The Corcoran Report

4Q | 2025 | EAST END

corcoran

Contents

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.

South Fork

The South Fork reported 434 single-family home sales in Fourth Quarter 2025, the same number of closings reported a year before. This was the fifth consecutive quarter without a year-over-year decline in reported activity, which has not happened since 2021.

Although all four submarkets west of the canal saw year-over-year declines in contract activity, only two submarkets east of the canal experienced the same slowdown. Sag Harbor/North Haven stood out on the upside, posting the largest nominal gain with 21 additional sales. Meanwhile, East Quogue/Hampton Bays sat at the opposite end, recording an equally-sized drop to claim the sharpest annual decline.

Median and average price climbed to record highs, propelling a 42% surge in sales volume. Across the region, ten submarkets posted year-over-year volume gains, while only four moved in the opposite direction. Amagansett saw the most dramatic percentage gain, boosted by a $115M sale on Further Lane, whereas a year ago the most expensive sale was $11M. At the other end of the spectrum, Quogue saw the steepest decline, with dollar volume sliding 61% compared to a year earlier because there were half as many sales at a lower average price.

Median price increased 33% to $2.4M, driven by annual gains in nine of the 14 South Fork submarkets. Average price also soared, rising 42% year-over-year. Amagansett posted the largest percentage increase for both price metrics. Average price was heavily influenced by the $115M sale, while median price rose as high-end transactions, particularly those over $5M, made up a larger share of the market.

Single Family

Sales

434

0% YEAR OVER YEAR

Sales Volume

$1.917B

+42% YEAR OVER YEAR

Average Sales Price

$4.417M

+42% YEAR OVER YEAR

Median Sales Price

$2.400M

+33% YEAR OVER YEAR

Neighborhoods South Fork

% CHANGE (YEAR-OVER-YEAR)

Shelter Island

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
18	$44.072M	$2.448M	$1.675M
0%	-12%	-12%	-33%

Sag Harbor/North Haven

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
61	$240.141M	$3.937M	$2.500M
+53%	+78%	+17%	+14%

Montauk

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
27	$79.492M	$2.944M	$2.520M
+59%	+57%	-1%	+12%

Amagansett

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$208.970M	$14.926M	$6.763M
0%	+239%	+239%	+89%

Bridgehampton/Sagaponack

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
22	$267.563M	$12.162M	$6.845M
-19%	+21%	+49%	-9%

East Hampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$159.708M	$11.408M	$7.650M
0%	+44%	+44%	+35%

East Hampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
71	$184.480M	$2.598M	$1.775M
-16%	+4%	+24%	-1%

Neighborhoods South Fork (cont'd)

% CHANGE (YEAR-OVER-YEAR)

Water Mill

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
25	$155.177M	$6.207M	$4.355M
+127%	+94%	-15%	-30%

Southampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
40	$95.253M	$2.381M	$1.628M
0%	-6%	-6%	+9%

Southampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
27	$212.319M	$7.864M	$5.995M
+69%	+154%	+50%	+63%

East Quogue/Hampton Bays

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
68	$117.676M	$1.731M	$980K
-24%	+13%	+47%	+14%

Quogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
7	$27.521M	$3.932M	$3.911M
-46%	-61%	-28%	-5%

Westhampton Beach

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
26	$88.081M	$3.388M	$2.350M
-7%	+55%	+66%	+31%

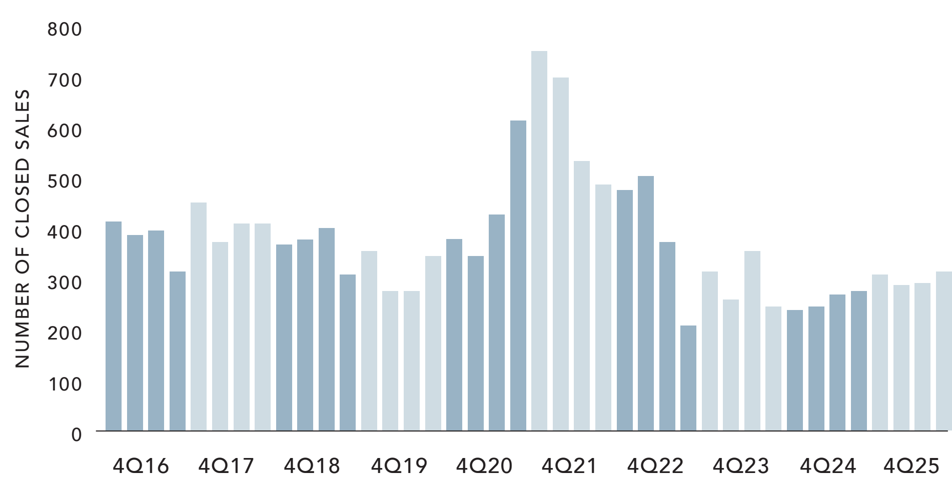
Westhampton/Remsenburg

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$36.663M	$2.619M	$1.975M
-36%	-18%	+29%	+13%

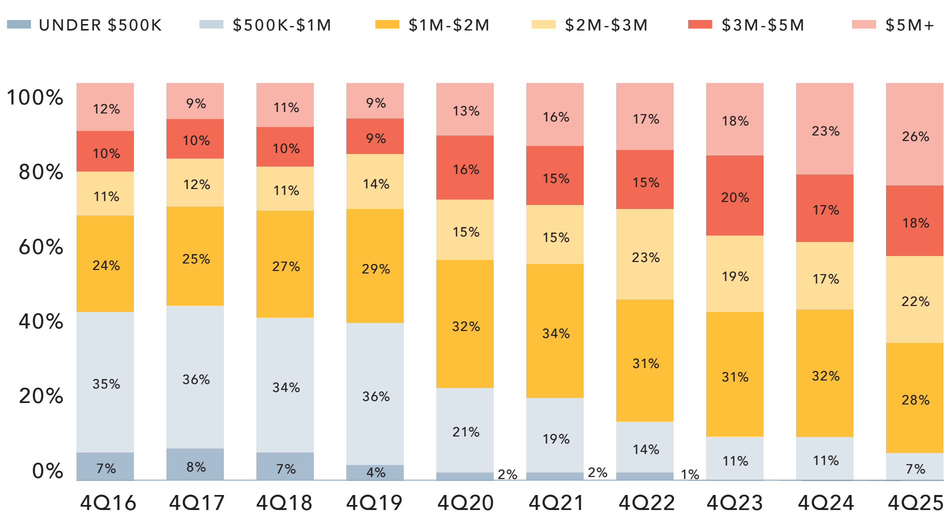
East of the Canal

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	319	282	+13%	297	+7%
VOLUME	$1.647B	$1.073B	+54%	$1.157B	+42%
AVERAGE PRICE	$5.164M	$3.804M	+36%	$3.895M	+33%
MEDIAN PRICE	$2.650M	$2.318M	+14%	$2.450M	+8%

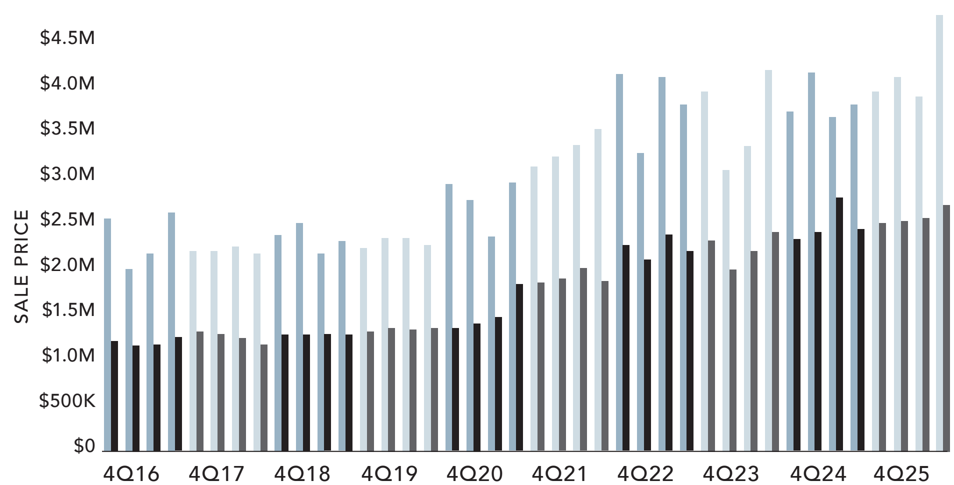
Closed Sales



Market Share by Price Range



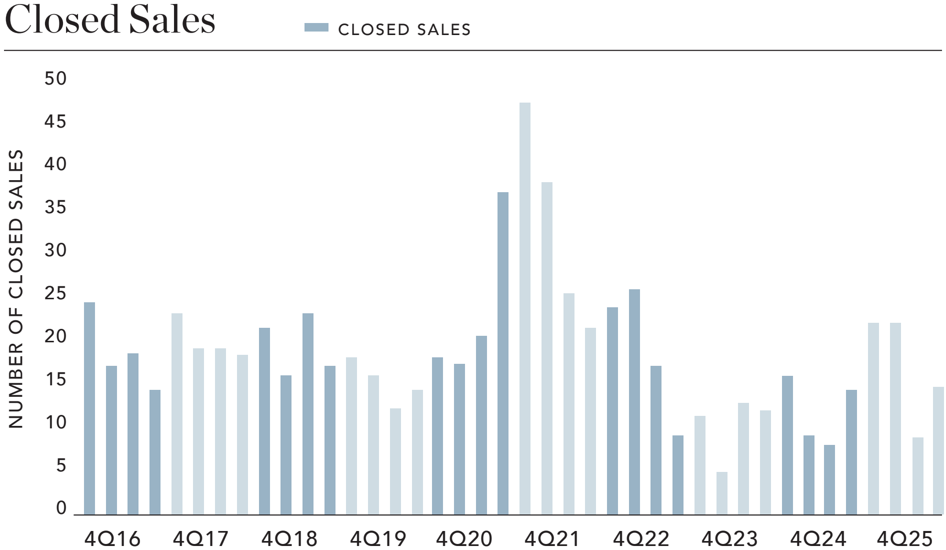
Median and Average Price



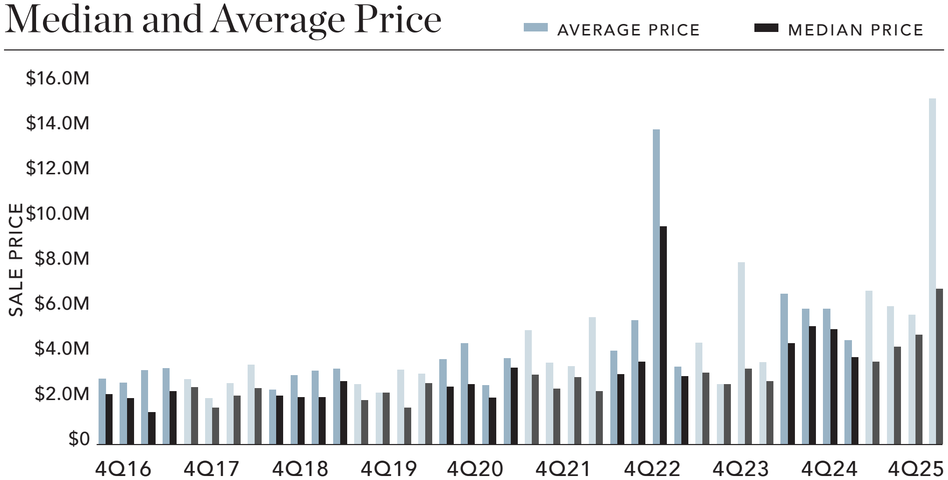
Amagansett

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	14	0%	8	+75%
VOLUME	$208.970M	$61.645M	+239%	$45.150M	+363%
AVERAGE PRICE	$14.926M	$4.403M	+239%	$5.644M	+164%
MEDIAN PRICE	$6.763M	$3.575M	+89%	$4.675M	+45%

