

# NORTH FORK YEAR END 2022 HOME SALES REPORT

I titled 2022 the “Year of March”, it came in like a lion and went out like a lamb.

In fairness though, comparing any year to 2021 is somewhat unfair. The silver lining here is in the Median Home Sales Price which rose in all North Fork markets by as much as 23%. This shows the power of East End Dirt to hold its value even in the face of heavy headwinds.

Looking at All North Fork Markets combined and home sales activity for 2022 compared with 2021 it is right in front of you in BLACK and RED. The Median Home Sales Price increased 10.46% to \$850,000 yet the Number of Home Sales and Total Home Sales Volume dropped -28.59% and -20.06% respectively.

Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

## NORTH FORK HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL SALES



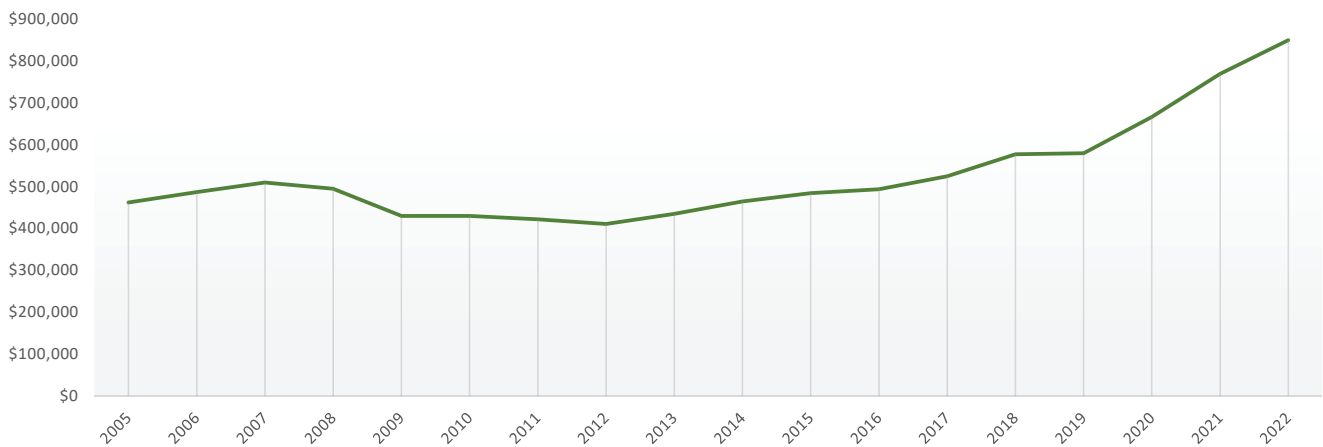
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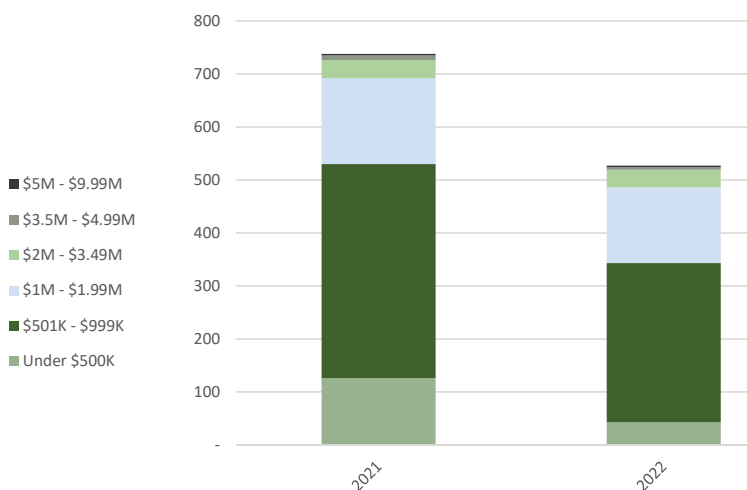
# NORTH FORK YEAR END 2022 HOME SALES REPORT

