

Town & Country proudly joins **WILLIAM RAVEIS**

NORTH FORK YEAR END 2024 HOME SALES REPORT

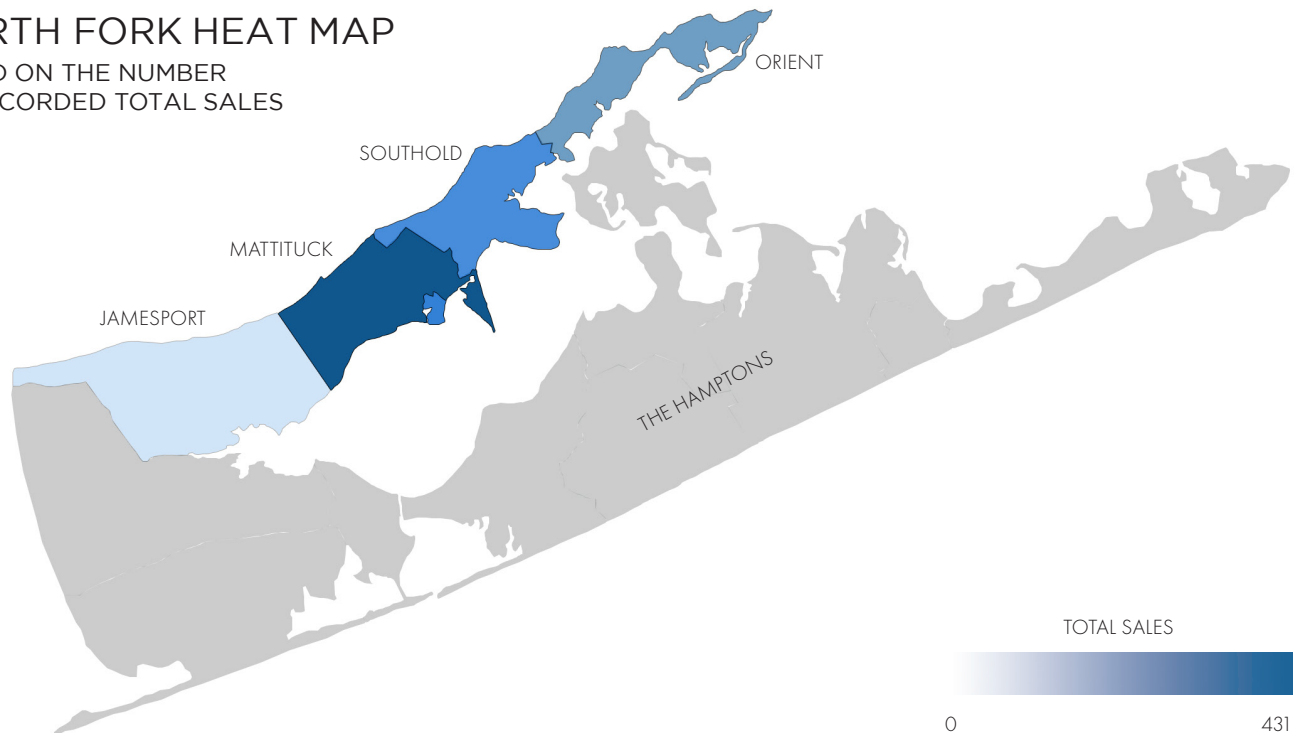
The 2024 Year End North Fork Home Sales Report reflects the market trend that blanketed the East End. Looking at All North Fork Markets combined and you see alot of red clear across the board. The one price category in the Black is the Number of Home Sales \$5M+ up which DOUBLED year over year!

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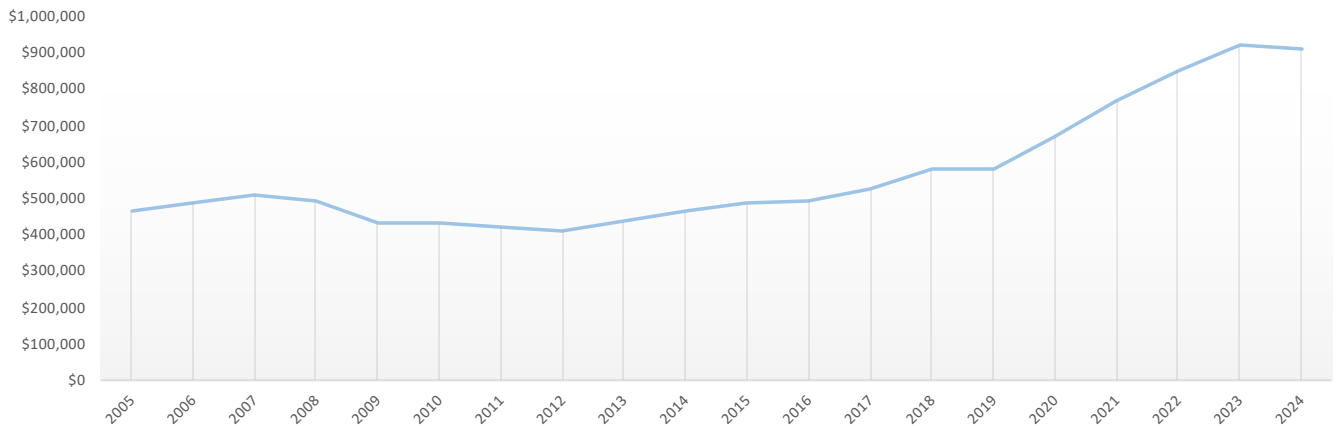
All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



