

A photograph of a bright, modern dining room. In the center is a light-colored wooden dining table surrounded by brown upholstered chairs with black metal frames. A large, patterned rug in shades of beige and black covers the floor. To the left is a wooden sideboard with a candle and glassware. Large windows and a glass door in the background offer a view of a lush green garden with trees and a blue ceramic pot. A multi-bulb pendant light hangs from the ceiling.

Q3

2026 RESIDENTIAL MARKET REPORT

S N O T P A I

Brown Harris Stevens THE Craft OF Research

70 GARDINERS LANE

Hamptons + North Fork Market Report

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Message from Robert M. Nelson

Executive Managing Director Brown Harris Stevens of the Hamptons, LLC

3Q2026 MARKET REVIEW

The Hamptons market recorded fewer sales in the third quarter of 2026, but prices did not move uniformly lower. Compared with the same period last year, closed sales declined 15.8% and total dollar volume fell 26.7%, while the median sale price edged up 0.6%. The slower pace reflected limited supply at both the lower and upper ends of the market. The defining story was resilience in the median price despite a substantial decline in transactions.

A shift in the mix of properties sold helps explain the quarter's results. Sales above \$10 million declined 29.6%, contributing to a 12.9% decrease in the overall average sale price. Yet sales between \$3 million and \$5 million increased 17.2%, making it the only price category to post an annual gain in transactions. The decline in the average price therefore should not be read as an equivalent loss in individual property values: fewer high-end closings pulled the average lower, even as activity strengthened in another luxury segment.

Geography also made a meaningful difference. East of the Shinnecock Canal, the median sale price rose 15.7%, even as the average declined 15.1%—another indication that the composition of sales shaped the headline numbers. West of the canal, pricing was steadier, with the median essentially unchanged, up 0.1%, and the average down 2.2%. These contrasting results underscore why the Hamptons is best understood as a collection of distinct local markets rather than a single market moving in one direction.

Activity remained concentrated in several key areas. The broader Westhampton market accounted for 27.7% of all Hamptons transactions, the largest share of any area, while the Sag Harbor market led in total dollar volume. Taken together, the preliminary results describe a slower but uneven market—not a broad-based retreat in prices. Fewer closings and a reduced contribution from the highest-priced sales weighed on overall volume, while the stable regionwide median and growth in the \$3 million-to-\$5 million segment provided important counterpoints.

Robert Nelson

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC



Hamptons Market Report

- Low supply at both the low and high ends of the market led to a 16% decline in the total number of sales compared to a year ago.
- The reduction in high-end sales helped bring the average sales price down 13% from 2025's third quarter to \$3,458,271.
- At \$2,200,000, the median price, which measures the middle of the market, was 1% higher than a year ago.
- With fewer sales and a lower average price, the total dollar volume of sales was 27% lower than the third quarter of 2025.

