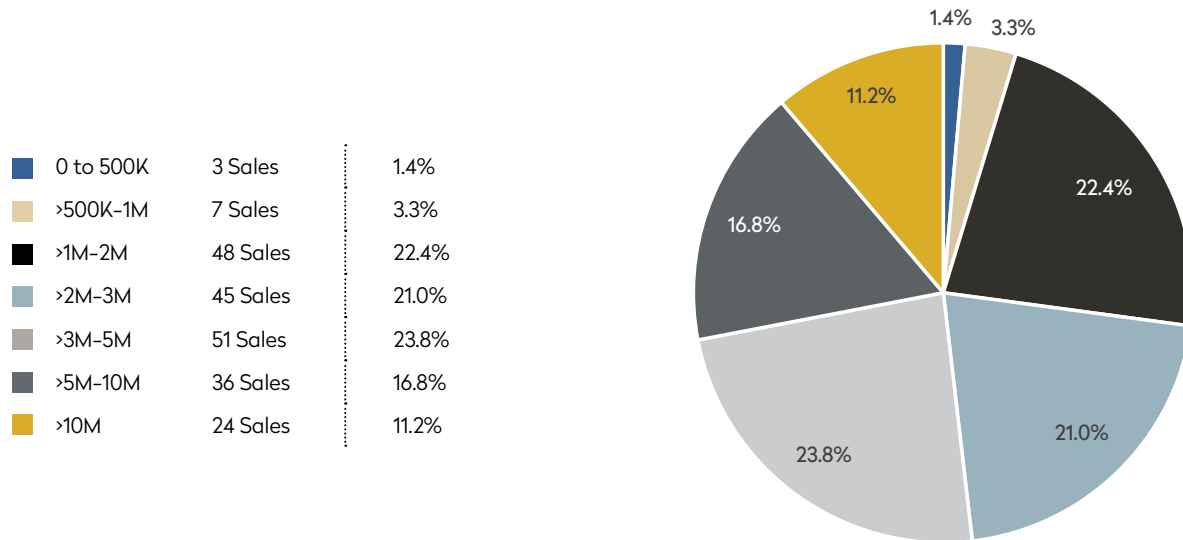


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

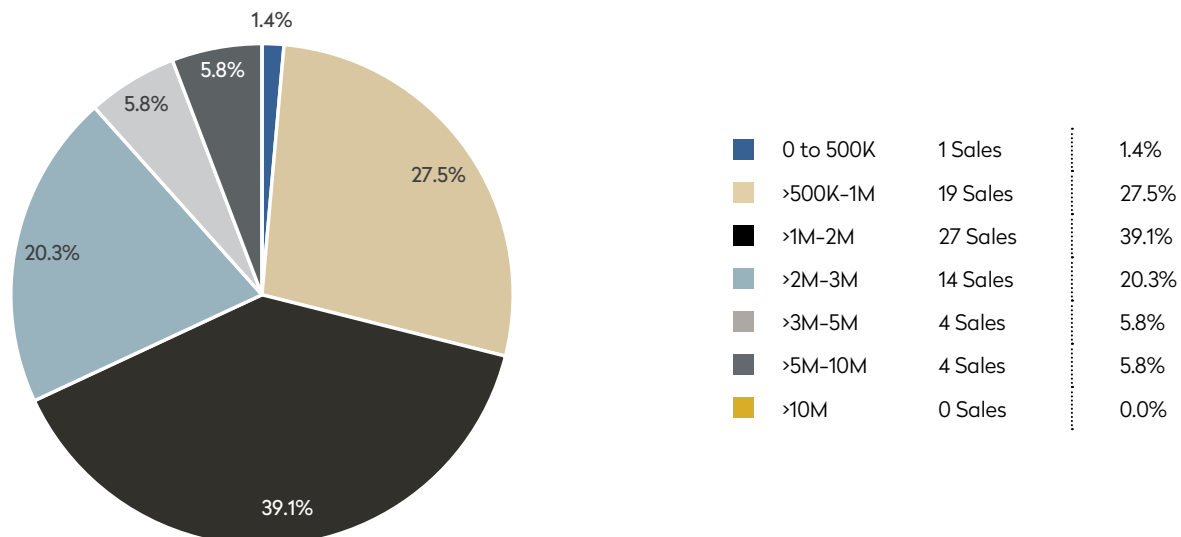
Hamptons East of the Shinnecock Canal

Homes priced between \$3 million and \$5 million had the largest share of sales in the first quarter.