Closed Sales



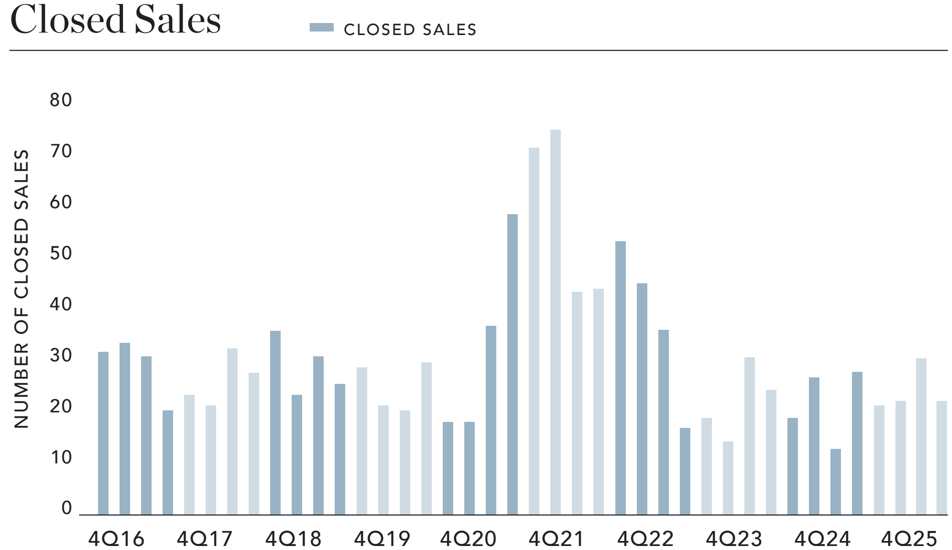
Median and Average Price



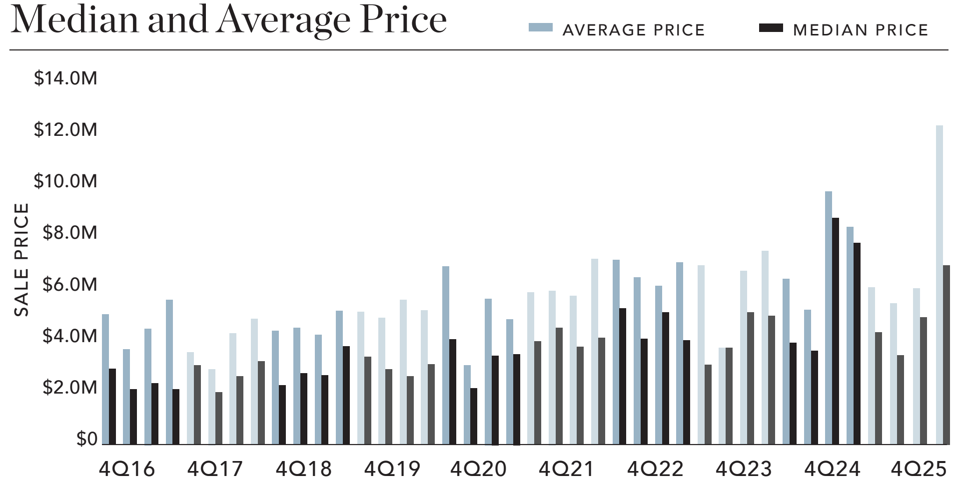
Bridgehampton/Sagaponack

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	22	27	-19%	30	-27%
VOLUME	$267.563M	$220.715M	+21%	$178.350M	+50%
AVERAGE PRICE	$12.162M	$8.175M	+49%	$5.945M	+105%
MEDIAN PRICE	$6.845M	$7.550M	-9%	$4.825M	+42%

Closed Sales



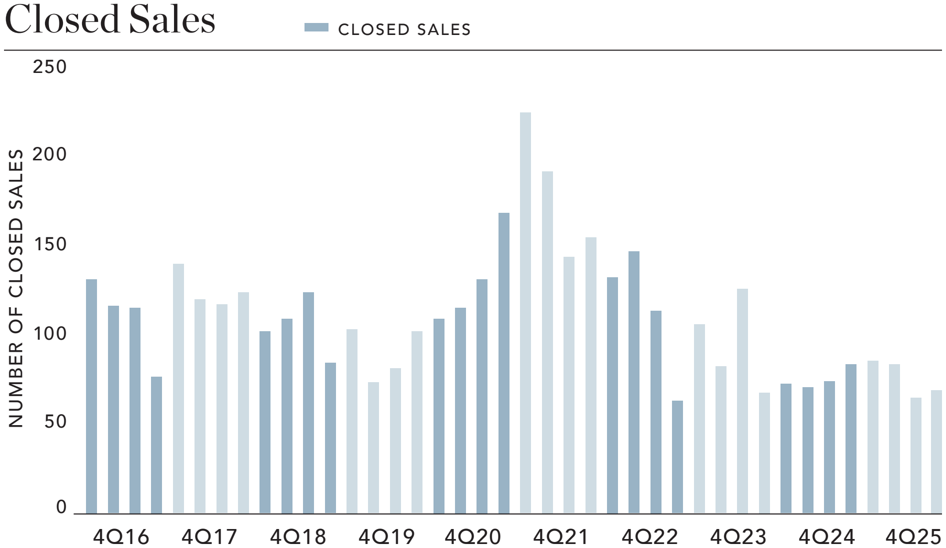
Median and Average Price



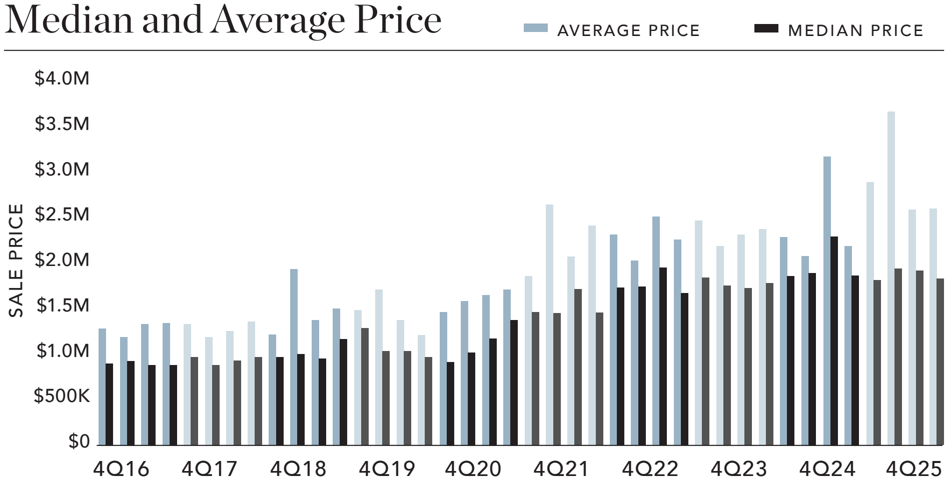
East Hampton

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	71	85	-16%	66	+8%
VOLUME	$184.480M	$178.011M	+4%	$170.095M	+8%
AVERAGE PRICE	$2.598M	$2.094M	+24%	$2.577M	+1%
MEDIAN PRICE	$1.775M	$1.795M	-1%	$1.885M	-6%

Closed Sales



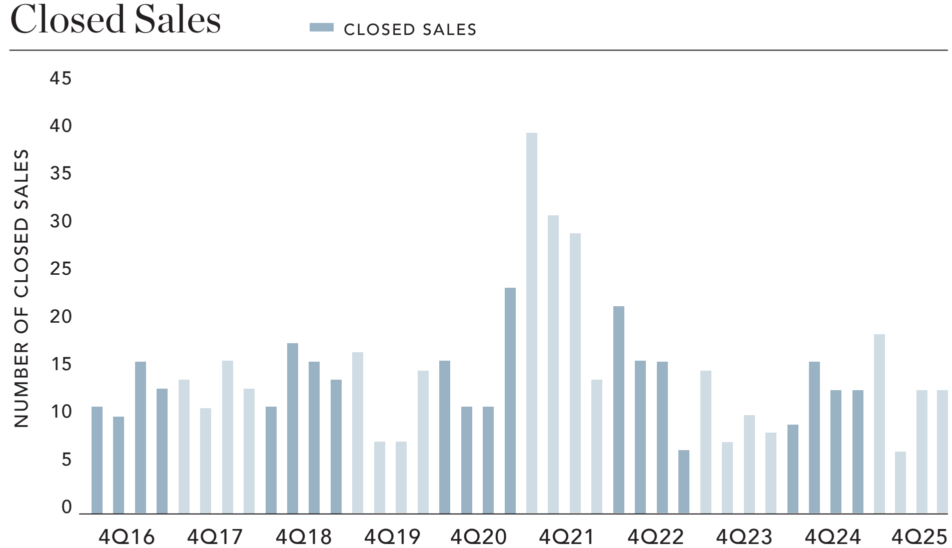
Median and Average Price



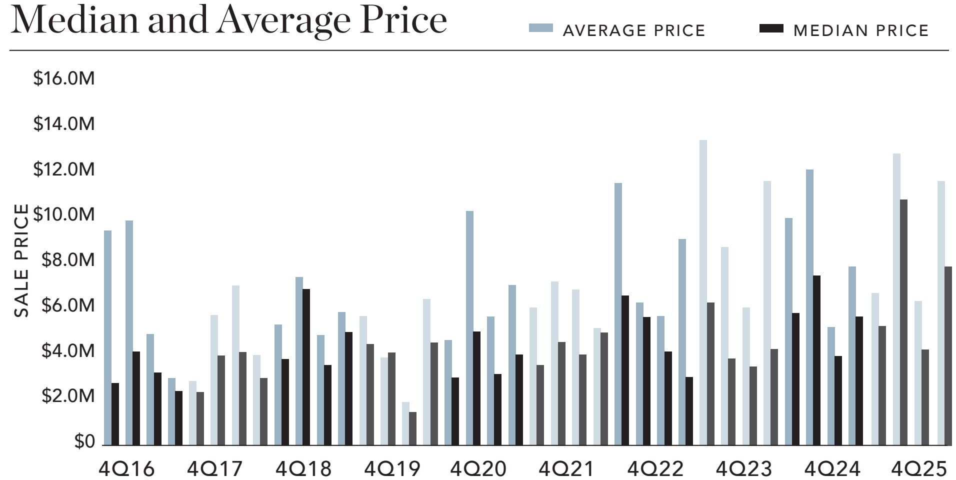
East Hampton Village

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	14	0%	14	+0%
VOLUME	$159.708M	$110.950M	+44%	$88.174M	+81%
AVERAGE PRICE	$11.408M	$7.925M	+44%	$6.298M	+81%
MEDIAN PRICE	$7.650M	$5.650M	+35%	$4.150M	+84%

