The Corcoran Report

2Q | 2026 | EAST END

corcoran

Contents

South Fork

The South Fork reported 354 single-family home sales in Second Quarter 2026, a 16% decline from a year ago. The drop was enough to put the number of reported closings at their lowest second-quarter number in more than ten years. It also marked the second consecutive quarter of year-over-year decreases, following a five-quarter stretch with higher or steady sales.

Across the South Fork, eight of the 14 submarkets posted year-over-year declines in reported closings, with several showing steep pullbacks. Nearly all submarkets west of the canal saw annual declines, except Westhampton Beach, which saw no change. East of the canal, results were more mixed. East Hampton Village more than doubled its reported closings, up 114% year-over-year, from a low point one year ago to the second-highest figure in more than three years. Shelter Island and Water Mill also had notable increases, up 42% and 23%, respectively. However, other hamlets saw pronounced declines: Amagansett dropped 41%, Bridgehampton/Sagaponack fell 36%, and Montauk slid 30%. Southampton Village experienced the largest fall, down 44% year-over-year to its lowest second-quarter figure in at least 10 years.

Despite the broad decline in sales, pricing strengthened meaningfully. Median price rose 26% year-over-year to $2.4M and average price climbed 15% to $3.857M. However, sales volume was down 3% because of the nominal decrease in closings. Across the region, six submarkets posted year-over-year dollar volume gains, while eight moved in the opposite direction. Shelter Island saw the most dramatic gain with more than three times as much dollar volume as a year ago. This increase was driven in part by two reported sales at or above $10M whereas a year ago no sales exceeded that threshold. Shelter Island also reported the largest percentage increase for both average price and median price. Average price was heavily influenced by a nearly $16M sale, while median price rose as high-end transactions, particularly those over $2M, made up a larger share of the market.

Single Family

Sales

354

-16% YEAR OVER YEAR

Sales Volume

$1.365B

-3% YEAR OVER YEAR

Average Sales Price

$3.857M

+15% YEAR OVER YEAR

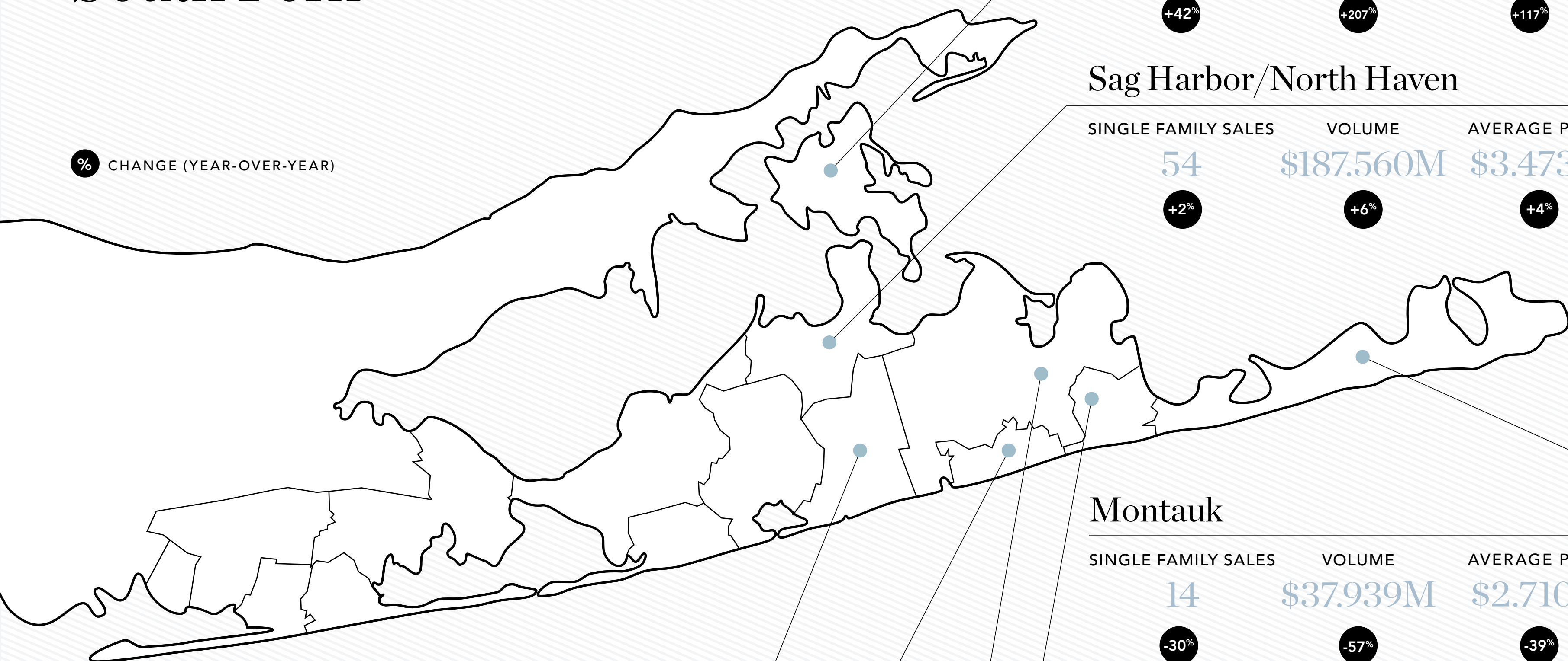
Median Sales Price

$2.400M

+26% YEAR OVER YEAR

Neighborhoods South Fork

% CHANGE (YEAR-OVER-YEAR)



Shelter Island

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
17	$66.683M	$3.923M	$3.250M
+42%	+207%	+117%	+128%

Sag Harbor/North Haven

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
54	$187.560M	$3.473M	$2.305M
+2%	+6%	+4%	-4%

Montauk

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$37.939M	$2.710M	$2.338M
-30%	-57%	-39%	+16%

Bridgehampton/Sagaponack

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$109.235M	$7.803M	$5.950M
-36%	-6%	+47%	+79%

Amagansett

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
13	$114.578M	$8.814M	$4.550M
-41%	-14%	+46%	+11%

East Hampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$139.723M	$9.315M	$3.550M
+114%	+56%	-27%	-67%

East Hampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
90	$256.119M	$2.846M	$2.300M
+5%	-15%	-19%	+20%

Neighborhoods South Fork (cont'd)

% CHANGE (YEAR-OVER-YEAR)

Water Mill

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
16	$119.493M	$7.468M	$5.540M
+23%	+47%	+19%	-8%

Southampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
26	$78.222M	$3.009M	$2.323M
-21%	+7%	+35%	+35%

Southampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$83.253M	$5.947M	$4.275M
-44%	-32%	+22%	+33%

East Quogue/Hampton Bays

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
44	$58.372M	$1.327M	$900K
-44%	-30%	+25%	+4%

Quogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
5	$19.440M	$3.888M	$3.275M
-29%	-33%	-6%	+13%

Westhampton Beach

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
17	$55.878M	$3.287M	$2.500M
0%	+17%	+17%	-3%

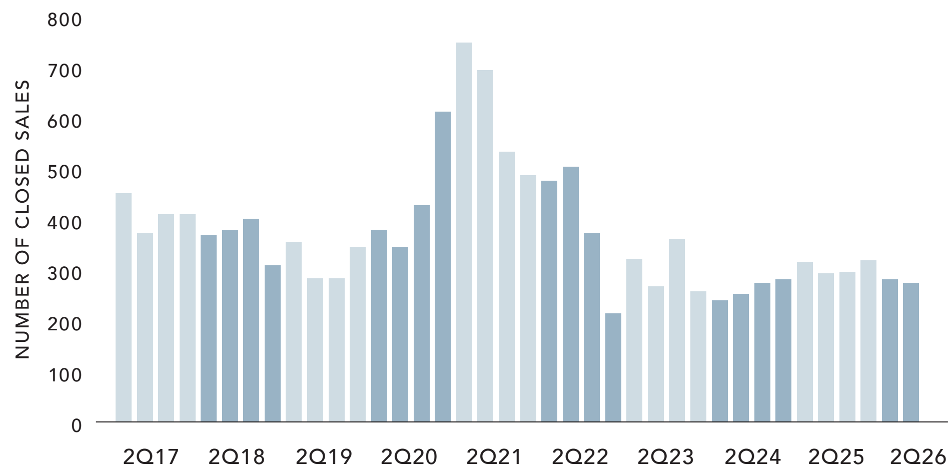
Westhampton/Remsenburg

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$38.761M	$2.584M	$1.775M
-38%	-15%	+36%	+14%

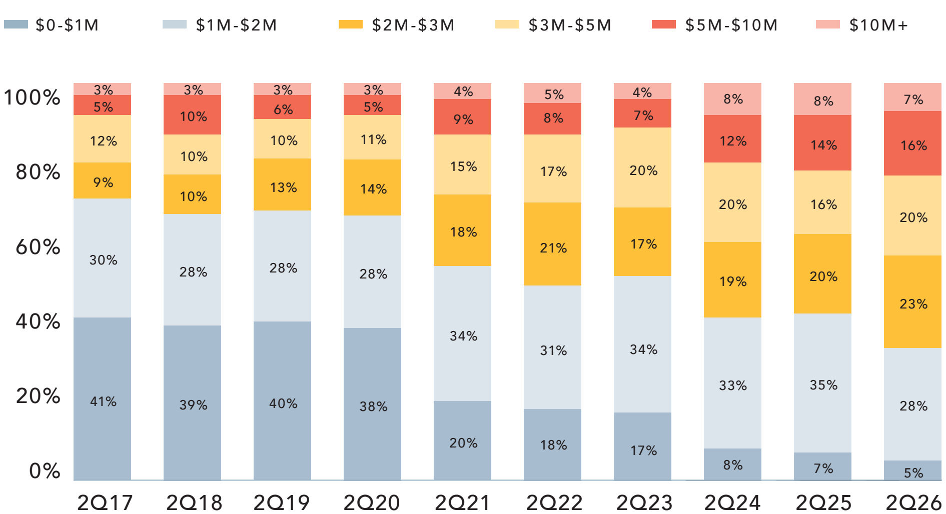
East of the Canal

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	273	293	-7%	278	-2%
VOLUME	$1.193B	$1.204B	-1%	$1.253B	-5%
AVERAGE PRICE	$4.369M	$4.109M	+6%	$4.507M	-3%
MEDIAN PRICE	$2.675M	$2.420M	+11%	$2.853M	-6%

