

NORTH FORK YEAR END 2020 HOME SALES REPORT

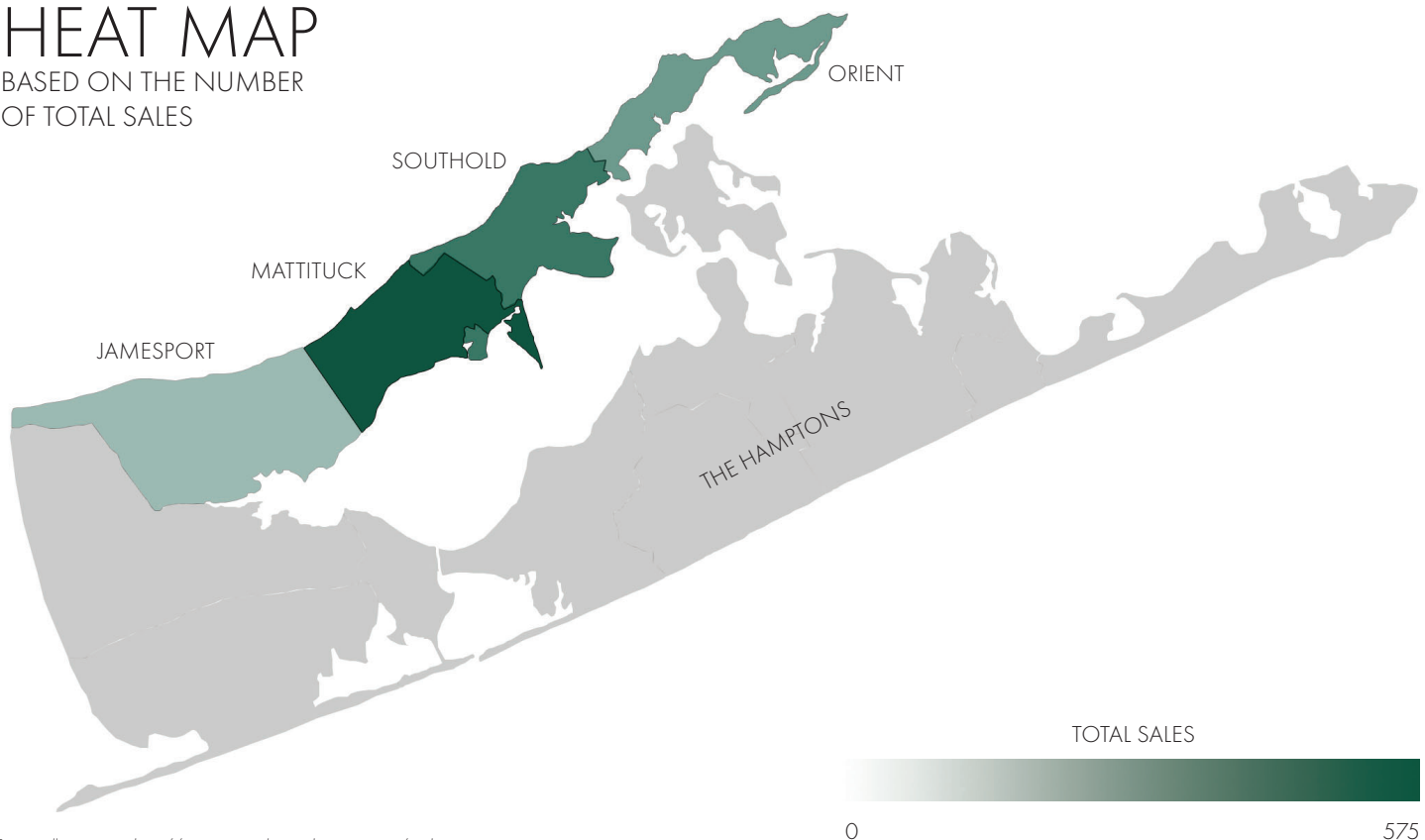
"2020 will go down as the most unusual year for East End Real Estate. After nearly 3 months in lockdown, sales activity rushed in like a full moon high tide surge. While there are several Market Reports published, the Town & Country Reports are the most granular. We examine 4 specific markets within our North Fork market and monitor three different criteria. Let's dive in! Let's start at the bottom, to see crystal clear, what the 2020 North Fork home sales activity looked like. The year ended with significant increases in all three criteria. 23% more homes changed hands, a Median Home Sales Price of \$667,000 or 15% higher than 2019 and 39% more in Total Home Sales Volume -- nearly half a billion. Diving deeper into the six price categories monitored by Town & Country and the statistics jump right out at you. Increases of over 63% in price categories \$1-\$1.99M and \$2-\$3.49M plus two sales in the \$3.5-\$4.99M."

