

NORTH FORK 4Q 2020 HOME SALES REPORT

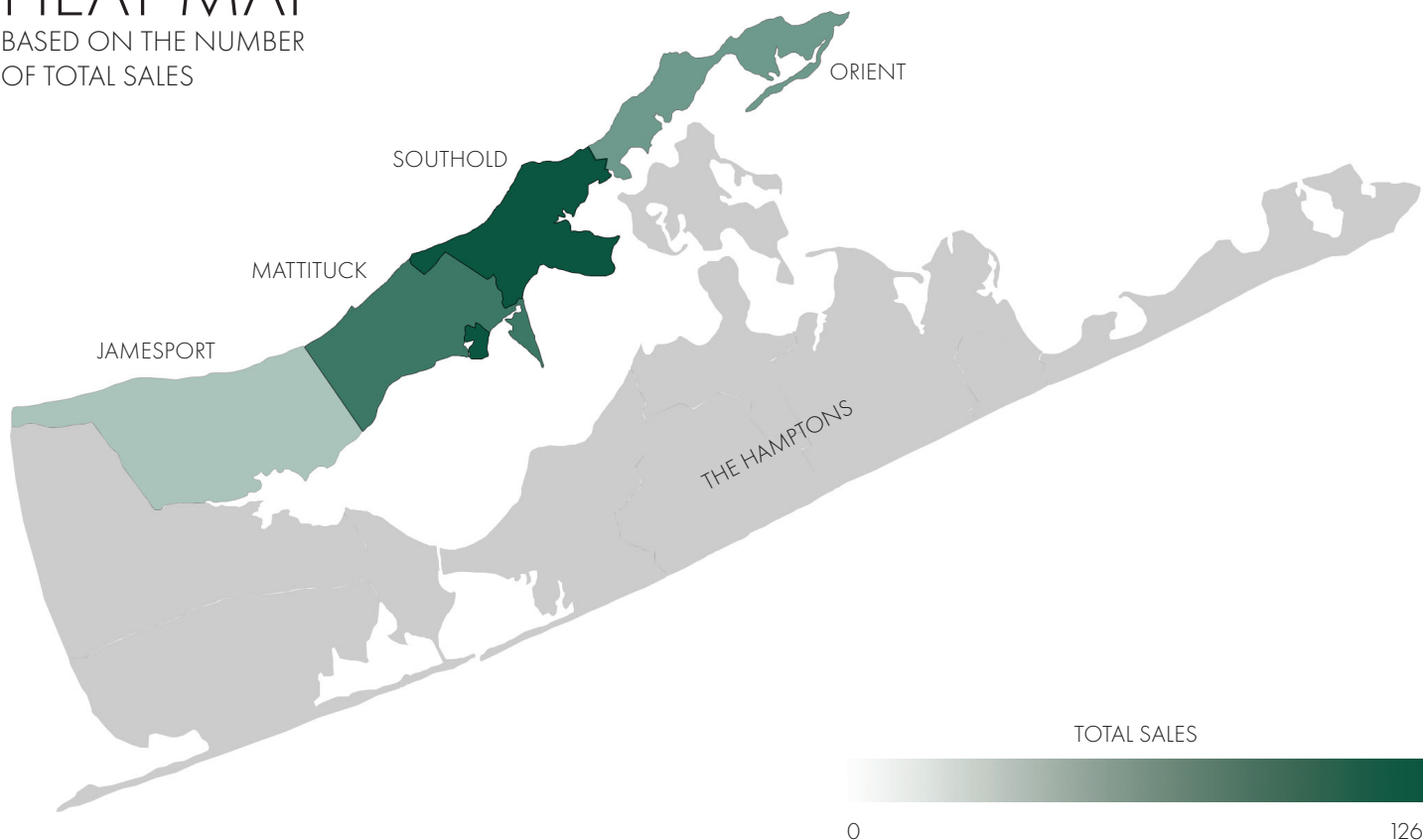
"The final three months of 2020 proved to be quite good for the overall markets of the North Fork. The trajectory of home prices is clearly continuing their ascent, as evidenced by the only price category to see a drop in the Number of Home Sales being the Under \$500k price category. As we all know, if there was more product under \$500K there would be more home sales under \$500K. Looking at All North Fork Markets Combined and the market activity comes into focus home sales on the North Fork have doubled year over year in the last three months of 2020 compared to 2019. Total Home Sales Volume rose nearly 150% and the Median Home Sales Price is now \$754,500 -- a 37.43% increase year over year. More Home Sales are closing and at higher prices."

