The Corcoran Report

3Q | 2026 | EAST END

corcoran

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Water Mill | $14M | WEB# 936648

South Fork

The South Fork reported 412 single-family home sales in Third Quarter 2026, essentially unchanged from a year ago and up 16% from last quarter. This followed two consecutive quarters of double-digit annual declines. However, activity came in 20% below the ten-year third-quarter average of 518 reported sales.

Nine of the 14 submarkets posted year-over-year declines in reported closings, and five posted gains. All submarkets west of the canal saw annual declines except East Quogue/Hampton Bays, which added six sales. East of the canal, East Hampton had the largest gain, adding 27 sales to reach 93 closings. Amagansett doubled its reported closings to 16, and Montauk added 10 sales. Southampton Village reported the largest decline, down to 17 closings.

Dollar volume rose 17% year-over-year to $1.630B, the highest third-quarter total since 2022. Across the region, eight submarkets posted year-over-year dollar volume gains, while six moved in the opposite direction. Montauk saw the most significant gain, with dollar volume up 155% to $129.789M. This increase was driven by five sales at or above $10M, including a newly built home on Wills Point Road that sold for $23M, whereas a year ago there was one.

Median price increased 8% to $2.268M, the highest third-quarter median on record, due to a larger share of sales above $3M. Sales above $3M accounted for 38% of the market, up from 33% a year ago. Average price climbed 17% to $3.956M, second only to the record set in Fourth Quarter 2025. Average price was boosted by nine sales at or above $20M, more than double the four a year ago.

Single Family

Sales

412

0% YEAR OVER YEAR

Sales Volume

$1.630B

+17% YEAR OVER YEAR

Average Sales Price

$3.956M

+17% YEAR OVER YEAR

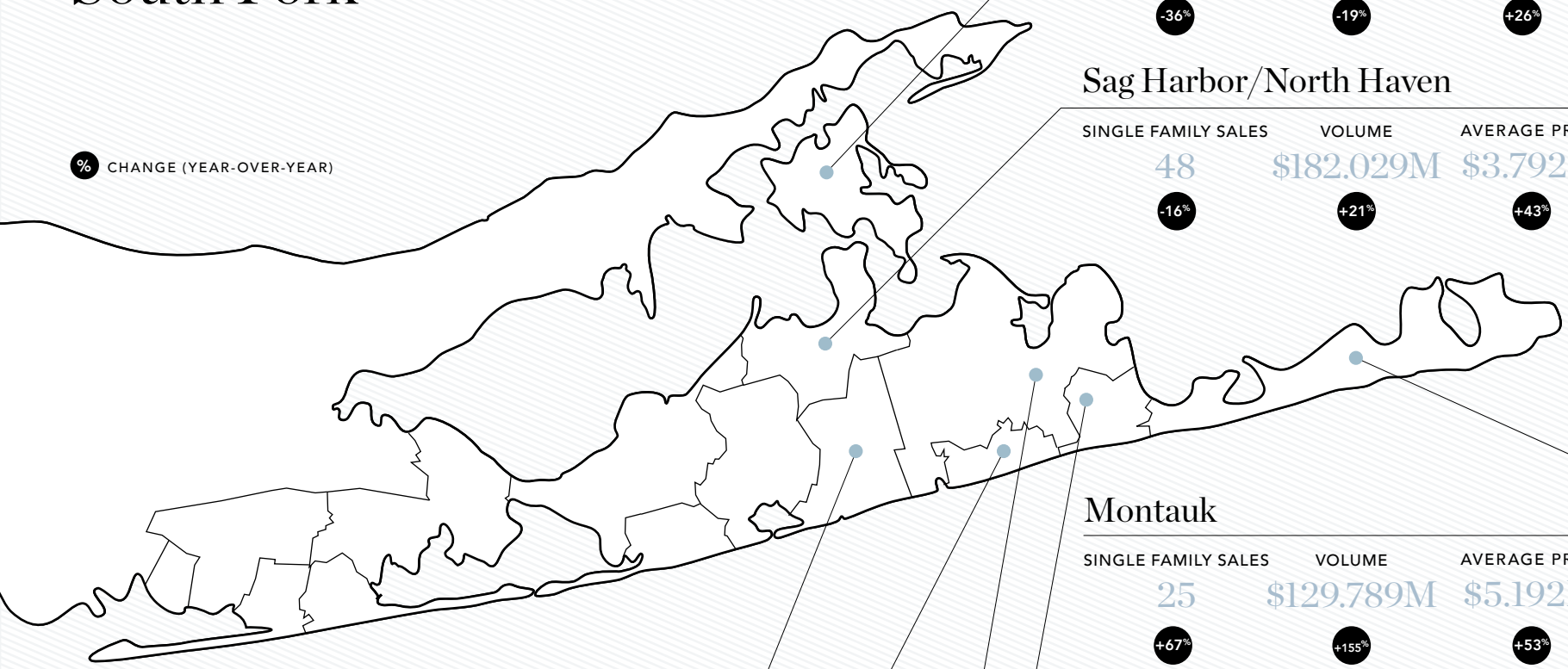
Median Sales Price

$2.268M

+8% YEAR OVER YEAR

Neighborhoods South Fork

% CHANGE (YEAR-OVER-YEAR)



Shelter Island

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
9	$25.319M	$2.813M	$2.000M
-36%	-19%	+26%	+23%

Sag Harbor/North Haven

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
48	$182.029M	$3.792M	$3.225M
-16%	+21%	+43%	+40%

Montauk

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
25	$129.789M	$5.192M	$2.200M
+67%	+155%	+53%	+10%

Bridgehampton/Sagaponack

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
20	$189.499M	$9.475M	$7.550M
-33%	+6%	+59%	+56%

Amagansett

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
16	$77.155M	$4.822M	$4.235M
+100%	+71%	-15%	-9%

East Hampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
13	$115.280M	$8.868M	$5.550M
-7%	+31%	+41%	+34%

East Hampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
93	$309.181M	$3.325M	$2.250M
+41%	+82%	+29%	+19%

Neighborhoods South Fork (cont'd)

% CHANGE (YEAR-OVER-YEAR)

Quogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
6	$19.900M	$3.317M	$3.150M
-40%	-66%	-44%	-48%

Westhampton Beach

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
11	$48.686M	$4.426M	$3.476M
-45%	-21%	+43%	+47%

Westhampton/Remsenburg

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
20	$41.788M	$2.089M	$1.925M
-5%	-4%	+1%	+24%

Water Mill

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
21	$127.909M	$6.091M	$4.500M
+62%	+25%	-23%	-23%

Southampton

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
42	$115.298M	$2.745M	$1.825M
-16%	-6%	+12%	-2%

Southampton Village

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
17	$154.467M	$9.086M	$7.600M
-43%	-29%	+26%	+77%

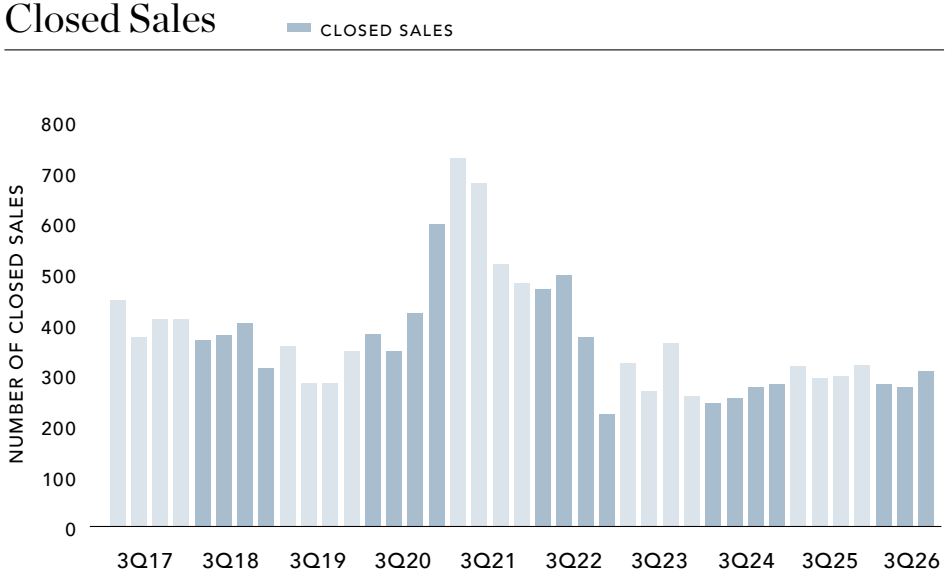
East Quogue/Hampton Bays

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
71	$93.630M	$1.319M	$1.115M
+9%	+22%	+12%	+13%

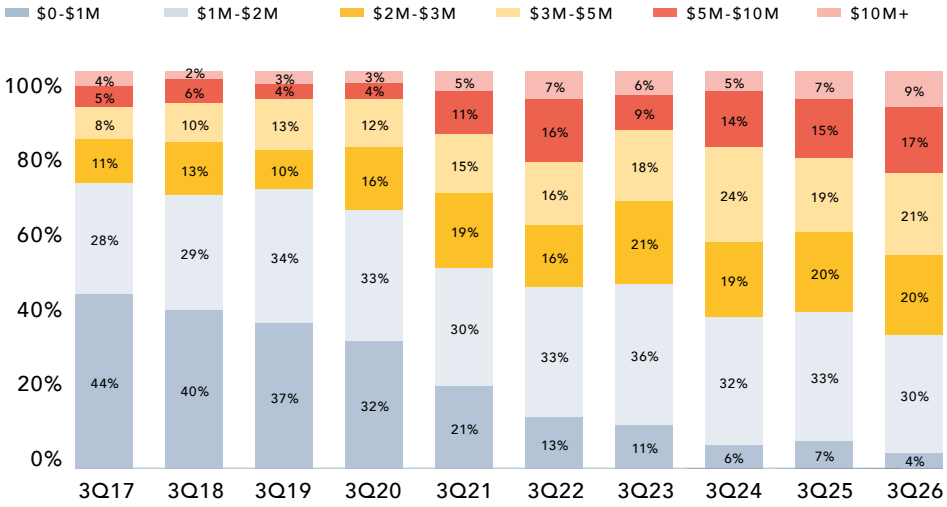
East of the Canal

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	304	297	+2%	273	+11%
VOLUME	$1.426B	$1.157B	+23%	$1.193B	+20%
AVERAGE PRICE	$4.691M	$3.895M	+20%	$4.369M	+7%
MEDIAN PRICE	$2.850M	$2.450M	+16%	$2.675M	+7%

