The Corcoran Report

1Q | 2026 | EAST END

corcoran

Contents

Water Mill | $32.5M | WEB# 924347

South Fork

The South Fork reported 373 single-family home sales in First Quarter 2026, down 17% from a year ago. This reversed a five-quarter trend of higher or steady sales, the longest such streak since 2021.

The four submarkets west of the canal experienced year-over-year declines in the number of reported closings or remained unchanged. However, four of the ten hamlets east of the canal reported robust double digit gains. Southampton Village had the largest percentage increase with 28% more reported sales than a year ago. Meanwhile, East Hampton Village and Amagansett sat at the opposite end, reporting 45% fewer sales each.

Median and average price climbed 21% and 18%, respectively, but sales volume inched down 3% because of the decrease in closings. Across the region, six submarkets posted year-over-year dollar volume gains, while eight moved in the opposite direction. Bridgehampton/Sagaponack saw the most dramatic gain with more than twice as much dollar volume as a year ago. This increase was driven in part by three sales at or above $20M, including one at $58M, whereas a year ago no sales exceeded that threshold. Amagansett saw the steepest decline, with dollar volume sliding 62% because one $70M sale last year skewed the number.

Median price increased 21% to $2.4M, driven by annual gains in 10 of the 14 South Fork submarkets. Average price also increased, rising 18% year-over-year. Bridgehampton/Sagaponack posted the largest percentage increase for both price metrics. Average price was heavily influenced by the $58M sale, while median price rose as high-end transactions, particularly those over $5M, made up a larger share of the market.

Single Family

Sales

373

-17% YEAR OVER YEAR

Sales Volume

$1.426B

-3% YEAR OVER YEAR

Average Sales Price

$3.824M

+18% YEAR OVER YEAR

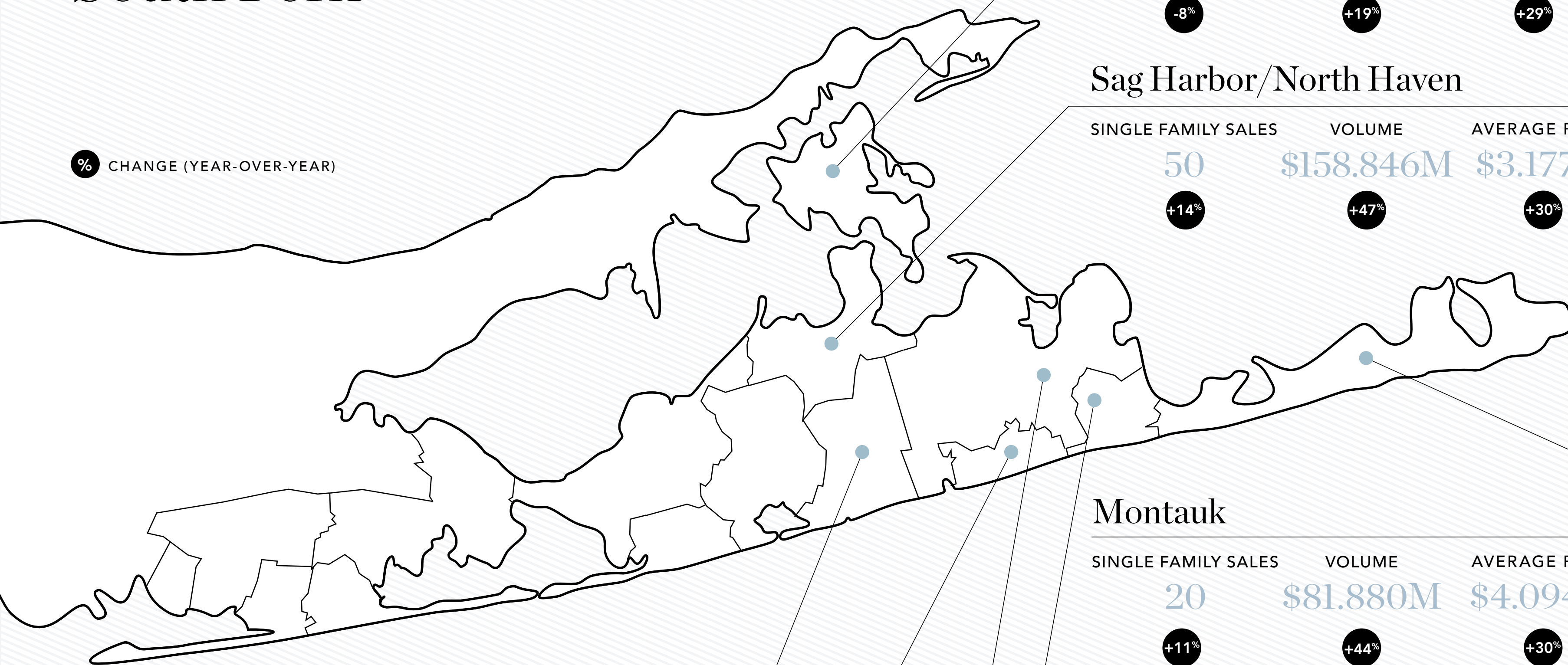
Median Sales Price

$2.400M

+21% YEAR OVER YEAR

Neighborhoods South Fork

% CHANGE (YEAR-OVER-YEAR)



Shelter Island

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
12	$31.723M	$2.644M	$2.525M
-8%	+19%	+29%	+68%

Sag Harbor/North Haven

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
50	$158.846M	$3.177M	$2.950M
+14%	+47%	+30%	+41%

Montauk

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
20	$81.880M	$4.094M	$2.585M
+11%	+44%	+30%	+18%

Amagansett

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
12	$56.794M	$4.733M	$3.878M
-45%	-62%	-31%	+15%

East Hampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
58	$162.634M	$2.804M	$2.181M
-34%	-34%	0%	+24%

Bridgehampton/Sagaponack

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
24	$265.949M	$11.081M	$7.875M
+14%	+113%	+86%	+86%

East Hampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
11	$104.393M	$9.490M	$4.750M
-45%	-22%	+41%	-11%

Neighborhoods South Fork (cont'd)

% CHANGE (YEAR-OVER-YEAR)

Water Mill

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
19	$112.807M	$5.937M	$3.900M
-10%	-14%	-5%	-36%

Southampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
49	$110.750M	$2.260M	$2.053M
-2%	-20%	-18%	-18%

Southampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
23	$167.178M	$7.269M	$4.000M
+28%	+34%	+5%	-5%

East Quogue/Hampton Bays

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
52	$78.581M	$1.511M	$1.100M
-39%	-17%	+35%	+23%

Quogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
7	$20.358M	$2.908M	$2.650M
-46%	-52%	-10%	+6%

Westhampton Beach

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
18	$45.751M	$2.542M	$2.443M
0%	+1%	+1%	+10%

Westhampton/Remsenburg

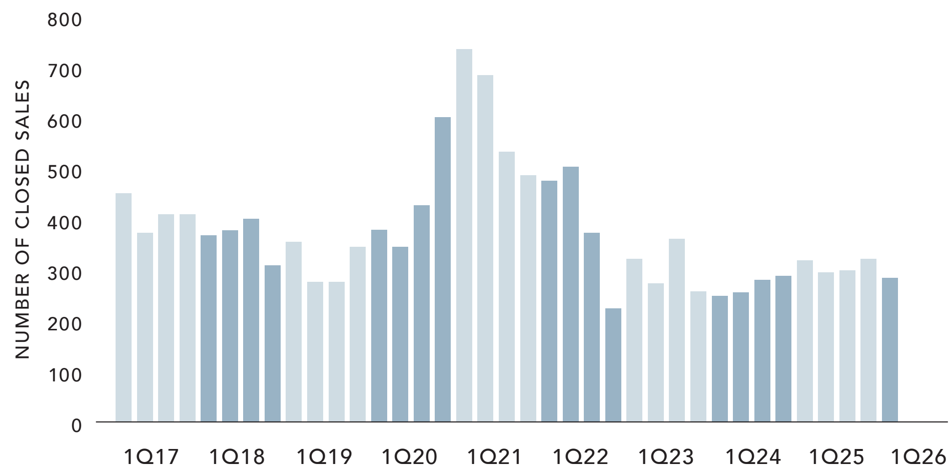
SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
18	$28.571M	$1.587M	$1.620M
-14%	-30%	-19%	+40%

East of the Canal

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	278	315	-12%	319	-13%
VOLUME	$1.253B	$1.242B	+1%	$1.647B	-24%
AVERAGE PRICE	$4.507M	$3.941M	+14%	$5.164M	-13%
MEDIAN PRICE	$2.853M	$2.400M	+19%	$2.650M	+8%