Hamptons West of the Shinnecock Canal

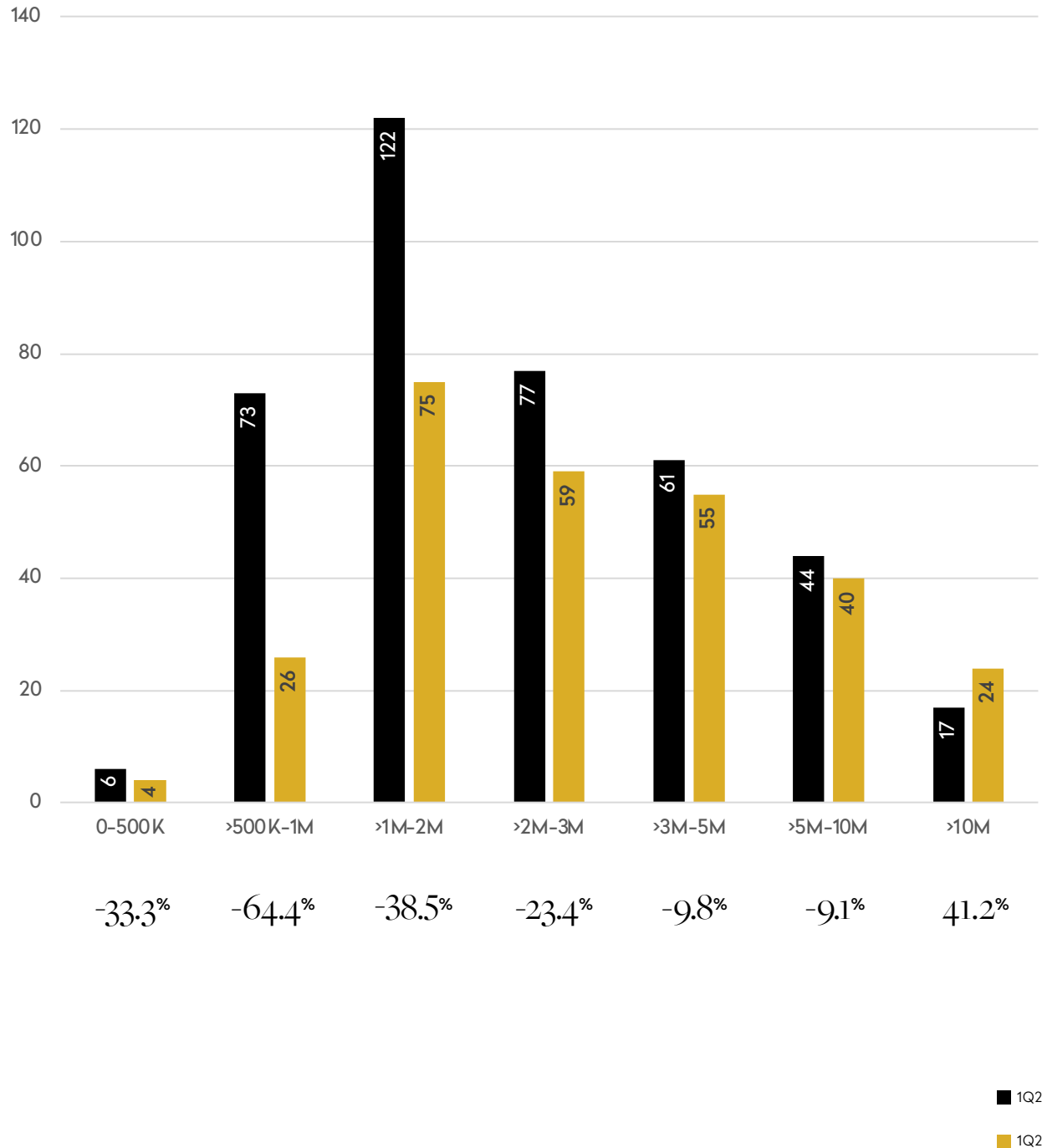
39.1% of transactions in this area were between \$1 million and \$2 million, more than any other price range.