NUMBER OF SALES

3Q26 VS. 3Q25

▼ 15.8%

DOLLAR VOLUME

3Q26 VS. 3Q25

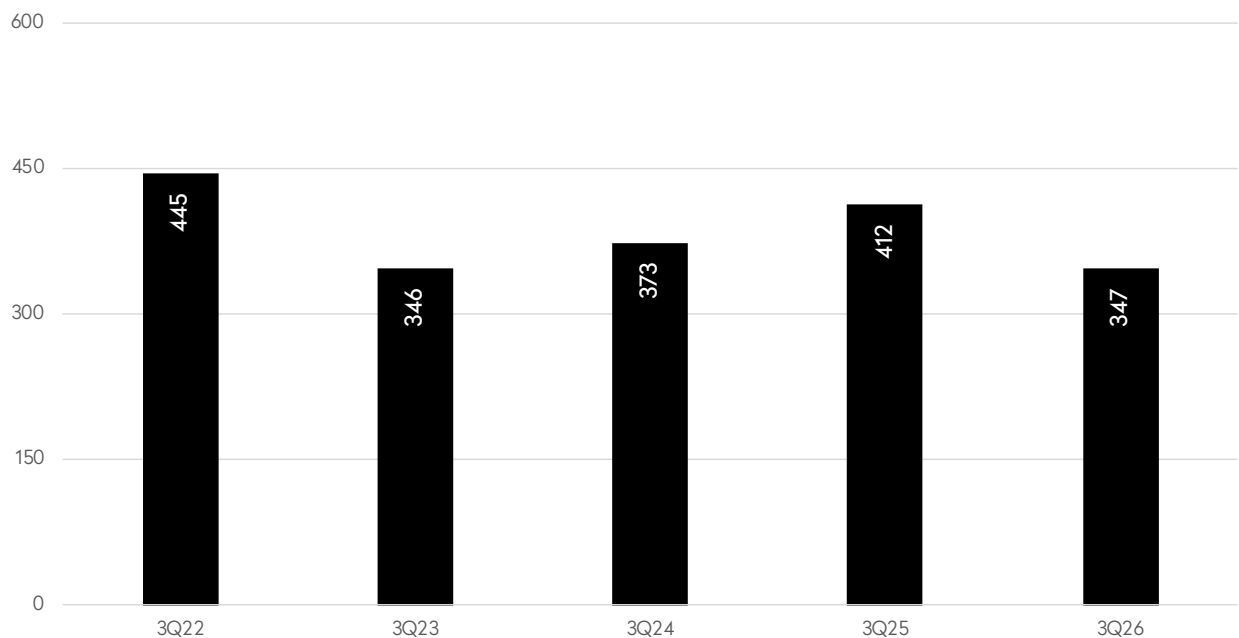
▼ 26.7%

AVERAGE SOLD PRICE

3Q26 VS. 3Q25

▼ 12.9%

TOTAL NUMBER OF SALES



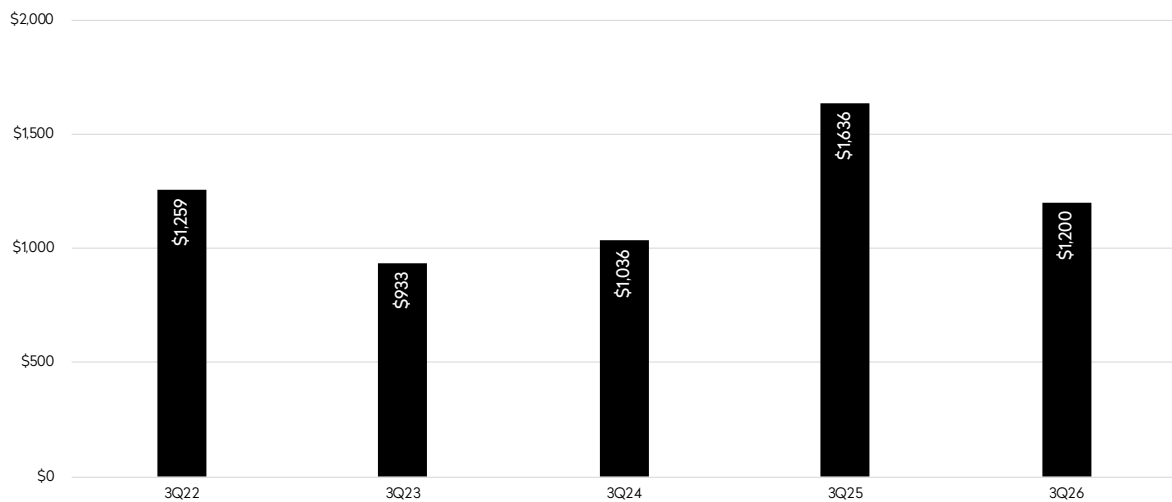
Beginning with the 2Q25 market report, we have changed our report's methodology to allow a more comprehensive view of the market than our prior reports. For that reason, past reports should not be compared to this new format.

Data is sourced from SuffolkVision.com, East End LI, and OneKey MLS. 3Q26 data is preliminary and subject to revision in future reports.

Hamptons Market Report

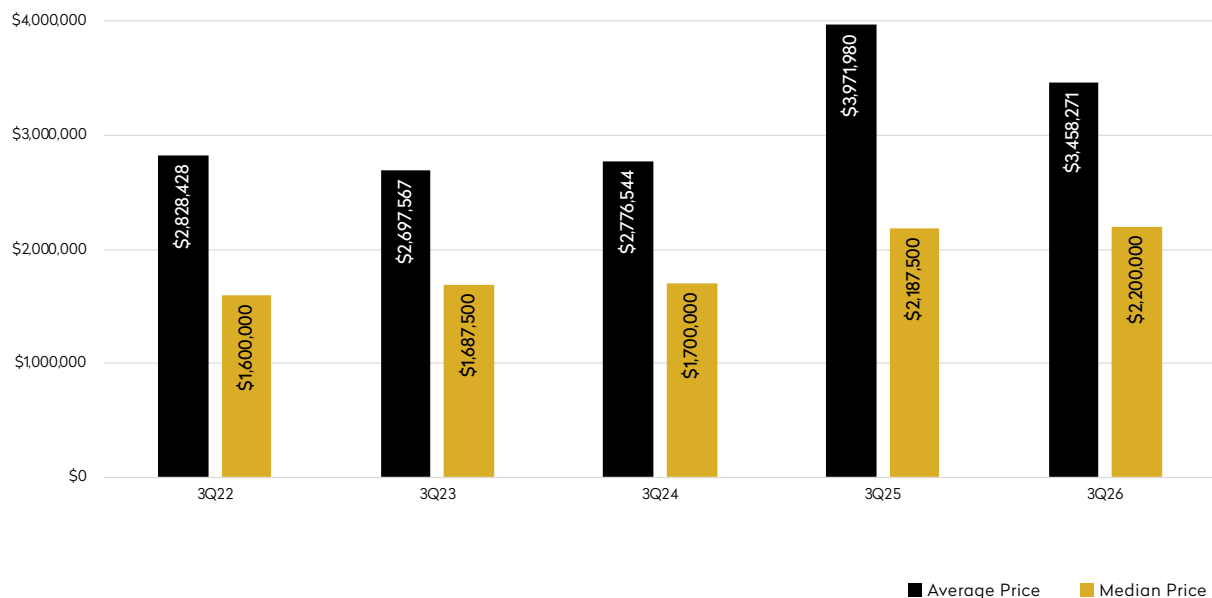
TOTAL DOLLAR VOLUME IN MILLIONS

The total dollar volume of closings fell to \$1.2 billion in the third quarter, a 27% decline compared to last year's comparable period.



AVERAGE AND MEDIAN PRICE

While a reduction in high-end sales brought the average price down from 2025's third quarter, the median price ticked up 1% to \$2,200,000.



