

NORTH FORK 3Q 2022 HOME SALES REPORT

On September 8, 2022, BlackCat cybercriminals from the dark web took credit for shutting down Suffolk County government systems — everything from 911 dispatch, to title searches, to criminal records — for ransom. The 4 terabytes of data stolen is massive. The disruption is greater than I can express. But for the purposes of reporting on real estate closings, suffice to say these statistics — All Statistics — are missing the last 3 weeks of 3rd Quarter 2022 reportings. There is no saying when the reliability of all reports will resume, since the problem remains. However, since we have the majority of data (just over 75%) for 3rd Quarter 2022, let's dive in.

All North Fork Markets experienced an increase in Median Home Sales Price.

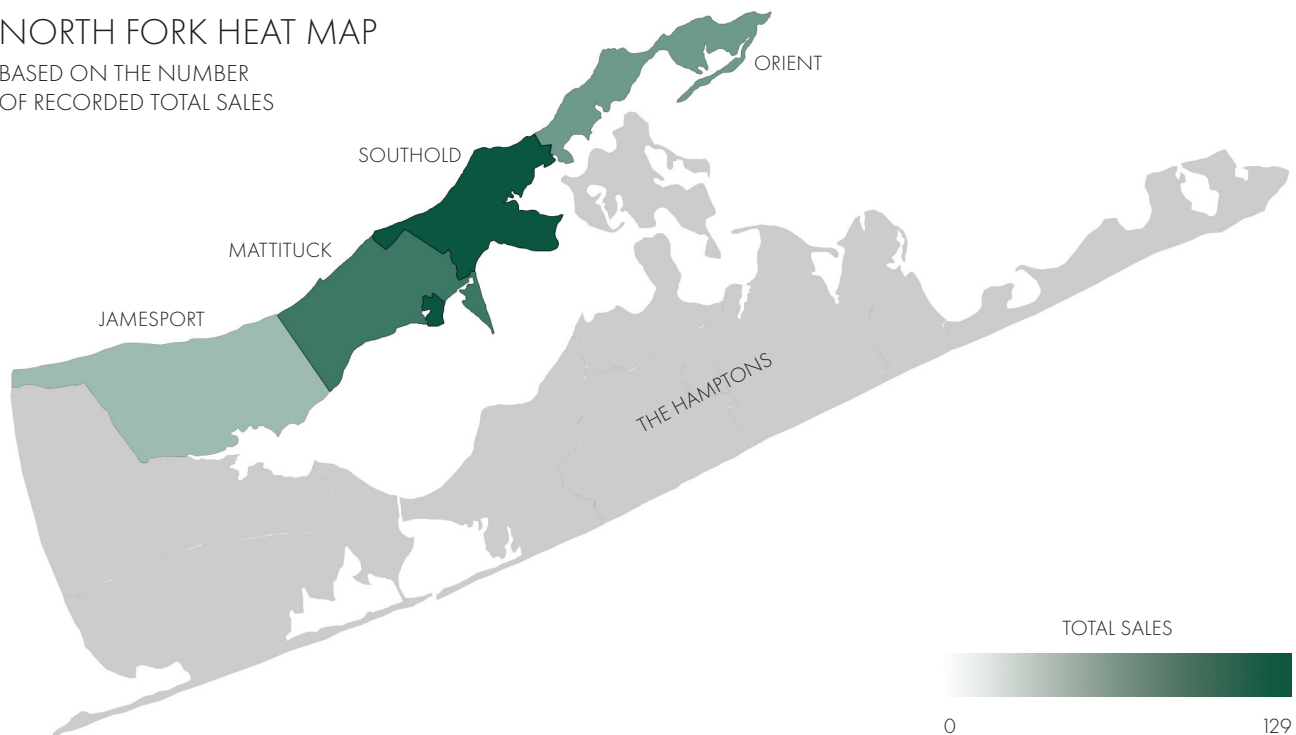
Three of the North Fork markets logged Median Home Sales Prices over \$900,00 for the first time ever!

Looking at All North Fork Markets Combined and you can't help but be amazed at the 160% increase in Total Home Sales Volume. North Fork markets are just beginning to hit their stride.

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NORTH FORK HEAT MAP

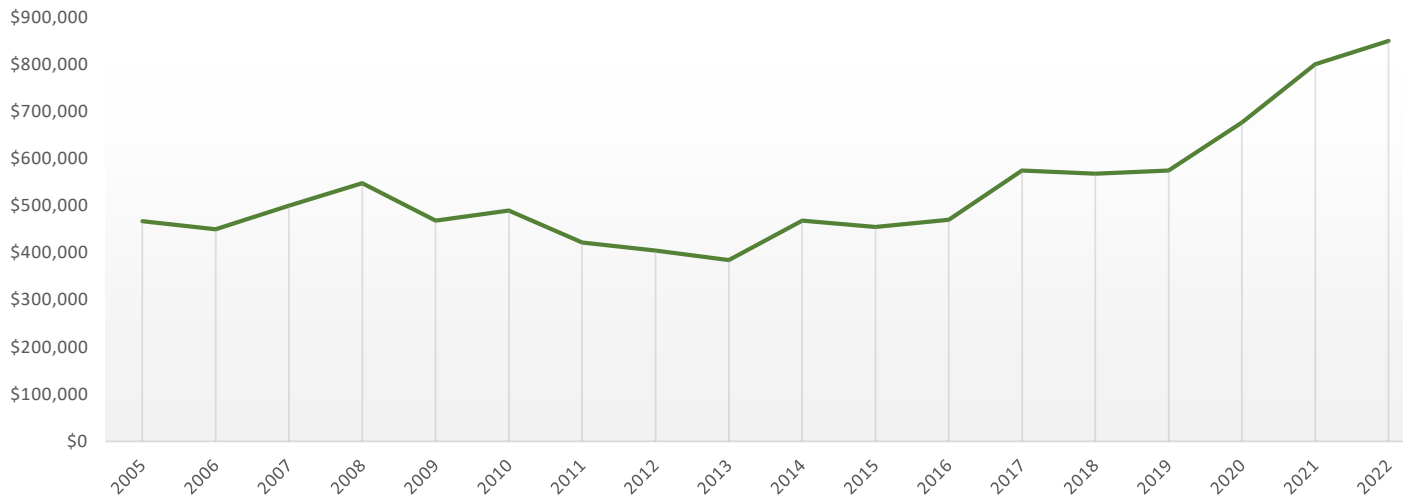
BASED ON THE NUMBER
OF RECORDED TOTAL SALES



