

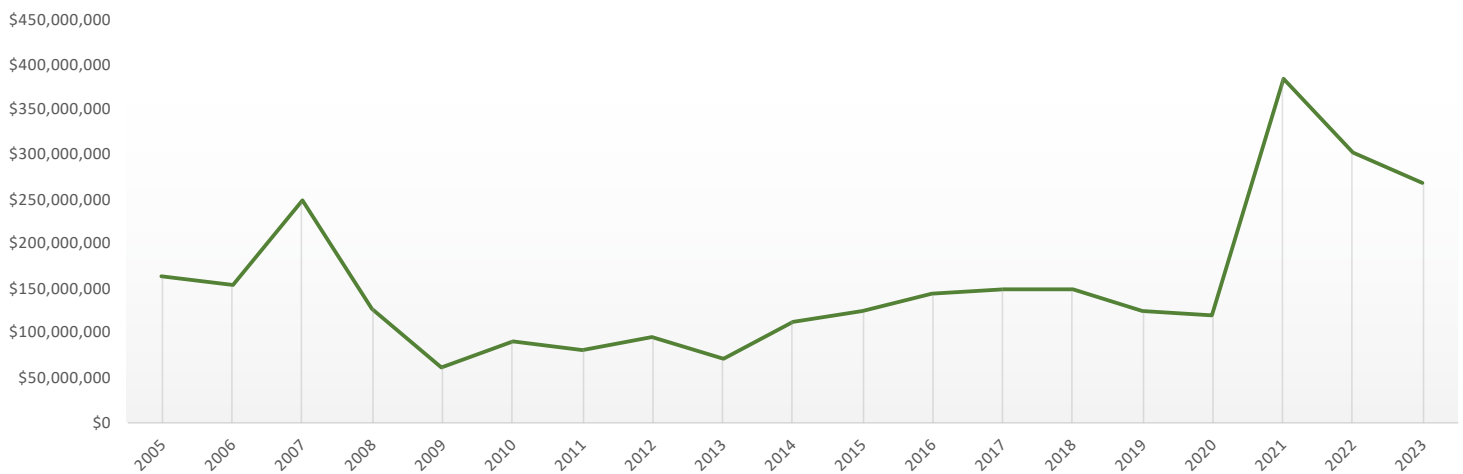
# NORTH FORK MID-YEAR 2023 HOME SALES REPORT

The first half of this year compared to last year's Home Sales activity is pretty much as I expected it to be. While we all knew the covid wave of Home Sales was ending last year, anticipating the degree of pullback is a more difficult task.

Our North Fork markets experienced a decline of 20% in the Number of Home Sales yet only an 11% dip in Total Home Sales Volume-- why? Because the Median Home Sales Price rose 9.3%. Slide your eyes across the 6 price categories monitored by T&C and it jumps right out at you... more homes sold over \$2M and less homes traded in the lower price categories.