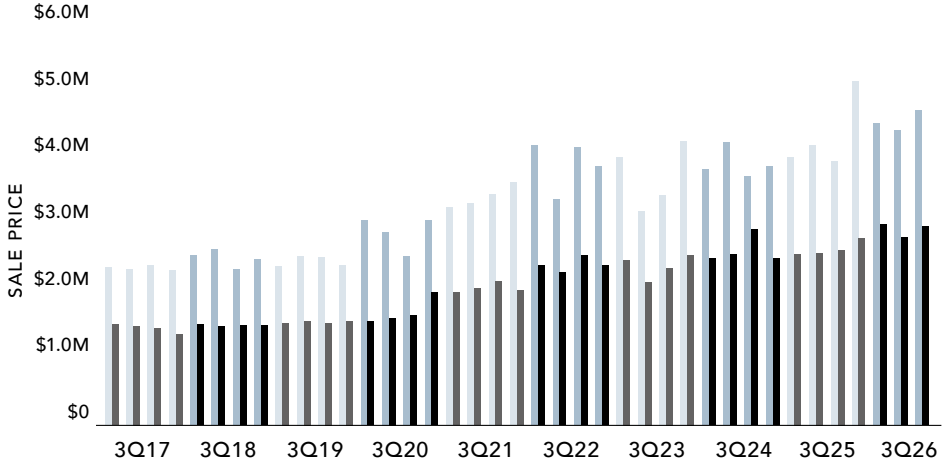
Closed Sales



Market Share by Price Range



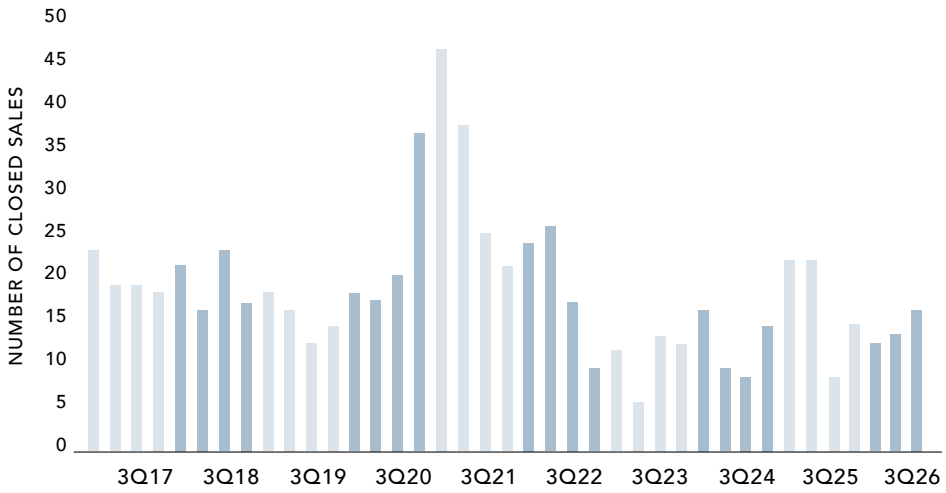
Median and Average Price



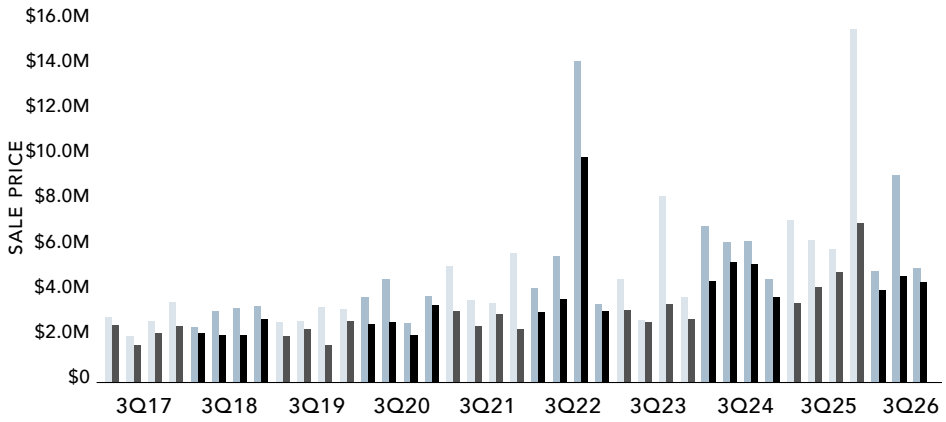
Amagansett

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	16	8	+100%	13	+23%
VOLUME	$77.155M	$45.150M	+71%	$114.578M	-33%
AVERAGE PRICE	$4.822M	$5.644M	-15%	$8.814M	-45%
MEDIAN PRICE	$4.235M	$4.675M	-9%	$4.550M	-7%

Closed Sales



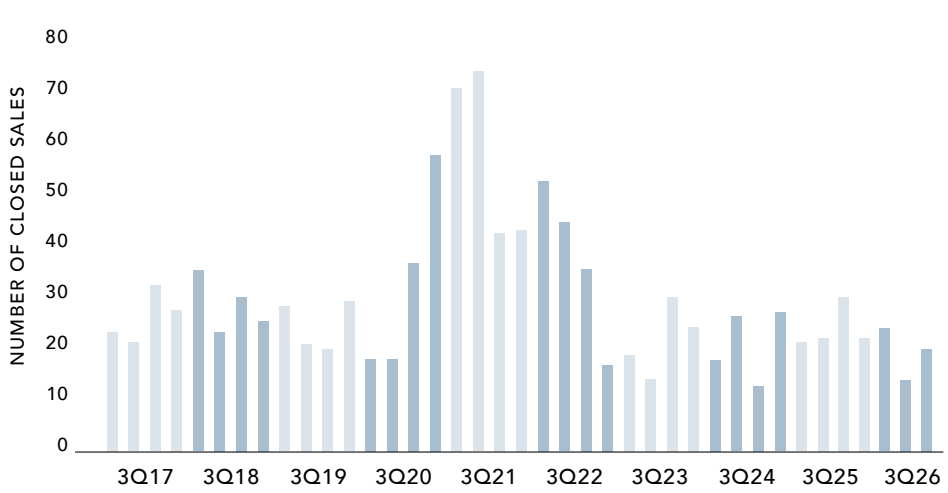
Median and Average Price



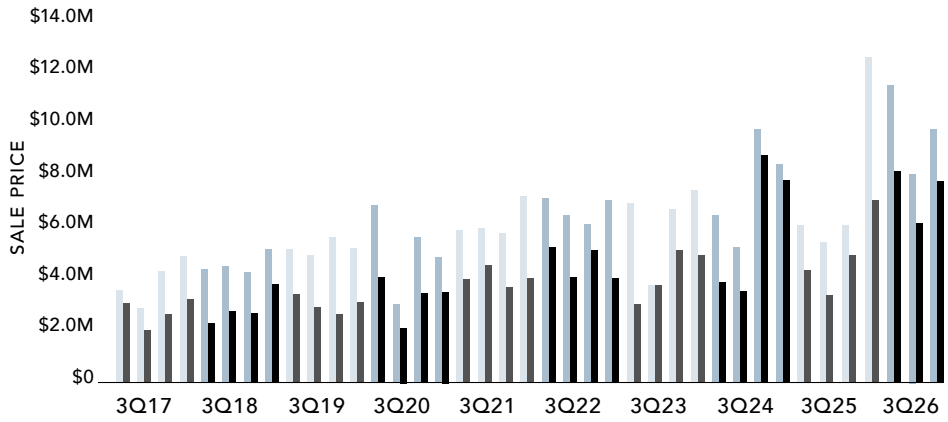
Bridgehampton/Sagaponack

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	20	30	-33%	14	+43%
VOLUME	$189.499M	$178.350M	+6%	$109.235M	+73%
AVERAGE PRICE	$9.475M	$5.945M	+59%	$7.803M	+21%
MEDIAN PRICE	$7.550M	$4.825M	+56%	$5.950M	+27%

Closed Sales



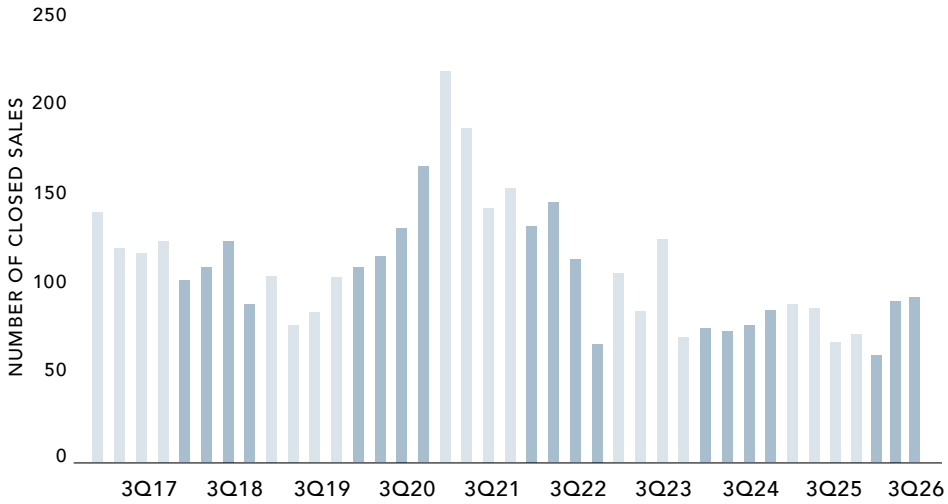
Median and Average Price



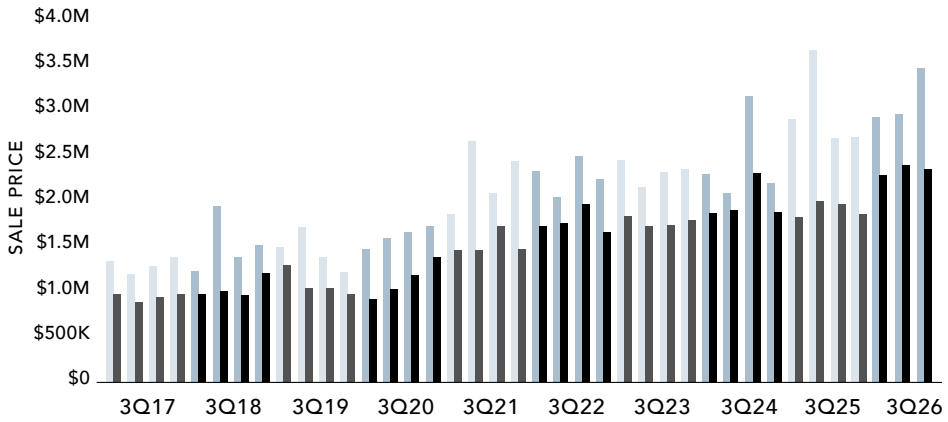
East Hampton

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	93	66	+41%	90	+3%
VOLUME	$309.181M	$170.095M	+82%	$256.119M	+21%
AVERAGE PRICE	$3.325M	$2.577M	+29%	$2.846M	+17%
MEDIAN PRICE	$2.250M	$1.885M	+19%	$2.300M	-2%

Closed Sales



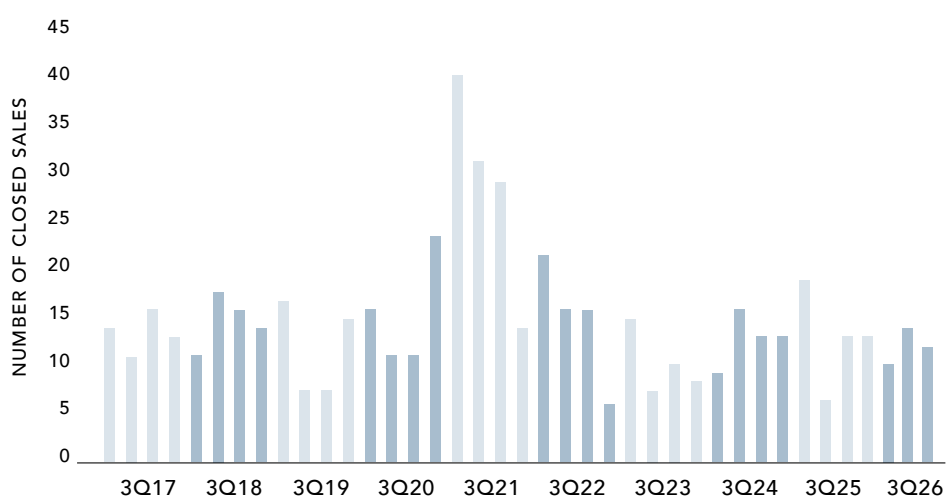
Median and Average Price



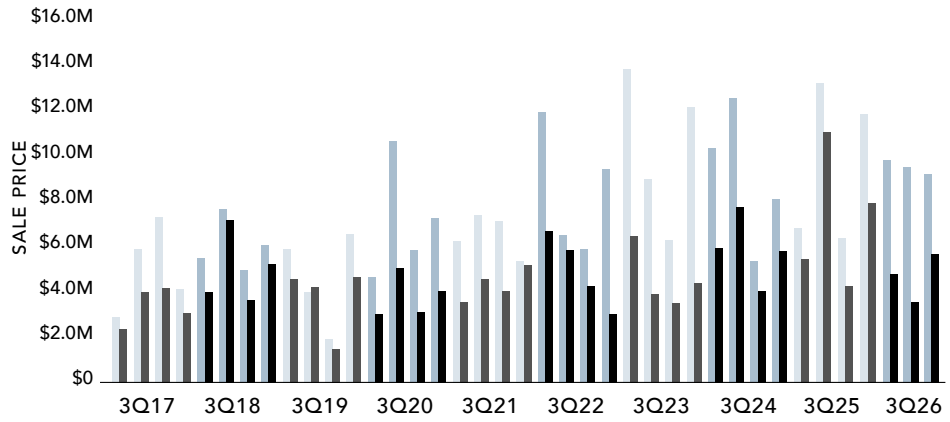
East Hampton Village

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	13	14	-7%	15	-13%
VOLUME	$115.280M	$88.174M	+31%	$139.723M	-17%
AVERAGE PRICE	$8.868M	$6.298M	+41%	$9.315M	-5%
MEDIAN PRICE	$5.550M	$4.150M	+34%	$3.550M	+56%

