

East Hampton

Middlesex County

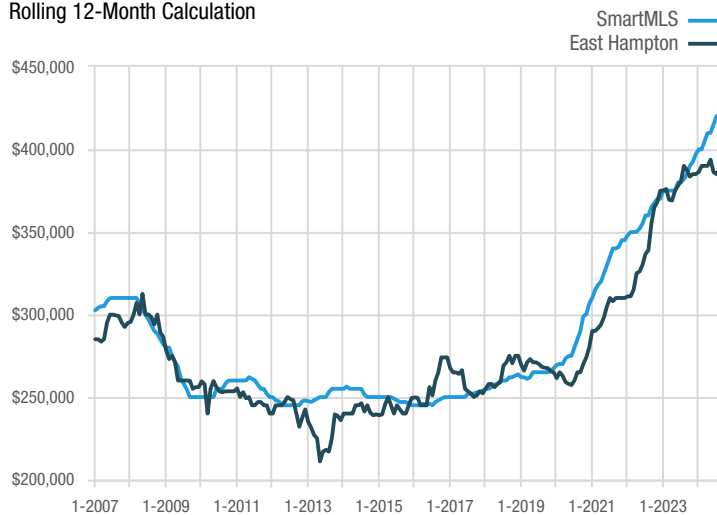
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	27	17	- 37.0%	131	113	- 13.7%
Pending Sales	12	12	0.0%	112	92	- 17.9%
Closed Sales	15	16	+ 6.7%	98	87	- 11.2%
Days on Market Until Sale	96	7	- 92.7%	48	22	- 54.2%
Median Sales Price*	\$410,000	\$495,000	+ 20.7%	\$391,000	\$420,000	+ 7.4%
Average Sales Price*	\$414,188	\$494,508	+ 19.4%	\$409,902	\$439,384	+ 7.2%
Percent of List Price Received*	101.6%	103.5%	+ 1.9%	103.0%	104.5%	+ 1.5%
Inventory of Homes for Sale	53	25	- 52.8%	—	—	—
Months Supply of Inventory	4.0	2.2	- 45.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	1	0.0%	16	11	- 31.3%
Pending Sales	0	1	—	15	13	- 13.3%
Closed Sales	1	1	0.0%	16	11	- 31.3%
Days on Market Until Sale	83	3	- 96.4%	16	21	+ 31.3%
Median Sales Price*	\$172,000	\$265,000	+ 54.1%	\$207,500	\$248,500	+ 19.8%
Average Sales Price*	\$172,000	\$265,000	+ 54.1%	\$232,494	\$256,300	+ 10.2%
Percent of List Price Received*	98.3%	110.5%	+ 12.4%	104.6%	104.7%	+ 0.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.7	0.5	- 70.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

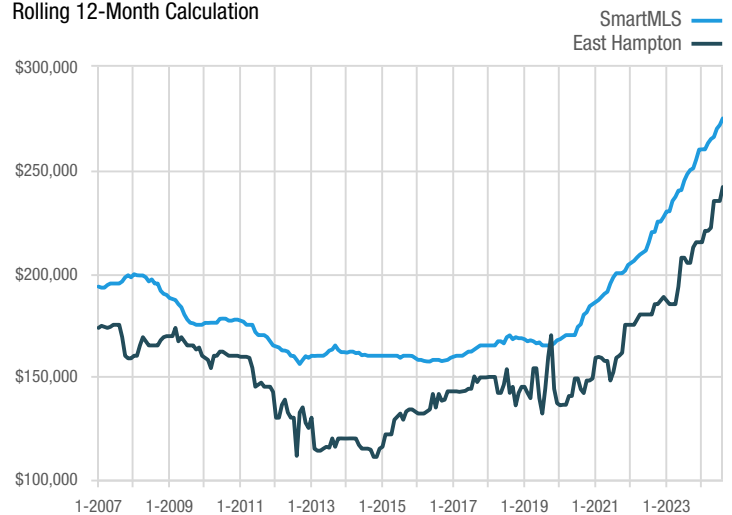
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.