Hamptons Market Report



AVERAGE SOLD PRICE	3Q26	3Q25	% CHANGE
All Hamptons	\$3,458,271	\$3,971,980	-12.9%
East of the Canal	\$4,010,791	\$4,721,633	-15.1%
West of the Canal	\$2,013,663	\$2,059,070	-2.2%

MEDIAN SOLD PRICE	3Q26	3Q25	% CHANGE
All Hamptons	\$2,200,000	\$2,187,500	0.6%
East of the Canal	\$2,900,000	\$2,505,875	15.7%
West of the Canal	\$1,251,710	\$1,250,000	0.1%

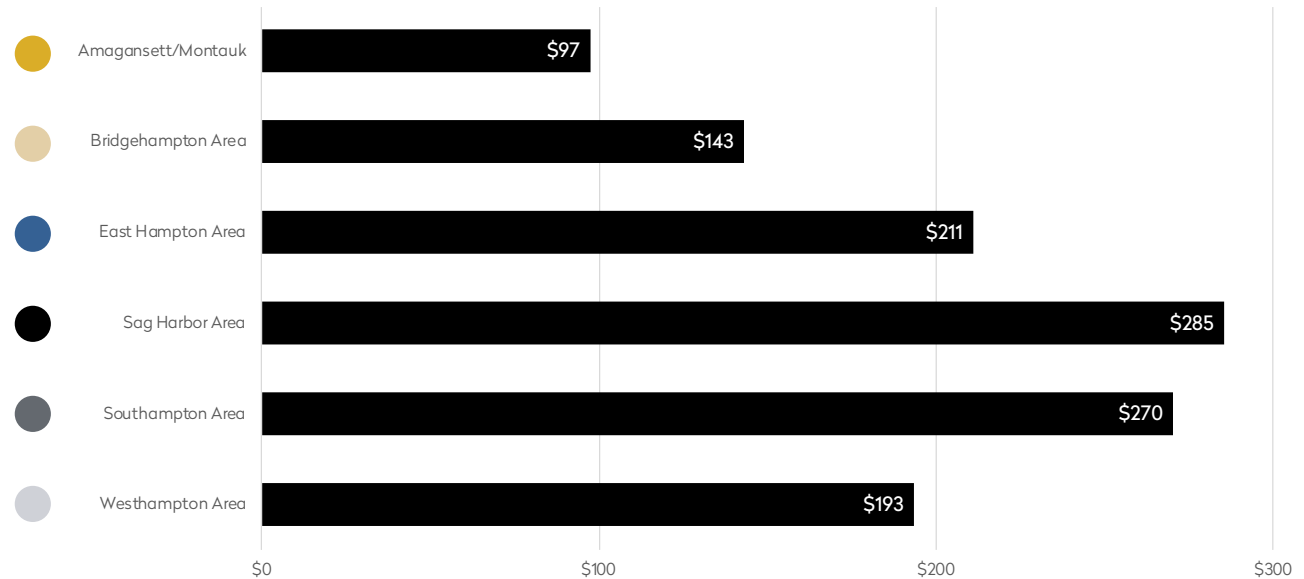
East of the Canal = Southampton to Montauk.