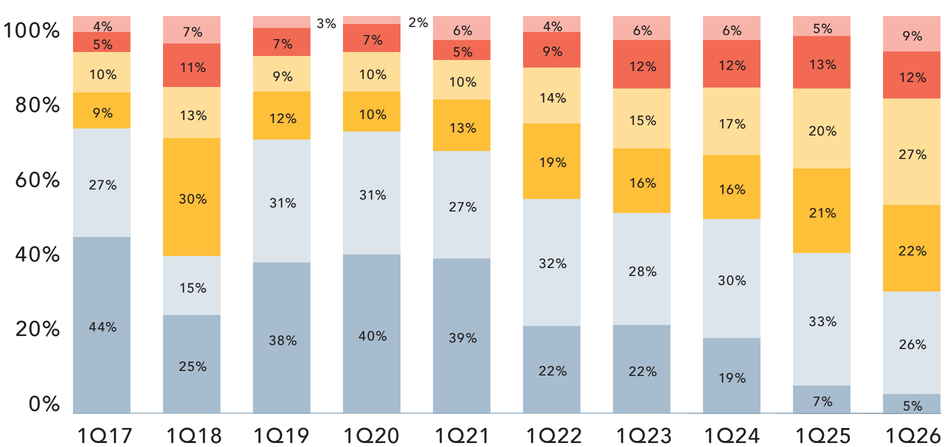
Closed Sales

CLOSED SALES



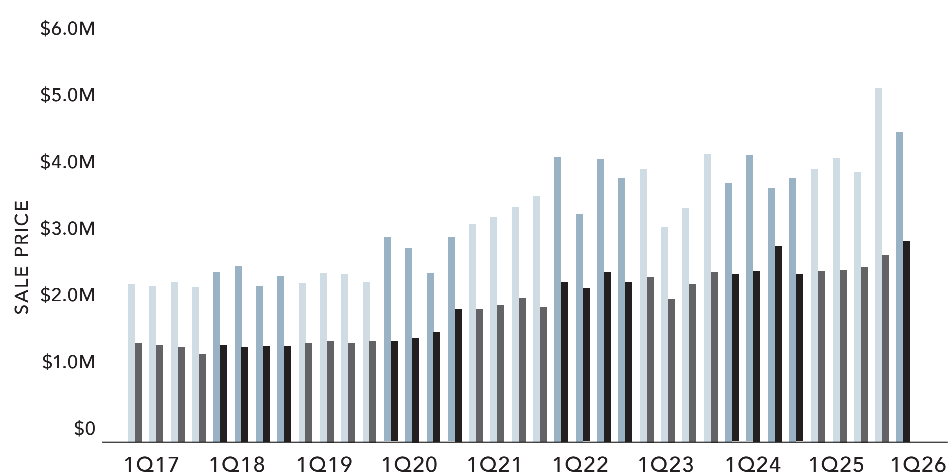
Market Share by Price Range

$0-$1M $1M-$2M $2M-$3M $3M-$5M $5M-$10M $10M+



Median and Average Price

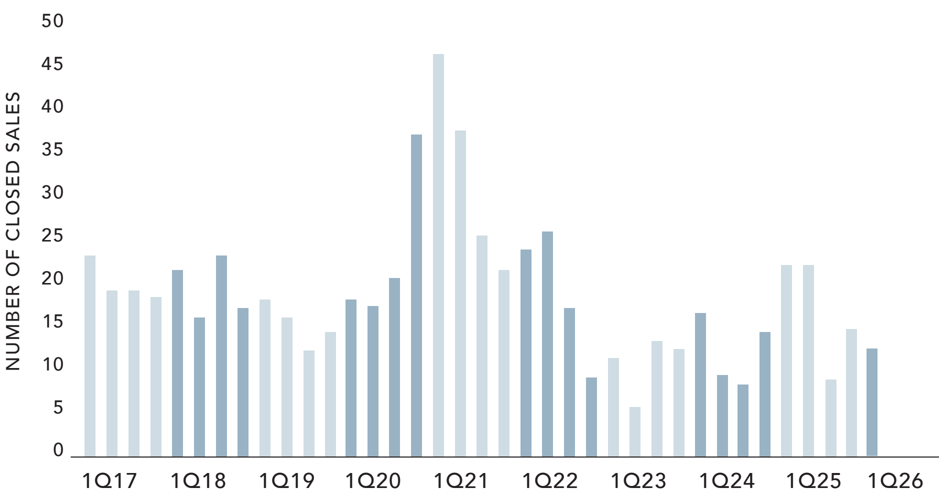
AVERAGE PRICE MEDIAN PRICE



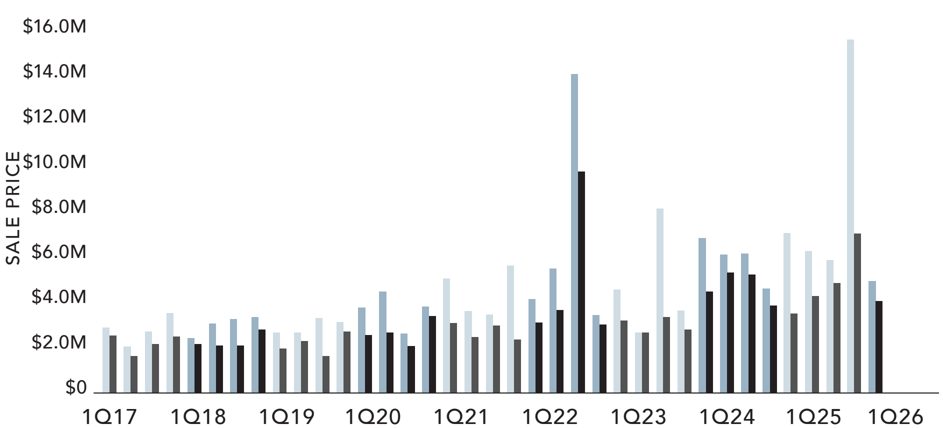
Amagansett

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	12	22	-45%	14	-14%
VOLUME	$56.794M	$150.444M	-62%	$208.970M	-73%
AVERAGE PRICE	$4.733M	$6.838M	-31%	$14.926M	-68%
MEDIAN PRICE	$3.878M	$3.375M	+15%	$6.763M	-43%

Closed Sales



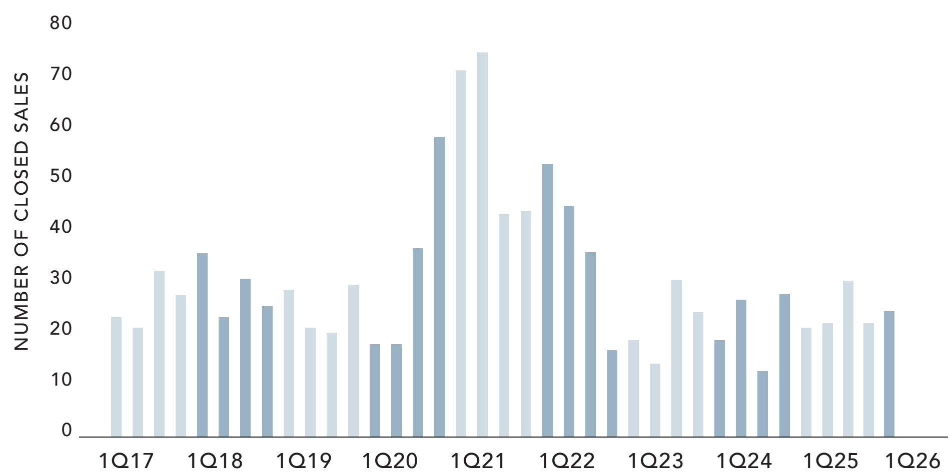
Median and Average Price



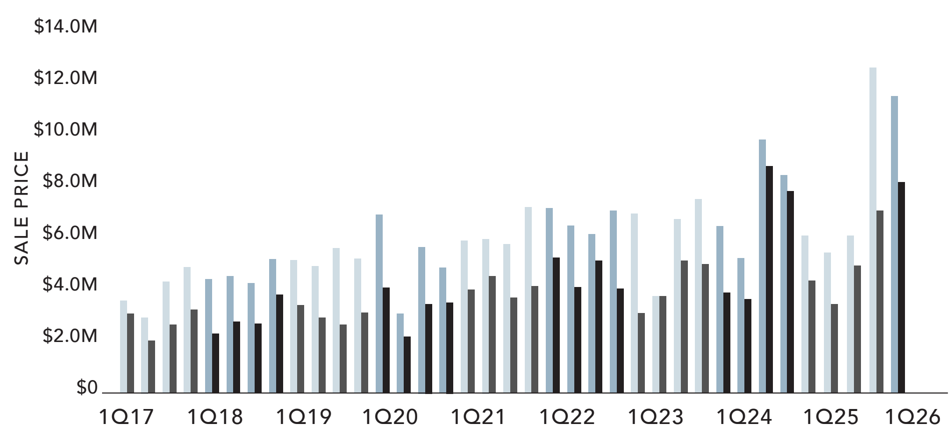
Bridgehampton/Sagaponack

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	24	21	+14%	22	+9%
VOLUME	$265.949M	$124.896M	+113%	$267.563M	-1%
AVERAGE PRICE	$11.081M	$5.947M	+86%	$12.162M	-9%
MEDIAN PRICE	$7.875M	$4.235M	+86%	$6.845M	+15%

Closed Sales



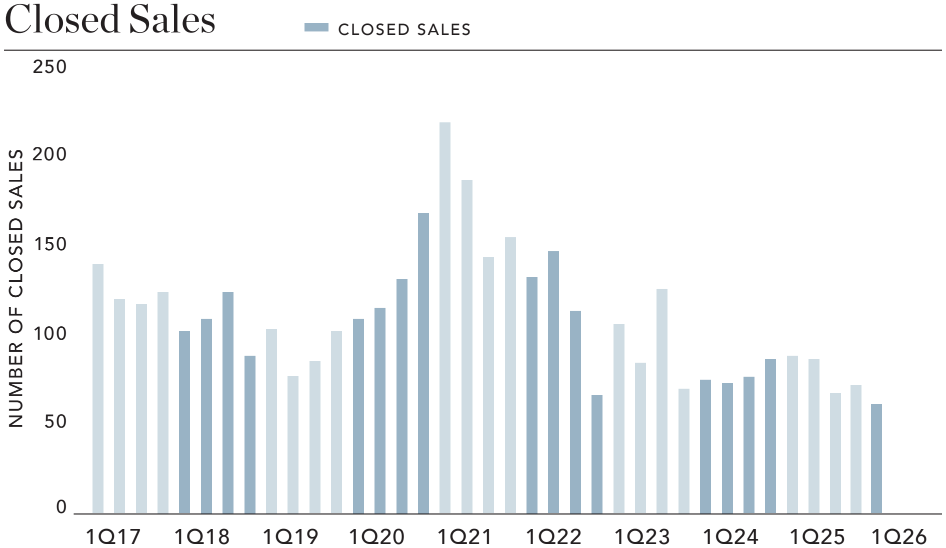
Median and Average Price



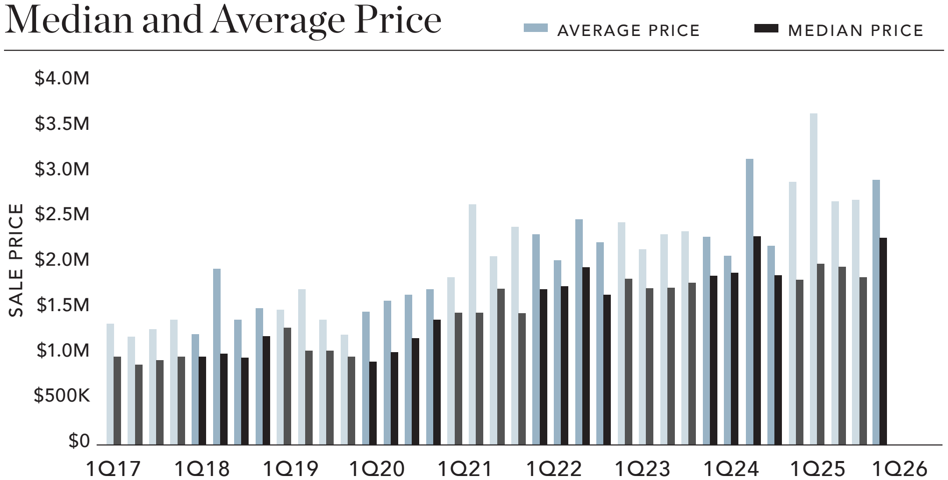
East Hampton

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	58	88	-34%	71	-18%
VOLUME	$162.634M	$246.163M	-34%	$184.480M	-12%
AVERAGE PRICE	$2.804M	$2.797M	0%	$2.598M	+8%
MEDIAN PRICE	$2.181M	$1.755M	+24%	$1.775M	+23%

Closed Sales



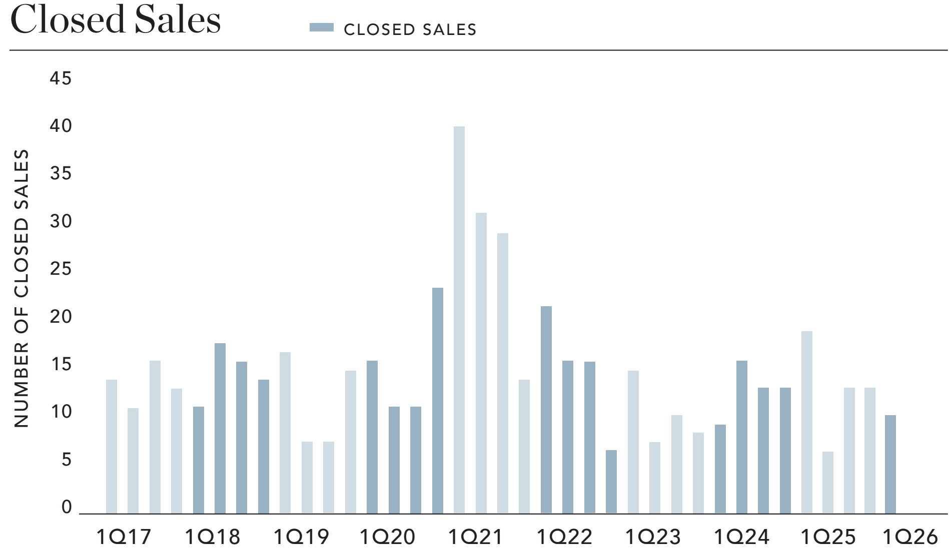
Median and Average Price



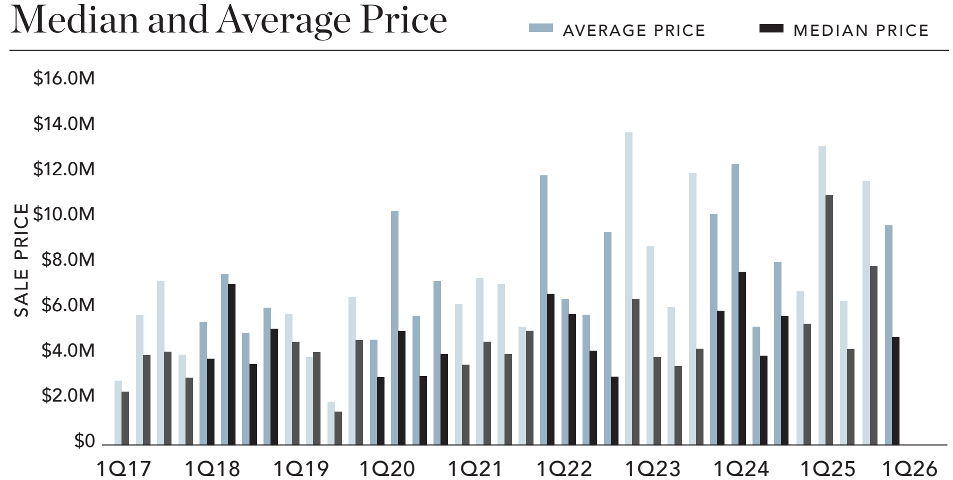
East Hampton Village

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	11	20	-45%	14	-21%
VOLUME	$104.393M	$134.387M	-22%	$159.708M	-35%
AVERAGE PRICE	$9.490M	$6.719M	+41%	$11.408M	-17%
MEDIAN PRICE	$4.750M	$5.312M	-11%	$7.650M	-38%