Closed Sales



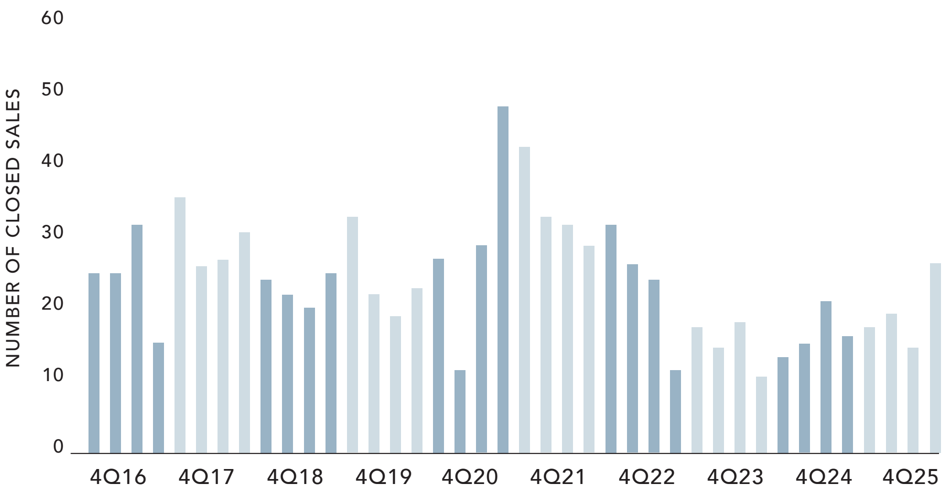
Median and Average Price



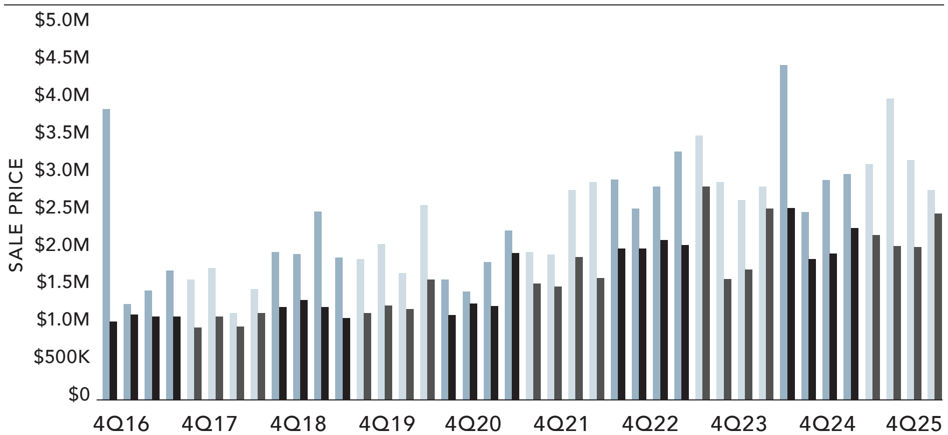
Montauk

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	27	17	+59%	15	+80%
VOLUME	$79.492M	$50.547M	+57%	$50.970M	+56%
AVERAGE PRICE	$2.944M	$2.973M	-1%	$3.398M	-13%
MEDIAN PRICE	$2.520M	$2.256M	+12%	$2.000M	+26%

Closed Sales



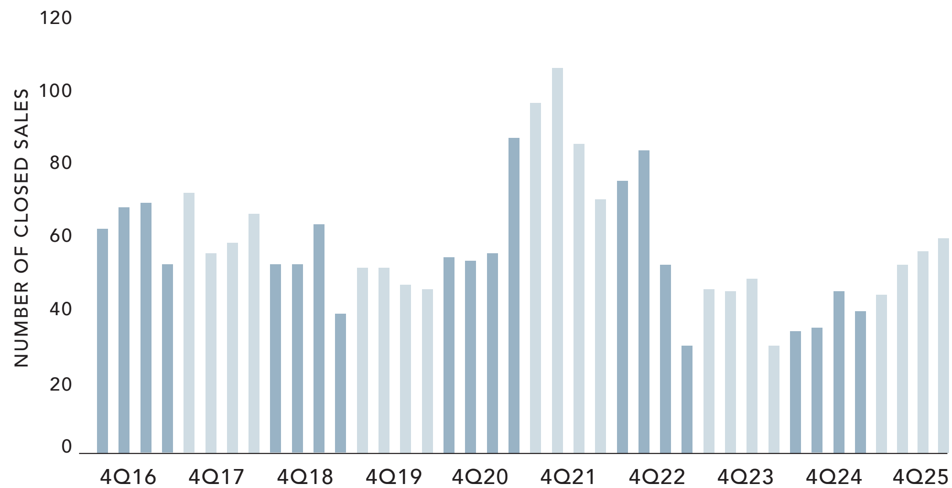
Median and Average Price



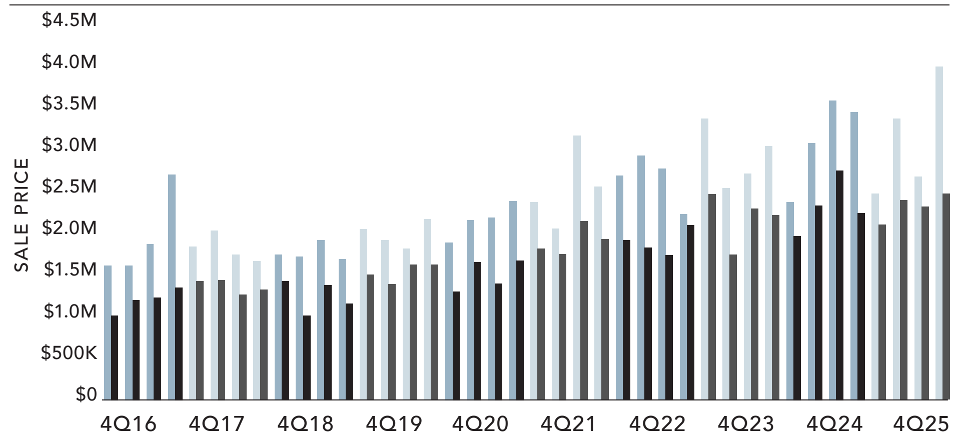
Sag Harbor/North Haven

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	61	40	+53%	57	+7%
VOLUME	$240.141M	$135.023M	+78%	$150.714M	+59%
AVERAGE PRICE	$3.937M	$3.376M	+17%	$2.644M	+49%
MEDIAN PRICE	$2.500M	$2.200M	+14%	$2.300M	+9%

Closed Sales



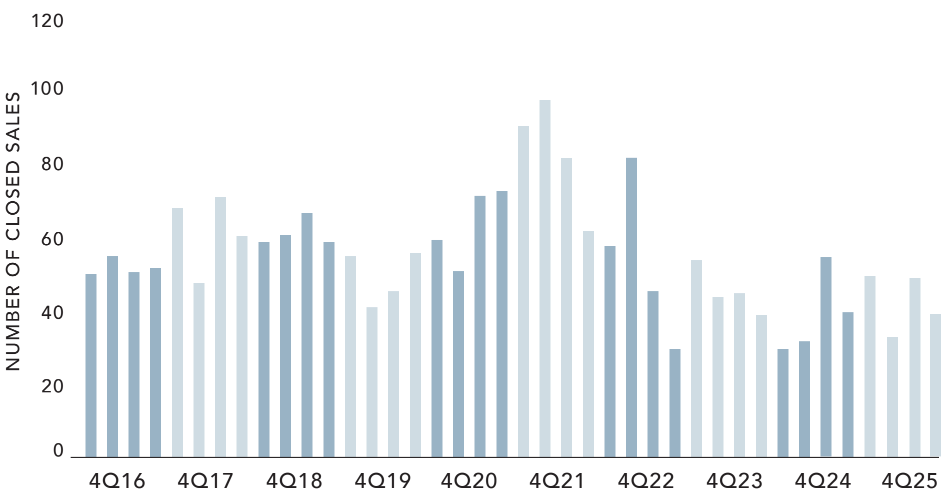
Median and Average Price



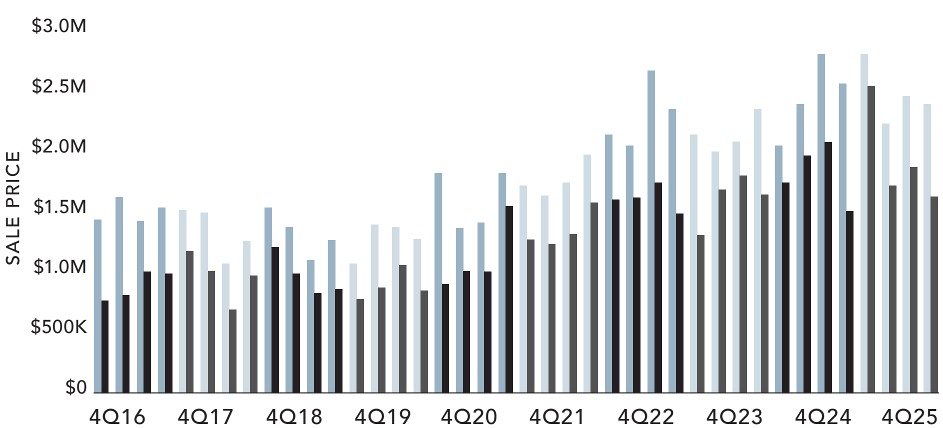
Southampton

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	40	40	0%	50	-20%
VOLUME	$95.253M	$101.827M	-6%	$122.602M	-22%
AVERAGE PRICE	$2.381M	$2.546M	-6%	$2.452M	-3%
MEDIAN PRICE	$1.628M	$1.498M	+9%	$1.863M	-13%

Closed Sales



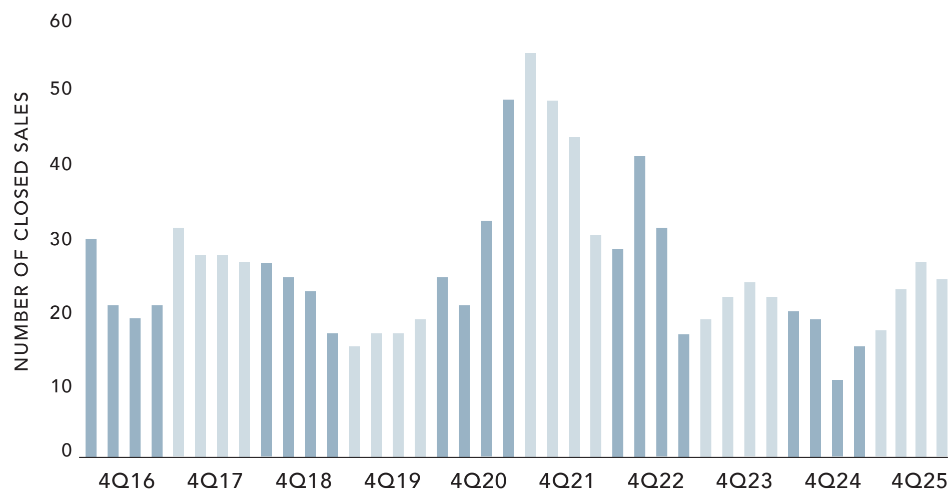
Median and Average Price



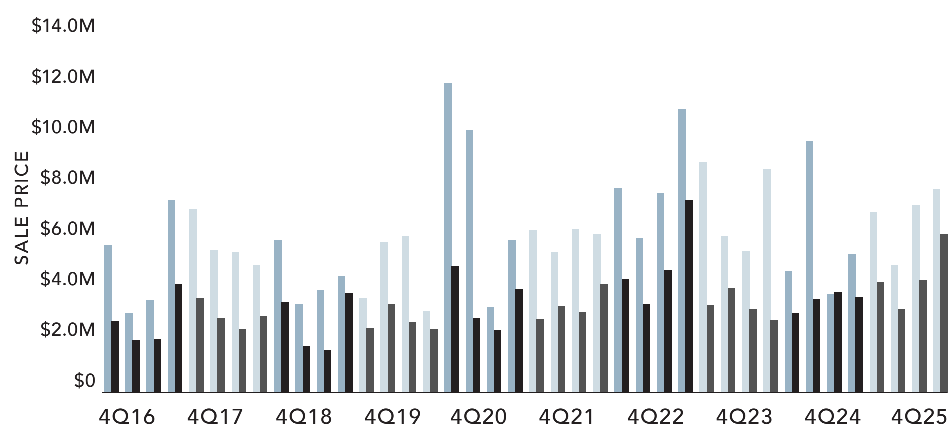
Southampton Village

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	27	16	+69%	30	-10%
VOLUME	$212.319M	$83.709M	+154%	$216.975M	-2%
AVERAGE PRICE	$7.864M	$5.232M	+50%	$7.232M	+9%
MEDIAN PRICE	$5.995M	$3.675M	+63%	$4.300M	+39%

