East End Housing Report

Third Quarter 2026: Sources and Method

Published November 24, 2026.

Sources of the figures in the report

Source	What we take from it	As of
New York State Department of Taxation and Finance, Office of Real Property Tax Services. SalesWeb, in the Municipal Data Portal at tax.ny.gov.	Every sale reported to the state in the five towns since January 2017: price, sale date, property class at the time of sale and the conditions of the sale.	Downloaded November 23, 2026. 49,405 deeds.
Suffolk County. Tax parcel transfer records, parcel records and buyer and seller names, published on the County GIS server at gis.suffolkcountyny.gov.	Every recorded deed with its recording date, and the price where the county has entered one. Address and land use. Deeds that a later deed has replaced on the same parcel.	Downloaded November 23, 2026. Newest recording November 17, 2026. 921 sales used that are not in the state file.
New York State Assembly, Assemblyman Tommy John Schiavoni. Press releases at nyassembly.gov/mem/Tommy-John-Schiavoni/press.	The transfer tax figures in the report: Community Preservation Fund revenue by town for calendar 2025, the 2024 total and Community Housing Fund revenue for 2025 (release of March 3, 2026), and January through July 2026 (release of September 14, 2026).	Read November 23, 2026.

Sources used only to check our figures

Source	Use
Town of Southampton, Community Preservation Fund Revenue History (southamptontownny.gov).	The town's own 2025 total, compared with the Assembly figure for Southampton.
The Elliman Report, Hamptons Sales, third quarter 2025, prepared by Miller Samuel Inc.	Its published counts and medians for 3 quarters, compared with ours for the same area and property types.
Times Review Media Group real estate transfers, prepared by Suffolk Vision Inc.	The price of 1 sale, to correct a recording error.

Definitions

1. **Area.** The towns of East Hampton, Southampton, Shelter Island, Southold and Riverhead, with their villages. The South Fork is East Hampton and Southampton. The North Fork is Southold and Riverhead. Shelter Island is reported on its own.
2. **Homes.** One-family houses, condominiums and multi-family residences, by the state property class at the time of sale. Vacant land and commercial property are shown separately.

3. **Sales.** A recorded sale of $50,000 or more between unrelated parties on the open market. We leave out foreclosure and referee's deeds, deeds in place of foreclosure, short sales, tax deeds, quitclaim deeds, sales between relatives or related companies, sales in which a buyer is also a seller, sales to or from a government body, lender or land trust, sales of a partial interest, sales that include a business, and sales the assessor marked as not offered on the open market.
4. **Estate sales.** We count sales by executor's, administrator's and trustee's deeds, and sales that closed long after the contract date. The state marks both as not arm's length for assessment purposes.
5. **Dates.** The 2026 and 2025 tables by quarter and year to date, and the October early look, count a sale in the period its deed was recorded with the County Clerk. The yearly tables for 2017 through 2025 count a sale in the year of its sale date.
6. **Small counts.** No percent change is shown where either period has fewer than 50 sales.
7. **Hamlets.** A hamlet in the report is a post office area within the five towns. It is the name the county parcel file gives to the ZIP code of the property. East Hampton includes Springs, Sag Harbor includes Noyac and North Haven, and Flanders includes Riverside and Northampton. A hamlet is listed when it had at least 15 sales in both periods. The hamlets listed hold 1,639 of the 1,839 sales from January through September 2026 that have a price to date. Hamlet medians are based on the sales that have a price to date. We do not compare the number of sales by hamlet.
8. **Price ranges and the top 10 percent.** The shares by price range and the top 10 percent of the quarter are based on the sales that have a price to date. The top 10 percent is the highest-priced tenth of those sales.

How the two record files are combined

We match the state and county files deed by deed, by deed book and page. A deed found in both is counted once, with the state's price and property class. A deed found only in the county file is counted with the county's price and today's land use. For 2017 to date the combined file holds 50,326 deeds with a price. Of those, 30,029 are home sales that meet the definition above.

1,033 of the deeds repeat another deed (same town, price and sale date, with the same address or a deed page within 2 of the other). Each pair is counted as 1 sale. One price is corrected: the state file shows $149,500,000 for 2810 Beebe Drive, Cutchogue, sold May 20, 2026. The county file shows $1,500,000 and the published transfer list shows $1,495,000. We use $1,495,000. We check every sale above $20 million on the North Fork and Shelter Island, and above $60 million on the South Fork, against a second source.

Why we count by the date recorded

The county shows a recorded deed within days. Every deed recorded in a period is on file soon after the period ends. A count by sale date has to wait for every deed from the period to be recorded, and that wait has grown. Deeds recorded from August through October 2026 had been signed a median of 44 days earlier. For the same months of 2025 the median was 25 days. When recording slows, some sales move into later months: a sale that closed in October and is recorded in December is counted in December.