Closed Sales



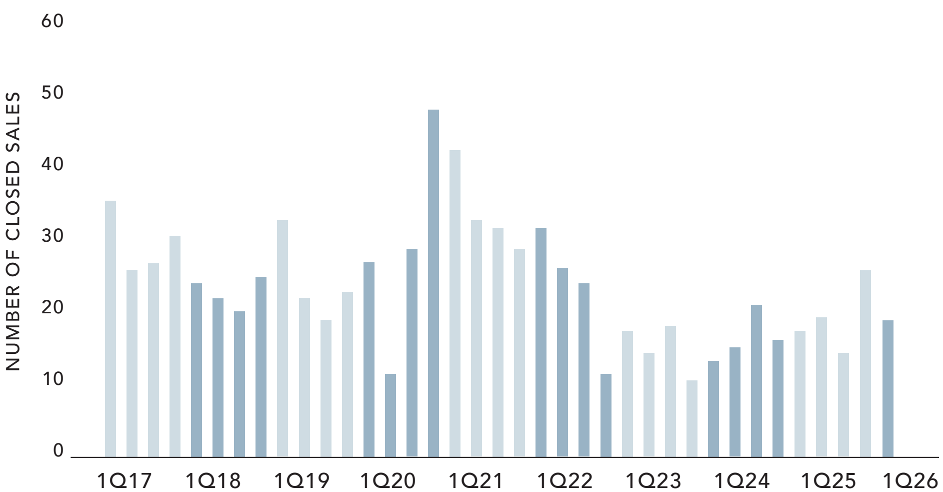
Median and Average Price



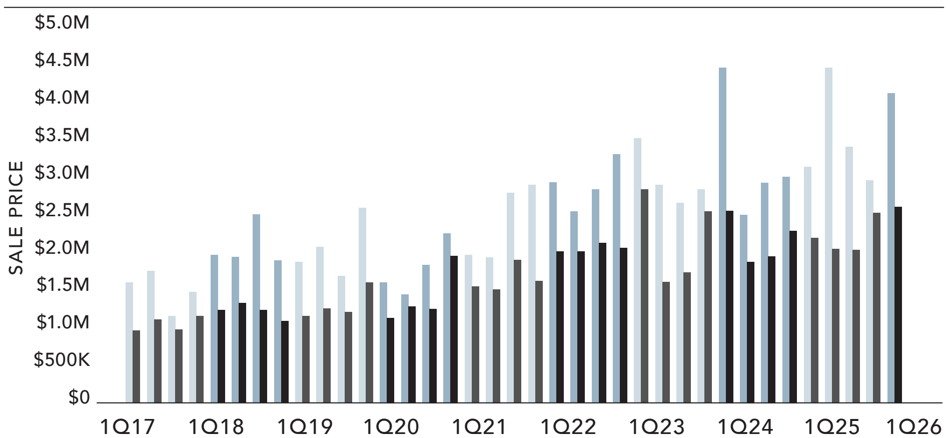
Montauk

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	20	18	+11%	27	-26%
VOLUME	$81.880M	$56.872M	+44%	$79.492M	+3%
AVERAGE PRICE	$4.094M	$3.160M	+30%	$2.944M	+39%
MEDIAN PRICE	$2.585M	$2.200M	+18%	$2.520M	+3%

Closed Sales



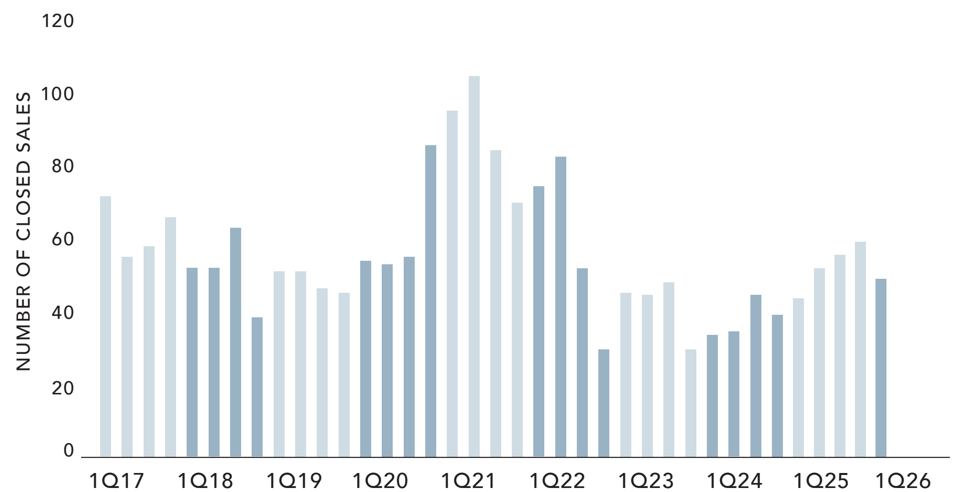
Median and Average Price



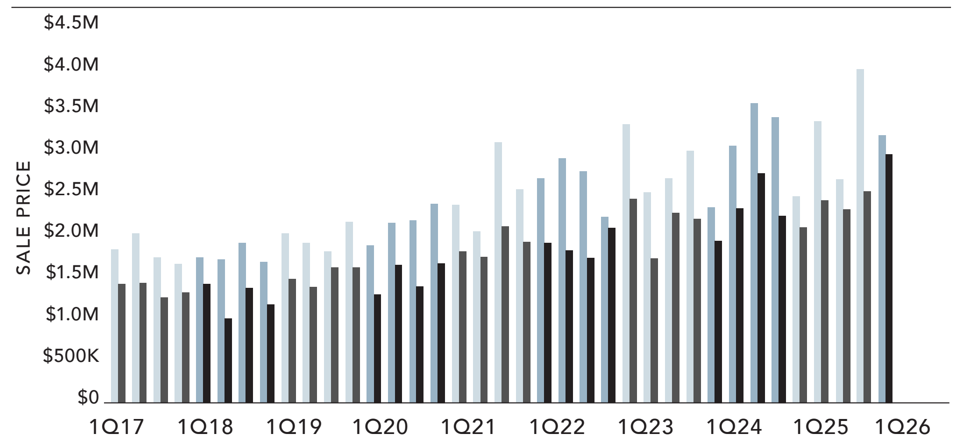
Sag Harbor/North Haven

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	50	44	+14%	61	-18%
VOLUME	$158.846M	$107.914M	+47%	$240.141M	-34%
AVERAGE PRICE	$3.177M	$2.453M	+30%	$3.937M	-19%
MEDIAN PRICE	$2.950M	$2.095M	+41%	$2.500M	+18%

Closed Sales



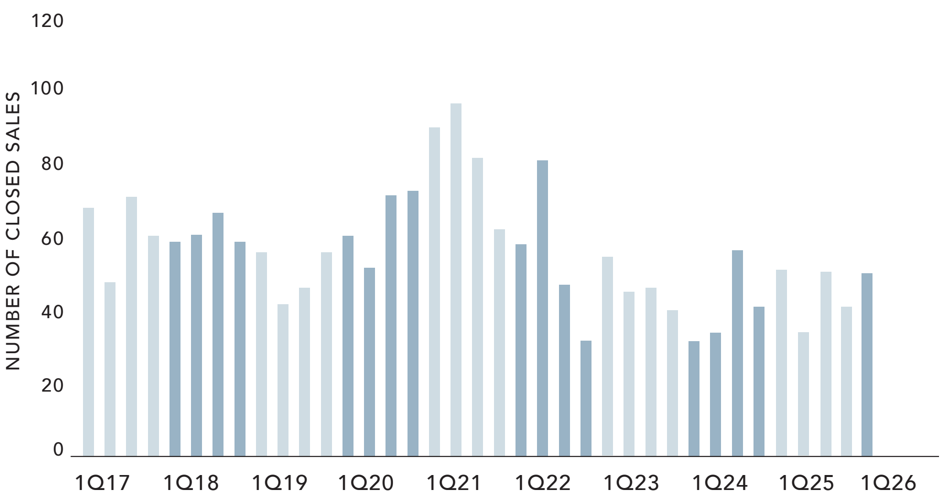
Median and Average Price



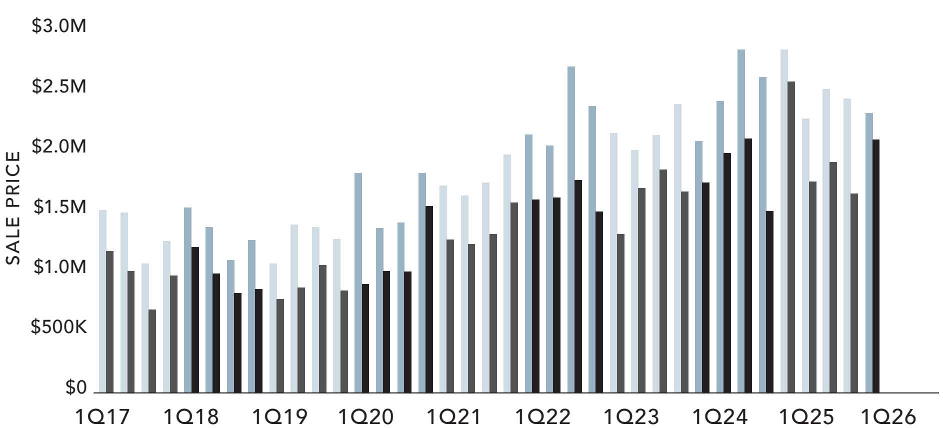
Southampton

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	49	50	-2%	40	+23%
VOLUME	$110.750M	$138.365M	-20%	$95.253M	+16%
AVERAGE PRICE	$2.260M	$2.767M	-18%	$2.381M	-5%
MEDIAN PRICE	$2.053M	$2.518M	-18%	$1.628M	+26%

Closed Sales



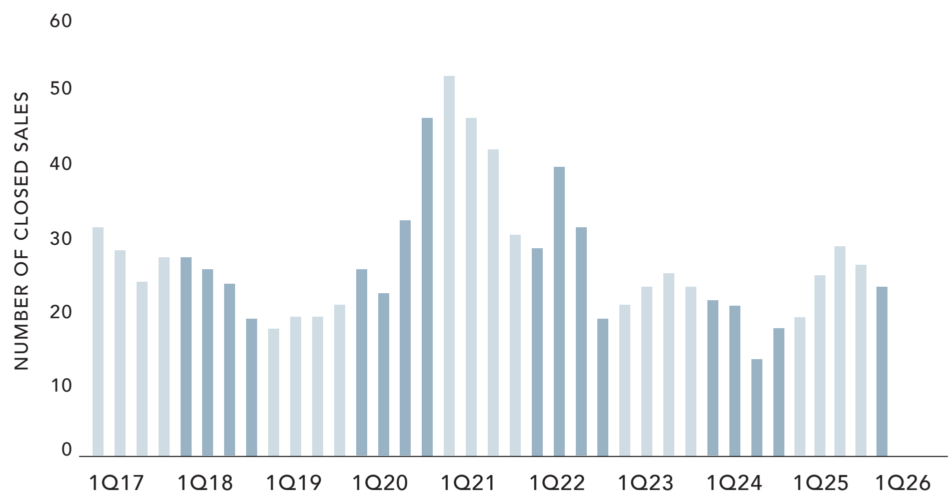
Median and Average Price



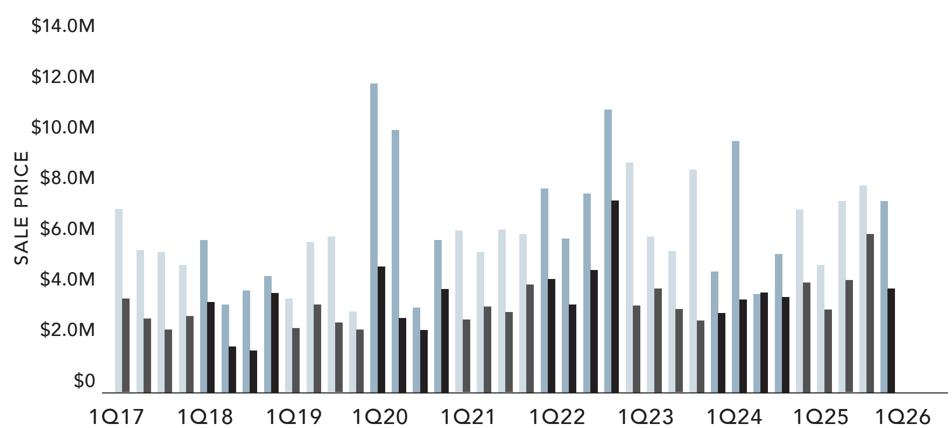
Southampton Village

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	23	18	+28%	27	-15%
VOLUME	$167.178M	$125.139M	+34%	$212.319M	-21%
AVERAGE PRICE	$7.269M	$6.952M	+5%	$7.864M	-8%
MEDIAN PRICE	$4.000M	$4.200M	-5%	$5.995M	-33%