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+
	2022	527	569,678,462	850,000	43	300	143	33	5	3
	CHANGE	-28.59%	-20.06%	+10.46%	-65.87%	-25.74%	-11.73%	-2.94%	-44.44%	-
	2021	738	712,653,787	769,500	126	404	162	34	9	3

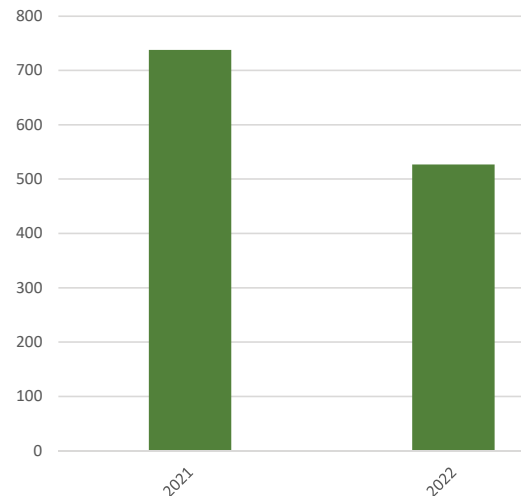
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



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## JAMESPORT & MATTITUCK

In Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, the Median Home Sales Price jumped up 13% due to 200% more trades in the \$2M-\$3.49M price range. The Number of Home Sales dropped -26.77% to a mere 93 for the year and the Total Home Sales Volume was down -22%. Mattituck, which includes Laurel and Cutchogue, had the highest number of homes change hands at 171, although that was -26.92% fewer than in 2021. The Total Home Sales Volume dipped -9.86% yet was the most for all North Fork markets at \$211,681,653. The Median Home Sales Price hit \$930,000, up from \$791,000 in 2021, an 18% increase and the highest Median Home Sales Price for our beautiful North Fork markets followed closely by Orient at \$925,000 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+	
	2022	93	68,932,499	650,000	16	69	5	3	-	-
	CHANGE	-26.77%	-22.09%	+13.04%	-58.97%	-5.48%	-64.29%	+200.00%	-	-
	2021	127	88,476,246	575,000	39	73	14	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+	
	2022	171	211,681,653	930,000	11	90	47	17	5	1
	CHANGE	-26.92%	-9.86%	+17.57%	-71.79%	-29.13%	-2.08%	+13.33%	+25.00%	-
	2021	234	234,829,547	791,000	39	127	48	15	4	1

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## SOUTHOLD & ORIENT

In Orient, which includes East Marion and Greenport, the Median Home Sales Price shot up to \$925,000 from \$753,000 year-to-year, a 23% increase. The Number of Home Sales dropped -23.03% while the Total Home Sales Volume dipped -8.24%. Slide your eyes to the right and you see 38.71% more homes changed hands in the \$1M-\$1.99M price range affecting the Median Home Sales Price as well as the Total Home Sales Volume. Southold, which includes New Suffolk and Peconic, experienced the greatest drop in the Number of Home Sales at -35.11%, from 225 in 2021 to 146 in 2022. The Total Home Sales Volume followed at -36.15% yet the Median Home Sales Price rose slightly, just 2.94%, to \$875,000.

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+	
	2022	146	156,027,812	875,000	9	82	48	6	-	1
	CHANGE	-35.11%	-36.15%	+2.94%	-67.86%	-27.43%	-30.43%	-40.00%	-100.00%	-50.00%
	2021	225	244,364,835	850,000	28	113	69	10	3	2

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+	
	2022	117	133,036,498	925,000	7	59	43	7	-	1
	CHANGE	-23.03%	-8.24%	+22.84%	-65.00%	-35.16%	+38.71%	-12.50%	-100.00%	-
	2021	152	144,983,159	753,000	20	91	31	8	2	-

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