Q2 2026 RESIDENTIAL MARKET REPORT

HAMPTONS

43 OLD ORCHARD LANE

Brown Harris Stevens THE Craft OF Research

SECOND QUARTER 2026

Hamptons + North Fork Market Report

HAMPTONS

NORTH FORK

Message from Philip V. O'Connell

Executive Managing Director Brown Harris Stevens of the Hamptons, LLC

2Q2026 MARKET REVIEW

The Hamptons residential real estate market entered the second quarter of 2026 with continued pricing strength despite a notable slowdown in transaction volume. A total of 378 properties sold during the 2nd quarter, representing a 21.1% decline from the same period last year. The primary factor behind the decrease was a persistent shortage of inventory, particularly for homes priced below $3 million, which limited opportunities for buyers rather than signaling weaker demand. As a result, overall dollar volume fell 11.9% to approximately $1.45 billion, reflecting fewer closings rather than declining property values.

While sales activity softened, home prices continued to appreciate across nearly every segment of the market. The average sale price increased 11.7% year-over-year to $3.84 million, while the median sale price climbed an even stronger 31.9% to $2.5 million. Luxury properties remained an important driver of the market, with healthy activity above $3 million helping offset significant declines in lower-priced transactions.

The North Fork delivered a markedly different performance, posting broad-based growth in both sales and pricing. Closed transactions increased 20.4% from a year ago, while the average sale price rose 12.4% to $1.54 million. Together, these gains pushed total dollar volume 35.3% higher than the second quarter of 2025.

Overall, the East End market continues to be characterized by limited inventory, resilient buyer demand, and sustained price appreciation, particularly in the luxury segment, underscoring the ongoing strength of the region's residential real estate market despite a more constrained sales environment.

Philip V. O'Connell
Executive Managing Director
Brown Harris Stevens of the Hamptons, LLC

41 SEAFIELD LANE, WESTHAMPTON

SECOND QUARTER 2026

Hamptons Market Report

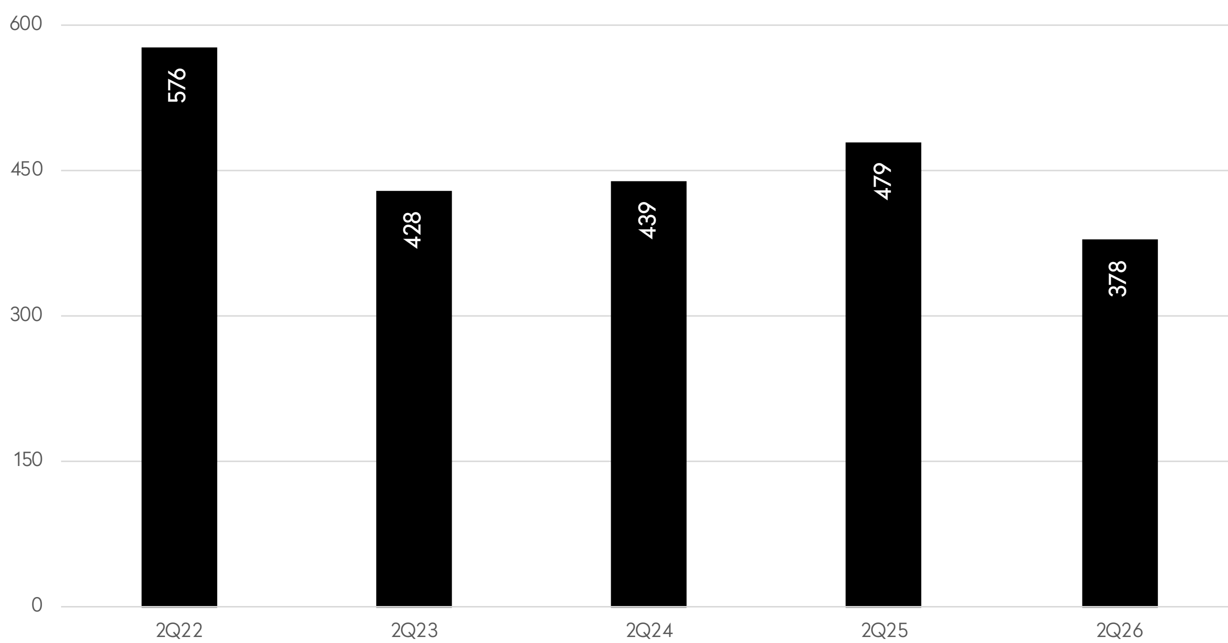
- The scarcity of available homes below $3 million helped bring the total number of sales down 21% compared to a year ago.
- With fewer closings on the lower end of the market, the average price rose 12% from 2025's second quarter.
- The median price posted an even larger increase, rising 32% over the past year to $2,500,000.
- Prices for homes sold in the second quarter of 2026 totaled $1.45 billion, 12% less than a year ago. This drop is solely due to the decline in the number of sales.

NUMBER OF SALES
2Q26 VS. 2Q25
▼ 21.1%

DOLLAR VOLUME
2Q26 VS. 2Q25
▼ 11.9%

AVERAGE SOLD PRICE
2Q26 VS. 2Q25
▲ 11.7%

TOTAL NUMBER OF SALES



Beginning with the 2Q25 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.

