

# NORTH FORK MID-YEAR 2021 HOME SALES REPORT

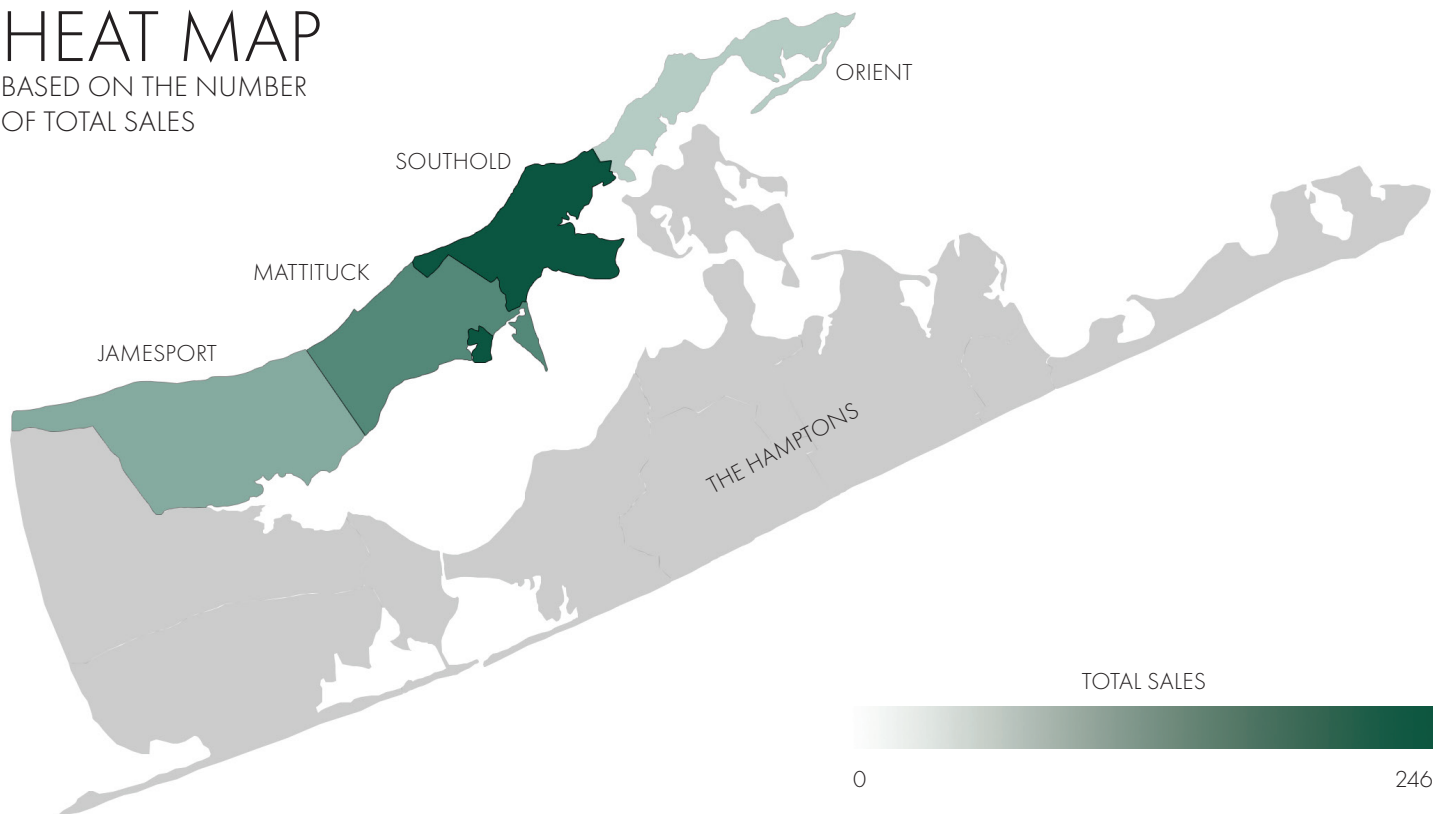
"On our beautiful North Fork, home sales for the first half of 2021 were powerful to say the least. Let's start at the bottom of the chart and work our way up to best demonstrate sales activity. Looking at all North Fork Markets Combined and you identify the trajectory. Here we see figures like a 90% spike in Total Home Sales Volume and 44% increase in the Number of Home Sales. Both indicators leading to a 30% swell in Median Home Sales Price up from \$588,000 in 2020 to \$765,000 in 2021. In fact, the only red on this chart is the Number of Home Sales in the Under \$500K category - a market that is clearly disappearing due to lack of inventory. The North Fork is just getting its groove on...are you in?"