Closed Sales



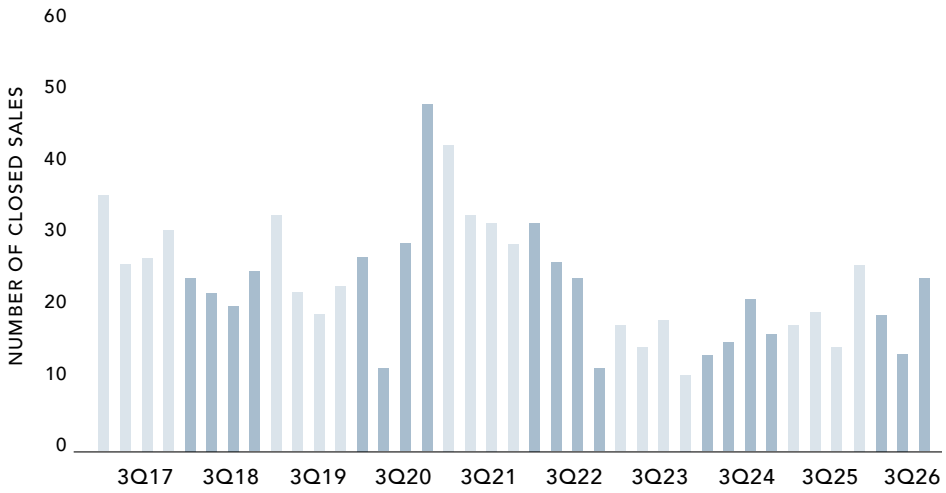
Median and Average Price



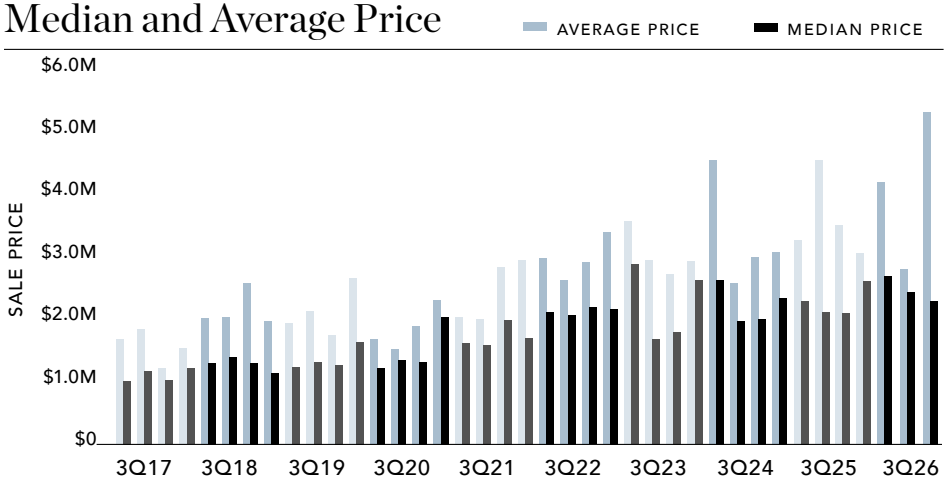
Montauk

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	25	15	+67%	14	+79%
VOLUME	$129.789M	$50.970M	+155%	$37.939M	+242%
AVERAGE PRICE	$5.192M	$3.398M	+53%	$2.710M	+92%
MEDIAN PRICE	$2.200M	$2.000M	+10%	$2.338M	-6%

Closed Sales



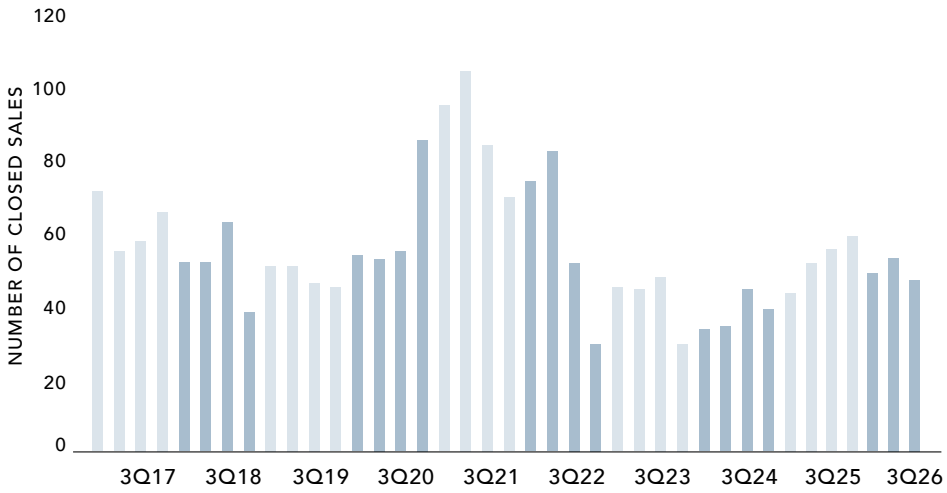
Median and Average Price



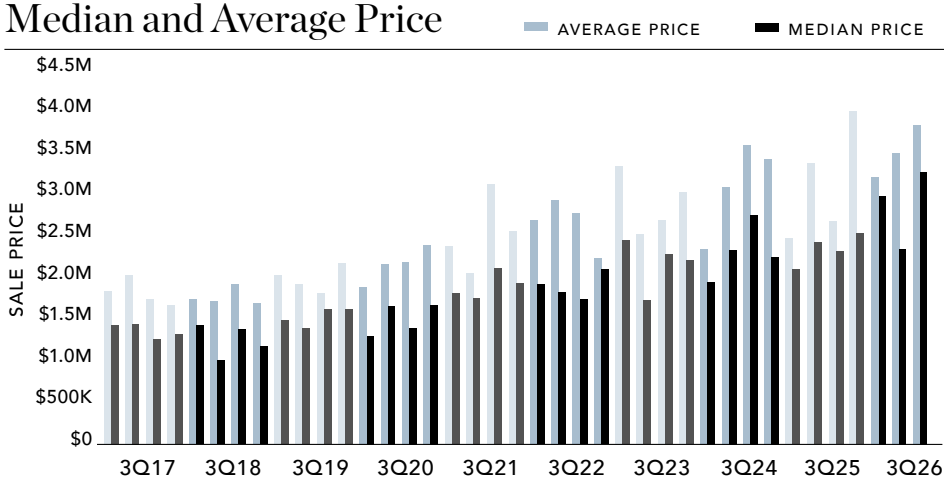
Sag Harbor/North Haven

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	48	57	-16%	54	-11%
VOLUME	$182.029M	$150.714M	+21%	$187.560M	-3%
AVERAGE PRICE	$3.792M	$2.644M	+43%	$3.473M	+9%
MEDIAN PRICE	$3.225M	$2.300M	+40%	$2.305M	+40%

Closed Sales



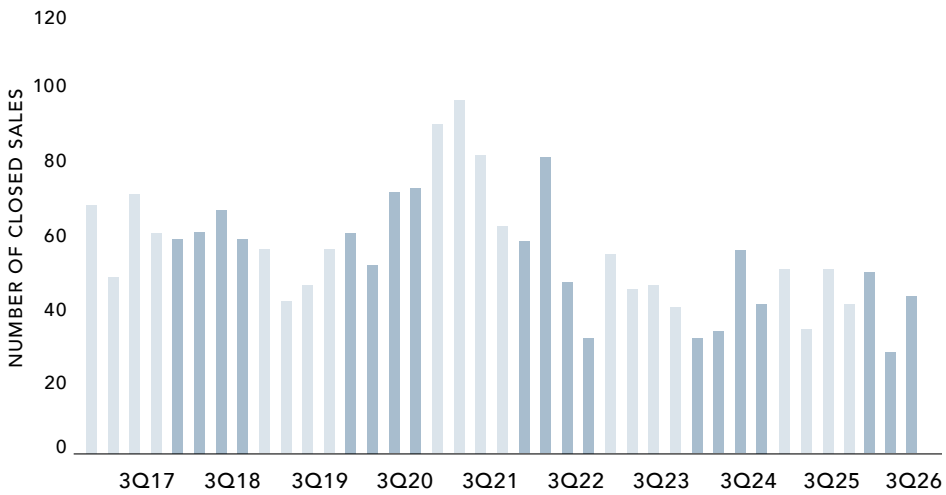
Median and Average Price



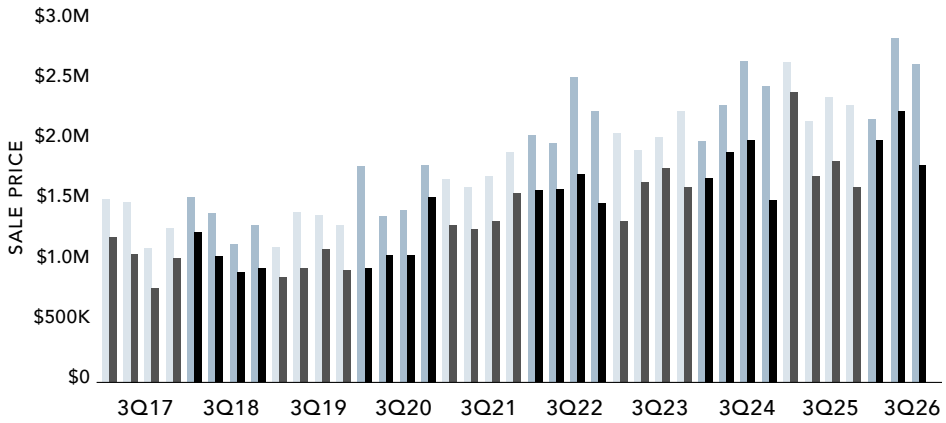
Southampton

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	42	50	-16%	26	+62%
VOLUME	$115.298M	$122.602M	-6%	$78.222M	+47%
AVERAGE PRICE	$2.745M	$2.452M	+12%	$3.009M	-9%
MEDIAN PRICE	$1.825M	$1.863M	-2%	$2.323M	-21%