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

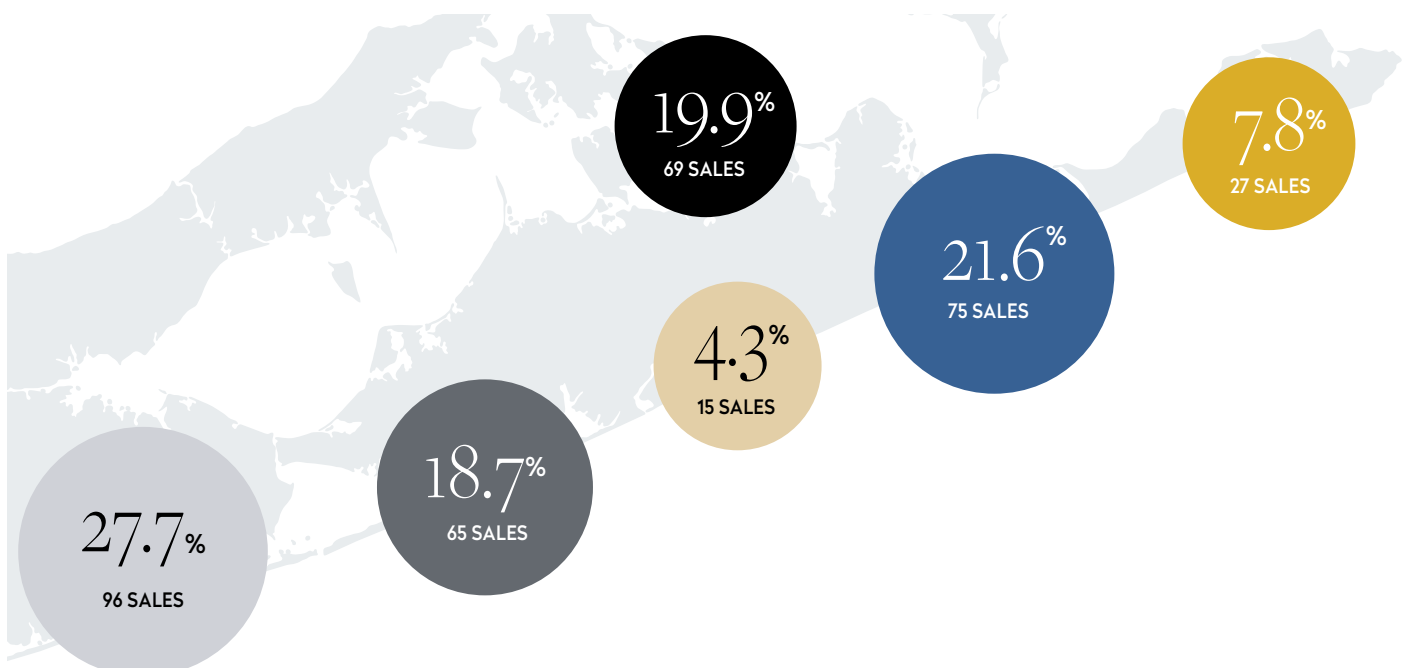
Hamptons Market Report

DOLLAR VOLUME BY AREA IN MILLIONS

- The Sag Harbor market had over \$285 million in transactions in 3Q26, the most of any market area in our report.
- With 27.7% of all transactions, the Westhampton market was the most active in the third quarter of 2026.



NUMBER OF SALES BY AREA

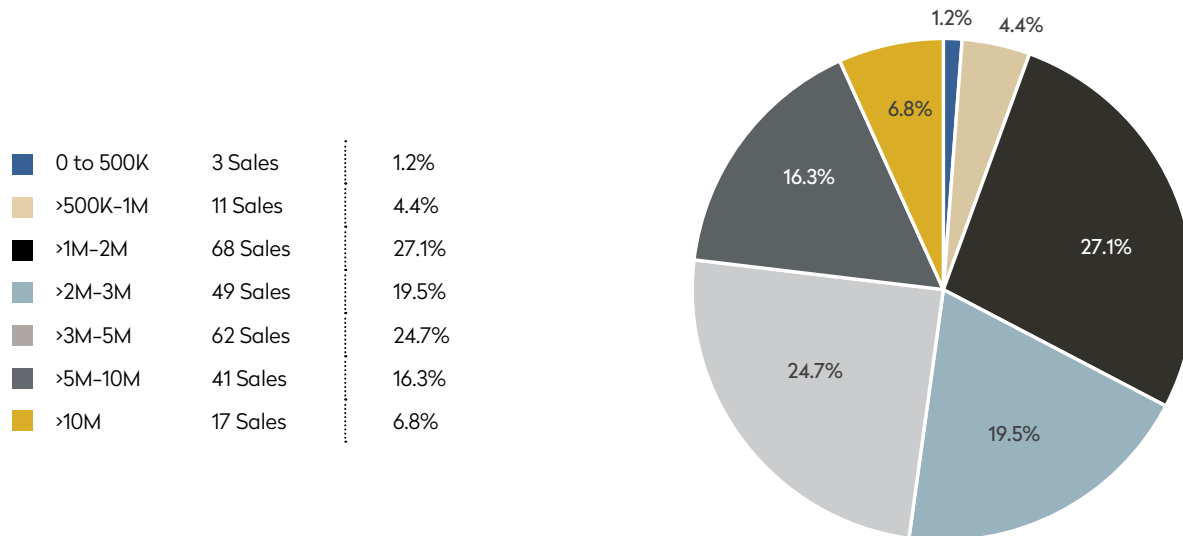


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

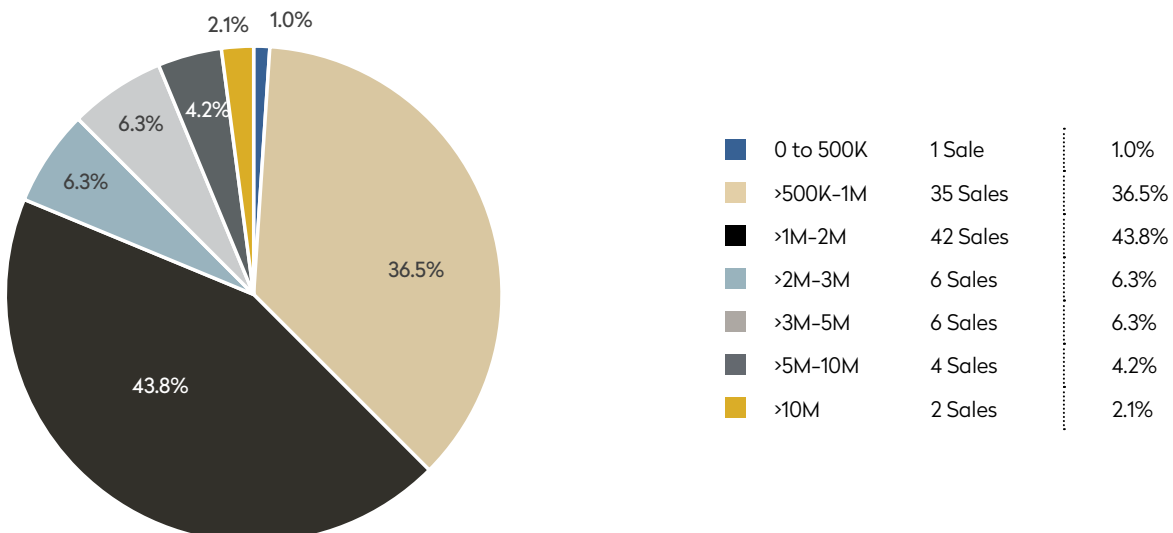
Hamptons East of the Shinnecock Canal

The most active price range for closings was between \$1 million and \$2 million, which comprised 27.1% of third quarter closings.