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+
	Mid-Year 2021	246	227,076,345	765,000	47	133	54	10	1	1
	CHANGE	+43.86%	+89.77%	+30.10%	-26.56%	+64.20%	+145.45%	+150.00%	-	-
	Mid-Year 2020	171	119,657,539	588,000	64	81	22	4	-	-

## NORTH FORK HEAT MAP

BASED ON THE NUMBER  
OF 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: The Real Estate Report Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

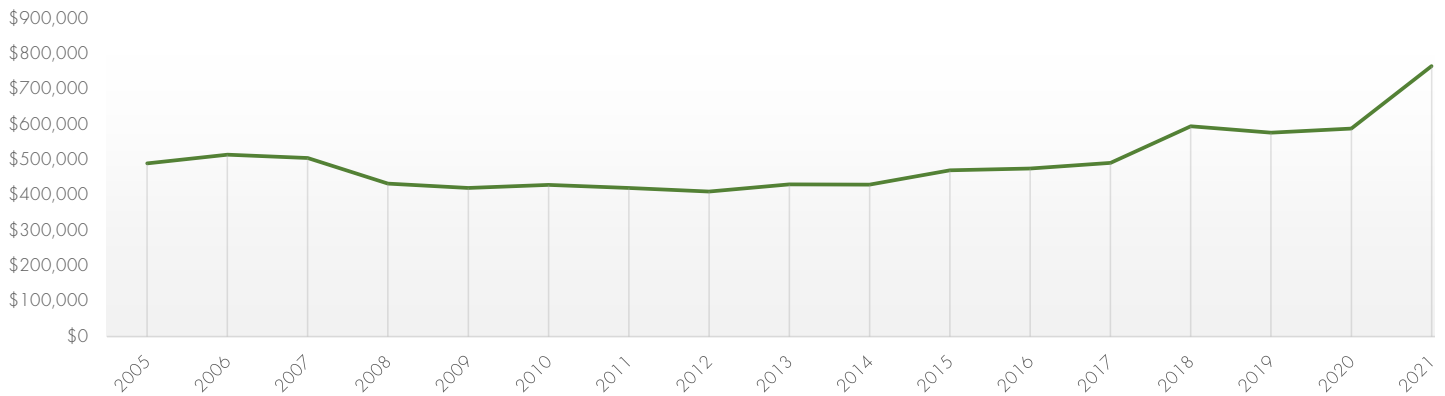
MATTITUCK

GREENPORT

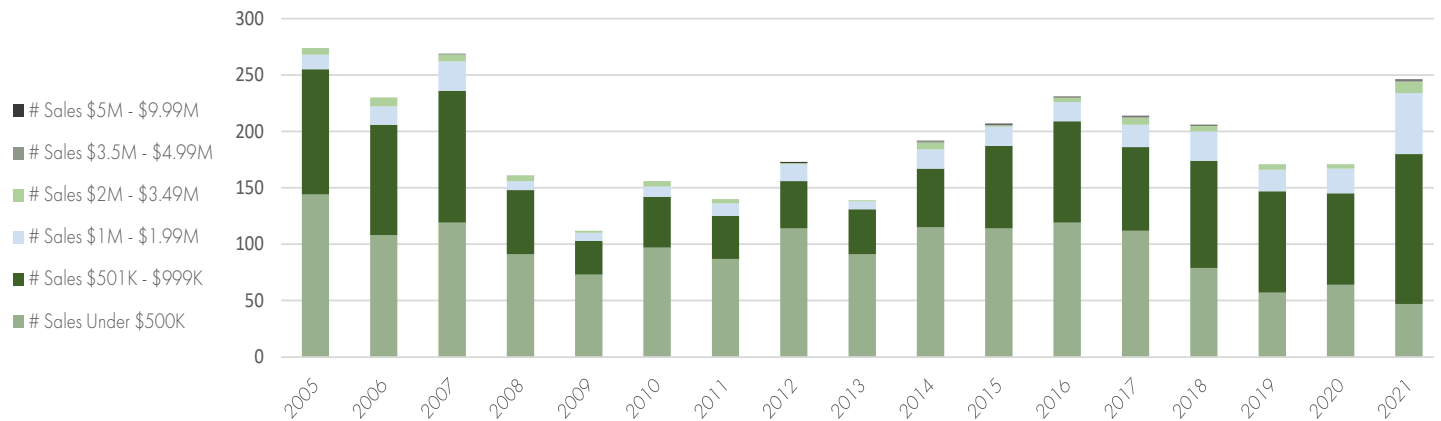
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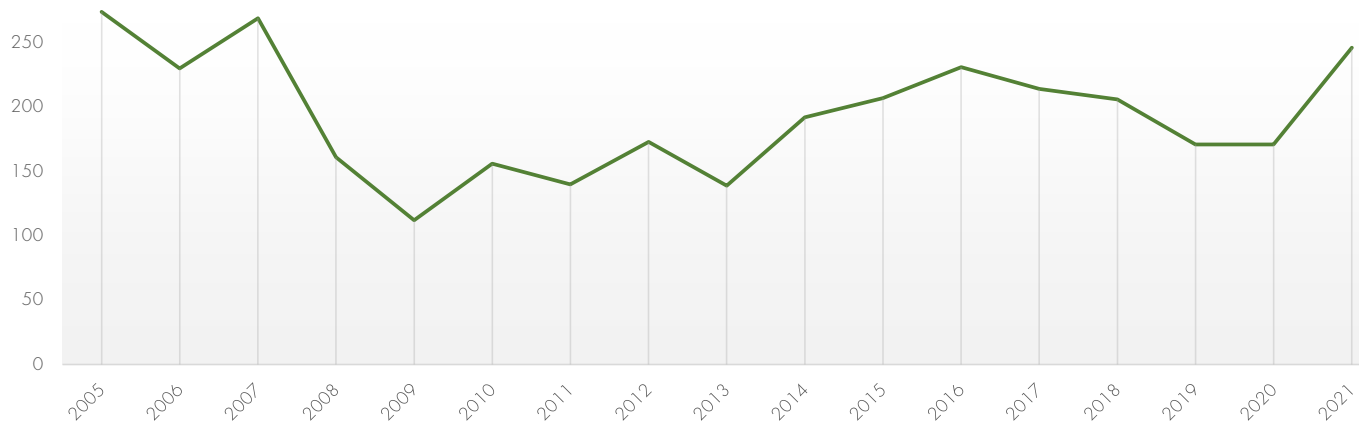
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



