East End Housing Report

Third Quarter 2026

Home sales recorded July through September 2026. Published November 24, 2026.

East End home prices rose about 6 percent in the third quarter of 2026, while sales were little changed from a year earlier.

The East End Housing Report tracks home sales in the towns of East Hampton, Southampton, Shelter Island, Southold and Riverhead, including their villages. It is compiled from public deed records, so it reflects sales handled by every brokerage as well as sales made without a broker. Figures marked with an asterisk (*) are estimates.

$1,490,000*
Median sale price, five towns, third quarter of 2026
Up 6% from $1,402,500

674*
Home sales recorded, five towns, third quarter of 2026
654 a year earlier

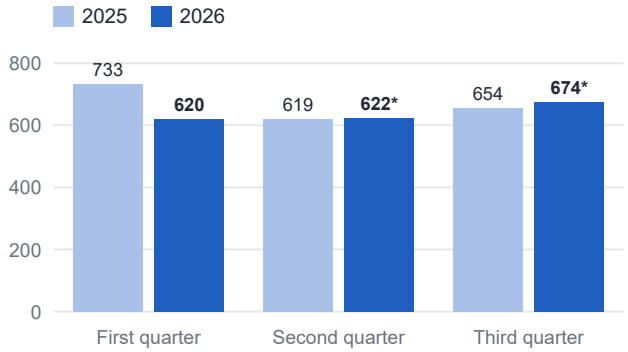
$1,525,000*
Median sale price, five towns, January through September 2026
Up 6% from $1,432,000

1,916*
Home sales recorded, five towns, January through September 2026
Down 4% from 2,006

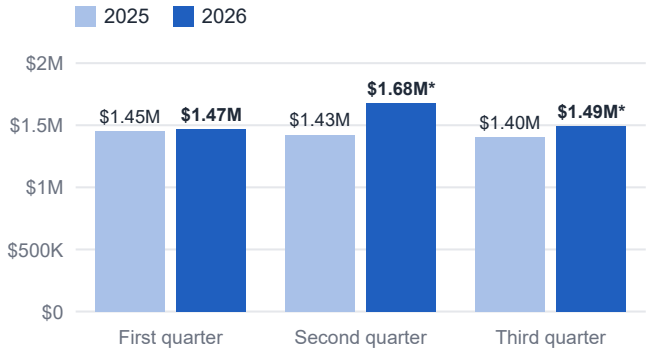
Key findings

- The median sale price in the five towns was $1,490,000* in the third quarter, up 6 percent from $1,402,500 in the third quarter of 2025.
- The South Fork median was $1,913,000*, up 3 percent from $1,850,000. The North Fork median was $805,000*, down 1 percent from $812,500.
- An estimated 674* home sales were recorded in the third quarter, compared with 654 a year earlier.
- For January through September, sales are estimated at 1,916*, 4 percent below the 2,006 recorded in the same period of 2025. The decline occurred in the first quarter, when sales were down 15 percent. Sales in the second and third quarters combined were 1,296*, compared with 1,273.
- The median sale price for the year to date is $1,525,000*, up 6 percent from $1,432,000.

Home sales recorded by quarter



Median sale price by quarter



Five towns, by date recorded. An asterisk marks an estimate. The note on the next page explains the estimates.

2026 compared with 2025

Five towns, by date recorded	Home sales 2026	Home sales 2025	Change	Median price 2026	Median price 2025	Change
First quarter	620	733	-15%	$1,472,500	$1,451,000	+1%
Second quarter	622*	619	0%*	$1,680,000*	$1,425,000	+18%*
Third quarter	**674***	**654**	**+3%***	**$1,490,000***	**$1,402,500**	**+6%***
January through September	**1,916***	**2,006**	**-4%***	**$1,525,000***	**$1,432,000**	**+6%***
October, early look	223*	218		$1,646,500*	$1,500,000	

* Estimate. A sale is counted in the month its deed was recorded with the Suffolk County Clerk. The county has not yet entered a price on every recent deed, so we estimate how many of the deeds without a price are home sales, based on the last 5 final quarters. The third quarter estimate is 674 sales, with a range of 629 to 711. A median marked * is based on the sales that have a price to date. No change in the number of sales is shown when the estimated count is under 300. October is an early look. No percent changes are shown for it, and it is not included in the year to date.