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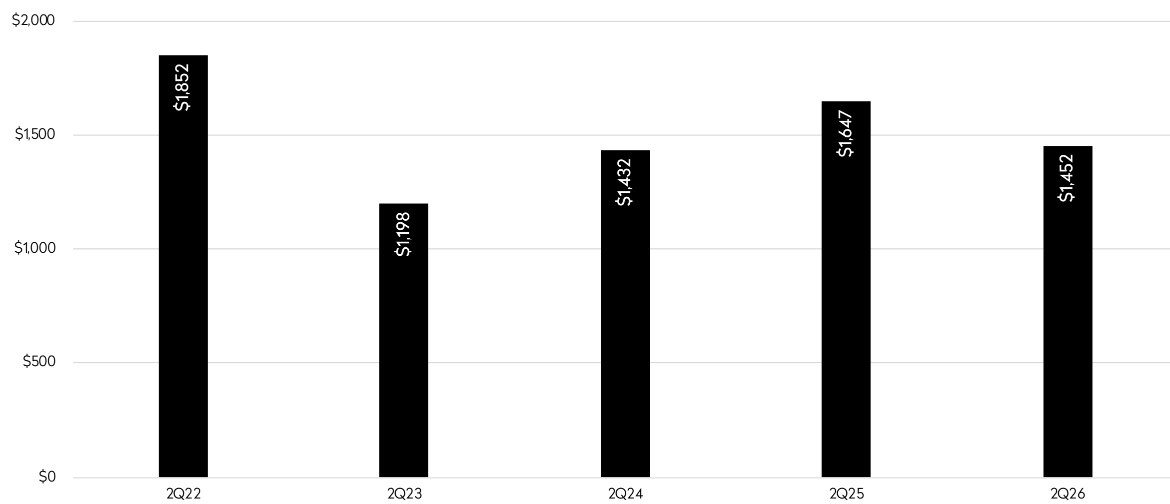
SECOND QUARTER 2026

Hamptons Market Report

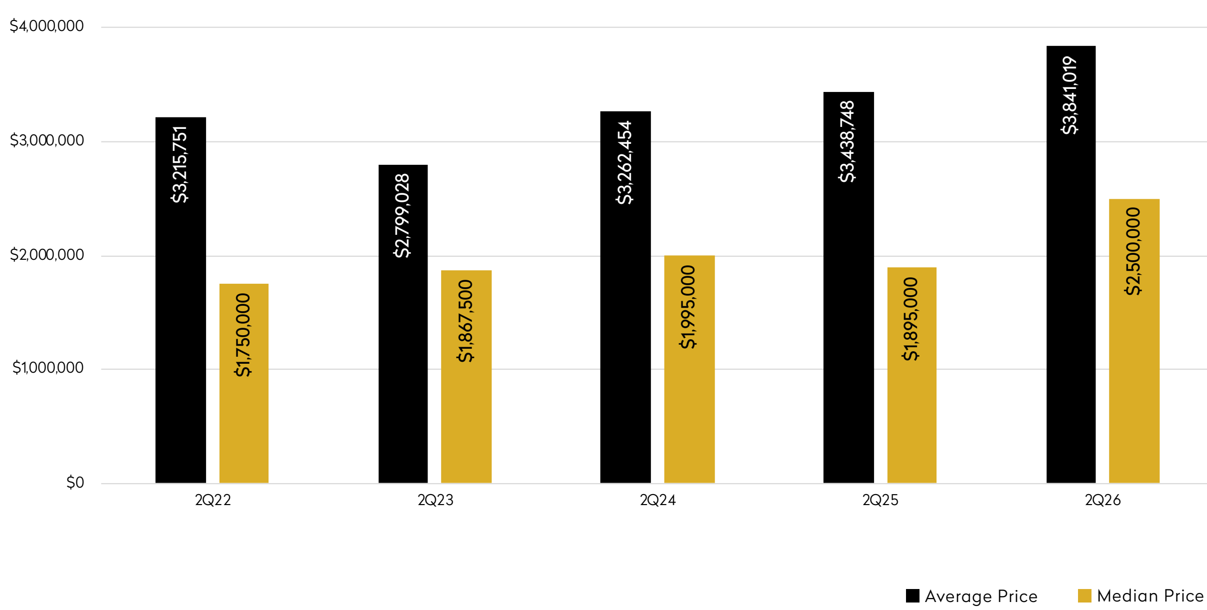
TOTAL DOLLAR VOLUME IN MILLIONS

A sharp decline in closings brought the dollar volume of transactions down 12% from 2025's second quarter.



AVERAGE AND MEDIAN PRICE

The average price was 12% higher than a year ago, while the median price rose 32%.



SECOND QUARTER 2026

Hamptons Market Report

137 SANDUNE COURT, SAGAPONACK

AVERAGE SOLD PRICE	2Q26	2Q25	% CHANGE
All Hamptons	$3,841,019	$3,438,748	11.7%
East of the Canal	$4,308,126	$4,113,762	4.7%
West of the Canal	$2,346,276	$1,804,252	30.0%

MEDIAN SOLD PRICE	2Q26	2Q25	% CHANGE
All Hamptons	$2,500,000	$1,895,000	31.9%
East of the Canal	$2,997,000	$2,342,000	28.0%
West of the Canal	$1,557,500	$1,242,500	25.4%

