

# NORTH FORK Q3 2023 HOME SALES REPORT

All Q3 2023 reports are collateral damage from the ransom-wear attack on Suffolk County which shut down the county center for over 6 weeks. The last 3 weeks of Q3 2022 are missing— that’s 25% of the recordings for the quarter. That disruption to data entry creates false results. 2022 figures would be 25% greater. Furthermore, at what price points those sales occurred skewed the reports statistics. Additionally, we will never know how many closings were postponed until title work could be done and recorded. For purposes of continuity in Town & Country Reports we will proceed knowing we are only able to factor into account 75% of the data from 2022.

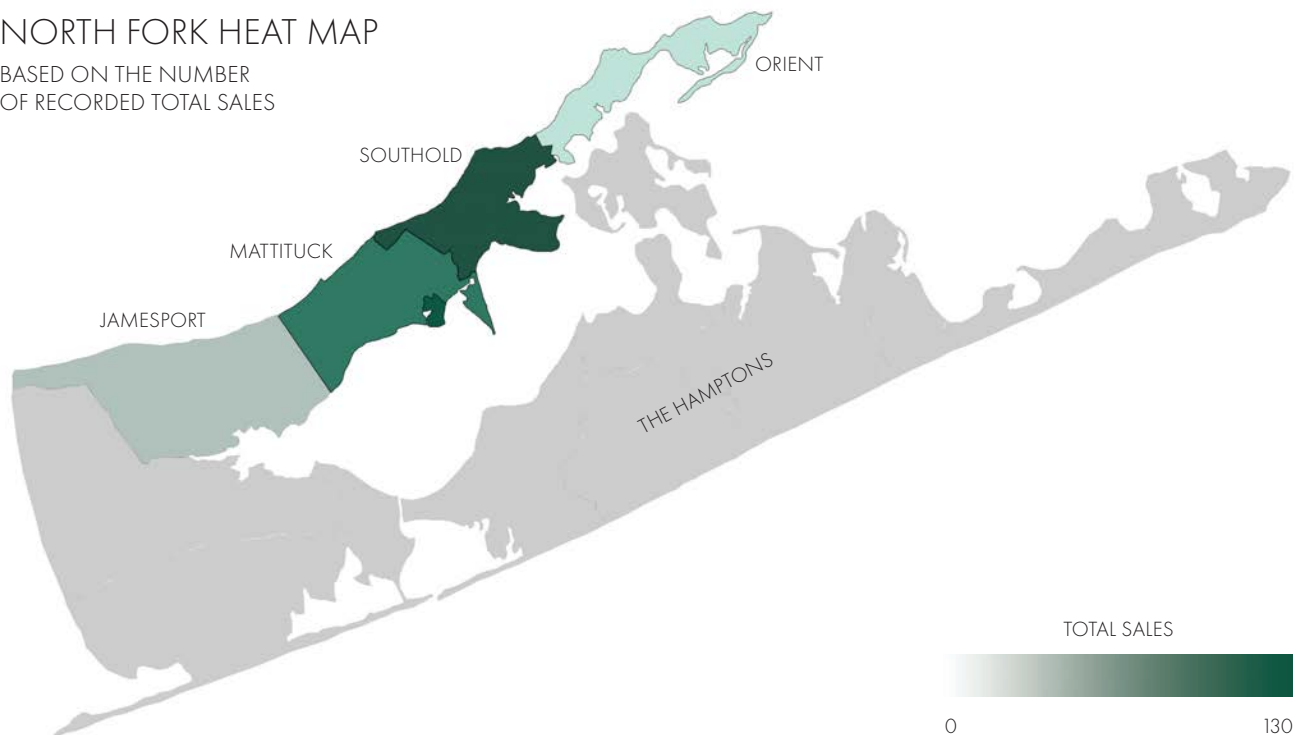
Looking at All North Fork Markets Combined you can see that the home sales activity was relatively in line year to year in Number of Home Sales and Total Home Sales Volume yet the Median Home Sales Price rose 12% getting closer and closer to that million dollar mark— which we predict will be surpassed before you know it. The wild card that weighs heavy on my mind is what are we missing with the lost data from the last 3 weeks of 2022 due to the shutdown of the County Center... more to come on that.

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## NORTH FORK HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL SALES