Closed Sales



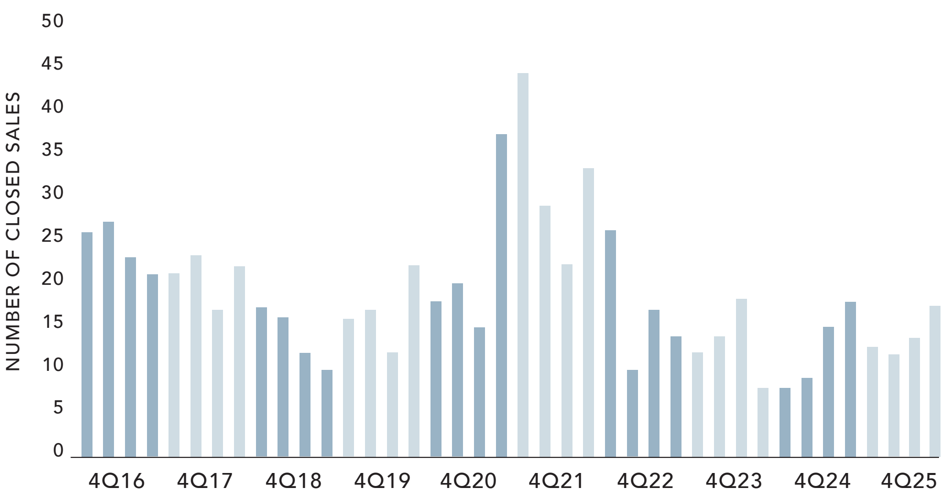
Median and Average Price



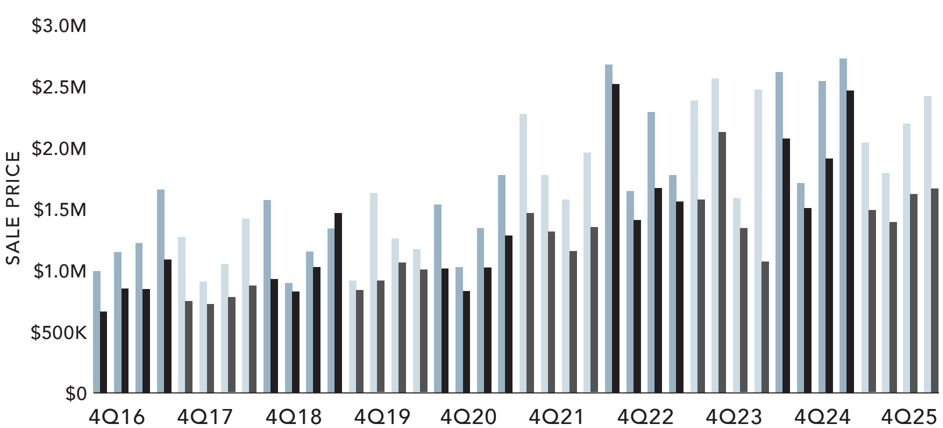
Shelter Island

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	18	18	0%	14	+29%
VOLUME	$44.072M	$49.994M	-12%	$31.166M	+41%
AVERAGE PRICE	$2.448M	$2.777M	-12%	$2.226M	+10%
MEDIAN PRICE	$1.675M	$2.495M	-33%	$1.630M	+3%

Closed Sales



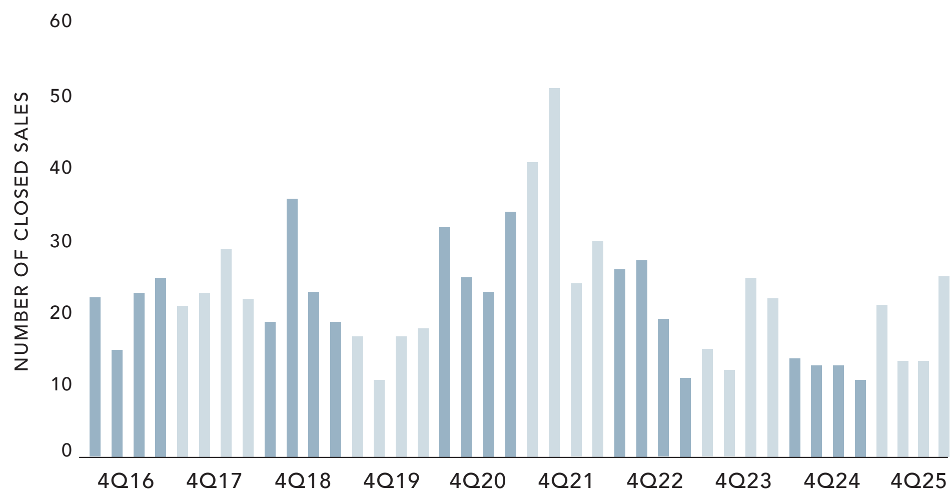
Median and Average Price



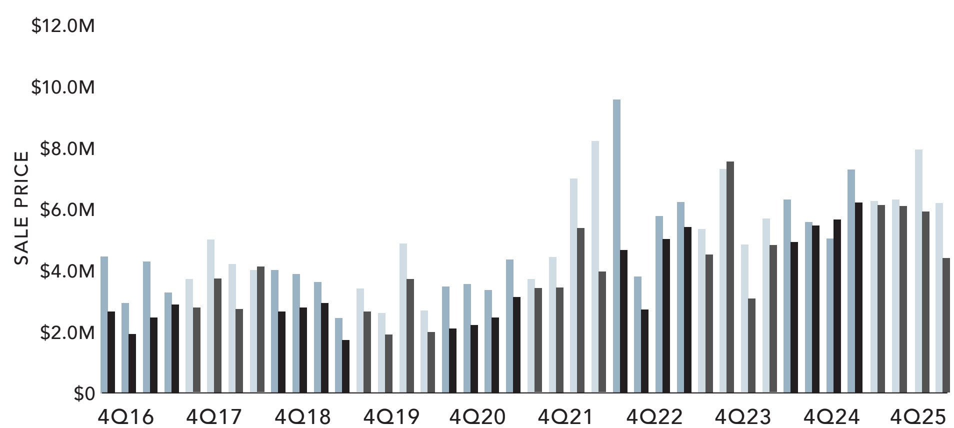
Water Mill

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	25	11	+127%	13	+92%
VOLUME	$155.177M	$80.195M	+94%	$102.714M	+51%
AVERAGE PRICE	$6.207M	$7.290M	-15%	$7.901M	-21%
MEDIAN PRICE	$4.355M	$6.200M	-30%	$5.850M	-26%

Closed Sales



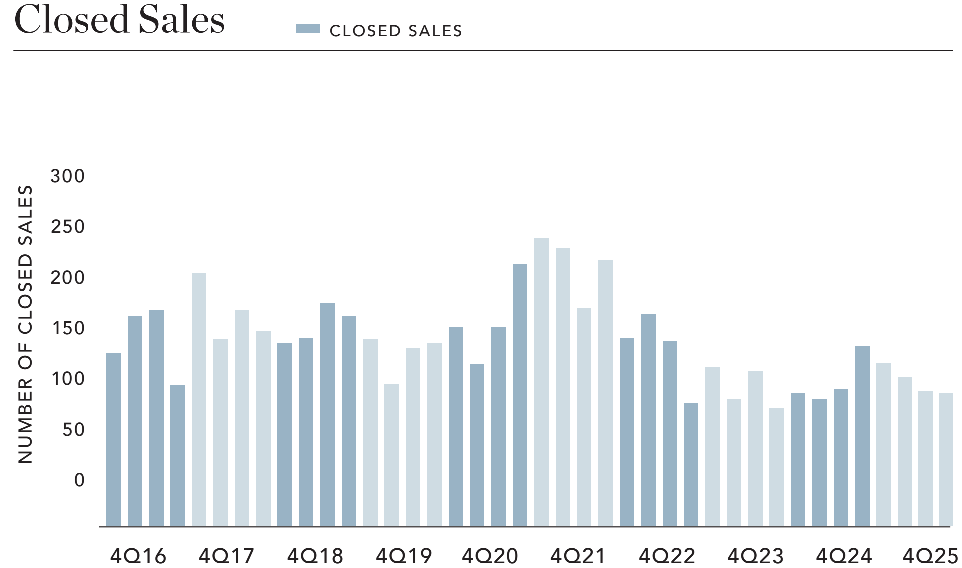
Median and Average Price



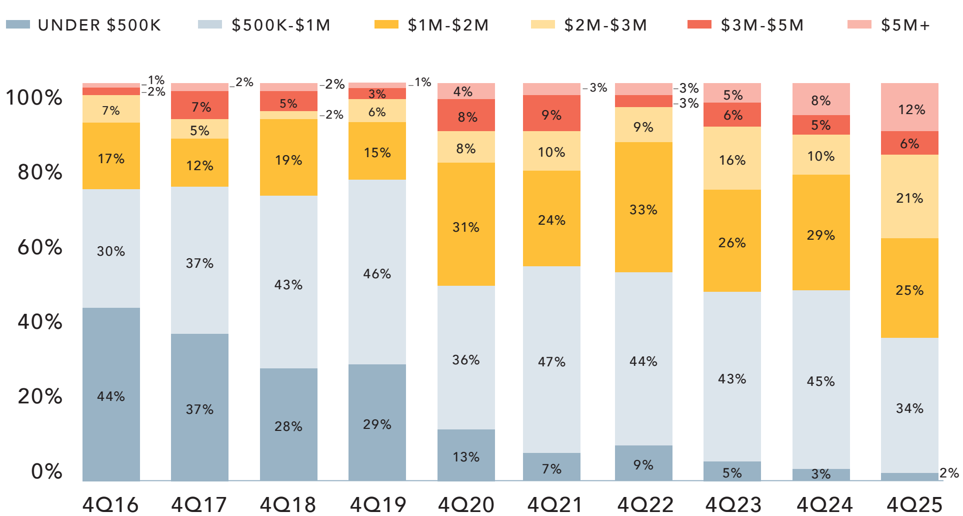
West of the Canal

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	115	152	-24%	116	-1%
VOLUME	$269.939M	$277.403M	-3%	$240.725M	+12%
AVERAGE PRICE	$2.347M	$1.825M	+29%	$2.075M	+13%
MEDIAN PRICE	$1.575M	$1.044M	+51%	$1.389M	+13%