FIRST QUARTER 2026

Hamptons Market Report

SOUTH FORK SALES BY PRICE: 1Q26 VS. 1Q25



Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

AMAGANSETT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$8,935,867	\$4,550,000	15	0	0	0	3	5	5	2
1Q25	\$7,438,902	\$3,900,000	26	1	1	3	5	7	4	5
1Q24	\$4,957,857	\$4,950,000	7	1	0	0	1	2	2	1

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$10,318,833	\$9,934,000	12	0	0	0	0	2	4	6
1Q25	\$4,754,822	\$2,850,000	19	0	0	4	7	2	4	2
1Q24	\$4,975,000	\$2,675,000	8	0	0	1	4	1	0	2

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,925,142	\$2,300,000	51	1	2	18	15	9	6	0
1Q25	\$2,444,557	\$1,817,500	68	0	6	32	13	14	2	1
1Q24	\$2,102,515	\$1,900,000	57	0	5	27	16	7	2	0

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$12,216,636	\$4,718,000	11	0	0	1	2	3	3	2
1Q25	\$6,481,400	\$5,074,500	10	0	0	0	2	3	3	2
1Q24	\$7,724,545	\$4,400,000	11	0	1	1	0	4	1	4

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,925,000	\$3,250,000	7	0	0	1	2	4	0	0
1Q25	\$3,552,744	\$2,200,000	12	0	0	4	4	1	3	0
1Q24	\$3,431,972	\$2,295,144	10	0	1	4	1	2	1	1

Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

NORTH HAVEN

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$4,453,571	\$4,400,000	7	0	0	1	1	3	2	0
1Q25	\$3,332,531	\$2,610,000	4	0	0	1	1	1	1	0
1Q24	\$5,063,714	\$3,400,000	7	0	0	1	1	2	2	1

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$3,182,593	\$2,733,900	15	1	0	5	3	2	4	0
1Q25	\$2,814,858	\$2,150,000	24	0	0	11	6	5	1	1
1Q24	\$2,309,250	\$1,685,000	16	1	0	8	3	3	1	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$3,911,250	\$4,250,000	16	0	0	4	2	7	3	0
1Q25	\$4,213,133	\$2,750,000	15	0	0	4	5	4	1	1
1Q24	\$2,110,425	\$1,945,125	5	0	1	2	1	1	0	0

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$12,164,286	\$11,000,000	7	0	0	0	0	1	2	4
1Q25	\$7,382,125	\$7,400,000	5	0	0	0	0	1	3	1
1Q24	\$6,450,833	\$4,130,000	6	0	0	1	1	2	1	1

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$1,970,772	\$1,900,000	11	1	1	4	3	2	0	0
1Q25	\$1,603,800	\$1,475,000	10	0	2	7	0	1	0	0
1Q24	\$1,650,643	\$1,875,000	7	1	1	3	2	0	0	0

Hamptons

SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

SOUTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,379,133	\$2,052,750	30	0	3	12	7	7	1	0
1Q25	\$2,526,061	\$2,000,000	47	1	6	17	11	7	5	0
1Q24	\$2,713,664	\$3,250,000	19	1	4	2	2	9	1	0

