



# NORTH FORK 4Q 2022 HOME SALES REPORT

The last three months of 2022 were excellent for our North Fork real estate markets. I wanted to begin with a simple “WOW” – but that was not enough.

After completing 4Q for the Hamptons where all 12 markets monitored by Town & Country Real Estate saw significant declines – four of which were -50% or more - the North Fork blew it's South Fork neighbor out of the water! In fact, all North Fork markets saw incredible increases in the Number of Home Sales.

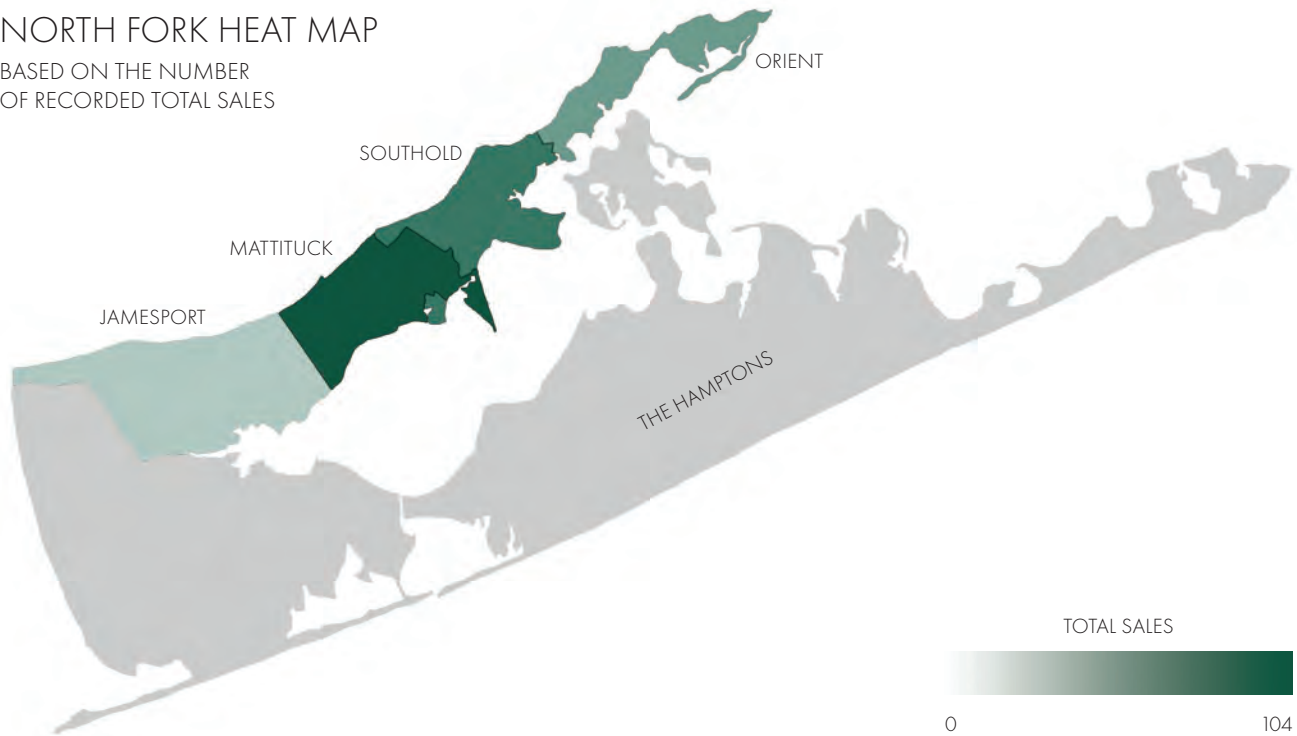
Looking at All North Fork Markets Combined and you see the North Fork was entirely in the BLACK!

Straight across the board. The Number of Home Sales is up 116.67%, Total Home Sales Volume is up +157.38%, and the Median Home Sales Price is also up 15.26% in 4Q 2022 compared to 4Q 2021. And 4Q was a slow market for most, but obviously not our beautiful North Fork!