Closed Sales



Median and Average Price

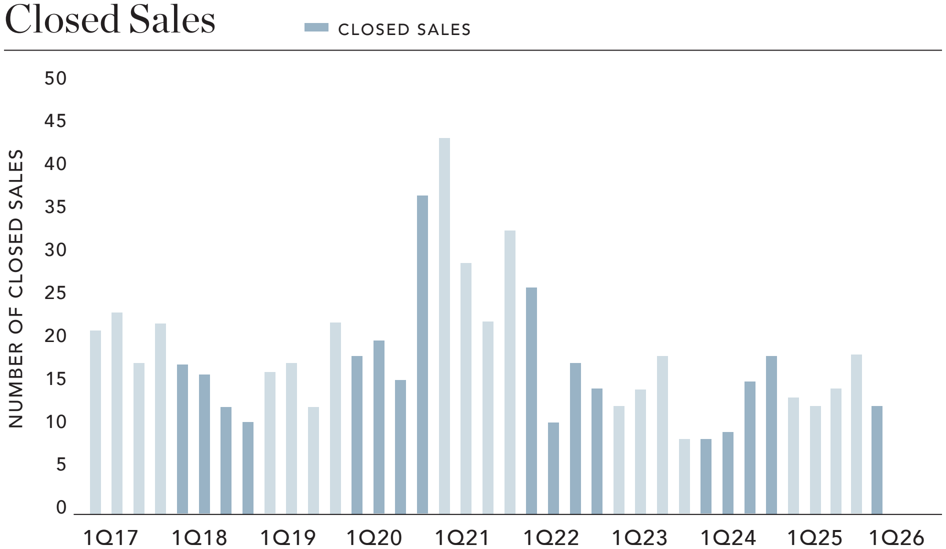


corcoran

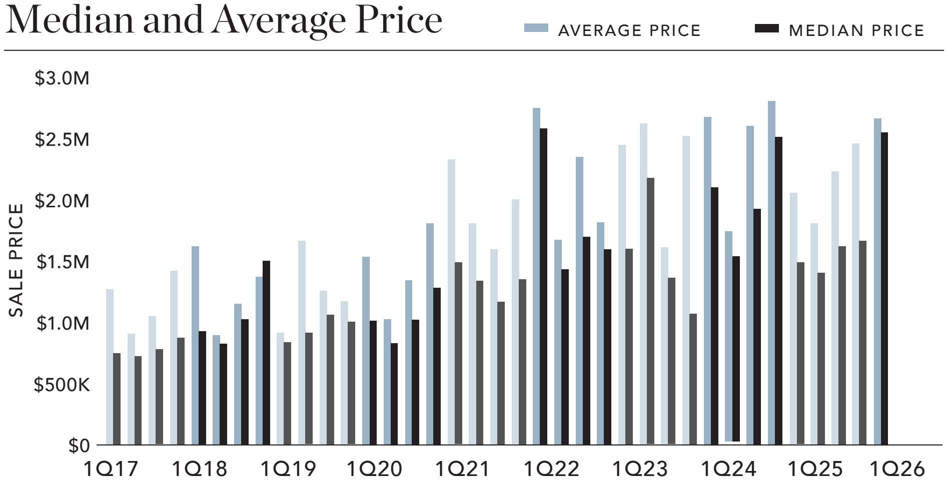
Shelter Island

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	12	13	-8%	18	-33%
VOLUME	$31.723M	$26.739M	+19%	$44.072M	-28%
AVERAGE PRICE	$2.644M	$2.057M	+29%	$2.448M	+8%
MEDIAN PRICE	$2.525M	$1.500M	+68%	$1.675M	+51%

Closed Sales



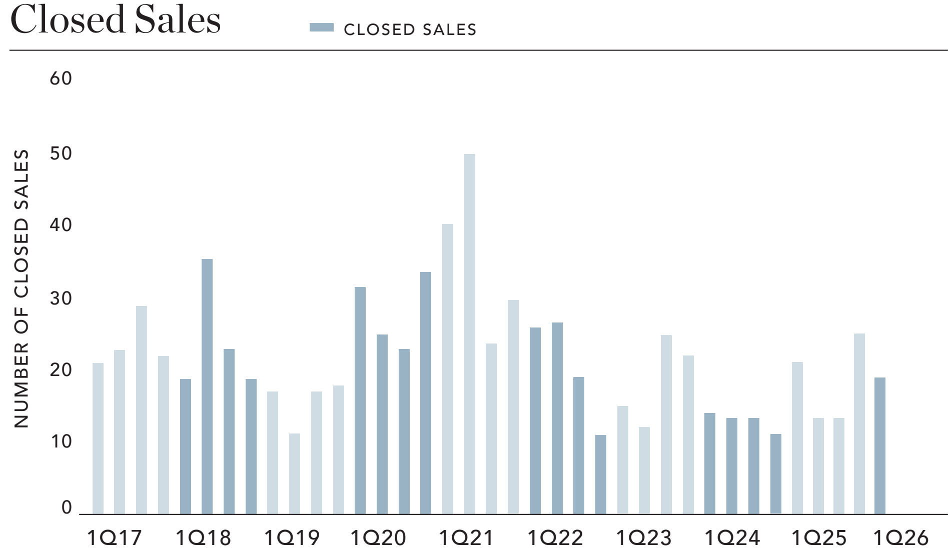
Median and Average Price



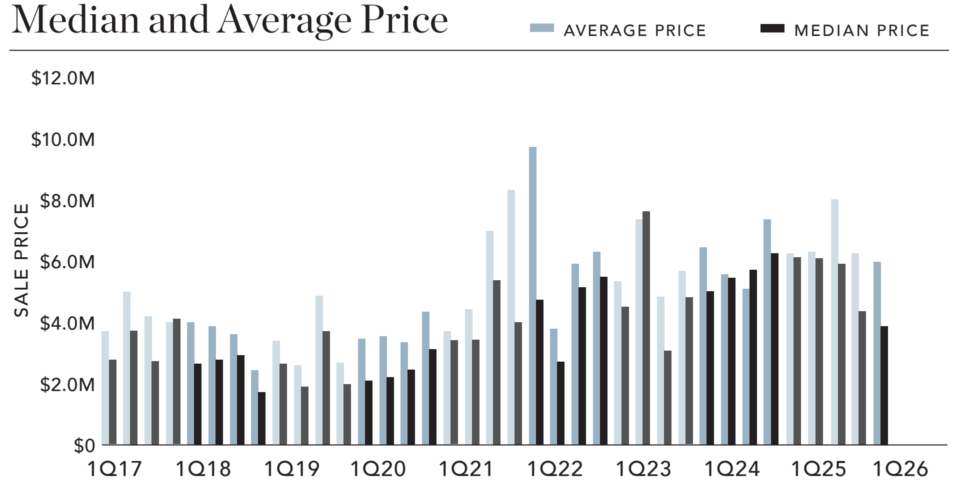
Water Mill

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	19	21	-10%	25	-24%
VOLUME	$112.807M	$130.583M	-14%	$155.177M	-27%
AVERAGE PRICE	$5.937M	$6.218M	-5%	$6.207M	-4%
MEDIAN PRICE	$3.900M	$6.049M	-36%	$4.355M	-10%

Closed Sales



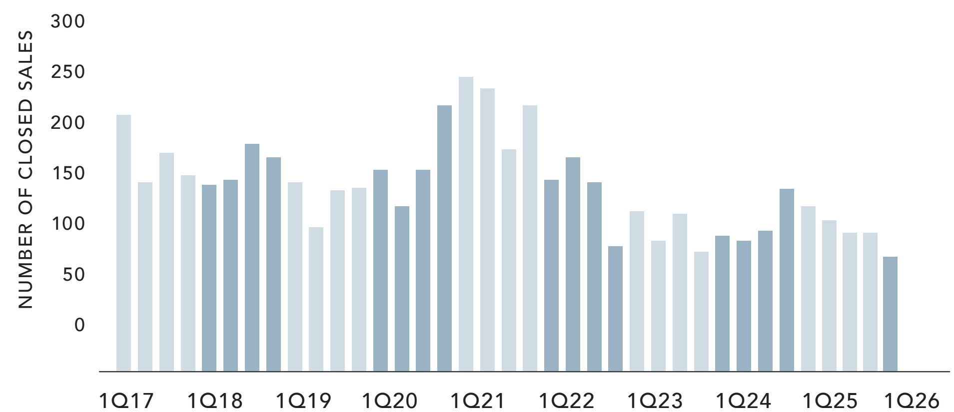
Median and Average Price



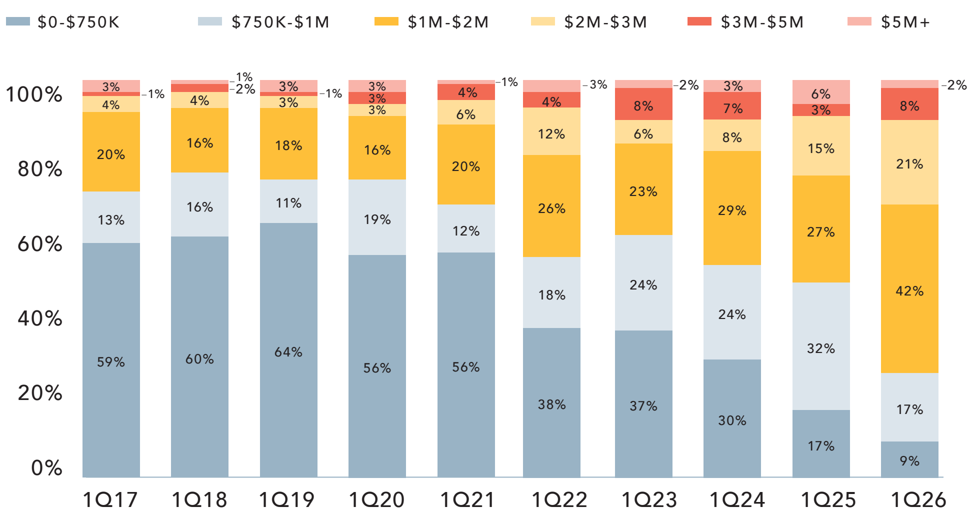
West of the Canal

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	95	137	-31%	115	-17%
VOLUME	$173.261M	$223.398M	-22%	$269.939M	-36%
AVERAGE PRICE	$1.824M	$1.631M	+12%	$2.347M	-22%
MEDIAN PRICE	$1.650M	$1.140M	+45%	$1.575M	+5%