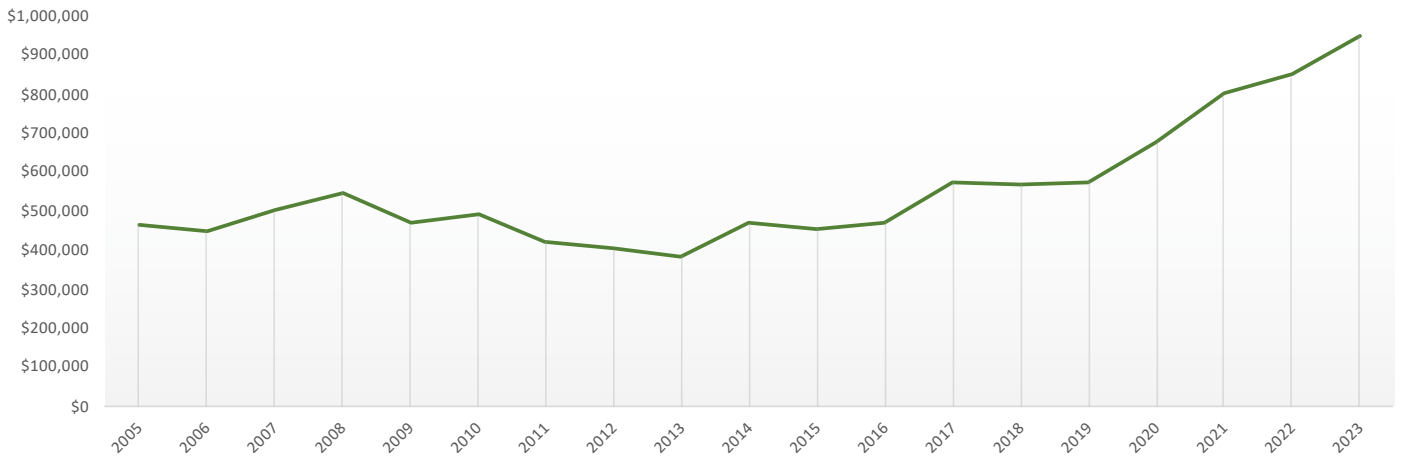


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All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)

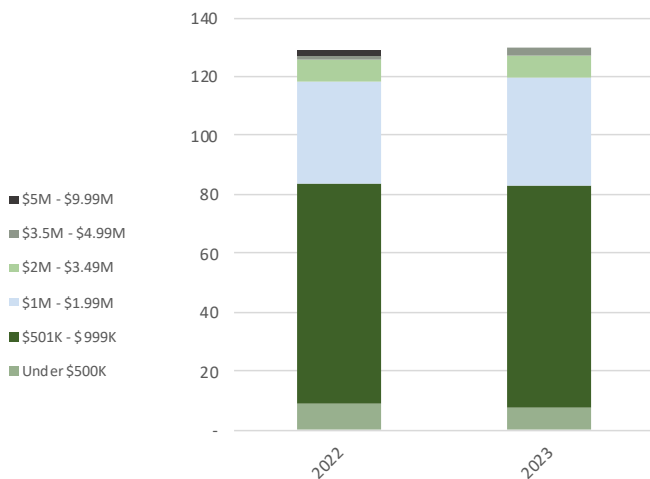
# NORTH FORK Q3 2023 HOME SALES REPORT

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+
	Q3 2023	130	145,212,314	950,000	8	75	37	7	3	-
	CHANGE	+1%	+0.49%	+11.76%	-11%	-	+9%	-13%	+200%	-100%
	Q3 2022	129	144,506,798	850,000	9	75	34	8	1	2

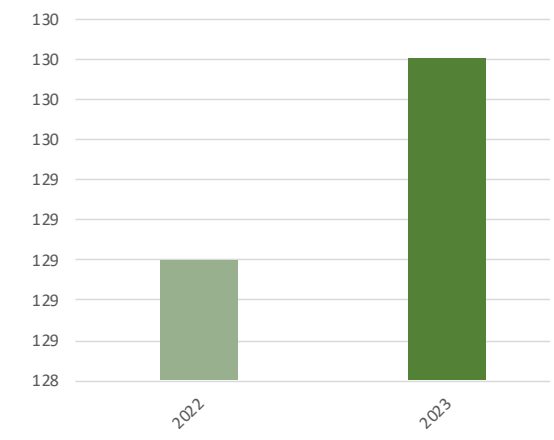
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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## JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, took flight Q3 2023 with a whopping 38% more homes changing hands while the Total Home Sales Volume rocketed 89% to \$25.3M. Mattituck, which includes Laurel and Cutchogue, year to year was somewhat flat but the Number of Home Sales and Total Home Sales Volume both dropped 8% and 12% respectively.

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+	
	Q3 2023	29	25,280,039	755,500	3	19	6	1	-	-
	CHANGE	+38%	+88.76%	+21.85%	-25%	+12%	-	-	-	-
	Q3 2022	21	13,393,000	620,000	4	17	-	-	-	-

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+	
	Q3 2023	36	42,458,639	950,000	3	23	6	3	1	-
	CHANGE	-8%	-11.86%	-1.04%	+200%	+15%	-50%	-40%	-	-
	Q3 2022	39	48,172,300	960,000	1	20	12	5	1	-

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\$5,999,000  
Web# 903654

## SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, was sooooo close to the million dollar Median Home Sales Price they could taste it at \$998,749, just 5% higher than Q3 2022. Orient, which includes East Marion and Greenport, Median Home Sales Price broke the million dollar ceiling at \$1,007,000– 11% greater than 2022’s Median Home Sales Price of \$905K. Yet the Number of Home Sales dipped 15%.

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+
	Q3 2023	42	48,942,636	998,749	2	22	15	2	1	-
	CHANGE	-	-5.83%	+5.46%	+100%	-4%	-	-	-	-100%
	Q3 2022	42	51,970,499	947,000	1	23	15	2	-	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+
	Q3 2023	23	28,531,000	1,007,000	-	11	10	1	1	-
	CHANGE	-15%	-7.88%	+11.27%	-100%	-27%	+43%	-	-	-100%
	Q3 2022	27	30,970,999	905,000	3	15	7	1	-	1

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