The recording date comes from the county for 4,716 of the 4,786 home sales recorded since January 2025. For the other 70 we use the deed date in the state file.

For comparison, the count of all deeds of a type used for sales, with or without a price, was 4,000 from January through September 2026 and 4,048 in the same months of 2025.

How the 2026 estimates are made

The county enters a price on about 5 of every 6 sales. The rest carry no price until the state file receives them, a median of 111 days after recording. So for a recent period we know every deed that was recorded, and we know the price of most of the sales among them.

1. **Sales counted so far.** These are the sales the county has priced and the sales already in the state file. When a sale is only in the county file, we decide whether it is a market sale from the deed type and the names on the deed. We tested this rule on 6,688 deeds found in both files. Of the sales that passed, 4.6 percent did not meet the full definition when we checked them in the state file, so we count each sale found only in the county file as 0.954 of a sale.
2. **Sales without a price yet.** We start with the deeds recorded in the period that have no price, are on residential land and are a type of deed used for sales. In the 5 most recent final quarters, 8 to 19 of every 100 of these deeds turned out to be home sales. Over the 5 quarters together it was 15 of every 100. We apply that share and subtract the ones the state has already reported as sales.
3. **Range.** The low and high estimates use the lowest and the highest of those 5 quarterly shares. If the state has already reported at least as many sales as the low share implies, we set the low estimate equal to the sales counted so far.

Period recorded, five towns	Status	Sales counted so far	Estimate (low to high)	Share counted so far
First quarter 2026	Final	620	620	100%
Second quarter 2026	Estimate	587	622 (587 to 655)	94%
Third quarter 2026	Estimate	619	674 (629 to 711)	92%
January through September 2026	Estimate	1,826	1,916 (1,836 to 1,986)	95%
October 2026, early look	Estimate	189	223 (209 to 236)	85%

Sales counted so far are those the county has priced or the state file already holds. For an older period the state file has filled in most of what the county did not price, so the share counted is higher than 5 in 6. Every figure is a whole number. Each fork is the sum of its towns, the five town total is the sum of the 5 towns, and January through September is the sum of the 3 quarters. October is an early look and is not included in the year to date.

Medians. A median marked * is the median of the sales that have a price so far. Medians, price ranges, property types and hamlets use every sale that has a price to date: 632 in the third quarter and 1,839 from January through

September. Those counts are slightly higher than the sales counted so far in the table above, because a sale found only in the county file counts as 0.954 of a sale there. In the 5 most recent final quarters, 45 to 63 percent of the sales the county had not priced were below the quarter's median. If the third quarter sales without a price yet fall below the median as often as in the highest of those quarters, the five town median is $1,450,000, compared with $1,402,500 a year earlier. If every one of them were below the median, it would be $1,275,000. For January through September the same two figures are $1,495,000 and $1,395,000, compared with $1,432,000 a year earlier.

Checks

Check	Result
Community Preservation Fund, calendar 2025 (the 2 percent part of the transfer tax)	The 2 percent tax implied by every priced 2025 deed in our file is $160.2 million. The towns collected $152.8 million. Ours is 105 percent of collections. Some deeds are exempt from the tax, so a figure above 100 percent is expected.
Southampton Town's own revenue history, calendar 2025	The town shows $85,539,029 to the fund. The Assembly release shows $85,571,757. The difference is $32,728.
The Elliman Report. Area: the Hamptons. Property types: condominium and one-family only. Counted by sale date. Our South Fork figures in the report also include multi-family residences, so they differ from the figures in this row.	Third quarter 2025: ours 445 sales at $1,900,000, Elliman 421 at $2,000,000. Second quarter 2025: ours 473 at $1,825,000, Elliman 472 at $1,895,000. Third quarter 2024: ours 387 at $1,515,001, Elliman 393 at $1,537,500.
State file compared with county file	On 25,602 deeds that carry a price in both files, the price is identical on 96.9 percent and the sale date on 92.4 percent.

Not in this report

1. Listing inventory, days on market, pending sales and rentals. They are not in the public record.
2. Village figures, and hamlet figures for a single quarter. Most hamlets have too few sales in one quarter.
3. Dollar volume for 2026. A small share of county prices contain data entry errors. These do not affect a median, but they do affect a total.
4. Final 2026 counts after the first quarter.
5. Area figures for October. A single month does not have enough sales to break down by area.
6. A comparison with brokerage reports. Those reports use their own sources, areas, property types and dates, and their figures will differ from ours.

Questions about the figures: info@hanfra.com, (631) 288-1000.