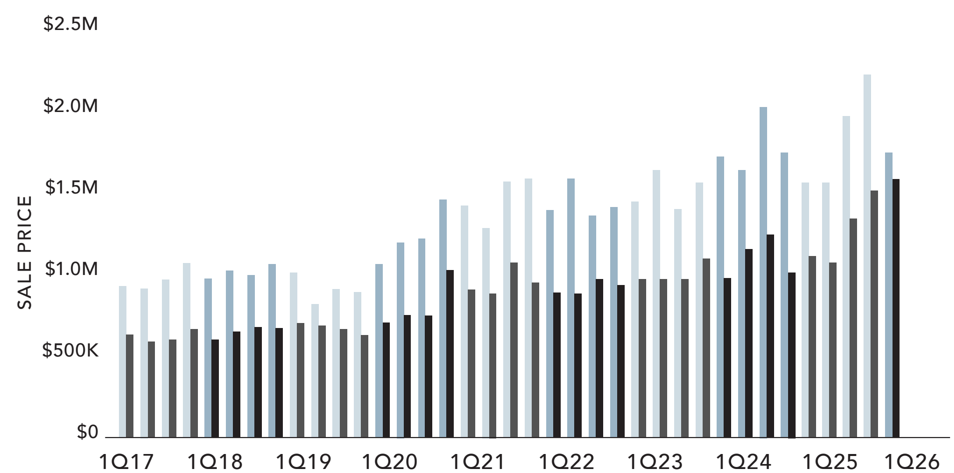
Closed Sales



Market Share by Price Range



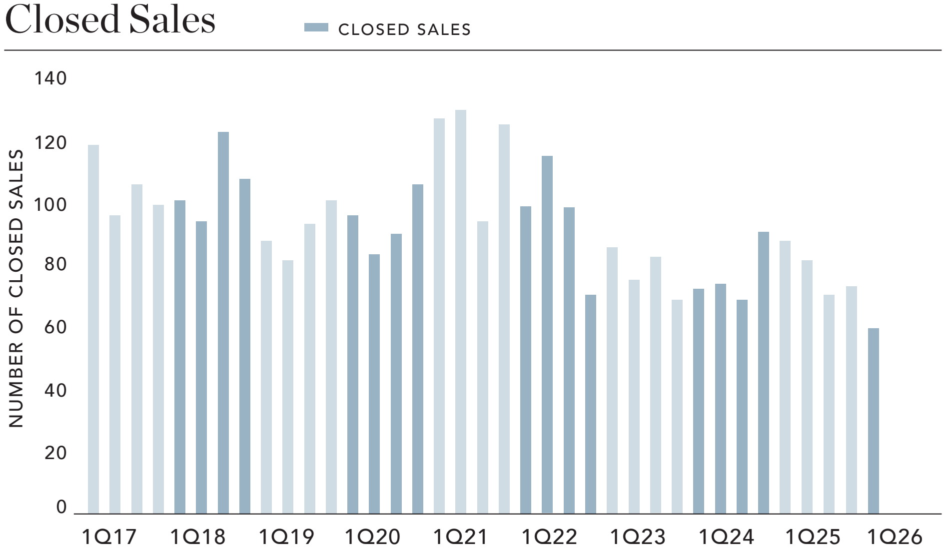
Median and Average Price



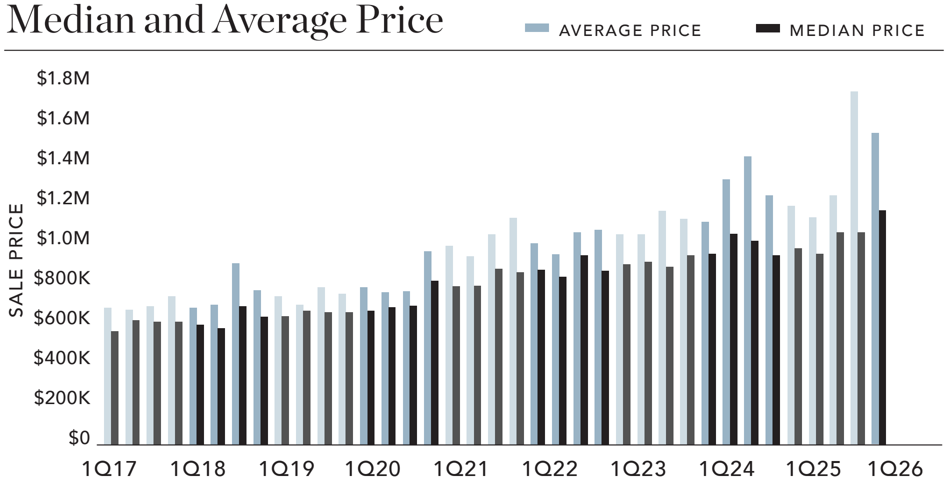
East Quogue/Hampton Bays

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	52	85	-39%	68	-24%
VOLUME	$78.581M	$95.055M	-17%	$117.676M	-33%
AVERAGE PRICE	$1.511M	$1.118M	+35%	$1.731M	-13%
MEDIAN PRICE	$1.100M	$895K	+23%	$980K	+12%

Closed Sales



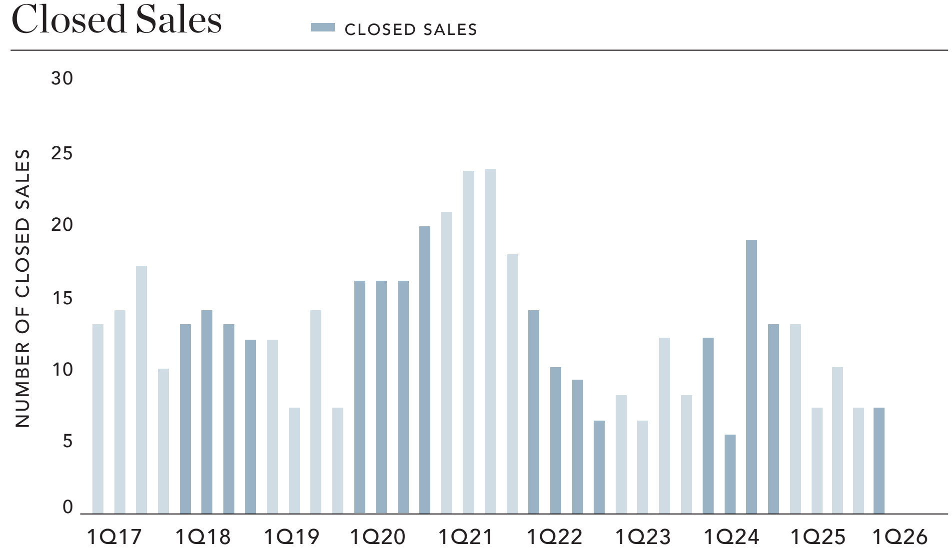
Median and Average Price



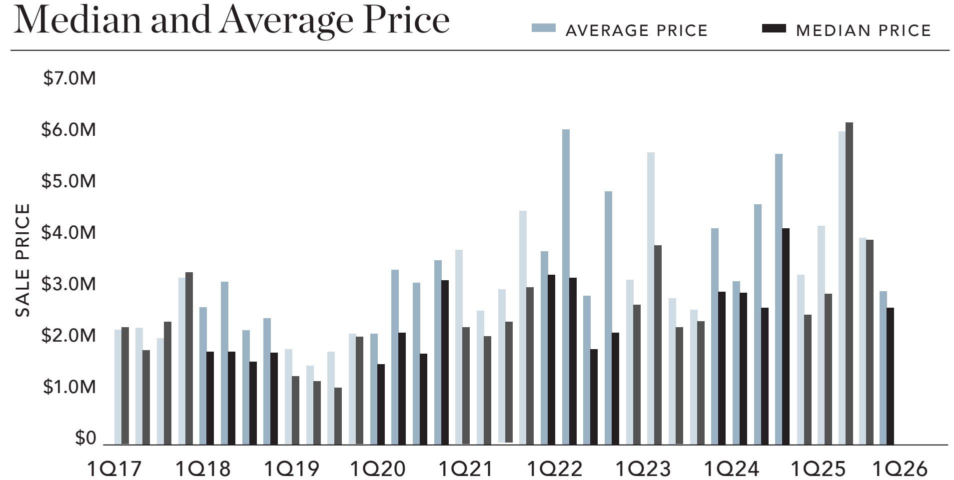
Quogue

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	7	13	-46%	7	0%
VOLUME	$20.358M	$42.110M	-52%	$27.521M	-26%
AVERAGE PRICE	$2.908M	$3.239M	-10%	$3.932M	-26%
MEDIAN PRICE	$2.650M	$2.500M	+6%	$3.911M	-32%

Closed Sales



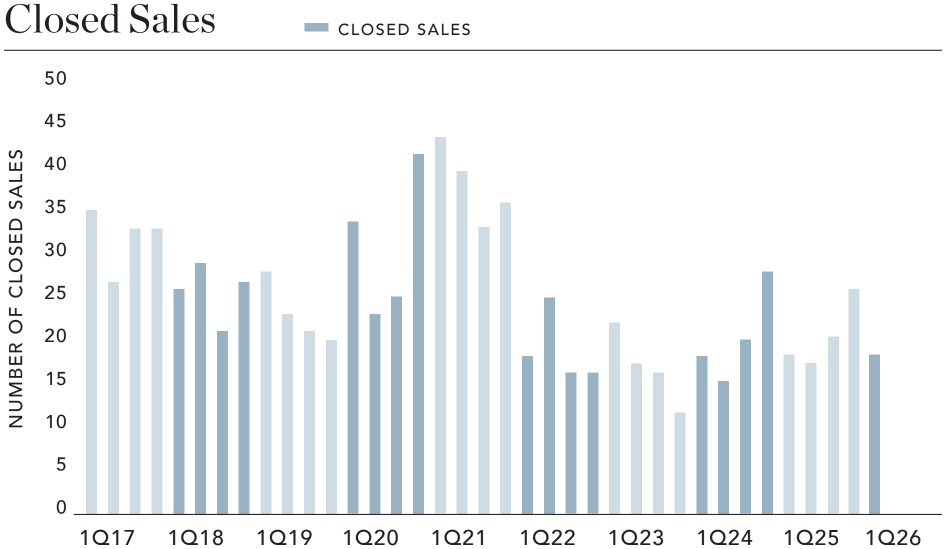
Median and Average Price



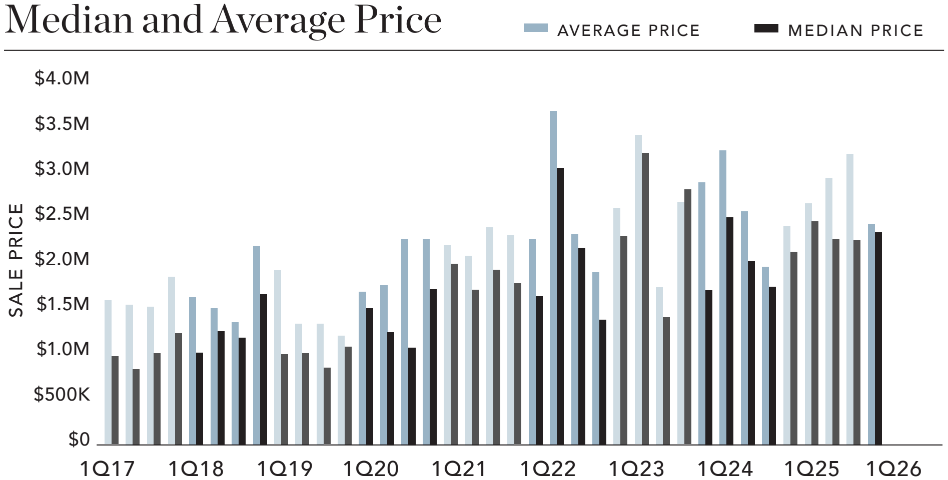
Westhampton Beach

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	18	18	0%	26	-31%
VOLUME	$45.751M	$45.311M	+1%	$88.081M	-48%
AVERAGE PRICE	$2.542M	$2.517M	+1%	$3.388M	-25%
MEDIAN PRICE	$2.443M	$2.213M	+10%	$2.350M	+4%

Closed Sales



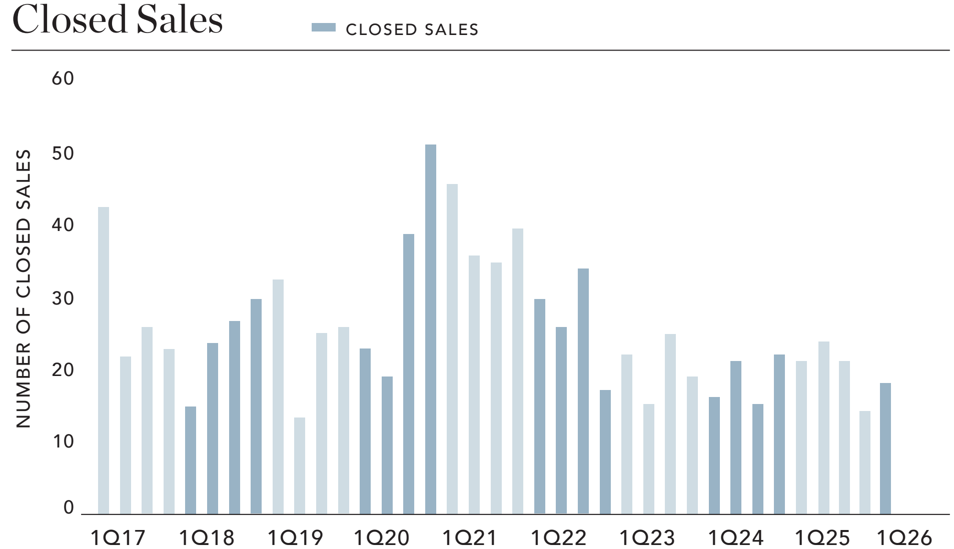
Median and Average Price



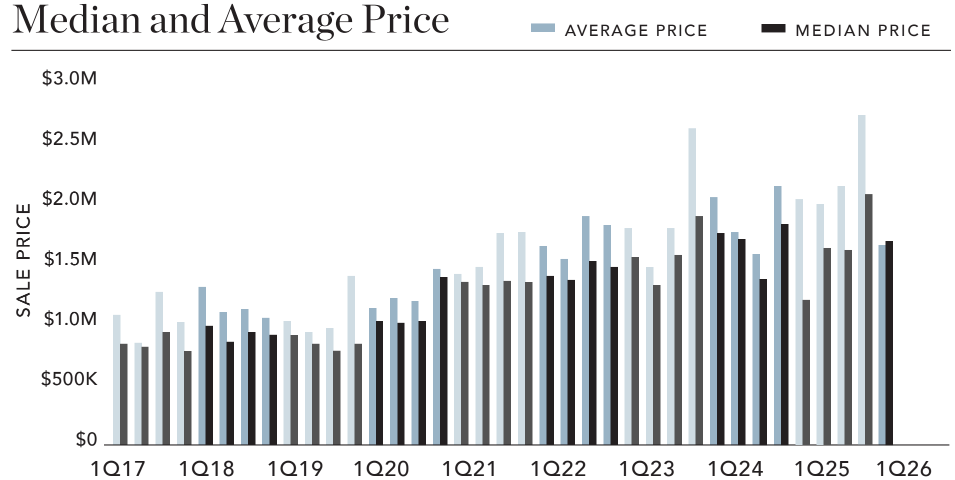
Westhampton/Remsenburg

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	18	21	-14%	14	+29%
VOLUME	$28.571M	$40.922M	-30%	$36.663M	-22%
AVERAGE PRICE	$1.587M	$1.949M	-19%	$2.619M	-39%
MEDIAN PRICE	$1.620M	$1.160M	+40%	$1.975M	-18%

Closed Sales



Median and Average Price



Mattituck | $4.35M | WEB# 930647

North Fork

North Fork single-family home sales fell 5% year-over-year, a difference of six deals, to 110 reported closings. This was the second-slowest first quarter in the past decade, with activity coming in 23% below the ten-year first-quarter average of 143. Though the number of overall sales declined, half of the six submarkets reported annual increases. Mattituck/Laurel showed the strongest growth, adding six additional sales. The three submarkets that experienced declines, Aquebogue/Jamesport, Cutchogue, and Southold/Peconic, all had five to six fewer sales than a year ago.