Hamptons West of the Shinnecock Canal

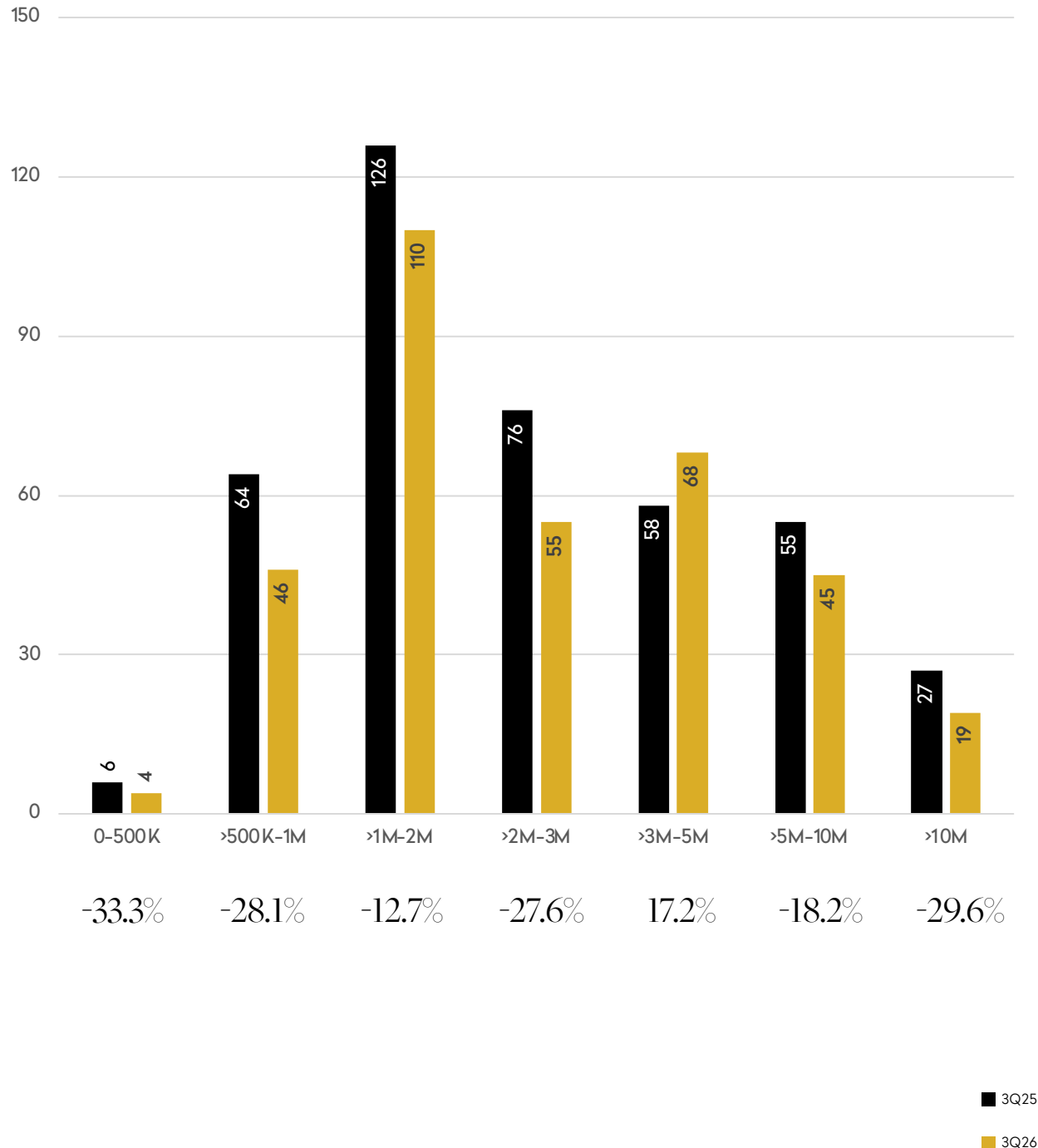
43.8% of transactions in this area were between \$1 million and \$2 million, the most of any price range.



THIRD QUARTER 2026

Hamptons Market Report

SOUTH FORK SALES BY PRICE: 3Q26 VS. 3Q25



THIRD 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
3Q26	\$2,310,417	\$1,862,500	6	1	0	2	2	0	1	0
3Q25	\$15,084,521	\$4,325,000	10	0	0	0	4	3	2	1
3Q24	\$4,894,444	\$2,800,000	9	0	0	1	4	1	1	2

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$6,420,000	\$5,700,000	10	0	0	1	0	3	4	2
3Q25	\$8,049,688	\$6,455,000	16	0	0	1	2	3	6	4
3Q24	\$6,310,714	\$6,500,000	7	0	0	0	1	2	3	1

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$2,557,897	\$2,170,000	60	1	2	23	16	13	5	0
3Q25	\$2,183,278	\$1,675,000	67	3	3	35	11	9	6	0
3Q24	\$1,843,473	\$1,537,500	62	1	5	36	13	7	0	0

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$4,405,000	\$3,325,000	10	0	0	2	3	2	2	1
3Q25	\$9,188,605	\$3,550,000	19	0	0	2	7	1	6	3
3Q24	\$6,609,286	\$4,962,500	14	0	0	0	3	5	2	4

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$3,975,988	\$2,388,750	21	0	1	7	6	3	2	2
3Q25	\$3,305,144	\$2,367,167	15	0	0	6	3	4	2	0
3Q24	\$2,863,750	\$1,910,000	16	0	1	8	2	2	3	0