Third quarter 2026 by area * ESTIMATE

Area	Home sales third quarter 2026	Home sales third quarter 2025	Change	Median price third quarter 2026	Median price third quarter 2025	Change
East Hampton	153*	121		$2,168,000*	$1,995,000	+9%*
Southampton	317*	340	-7%*	$1,837,500*	$1,752,000	+5%*
South Fork	**470***	**461**	**+2%***	**$1,913,000***	**$1,850,000**	**+3%***
Southold	90*	87		$969,000*	$1,100,000	-12%*
Riverhead	101*	89		$721,000*	$640,000	+13%*
North Fork	**191***	**176**		**$805,000***	**$812,500**	**-1%***
Shelter Island	13*	17		$2,042,500*	$1,660,000	
Five towns	**674***	**654**	**+3%***	**$1,490,000***	**$1,402,500**	**+6%***

Sales recorded from July 1 through September 30. The South Fork is the towns of East Hampton and Southampton. The North Fork is the towns of Southold and Riverhead. Shelter Island is listed separately. No percent change is shown when either period has fewer than 50 sales, and no change in the number of sales is shown when the estimated count is under 300.

January through September 2026 by area * ESTIMATE

Area	Home sales January to September 2026	Home sales January to September 2025	Change	Median price January to September 2026	Median price January to September 2025	Change
East Hampton	439*	413	+6%*	$2,312,500*	$2,040,000	+13%*
Southampton	887*	993	-11%*	$1,852,500*	$1,720,000	+8%*
South Fork	**1,326***	**1,406**	**-6%***	**$2,012,500***	**$1,850,000**	**+9%***
Southold	285*	276		$945,000*	$1,045,000	-10%*
Riverhead	264*	285		$702,500*	$625,100	+12%*
North Fork	**549***	**561**	**-2%***	**$804,000***	**$810,000**	**-1%***
Shelter Island	41*	39		$2,468,750*	$1,450,000	
Five towns	**1,916***	**2,006**	**-4%***	**$1,525,000***	**$1,432,000**	**+6%***

Sales recorded from January 1 through September 30.

Third quarter sales by price range * ESTIMATE

Price range	Share of sales third quarter 2026	Share of sales third quarter 2025
Under $500,000	5%*	6%
$500,000 to $999,999	29%*	29%
$1 million to $1.99 million	30%*	31%
$2 million to $4.99 million	23%*	23%
$5 million and over	13%*	11%

Five towns. Shares are based on the sales that have a price to date and are rounded so that each column adds to 100 percent.

The top 10 percent of third quarter sales began at $6,000,000*, compared with $5,500,000 a year earlier. The median sale price within that group was $9,450,000*, compared with $7,970,000.

Third quarter sales by property type * ESTIMATE

Property type	Share of sales third quarter 2026	Median price third quarter 2026	Share of sales third quarter 2025	Median price third quarter 2025
One-family houses	92%*	$1,546,000*	89%	$1,520,000
Condominiums	6%*	$900,000*	9%	$710,000
Multi-family residences	2%*		2%	

Five towns. Based on the sales that have a price to date. No median is shown for fewer than 20 sales.

January through September 2026 by hamlet * ESTIMATE

South Fork	Median price 2026	Median price 2025	Sales Change	Sales 2026
Amagansett	$4,150,000*	$3,689,295		39*
Bridgehampton	$5,737,500*	$3,400,000		36*
East Hampton	$2,212,500*	$1,930,000	+15%*	266*
East Quogue	$1,171,250*	$1,045,000	+12%*	62*
Flanders	$535,000*	$500,000		34*
Hampton Bays	$946,000*	$873,750	+8%*	108*
Montauk	$2,100,000*	$1,750,000	+20%*	76*
Quogue	$3,050,000*	$2,740,000		17*
Remsenburg	$1,695,000*	$1,815,000		18*
Sag Harbor	$2,750,000*	$2,200,000	+25%*	161*
Sagaponack	$10,500,000*	$5,800,000		18*
Southampton	$2,500,000*	$2,350,000	+6%*	179*
Water Mill	$3,750,000*	$2,813,000	+33%*	63*
Westhampton	$1,668,000*	$1,287,500		42*
Westhampton Beach	$1,725,000*	$2,139,500	-19%*	75*