Only two of the six submarkets experienced an increase in dollar volume. Despite posting a double-digit increase in sales, Greenport dollar volume declined 1% to $11.306M. Mattituck/Laurel volume increased most significantly, up 32%, largely due to the increase in sales given that average price increased only 3%.

Overall median price was driven down 12% because of a growing share of sales below $500K. This quarter's annual decline followed four consecutive quarters with gains. Still, this was only the third quarter in the last six years to report a decline in median price. Aquebogue/Jamesport was the only North Fork submarket with a year-over-year increase in median price, up 6% to $899K.

Single Family

Sales

110

-5% YEAR OVER YEAR

Sales Volume

$119.464M

-23% YEAR OVER YEAR

Average Sales Price

$1.086M

-19% YEAR OVER YEAR

Median Sales Price

$873K

-12% YEAR OVER YEAR

Neighborhoods North Fork

Cutchogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$19.509M	$1.301M	$980K
-25%	-50%	-33%	-31%

Mattituck/Laurel

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
27	$34.841M	$1.290M	$850K
+29%	+32%	+3%	-8%

Aquebogue/Jamesport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
13	$13.198M	$1.015M	$899K
-28%	-31%	-5%	+6%

Southold/Peconic

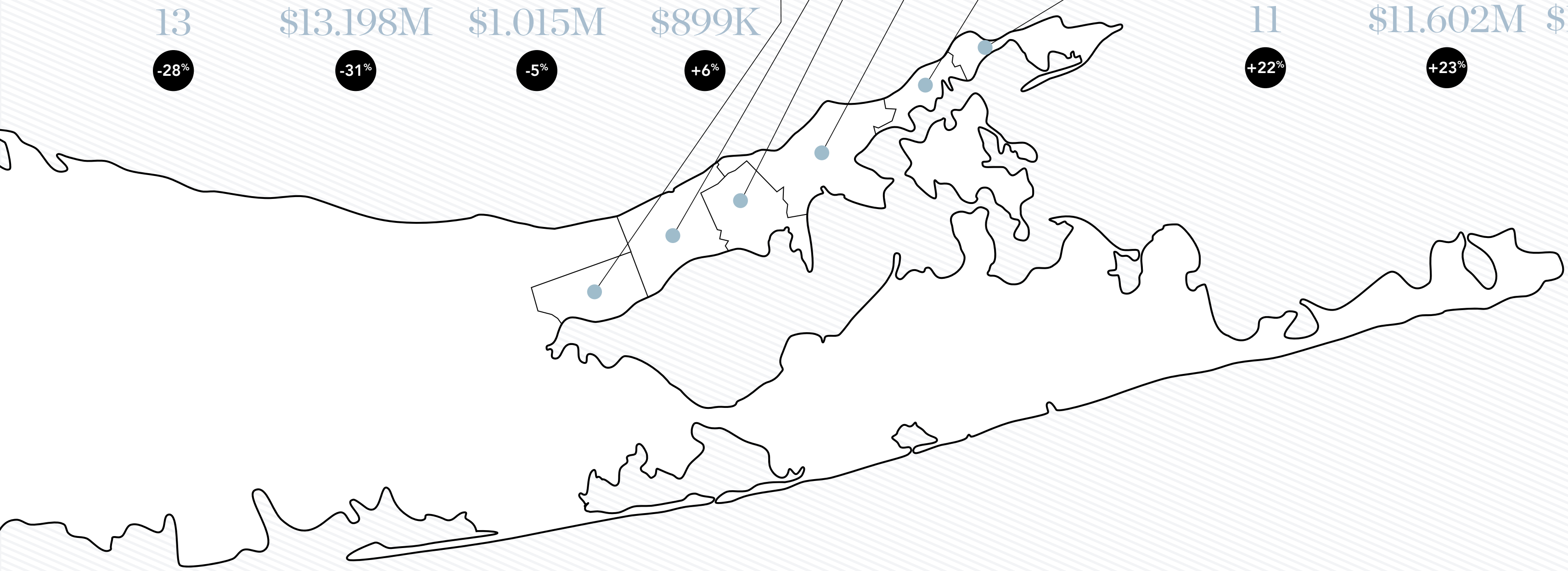
SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
30	$29.009M	$967M	$853K
-17%	-43%	-31%	-29%

Greenport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$11.306M	$808K	$713K
+17%	-1%	-15%	-16%

East Marion/Orient

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
11	$11.602M	$1.055M	$900K
+22%	+23%	+1%	-1%

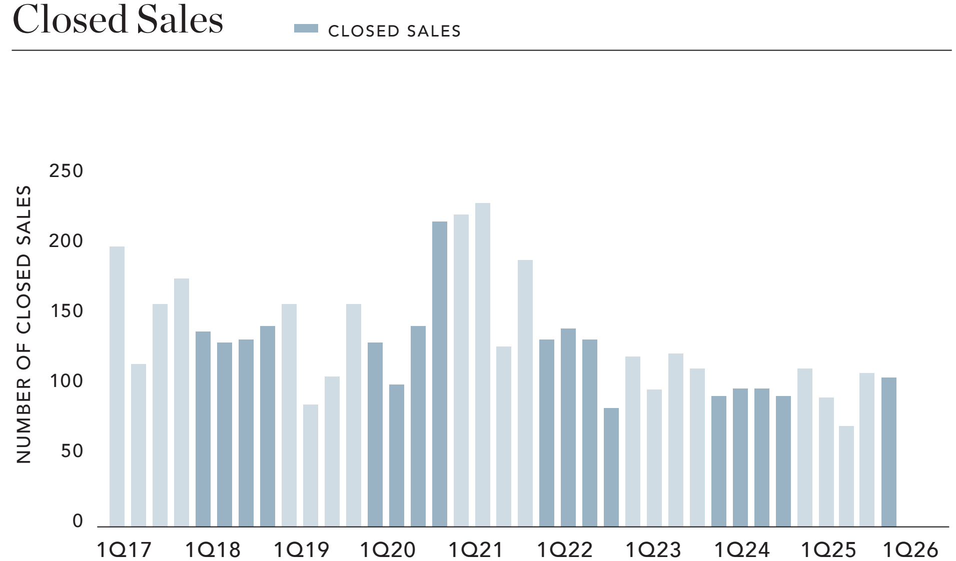


% CHANGE (YEAR-OVER-YEAR)

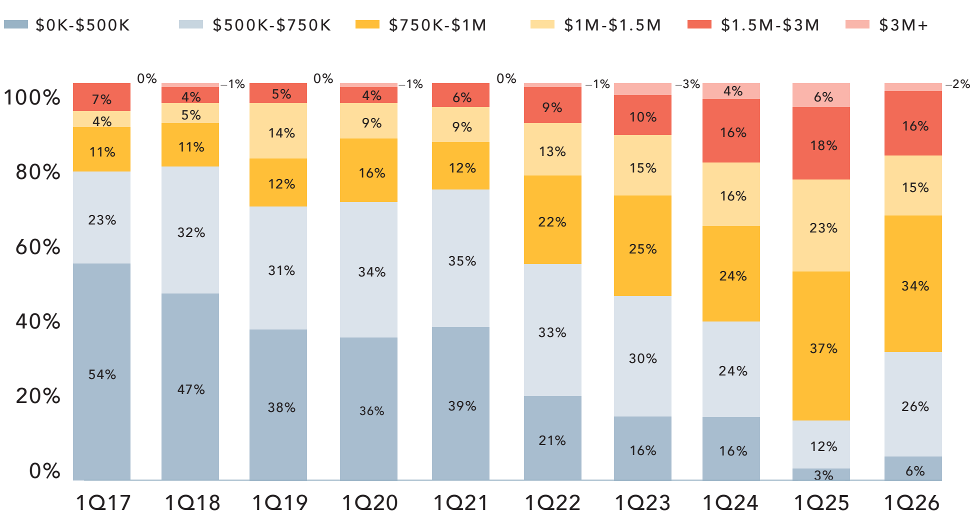
North Fork

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	110	116	-5%	113	-3%
VOLUME	$119.464M	$155.888M	-23%	$156.144M	-23%
AVERAGE PRICE	$1.086M	$1.344M	-19%	$1.382M	-21%
MEDIAN PRICE	$873K	$995K	-12%	$999K	-13%

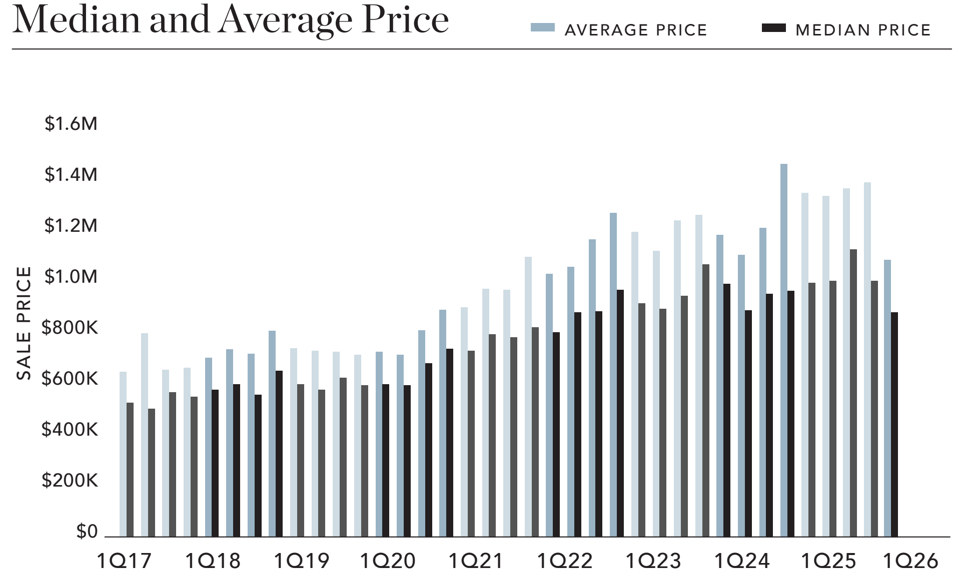
Closed Sales



Market Share by Price Range



Median and Average Price

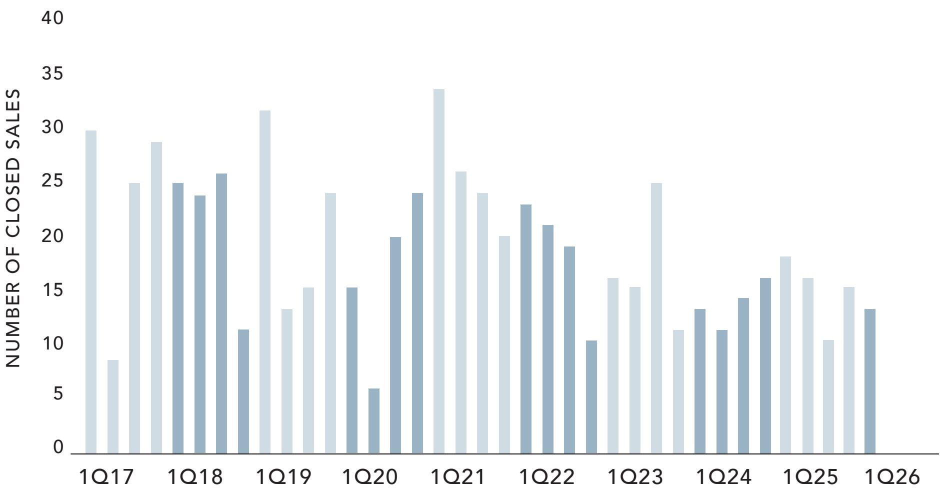


Aquebogue/Jamesport

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	13	18	-28%	15	-13%
VOLUME	$13.198M	$19.181M	-31%	$13.506M	-2%
AVERAGE PRICE	$1.015M	$1.066M	-5%	$900K	+13%
MEDIAN PRICE	$899K	$850K	+6%	$845K	+6%

