

# NORTH FORK YEAR END 2021 HOME SALES REPORT

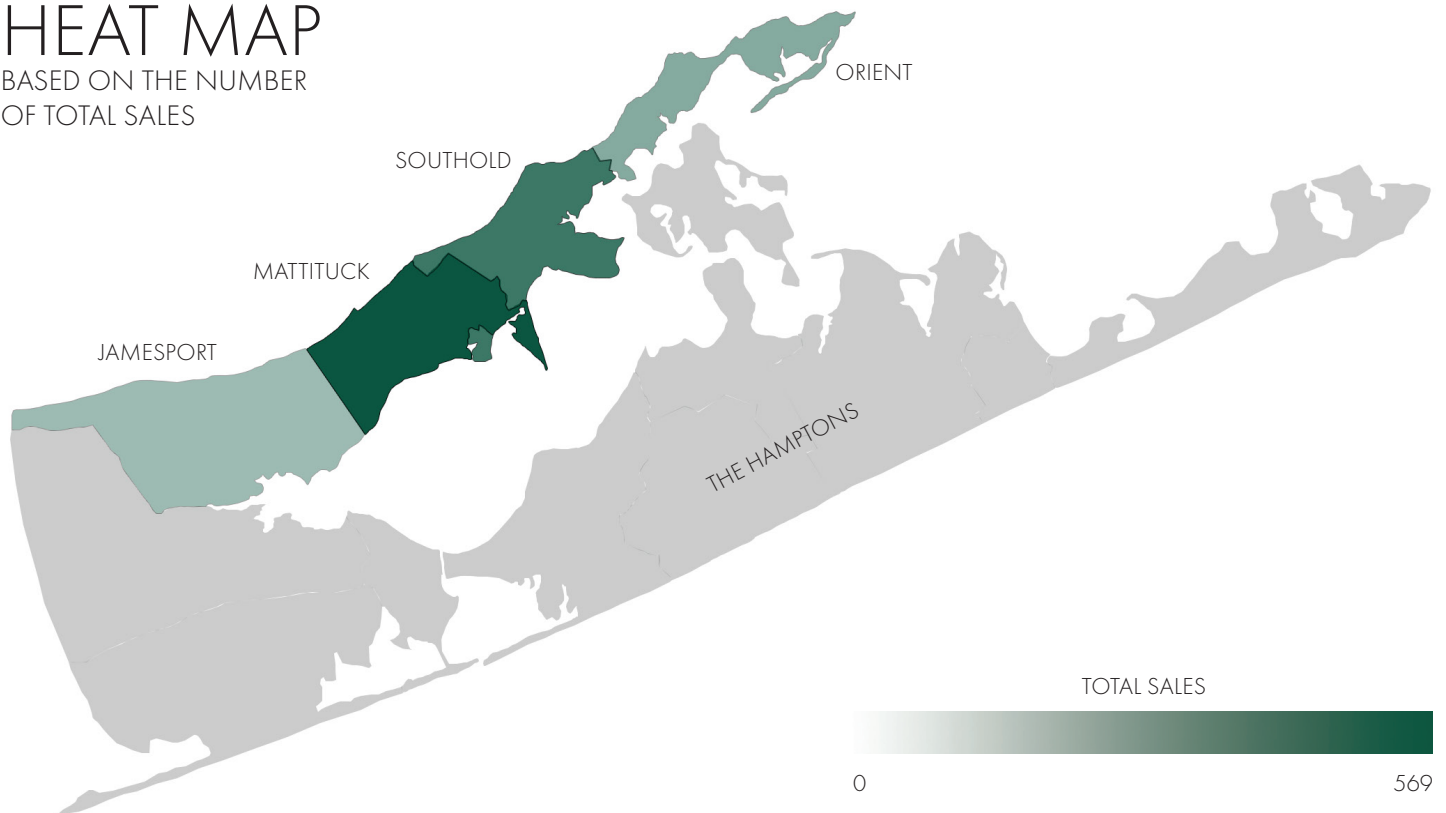
"While you may be reading reports on inventory shortages for homes clear across the country, nowhere is it as severe as it is on our beautiful North Fork. On the entire North Fork, as of date of publish, there are fewer than 60 homes for sale. The Median Home Sales Price for 2021 is \$780,000, a 17% increase from the Median Home Sales Price of \$667,000 in 2020. The bulk of the market is in search of homes under a million dollars. Specifically, 403 of the 569 closings were under a million yet activity in those markets were in the red year-to-year. With such limits on the supply chain, we can assume prices will continue their ascent."