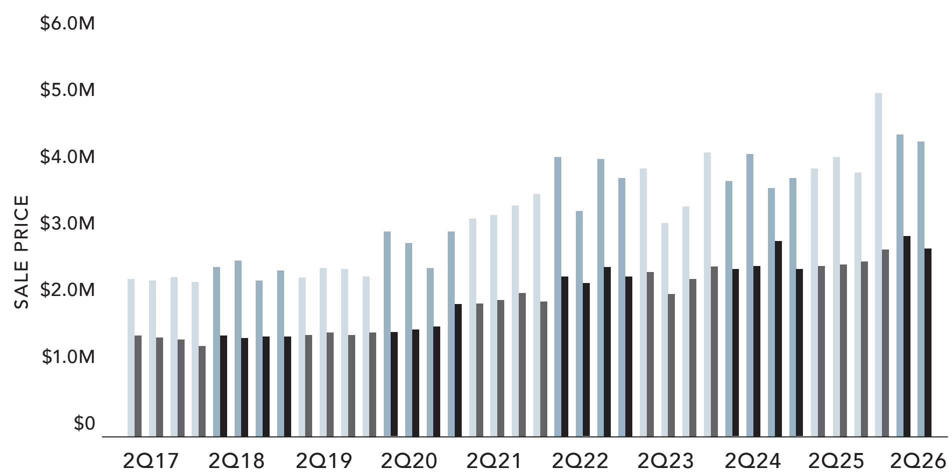
Closed Sales



Market Share by Price Range



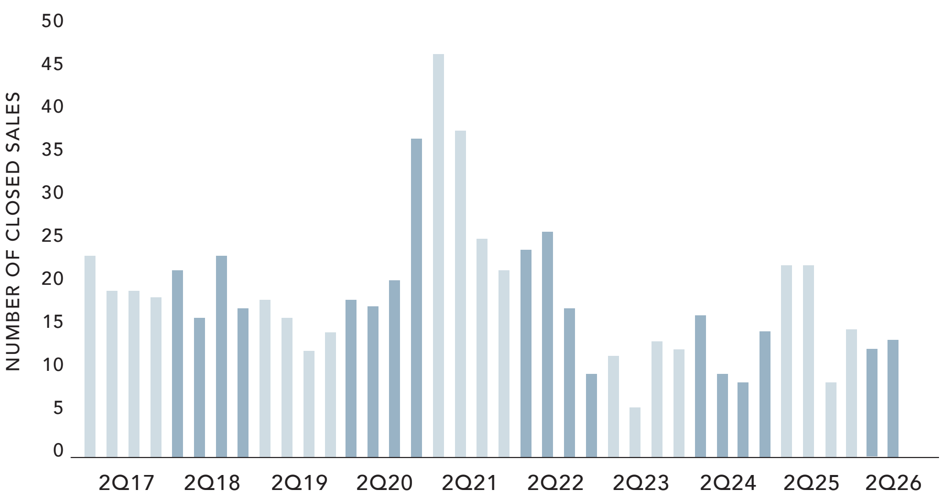
Median and Average Price



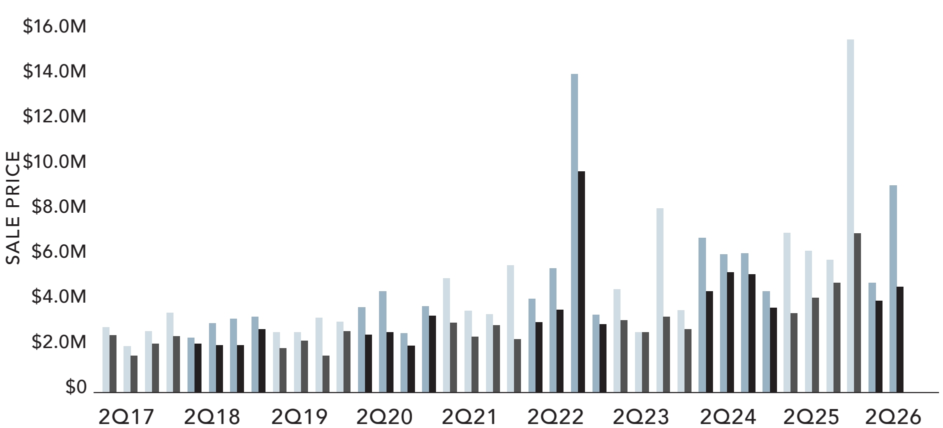
Amagansett

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	13	22	-41%	12	+8%
VOLUME	$114.578M	$132.858M	-14%	$56.794M	+102%
AVERAGE PRICE	$8.814M	$6.039M	+46%	$4.733M	+86%
MEDIAN PRICE	$4.550M	$4.098M	+11%	$3.878M	+17%

Closed Sales



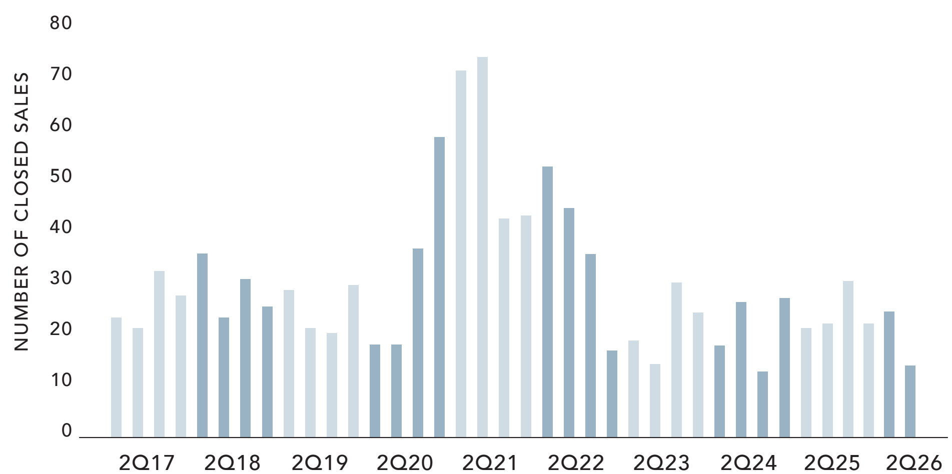
Median and Average Price



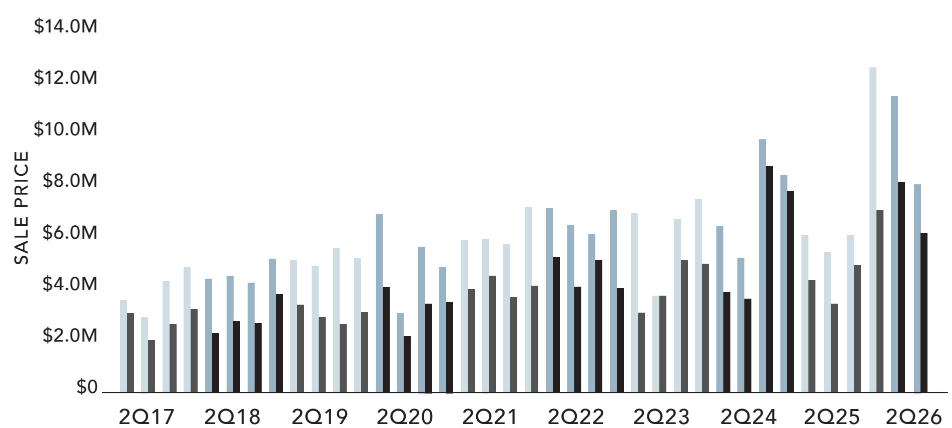
Bridgehampton/Sagaponack

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	14	2	-36%	24	-42%
VOLUME	$109.235M	$116.427M	-6%	$265.949M	-59%
AVERAGE PRICE	$7.803M	$5.292M	+47%	$11.081M	-30%
MEDIAN PRICE	$5.950M	$3.333M	+79%	$7.875M	-24%

Closed Sales



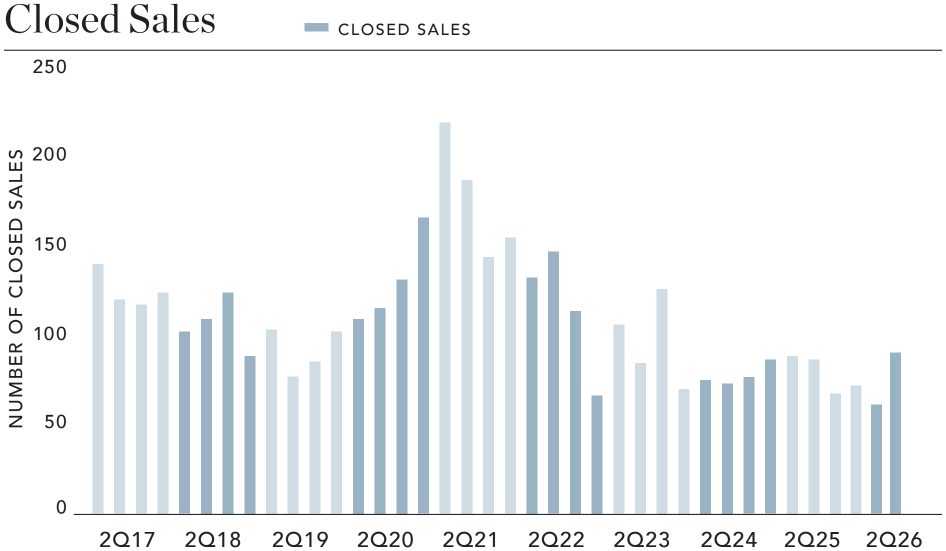
Median and Average Price



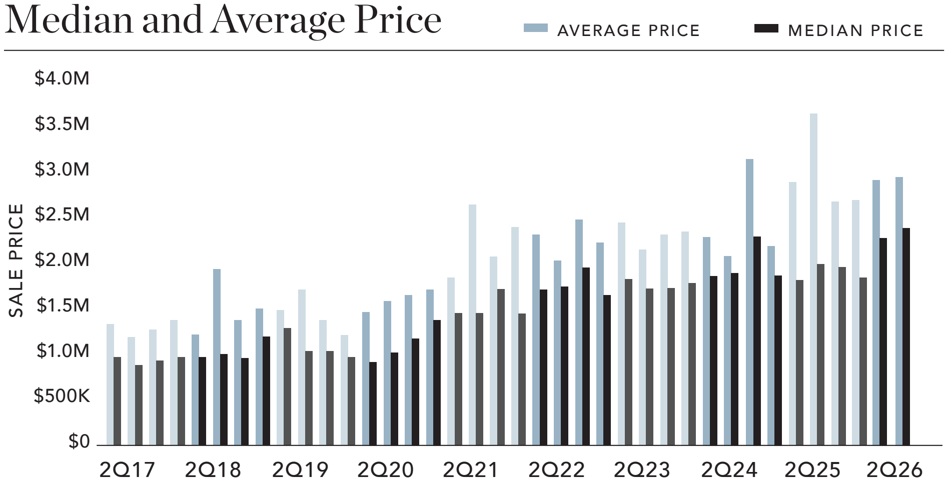
East Hampton

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	90	86	+5%	58	+55%
VOLUME	$256.119M	$301.738M	-15%	$162.634M	+57%
AVERAGE PRICE	$2.846M	$3.509M	-19%	$2.804M	+1%
MEDIAN PRICE	$2.300M	$1.913M	+20%	$2.181M	+5%

Closed Sales



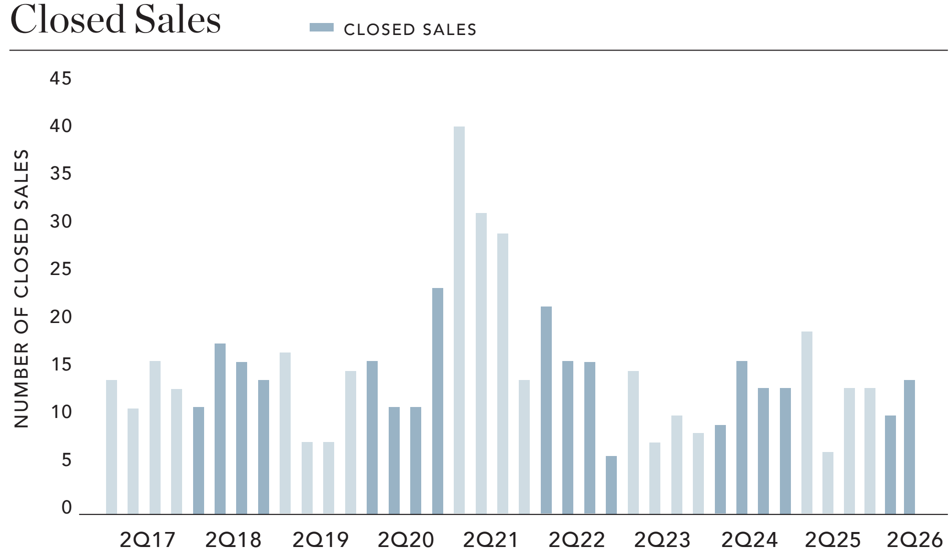
Median and Average Price



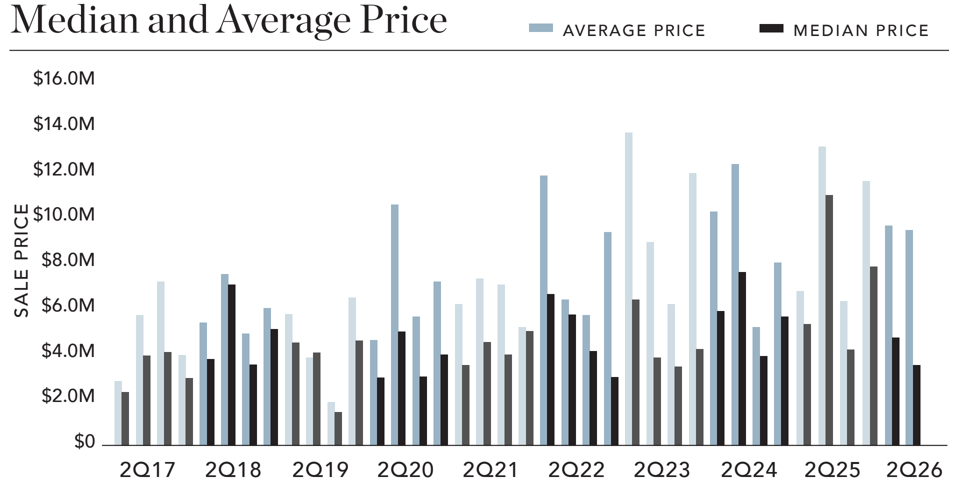
East Hampton Village

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	15	7	+114%	11	+36%
VOLUME	$139.723M	$89.645M	+56%	$104.393M	+34%
AVERAGE PRICE	$9.315M	$12.806M	-27%	$9.490M	-2%
MEDIAN PRICE	$3.550M	$10.750M	-67%	$4.750M	-25%