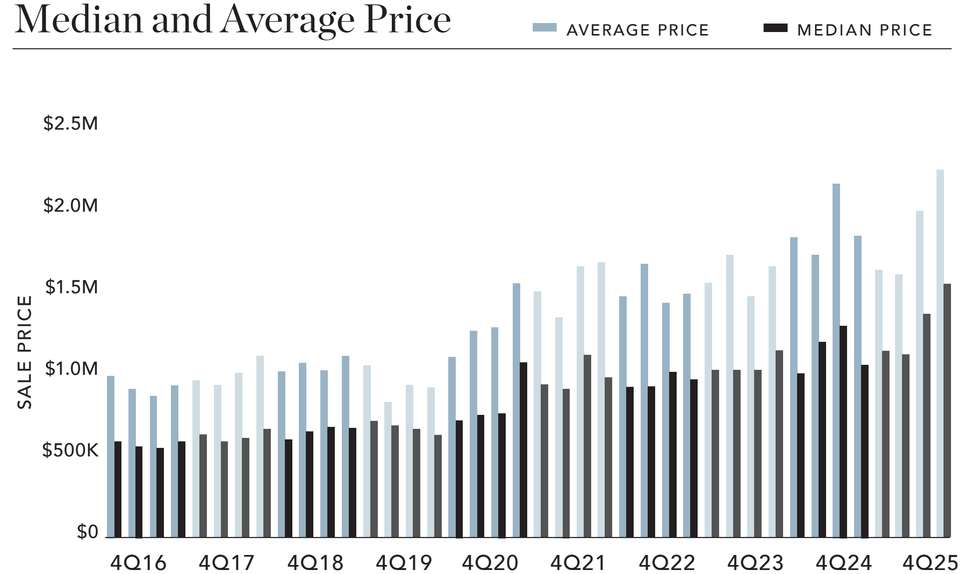
Closed Sales



Market Share by Price Range



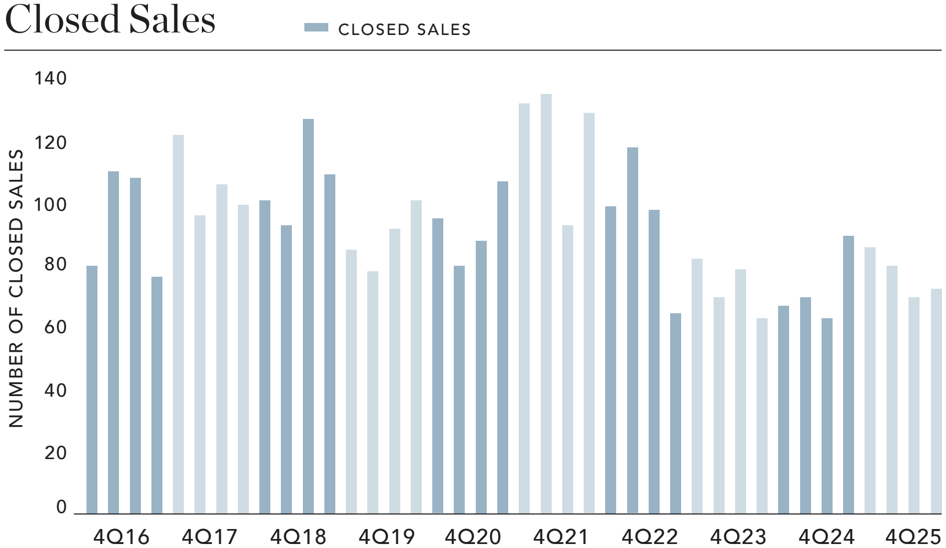
Median and Average Price



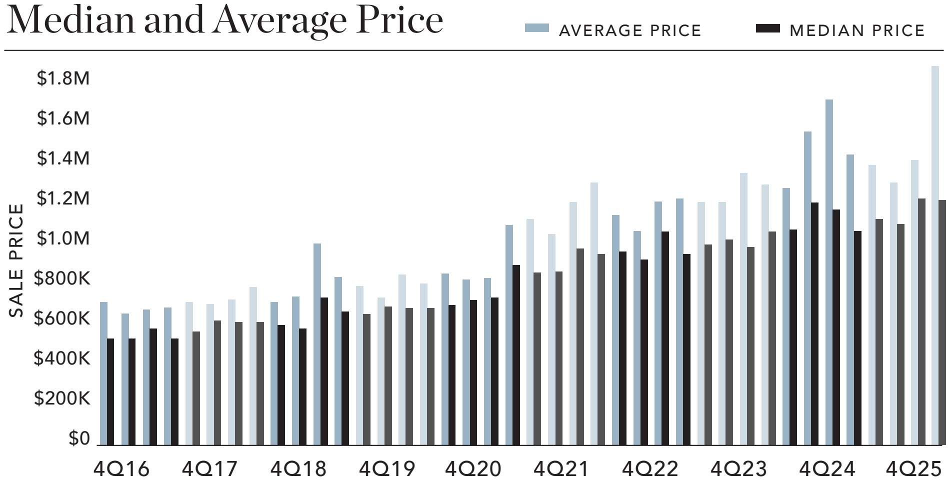
East Quogue/Hampton Bays

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	68	89	-24%	65	+5%
VOLUME	$117.676M	$104.519M	+13%	$76.467M	+54%
AVERAGE PRICE	$1.731M	$1.174M	+47%	$1.176M	+47%
MEDIAN PRICE	$980K	$860K	+14%	$989K	-1%

Closed Sales



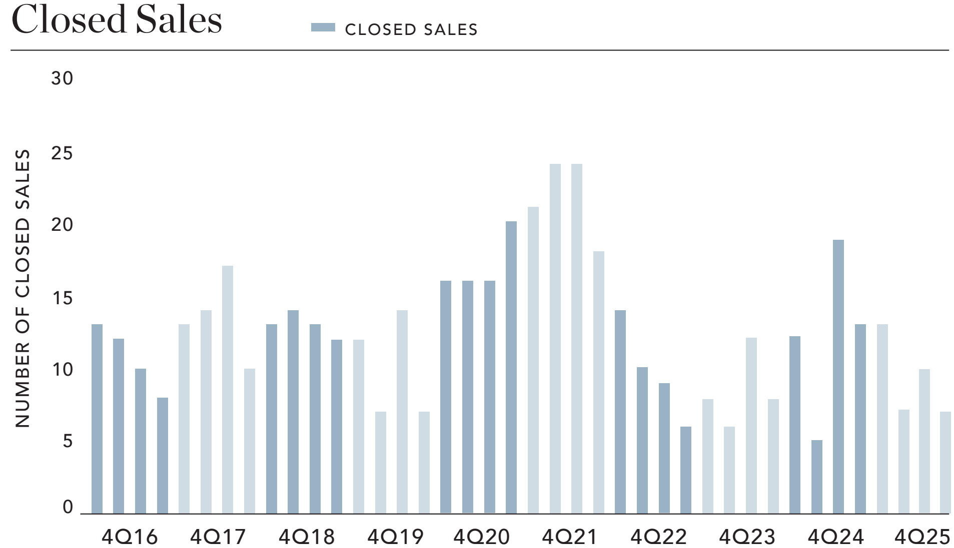
Median and Average Price



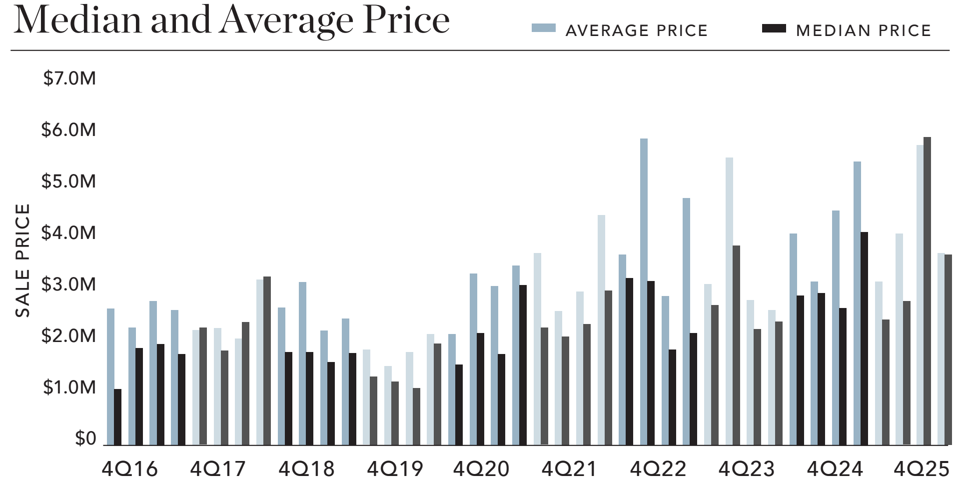
Quogue

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	7	13	-46%	10	-30%
VOLUME	$27.521M	$71.085M	-61%	$59.095M	-53%
AVERAGE PRICE	$3.932M	$5.468M	-28%	$5.910M	-33%
MEDIAN PRICE	$3.911M	$4.100M	-5%	$6.069M	-36%

Closed Sales



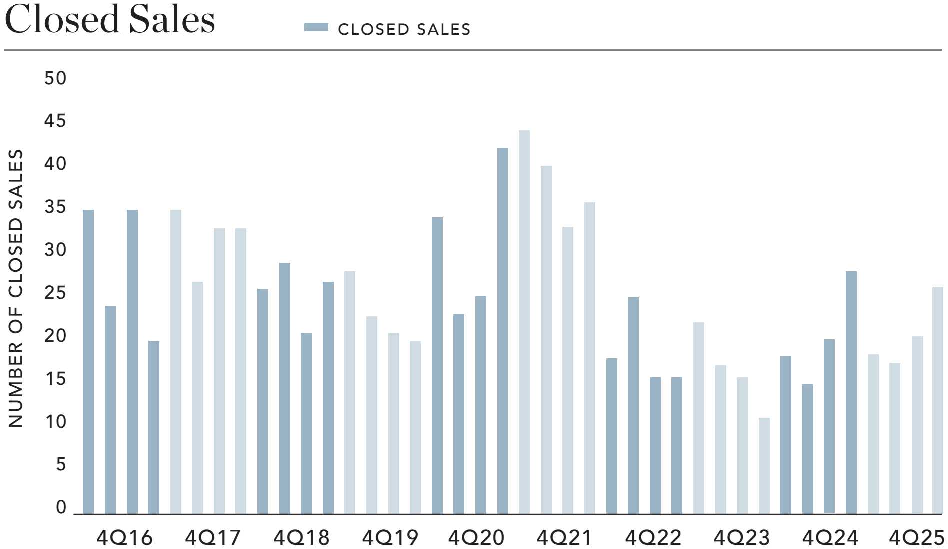
Median and Average Price



Westhampton Beach

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	26	28	-7%	20	+30%
VOLUME	$88.081M	$56.982M	+55%	$61.825M	+42%
AVERAGE PRICE	$3.388M	$2.035M	+66%	$3.091M	+10%
MEDIAN PRICE	$2.350M	$1.800M	+31%	$2.364M	-1%

Closed Sales



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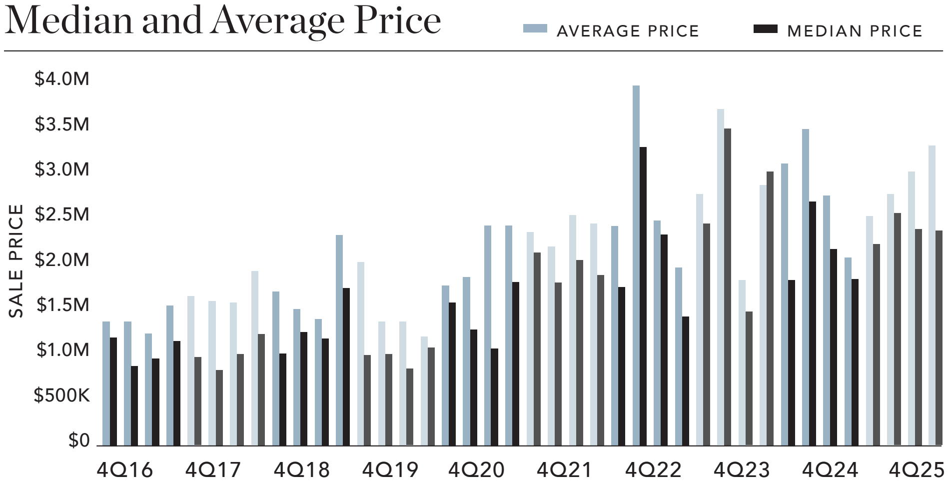
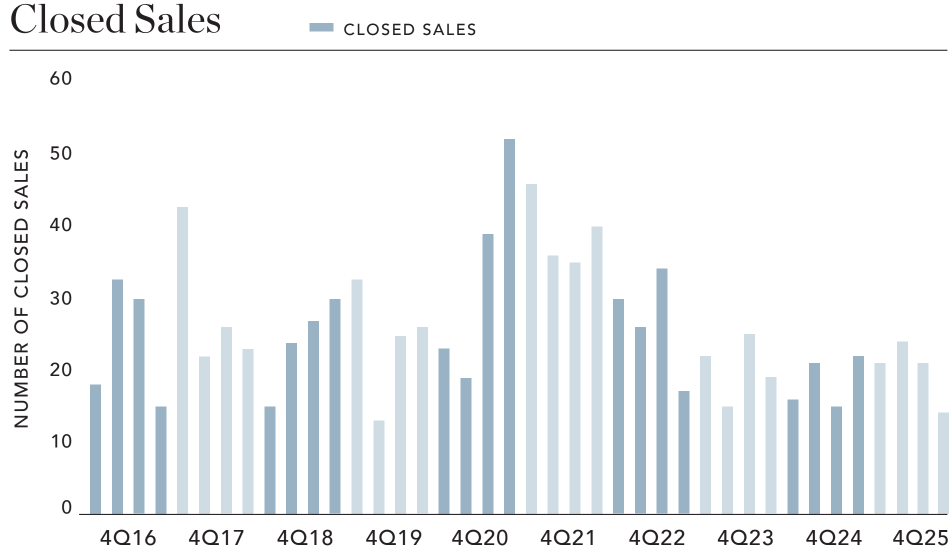