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\$2,395,000  
Web# 879672

## JAMESPORT & MATTITUCK

"Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, exploded and was the greatest accelerator in all 3 criteria monitored by T&C. The area saw staggering leaps of a 157% increase in Total Home Sales Volume, a 78% increase in the Number of Home Sales, and an increase of 44% in Median Home Sales Price. What's driving this market? Is it the proximity to NYC and points West or is it the lowest Median Home Sales Price for the North Fork peninsula? Mattituck, which includes Cutchogue and Laurel, saw half of all home sales in the \$2-\$3.49M category, five out of all 10, for first six months on the entire North Fork. Impressive positive statistical changes in Total Home Sales Volume up 49%, the Number of Home Sales increased 33%, and Median Home Sales Price rose 17% year-over-year."

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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+
	Mid-Year 2021	41	28,001,696	575,000	12	25	4	-	-	-
	CHANGE	+78.26%	+156.46%	+43.75%	-29.41%	+400.00%	+300.00%	-	-	-
	Mid-Year 2020	23	10,918,500	400,000	17	5	1	-	-	-

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+
	Mid-Year 2021	72	61,669,025	720,513	15	43	9	5	-	-
	CHANGE	+33.33%	+48.72%	+17.04%	-6.25%	+53.57%	+28.57%	+66.67%	-	-
	Mid-Year 2020	54	41,467,720	615,625	16	28	7	3	-	-

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## SOUTHOLD & ORIENT

"Southold, which includes New Suffolk and Peconic, took the crown for the greatest Number of Home Sales with 83 in the first half of 2021. The area also saw the greatest Total Home Sales Volume of \$90,000,000 and a Median Home Sales Price of \$829,000. The one home sale \$5M and up traded hands in this market. This was the \$7,000,000 sale of the Stanton homestead at 84 Maple Lane in Southold. Keep in mind our Town & Country Real Estate Home Sales Report only reports on home sales as there are land deals that at times eclipse home sales data. Orient, which includes East Marion and Greenport, closed the only home sale in the price category \$3.5-\$4.99M. Notably, 63857 Rt 48 in Greenport transferred for \$3,585,000 from one LLC to another."

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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+
	Mid-Year 2021	83	89,903,500	829,000	11	40	27	4	-	1
	CHANGE	+62.75%	+146.08%	+40.51%	-38.89%	+60.00%	+237.50%	-	-	-
	Mid-Year 2020	51	36,534,594	590,000	18	25	8	-	-	-
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+
	Mid-Year 2021	50	47,502,124	762,750	9	25	14	1	1	-
	CHANGE	+16.28%	+54.55%	+22.04%	-30.77%	+8.70%	+133.33%	-	-	-
	Mid-Year 2020	43	30,736,725	625,000	13	23	6	1	-	-

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