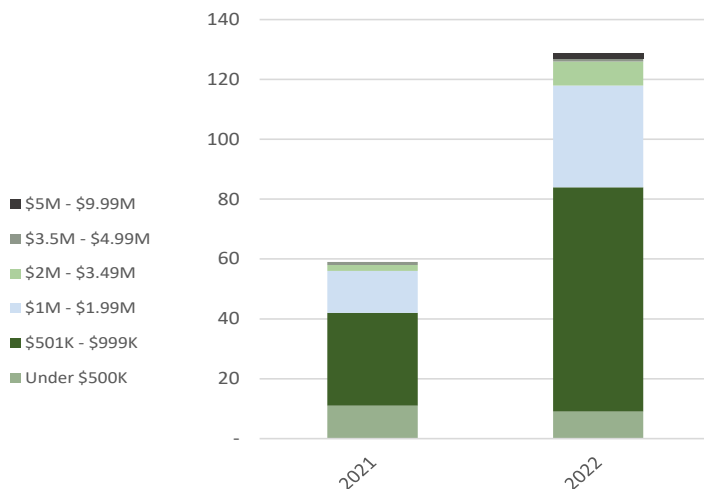
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THE NORTH FORK ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	3Q 2022	129	144,506,798	850,000	9	75	34	8	1	2
	CHANGE	-11%	+159.69%	+11.77%	-69%	-1%	+17%	-	-67%	-
	3Q 2021	145	55,646,900	760,500	29	76	29	8	3	-

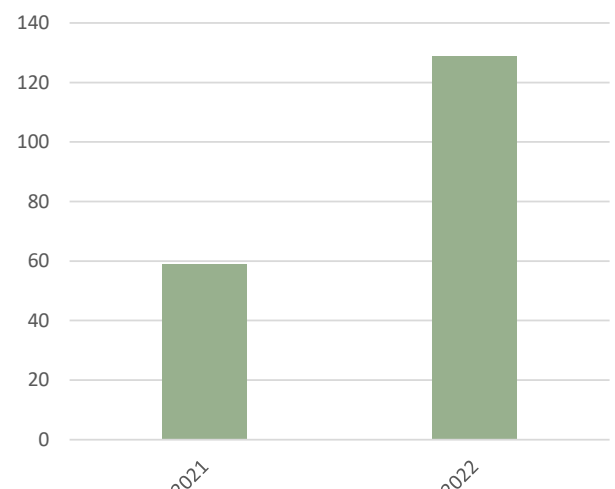
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Mattituck, which includes Laurel and Cutchogue, logged a stunning 29% leap in Median Home Sales Price from \$745,000 in 3Q 2021 up to \$960,000 in 3Q 2022. That was influenced by a 67% jump in Home Sales in the \$2M-\$3.49M price category, thus increasing Total Home Sales Volume by nearly 7%. Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, was the only North Fork market to experience a pullback in Number of Home Sales AND Total Home Sales Volume — both were significant at -36% and -43.5% respectively. Yet important to note the Median Home Sales Price remained stable.

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+
	3Q 2022	21	13,393,000	620,000	4	17	-	-	-	-
	CHANGE	-36%	-43.51%	+1.64%	-60%	-11%	-100%	-	-	-
	3Q 2021	33	23,709,900	610,000	10	19	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+
	3Q 2022	39	48,172,300	960,000	1	20	12	5	1	-
	CHANGE	-13%	+6.80%	+28.86%	-90%	-5%	+20%	+67%	-	-
	3Q 2021	45	45,106,524	745,000	10	21	10	3	1	-

To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. [Source: The Real Estate Report Inc.]



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

GREENPORT

TOWNANDCOUNTRYHAMPTONS.COM



SOUTHOLD & ORIENT

Orient, which includes East Marion and Greenport, enjoyed a 250% climb in Home Sales in the \$1M – \$1.99M price range, one of the six price ranges monitored by Town & Country Real Estate in each individual market. In Southold, which includes New Suffolk and Peconic, the Total Home Sales Volume increased the most statistically and numerically at 31% from \$39.6M in 3Q 2021 to \$52M 3Q 2022.

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+
	3Q 2022	42	51,970,499	947,000	1	23	15	2	-	1
	CHANGE	+5%	+31.19%	+18.38%	-75%	+10%	+15%	-	-	-
	3Q 2021	40	39,615,983	800,000	4	21	13	2	-	-

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+
	3Q 2022	27	30,970,999	905,000	3	15	7	1	-	1
	CHANGE	-	+2.74%	+19.00%	-40%	-	+250%	-67%	-100%	-
	3Q 2021	27	30,145,860	760,500	5	15	2	3	2	-

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