Westhampton/Remsenburg

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	22	-36%	21	-33%
VOLUME	$36.663M	$44.818M	-18%	$43.337M	-15%
AVERAGE PRICE	$2.619M	$2.037M	+29%	$2.064M	+27%
MEDIAN PRICE	$1.975M	$1.750M	+13%	$1.550M	+27%

Closed Sales



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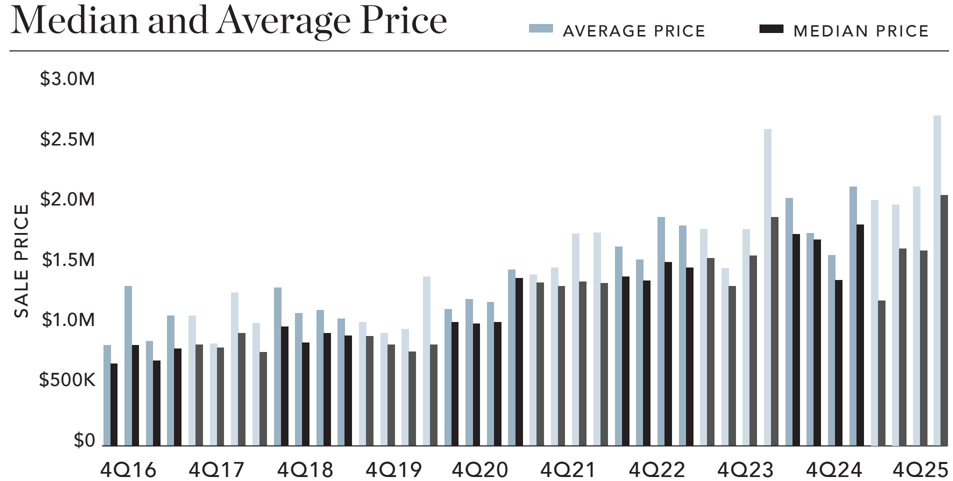


North Fork

North Fork single-family home sales rose 14% year over year, reaching 113 reported closings in Fourth Quarter 2025. While this quarter's performance was a rebound versus Fourth Quarter 2024, the second slowest fourth quarter since we started tracking in 2012, it was 23% below the ten-year fourth-quarter average of 147 sales. Four of the six submarkets reported either stable or higher closing counts compared to the prior year, with Mattituck/Laurel showing the strongest growth, adding eight additional sales. The two submarkets that experienced declines, Aquebogue/Jamesport and Cutchogue, each had only one fewer sale than a year ago.

Half of the submarkets experienced an increase in volume. Although Cutchogue reported one fewer sale than last year, it posted the largest gain in dollar volume, rising 85% to $28.792M, supported by a single transaction exceeding $11M. Southold/Peconic experienced the sharpest decline in volume, due to a reduction in sales above $3M in the submarket.

Overall median price was driven higher by a growing share of sales over $1.5M. This quarter marked the fourth consecutive annual gain in median price. In fact, median price has increased on an annual basis for all but two quarters in the last six years. In contrast, average price fell 5% from last year's record high. Mattituck/Laurel recorded the steepest drop in average price, falling 34%, largely because the prior year's figure had been elevated by a single $10M transaction.

Single Family

Sales

113

+14% YEAR OVER YEAR

Sales Volume

$156.144M

+9% YEAR OVER YEAR

Average Sales Price

$1.382M

-5% YEAR OVER YEAR

Median Sales Price

$999K

+4% YEAR OVER YEAR

Neighborhoods North Fork

Cutchogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$28.792M	$1.919M	$1.050M
-6%	+85%	+97%	+21%

Mattituck/Laurel

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
26	$31.684M	$1.219M	$975K
+44%	-4%	-34%	+16%

Aquebogue/Jamesport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$13.506M	$900K	$845K
-6%	-22%	-16%	0%

Southold/Peconic

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
28	$35.678M	$1.274M	$950K
+12%	-19%	-28%	-19%

Greenport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
14	$20.847M	$1.489M	$1.210M
0%	+16%	+16%	-1%

East Marion/Orient

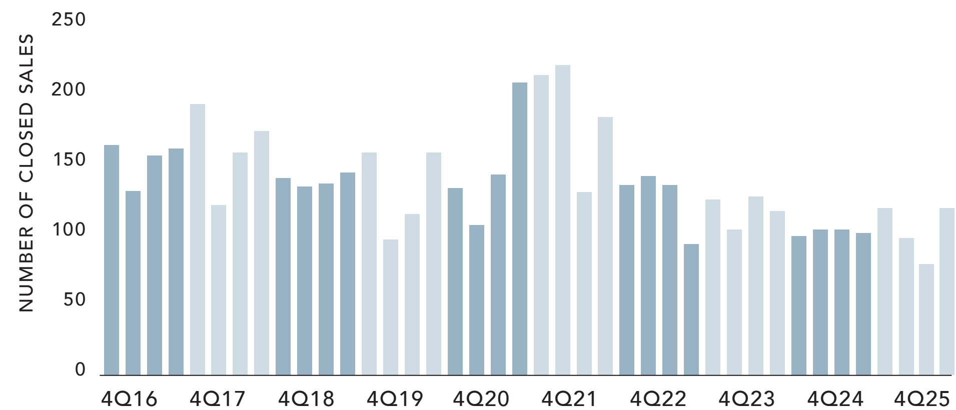
SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
15	$25.638M	$1.709M	$1.545M
+50%	+60%	+6%	+18%

% CHANGE (YEAR-OVER-YEAR)

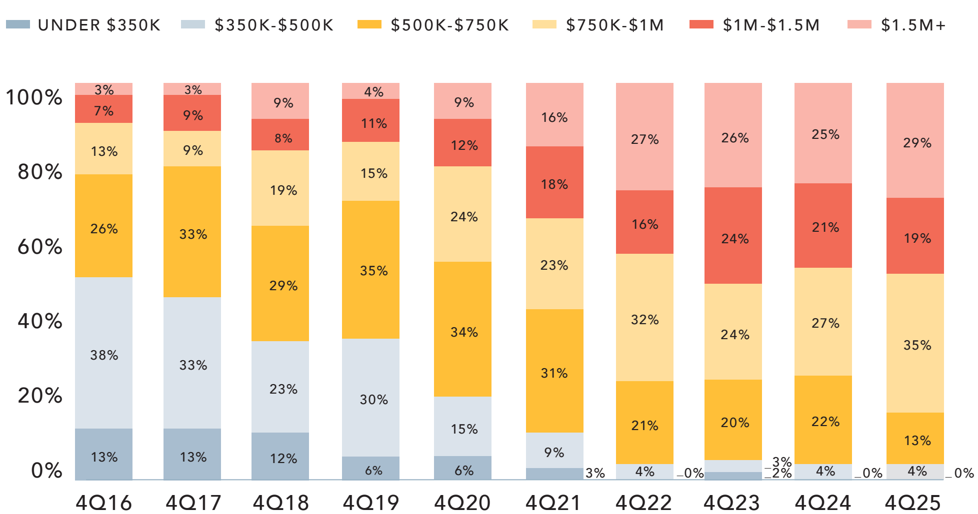
North Fork

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	113	99	+14%	81	+40%
VOLUME	$156.144M	$143.884M	+9%	$110.111M	+42%
AVERAGE PRICE	$1.382M	$1.453M	-5%	$1.359M	+2%
MEDIAN PRICE	$999K	$960K	+4%	$1.125M	-11%

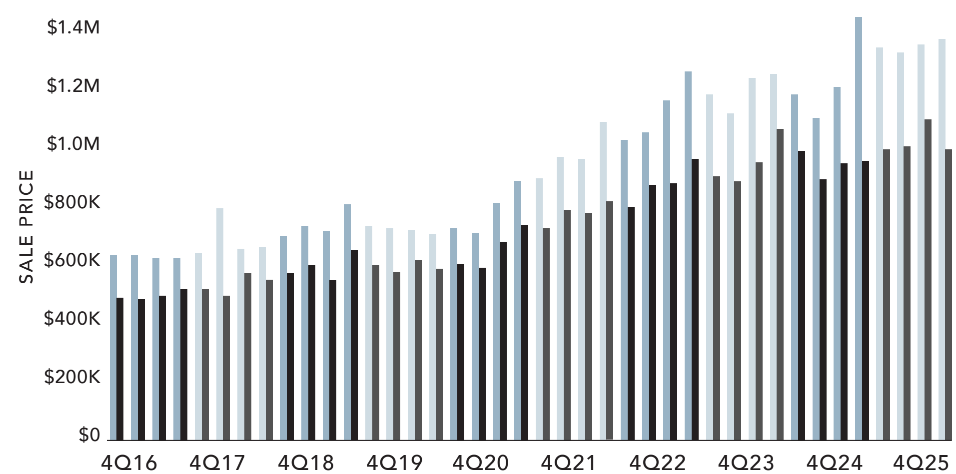
Closed Sales



Market Share by Price Range



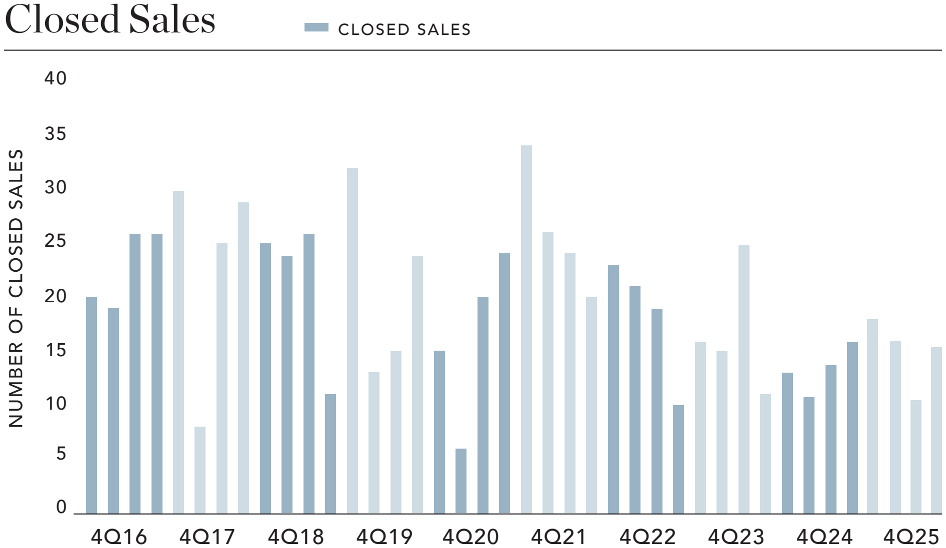
Median and Average Price



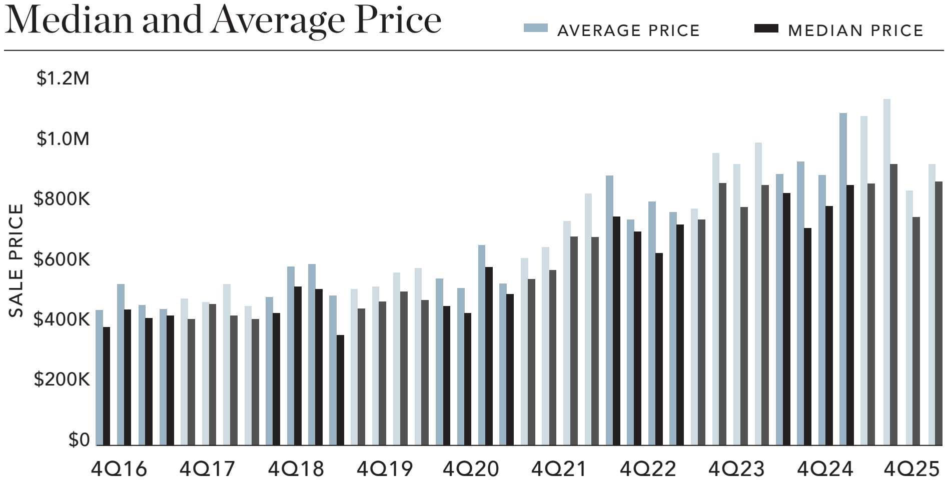
Aquebogue/Jamesport

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	15	16	-6%	10	+50%
VOLUME	$13.506M	$17.225M	-22%	$8.018M	+68%
AVERAGE PRICE	$900K	$1.077M	-16%	$802K	+12%
MEDIAN PRICE	$845K	$846K	0%	$719K	+18%