Closed Sales



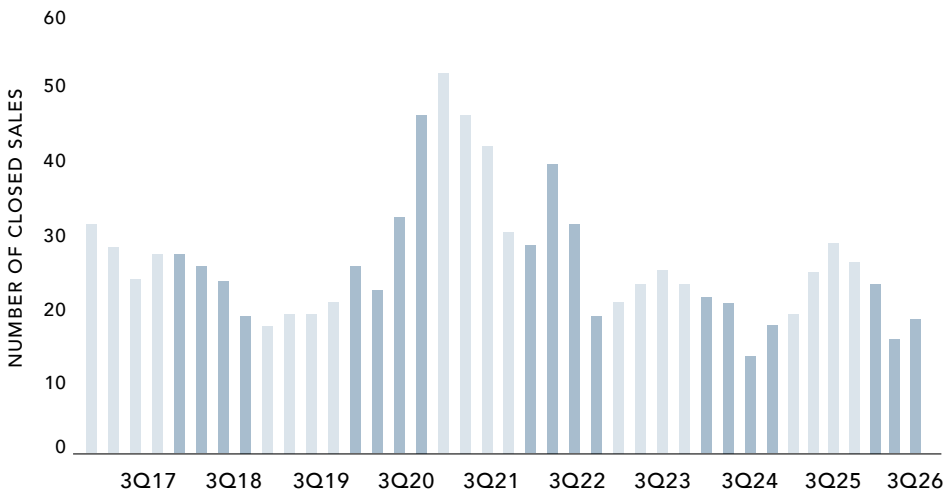
Median and Average Price



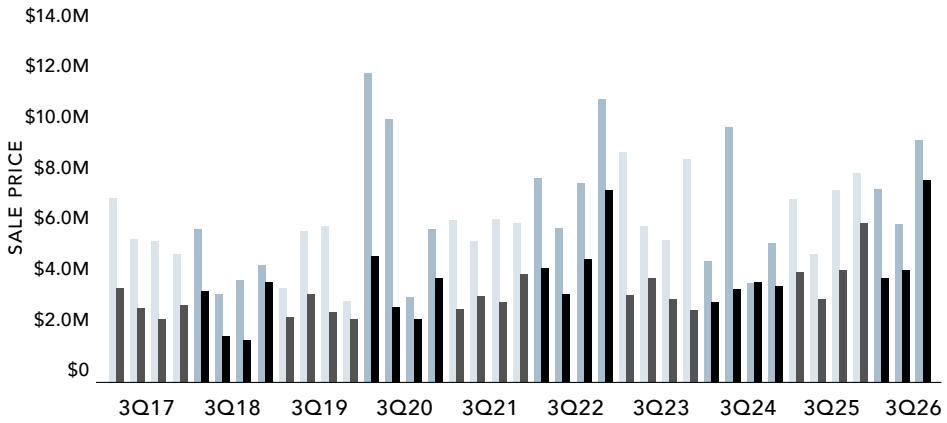
Southampton Village

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	17	30	-43%	14	+21%
VOLUME	$154.467M	$216.975M	-29%	$83.253M	+86%
AVERAGE PRICE	$9.086M	$7.232M	+26%	$5.947M	+53%
MEDIAN PRICE	$7.600M	$4.300M	+77%	$4.275M	+78%

Closed Sales



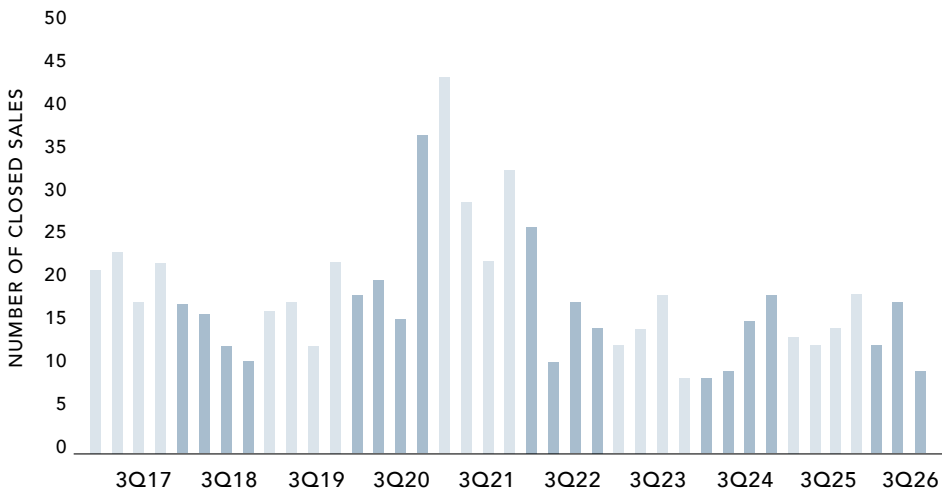
Median and Average Price



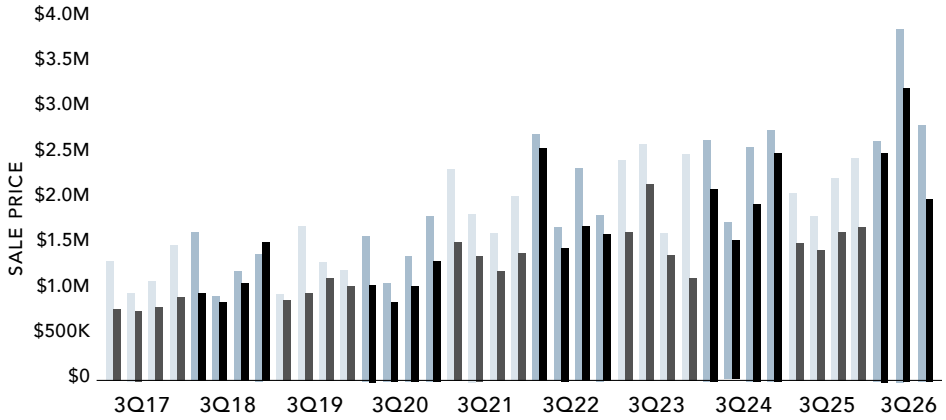
Shelter Island

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	9	14	-36%	17	-47%
VOLUME	$25.319M	$31.166M	-19%	$66.683M	-62%
AVERAGE PRICE	$2.813M	$2.226M	+26%	$3.923M	-28%
MEDIAN PRICE	$2.000M	$1.630M	+23%	$3.250M	-38%

Closed Sales



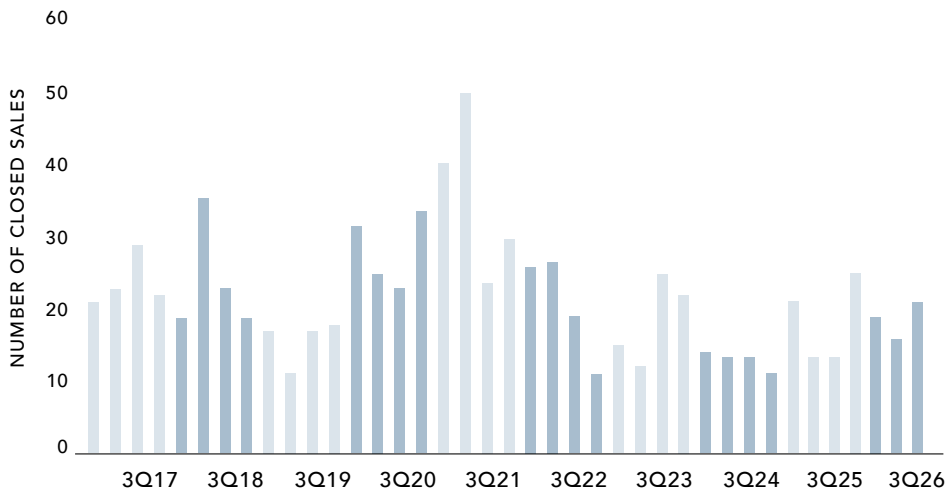
Median and Average Price



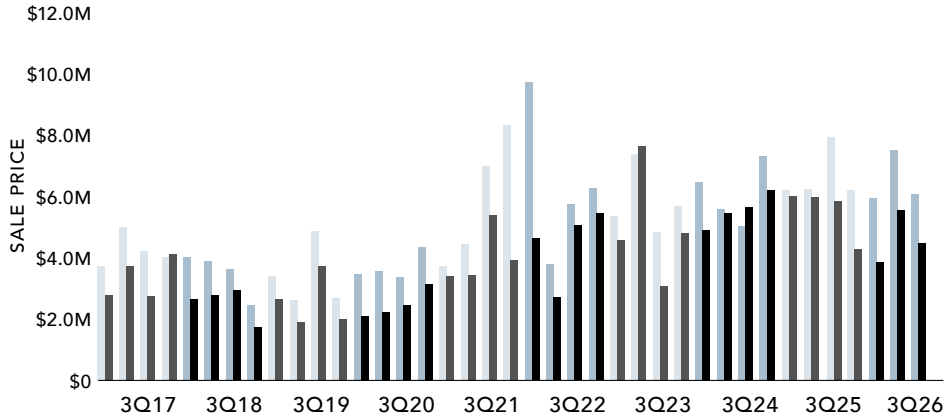
Water Mill

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	21	13	+62%	16	+31%
VOLUME	$127.909M	$102.714M	+25%	$119.493M	+7%
AVERAGE PRICE	$6.091M	$7.901M	-23%	$7.468M	-18%
MEDIAN PRICE	$4.500M	$5.850M	-23%	$5.540M	-19%

Closed Sales



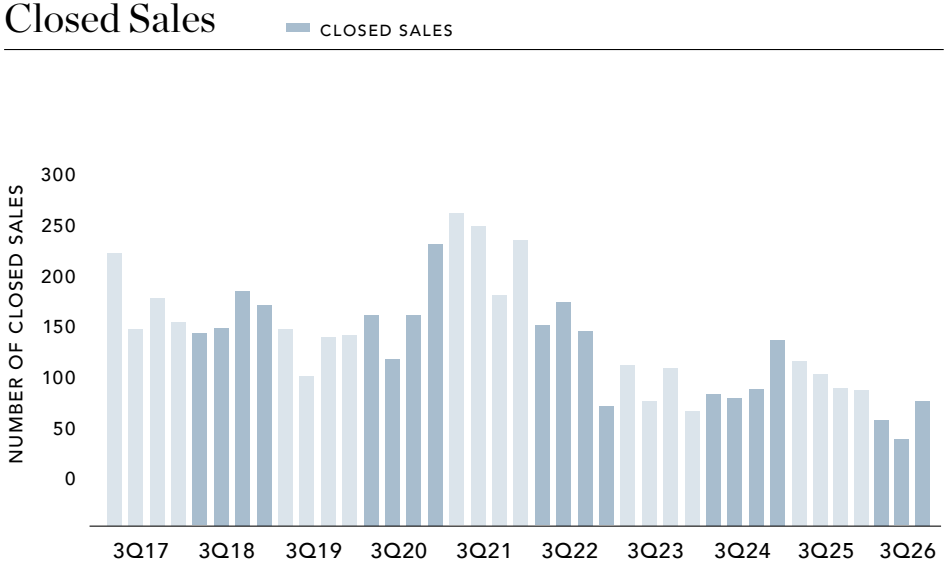
Median and Average Price



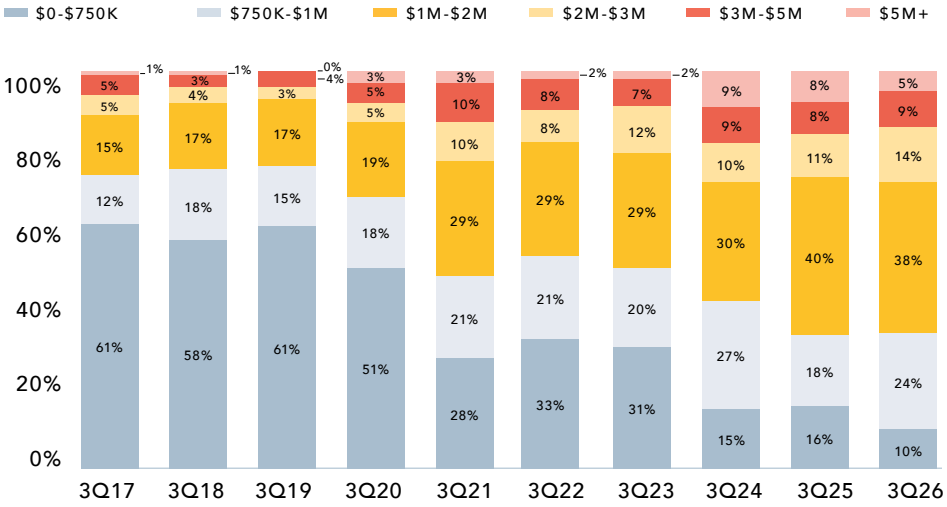
West of the Canal

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	108	116	-7%	81	+33%
VOLUME	$204.004M	$240.725M	-15%	$172.450M	+18%
AVERAGE PRICE	$1.889M	$2.075M	-9%	$2.129M	-11%
MEDIAN PRICE	$1.300M	$1.389M	-6%	$1.250M	+4%