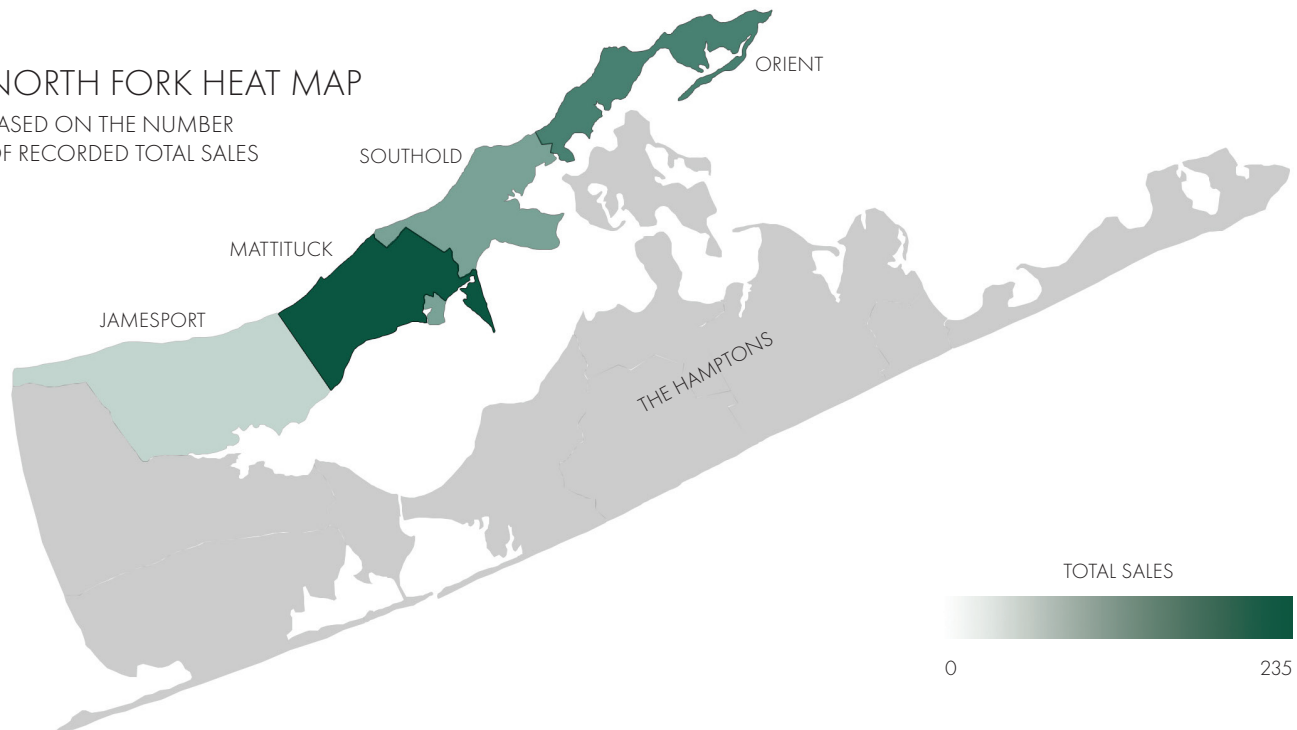
Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

## TOTAL HOME SALES VOLUME



## NORTH FORK HEAT MAP

BASED ON THE NUMBER  
OF RECORDED TOTAL 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.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

