



NORTH FORK 10-YEAR HOME SALES STUDY 2011-2021

Being a self-proclaimed numbers junkie, I had to take a look at a 10-Year Study of North Fork Home Sales. The home sales activity in the past decade has certainly taken us all on quite a ride.

The Median Home Sales Price over the past 10-year period has shown market values remained relatively stable on the North Fork. That is until COVID-19 hit, when the Median Home Sales Price shot up to \$780,000 for 2021. Based on the supply-to-demand ratio we see that number continuing to climb.

The Great Recession hit the East End harder than most locations since we are more a second home market, or a 'luxury item' as you will. The Total Home Sales Volume dropped to an anemic \$172,884,371 in 2009. Obviously 2009 was influenced by the fall of Behr Sterns and Lehman Brothers. Conversely, 2021 set a new high watermark at \$552,697,174.

The Total Number of Home Sales have yet to eclipse the 614 homes sales logged in 2005 but 2021's 569 is creeping up there. The dips were clearly caused by the Great Recession with a Total Number of Home Sales of 310 in 2008 and 311 in 2009.

It is important to mention, Town & Country Real Estate filters its data to include only single-family residences. We do not include land, commercial properties, co-ops, or condos and we do not calculate for partial interest.

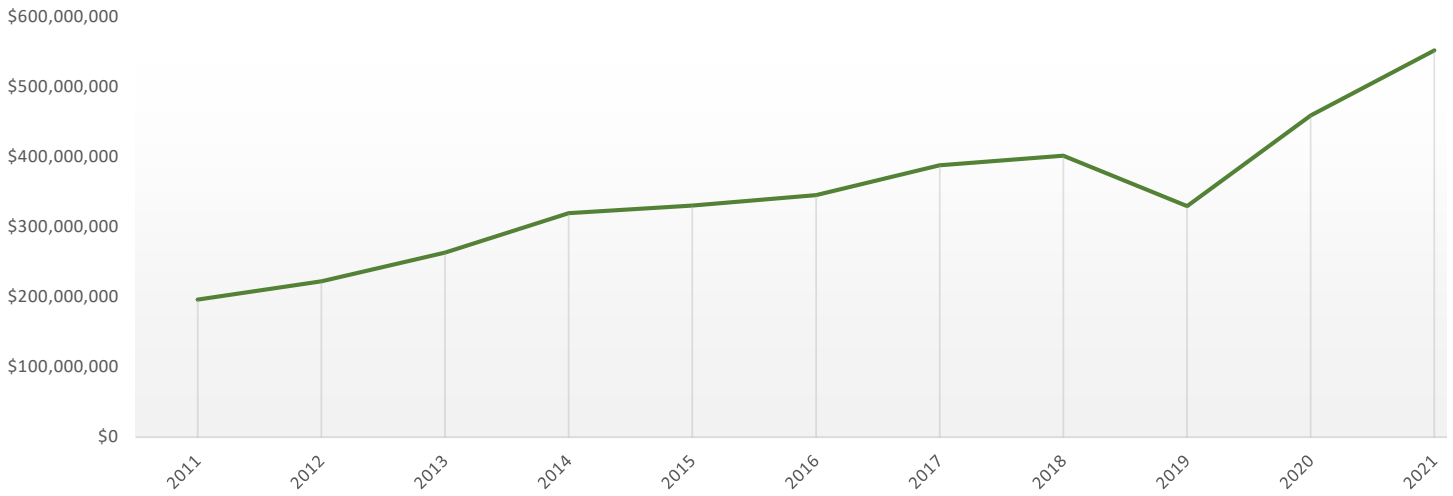
Looking at the specific price ranges monitored by Town & Country, and you will see where the inventory Under \$500K is quickly disappearing. The Total Number of Home Sales \$500K-\$999K have tripled in the past decade and the \$1M-\$1.99M price category over the last 10 years experienced the greatest statistical increase and we've seen home sales increase five-fold.

Check out the bar graph to see just how the needle has moved.

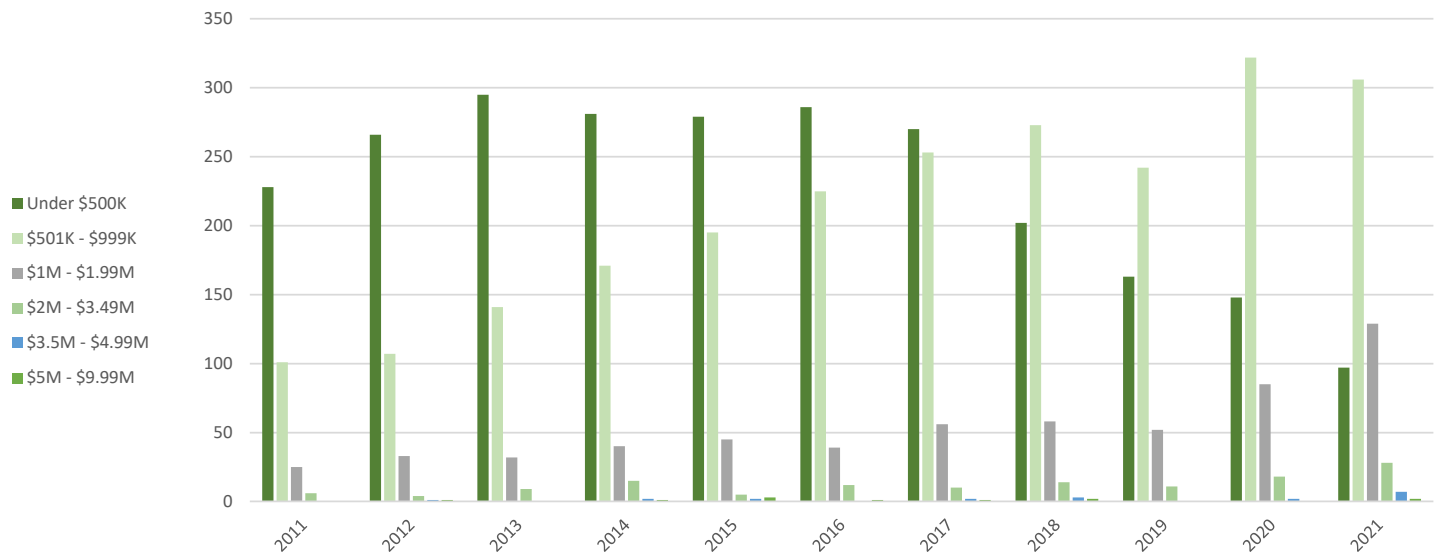
Judi Desiderio
CEO
631.324.8080
JD@TCHamptons.com