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## NORTH FORK HEAT MAP

BASED ON THE NUMBER OF RECORDED TOTAL SALES



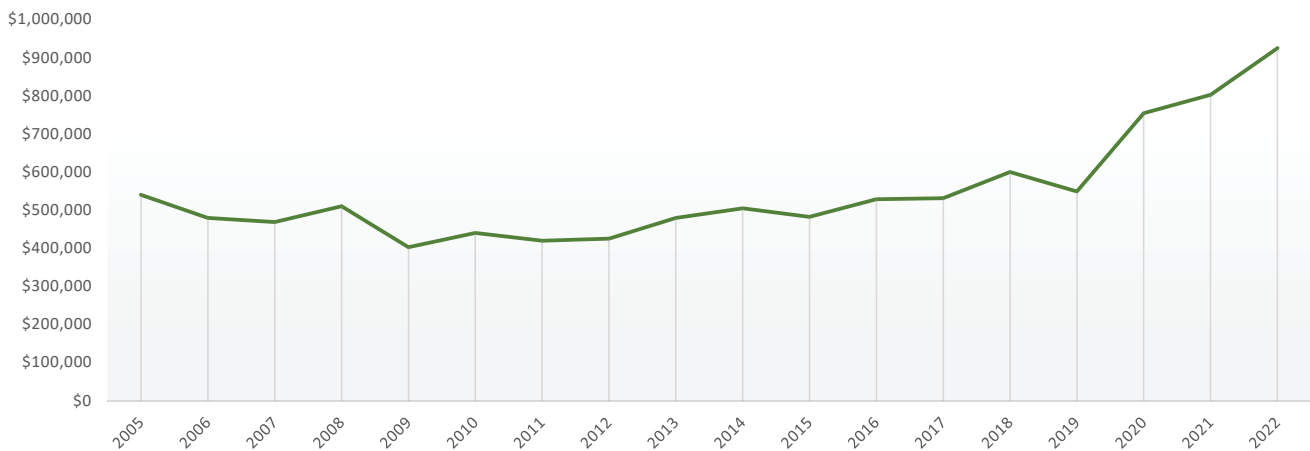
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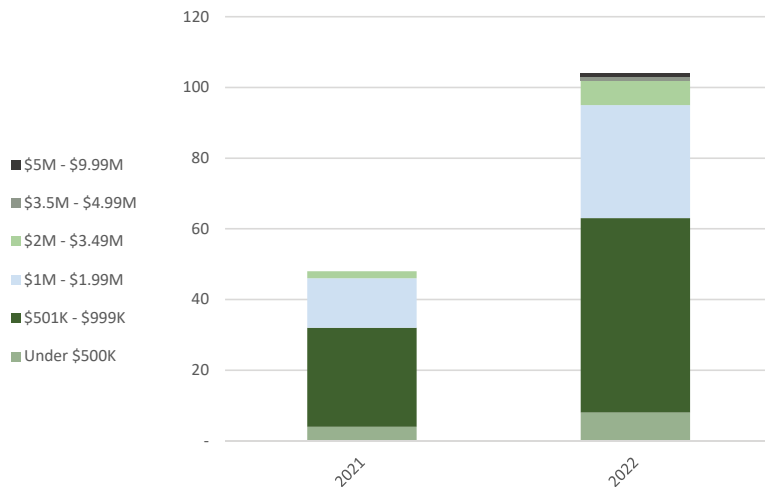
# NORTH FORK 4Q 2022 HOME SALES REPORT

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 2022	104	124,405,829	925,000	8	55	32	7	1	1
	CHANGE	+116.67%	+157.38%	+15.26%	+100.00%	+96.43%	+128.57%	+250.00%	-	-
	4Q 2021	48	48,335,999	802,500	4	28	14	2	-	-

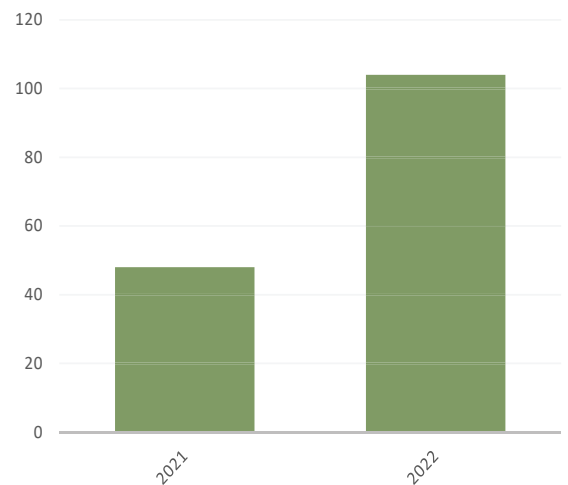
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



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## JAMESPORT & MATTITUCK

Mattituck, which includes Laurel and Cutchogue, closed the two biggest home sales. Both were in Cutchogue: 12600 New Suffolk Ave at \$7.25M and 570 Mason Drive at \$4.7M. This resulted in the Median Home Sales Price shooting up 37.25% to \$1,098,000 and brought the Total Home Sales Volume to a highwater mark of \$65,900,000. Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, experienced an amazing 183.33% jump in the Number of Home Sales from a meager 6 in 2021 to 17 in 2022.

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 2022	17	12,314,000	715,000	2	14	1	-	-
	CHANGE	+183.33%	-29.52%	+10.00%	-60.00%	-	-75.00%	-	-
	4Q 2021	6	17,470,900	650,000	5	14	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+
	4Q 2022	44	65,900,829	1,098,000	4	17	15	6	1
	CHANGE	+144.4%	-13.20%	+37.25%	-60.00%	-51.43%	-6.25%	-14.29%	-50.00%
	4Q 2021	18	75,919,023	800,000	10	35	16	7	2

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\$4,000,000  
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## SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, was the only market to experience a decline in Median Home Sales Price though slight at -6.16% to \$868,000. On the positive plug 42.86% more homes changed hands 4Q 2022. Orient, which includes East Marion and Greenport, logged 130% more home sales from 10 in 2021 to 23 in 2022 and an increase in the Median Home Sales Price up 24.16% to \$925,500 despite a slight decline in Total Home Sales Volume.

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 2022	20	19,819,000	868,000	1	12	7	-	-	-
	CHANGE	+42.86%	-66.41%	-6.16%	-80.00%	-45.45%	-53.33%	-100.00%	-100.00%	-100.00%
	4Q 2021	14	59,003,000	925,000	5	22	15	2	2	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 2022	23	26,372,000	925,000	1	12	9	1	-	-
	CHANGE	+130.00%	-7.85%	+24.16%	-66.67%	-45.45%	+50.00%	-	-	-
	4Q 2021	10	28,619,000	745,000	3	22	6	1	-	-

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