THIRD QUARTER 2026

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
3Q26	\$4,367,857	\$2,200,000	7	0	0	3	1	1	1	1
3Q25	\$3,383,521	\$2,497,500	12	0	0	3	4	3	2	0
3Q24	\$5,968,333	\$5,750,000	3	0	0	0	1	0	2	0

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$3,947,648	\$4,250,000	27	0	1	5	3	12	6	0
3Q25	\$2,494,303	\$1,925,000	23	0	0	12	6	3	2	0
3Q24	\$2,191,538	\$1,600,000	13	0	4	5	1	1	2	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$4,644,348	\$4,150,000	23	0	0	2	3	11	6	1
3Q25	\$4,299,118	\$2,650,000	17	0	0	4	6	2	3	2
3Q24	\$2,831,250	\$2,197,500	20	0	1	8	4	5	2	0

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$15,740,000	\$19,000,000	5	0	0	0	1	0	1	3
3Q25	\$7,715,000	\$5,800,000	5	0	0	0	1	1	2	1
3Q24	\$8,584,350	\$8,359,250	10	0	0	0	1	0	6	3

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$3,442,292	\$2,248,750	12	0	0	5	2	1	4	0
3Q25	\$2,333,604	\$1,580,000	16	0	6	6	1	2	0	1
3Q24	\$2,916,286	\$2,150,000	14	0	2	5	3	3	0	1

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
3Q26	\$2,472,241	\$1,500,000	29	1	7	10	6	3	0	2
3Q25	\$2,004,803	\$1,600,000	40	1	6	21	6	4	2	0
3Q24	\$2,621,074	\$1,850,000	44	0	10	13	6	11	3	1

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$6,366,750	\$4,150,000	20	0	0	2	2	8	4	4
3Q25	\$8,176,322	\$4,392,500	30	0	0	1	6	9	6	8
3Q24	\$3,486,350	\$2,548,750	10	0	1	3	3	1	1	1

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$2,681,000	\$2,250,000	5	0	0	2	1	2	0	0
3Q25	\$5,340,000	\$3,350,000	5	0	0	1	1	1	1	1
3Q24	\$9,350,000	\$9,350,000	1	0	0	0	0	0	1	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$4,450,156	\$4,048,750	16	0	0	4	3	3	5	1
3Q25	\$7,065,350	\$4,825,000	21	1	0	3	1	6	6	4
3Q24	\$6,570,000	\$5,770,000	9	0	0	3	0	1	3	2

THIRD 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
3Q26	\$1,175,000	\$815,000	3	0	2	1	0	0	0	0
3Q25	\$807,420	\$630,000	5	0	4	1	0	0	0	0
3Q24	\$785,000	\$785,000	2	0	2	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
3Q26	\$2,421,278	\$1,425,000	18	0	5	12	0	0	0	1
3Q25	\$1,799,450	\$1,155,000	20	0	9	6	4	0	1	0
3Q24	\$1,676,204	\$1,068,750	26	2	10	10	1	1	2	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$1,224,213	\$1,045,000	43	1	20	20	1	1	0	0
3Q25	\$1,203,106	\$885,000	42	0	29	7	4	2	0	0
3Q24	\$1,018,218	\$852,000	57	3	43	8	2	1	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$965,000	\$965,000	1	0	1	0	0	0	0	0
3Q25	\$825,000	\$825,000	2	0	2	0	0	0	0	0
3Q24	\$1,476,750	\$947,500	8	0	5	1	1	1	0	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$4,745,000	\$3,850,000	5	0	0	1	1	1	1	1
3Q25	\$4,585,071	\$3,910,500	7	0	0	2	1	1	2	1
3Q24	\$4,735,000	\$4,050,000	12	0	0	2	2	4	3	1

THIRD 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
3Q26	\$1,654,167	\$912,500	6	0	4	1	0	0	1	0
3Q25	\$2,919,367	\$2,010,000	6	0	0	3	2	0	1	0
3Q24	\$2,100,000	\$2,100,000	9	1	1	2	4	0	1	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$862,500	\$862,500	2	0	2	0	0	0	0	0
3Q25	\$1,225,000	\$1,225,000	1	0	0	1	0	0	0	0
3Q24	\$769,600	\$769,600	2	0	2	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
3Q26	\$2,279,889	\$1,950,000	9	0	0	5	2	2	0	0
3Q25	\$1,454,786	\$1,410,000	14	1	3	7	3	0	0	0
3Q24	\$1,573,227	\$1,200,000	11	2	2	4	2	1	0	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$3,100,583	\$2,031,750	6	0	1	2	2	0	1	0
3Q25	\$3,631,412	\$2,700,000	17	0	2	4	3	4	3	1
3Q24	\$2,551,923	\$1,950,000	13	0	2	5	3	1	2	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q26	\$6,033,333	\$4,400,000	3	0	0	0	0	2	1	0
3Q25	\$6,853,950	\$6,853,950	2	0	0	0	0	0	2	0
3Q24	\$3,675,000	\$3,675,000	1	0	0	0	0	1	0	0



Q3

**2026
RESIDENTIAL
MARKET
REPORT**

**NORTH
FORK**

Brown Harris Stevens *THE Craft of Research*

134 MIDDLE POND ROAD

North Fork Market Report

- There were 120 reported closings in the third quarter of 2026, which was 14% more than one year ago.
- Both the average and median sales prices posted large gains over the past year.
- The combination of more sales and higher prices brought the total dollar volume up 45% compared to the third quarter of 2025.