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

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+
	4Q 2020	126	115,297,498	754,500	20	77	21	7	1	-
	CHANGE	+100.00%	+148.89%	+37.43%	-13.04%	+175.00%	+110.00%	+250.00%	-	-
	4Q 2019	63	46,325,481	549,000	23	28	10	2	-	-

NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF TOTAL SALES



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

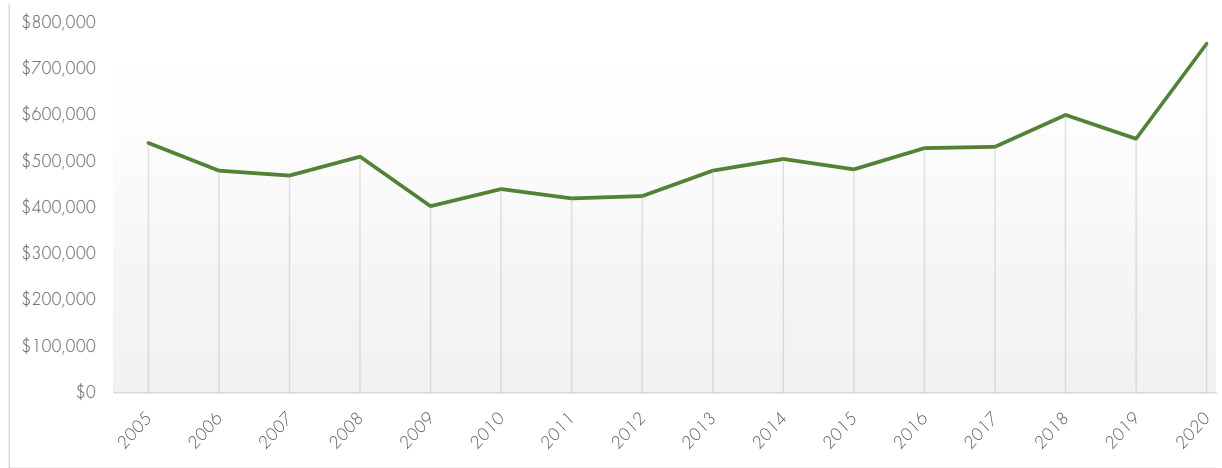
MATTITUCK

GREENPORT

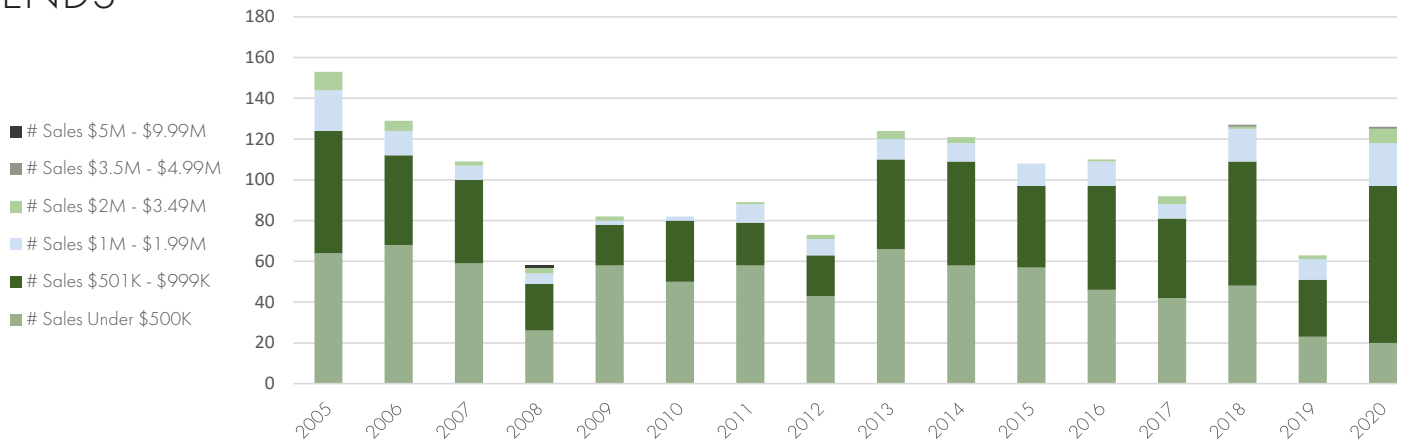
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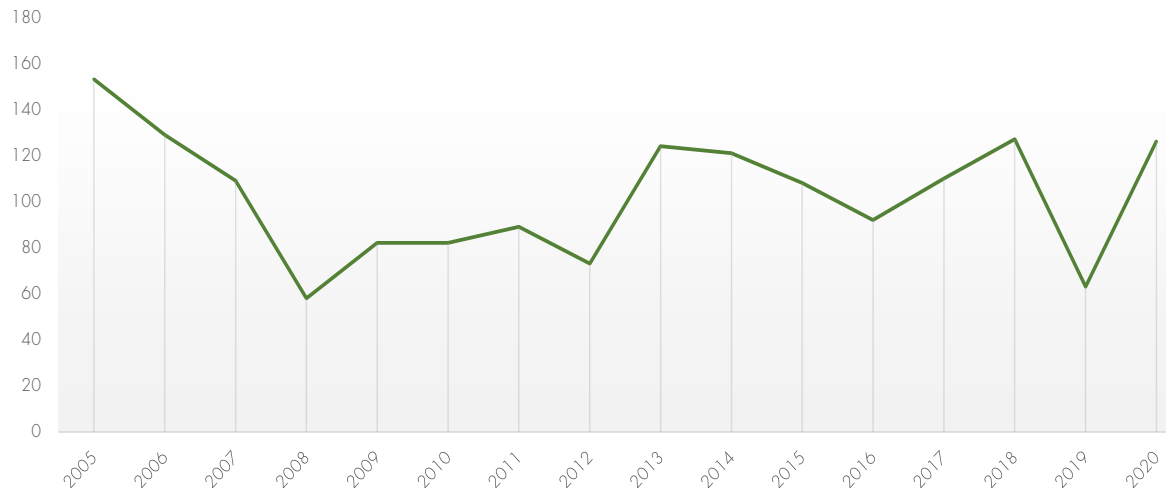
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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\$929,000
Web# 874194

JAMESPORT & MATTITUCK

"Mattituck (which includes Laurel and Cutchogue) closed twice as many Home Sales year over year jumping from 19 in 4th Quarter 2019 to 39 same period 2020. Jamesport (which includes Aquebogue, Baiting Hollow, and South Jamesport) was the only North Fork market monitored by Town & Country to experience a pull back of sorts. There was only one less home sale year over year 4th Quarter, but the Total Home Sales Volume dropped 26%. Looking across to the six different price ranges and you will see there were three Home Sales in the \$1-1.99M category 4th Quarter 2019 but zero 4th Quarter 2020. That certainly put a dent in the Total Home Sales Volume for the quarter."