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$11,167,353	\$8,400,000	17	0	1	0	3	4	2	7
1Q25	\$5,856,619	\$4,061,000	21	0	1	2	5	7	4	2
1Q24	\$9,705,096	\$4,050,000	18	0	2	3	1	4	4	4

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$3,058,500	\$2,805,000	6	0	0	0	3	2	1	0
1Q25	\$7,655,500	\$6,590,000	4	0	0	0	1	0	2	1
1Q24	\$1,816,250	\$1,762,500	4	0	1	2	1	0	0	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$6,995,833	\$6,337,500	9	0	0	2	1	0	3	3
1Q25	\$4,316,750	\$2,562,500	12	0	0	3	4	0	4	1
1Q24	\$5,793,636	\$5,825,000	11	0	0	1	2	1	6	1

Hamptons

SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

EASTPORT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$780,000	\$780,000	1	0	1	0	0	0	0	0
1Q25	\$955,000	\$872,500	6	0	5	1	0	0	0	0
1Q24	\$680,000	\$680,000	1	0	1	0	0	0	0	0

EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$1,393,464	\$1,312,500	14	0	4	8	2	0	0	0
1Q25	\$940,540	\$825,000	21	2	11	8	0	0	0	0
1Q24	\$2,000,233	\$1,454,688	18	1	5	7	2	1	2	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$1,126,364	\$977,000	22	1	12	8	1	0	0	0
1Q25	\$1,048,623	\$840,995	46	1	32	10	2	1	0	0
1Q24	\$1,136,682	\$912,500	37	1	25	7	4	0	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,163,200	\$2,725,000	5	0	1	1	3	0	0	0
1Q25	\$2,787,667	\$2,300,000	6	0	2	1	2	0	1	0
1Q24	\$2,994,625	\$1,314,250	4	0	1	2	0	0	1	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,775,000	\$2,687,500	4	0	0	1	1	2	0	0
1Q25	\$2,954,517	\$2,425,000	12	0	1	4	3	2	2	0
1Q24	\$2,292,125	\$2,450,000	8	1	1	1	3	2	0	0

Hamptons

SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

REMSENBURG

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$3,020,000	\$3,020,000	2	0	0	1	0	1	0	0
1Q25	\$2,202,591	\$1,511,250	11	0	3	5	1	0	2	0
1Q24	\$1,057,500	\$1,075,000	4	0	2	2	0	0	0	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	N/A	N/A	0	0	0	0	0	0	0	0
1Q25	N/A	N/A	0	0	0	0	0	0	0	0
1Q24	\$865,000	\$865,000	1	0	1	0	0	0	0	0

WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,437,000	\$1,975,000	10	0	1	5	2	1	1	0
1Q25	\$1,583,611	\$1,550,000	9	1	2	4	1	1	0	0
1Q24	\$1,509,838	\$1,475,000	8	0	3	4	0	1	0	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$2,712,357	\$2,270,000	7	0	0	3	3	0	1	0
1Q25	\$3,074,444	\$2,850,000	9	0	1	1	4	2	1	0
1Q24	\$2,435,343	\$2,137,500	8	0	2	1	3	1	1	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q26	\$4,100,000	\$3,800,000	4	0	0	0	2	0	2	0
1Q25	\$4,968,829	\$3,831,488	3	0	0	0	0	2	1	0
1Q24	\$4,387,500	\$4,387,500	2	0	0	0	1	0	1	0



Q1

**2026
RESIDENTIAL
MARKET
REPORT**

NORTH FORK

Brown Harris Stevens *THE Craft of Research*

604 MAIN STREET, GREENPORT

North Fork Market Report

- There were 10% more sales than a year ago.
- Prices averaged \$1,458,032, which was 19% higher than 2025's first quarter.
- The total dollar volume of transactions rose 31% from a year ago to \$142.9 million.