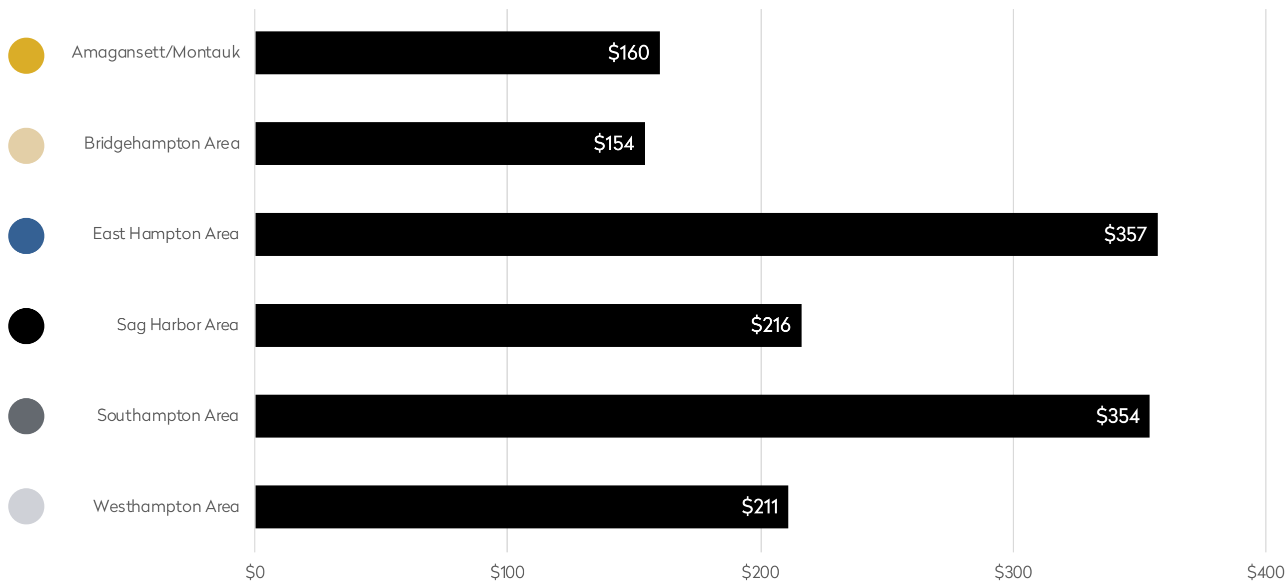
East of the Canal = Southampton to Montauk.
West of the Canal = Remsenburg/Speonk to Hampton Bays.

SECOND QUARTER 2026

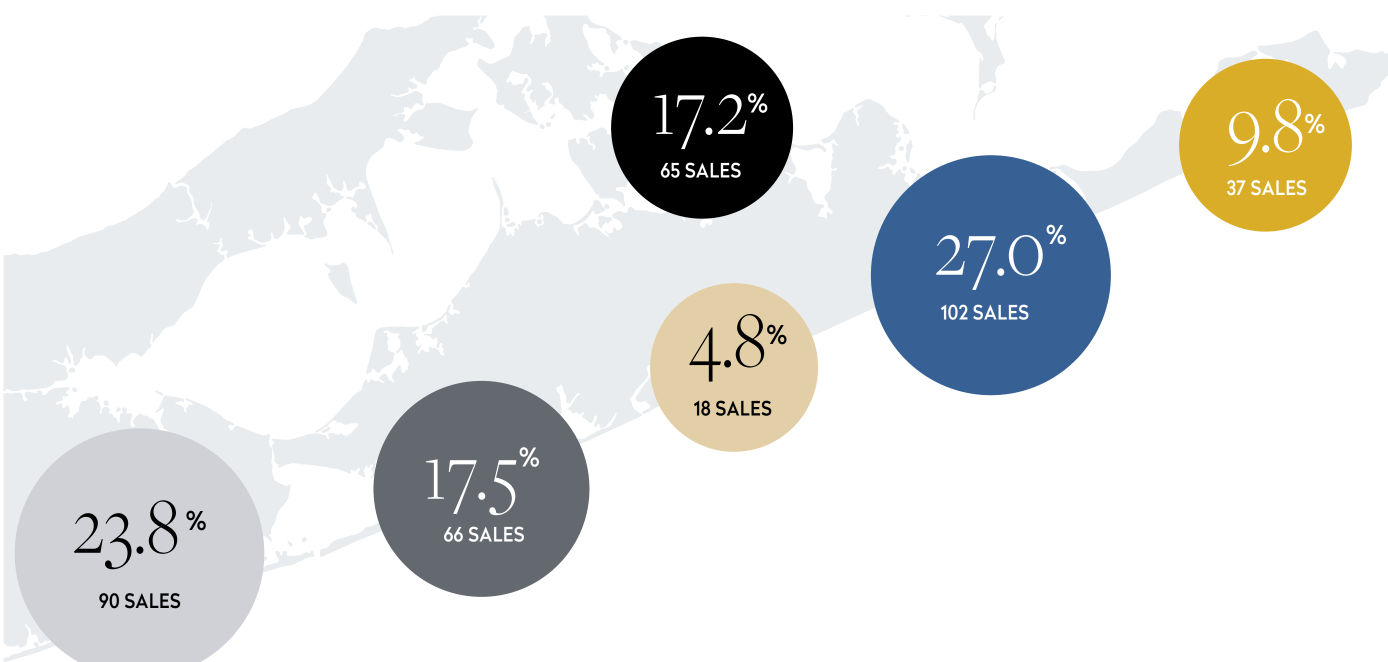
Hamptons Market Report

DOLLAR VOLUME BY AREA IN MILLIONS

- With $357 million in sales, the East Hampton area had the highest dollar volume in the second quarter.
- East Hampton also had the most closings, with 102 reported transactions.