Closed Sales



Median and Average Price

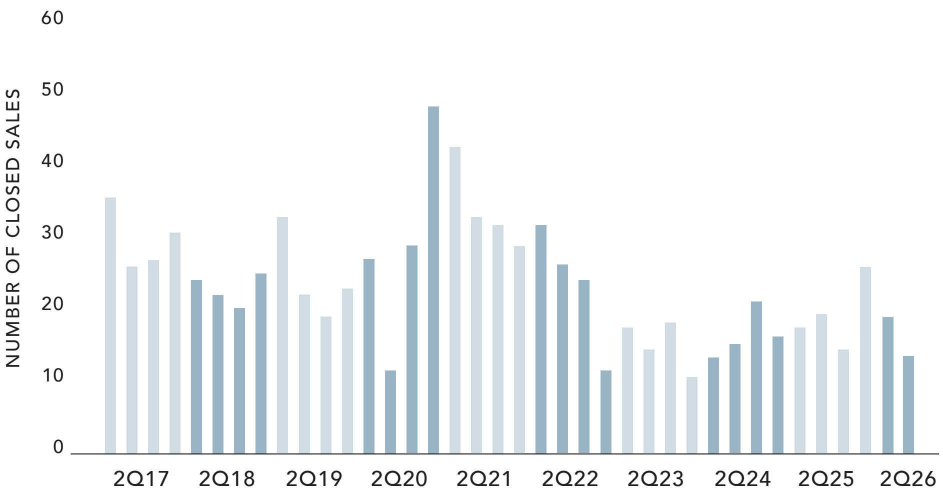


Montauk

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	14	20	-30%	20	-30%
VOLUME	$37.939M	$88.525M	-57%	$81.880M	-54%
AVERAGE PRICE	$2.710M	$4.426M	-39%	$4.094M	-34%
MEDIAN PRICE	$2.338M	$2.020M	+16%	$2.585M	-10%

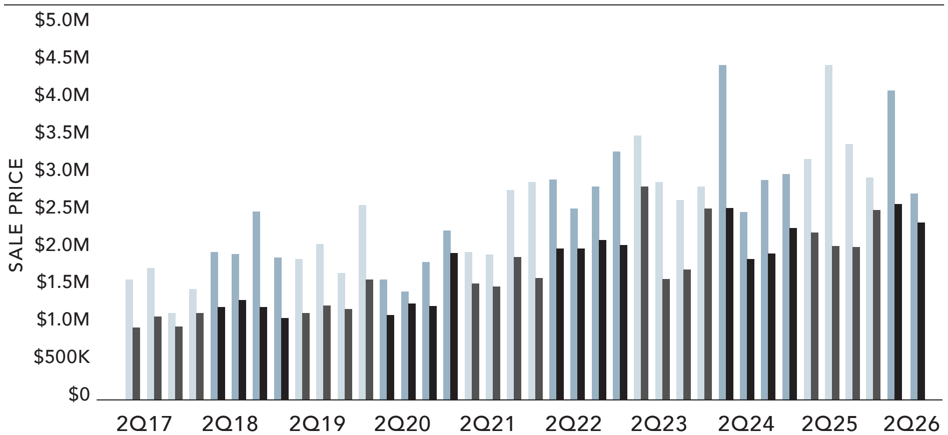
Closed Sales

CLOSED SALES



Median and Average Price

AVERAGE PRICE MEDIAN PRICE

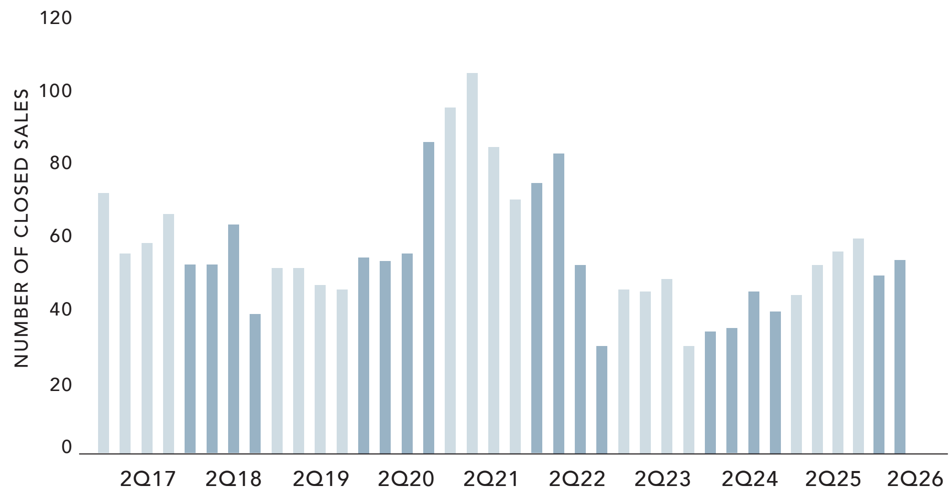


Sag Harbor/North Haven

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	54	53	+2%	50	+8%
VOLUME	$187.560M	$176.417M	+6%	$158.846M	+18%
AVERAGE PRICE	$3.473M	$3.329M	+4%	$3.177M	+9%
MEDIAN PRICE	$2.305M	$2.400M	-4%	$2.950M	-22%

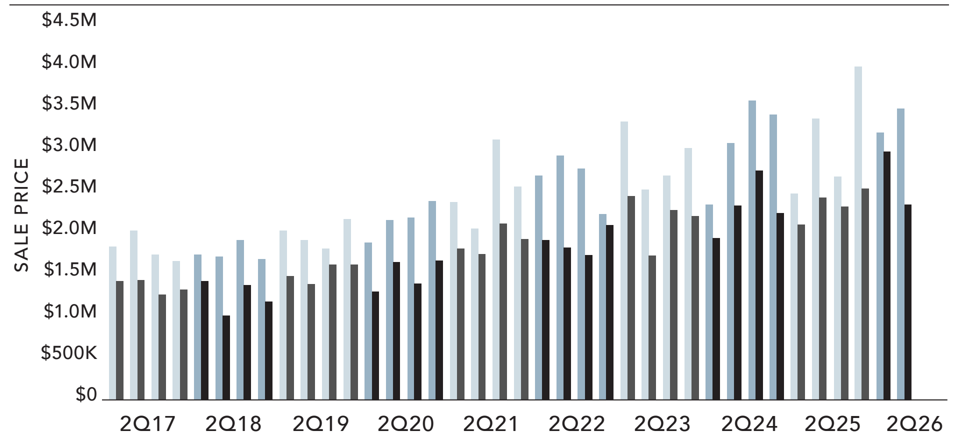
Closed Sales

CLOSED SALES



Median and Average Price

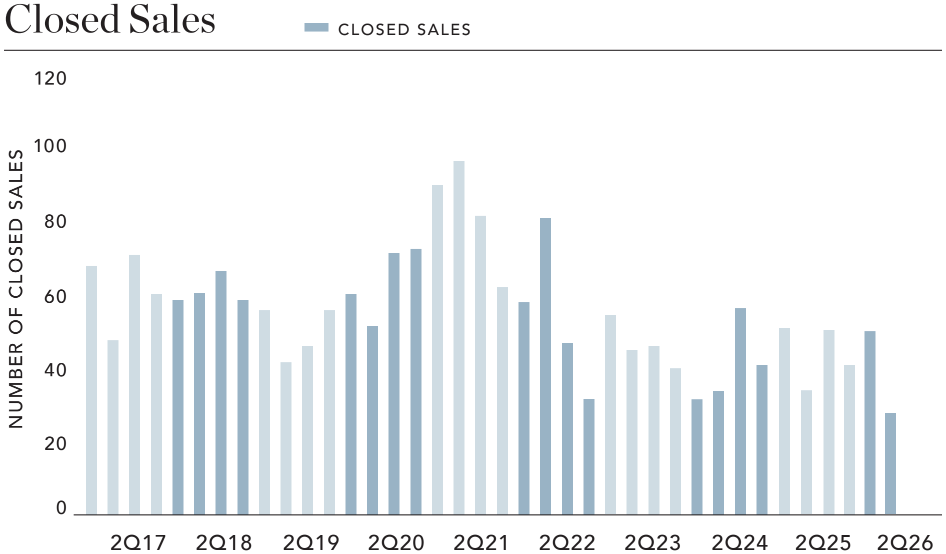
AVERAGE PRICE MEDIAN PRICE



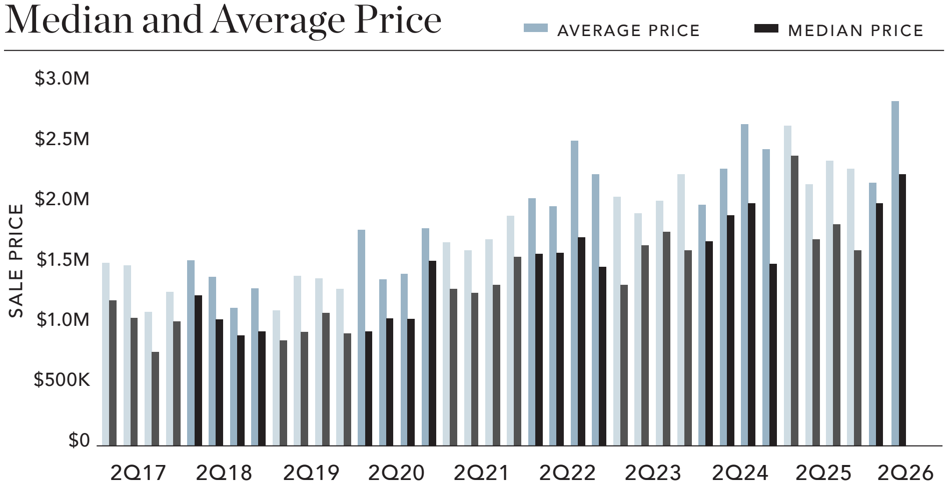
Southampton

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	26	33	-21%	49	-47%
VOLUME	$78.222M	$73.440M	+7%	$110.750M	-29%
AVERAGE PRICE	$3.009M	$2.225M	+35%	$2.260M	+33%
MEDIAN PRICE	$2.323M	$1.725M	+35%	$2.053M	+13%

Closed Sales



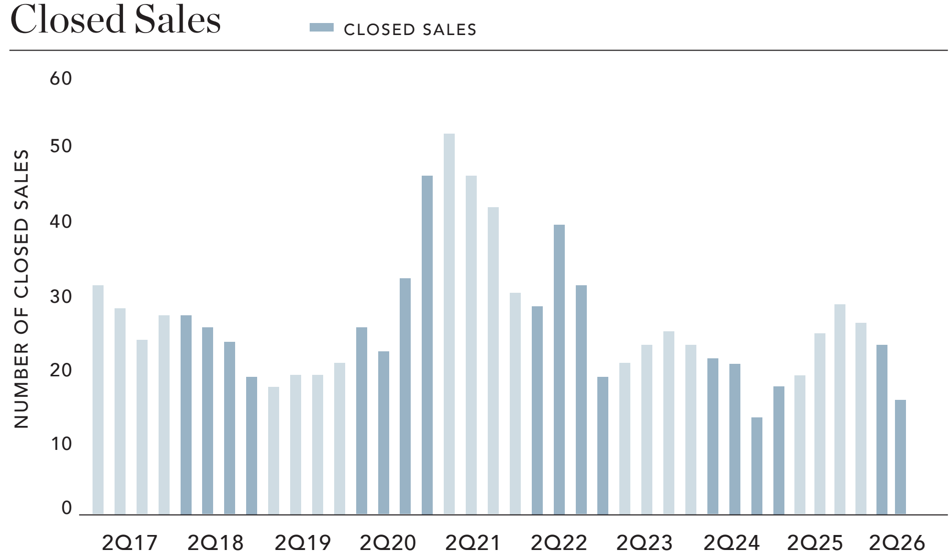
Median and Average Price



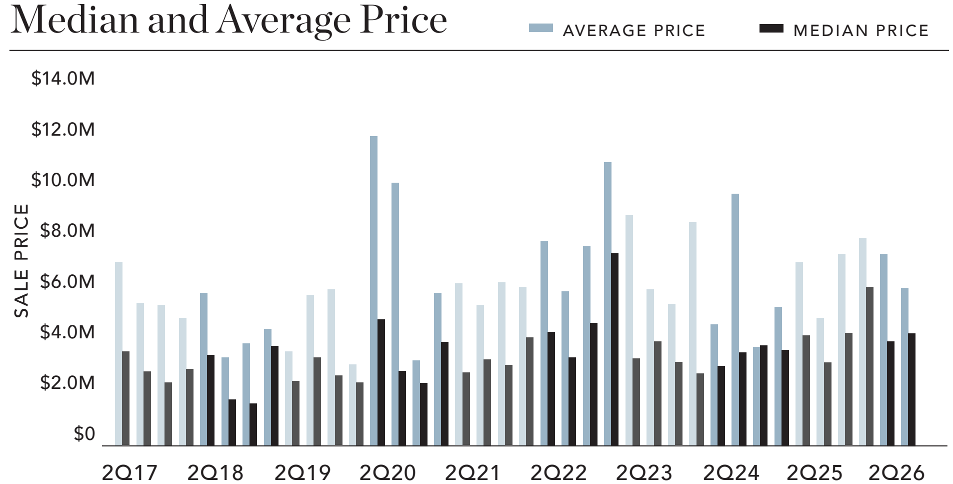
Southampton Village

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	14	25	-44%	23	-39%
VOLUME	$83.253M	$121.778M	-32%	$167.178M	-50%
AVERAGE PRICE	$5.947M	$4.871M	+22%	$7.269M	-18%
MEDIAN PRICE	$4.275M	$3.225M	+33%	$4.000M	+7%