HOME SALES VOLUME

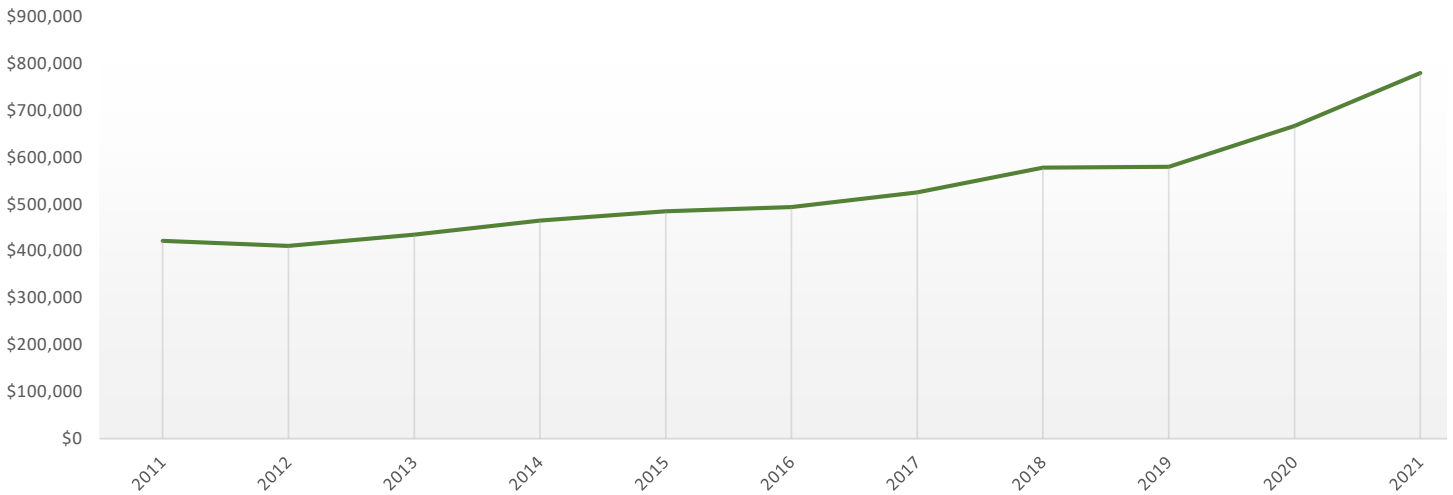


SALES TRENDS

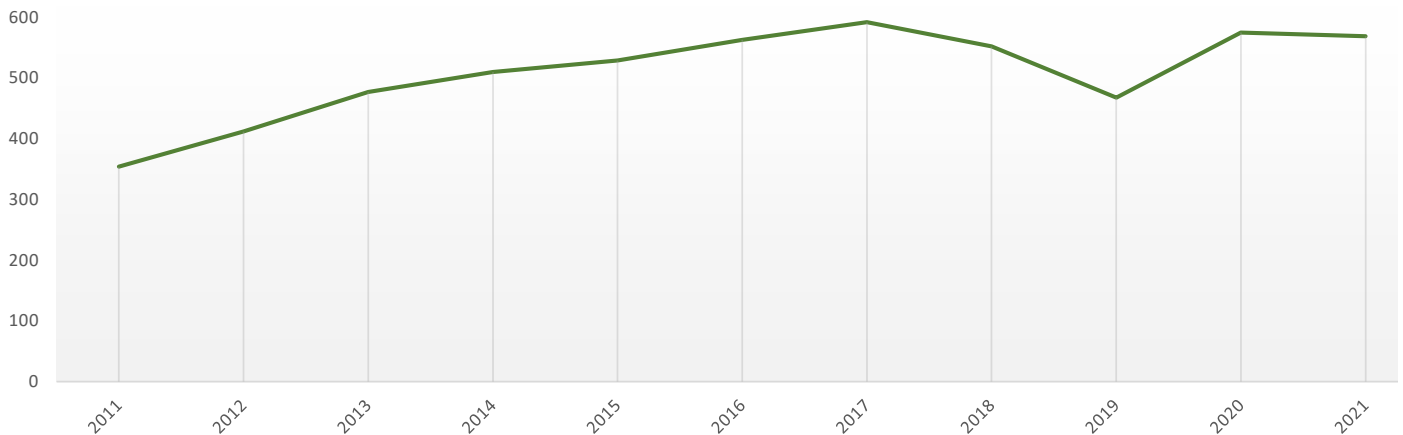


To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>
All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)

MEDIAN HOME SALES PRICE



TOTAL NUMBER OF HOME 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.)