NUMBER OF SALES

3Q26 VS. 3Q25

▲ 14.3%

DOLLAR VOLUME

3Q26 VS. 3Q25

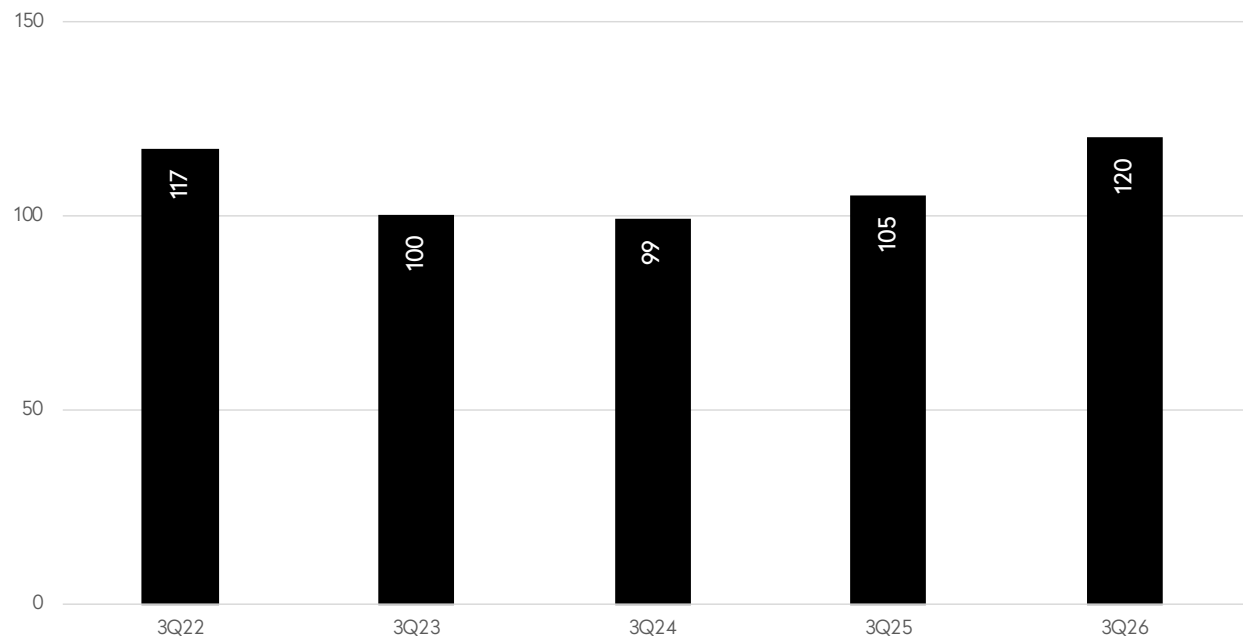
▲ 45.2%

AVERAGE SOLD PRICE

3Q26 VS. 3Q25

▲ 27.1%

TOTAL NUMBER OF SALES

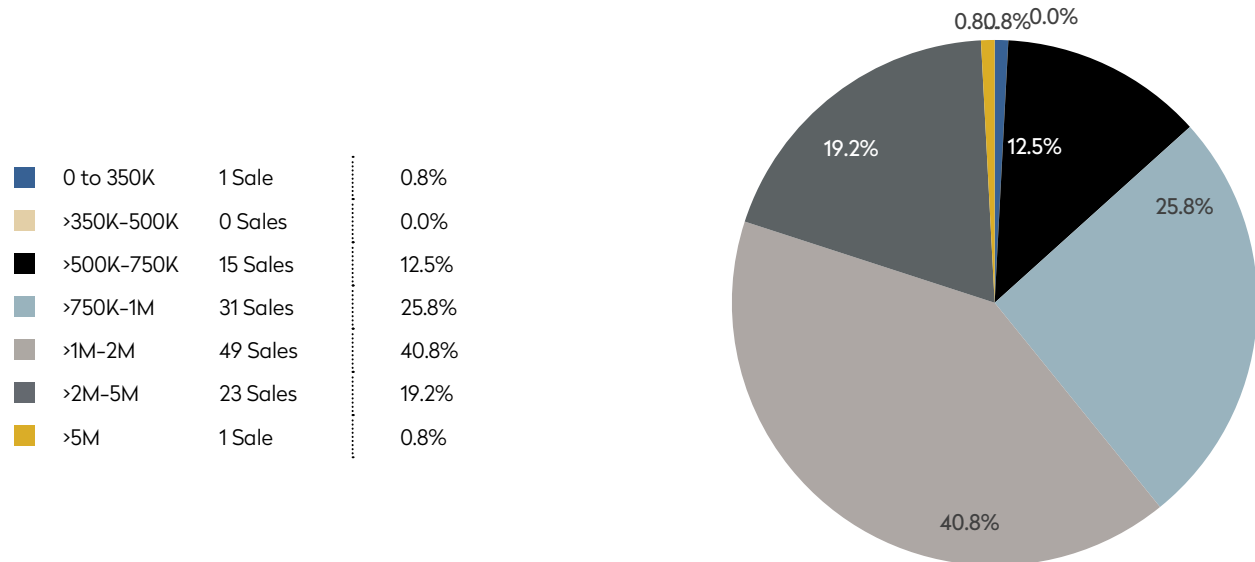


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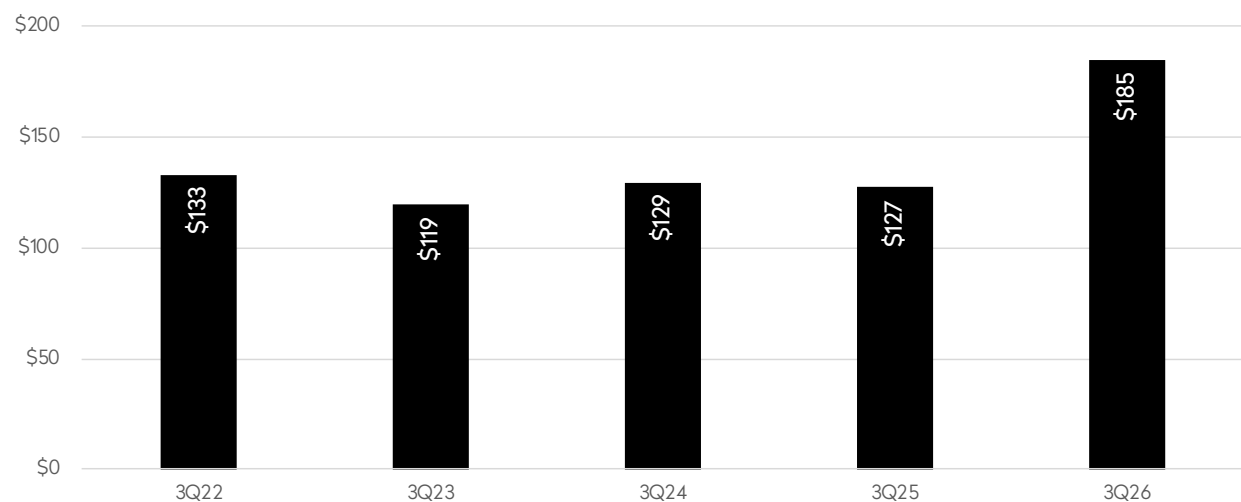
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North Fork Market Report

PERCENTAGE OF SALES BY PRICE



TOTAL DOLLAR VOLUME IN MILLIONS



THIRD 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
3Q26	\$800,200	\$750,000	5	0	0	3	2	0	0	0
3Q25	\$745,800	\$750,000	5	0	0	3	2	0	0	0
3Q24	\$1,121,429	\$975,000	7	0	0	1	3	3	0	0

CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$2,041,154	\$1,625,000	13	0	0	1	2	6	4	0
3Q25	\$1,266,154	\$1,050,000	13	0	1	3	2	6	1	0
3Q24	\$947,107	\$834,500	14	0	1	4	6	2	1	0

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$2,446,000	\$1,215,000	5	0	0	0	1	2	2	0
3Q25	\$1,477,700	\$1,407,500	10	0	0	1	1	7	1	0
3Q24	\$856,250	\$775,000	4	1	0	1	1	1	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$1,145,458	\$1,025,000	12	1	0	2	3	5	1	0
3Q25	\$1,493,091	\$1,230,000	11	0	0	1	3	4	3	0
3Q24	\$1,051,125	\$962,500	8	0	1	3	0	4	0	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$1,050,000	\$1,050,000	1	0	0	0	0	1	0	0
3Q25	\$1,101,250	\$1,100,000	8	0	0	1	2	5	0	0
3Q24	\$1,161,500	\$1,200,000	9	1	0	1	2	5	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
3Q26	\$1,198,150	\$994,500	20	0	0	2	10	6	2	0