NUMBER OF SALES BY AREA



SECOND QUARTER 2026

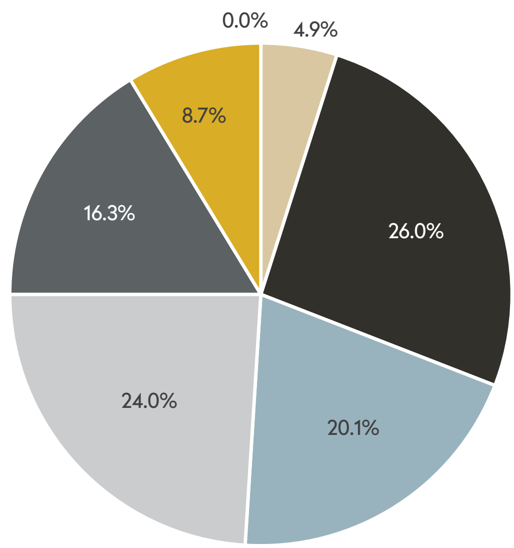
Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

Hamptons East of the Shinnecock Canal

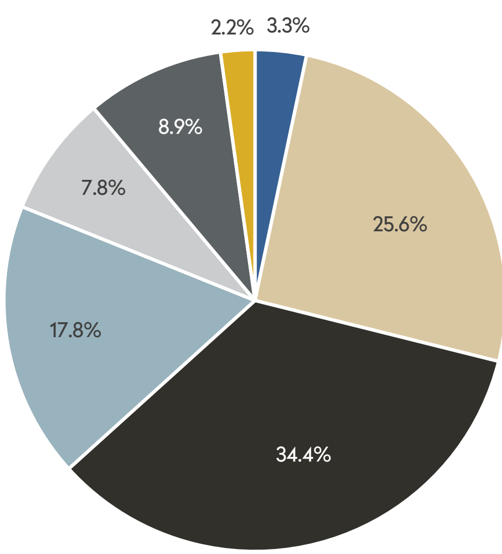
With 26% of all closings, homes priced between $1 million and $2 million accounted for the most sales in this area.

0 to 500K	0 Sales	0.0%
>500K-1M	14 Sales	4.9%
>1M-2M	75 Sales	26.0%
>2M-3M	58 Sales	20.1%
>3M-5M	69 Sales	24.0%
>5M-10M	47 Sales	16.3%
>10M	25 Sales	8.7%



Hamptons West of the Shinnecock Canal

31 closings in the second quarter were between $1 million and $2 million, more than any other price range.