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+
	2021	569	552,697,174	780,000	97	306	129	28	7	2
	CHANGE	-1.04%	+20.24%	+16.94%	-34.46%	-4.97%	+51.76%	+55.56%	+250.00%	-
	2020	575	459,675,489	667,000	148	322	85	18	2	-

## NORTH FORK HEAT MAP

BASED ON THE NUMBER OF TOTAL SALES

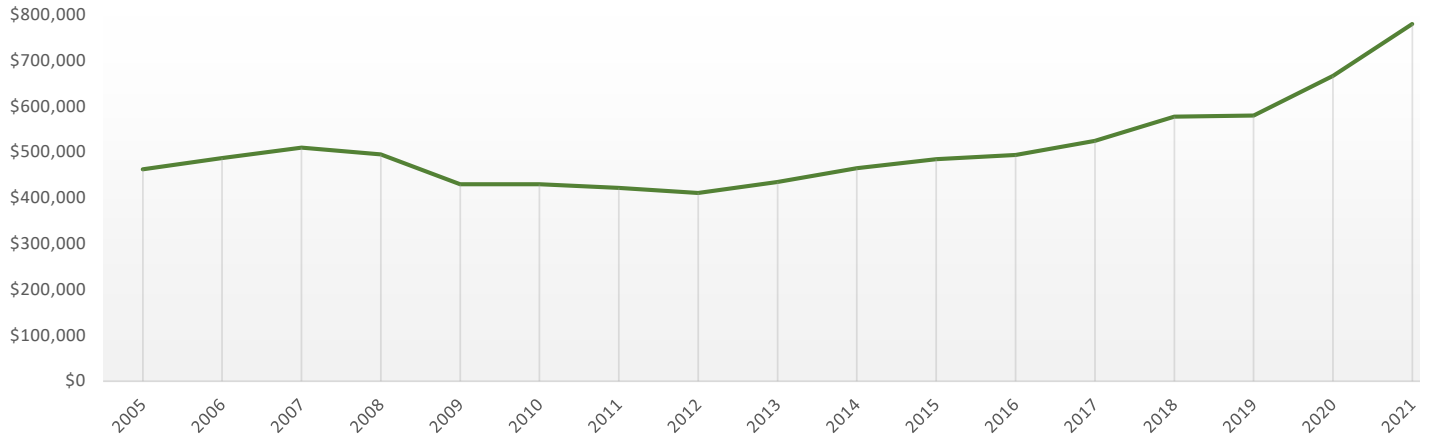


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All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)



