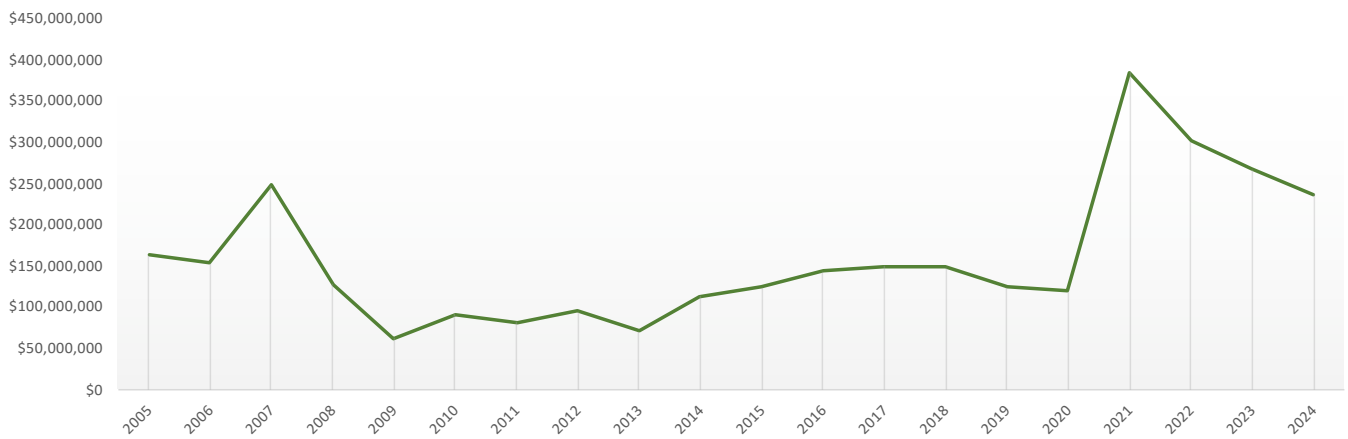


# NORTH FORK MID-YEAR 2023 HOME SALES REPORT

The statistics for the first 6 months of 2024 may look like a decrease in activity — which statistically it is true — but look behind the curtain and you see the entire North Fork has approximately 200 homes for sale — that’s scarily low inventory. The Median Home Sales Price held at \$900k, soon to cross the million dollar level.

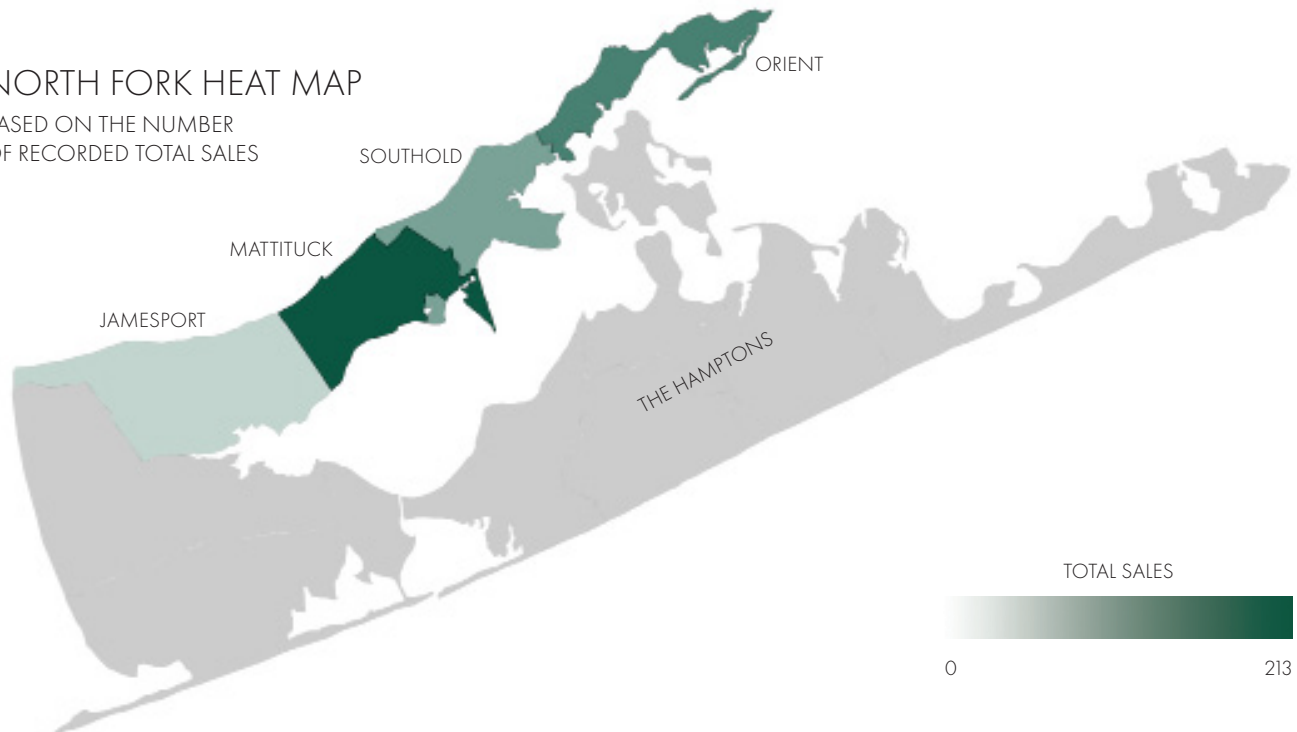
Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