Closed Sales



Median and Average Price

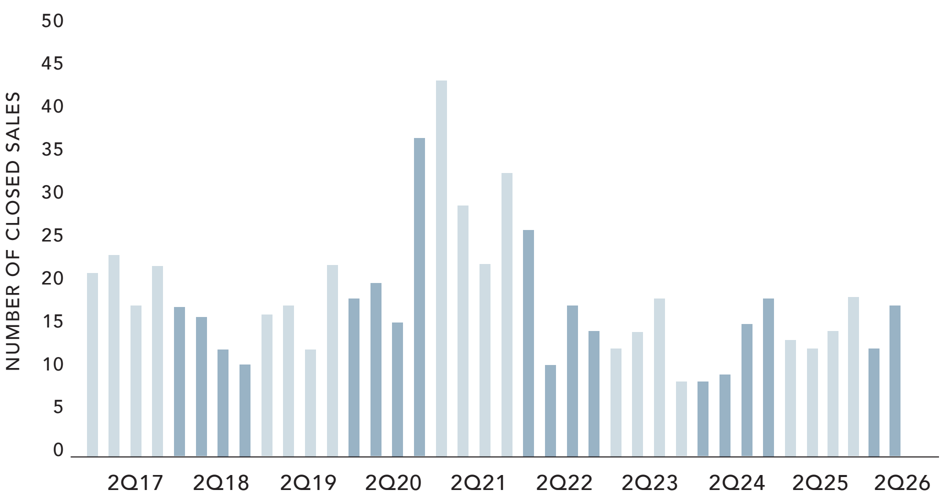


Shelter Island

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	17	12	+42%	12	+42%
VOLUME	$66.683M	$21.708M	+207%	$31.723M	+110%
AVERAGE PRICE	$3.923M	$1.809M	+117%	$2.644M	+48%
MEDIAN PRICE	$3.250M	$1.425M	+128%	$2.525M	+29%

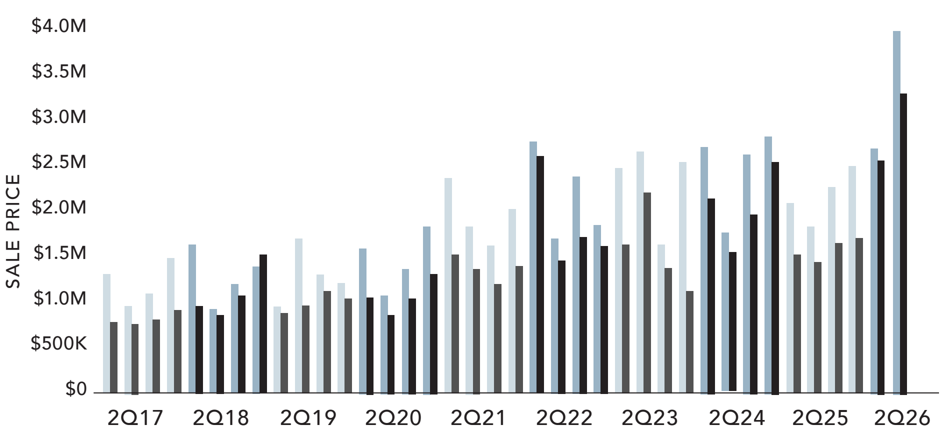
Closed Sales

CLOSED SALES



Median and Average Price

AVERAGE PRICE MEDIAN PRICE

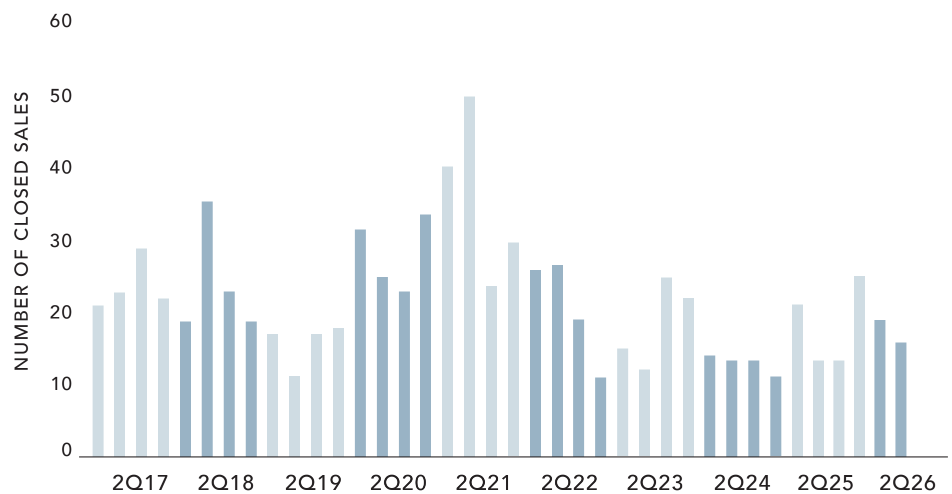


Water Mill

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	16	13	+23%	19	-16%
VOLUME	$119.493M	$81.300M	+47%	$112.807M	+6%
AVERAGE PRICE	$7.468M	$6.254M	+19%	$5.937M	+26%
MEDIAN PRICE	$5.540M	$6.000M	-8%	$3.900M	+42%

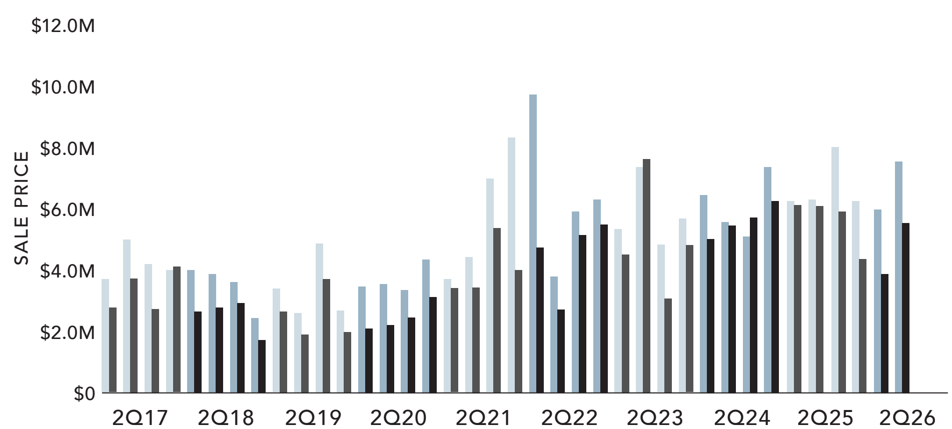
Closed Sales

CLOSED SALES



Median and Average Price

AVERAGE PRICE MEDIAN PRICE

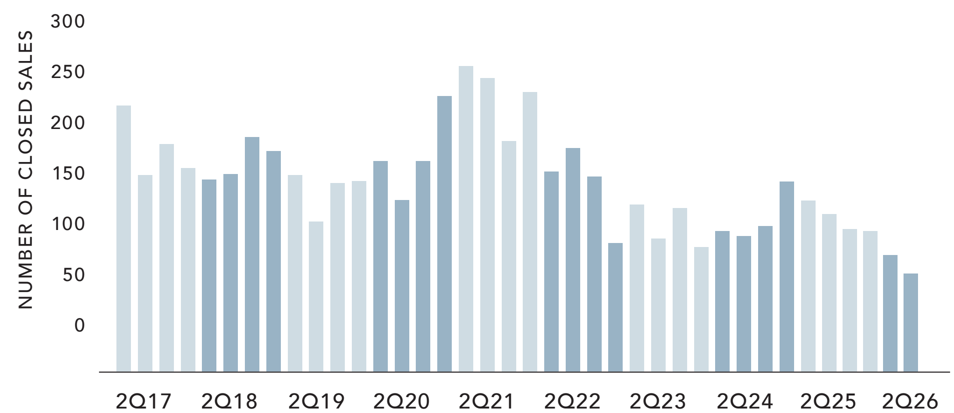


corcoran

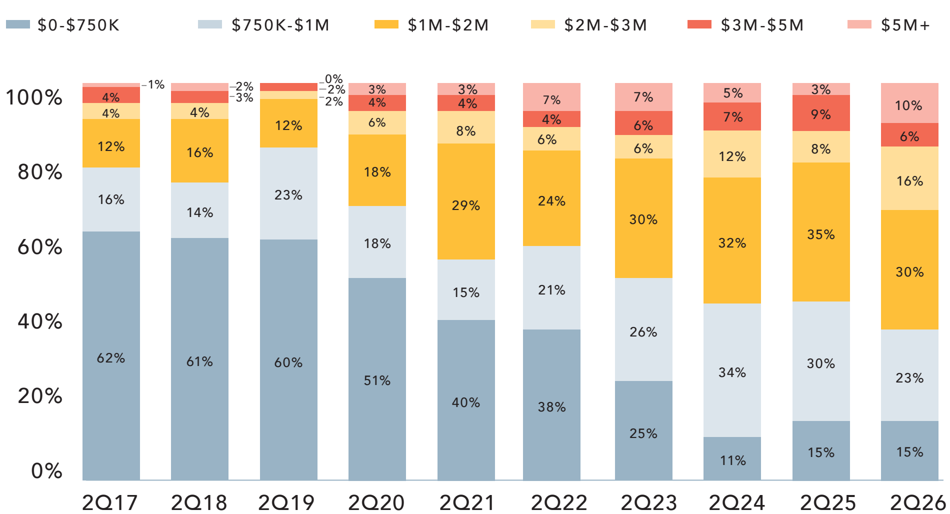
West of the Canal

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	81	126	-36%	95	-15%
VOLUME	$172.450M	$205.224M	-16%	$173.261M	0%
AVERAGE PRICE	$2.129M	$1.629M	+31%	$1.824M	+17%
MEDIAN PRICE	$1.250M	$1.105M	+13%	$1.650M	-24%