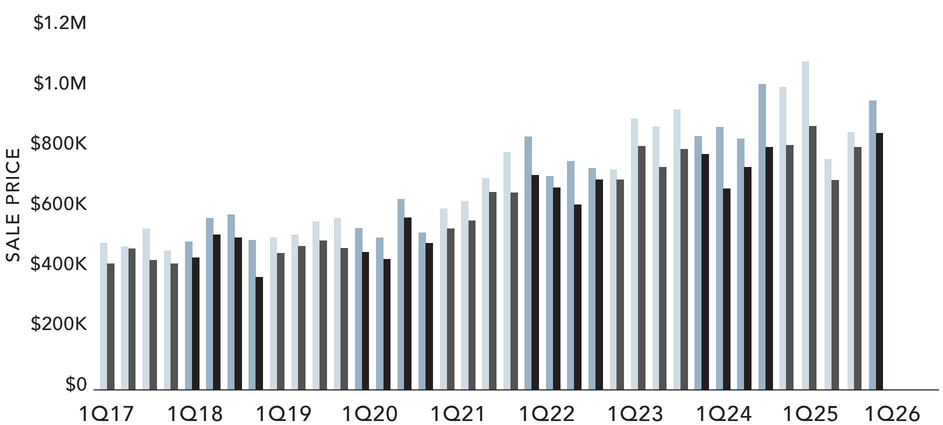
Closed Sales

CLOSED SALES



Median and Average Price

AVERAGE PRICE MEDIAN PRICE

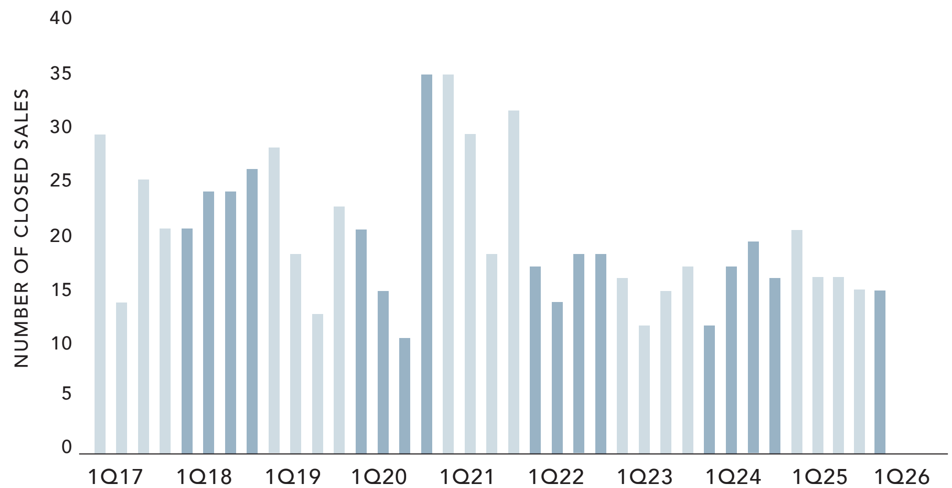


Cutchogue

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	15	20	-25%	15	0%
VOLUME	$19.509M	$38.976M	-50%	$28.792M	-32%
AVERAGE PRICE	$1.301M	$1.949M	-33%	$1.919M	-32%
MEDIAN PRICE	$980K	$1.425M	-31%	$1.050M	-7%

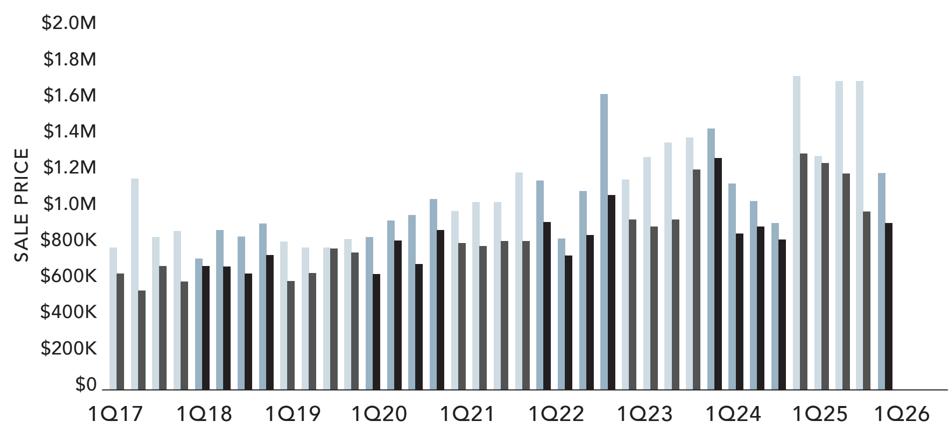
Closed Sales

CLOSED SALES



Median and Average Price

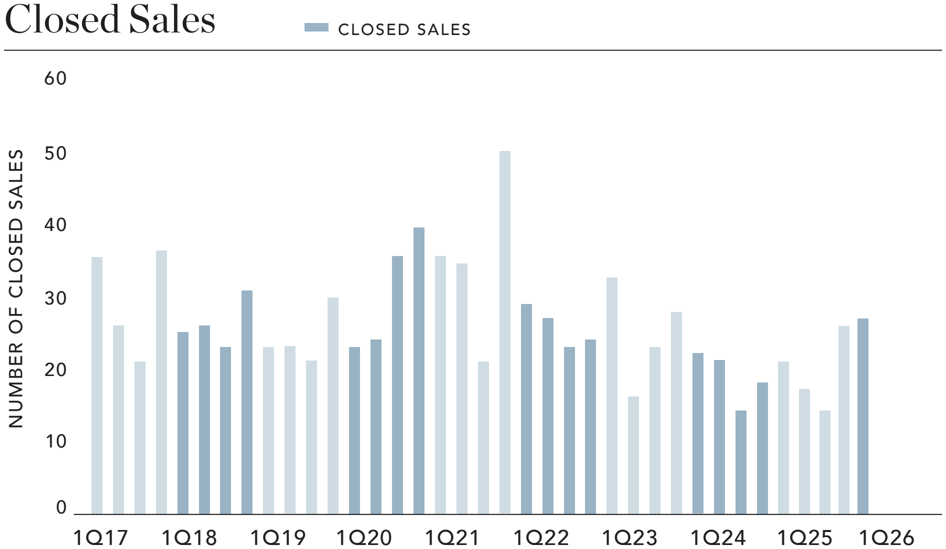
AVERAGE PRICE MEDIAN PRICE



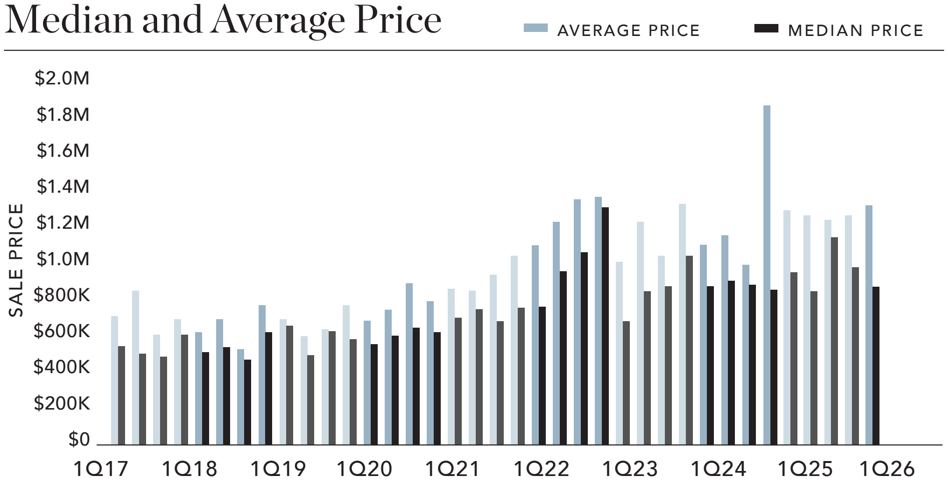
Mattituck/Laurel

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	27	21	+29%	26	+4%
VOLUME	$34.841M	$26.409M	+32%	$31.684M	+10%
AVERAGE PRICE	$1.290M	$1.258M	+3%	$1.219M	+6%
MEDIAN PRICE	$850K	$928K	-8%	$975K	-13%

Closed Sales



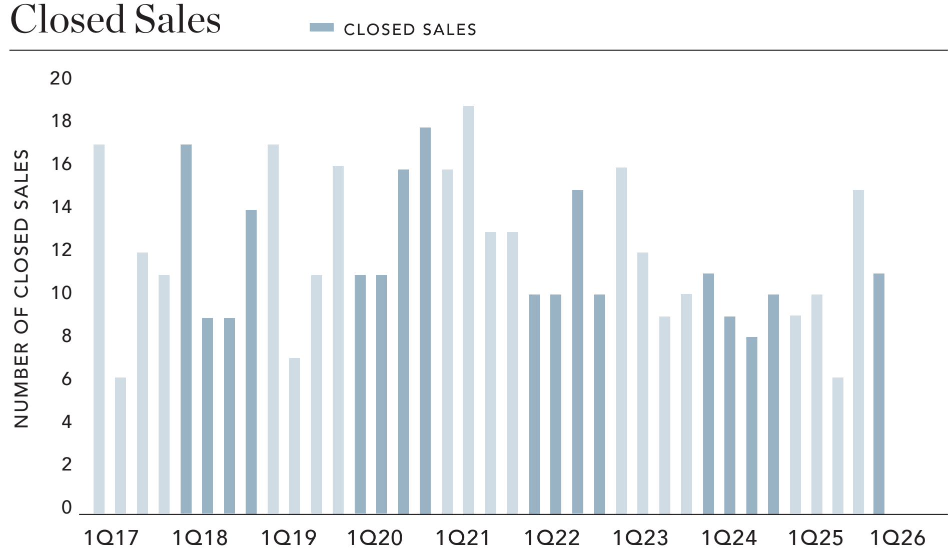
Median and Average Price



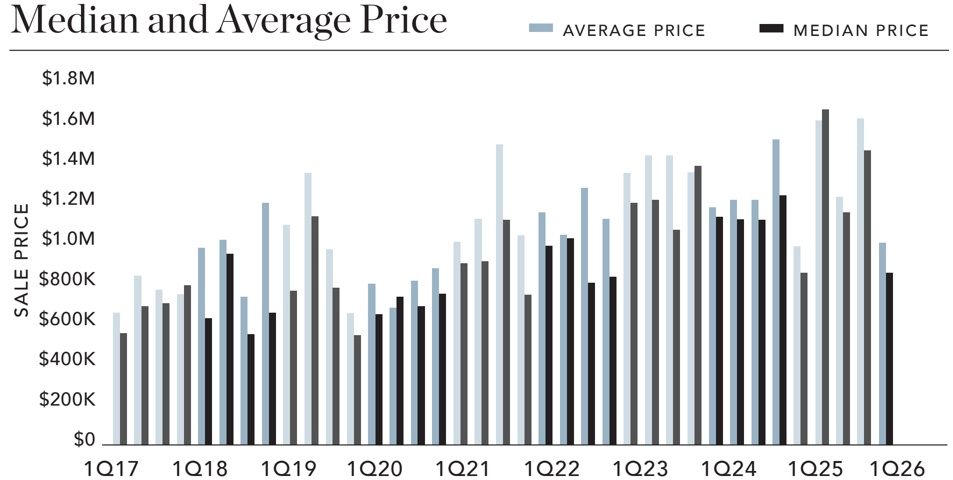
East Marion/Orient

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	11	9	+22%	15	-27%
VOLUME	$11.602M	$9.415M	+23%	$25.638M	-55%
AVERAGE PRICE	$1.055M	$1.046M	+1%	$1.709M	-38%
MEDIAN PRICE	$900K	$905K	-1%	$1.545M	-42%