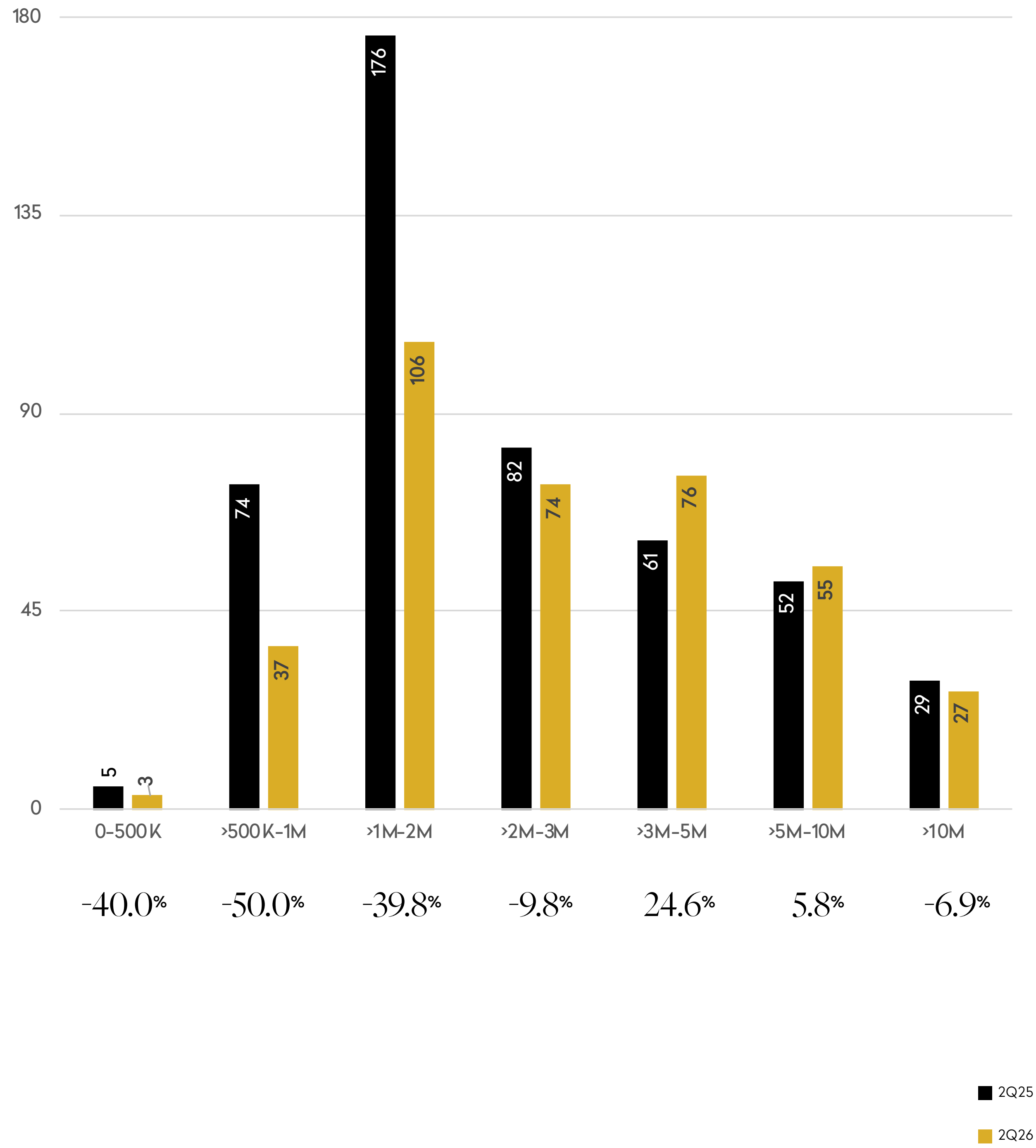


0 to 500K	3 Sales	3.3%
>500K-1M	23 Sales	25.6%
>1M-2M	31 Sales	34.4%
>2M-3M	16 Sales	17.8%
>3M-5M	7 Sales	7.8%
>5M-10M	8 Sales	8.9%
>10M	2 Sales	2.2%

SECOND QUARTER 2026

Hamptons Market Report

SOUTH FORK SALES BY PRICE: 2Q26 VS. 2Q25



SECOND QUARTER 2026

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
2Q26	$4,111,088	$3,750,000	**17**	0	0	3	5	5	4	0
2Q25	$5,805,077	$4,295,000	**13**	0	0	1	2	4	4	2
2Q24	$6,686,864	$6,300,000	**11**	0	1	0	1	2	4	3

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$8,659,643	$7,550,000	**14**	0	1	0	1	2	4	6
2Q25	$5,303,333	$2,800,000	**21**	0	1	4	7	3	3	3
2Q24	$5,309,286	$3,510,000	**21**	0	0	3	4	6	5	3

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$2,769,239	$2,300,000	**79**	0	4	22	29	16	8	0
2Q25	$2,972,807	$1,885,000	**86**	1	11	38	17	10	8	1
2Q24	$2,383,561	$1,985,500	**82**	0	11	32	22	11	5	1

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$7,723,182	$5,550,000	**11**	0	0	1	0	4	3	3
2Q25	$10,573,333	$7,300,000	**12**	0	0	3	0	1	3	5
2Q24	$8,045,078	$5,900,000	**16**	0	0	4	2	1	6	3

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$4,512,613	$2,192,500	**20**	0	0	9	5	3	1	2
2Q25	$3,658,863	$1,947,500	**26**	0	0	15	5	2	1	3
2Q24	$2,577,542	$1,925,000	**24**	0	0	13	6	3	2	0

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
2Q26	$6,821,250	$5,312,500	**4**	0	0	1	0	1	1	1
2Q25	$2,659,381	$2,437,525	**8**	0	0	3	2	3	0	0
2Q24	$5,758,333	$4,500,000	**9**	0	0	1	0	5	2	1

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$3,028,761	$2,350,000	**31**	0	2	10	6	9	3	1
2Q25	$1,925,000	$1,524,000	**33**	1	5	14	9	3	1	0
2Q24	$2,573,455	$2,062,500	**28**	0	2	12	4	8	2	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$3,086,750	$2,662,500	**14**	0	0	6	3	2	3	0
2Q25	$3,489,719	$2,632,842	**29**	0	1	8	9	5	5	1
2Q24	$3,277,937	$2,025,000	**15**	1	1	5	4	2	1	1

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$8,258,625	$7,975,000	**4**	0	0	0	0	2	0	2
2Q25	$6,474,545	$6,050,000	**11**	0	0	2	0	3	4	2
2Q24	$11,309,917	$8,975,000	**6**	0	0	0	0	2	1	3

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$3,211,812	$2,300,000	**16**	0	4	4	2	4	1	1
2Q25	$1,799,545	$1,400,000	**11**	0	3	6	0	2	0	0
2Q24	$1,763,385	$1,540,000	**13**	0	1	7	5	0	0	0

SECOND QUARTER 2026

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
2Q26	$4,362,400	$2,125,000	**24**	0	2	9	2	4	5	2
2Q25	$2,575,845	$1,861,250	**42**	0	3	20	6	8	5	0
2Q24	$2,690,267	$1,715,000	**51**	0	6	22	7	12	3	1

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$5,431,250	$4,275,000	**20**	0	1	4	2	5	5	3
2Q25	$7,185,000	$3,545,000	**26**	0	1	2	8	5	5	5
2Q24	$5,687,500	$3,700,000	**14**	0	0	0	4	5	4	1

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$4,414,583	$3,212,500	**12**	0	0	2	3	5	1	1
2Q25	$10,284,667	$1,854,000	**3**	0	0	2	0	0	0	1
2Q24	$5,973,571	$4,500,000	**7**	0	0	3	0	1	1	2

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$6,387,614	$5,112,500	**22**	0	0	4	0	7	8	3
2Q25	$7,066,167	$5,800,000	**18**	0	0	2	2	2	8	4
2Q24	$5,403,727	$5,700,000	**11**	0	0	1	2	2	6	0

SECOND QUARTER 2026

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
2Q26	$1,600,000	$1,600,000	**1**	0	0	1	0	0	0	0
2Q25	$1,102,460	$850,000	**5**	0	3	2	0	0	0	0
2Q24	N/A	N/A	**0**	0	0	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
2Q26	$2,477,167	$1,642,500	**12**	1	3	4	3	0	0	1
2Q25	$1,307,532	$1,140,000	**31**	1	12	16	1	0	1	0
2Q24	$1,957,676	$1,150,000	**23**	0	8	12	0	1	2	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$1,332,032	$1,115,000	**31**	0	14	14	0	3	0	0
2Q25	$1,079,739	$998,000	**51**	1	26	23	1	0	0	0
2Q24	$1,008,711	$940,000	**46**	2	31	11	1	1	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$5,021,250	$2,557,500	**4**	0	0	1	2	0	0	1
2Q25	$2,036,667	$2,015,000	**6**	0	1	2	2	1	0	0
2Q24	$2,423,333	$1,350,000	**3**	0	1	1	0	1	0	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$3,534,286	$3,275,000	**7**	0	0	0	3	3	1	0
2Q25	$8,336,667	$8,466,250	**6**	0	0	0	1	0	3	2
2Q24	$4,786,734	$2,300,000	**16**	0	1	7	1	2	3	2