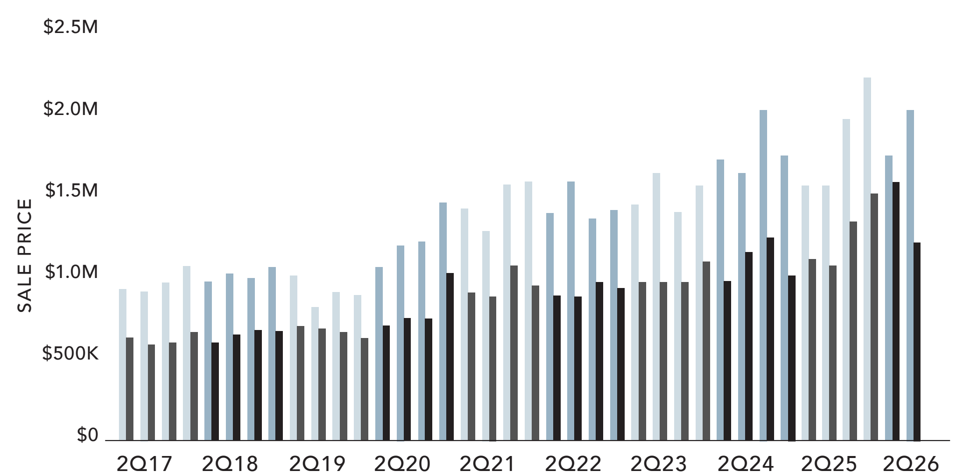
Closed Sales



Market Share by Price Range



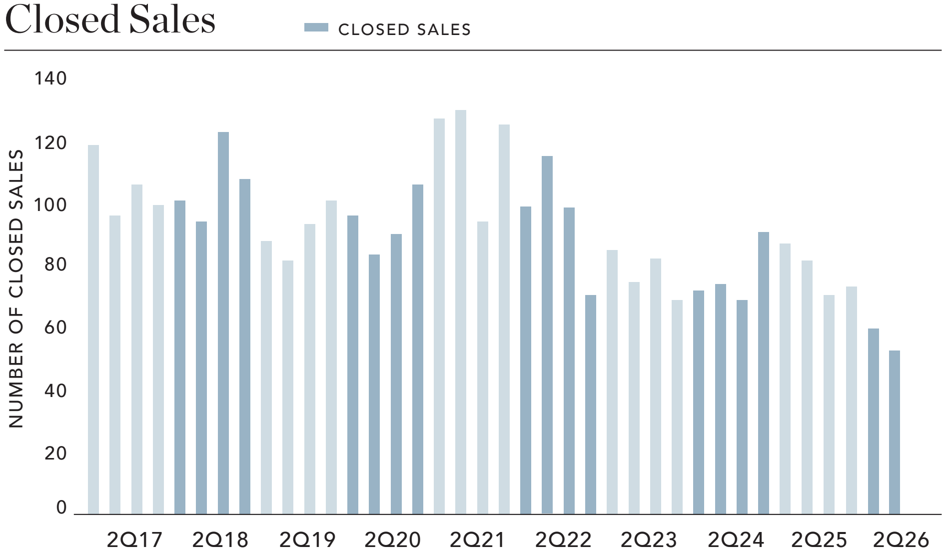
Median and Average Price



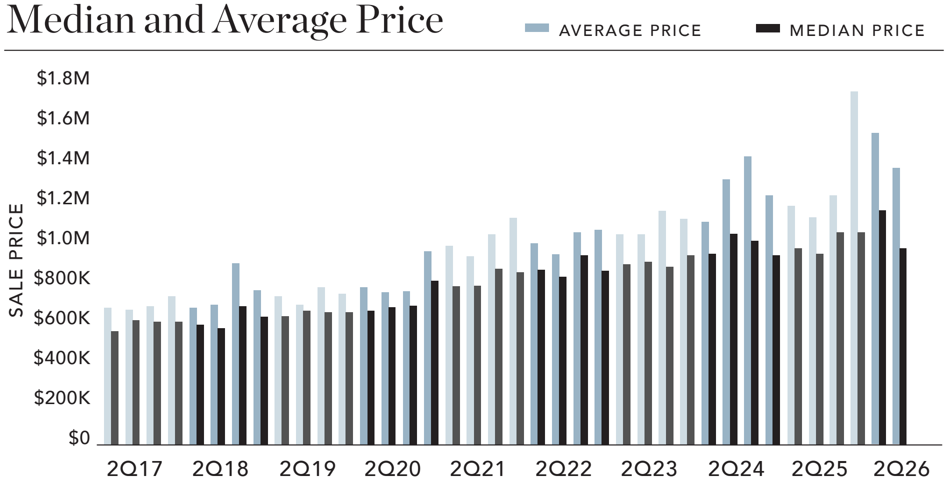
East Quogue/Hampton Bays

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	44	78	-44%	52	-15%
VOLUME	$58.372M	$83.010M	-30%	$78.581M	-26%
AVERAGE PRICE	$1.327M	$1.064M	+25%	$1.511M	-12%
MEDIAN PRICE	$900K	$870K	+4%	$1.100M	-18%

Closed Sales



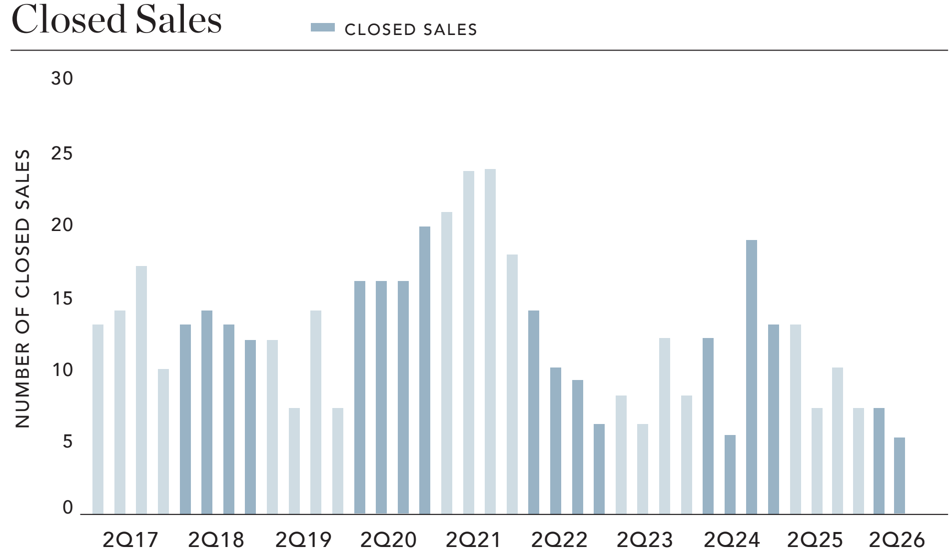
Median and Average Price



Quogue

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	5	7	-29%	7	-29%
VOLUME	$19.440M	$29.039M	-33%	$20.358M	-5%
AVERAGE PRICE	$3.888M	$4.148M	-6%	$2.908M	+34%
MEDIAN PRICE	$3.275M	$2.900M	+13%	$2.650M	+24%

Closed Sales



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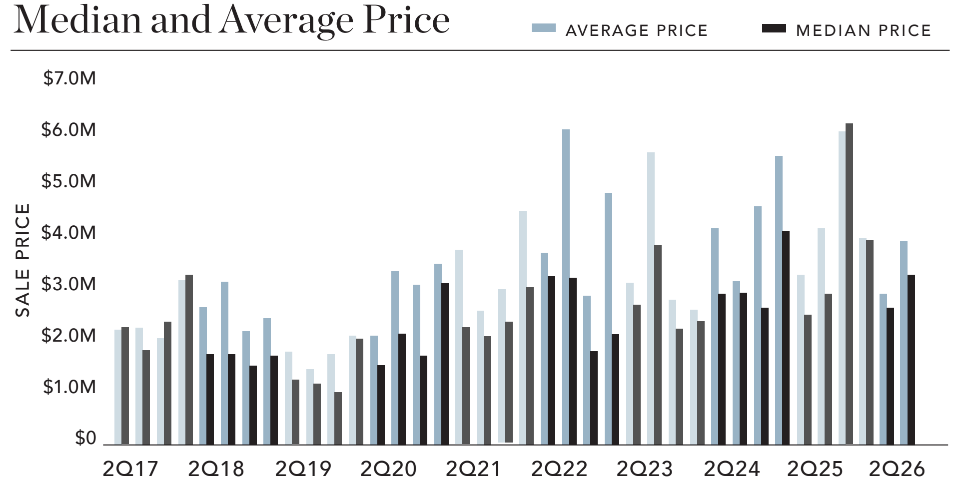
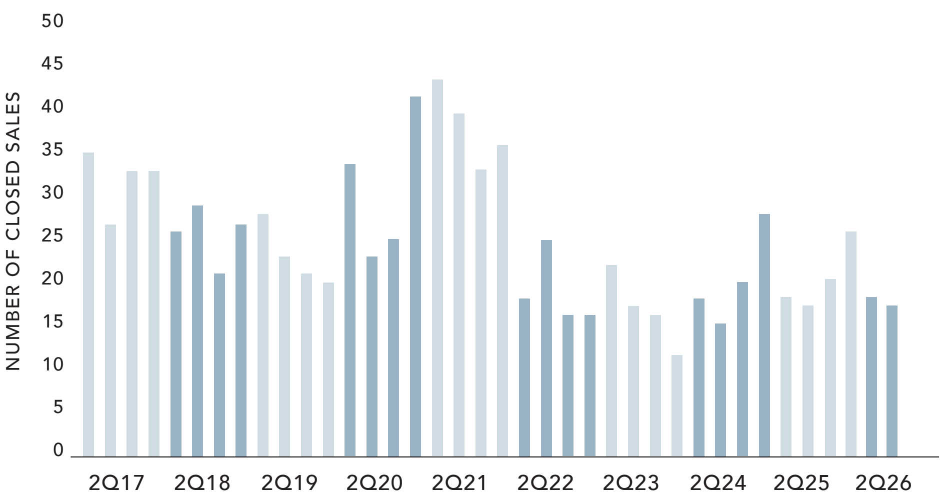


Westhampton Beach

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	17	17	0%	18	-6%
VOLUME	$55.878M	$47.560M	+17%	$45.751M	+22%
AVERAGE PRICE	$3.287M	$2.798M	+17%	$2.542M	+29%
MEDIAN PRICE	$2.500M	$2.570M	-3%	$2.443M	+2%

Closed Sales



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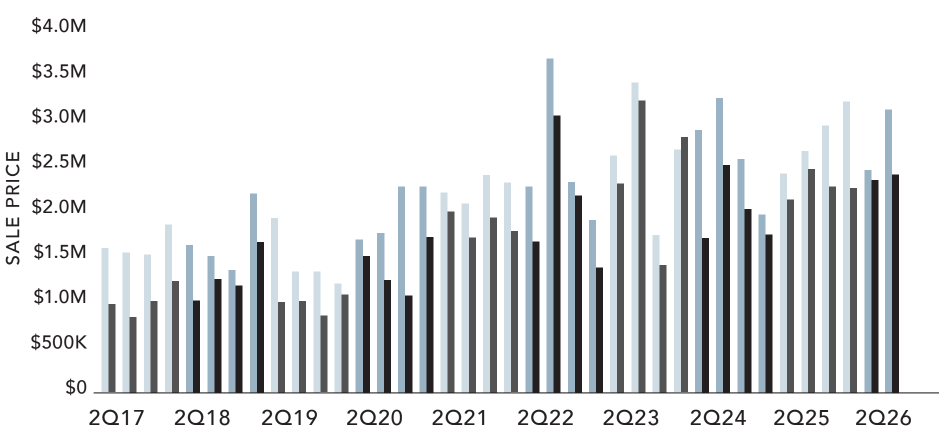
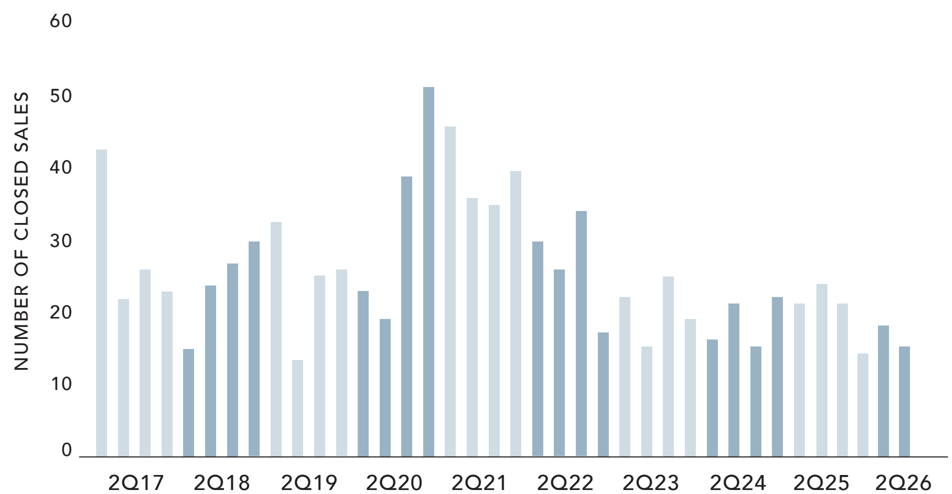


Westhampton/Remsenburg

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	15	24	-38%	18	-17%
VOLUME	$38.761M	$45.615M	-15%	$28.571M	+36%
AVERAGE PRICE	$2.584M	$1.901M	+36%	$1.587M	+63%
MEDIAN PRICE	$1.775M	$1.555M	+14%	$1.620M	+10%

Closed Sales



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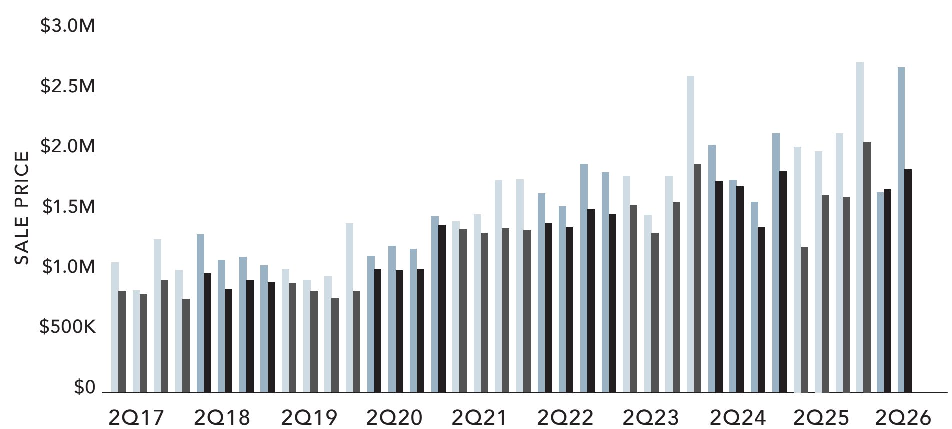


Cutchogue | $2.85M | WEB# 932163

North Fork

North Fork single-family home sales fell 9% year-over-year in Second Quarter 2026, a decline of nine transactions, bringing the total to 89 reported closings. This marked the slowest second-quarter number in more than ten years, with activity coming in 28% below the ten-year second-quarter average of 123 reported sales. Greenport was the only submarket to report an annual increase, a difference of just one sale compared to a year ago. The four submarkets that experienced declines, Aquebogue/Jamesport, Cutchogue, Mattituck/Laurel, and Southold/Peconic, all had one to four fewer sales than a year ago.

