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NORTH FORK Q4 2024 HOME SALES REPORT

Our North Fork markets closed out 2024 with a BANG! The highest sale to date, \$10M for 1140 Park Avenue, Mattituck - a 3.24 acre property on Great Peconic Bay.

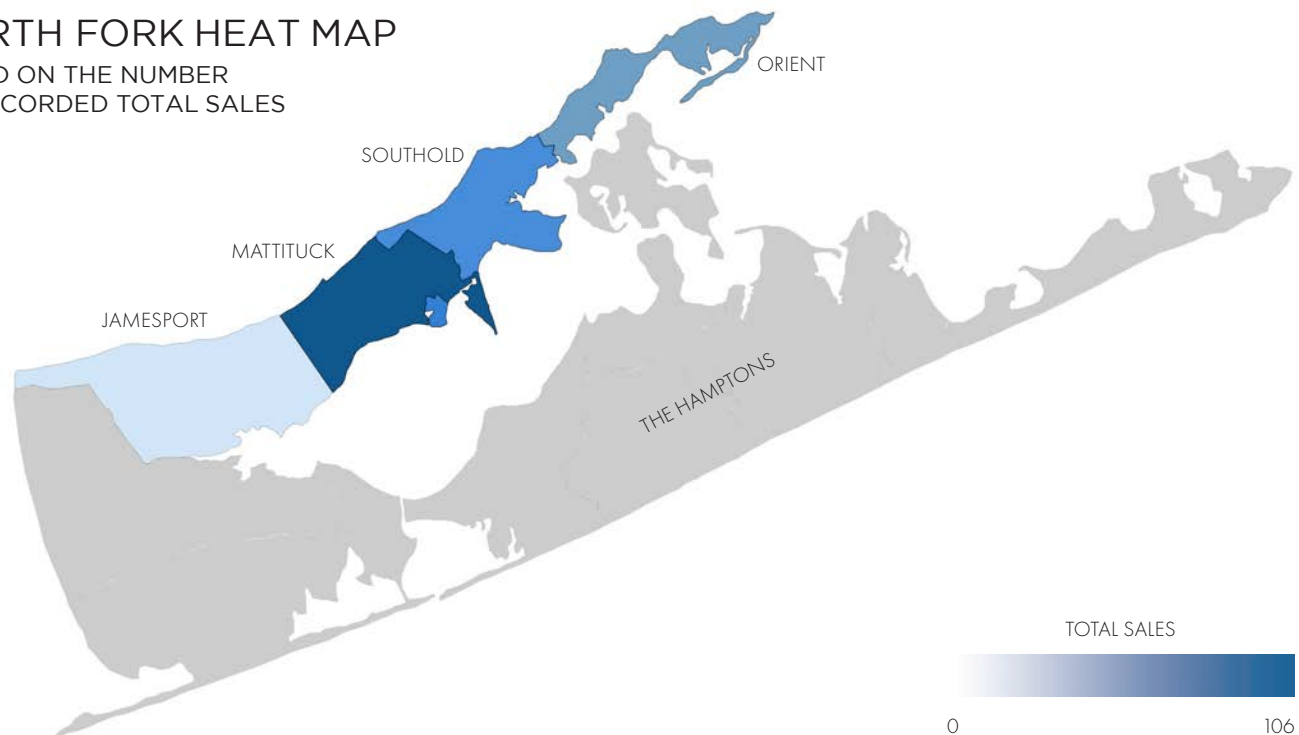
All North Fork Markets Combined show a dip in the Number of Home Sales (-12.4%) and a slight change in the Median Home Sales Price (-4.4%) with an uptick in Total Home Sales Volume at nearly \$150,000,000. Onward and upward to 2025!

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Regional Director
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NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



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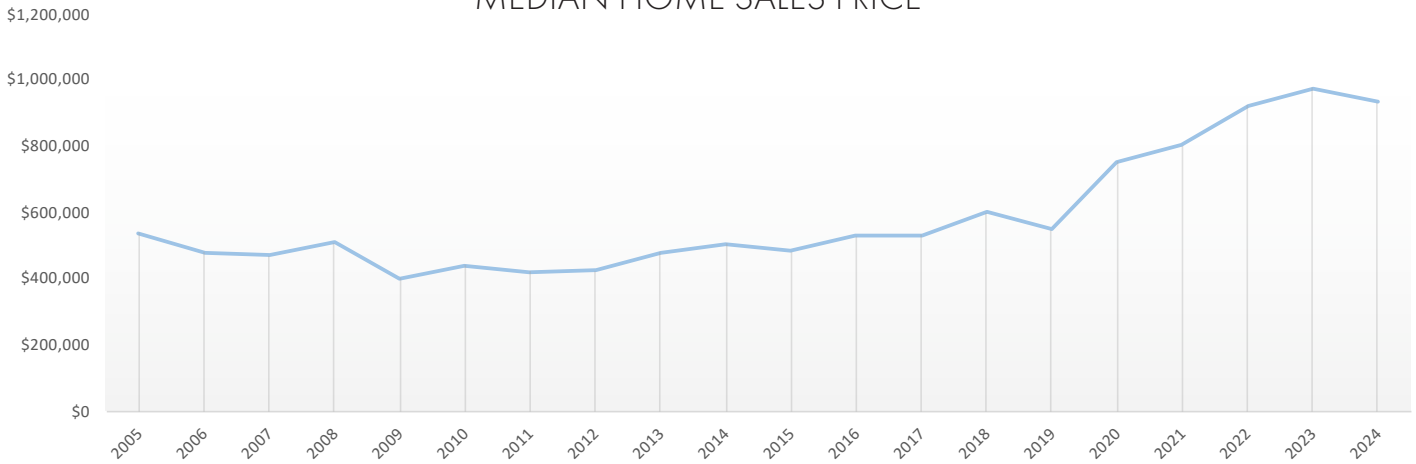
All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