SECOND QUARTER 2026

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
2Q26	$3,658,333	$2,012,500	**6**	0	0	3	1	0	2	0
2Q25	$2,616,667	$1,700,000	**9**	0	1	4	1	2	1	0
2Q24	$1,864,125	$1,520,000	**8**	0	3	3	0	2	0	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$1,064,333	$665,000	**3**	0	2	1	0	0	0	0
2Q25	$791,667	$825,000	**3**	0	3	0	0	0	0	0
2Q24	$705,000	$705,000	**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
2Q26	$2,016,821	$1,250,000	**14**	2	2	6	3	0	1	0
2Q25	$1,877,929	$1,574,500	**14**	0	3	6	2	3	0	0
2Q24	$1,744,012	$1,700,000	**15**	1	3	6	3	2	0	0

WESTHAMPTON BEACH

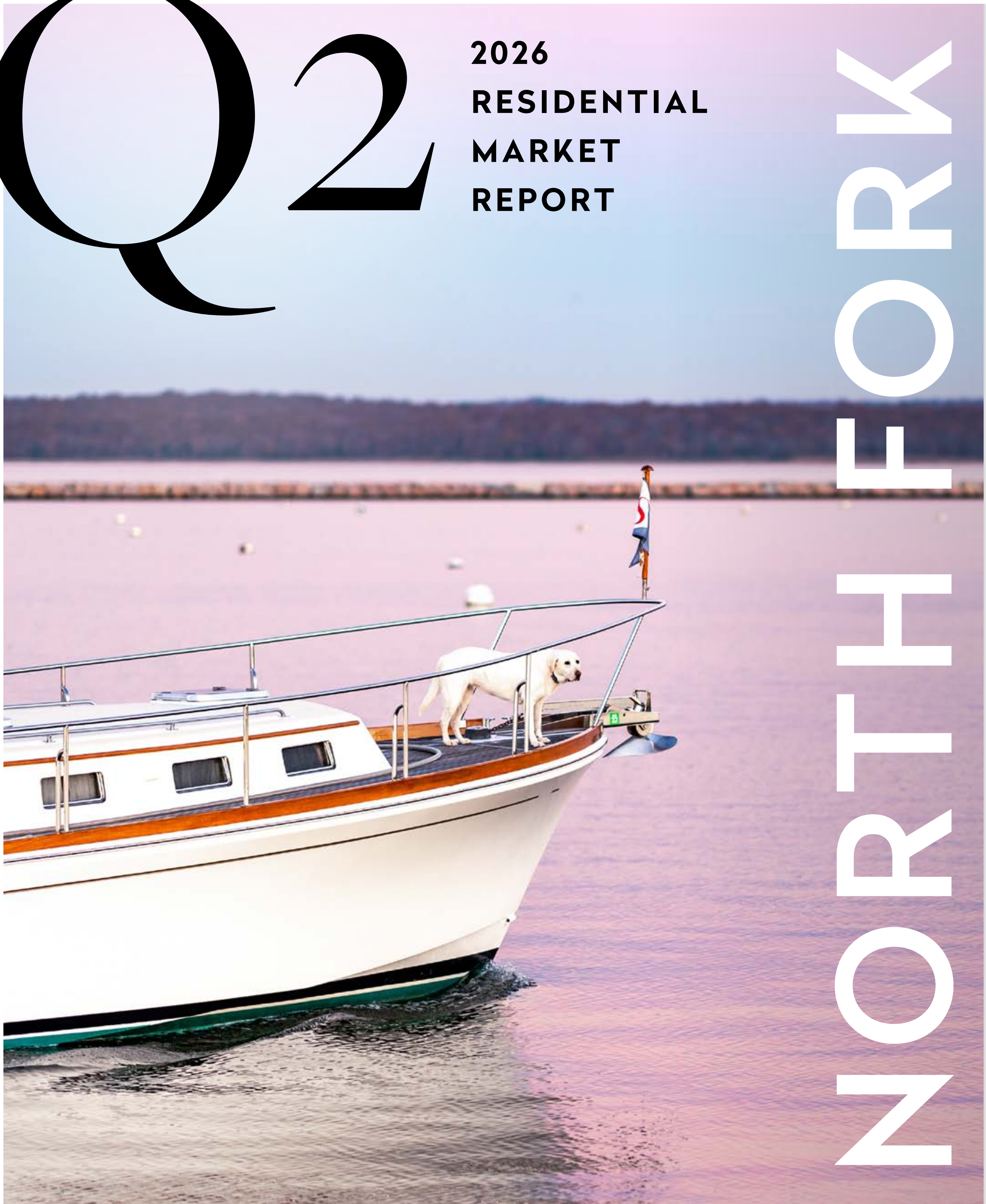
	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	$3,361,863	$2,722,500	**12**	0	2	1	4	1	4	0
2Q25	$2,447,064	$2,427,588	**13**	1	0	2	7	3	0	0
2Q24	$3,271,078	$2,488,489	**19**	0	1	5	7	3	3	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q26	N/A	N/A	**0**	0	0	0	0	0	0	0
2Q25	$2,607,500	$2,607,500	**2**	0	0	1	0	1	0	0
2Q24	N/A	N/A	**0**	0	0	0	0	0	0	0