Four of the six submarkets experienced an increase in dollar volume. Despite posting a double-digit decrease in sales, Southold/Peconic dollar volume jumped 13% to $ 43.577M. Aquebogue/Jamesport volume decreased most significantly, down 27% due to fewer deals paired with a greater share of sales under $1M.

Overall median price was driven down 7% because of a growing share of sales below $500K. Still, this was only the fourth quarter in the last six years to report a decline in median price. Mattituck/Laurel was the only North Fork submarket with a year-over-year increase in median price, up 8% to $894K.

Single Family

Sales

89

-9% YEAR OVER YEAR

Sales Volume

$130.372M

0% YEAR OVER YEAR

Average Sales Price

$1.465M

+10% YEAR OVER YEAR

Median Sales Price

$927K

-7% YEAR OVER YEAR

Neighborhoods North Fork

Cutchogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$23.460M	$1.564M	$1.085M
-6%	+4%	+11%	-21%

Mattituck/Laurel

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
16	$19.096M	$1.194M	$894K
-6%	-8%	-3%	+8%

Aquebogue/Jamesport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
12	$13.442M	$1.120M	$746K
-25%	-27%	-3%	-19%

Southold/Peconic

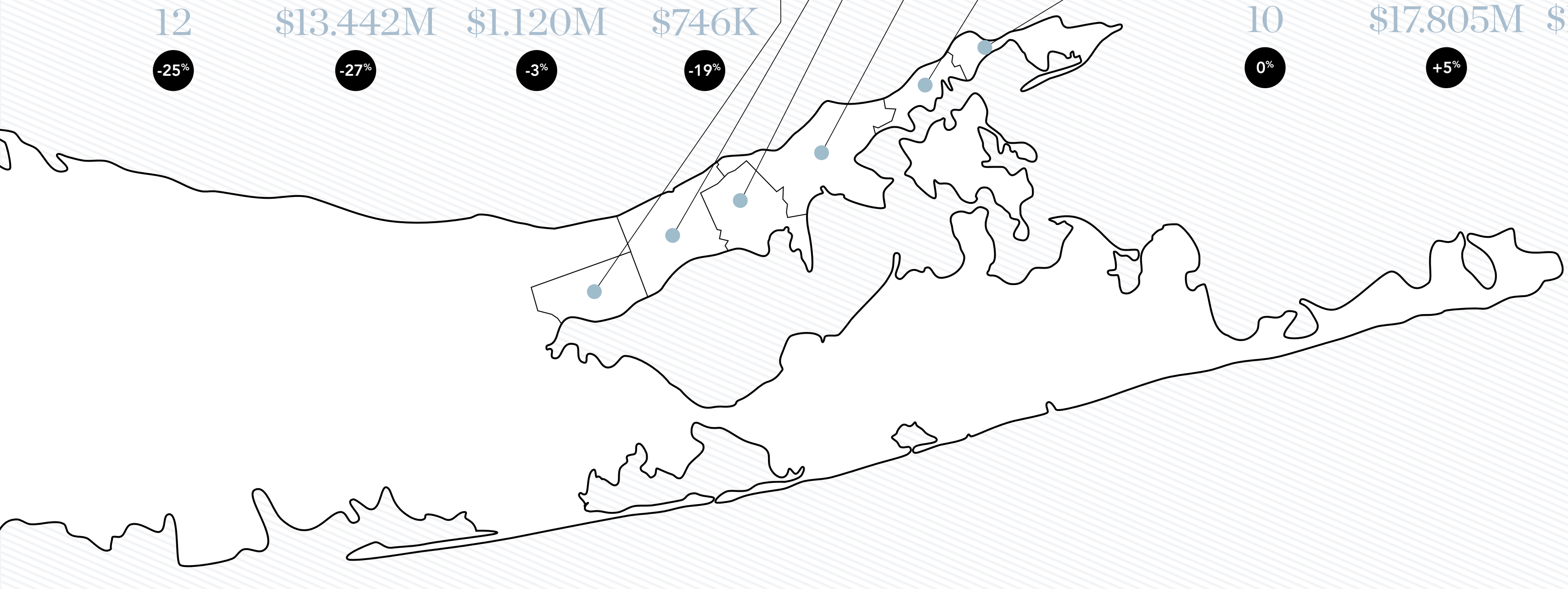
SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
22	$43.577M	$1.981M	$1.037M
-15%	+13%	+34%	-7%

Greenport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$12.992M	$928K	$708K
+8%	+1%	-7%	-23%

East Marion/Orient

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
10	$17.805M	$1.780M	$937K
0%	+5%	+5%	-46%

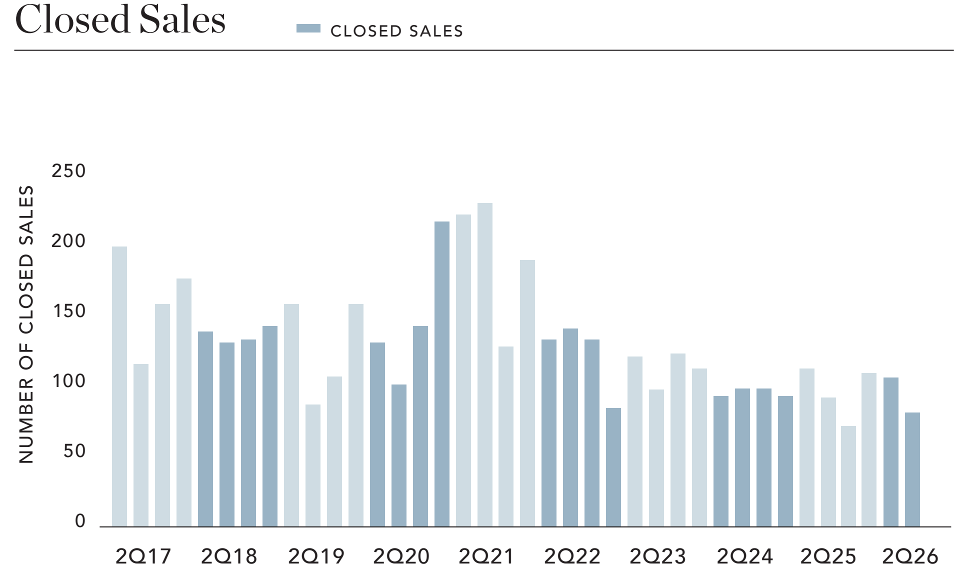


% CHANGE (YEAR-OVER-YEAR)

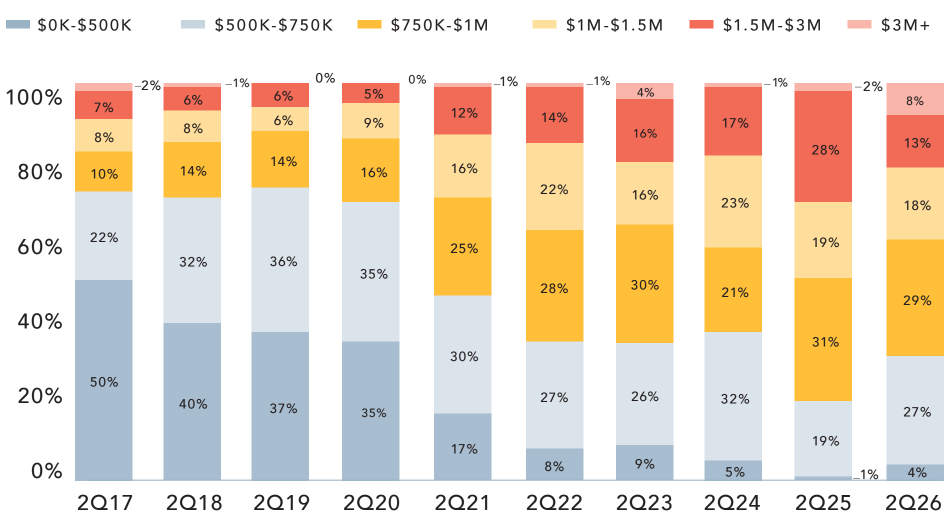
North Fork

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	89	98	-9%	110	-19%
VOLUME	$130.372M	$130.261M	0%	$119.464M	+9%
AVERAGE PRICE	$1.465M	$1.329M	+10%	$1.086M	+35%
MEDIAN PRICE	$927K	$999K	-7%	$873K	+6%

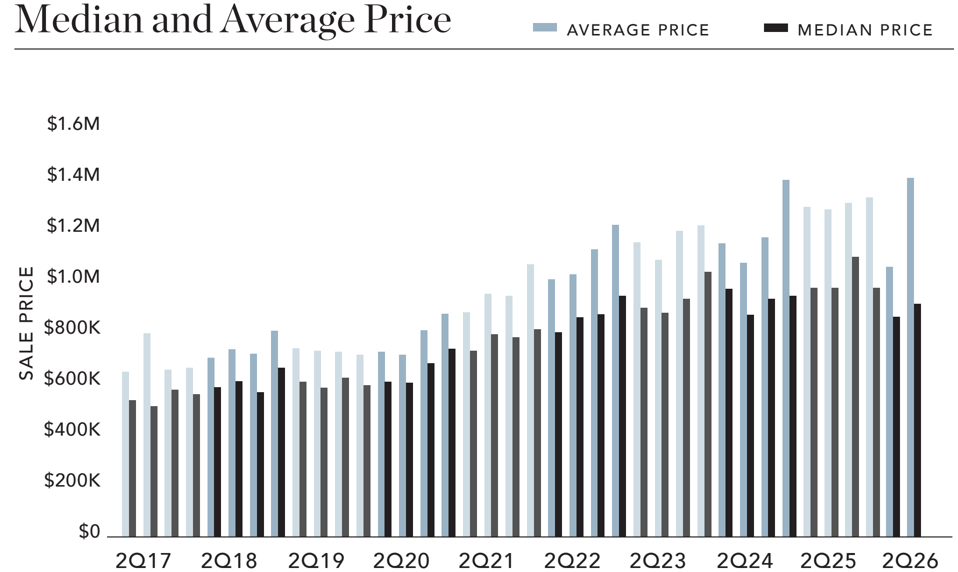
Closed Sales



Market Share by Price Range



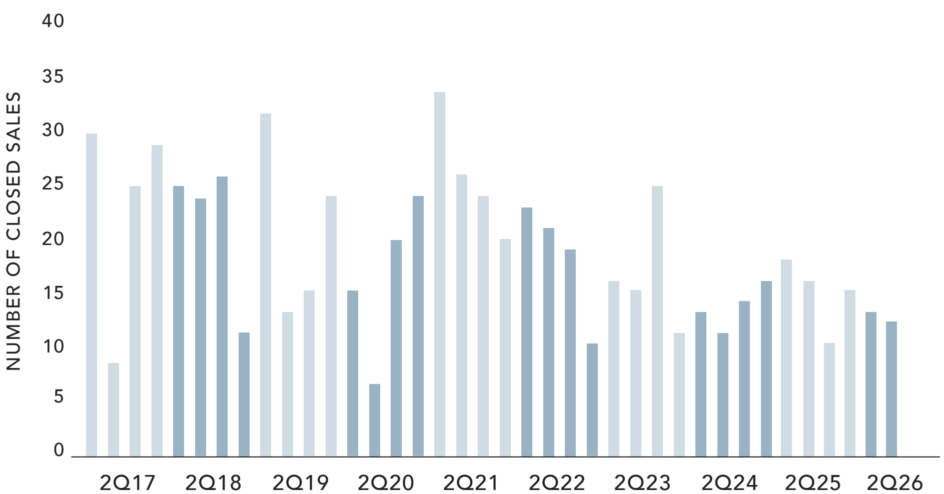
Median and Average Price



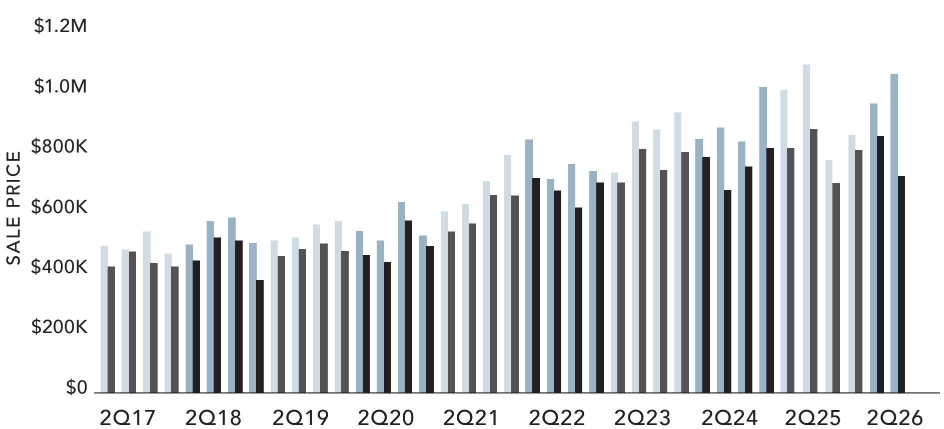
Aquebogue/Jamesport

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	12	16	-25%	13	-8%
VOLUME	$13.442M	$18.526M	-27%	$13.198M	+2%
AVERAGE PRICE	$1.120M	$1.158M	-3%	$1.015M	+10%
MEDIAN PRICE	$746K	$925K	-19%	$899K	-17%