NUMBER OF SALES

1Q26 VS. 1Q25

▲ 10.1%

DOLLAR VOLUME

1Q26 VS. 1Q25

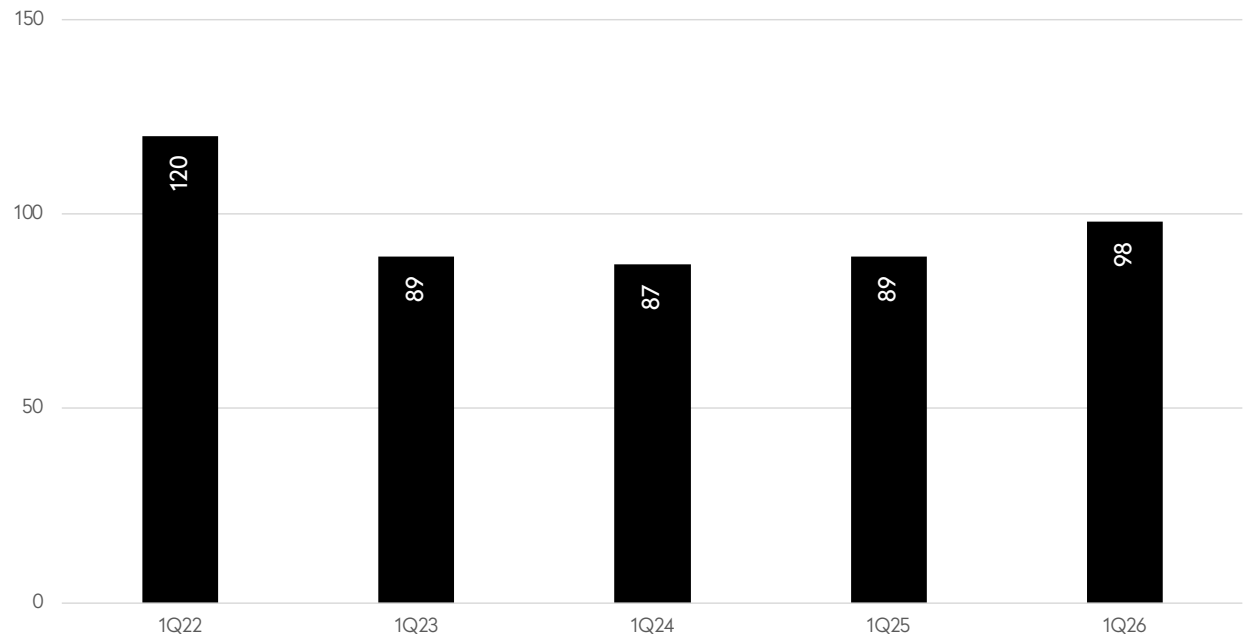
▲ 31.4%

AVERAGE SOLD PRICE

1Q26 VS. 1Q25

▲ 19.3%

TOTAL NUMBER OF SALES

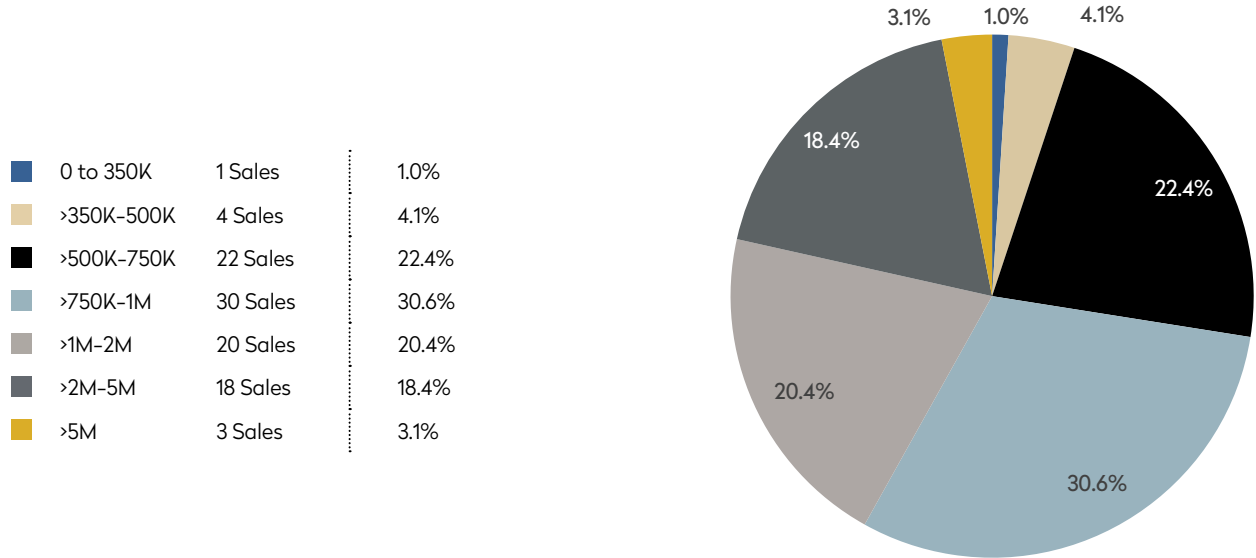


Beginning with the 1Q25 market report, we have changed our report's methodology