## TOTAL HOME SALES VOLUME



## NORTH FORK HEAT MAP

BASED ON THE NUMBER OF RECORDED TOTAL SALES

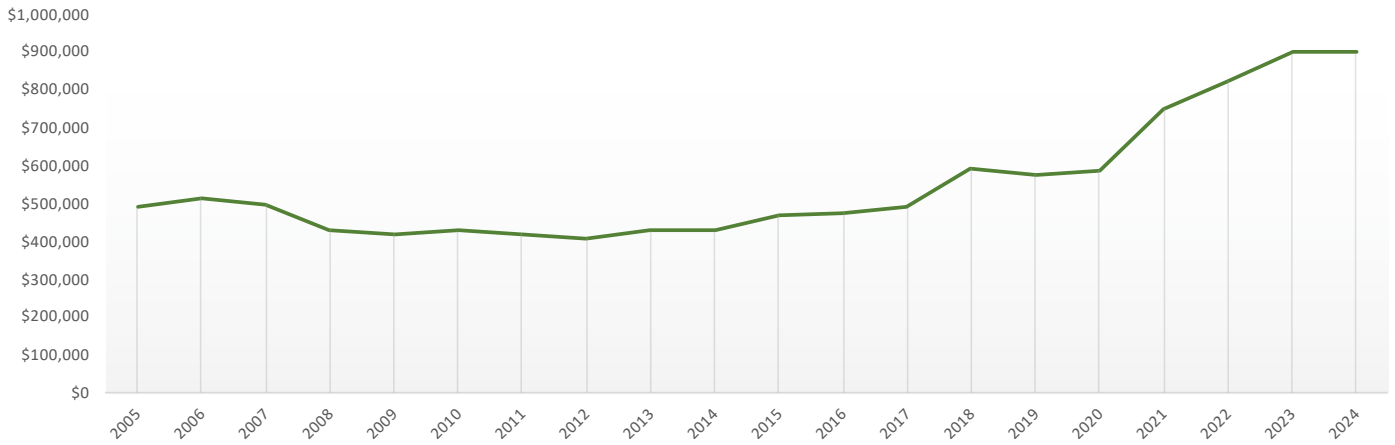


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All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. Source: Suffolk Vision Inc.)

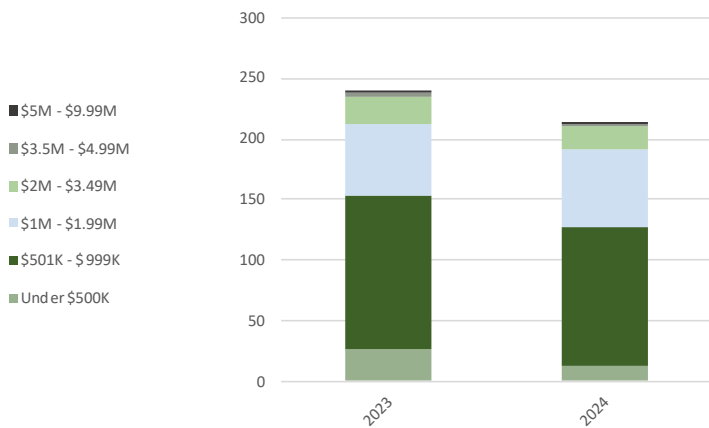
# NORTH FORK MID-YEAR 2024 HOME SALES REPORT