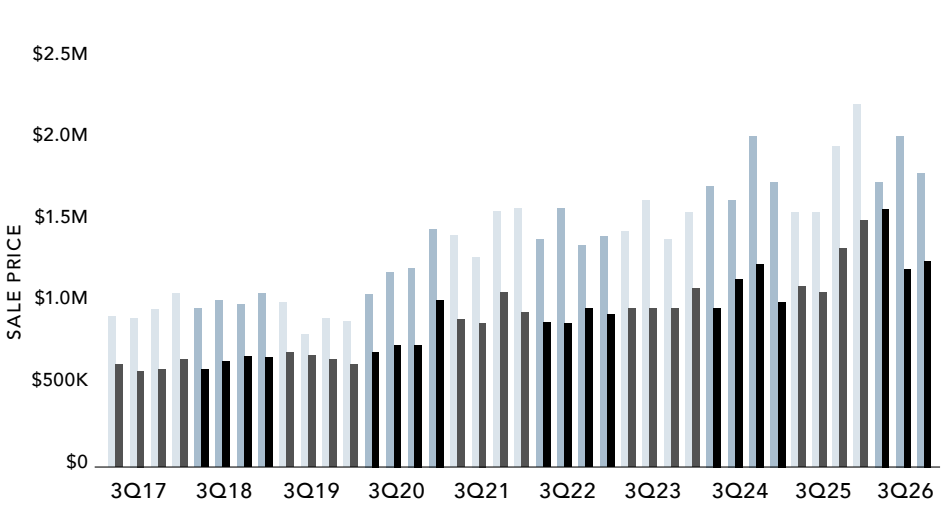
Closed Sales



Market Share by Price Range



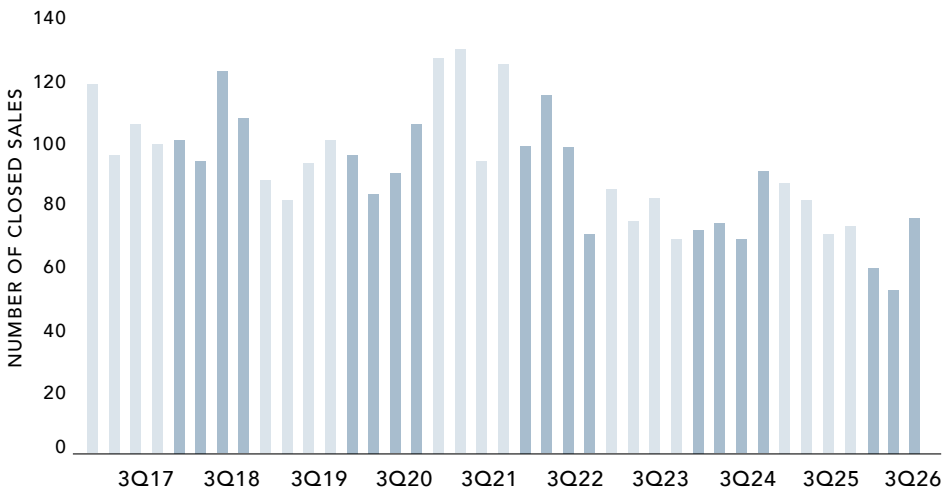
Median and Average Price



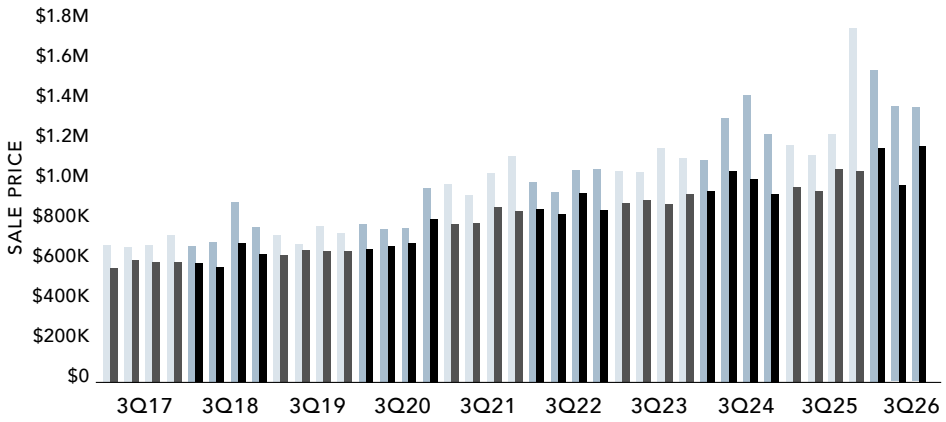
East Quogue/Hampton Bays

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	71	65	+9%	44	+61%
VOLUME	$93.630M	$76.467M	+22%	$58.372M	+60%
AVERAGE PRICE	$1.319M	$1.176M	+12%	$1.327M	-1%
MEDIAN PRICE	$1.115M	$989K	+13%	$900K	+24%

Closed Sales



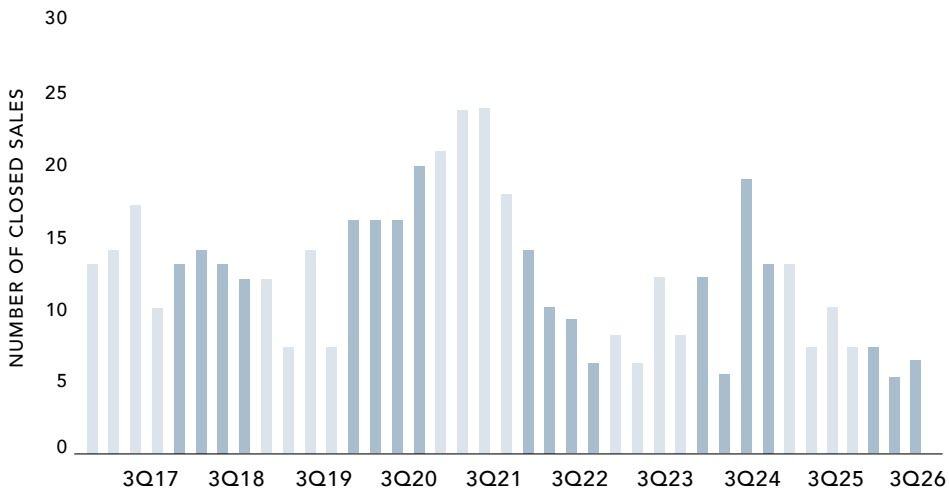
Median and Average Price



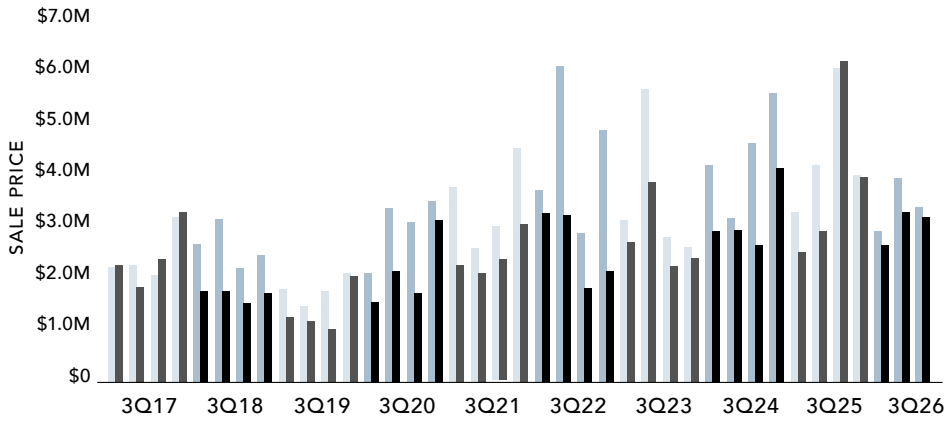
Quogue

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	6	10	-40%	5	+20%
VOLUME	$19.900M	$59.095M	-66%	$19.440M	+2%
AVERAGE PRICE	$3.317M	$5.910M	-44%	$3.888M	-15%
MEDIAN PRICE	$3.150M	$6.069M	-48%	$3.275M	-4%

Closed Sales



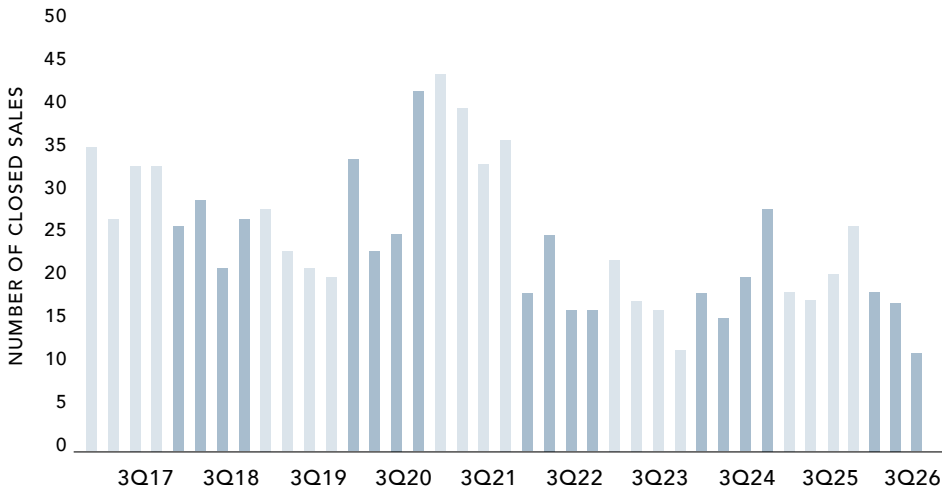
Median and Average Price



Westhampton Beach

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	11	20	-45%	17	-35%
VOLUME	$48.686M	$61.825M	-21%	$55.878M	-13%
AVERAGE PRICE	$4.426M	$3.091M	+43%	$3.287M	+35%
MEDIAN PRICE	$3.476M	$2.364M	+47%	$2.500M	+39%

