

MARKET REPORT DATA BRIEF - NOT FOR DISTRIBUTION

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HREA Market Report

2Q-2026 Hamptons Sales

THE HAMPTONS MARKET

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$3,423,722	-19.6%	\$4,257,787	2.9%	\$3,328,713
Median Sales Price	\$2,200,000	-8.8%	\$2,412,500	16.1%	\$1,895,000
Number of Sales (Closed)	425	45.5%	292	-10.0%	472
Days on Market (From Last List Date)	124	4.2%	119	27.8%	97
Listing Discount (From Last List Price)	6.2%		11.6%		8.4%
Listing Inventory	1,166	12.4%	1,037	-9.5%	1,289
Months of Supply	8.2	-23.4%	10.7	0.0%	8.2
Bidding War Market Share	10.7%		14.2%		13.3%

MARKET BY PROPERTY TYPE

SINGLE FAMILY

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$3,485,610	-22.2%	\$4,480,165	1.8%	\$3,423,477
Median Sales Price	\$2,237,500	-13.5%	\$2,587,500	15.5%	\$1,937,500
Number of Sales (Closed)	412	51.5%	272	-8.4%	450
Days on Market (From Last List Date)	120	11.1%	108	23.7%	97
Listing Discount (From Last List Price)	6.2%		13.0%		8.5%
Listing Inventory	1,117	11.9%	998	-6.1%	1,190
Months of Supply	8.1	-26.4%	11.0	2.5%	7.9

CONDO

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$1,462,346	16.8%	\$1,251,526	5.2%	\$1,390,357
Median Sales Price	\$1,440,000	46.9%	\$980,000	6.3%	\$1,355,000
Number of Sales (Closed)	13	-31.6%	19	-40.9%	22
Days on Market (From Last List Date)	185	-24.5%	245	131.3%	80
Listing Discount (From Last List Price)	7.0%		8.0%		5.2%
Listing Inventory	49	25.6%	39	-50.5%	99
Months of Supply	11.3	82.3%	6.2	-16.3%	13.5

LUXURY [highest 10% of all sales]

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$11,999,634	-33.4%	\$18,028,638	-12.0%	\$13,635,277
Median Sales Price	\$10,850,000	-16.5%	\$13,000,000	-4.4%	\$11,350,000
Number of Sales (Closed)	43	43.3%	30	-10.4%	48
Days on Market (From Last List Date)	102	18.6%	86	-22.1%	131
Listing Discount (From Last List Price)	10.1%		8.4%		10.3%
Listing Inventory	303	37.7%	220	-18.1%	370
Months of Supply	21.1	-4.1%	22.0	-8.7%	23.1
Entry Price Threshold	\$7,000,000	-15.7%	\$8,300,000	4.5%	\$6,700,000