Closed Sales



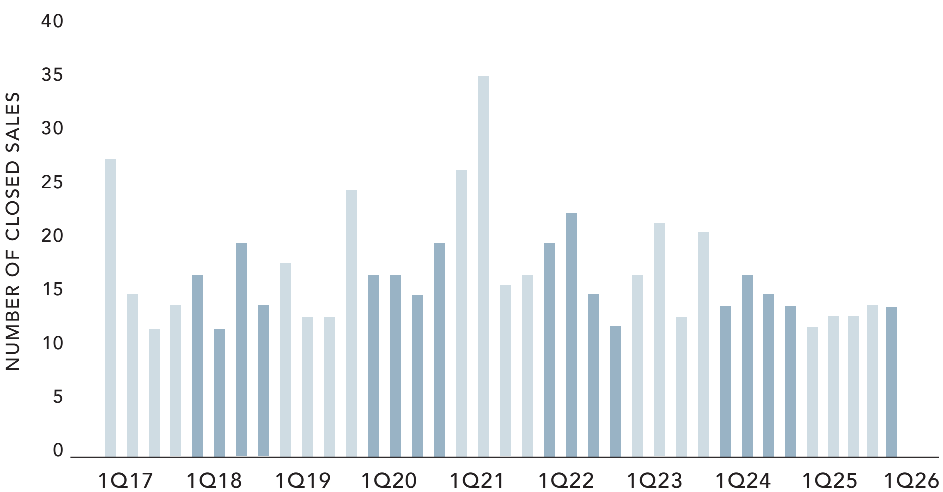
Median and Average Price



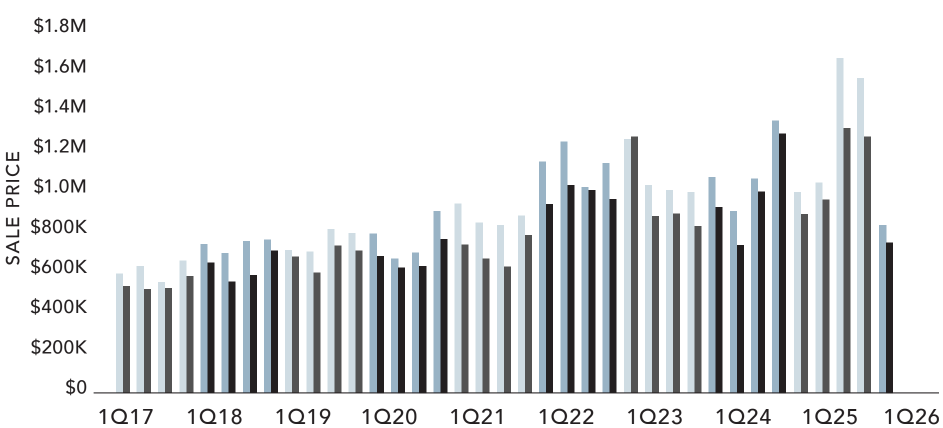
Greenport

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	14	12	+17%	14	0%
VOLUME	$11.306M	$11.380M	-1%	$20.847M	-46%
AVERAGE PRICE	$808K	$948K	-15%	$1.489M	-46%
MEDIAN PRICE	$713K	$850K	-16%	$1.210M	-41%

Closed Sales



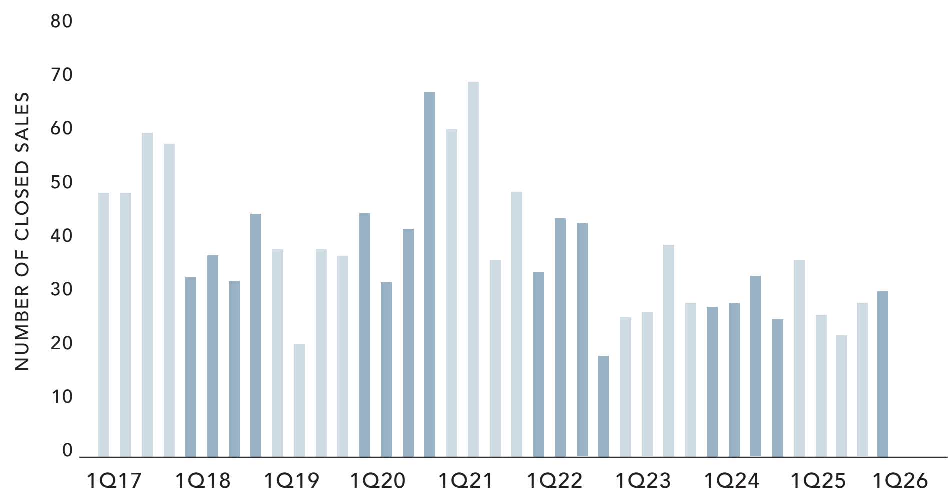
Median and Average Price



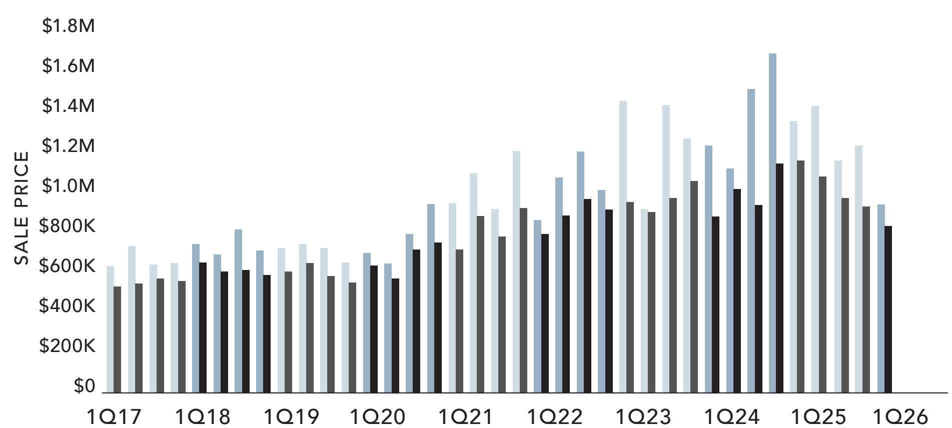
Southold/Peconic

SINGLE FAMILY	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	30	36	-17%	28	+7%
VOLUME	$29.009M	$50.527M	-43%	$35.678M	-19%
AVERAGE PRICE	$967K	$1.404M	-31%	$1.274M	-24%
MEDIAN PRICE	$853K	$1.200M	-29%	$950K	-10%

Closed Sales



Median and Average Price



The Residential Luxury Market

The luxury market is the top 10% of all home sales by price during the quarter. As various factors redefine the high-end market in any given period, price figures may exhibit more volatility than the market overall. However, because the luxury market is a fixed percentage of the overall market, its changes in the number of sales will always match the overall market.

In First Quarter 2026, South Fork luxury average price jumped 16% to $14.977M. The number of transactions above $20M expanded significantly, rising from just four last year to eight this year. This increased concentration of ultra high-end sales, combined with a reduced share of transactions below $10M, also pushed the South Fork luxury median price up 29% to $11.750M. A year ago, 25 sales below $10M fell within the top 10% of the market; this year, just eight did.

The most expensive sale of First Quarter 2026 was an oceanfront residence on Surfside Drive in Bridgehampton, which traded for $58M. Bridgehampton/Sagaponack recorded the highest number of South Fork luxury transactions, with 12 closings reported during the quarter.

The average luxury sale price for the North Fork fell 29% annually, and median price declined 28% year-over-year. The decreases were a result of a much smaller share of sales over $3M than a year ago. The highest-priced North Fork sale was a home with 100 feet of bayfront that sold for $4M.

SOUTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	37	45	-18%	43	-14%
VOLUME	$554.150M	$580.166M	-4%	$852.635M	-35%
AVERAGE	$14.977M	$12.893M	+16%	$19.829M	-24%
MEDIAN	$11.750M	$9.100M	+29%	$13.460M	-13%

NORTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	11	12	-8%	11	0%
VOLUME	$28.337M	$43.509M	-35%	$39.835M	-29%
AVERAGE	$2.576M	$3.626M	-29%	$3.621M	-29%
MEDIAN	$2.400M	$3.325M	-28%	$2.770M	-13%


Southampton | $6.795M | WEB# 927764


Quogue | $6.95M | WEB# 930358

Condos

The South Fork reported 24 condo sales in First Quarter 2026, down 45% (20 sales) year-over-year. The dip in activity paired with lower pricing resulted in total sales volume falling 52%. A smaller proportion of sales above $2M pushed the median price down 29% to $1.358M, while average price fell 13% to $1.496M. This quarter's most expensive sale was a four-bedroom townhouse at Water Mill Crossing, which sold for nearly $2.875M.

The North Fork reported just seven condo sales in First Quarter 2026, three fewer than last year. Consequently, sales volume dropped 19% to $6.668M. Median price and average price increased 29% and 16%, respectively, driven by an increased share of sales over $1M. The quarter's highest-priced sale was a three-bedroom waterfront condo with views of Pipes Cove in Greenport that closed for $1.688M.

SOUTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	24	44	-45%	31	-23%
VOLUME	$35.913M	$75.390M	-52%	$52.318M	-31%
AVERAGE	$1.496M	$1.713M	-13%	$1.688M	-11%
MEDIAN	$1.358M	$1.925M	-29%	$1.450M	-6%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	7	10	-30%	9	-22%
VOLUME	$6.668M	$8.222M	-19%	$7.508M	-11%
AVERAGE	$953K	$822K	+16%	$834K	+14%
MEDIAN	$1.025M	$793K	+29%	$685K	+50%

Southampton | $1.249M | WEB# 925502

Eastport | $925K | WEB# 930842

Land & Commercial

OVERVIEW

The land market is defined as the total sales of all vacant land on the East End regardless of zoning. The commercial market encompasses sales of existing buildings classified for non-residential use only. Traditionally, both Forks experience relatively few commercial transactions in any given quarter.

THE LAND MARKET

The South Fork recorded 26 vacant land closings this quarter, down 57% annually. Sales volume followed the same trend, dropping 22%. However, median price increased 54% to $1.688M because of an increased share of sales over $2M. The quarter's highest-priced land sale was a $55M property offering 2.6 acres with 294 feet of water frontage on Georgica Pond.

Reported North Fork land closings increased 8%, a difference of just one sale. Despite the minimal change in the number of sales, dollar volume surged 269%. Median price increased 9%, while average price more than tripled. The dramatic rise in volume and average price can be attributed to the quarter's most expensive sale: 100 acres in East Marion known as Cove Beach. The land was purchased for $23.5M by the CEO of Apollo Global Management.

THE COMMERCIAL MARKET

The South Fork reported 13 commercial transactions in First Quarter 2026, up by two sales from First Quarter 2025. Though the number of sales was similar, dollar volume nearly doubled because of a significant increase in the share of sales over $2M. For the same reason, median price and average price surged 54% and 81%, respectively. Southampton Village had more reported closings than any other submarket, with four sales.

The North Fork had eight reported commercial closings, up from seven in First Quarter 2025. However, sales volume fell 46% from a year ago, when there was a $19M transaction. This quarter, no sales exceeded $3M.

THE INVENTORY

Inventory is the number of East End properties listed for sale at the end of the quarter. At the end of March, there were 1,729 active listings, down 10% annually to the second-lowest first-quarter level on record.

Please note that Corcoran switched to a new listing system during Second Quarter 2019. Therefore, the inventory figures cannot be compared to that published in reports prior to that quarter.

Land

SOUTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	26	60	-57%	29	-10%
VOLUME	$117.572M	$150.099M	-22%	$82.375M	+43%
AVERAGE	$4.522M	$2.502M	+81%	$2.841M	+59%
MEDIAN	$1.688M	$1.095M	+54%	$1.800M	-6%

NORTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	14	13	+8%	13	+8%
VOLUME	$31.689M	$8.597M	+269%	$8.532M	+271%
AVERAGE	$2.263M	$661K	+242%	$656K	+245%
MEDIAN	$615K	$565K	+9%	$600K	+3%

Commercial

SOUTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	13	11	+18%	18	-28%
VOLUME	$43.646M	$22.906M	+91%	$84.616M	-48%
AVERAGE	$3.357M	$2.082M	+61%	$4.701M	-29%
MEDIAN	$2.100M	$1.100M	+91%	$3.713M	-43%

NORTH FORK	1Q26	1Q25	%CHG (YR)	4Q25	%CHG (QTR)
SALES	8	7	+14%	1	+700%
VOLUME	$13.983M	$26.060M	-46%	$1.500M	+832%
AVERAGE	$1.748M	$3.723M	-53%	$1.500M	+17%
MEDIAN	$1.613M	$950K	+70%	$1.500M	+8%

corcoran

Methodology & Source

For the purposes of the South Fork market comparison, this report contrasts the villages and hamlets from Remsenburg to Montauk, plus Shelter Island, while the North Fork encompasses the area extending from Aquebogue to Orient.

The Corcoran Report uses market-wide data from the Long Island Real Estate Report and is based upon transactions reported from January through March 2026. It compares data to that reported in the same period of 2025 as well as the prior quarter. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, many transactions in this analysis actually occurred prior to being reported in First Quarter 2026.

DISCLAIMER: In early September 2022, an all-encompassing attack on Suffolk County government systems caused a significant disruption in recorded real estate data. Due to the breach, the county did not report closings for several weeks in September and October. Therefore, the number of sales and dollar volume figures in Third Quarter and Fourth Quarter 2022 are negatively affected. Had the breach not occurred, reported figures likely would have been higher than what is shown in this report.

FOR MORE INFORMATION

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