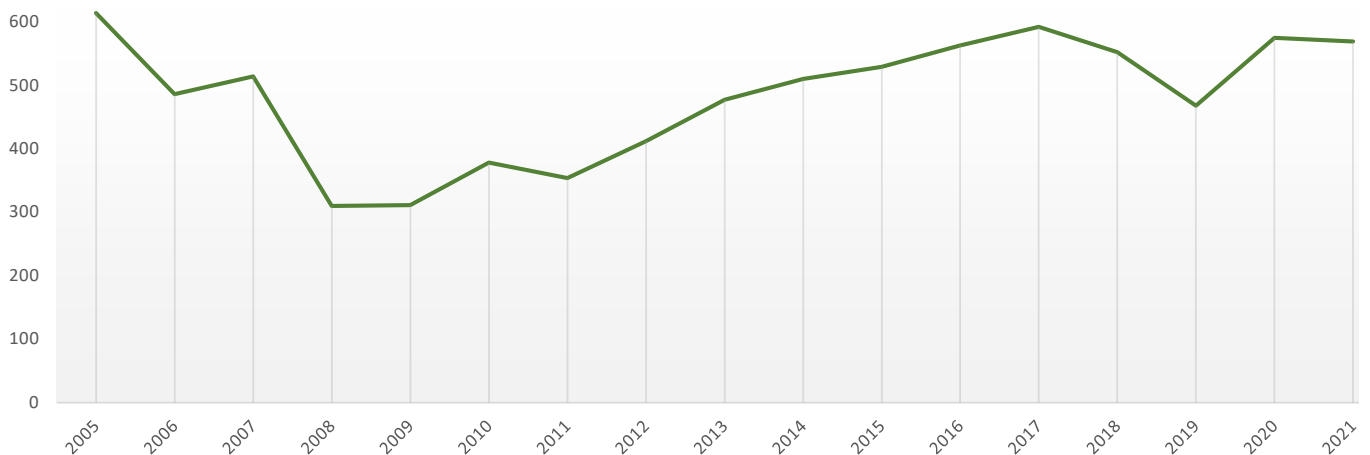
## MEDIAN HOME SALES PRICE



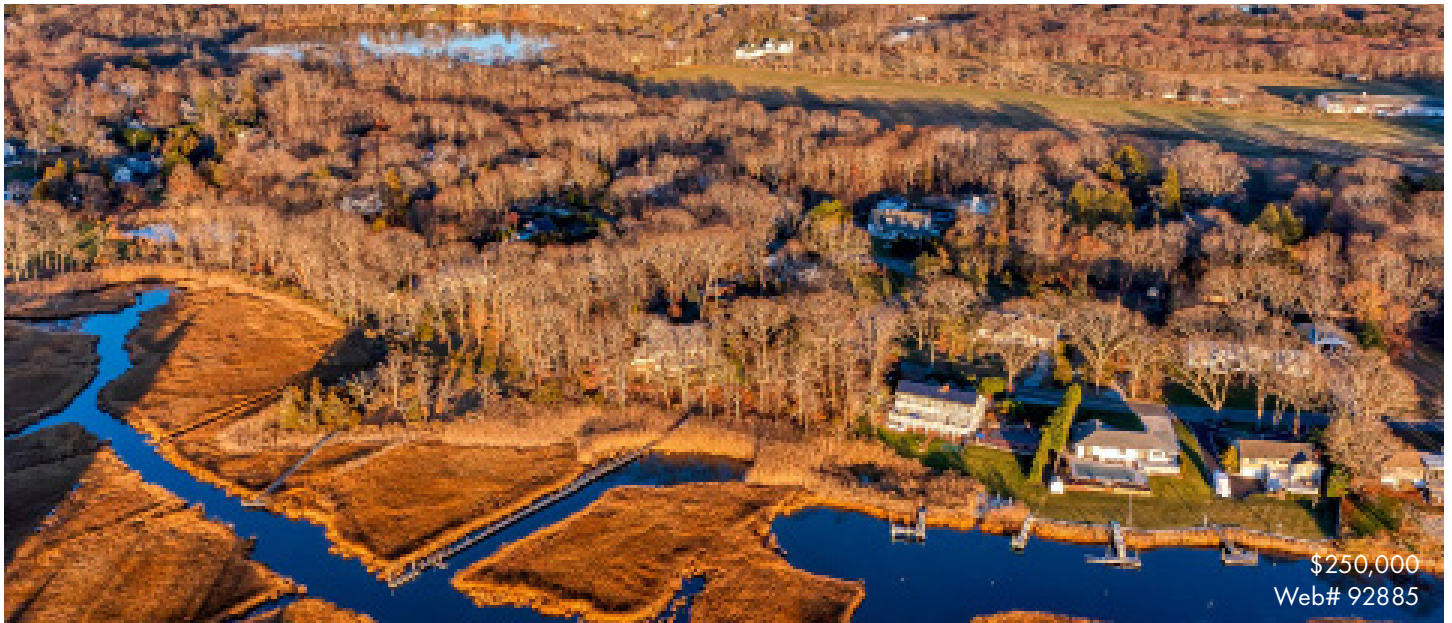
## SALES TRENDS



## TOTAL # OF HOME SALES



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## JAMESPORT & MATTITUCK

"Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, takes the ribbon for 2021 with increases in all three criteria monitored by Town & Country. Statistically, 9% more home sales closings yielded a 44% spike in Total Home Sales Volume and a Median Home Sales Price increase of 28%. In Mattituck, which includes Cutchogue and Laurel, closed 3 of the 7 home sales in the \$3.5M-\$4.99M price range, a 200% increase year-to-year. Additionally, half of all home sales \$2M-\$3.49M were in this beautiful hamlet. They must have discovered Love Lane!"

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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+
	2021	98	69,927,496	623,750	27	59	12	-	-
	CHANGE	+8.89%	+44.20%	+27.69%	-46.00%	+63.89%	+200.00%	-	-
	2020	90	48,494,600	488,500	50	36	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+
	2021	190	185,080,071	776,000	34	102	37	14	3
	CHANGE	+2.70%	+18.87%	+16.69%	-22.73%	-2.86%	+48.00%	+40.00%	+200.00%
	2020	185	155,704,422	665,000	44	105	25	10	1

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## SOUTHOLD & ORIENT

"In Southold, which includes New Suffolk and Peconic, posted the highest Median Home Sales Price for the year at \$894,000 and that pulled up the Total Home Sales Volume to nearly \$193M for the year. Orient, which includes East Marion and Greenport, experienced the largest statistical drop in Total Number of Home Sales at -11.5%. That dip didn't negatively impact the Median Home Sales Price which increased to \$760,250. Orient also enjoyed a 5.5% greater 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+	
	2021	173	192,740,483	894,000	20	84	57	8	2	2
	CHANGE	-2.81%	+23.52%	+20.81%	-37.50%	-19.23%	+54.05%	+100.00%	+100.00%	-
	2020	178	156,037,973	740,000	32	104	37	4	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+	
	2021	108	104,949,124	760,250	16	61	23	6	2	-
	CHANGE	-11.48%	+5.54%	+5.59%	-27.27%	-20.78%	+21.05%	+50.00%	-	-
	2020	122	99,438,494	720,000	22	77	19	4	-	-

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