THE NORTH FORK ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid-Year 2024	213	236,483,980	900,000	12	115	64	19	2	1
	CHANGE	-9.36%	-11.35%	+0.11%	-45.45%	-9.45%	+6.67%	-9.52%	-50.00%	-
Mid-Year 2023	235	266,750,093	899,000	22	127	60	21	4	1	

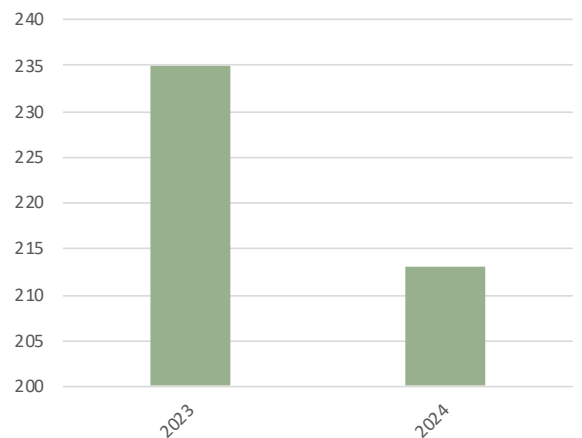
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



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## JAMESPORT & MATTITUCK

Mattituck (which includes Laurel and Cutchogue) saw the greatest Median Home Sales Price increase at 18% from \$807 in 2023 to \$950 in 2024. And was the only North Fork market to see an increase in Total Home Sales Volume +5% year over year. Jamesport (which includes Aquebogue, Baiting Hollow, and South Jamesport) experienced a pullback in Number of Home Sales (-10%), Total Home Sales Volume (-14%) and Median Home Sales Price (-9%).

JAMESPORT INCLUDES AQUEBOGUE, BAITING HOLLOW, SOUTH JAMESPORT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid-Year 2024	35	28,748,875	729,000	6	21	7	1	-	-
	CHANGE	-10.26%	-14.15%	-8.88%	-	-16.00%	+16.67%	-50.00%	-	-
	Mid-Year 2023	39	33,487,749	800,000	6	25	6	2	-	-

MATTITUCK INCLUDES LAUREL AND CUTCHOQUE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid-Year 2024	71	86,927,134	950,000	1	41	20	7	2	-
	CHANGE	-2.74%	+5.03%	+17.72%	-92.31%	+20.59%	+33.33%	-22.22%	-	-
	Mid-Year 2023	73	82,761,800	807,000	13	34	15	9	2	-

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# NORTH FORK MID-YEAR 2024 HOME SALES REPORT



\$2,899,000  
Web# 895649

## SOUTHOLD & ORIENT

Southold (which includes New Suffolk and Peconic) took the crown for the highest Median Home Sales Price at \$990 for the first 6 months of 2024, a 3% increase from the same period the year prior. Orient (which includes East Marion and Greenport) had the toughest first half of this year with 24% fewer homes changing hands, which sank the Total Home Sales Volume by 34% — even the Median Home Sales Price dipped 4.7% unexpectedly.

SOUTHOLD INCLUDES NEW SUFFOLK AND PECONIC		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid-Year 2024	55	66,221,500	990,000	1	29	18	6	-	1
	CHANGE	-	-2.36%	+2.91%	-	-12.12%	+20.00%	+50.00%	-100.00%	-
	Mid-Year 2023	55	67,819,309	962,000	1	33	15	4	1	1

ORIENT INCLUDES EAST MARION AND GREENPORT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid-Year 2024	52	54,586,471	905,000	4	24	19	5	-	-
	CHANGE	-24%	-33.98%	-4.71%	+100.00%	-31.43%	-20.83%	-16.67%	-100.00%	-
	Mid-Year 2023	68	82,681,235	949,750	2	35	24	6	1	-

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