Closed Sales



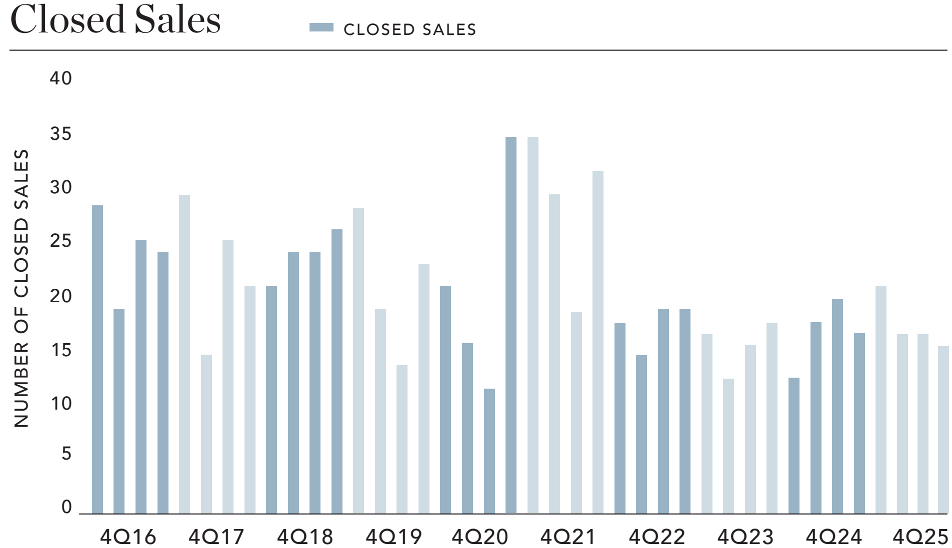
Median and Average Price



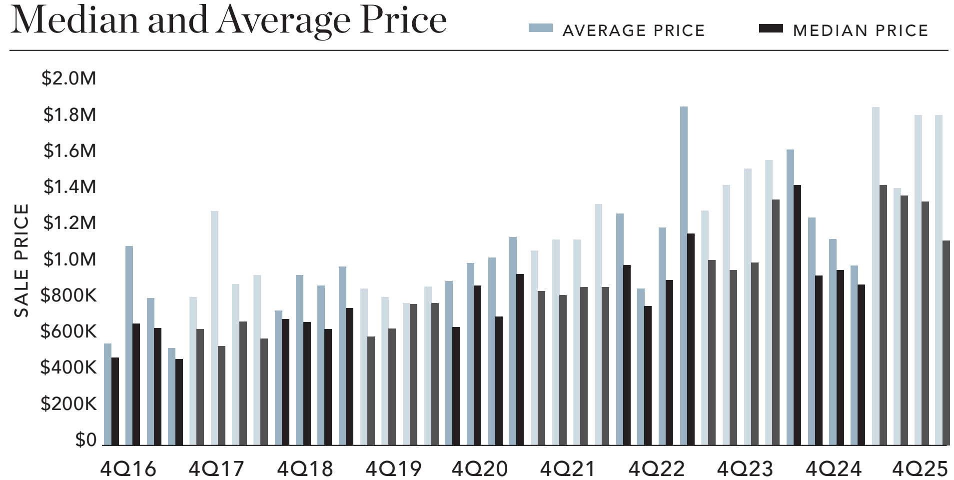
Cutchogue

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	15	16	-6%	16	-6%
VOLUME	$28.792M	$15.582M	+85%	$30.649M	-6%
AVERAGE PRICE	$1.919M	$974K	+97%	$1.916M	0%
MEDIAN PRICE	$1.050M	$867K	+21%	$1.305M	-20%

Closed Sales



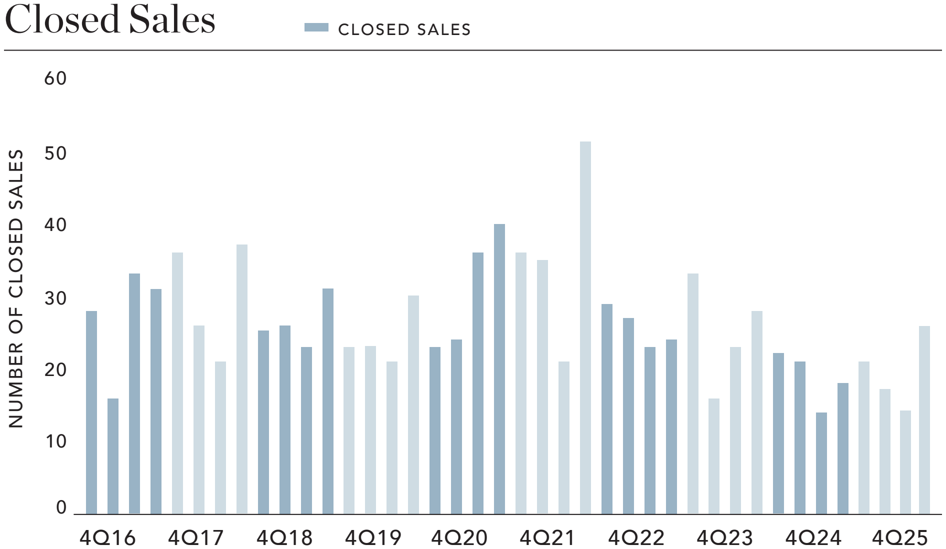
Median and Average Price



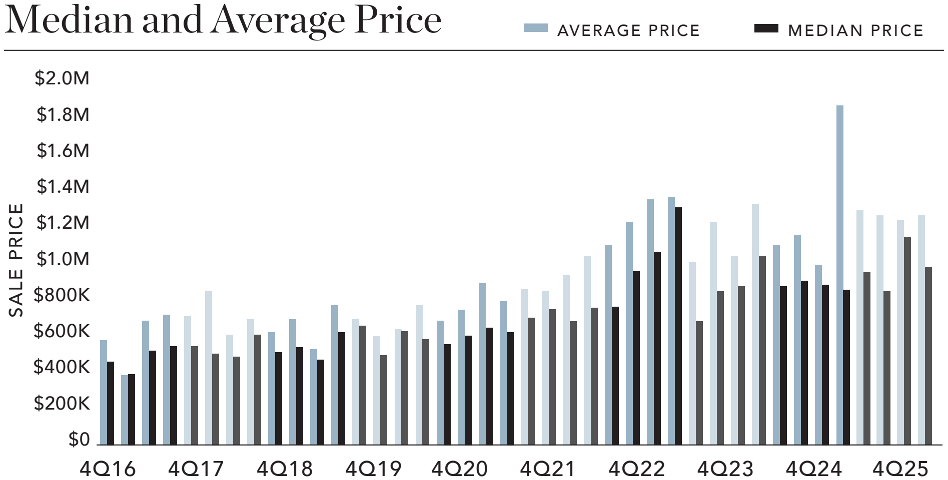
Mattituck/Laurel

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	26	18	+44%	14	+86%
VOLUME	$31.684M	$33.075M	-4%	$16.815M	+88%
AVERAGE PRICE	$1.219M	$1.837M	-34%	$1.201M	+1%
MEDIAN PRICE	$975K	$840K	+16%	$1.128M	-14%

Closed Sales



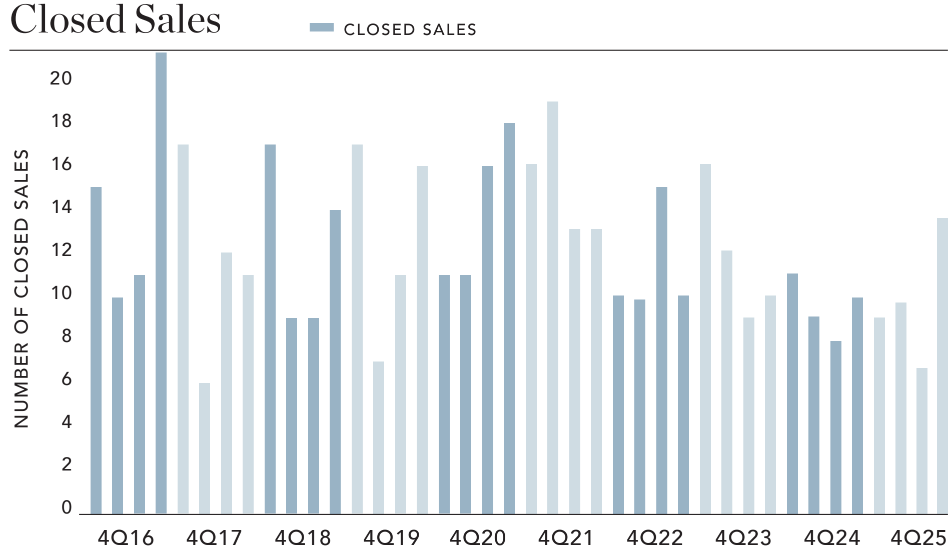
Median and Average Price



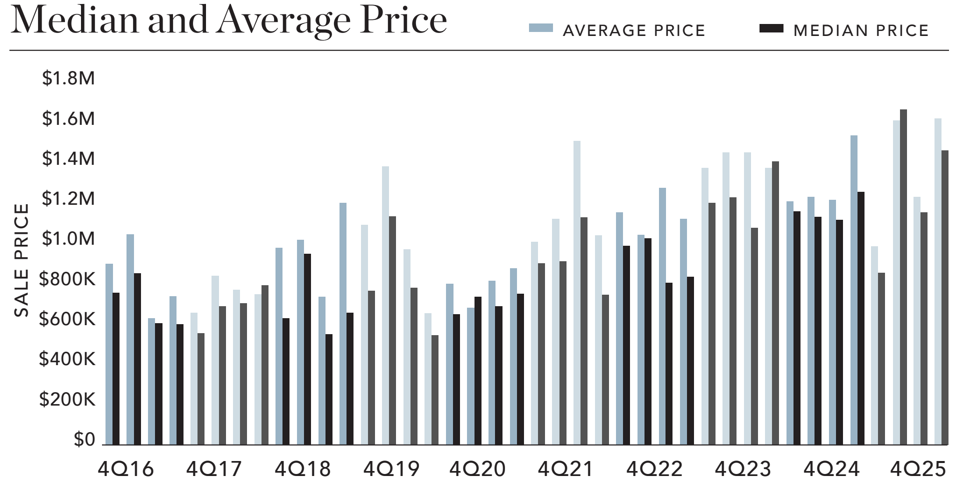
East Marion/Orient

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	15	10	+50%	6	+150%
VOLUME	$25.638M	$16.054M	+60%	$7.757M	+231%
AVERAGE PRICE	$1.709M	$1.605M	+6%	$1.293M	+32%
MEDIAN PRICE	$1.545M	$1.313M	+18%	$1.216M	+27%