North Fork	Median price 2026	Median price 2025	Sales Change	Sales 2026
Aquebogue	$772,500*	$810,000		18*
Calverton	$705,000*	$622,500		41*
Cutchogue	$1,085,000*	$1,367,500		39*
Greenport	$855,000*	$987,500		46*
Mattituck	$860,000*	$850,000		51*
Riverhead	$611,500*	$550,000	+11%*	124*
Southold	$950,500*	$1,010,000	-6%*	72*
Wading River	$781,000*	$675,000	+16%*	54*

A hamlet here is a post office area. 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 sales column is the number of 2026 sales that have a price to date. A percent change is shown only when both periods have at least 50 sales. Medians for hamlets with few sales can change sharply from year to year.

Vacant land and commercial property, 2025 and 2024 FINAL

Property type	Sales 2025	Median price	Sales 2024	Median price
Vacant land	217	$1,000,000	286	$900,000
Commercial	102	$1,837,500	84	$1,374,605

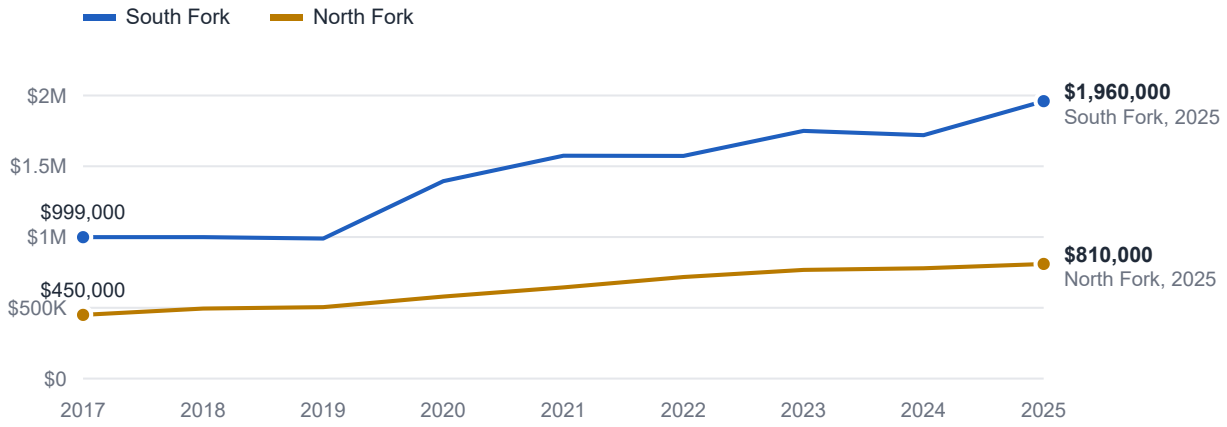
Five towns. These sales are not included in the home figures in this report.

Transfer tax collections

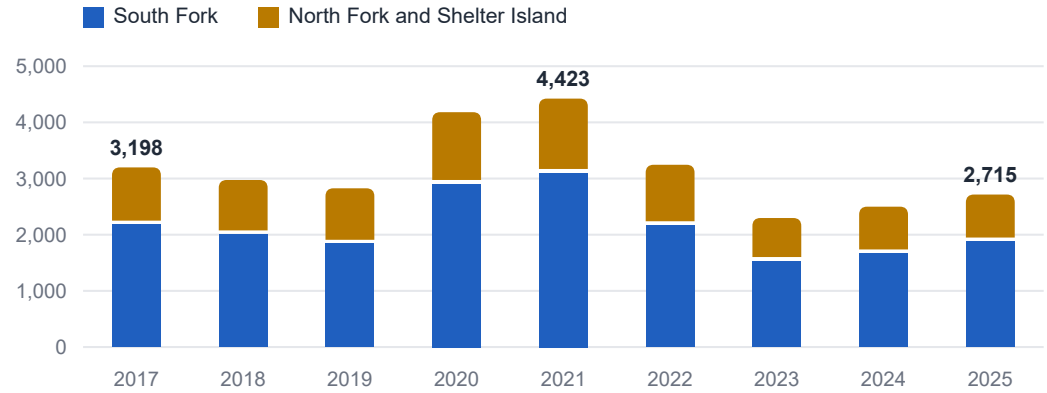
Buyers in East Hampton, Southampton, Shelter Island and Southold pay a 2.5 percent transfer tax. Of that, 2 percent goes to the Community Preservation Fund and 0.5 percent goes to the Community Housing Fund. Buyers in Riverhead pay 2 percent, all of it to the Community Preservation Fund. The Community Preservation Fund collected $152.8 million in 2025, up from $131.5 million in 2024. The Community Housing Fund collected $36.4 million in 2025. From January through July 2026 the Community Preservation Fund collected $28.0 million in East Hampton, $48.9 million in Southampton, $7.2 million in Southold, $3.0 million in Riverhead and $2.3 million in Shelter Island. Assemblyman Tommy John Schiavoni released these figures on March 3 and September 14, 2026.