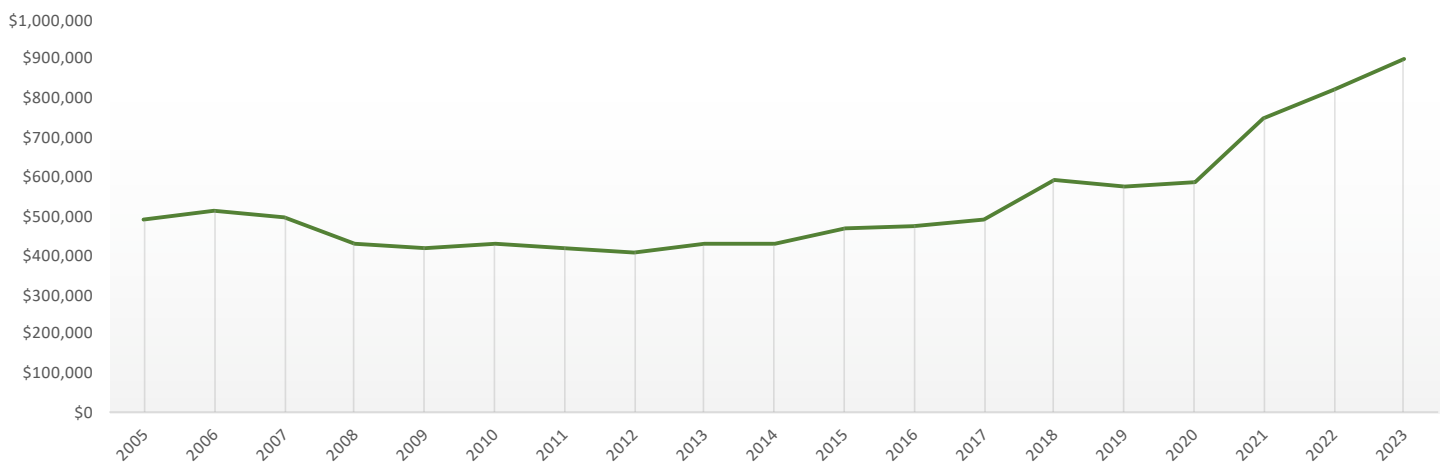
GREENPORT

TOWNANDCOUNTRYHAMPTONS.COM

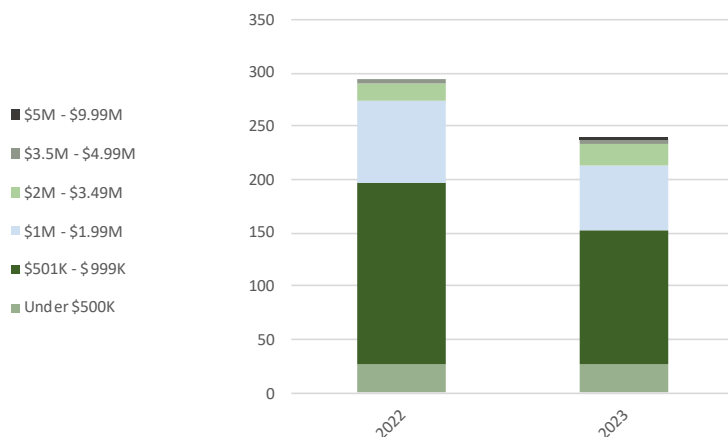
# NORTH FORK MID-YEAR 2023 HOME SALES REPORT

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+
	Mid-Year 2023	235	266,750,093	899,000	22	127	60	21	4	1
	CHANGE	-20.07%	-11.31%	+9.30%	-15.38%	-25.29%	-22.08%	+16.67%	+33.33%	-
	Mid-Year 2022	294	300,765,835	822,500	26	170	77	18	3	-

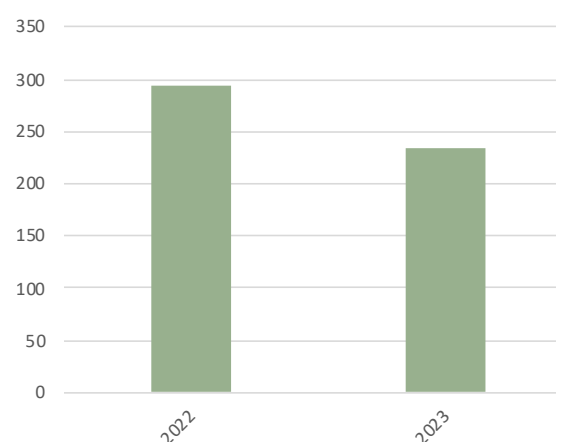
## MEDIAN HOME SALES PRICE



## SALES TRENDS



## TOTAL # OF HOME SALES



# NORTH FORK MID-YEAR 2023 HOME SALES REPORT



## JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, showed the greatest strength in pricing with a 23% increase in Median Home Sales Price from \$650k to \$800k. There was a 50% increase in Home Sales in the \$1-1.99M price range which helped shift that needle to the right. Mattituck, saw their Median Home Sales Price drop 7.24% from \$870k to \$807K but frankly this does not indicate a drop in overall prices--- check out the price ranges and you see sales under \$500k leapt 117% -- this moves the needle to the left.

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 2023	39	33,487,749	800,000	6	25	6	2	-	-
	CHANGE	-29.09%	-22.53%	+23.08%	-40.00%	-34.21%	+50.00%	-33.33%	-	-
	Mid-Year 2022	55	43,225,499	650,000	10	38	4	3	-	-
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 2023	73	82,761,800	807,000	13	34	15	9	2	-
	CHANGE	-17.05%	-15.21%	-7.24%	+116.67%	-35.85%	-25.00%	+50.00%	-33.33%	-
	Mid-Year 2022	88	97,608,524	870,000	6	53	20	6	3	-

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# NORTH FORK MID-YEAR 2023 HOME SALES REPORT



\$4,000,000  
Web# 895649

## SOUTHOLD & ORIENT

Orient, which includes East Marion and Greenport, had the greatest increase in Total Home Sales Volume at 9% from \$75.7M to \$82.7M. Orient was the only North Fork market to see an increase in the Number of Home Sales albeit a slight 1.5%. Southold, which includes New Suffolk, hit the highest Median Home Sales price at \$962k a 12% increase year over year. While the Number of Home Sales sank 35% from 84 to 55.

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 2023	55	67,819,309	962,000	1	33	15	4	1	1
	CHANGE	-34.52%	-19.49%	+12.19%	-85.71%	-29.79%	-42.31%	-	-	-
	Mid-Year 2022	84	84,238,313	857,500	7	47	26	4	-	-
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 2023	68	82,681,235	949,750	2	35	24	6	1	-
	CHANGE	+1.49%	+9.23%	-2.59%	-33.33%	+9.38%	-11.11%	+20.00%	-	-
	Mid-Year 2022	67	75,693,499	975,000	3	32	27	5	-	-

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