Closed Sales



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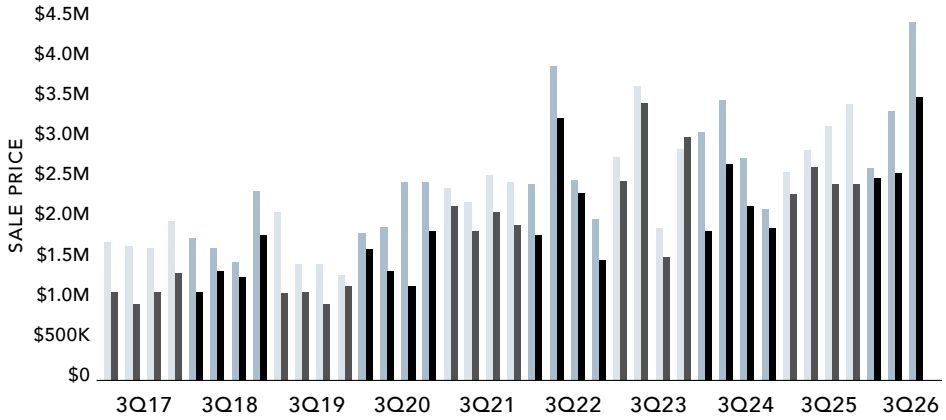
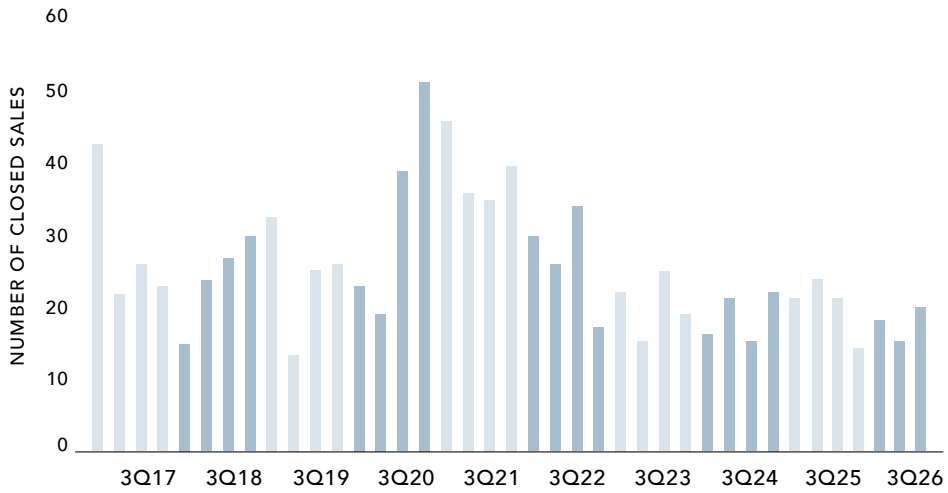


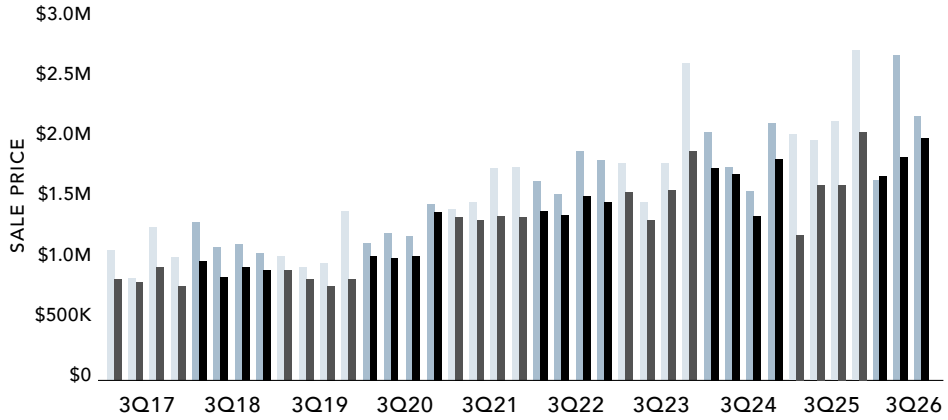
Westhampton/Remsenburg

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	20	21	-5%	15	+33%
VOLUME	$41.788M	$43.337M	-4%	$38.761M	+8%
AVERAGE PRICE	$2.089M	$2.064M	+1%	$2.584M	-19%
MEDIAN PRICE	$1.925M	$1.550M	+24%	$1.775M	+8%

Closed Sales



Median and Average Price



Cutchogue | $2.795M | WEB# 932163

North Fork

North Fork single-family home sales rose 22% year-over-year in Third Quarter 2026, an increase of 18 transactions, bringing the total to 99 reported closings. This was the first annual increase following two consecutive quarters of declines, though activity came in 20% below the ten-year third-quarter average of 123 reported sales. Aquebogue/Jamesport and Mattituck/Laurel each reported 11 additional sales, while Cutchogue, East Marion/Orient and Greenport each had one to three fewer sales than a year ago.

Dollar volume rose 25% to $138.070M, with four of the six submarkets posting gains. Southold/Peconic dollar volume jumped 66% to $43.520M, boosted by the $12.35M sale of the former Old Field Vineyard.

Overall median price was driven down 14% to $964K because of a growing share of sales below $1M, which rose from 43% to 58% of the market. This was the third consecutive quarter with an annual decline in median price. Average price, however, rose 3% to $1.395M, the highest third-quarter average on record. The increase was due entirely to the $12.35M Old Field Vineyard sale. Without it, average price would have decreased 6%.

Single Family

Sales

99

+22% YEAR OVER YEAR

Sales Volume

$138.070M

+25% YEAR OVER YEAR

Average Sales Price

$1.395M

+3% YEAR OVER YEAR

Median Sales Price

$964K

-14% YEAR OVER YEAR

Neighborhoods
North Fork

Cutchogue

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
13	$18.464M	$1.420M	$1.100M
-19%	-40%	-26%	-16%

Mattituck/Laurel

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
25	$21.693M	$868K	$725K
+79%	+29%	-28%	-36%

Aquebogue/Jamesport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
21	$31.329M	$1.492M	$999K
+110%	+291%	+86%	+39%

Southold/Peconic

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
23	$43.520M	$1.892M	$1.350M
+5%	+66%	+58%	+36%

Greenport

SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
12	$14.128M	$1.177M	$880K
-8%	-31%	-26%	-30%

East Marion/Orient

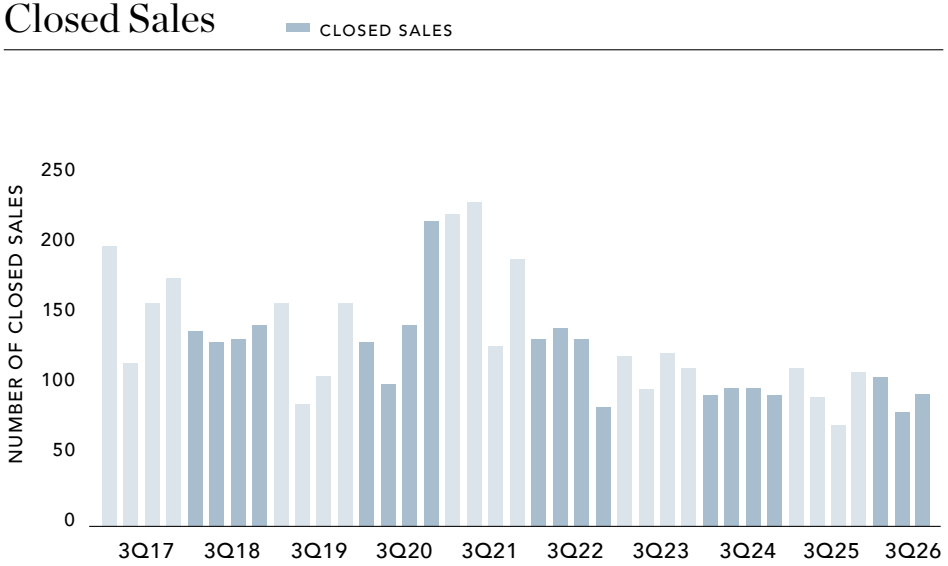
SINGLE FAMILY SALES	VOLUME	AVERAGE PRICE	MEDIAN PRICE
5	$8.936M	$1.787M	$1.260M
-17%	+15%	+38%	+4%

% CHANGE (YEAR-OVER-YEAR)

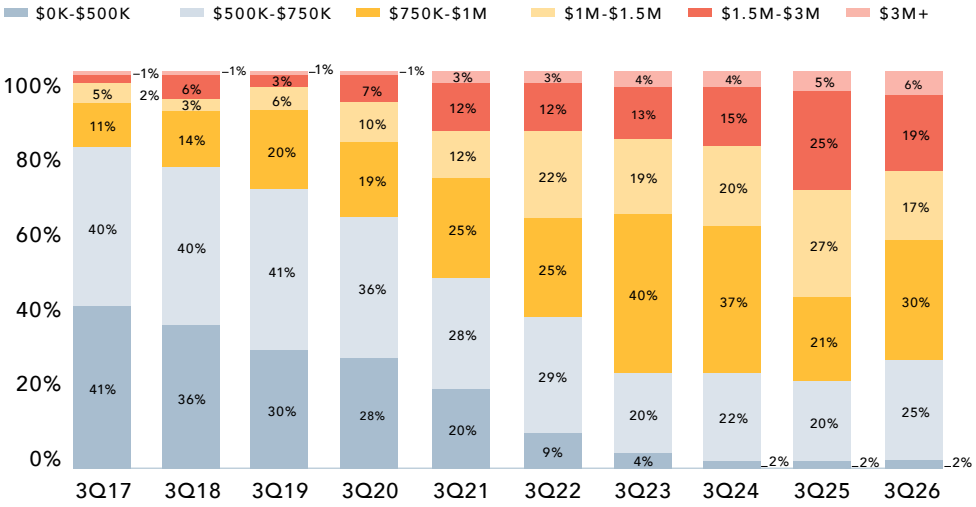
North Fork

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	99	81	+22%	89	+11%
VOLUME	$138.070M	$110.111M	+25%	$130.372M	+6%
AVERAGE PRICE	$1.395M	$1.359M	+3%	$1.465M	-5%
MEDIAN PRICE	$964K	$1.125M	-14%	$927K	+4%