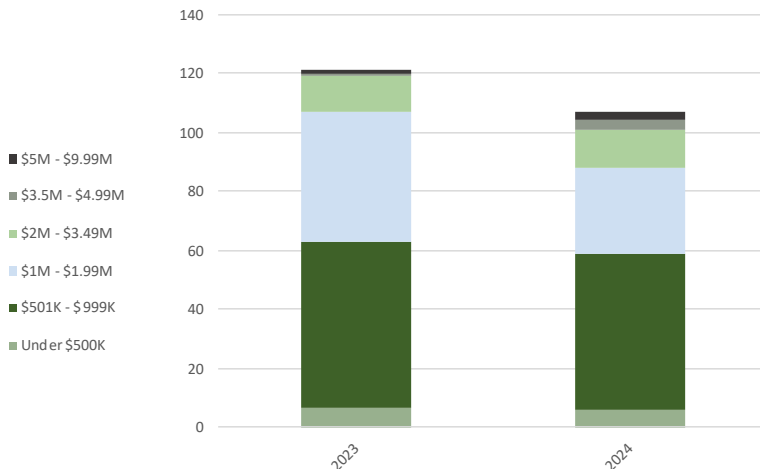
NORTH FORK Q4 2024 HOME SALES REPORT

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+	
	Q4 2024	106	149,738,249	932,500	6	53	29	13	3	2
	CHANGE	-12.40%	+0.81%	-4.36%	-14.29%	-5.36%	-34.09%	+8.33%	+200.00%	+100.00%
	Q4 2023	121	148,533,359	975,000	7	56	44	12	1	1

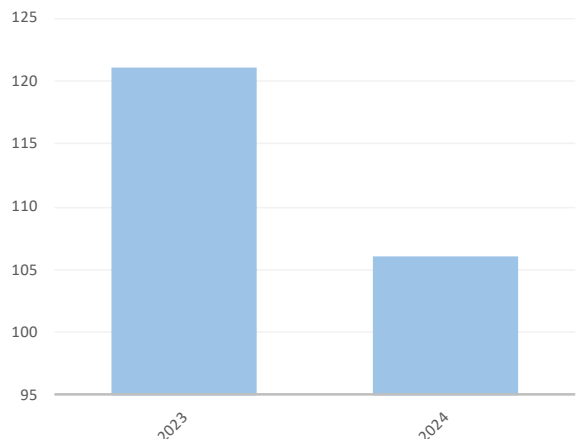
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, was the North Fork market leader Q4 2024. Nearly 30% more homes changed hands, while the Total Home Sales Volume shot up 55%, thanks to more activity in the \$2-3.49M price range. Mattituck, which includes Laurel and Cutchogue, punched through the ceiling with the sale of 1140 Park Avenue but this writer predicts this is just the beginning for North Fork high end sales. Oddly the Number of Homes Sales and Total Home Sales Volume in Mattituck dropped 26% and 21% respectively, which in turn, caused the Median Home Sales Volume to decline 28%.

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+	
	Q4 2024	22	22,828,500	790,000	1	15	3	3	-	-
	CHANGE	+29.41%	+55.29%	-3.66%	-	+25.00%	-25.00%	-	-	-
	Q4 2023	17	14,700,500	820,000	1	12	4	-	-	-
MATTITUCK INCLUDES LAUREL AND CUTCHOGUE	# 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+	
	Q4 2024	32	46,976,999	857,500	3	19	5	2	2	1
	CHANGE	-25.58%	-21.18%	-28.24%	+200.00%	-	-70.59%	-60.00%	-	-
	Q4 2023	43	59,597,044	1,195,000	1	19	17	5	-	1

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\$1,599,000
Web# 917543

SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, stayed the course with no major fluctuations Q4 2024 compared to Q4 2023. One of the two top most expensive home sales occurred in Southold at 1099 North Bayview Road at \$7.25M — an immaculate waterfront home on 8 acres. Orient, which includes East Marion and Greenport, logged the North Fork’s highest Median Home Sales Price at \$1.25M — an incredible 40% leap from the Q4 2023 Median Home Sales Price.

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+
	Q4 2024	27	45,688,750	1,080,000	-	12	9	4	1	1
	CHANGE	-10.00%	+14.51%	-1.39%	-100.00%	-	-10.00%	-20.00%	-	-
	Q4 2023	30	39,898,500	1,095,250	2	12	10	5	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+
	Q4 2024	25	34,244,000	1,250,000	2	7	12	4	-	-
	CHANGE	-19%	-0.27%	+40.45%	-33.33%	-46.15%	-7.69%	+100.00%	-	-
	Q4 2023	31	34,337,315	890,000	3	13	13	2	-	-

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