Q2 2026 RESIDENTIAL MARKET REPORT

NORTH FORK



Brown Harris Stevens THE Craft OF Research

604 MAIN STREET, GREENPORT

SECOND QUARTER 2026

North Fork Market Report

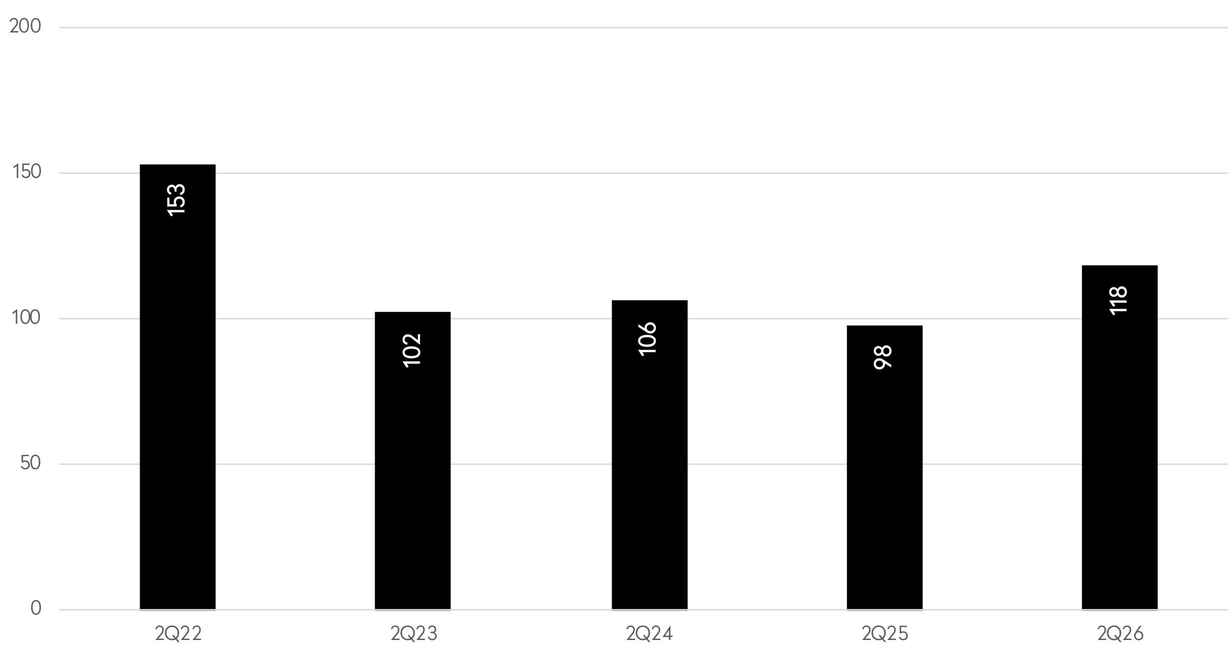
- The number of sales was 20% higher than a year ago.
- Prices averaged $1,542,301, which was 12% above last year's level.
- The increase in both sales and prices brought the total dollar volume up 35% from the second quarter of 2025.

NUMBER OF SALES
2Q26 VS. 2Q25
▲ 20.4%

DOLLAR VOLUME
2Q26 VS. 2Q25
▲ 35.3%

AVERAGE SOLD PRICE
2Q26 VS. 2Q25
▲ 12.4%

TOTAL NUMBER OF SALES



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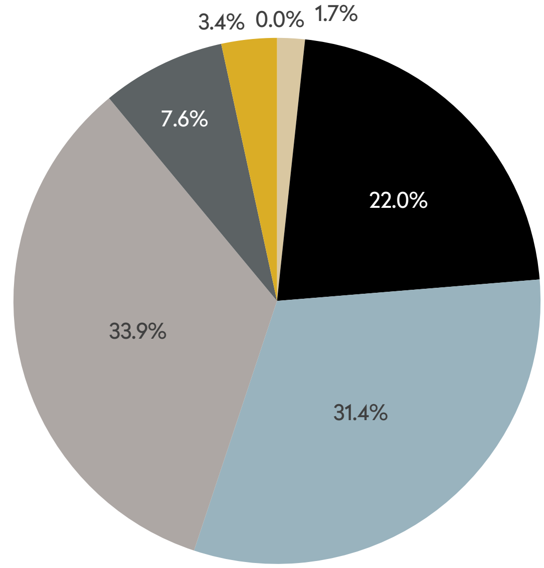
SECOND QUARTER 2026