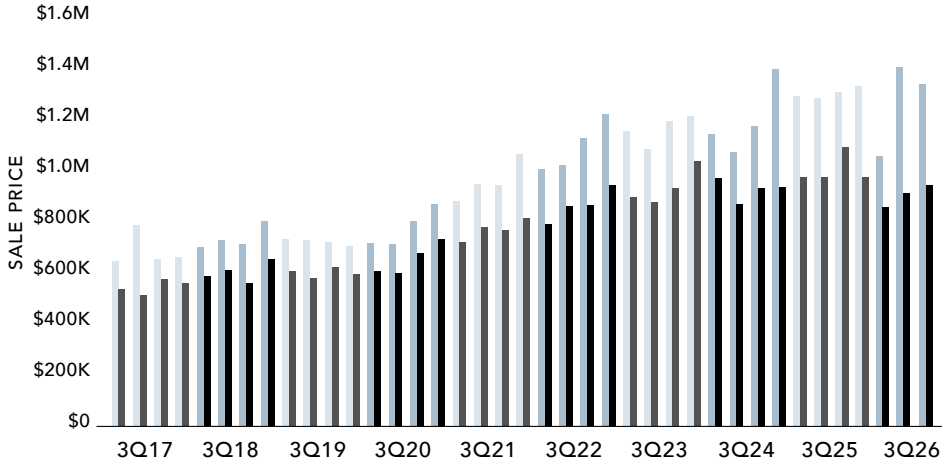
Closed Sales



Market Share by Price Range



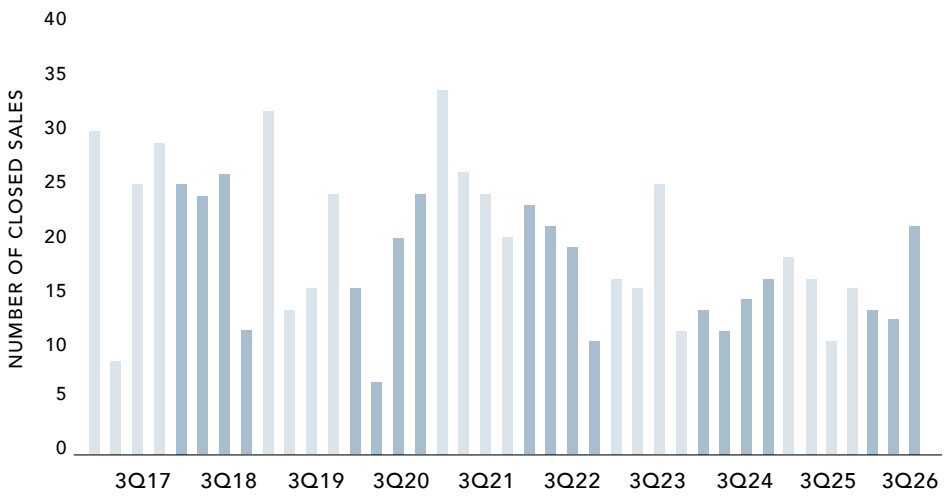
Median and Average Price



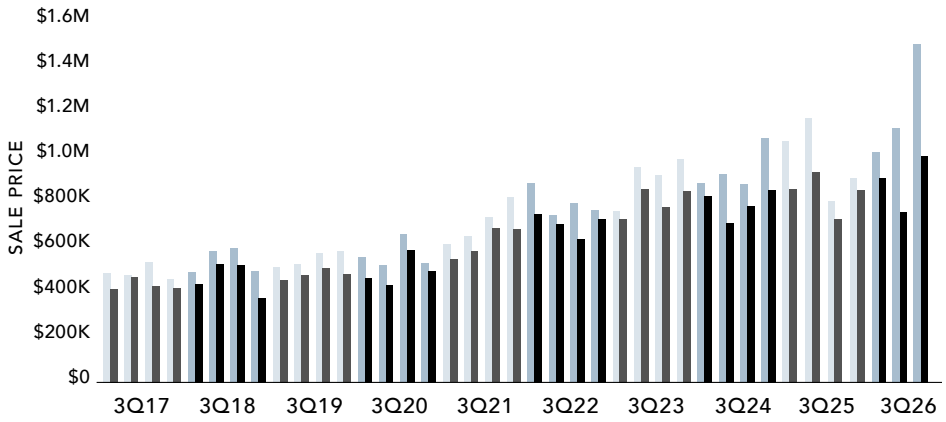
Aquebogue/Jamesport

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	21	10	+110%	12	+75%
VOLUME	$31.329M	$8.018M	+291%	$13.442M	+133%
AVERAGE PRICE	$1.492M	$802K	+86%	$1.120M	+33%
MEDIAN PRICE	$999K	$719K	+39%	$746K	+34%

Closed Sales



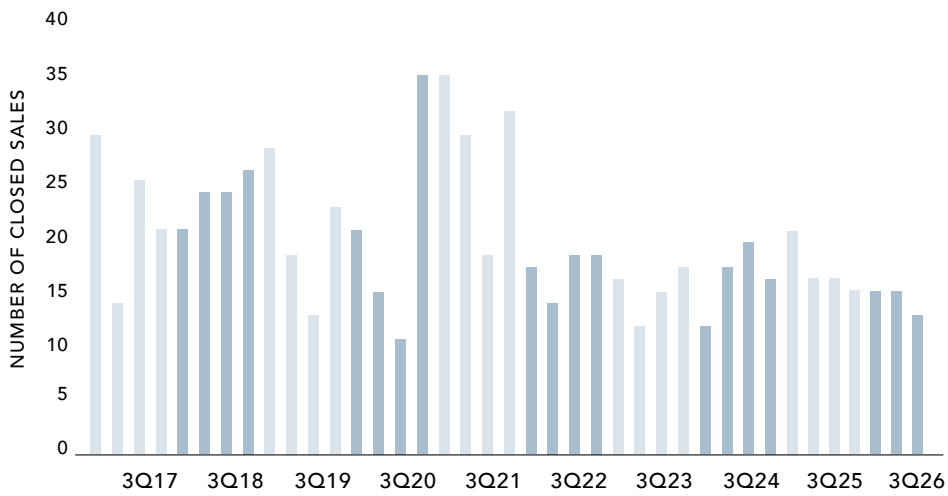
Median and Average Price



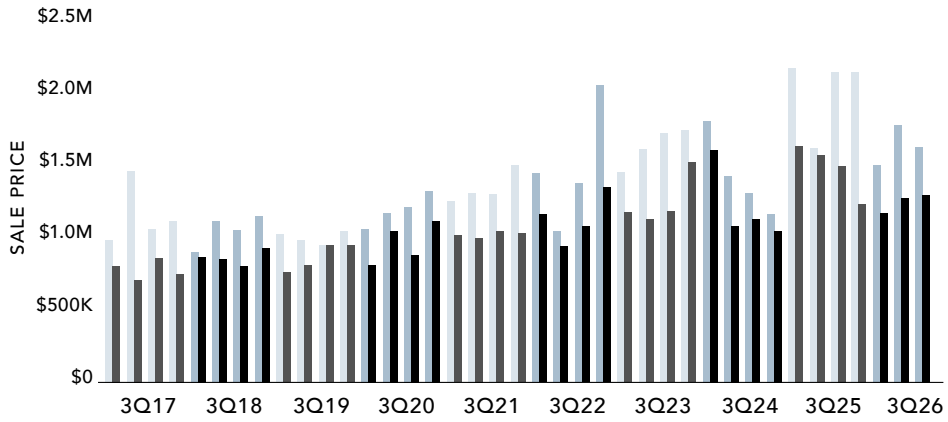
Cutchogue

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	13	16	-19%	15	-13%
VOLUME	$18.464M	$30.649M	-40%	$23.460M	-21%
AVERAGE PRICE	$1.420M	$1.916M	-26%	$1.564M	-9%
MEDIAN PRICE	$1.100M	$1.305M	-16%	$1.085M	+1%

Closed Sales



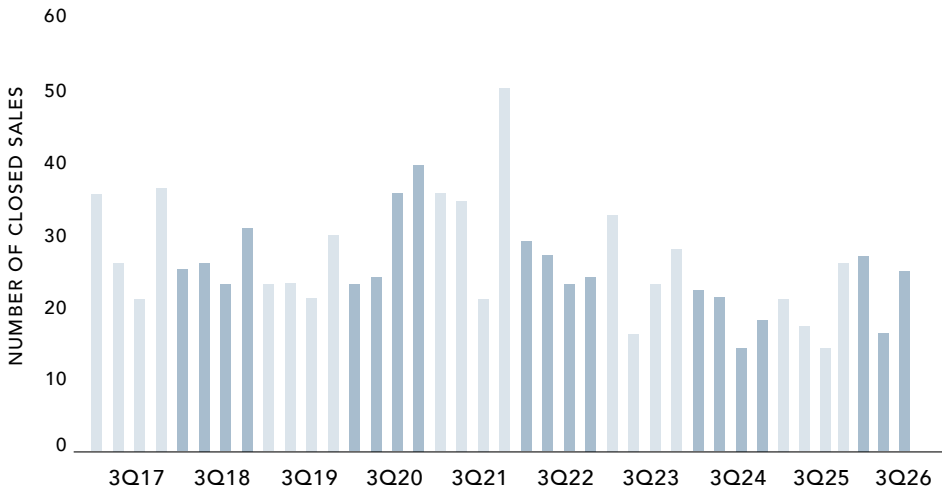
Median and Average Price



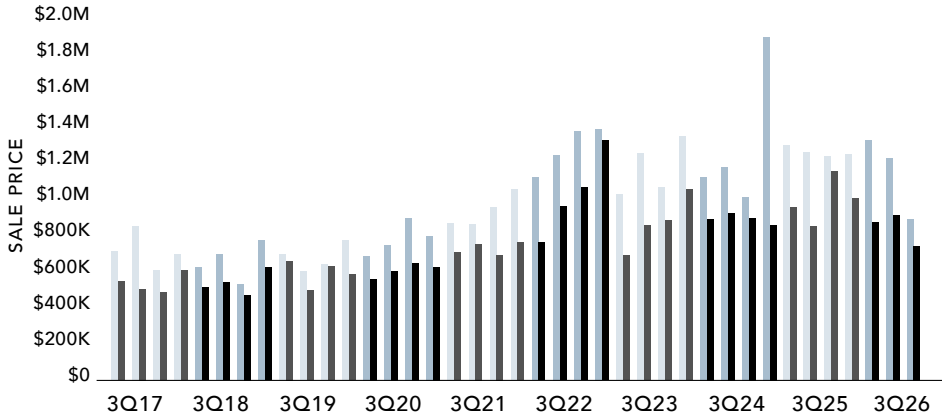
Mattituck/Laurel

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	25	14	+79%	16	+56%
VOLUME	$21.693M	$16.815M	+29%	$19.096M	+14%
AVERAGE PRICE	$868K	$1.201M	-28%	$1.194M	-27%
MEDIAN PRICE	$725K	$1.128M	-36%	$894K	-19%

Closed Sales



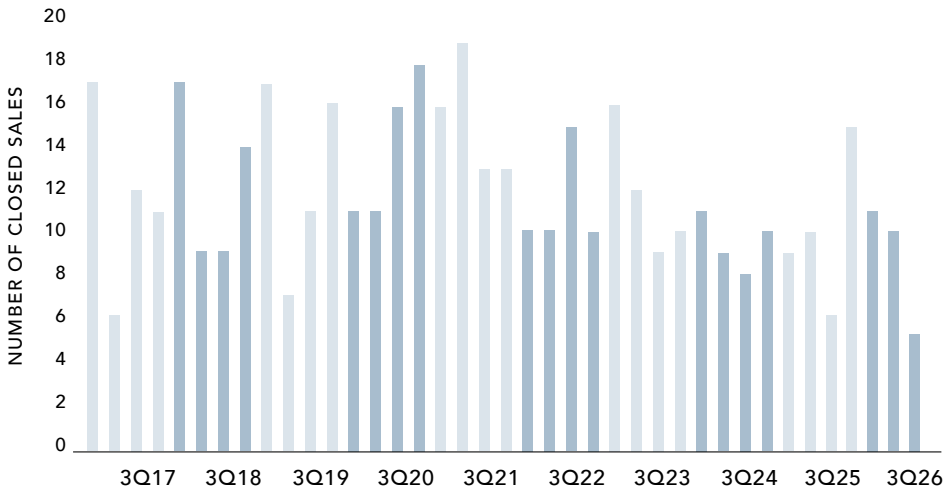
Median and Average Price



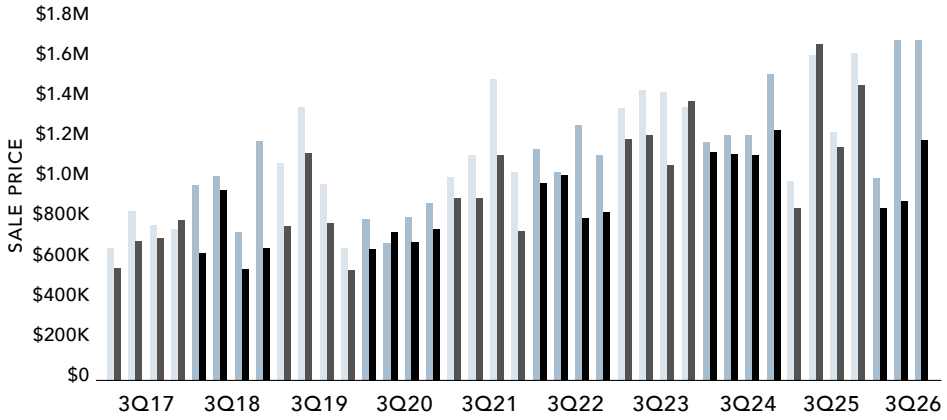
East Marion/Orient

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	5	6	-17%	10	-50%
VOLUME	$8.936M	$7.757M	+15%	$17.805M	-50%
AVERAGE PRICE	$1.787M	$1.293M	+38%	$1.780M	0%
MEDIAN PRICE	$1.260M	$1.216M	+4%	$937K	+34%