Closed Sales



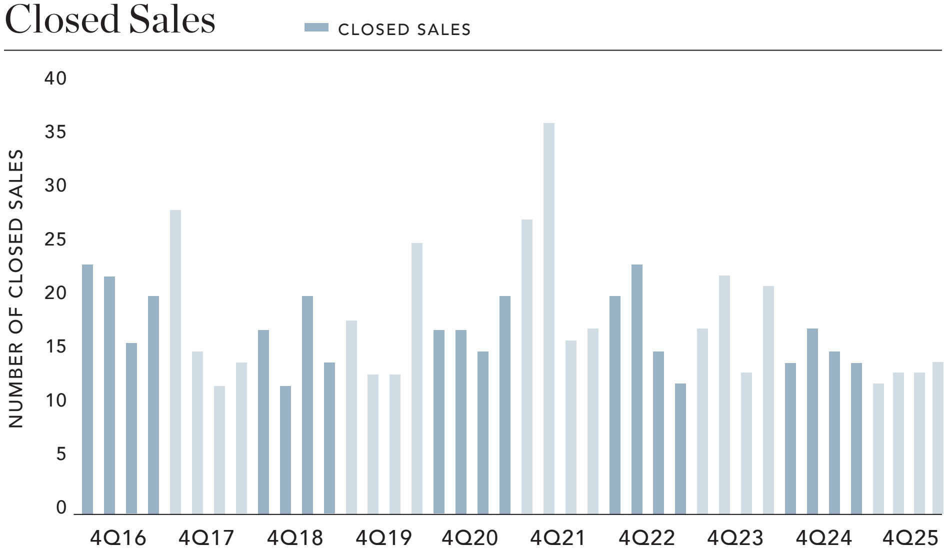
Median and Average Price



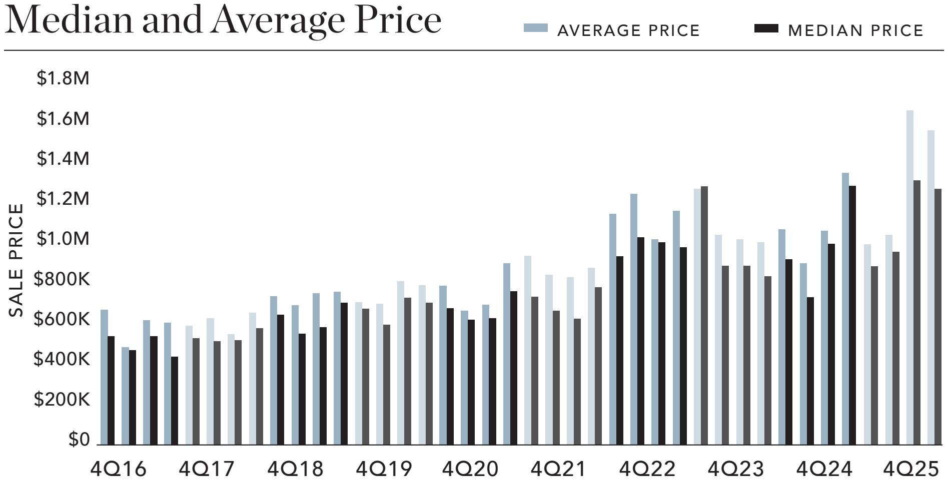
Greenport

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	14	14	0%	13	+8%
VOLUME	$20.847M	$17.940M	+16%	$20.604M	+1%
AVERAGE PRICE	$1.489M	$1.281M	+16%	$1.585M	-6%
MEDIAN PRICE	$1.210M	$1.223M	-1%	$1.250M	-3%

Closed Sales



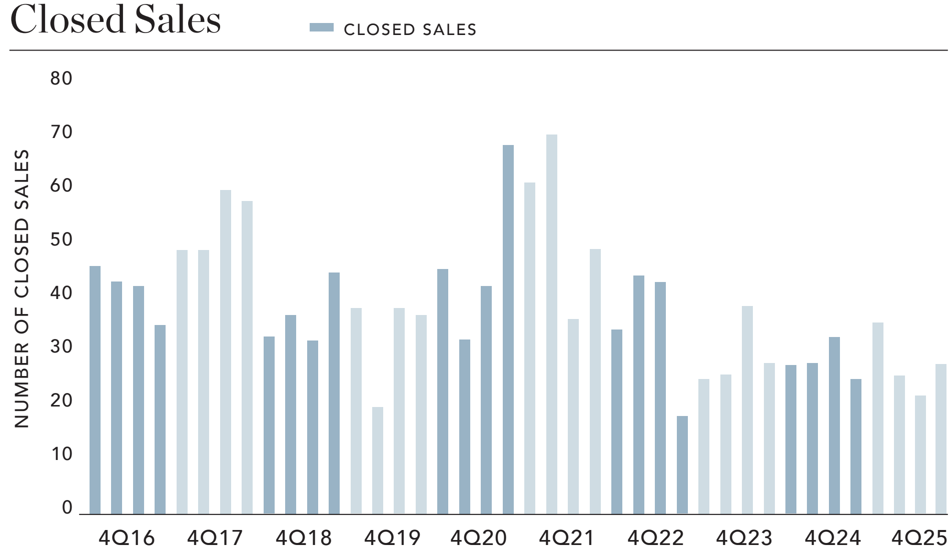
Median and Average Price



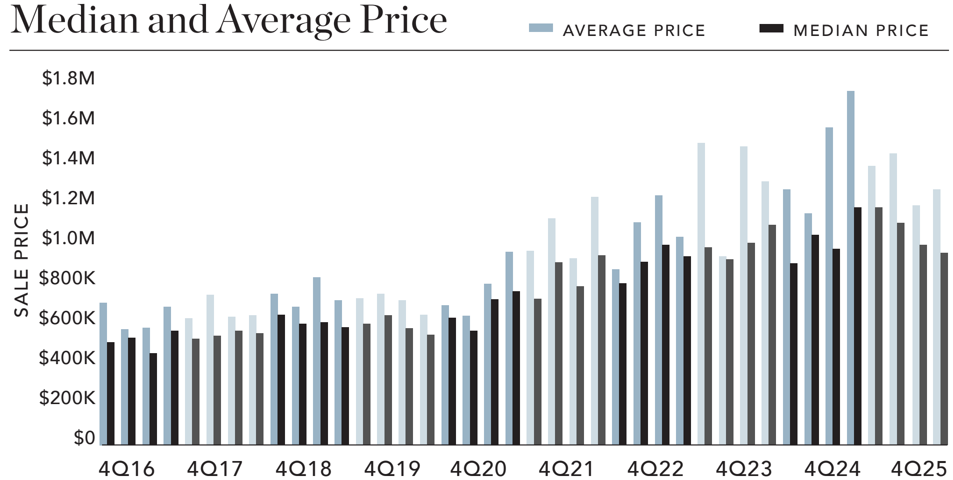
Southold/Peconic

SINGLE FAMILY	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	28	25	+12%	22	+27%
VOLUME	$35.678M	$44.009M	-19%	$26.268M	+36%
AVERAGE PRICE	$1.274M	$1.760M	-28%	$1.194M	+7%
MEDIAN PRICE	$950K	$1.175M	-19%	$993K	-4%

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 Fourth Quarter 2025, South Fork luxury average price surged 74% to $19.829M. The number of transactions above $20M expanded significantly, rising from just two last year to 11 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 23% to $13.46M. A year ago, 16 sales below $10M fell within the top 10% of the market; this year none did.

The most expensive sale of Fourth Quarter 2025 was an oceanfront residence on Further Lane in Amagansett, which traded off-market for $115M. Bridgehampton/Sagaponack recorded the highest number of South Fork luxury transactions, with eight closings reported during the quarter.

The average luxury sale price for the North Fork fell 22% annually, and median price declined 26% year-over-year. The decreases were a result of a much smaller share of sales over $4M than a year ago. The highest-priced North Fork sale was a 10,000-square-foot shingle-style home with 140 feet of bayfront that sold for $11.2M.

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	43	43	0%	41	+5%
VOLUME	$852.635M	$489.729M	+74%	$502.060M	+70%
AVERAGE	$19.829M	$11.389M	+74%	$12.245M	+62%
MEDIAN	$13.460M	$10.900M	+23%	$10.800M	+25%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	11	10	+10%	8	+38%
VOLUME	$39.835M	$46.274M	-14%	$29.957M	+33%
AVERAGE	$3.621M	$4.627M	-22%	$3.745M	-3%
MEDIAN	$2.770M	$3.763M	-26%	$3.088M	-10%


East Hampton | $1.85M | WEB# 927575


Sag Harbor | $3.25M | WEB# 928219

Condos

The South Fork reported 31 condo sales in Fourth Quarter 2025, down 6% (2 sales) year-over-year. Despite the dip in activity, total sales volume rose 13%, supported by higher pricing. A larger proportion of sales above $1M pushed the median price up 26% to $1.450M, while the average price increased 20% to $1.688M. This quarter's most expensive sales was a four-bedroom townhouse at The Latch in Southampton Village, which sold for nearly $6M.

The North Fork reported just nine condo sales in Fourth Quarter 2025, four fewer than last year. Consequently, sales volume dropped 27% to $7.508M. Median price and average price increased 10% and 6%, respectively, driven by an increased share of sales over $1M. The quarter's highest-priced sale was a fully renovated condo at Cleves Point Club & Marina in East Marion with views of Gardiners Bay, closing for $1.350M.

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	31	33	-6%	40	-23%
VOLUME	$52.318M	$46.362M	+13%	$54.643M	-4%
AVERAGE	$1.688M	$1.405M	+20%	$1.366M	+24%
MEDIAN	$1.450M	$1.150M	+26%	$1.213M	+20%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	9	13	-31%	6	+50%
VOLUME	$7.508M	$10.225M	-27%	$5.138M	+46%
AVERAGE	$834K	$787K	+6%	$856K	-3%
MEDIAN	$685K	$620K	+10%	$743K	-8%


Amagansett | $1.5M | WEB# 926378


Montauk | $3.6M | WEB# 926932

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 29 vacant land closings this quarter, down 34% annually. Sales volume followed the same trend, dropping 9%. However, median price increased 21% to $1.800M. The quarter's highest-priced land sale was a $20M property on Lily Pond Lane in East Hampton, situated behind an oceanfront home purchased by the same buyer.

Reported North Fork land closings jumped 86% year-over-year, an increase of six transactions. Despite the higher sales figure, dollar volume edged up only 1%. Both average price and median price fell, with average price down 46% due to last year's figure being inflated by a single $3M sale. Median price dropped 23% due to a smaller share of sales over $750K.

THE COMMERCIAL MARKET

The South Fork reported 18 commercial transactions in Fourth Quarter 2025, the same number as Fourth Quarter 2024. Despite the same number of sales, dollar volume jumped 27% due to increased pricing. Median price more than doubled as there were fewer sales under $1M. East Hampton had more reported closings than any other submarket, with six sales.

The North Fork had just one reported commercial closing, down from two in Fourth Quarter 2024. As a result, sales volume fell 60%. This quarter's sole reported commercial transaction was the $1.5M sale of an auto repair shop in Mattituck.

THE INVENTORY

Inventory is the number of East End properties listed for sale at the end of the quarter. At the end of December, there were 1,440 active listings, down 22% annually to the lowest 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	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	29	44	-34%	35	-17%
VOLUME	$82.375M	$90.562M	-9%	$92.634M	-11%
AVERAGE	$2.841M	$2.058M	+38%	$2.647M	+7%
MEDIAN	$1.800M	$1.488M	+21%	$1.170M	+54%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	13	7	+86%	12	+8%
VOLUME	$8.532M	$8.480M	+1%	$10.002M	-15%
AVERAGE	$656K	$1.211M	-46%	$833K	-21%
MEDIAN	$600K	$780K	-23%	$672K	-11%

Commercial

SOUTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	18	18	0%	21	-14%
VOLUME	$84.616M	$66.471M	+27%	$74.671M	+13%
AVERAGE	$4.701M	$3.693M	+27%	$3.556M	+32%
MEDIAN	$3.713M	$1.725M	+115%	$2.900M	+28%

NORTH FORK	4Q25	4Q24	%CHG (YR)	3Q25	%CHG (QTR)
SALES	1	2	-50%	6	-83%
VOLUME	$1.500M	$3.715M	-60%	$17.605M	-91%
AVERAGE	$1.500M	$1.858M	-19%	$2.934M	-49%
MEDIAN	$1.500M	$1.858M	-19%	$1.375M	+9%

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 October through December 2025. It compares data to that reported in the same period of 2024 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 Fourth Quarter 2025.

FOR MORE INFORMATION

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