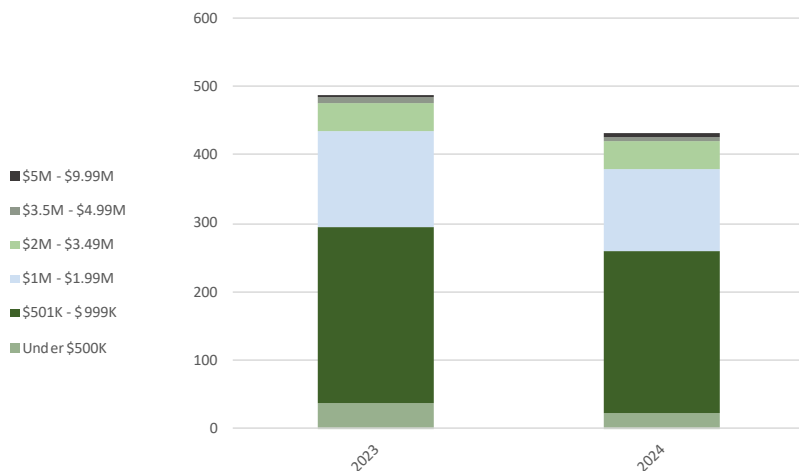
NORTH FORK YEAR END 2024 HOME SALES REPORT

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+	
	YE 2024	431	515,970,008	910,000	23	235	122	40	7	4
	CHANGE	-11.32%	-7.94%	-1.09%	-37.84%	-8.91%	-13.48%	-	-12.50%	+100.00%
	YE 2023	486	560,495,766	920,000	37	258	141	40	8	2

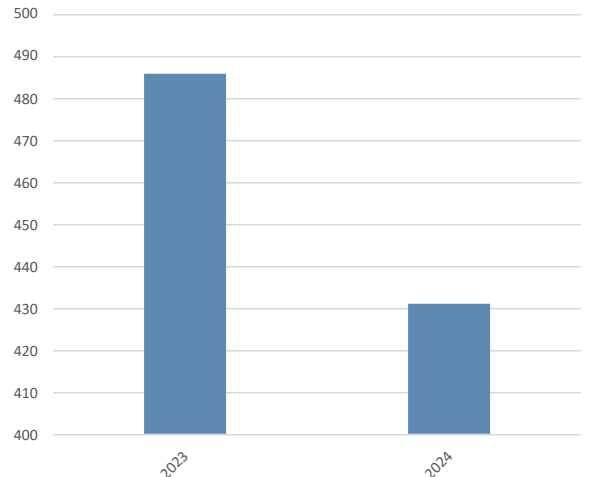
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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NORTH FORK YEAR END 2024 HOME SALES REPORT



\$1,100,000
Web# 912052

JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, experienced the slightest decline in the Number of Home Sales (-5.9%) and the greatest percent increase in home sales \$2-\$3.49M year over year. Mattituck, which includes Laurel and Cutchogue, had the greatest Number of Home Sales at 135 closings in 2024 — 11% fewer than in 2023, and the highest Total Home Sales Volume of any of the North Fork markets at \$168M.

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+	
	YE 2024	80	68,969,300	750,000	10	54	11	5	-	-
	CHANGE	-5.88%	-6.12%	-6.25%	-	-3.57%	-31.25%	+66.67%	-	-
	YE 2023	85	73,468,288	800,000	10	56	16	3	-	-

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+	
	YE 2024	135	168,086,133	900,000	5	79	36	10	4	1
	CHANGE	-11.18%	-9.05%	-3.35%	-70.59%	+3.95%	-5.26%	-41.18%	+33.33%	-
	YE 2023	152	184,817,483	931,150	17	76	38	17	3	1

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SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, closed 3 of the 4 home sales in the \$5M+ up price category — home sales over \$2M have been steadily increasing. Orient, which includes East Marion and Greenport, logged the highest Median Home Sales Price of all markets we monitor at \$1,050,000. While there was an 18% drop in the Number of Home Sales, the Median Home Sales Price rose 7% — this is the trajectory for Home Sales Prices on the North Fork in general.

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+
	YE 2024	116	164,606,104	999,000	1	61	33	15	3	3
	CHANGE	-8.66%	+5.07%	+2.46%	-80.00%	-8.96%	-17.50%	+36.36%	-	+200.00%
	YE 2023	127	156,660,445	975,000	5	67	40	11	3	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+
	YE 2024	100	114,308,471	1,050,000	7	41	42	10	-	-
	CHANGE	-18%	-21.46%	+6.75%	+40.00%	-30.51%	-10.64%	+11.11%	-100.00%	-
	YE 2023	122	145,549,550	983,650	5	59	47	9	2	-

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