to allow a more comprehensive view of the market than our prior reports. For that reason, past reports should not be compared to this new format.

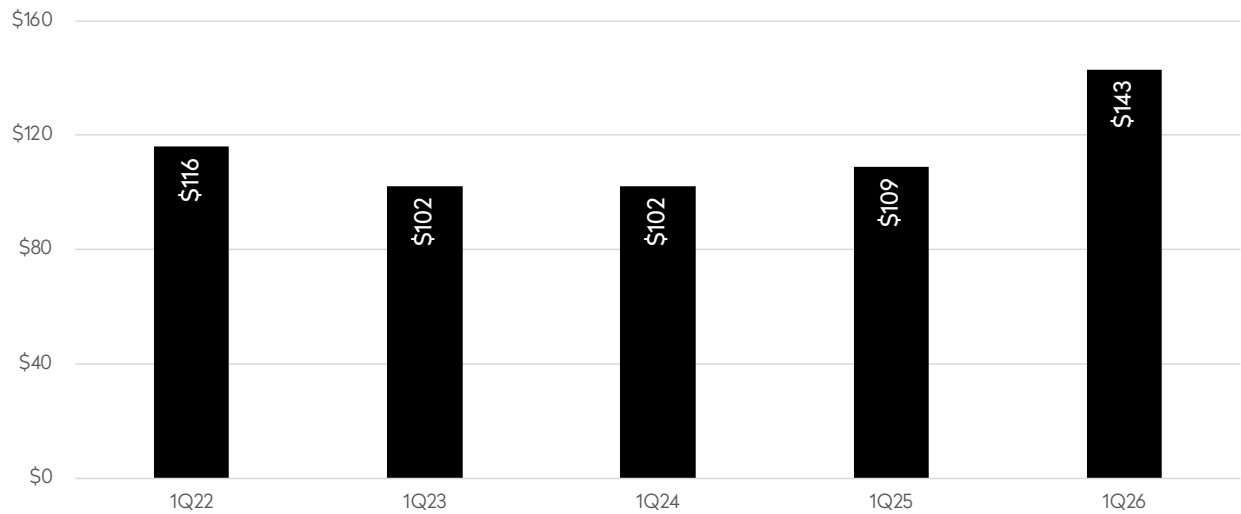
Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 1Q26 data is preliminary and subject to revision in future reports.

