

NORTH FORK Q4 2023 HOME SALES REPORT

Our North Fork markets glided with ease out of the last three months of 2023.

The North Fork is just hitting its stride gracefully while our South Fork markets can't say the same.

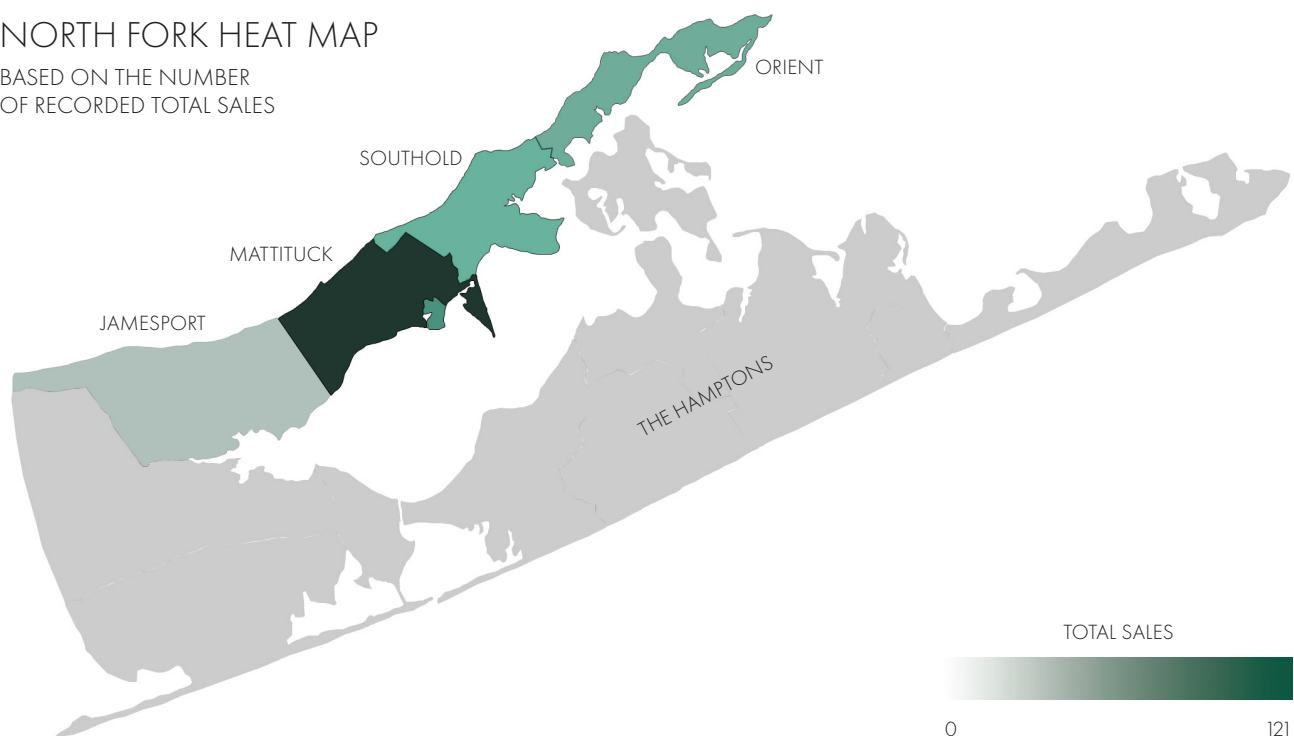
Looking at all **North Fork Markets** combined for the last three months of 2023 you can see why I say our North Fork markets glided with ease to close out 2023. Just wait for 2024!

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NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF RECORDED 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: Suffolk Vision Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