Closed Sales



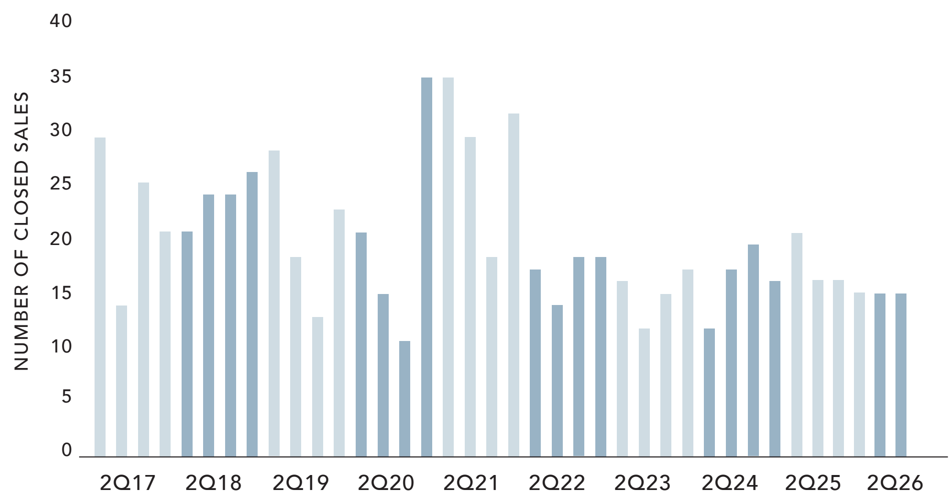
Median and Average Price



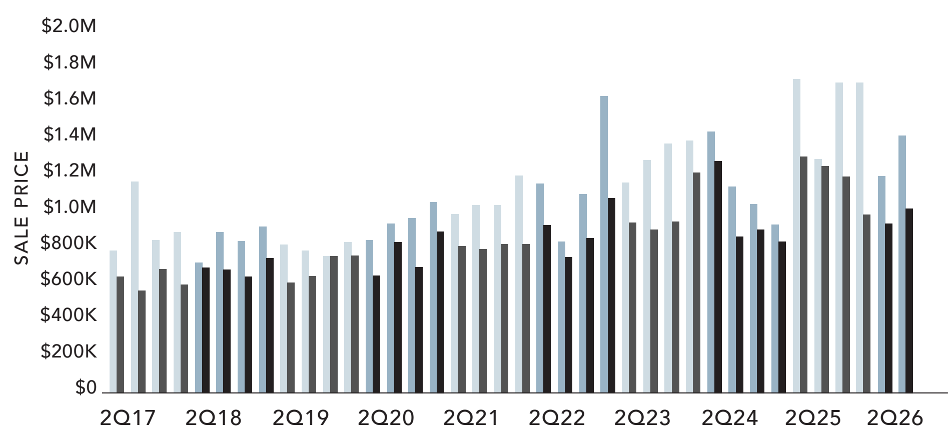
Cutchogue

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	15	16	-6%	15	0%
VOLUME	$23.460M	$22.529M	+4%	$19.509M	+20%
AVERAGE PRICE	$1.564M	$1.408M	+11%	$1.301M	+20%
MEDIAN PRICE	$1.085M	$1.368M	-21%	$980K	+11%

Closed Sales



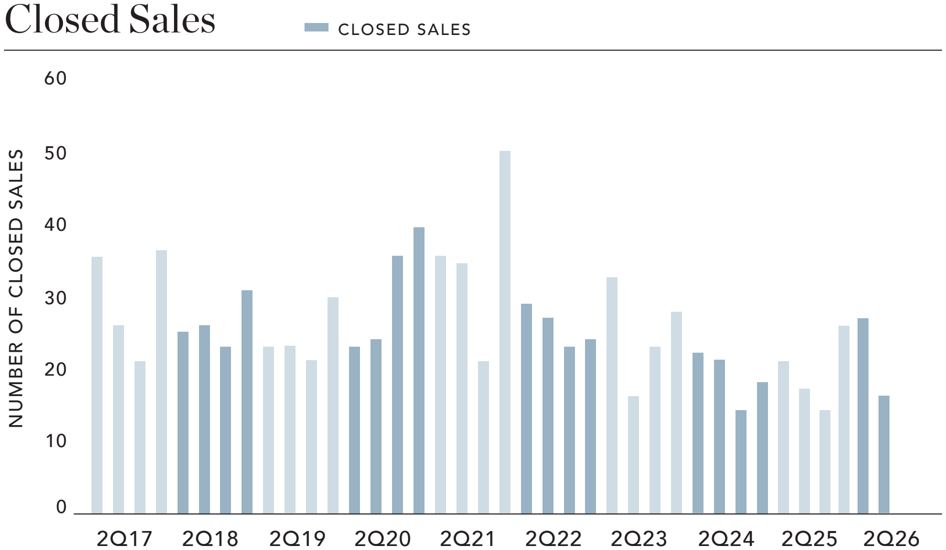
Median and Average Price



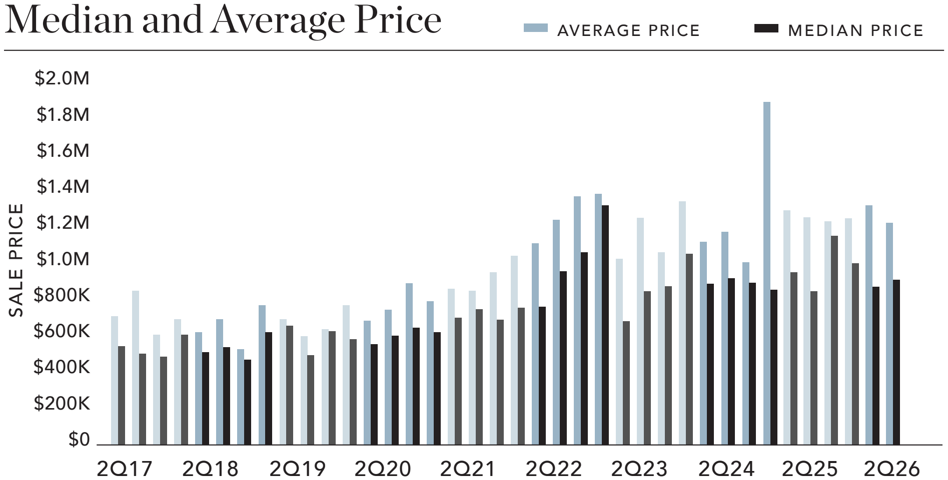
Mattituck/Laurel

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	16	17	-6%	27	-41%
VOLUME	$19.096M	$20.810M	-8%	$34.841M	-45%
AVERAGE PRICE	$1.194M	$1.224M	-3%	$1.290M	-8%
MEDIAN PRICE	$894K	$830K	+8%	$850K	+5%

Closed Sales



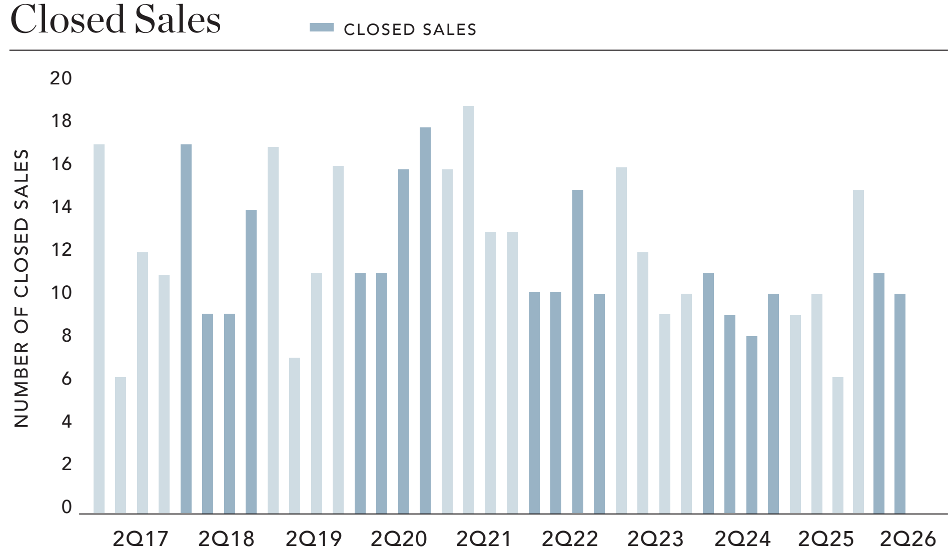
Median and Average Price



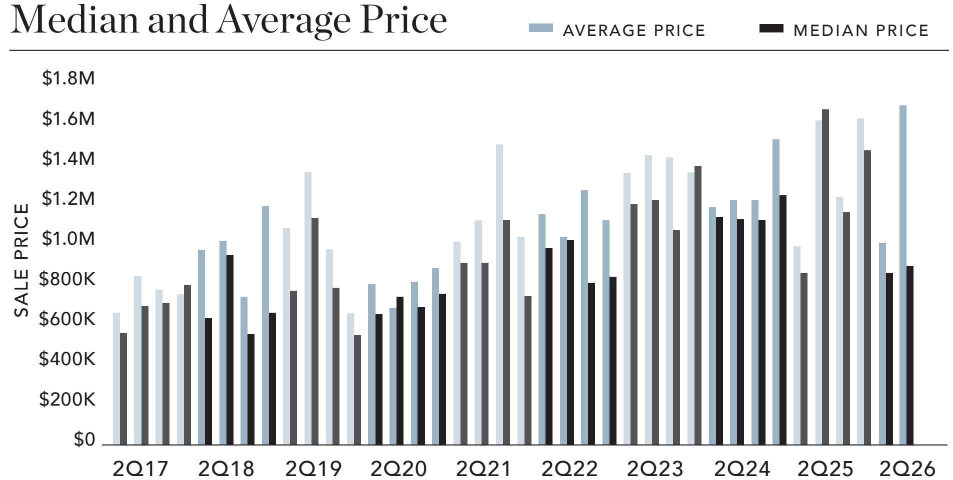
East Marion/Orient

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	10	10	0%	11	-9%
VOLUME	$17.805M	$16.945M	+5%	$11.602M	+53%
AVERAGE PRICE	$1.780M	$1.695M	+5%	$1.055M	+69%
MEDIAN PRICE	$937K	$1.750M	-46%	$900K	+4%

Closed Sales



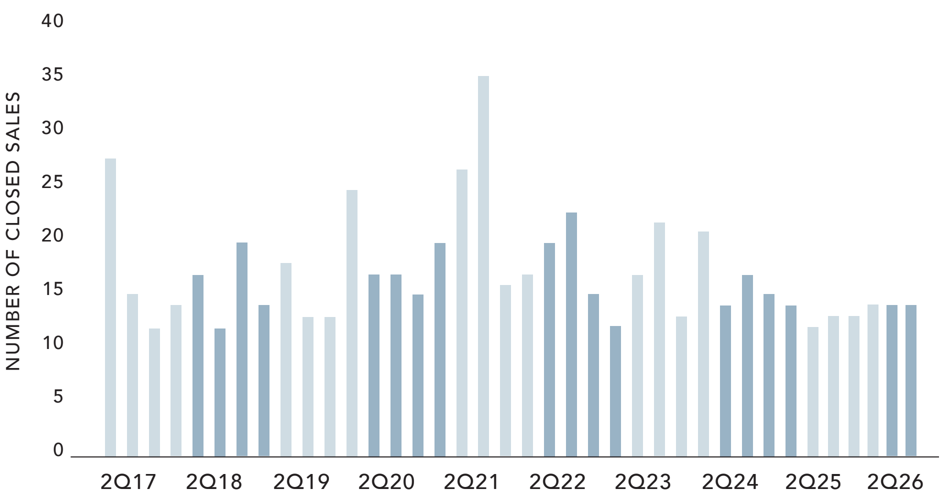
Median and Average Price



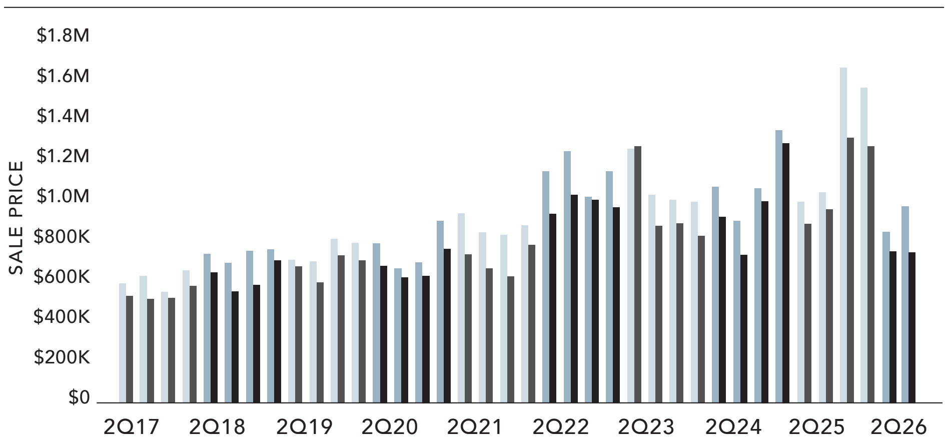
Greenport

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	14	13	+8%	14	0%
VOLUME	$12.992M	$12.920M	+1%	$11.306M	+15%
AVERAGE PRICE	$928K	$994K	-7%	$808K	+15%
MEDIAN PRICE	$708K	$920K	-23%	$713K	-1%