North Fork Market Report

PERCENTAGE OF SALES BY PRICE



TOTAL DOLLAR VOLUME IN MILLIONS



North Fork Market Report

SINGLE-FAMILY HOMES

AQUEBOGUE

	Average Price	Median Price	Sales	0 To 350K	>350K-500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$691,527	\$670,000	11	1	0	7	3	0	0	0
1Q25	\$922,250	\$907,500	4	0	0	0	4	0	0	0
1Q24	\$1,011,000	\$655,000	5	0	2	1	0	1	1	0

CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,263,833	\$1,148,500	6	0	0	0	1	5	0	0
1Q25	\$1,444,286	\$1,400,000	14	0	0	1	3	8	2	0
1Q24	\$1,199,821	\$1,004,500	10	1	0	2	2	4	1	0

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$725,000	\$650,000	4	0	0	3	1	0	0	0
1Q25	\$1,034,000	\$905,000	5	0	0	1	3	1	0	0
1Q24	\$1,081,714	\$1,185,000	7	0	1	0	1	5	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,121,556	\$940,000	9	0	1	2	3	2	1	0
1Q25	\$1,012,560	\$975,000	5	0	0	2	2	1	0	0
1Q24	\$903,000	\$810,000	10	0	0	5	2	3	0	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$638,333	\$640,000	3	0	0	3	0	0	0	0
1Q25	\$1,073,500	\$910,500	6	0	0	0	4	2	0	0
1Q24	\$681,408	\$630,316	4	0	0	3	1	0	0	0

North Fork Market Report

SINGLE-FAMILY HOMES

JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$963,278	\$940,000	9	0	0	3	3	3	0	0
1Q25	\$1,034,000	\$835,000	5	0	1	0	2	2	0	0
1Q24	\$1,297,500	\$1,297,500	2	0	0	0	1	1	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,917,500	\$967,500	6	0	0	0	4	0	2	0
1Q25	\$2,100,000	\$2,100,000	2	0	0	0	0	1	1	0
1Q24	\$1,010,092	\$1,130,000	3	0	0	0	1	2	0	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,663,086	\$960,000	16	0	3	3	2	4	2	2
1Q25	\$1,153,750	\$855,000	12	0	1	2	6	2	1	0
1Q24	\$1,186,857	\$800,000	21	0	0	8	5	5	3	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$800,000	\$800,000	2	0	0	0	2	0	0	0
1Q25	\$1,510,000	\$1,510,000	2	0	0	0	0	2	0	0
1Q24	\$960,000	\$960,000	1	0	0	0	1	0	0	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$3,466,667	\$3,625,000	3	0	0	0	0	0	3	0
1Q25	\$1,331,000	\$890,000	5	0	0	1	2	1	1	0
1Q24	\$1,400,000	\$1,400,000	1	0	0	0	0	1	0	0

North Fork Market Report

SINGLE-FAMILY HOMES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,866,667	\$2,375,000	3	0	0	0	1	0	2	0
1Q25	\$1,028,000	\$1,021,000	4	0	0	0	2	2	0	0
1Q24	\$1,452,000	\$1,085,000	5	0	0	2	0	1	2	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,655,000	\$1,655,000	2	0	0	0	1	0	1	0
1Q25	\$639,000	\$639,000	1	0	0	1	0	0	0	0
1Q24	N/A	N/A	0	0	0	1	0	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q26	\$1,878,938	\$1,099,500	24	0	0	1	9	6	7	1
1Q25	\$1,271,313	\$1,110,000	24	0	1	5	5	11	2	0
1Q24	\$1,402,250	\$991,250	18	0	0	3	6	6	2	1

Contact Us

First Quarter 2026

Residential Market Report

East Hampton

27 Main Street
East Hampton, NY 11937
631.324.6400

Bridgehampton

2408 Main Street
Bridgehampton, NY 11932
631.537.2727

Sag Harbor

96 Main Street
Sag Harbor, NY 11963
631.725.2250

Southampton

31 Main Street
Southampton, NY 11968
631.287.4900

Westhampton Beach

70 Main Street
Westhampton Beach, NY 11978
631.288.5500

North Fork

13105 Main Road
Mattituck, NY 11952
631.477.0551

BHS THE Craft of Research

©2026 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.