Closed Sales



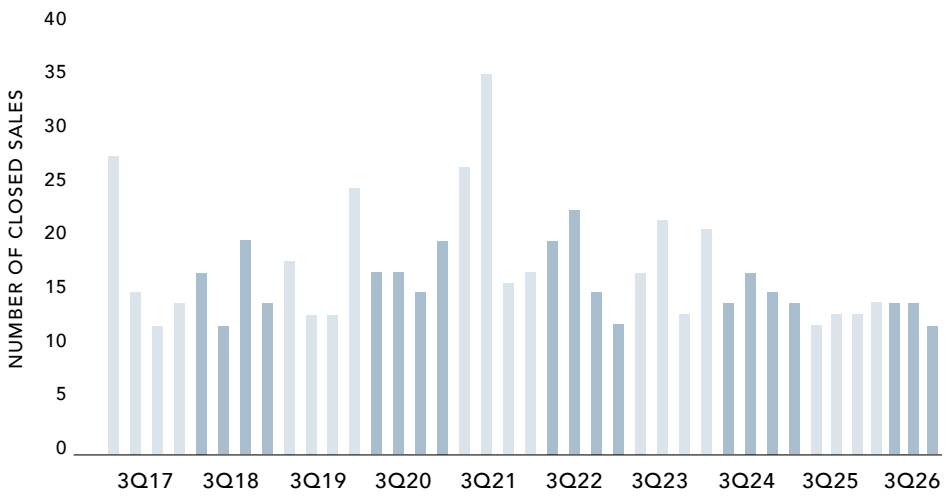
Median and Average Price



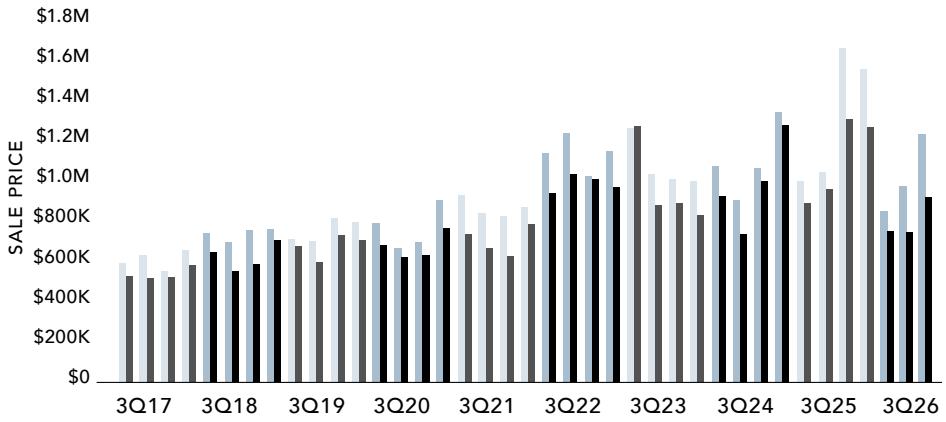
Greenport

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	12	13	-8%	14	-14%
VOLUME	$14.128M	$20.604M	-31%	$12.992M	+9%
AVERAGE PRICE	$1.177M	$1.585M	-26%	$928K	+27%
MEDIAN PRICE	$880K	$1.250M	-30%	$708K	+24%

Closed Sales



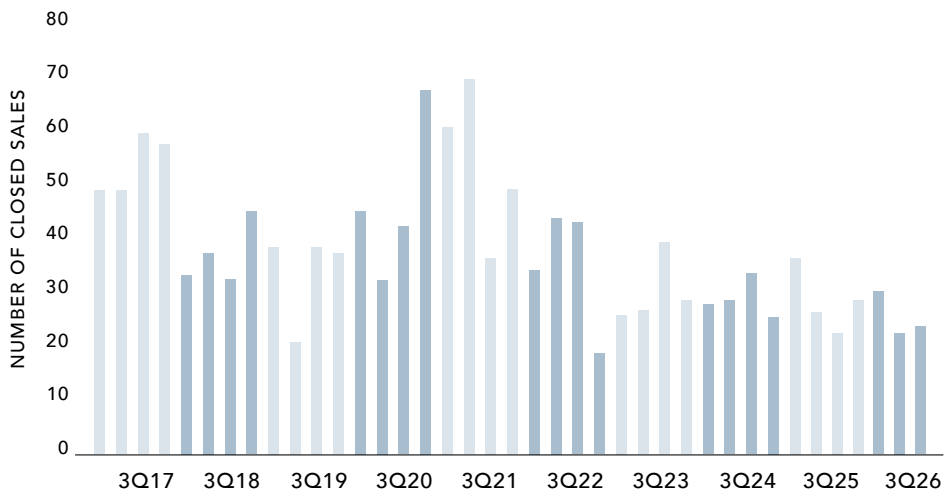
Median and Average Price



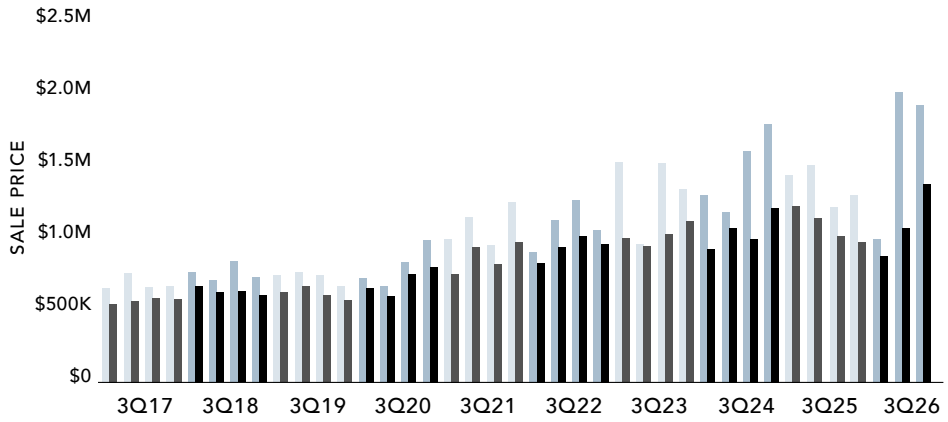
Southold/Peconic

SINGLE FAMILY	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	23	22	+5%	22	+5%
VOLUME	$43.520M	$26.268M	+66%	$43.577M	0%
AVERAGE PRICE	$1.892M	$1.194M	+58%	$1.981M	-4%
MEDIAN PRICE	$1.350M	$993K	+36%	$1.037M	+30%

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 change in the number of sales will always match the overall market.

In Third Quarter 2026, South Fork luxury average price jumped 29% to $15.765M. The number of transactions at or above $20M more than doubled, rising from four last year to nine this year. This increased concentration of high-end sales, combined with a smaller share of sales below $10M, pushed the South Fork luxury median price up 22% to $13.150M.

The most expensive sale of Third Quarter 2026 was an oceanfront residence on Beach Lane in Wainscott, which traded for $59M. Bridgehampton/Sagaponack had the highest number of South Fork luxury transactions, with nine closings reported during the quarter.

The average luxury sale price for the North Fork rose 20% annually to $4.507M, and median price grew 21% year-over-year to $3.750M. The median increase was due to a greater share of sales at or above $4M: half of North Fork luxury sales this quarter were at or above $4M, compared with just 13% a year ago. The highest-priced North Fork sale was the former Old Field Vineyard in Southold, a property of more than 21 acres on Peconic Bay with two homes, which closed for $12.35M.

SOUTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	41	41	0%	35	+17%
VOLUME	$646.349M	$502.060M	+29%	$530.926M	+22%
AVERAGE	$15.765M	$12.245M	+29%	$15.169M	+4%
MEDIAN	$13.150M	$10.800M	+22%	$10.970M	+20%

NORTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	10	8	+25%	9	+11%
VOLUME	$45.068M	$29.957M	+50%	$51.175M	-12%
AVERAGE	$4.507M	$3.745M	+20%	$5.686M	-21%
MEDIAN	$3.750M	$3.088M	+21%	$4.825M	-22%

Southampton | $8.995M | WEB# 937012

East Hampton | $2.895M | WEB# 936931

Condos

The South Fork reported 33 condo sales in Third Quarter 2026, down 18% (seven reported closings) year-over-year. The dip in activity paired with lower pricing resulted in a 29% drop in dollar volume to $38.687M. Median price fell 11% to $1.075M, and average price fell 14% to $1.172M. The decline came entirely from the upper end of the market: sales of $1.5M or more fell from 15 to eight, while sales under $1M held steady at 15. Last year's total included three sales over $2M at Watermill Crossing. This quarter's most expensive sales were two Water Mill condos that each sold for $2.85M, one of which was a unit at Mecox Landing.

The North Fork reported eight condo sales in Third Quarter 2026, two more than last year. Consequently, dollar volume rose 34% to $6.872M. Median price increased 20% to $893K because five of eight sales were over $800K, compared with three of six a year ago. Average price was essentially unchanged at $859K. The quarter's highest-priced sale was a unit at the 123 Sterling condominium in Greenport that closed for $1.6M.

SOUTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	33	40	-18%	22	+50%
VOLUME	$38.687M	$54.643M	-29%	$34.558M	+12%
AVERAGE	$1.172M	$1.366M	-14%	$1.571M	-25%
MEDIAN	$1.075M	$1.213M	-11%	$1.162M	-7%

NORTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	8	6	+33%	1	+700%
VOLUME	$6.872M	$5.138M	+34%	$865K	+694%
AVERAGE	$859K	$856K	0%	$865K	-1%
MEDIAN	$893K	$743K	+20%	$865K	+3%

Westhampton Beach | $1.569M | WEB# 936748

Southampton | $1.8M | WEB# 935877

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 saw 39 vacant land closings this quarter, up 11% annually. Sales volume followed the same trend, rising 21% to $112.338M. Median price jumped 79% to $2.100M because of an increased share of sales at or above $2M (54%, versus 40% a year ago), and average price rose 9% to $2.880M. The quarter's highest-priced land sale was a pair of contiguous waterfront parcels overlooking Noyac Bay in North Haven, which sold together for $25.5M.

Reported North Fork land closings were unchanged at 12 transactions. Dollar volume edged down 2% to $9.804M. Median price decreased 12% to $590K because of fewer sales at or above $1M (three, versus five a year ago), and average price fell 2% to $817K.

THE COMMERCIAL MARKET

The South Fork reported nine commercial transactions in Third Quarter 2026, down by 12 sales from Third Quarter 2025. Only four sales occurred at or above $2M, compared with 13 a year ago, resulting in large declines in dollar volume (-59%) and median price (-40%). Average price fell 4% to $3.412M. The most expensive transaction was the $10.5M sale of the Apple Bank building on Main Street in Sag Harbor.

The North Fork had six reported commercial closings, the same number as Third Quarter 2025. However, dollar volume fell 67% from a year ago, when there was an $11.55M transaction. Average price also fell 67%, and median price declined 37%. This quarter's most expensive sale was a $1.485M transaction on Front Street in Greenport.

THE INVENTORY

Inventory is the number of East End properties listed for sale at the end of the quarter. At the end of September, there were 1,554 active listings, down 28% annually to the lowest third-quarter level on record. This figure falls 21% below the five-year third-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	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	39	35	+11%	26	+50%
VOLUME	$112.338M	$92.634M	+21%	$73.263M	+53%
AVERAGE	$2.880M	$2.647M	+9%	$2.818M	+2%
MEDIAN	$2.100M	$1.170M	+79%	$1.350M	+56%

NORTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	12	12	0%	14	-14%
VOLUME	$9.804M	$10.002M	-2%	$10.807M	-9%
AVERAGE	$817K	$833K	-2%	$772K	+6%
MEDIAN	$590K	$672K	-12%	$535K	+10%

Commercial

SOUTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	9	21	-57%	15	-40%
VOLUME	$30.710M	$74.671M	-59%	$60.526M	-49%
AVERAGE	$3.412M	$3.556M	-4%	$4.035M	-15%
MEDIAN	$1.750M	$2.900M	-40%	$1.700M	+3%

NORTH FORK	3Q26	3Q25	%CHG (YR)	2Q26	%CHG (QTR)
SALES	6	6	0%	5	+20%
VOLUME	$5.813M	$17.605M	-67%	$19.502M	-70%
AVERAGE	$969K	$2.934M	-67%	$3.900M	-75%
MEDIAN	$873K	$1.375M	-37%	$1.950M	-55%

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 July through September 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 Third 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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