Closed Sales



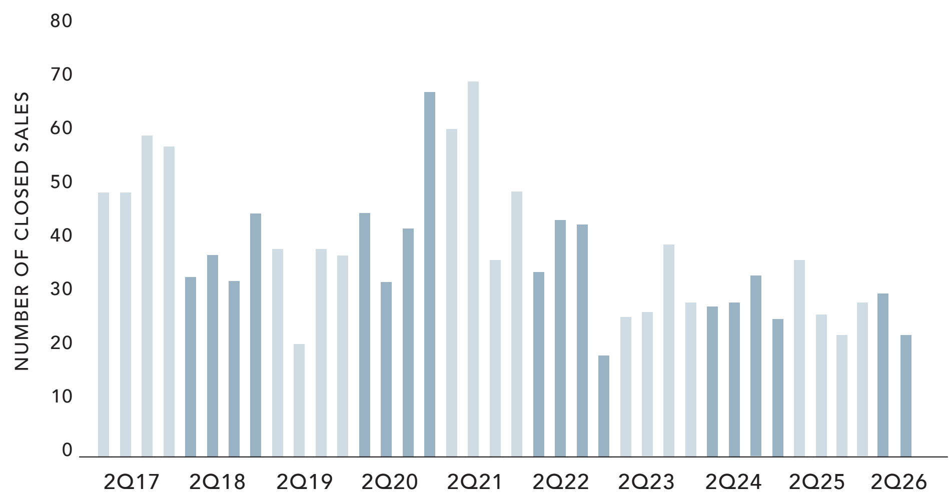
Median and Average Price



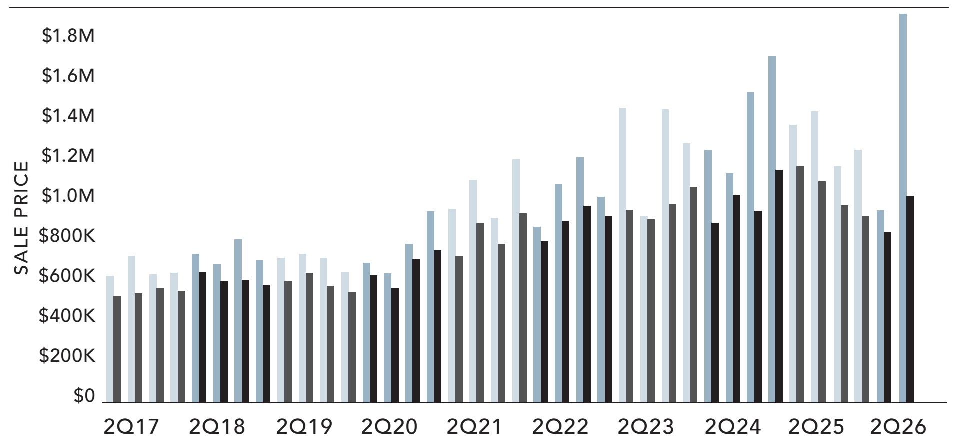
Southold/Peconic

SINGLE FAMILY	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	22	26	-15%	30	-27%
VOLUME	$43.577M	$38.531M	+13%	$29.009M	+50%
AVERAGE PRICE	$1.981M	$1.482M	+34%	$967K	+105%
MEDIAN PRICE	$1.037M	$1.117M	-7%	$853K	+22%

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 Second Quarter 2026, South Fork luxury average price jumped 10% to $15.169M The increase was due entirely to one sale at $72M. Without it, average price would have decreased 2%. While the share of sales over $15M stayed the same, an increase in the share of sales under $10M resulted in a 2% decrease in median price to $10.970M.

The most expensive sale of Second Quarter 2026 was an oceanfront residence on East Dune Lane in East Hampton Village, which traded for $72M. Sag Harbor/North Haven recorded the highest number of South Fork luxury transactions, with six closings reported during the quarter.

The average luxury sale price for the North Fork swelled 77% annually, and median price grew 82% year-over-year. The median increase was due to a greater share of sales over $3M. While 77% of North Fork luxury sales this year were over $3M, just 22% were a year ago. The highest-priced North Fork sale was a 78-acre Peconic compound with direct access to a deep-water creek off Little Peconic Bay that closed for $15M.

SOUTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	35	42	-17%	37	-5%
VOLUME	$530.926M	$580.497M	-9%	$554.150M	-4%
AVERAGE	$15.169M	$13.821M	+10%	$14.977M	+1%
MEDIAN	$10.970M	$11.250M	-2%	$11.750M	-7%

NORTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	9	10	-10%	11	-18%
VOLUME	$51.175M	$32.045M	+60%	$28.337M	+81%
AVERAGE	$5.686M	$3.205M	+77%	$2.576M	+121%
MEDIAN	$4.825M	$2.655M	+82%	$2.400M	+101%

Bridgehampton | $10.9M | WEB# 932951

Westhampton | $7.5M | WEB# 932245

Condos

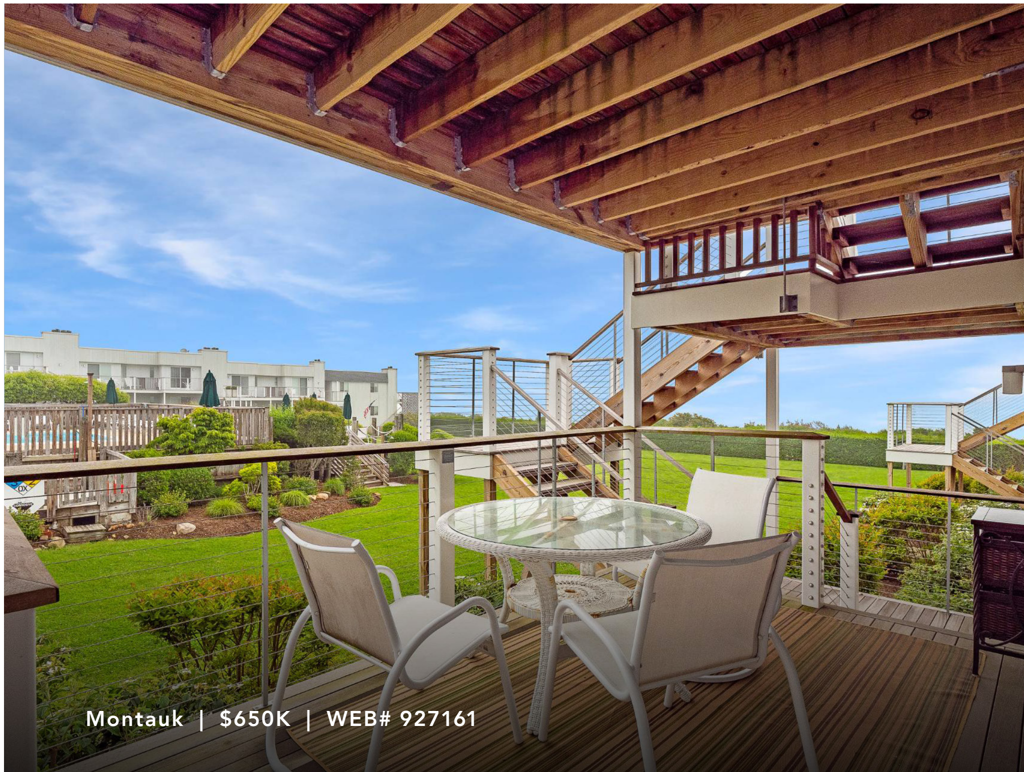
Condo activity on the South Fork slowed notably in Second Quarter 2026, with 22 reported sales, a 37% year-over-year decline. The significant decline in sales resulted in a 29% drop in dollar volume, despite a 12% increase in average price. A smaller proportion of sales above $1M pushed the median price down 10% to $1.162M. This quarter's most expensive sale was a three-bedroom townhouse, part of the Watchcase Factory complex, that sold for $6M.

The North Fork reported just one condo sale in Second Quarter 2026, three fewer than last year. Consequently, sales volume dropped 69% to $865K. Median price and average price increased 56% and 25%, respectively, because three of last year's four sales were below $750K. This quarter's only North Fork sale was at The Cove in Southold—a three-bedroom townhouse condo with access to Peconic Bay.

SOUTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	22	35	-37%	24	-8%
VOLUME	$34.558M	$49.016M	-29%	$35.913M	-4%
AVERAGE	$1.571M	$1.400M	+12%	$1.496M	+5%
MEDIAN	$1.162M	$1.288M	-10%	$1.358M	-14%

NORTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	1	4	-75%	7	-86%
VOLUME	$865K	$2.776M	-69%	$6.668M	-87%
AVERAGE	$865K	$694K	+25%	$953K	-9%
MEDIAN	$865K	$553K	+56%	$1.025M	-16%

Southampton | $1.495M | WEB# 932209



Montauk | $650K | WEB# 927161

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 38% annually. Sales volume followed the same trend, dropping 13%. However, median price increased 21% to $1.350M because of an increased share of sales over $2M, and average price jumped 40% to $2.818M because of a $14.5M sale in Water Mill, offering water views and direct access to Mecox Bay.

Reported North Fork land closings decreased 22%, a difference of four sales. With the decline in reported closings, dollar volume fell 10% to $10.807M. Average price increased 16% because of additional sales over $1.5M, while median price decreased 3%.

THE COMMERCIAL MARKET

The South Fork reported 15 commercial transactions in Second Quarter 2026, down by five sales from Second Quarter 2025. Half as many sales occurred over $10M and nearly twice as many took place under $1M, resulting in double digit declines across dollar volume (-35%), median price (-34%), and average price (-13%). Westhampton Beach had more reported closings than any other submarket, with five sales.

The North Fork had five reported commercial closings, up from four in Second Quarter 2025. Last year, two of four sales were over $1M, but still below $2M. In Second Quarter 2026, all reported commercial closings were over $1M and reached as high as $11.5M (the sale of Port of Egypt Marine in Southold). As a result, dollar volume nearly quadrupled, average price more than tripled, and median price rose 77%.

THE INVENTORY

Inventory is the number of East End properties listed for sale at the end of the quarter. At the end of June, there were 1,866 active listings, down 8% annually. This figure falls just 3% below the five-year second-quarter average.

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	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	26	42	-38%	26	0%
VOLUME	$73.263M	$84.585M	-13%	$117.572M	-38%
AVERAGE	$2.818M	$2.014M	+40%	$4.522M	-38%
MEDIAN	$1.350M	$1.113M	+21%	$1.688M	-20%

NORTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	14	18	-22%	14	0%
VOLUME	$10.807M	$11.960M	-10%	$31.689M	-66%
AVERAGE	$772K	$664K	+16%	$2.263M	-66%
MEDIAN	$535K	$551K	-3%	$615K	-13%

Commercial

SOUTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	15	20	-25%	13	+15%
VOLUME	$60.526M	$92.970M	-35%	$43.646M	+39%
AVERAGE	$4.035M	$4.648M	-13%	$3.357M	+20%
MEDIAN	$1.700M	$2.563M	-34%	$2.100M	-19%

NORTH FORK	2Q26	2Q25	%CHG (YR)	1Q25	%CHG (QTR)
SALES	5	4	+25%	8	-38%
VOLUME	$19.502M	$5.074M	+284%	$13.983M	+39%
AVERAGE	$3.900M	$1.268M	+208%	$1.748M	+123%
MEDIAN	$1.950M	$1.099M	+77%	$1.613M	+21%

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 April through June 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 Second 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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