3Q25	\$869,471	\$845,000	9	0	0	1	7	1	0	0
3Q24	\$1,045,000	\$1,045,000	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
3Q26	\$1,978,889	\$1,780,000	9	0	0	1	1	3	4	0
3Q25	\$1,412,582	\$1,100,000	5	0	0	0	2	2	1	0
3Q24	\$725,000	\$725,000	1	0	0	1	0	0	0	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$1,352,214	\$1,147,500	14	0	0	1	3	7	3	0
3Q25	\$1,088,004	\$975,000	13	1	0	2	5	4	1	0
3Q24	\$1,143,937	\$907,000	16	0	0	2	9	4	1	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	N/A	N/A	0	0	0	0	0	0	0	0
3Q25	\$1,050,000	\$1,050,000	1	0	0	0	0	1	0	0
3Q24	\$747,500	\$747,500	2	0	0	1	1	0	0	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$2,185,000	\$2,000,000	8	0	0	0	0	4	4	0
3Q25	\$1,281,655	\$1,325,810	4	0	0	1	1	2	0	0
3Q24	\$1,616,250	\$1,700,000	4	0	0	0	1	1	2	0

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SINGLE-FAMILY HOMES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$1,302,500	\$1,302,500	2	0	0	0	0	2	0	0
3Q25	\$840,000	\$840,000	2	0	0	1	0	1	0	0
3Q24	N/A	N/A	0	0	0	0	0	0	0	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$6,000,000	\$6,000,000	1	0	0	0	0	0	0	1
3Q25	\$782,500	\$782,500	2	0	0	1	1	0	0	0
3Q24	N/A	N/A	0	0	0	0	0	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q26	\$1,342,745	\$1,125,000	30	0	0	5	9	13	3	0
3Q25	\$1,295,068	\$1,140,000	22	0	0	2	8	9	3	0
3Q24	\$1,777,180	\$1,127,500	32	0	0	5	8	10	8	1

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Third Quarter 2026

Residential Market Report

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