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+
	2020	575	459,675,489	667,000	148	322	85	18	2	-
	CHANGE	+22.86%	+39.33%	+15.00%	-9.20%	+33.06%	+63.46%	+63.64%	-	-
	2019	468	329,925,547	580,000	163	242	52	11	-	-

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

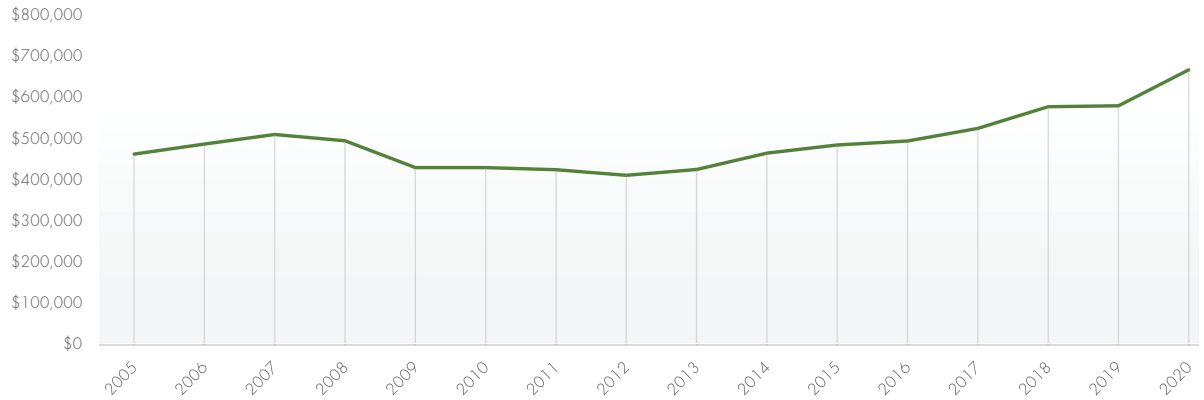
MATTITUCK

GREENPORT

TOWNANDCOUNTRYHAMPTONS.COM

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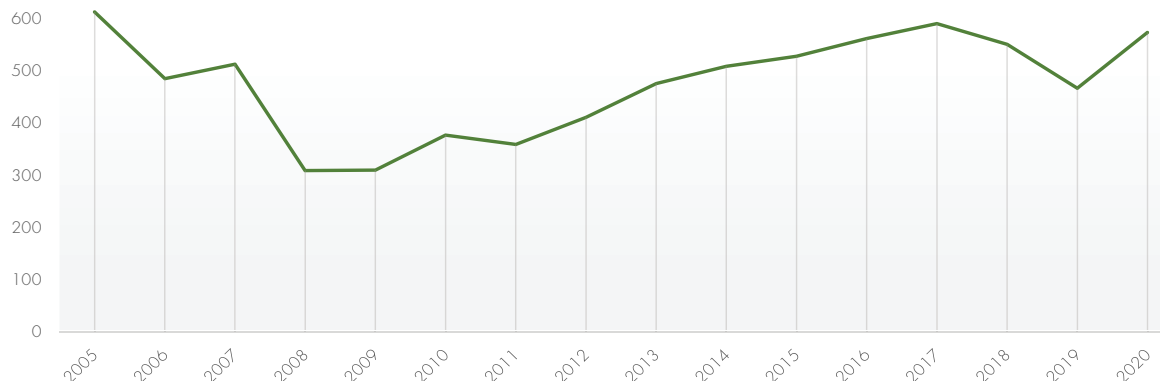
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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\$975,000
Web# 868850

JAMESPORT & MATTITUCK

"Mattituck (which includes Laurel and Cutchogue) closed the greatest number of Home Sales at 185...a 32% jump from 2019. But the most significant statistic is the price category of \$2-\$3.49M where Mattituck (which includes Laurel and Cutchogue) closed 10 of the 18 Home Sales for the year 2020. Additionally, one of the two highest sales was for 1652 Bridge Lane, Mattituck at \$4.5M -- a beautiful traditional with bay and pond frontage. Jamesport (which includes Aquebogue, Baiting Hollow, and South Jamesport) was the only market to see less Number of Home Sales year-over-year -5.3% or 5 less in 2020 vs 2019. Scale your eyes over to the various price ranges in that market and you will see -14% few Home Sales in the Under \$500K category. This is purely due to a lack of supply."

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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+
	2020	90	48,494,600	488,500	50	36	4	-	-	-
	CHANGE	-5.26%	+0.92%	+8.56%	-13.79%	+9.09%	-	-	-	-
	2019	95	48,053,668	450,000	58	33	4	-	-	-
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+
	2020	185	155,704,422	665,000	44	105	25	10	1	-
	CHANGE	+32.14%	+49.38%	+5.81%	+12.82%	+31.25%	+38.89%	+233.33%	-	-
	2019	140	104,234,266	628,500	39	80	18	3	-	-

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SOUTHOLD & ORIENT

"Southold (which includes New Suffolk and Peconic) had its best year yet! There were 46% more Home Sales year over year and a whopping 71% greater Total Home Sales Volume. Not to mention a Median Home Sales Price of \$740,000, 24% higher than 2019. Orient (which includes East Marion and Greenport) is always a strong contender closing nearly 10% more Home Sales and gaining 15% more in Total Home Sales Volume."

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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+
	2020	178	156,037,973	740,000	32	104	37	4	1	-
	CHANGE	+45.90%	+70.94%	+24.06%	-15.79%	+57.58%	+164.29%	-	-	-
	2019	122	91,280,553	596,500	38	66	14	4	-	-
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+
	2020	122	99,438,494	720,000	22	77	19	4	-	-
	CHANGE	+9.91%	+15.15%	+6.67%	-21.43%	+22.22%	+18.75%	-	-	-
	2019	111	86,357,060	675,000	28	63	16	4	-	-

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