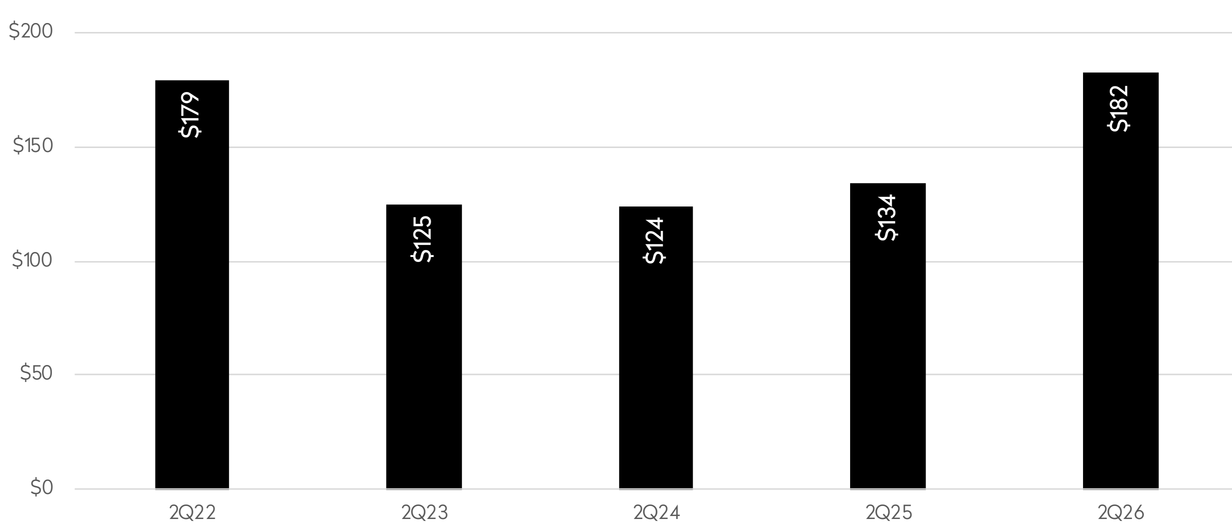
North Fork Market Report

PERCENTAGE OF SALES BY PRICE

■	0 to 350K	0 Sales	0.0%
■	>350K-500K	2 Sales	1.7%
■	>500K-750K	26 Sales	22.0%
■	>750K-1M	37 Sales	31.4%
■	>1M-2M	40 Sales	33.9%
■	>2M-5M	9 Sales	7.6%
■	>5M	4 Sales	3.4%



TOTAL DOLLAR VOLUME IN MILLIONS



SECOND QUARTER 2026

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
2Q26	$1,239,612	$807,500	**12**	0	0	3	6	2	0	1
2Q25	$701,333	$774,000	**6**	0	1	2	3	0	0	0
2Q24	$633,208	$638,250	**6**	0	1	4	1	0	0	0

CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	›350K -500K	›500K-750K	›750K-1M	›1M-2M	›2M-5M	›5M
2Q26	$1,706,667	$1,092,000	**12**	0	0	2	3	6	0	1
2Q25	$1,732,000	$1,175,000	**13**	0	0	0	6	6	0	1
2Q24	$1,354,528	$1,350,000	**18**	0	1	4	2	9	2	0

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	›350K -500K	›500K-750K	›750K-1M	›1M-2M	›2M-5M	›5M
2Q26	$1,451,857	$1,295,000	**7**	0	0	0	0	7	0	0
2Q25	$1,506,833	$1,608,000	**6**	1	0	1	0	1	3	0
2Q24	$1,243,333	$950,000	**6**	0	1	1	1	2	1	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	›350K -500K	›500K-750K	›750K-1M	›1M-2M	›2M-5M	›5M
2Q26	$1,129,680	$899,000	**15**	0	0	4	6	3	2	0
2Q25	$1,190,525	$979,000	**7**	0	0	1	3	3	0	0
2Q24	$1,004,167	$1,017,500	**6**	0	1	0	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
2Q26	$1,112,250	$1,149,500	**4**	0	0	0	2	2	0	0
2Q25	$1,273,286	$1,195,000	**7**	0	0	2	1	3	1	0
2Q24	$859,600	$775,000	**10**	0	0	5	3	2	0	0

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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
2Q26	$995,800	$930,000	7	0	0	1	4	2	0	0
2Q25	$1,146,667	$962,500	6	0	0	2	2	2	0	0
2Q24	$859,090	$845,000	10	0	0	4	4	2	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$1,138,333	$760,000	6	0	1	1	3	0	1	0
2Q25	$1,065,222	$825,000	9	0	1	2	2	4	0	0
2Q24	$1,999,000	$1,999,000	2	0	0	0	0	1	1	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$840,071	$732,500	14	0	0	8	3	3	0	0
2Q25	$1,330,419	$879,000	15	1	0	4	4	4	2	0
2Q24	$887,583	$850,500	12	0	0	5	4	3	0	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$1,267,000	$1,267,000	2	0	0	0	1	1	0	0
2Q25	N/A	N/A	0	0	0	0	0	0	0	0
2Q24	N/A	N/A	0	0	0	0	0	0	0	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$996,143	$870,000	7	0	0	0	5	2	0	0
2Q25	$1,619,080	$1,750,660	4	0	0	0	0	4	0	0
2Q24	$1,447,033	$1,253,000	3	0	0	0	1	1	1	0

SECOND QUARTER 2026

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
2Q26	$11,644,167	$15,000,000	**3**	0	0	0	1	0	0	2
2Q25	$1,875,000	$975,000	**3**	0	0	1	1	0	1	0
2Q24	$1,137,500	$1,137,500	**2**	0	0	0	1	1	0	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$1,625,000	$1,595,000	**3**	0	0	0	0	3	0	0
2Q25	$2,247,500	$2,247,500	**2**	0	0	0	0	1	1	0
2Q24	$528,500	$528,500	**2**	1	0	0	1	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q26	$1,546,265	$1,337,500	**26**	1	10	9	4	2	0	0
2Q25	$1,421,600	$992,500	**20**	0	10	7	2	0	1	0
2Q24	$1,480,943	$960,000	**29**	0	18	6	2	2	1	0

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Second Quarter 2026

Residential Market Report

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