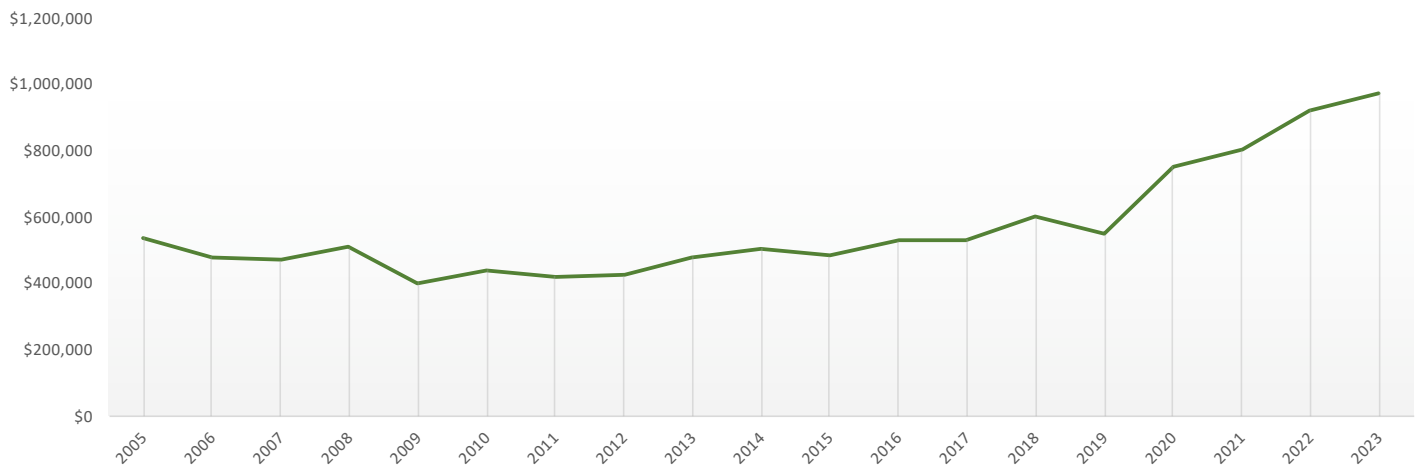
GREENPORT

TOWNANDCOUNTRYHAMPTONS.COM

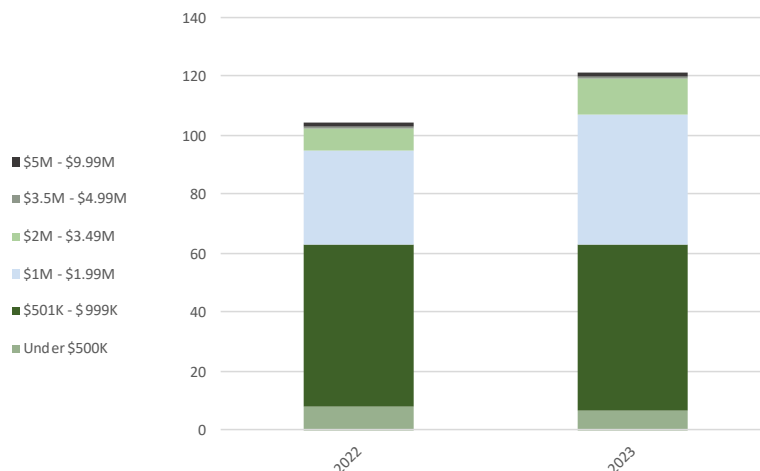
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THE NORTH FORK ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Q4 2023	121	148,533,359	975,000	7	56	44	12	1	1
	CHANGE	+16.35%	+19.39%	+5.41%	-12.50%	+1.82%	+37.50%	+71.43%	-	-
	Q4 2022	104	124,405,829	925,000	8	55	32	7	1	1

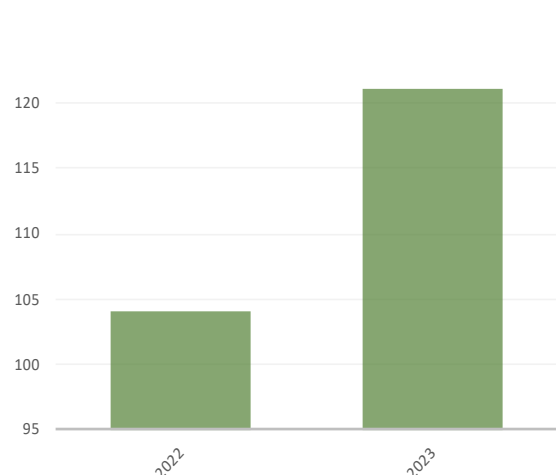
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, had the greatest statistical increase (+300%) in the \$1M-1.99M price category on the North Fork for Q4. Mattituck, which includes Laurel and Cutchogue, logged the highest Median Home Sales Price at \$1.195M. In fact the only sale over \$5M on the North Fork for Q4 was 1335 Fleetwood Road in Cutchogue, which closed for \$5.8M, a stunning waterfront contemporary.

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+
	Q4 2023	17	14,700,500	820,000	1	12	4	-	-	-
	CHANGE	-	+19.38%	+14.69%	-50.00%	-14.29%	+300.00%	-	-	-
	Q4 2022	17	12,314,000	715,000	2	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+
	Q4 2023	43	59,597,044	1,195,000	1	19	17	5	-	1
	CHANGE	-2.3%	-9.57%	+8.83%	-75.00%	+11.76%	+13.33%	-16.67%	-100.00%	-
	Q4 2022	44	65,900,829	1,098,000	4	17	15	6	1	1

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\$3,199,000
Web# 895649

SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, takes home the gold— sorry platinum. Year to year Southold closed 50% more home sales from 20 in the last 3 months of 2022 to 30 for the same time period 2023. This resulted in the **Total Home Sales Volume** doubling year to year, same quarter. The **Median Home Sales Price** rose a whopping 26%. This was due to 6 home sales 2M+ in 2023 and zero in 2022. Orient, which includes East Marion and Greenport, the beautiful eastern most North Fork hamlet was the only market that saw a dip in the **Median Home Sales Price** for Q4 2023 — from \$925K in Q4 2022 to \$890K same Q 2023. This Broker says, don't let that fool you — Orient is a market to be reckoned with!

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+
	Q4 2023	30	39,898,500	1,095,250	2	12	10	5	1	-
	CHANGE	+50.00%	+101.31%	+26.18%	+100.00%	-	+42.86%	-	-	-
	Q4 2022	20	19,819,000	868,000	1	12	7	-	-	-
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+
	Q4 2023	31	34,337,315	890,000	3	13	13	2	-	-
	CHANGE	+34.78%	+30.20%	-3.78%	+200.00%	+8.33%	+44.44%	+100.00%	-	-
	Q4 2022	23	26,372,000	925,000	1	12	9	1	-	-

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