Nine years of East End home sales FINAL

Median home price by year, 2017 to 2025



Homes sold by year, 2017 to 2025



Year	Homes sold	Median price five towns	Median price South Fork	Median price North Fork	Dollar volume
2017	3,198	$765,000	$999,000	$450,000	$4.75 billion
2018	2,974	$780,000	$999,000	$495,000	$4.34 billion
2019	2,826	$766,552	$989,000	$505,000	$4.14 billion
2020	4,181	$995,000	$1,395,000	$580,000	$7.92 billion
2021	4,423	$1,171,250	$1,575,000	$643,500	$9.51 billion
2022	3,245	$1,180,000	$1,572,500	$716,932	$7.09 billion
2023	2,297	$1,265,500	$1,750,000	$768,500	$5.16 billion
2024	2,499	$1,275,000	$1,720,000	$779,555	$5.71 billion
2025	2,715	$1,500,000	$1,960,000	$810,000	$7.07 billion

Five towns, 2017 through 2025. Yearly figures are counted by the date of sale.

2025 by town FINAL

In 2025, 2,715 homes sold in the five towns, up 9 percent from 2,499 in 2024 and the most since 2022. The median sale price was $1,500,000, up 18 percent from $1,275,000 and the highest in our records, which begin in 2017. Yearly figures are counted by the date of sale.

Area	Homes sold 2025	Homes sold 2024	Change	Median price 2025	Median price 2024	Change
East Hampton	547	543	+1%	$2,207,000	$2,010,000	+10%
Southampton	1,330	1,122	+19%	$1,850,000	$1,500,000	+23%
South Fork	**1,877**	**1,665**	**+13%**	**$1,960,000**	**$1,720,000**	**+14%**
Southold	411	382	+8%	$985,000	$981,000	0%
Riverhead	371	402	-8%	$640,000	$642,500	0%
North Fork	**782**	**784**	**0%**	**$810,000**	**$779,555**	**+4%**
Shelter Island	56	50	+12%	$1,630,000	$1,992,500	-18%
Five towns	**2,715**	**2,499**	**+9%**	**$1,500,000**	**$1,275,000**	**+18%**

About this report

A home in this report is a one-family house, a condominium or a multi-family residence. We count a sale when the price is $50,000 or more and the buyer and seller are unrelated. Foreclosures, transfers between family members, and sales to governments, lenders and land trusts are excluded.

The comparisons of 2026 with 2025 count a sale in the month its deed was recorded, in both years. Recording has slowed this year. Deeds recorded from August through October 2026 had been signed a median of 44 days earlier, compared with 25 days a year earlier. A sale that has closed but has not yet been recorded will be counted in the month it is recorded. The yearly tables for 2017 through 2025 count a sale in the year it closed.

Brokerage reports count closings and define their own areas and property types, so their figures will differ from ours. Figures marked * are estimates and will be replaced with final figures in a later report. Figures marked Final are not expected to change by more than about 1 percent.

This report does not cover homes for sale, days on market or rentals, which are not part of the public record. Our sources and method are described in a separate document, East End Housing Report: Sources and Method. Members and reporters may cite these figures with credit to the Hamptons and North Fork REALTORS® Association.

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P.O. Box 223, Westhampton Beach, NY 11978 | (631) 288-1000 | info@hanfra.com | www.hanfra.com