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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+
	4Q 2020	17	8,343,000	489,000	9	8	-	-	-	-
	CHANGE	-5.56%	-26.26%	+0.31%	-10.00%	+60.00%	-100.00%	-	-	-
	4Q 2019	18	11,313,657	487,500	10	5	3	-	-	-
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+
	4Q 2020	39	31,185,598	736,100	4	30	4	1	-	-
	CHANGE	+105.3%	+78.50%	+1.53%	+100.00%	+172.73%	-20.00%	-	-	-
	4Q 2019	19	17,470,738	725,000	2	11	5	1	-	-

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SOUTHOLD & ORIENT

"Southold (which includes New Suffolk and Peconic) is far and wide the crown jewel for the quarter with a staggering +330% increase in the Number of Home Sales and a whopping +567% leap in Total Home Sales Volume along with a 73% higher Median Home Sales Price. In fact, the most expensive sale 4th Quarter 2020 was #240 Briar Lane, Southold at \$4.95M. Orient (which includes East Marion and Greenport) posted the highest Median Home Sales Price for 4th Quarter 2020 at \$887,000."

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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+
	4Q 2020	43	47,928,900	850,000	4	24	10	4	1	-
	CHANGE	+330%	+566.48%	+72.85%	-33.33%	+700.00%	-	+300.00%	-	-
	4Q 2019	10	7,191,400	491,750	6	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+
	4Q 2020	27	27,840,000	887,000	3	15	7	2	-	-
	CHANGE	+68.75%	+168.99%	+62.01%	-40.00%	+66.67%	+250.00%	-	-	-
	4Q 2019	16	10,349,686	547,500	5	9	2	-	-	-

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