

NORTH FORK YEAR END 2023 HOME SALES REPORT

The North Fork closed out 2023 with a bit of mystery. Let's start at the bottom. Looking at ALL NORTH FORK MARKETS COMBINED and what you see is a dip of 7.8% in the Number of Home Sales, which in turn caused the Total Home Sales Volume to slip less than 2% – all while the Median Home Sales Price rose 8.24%.

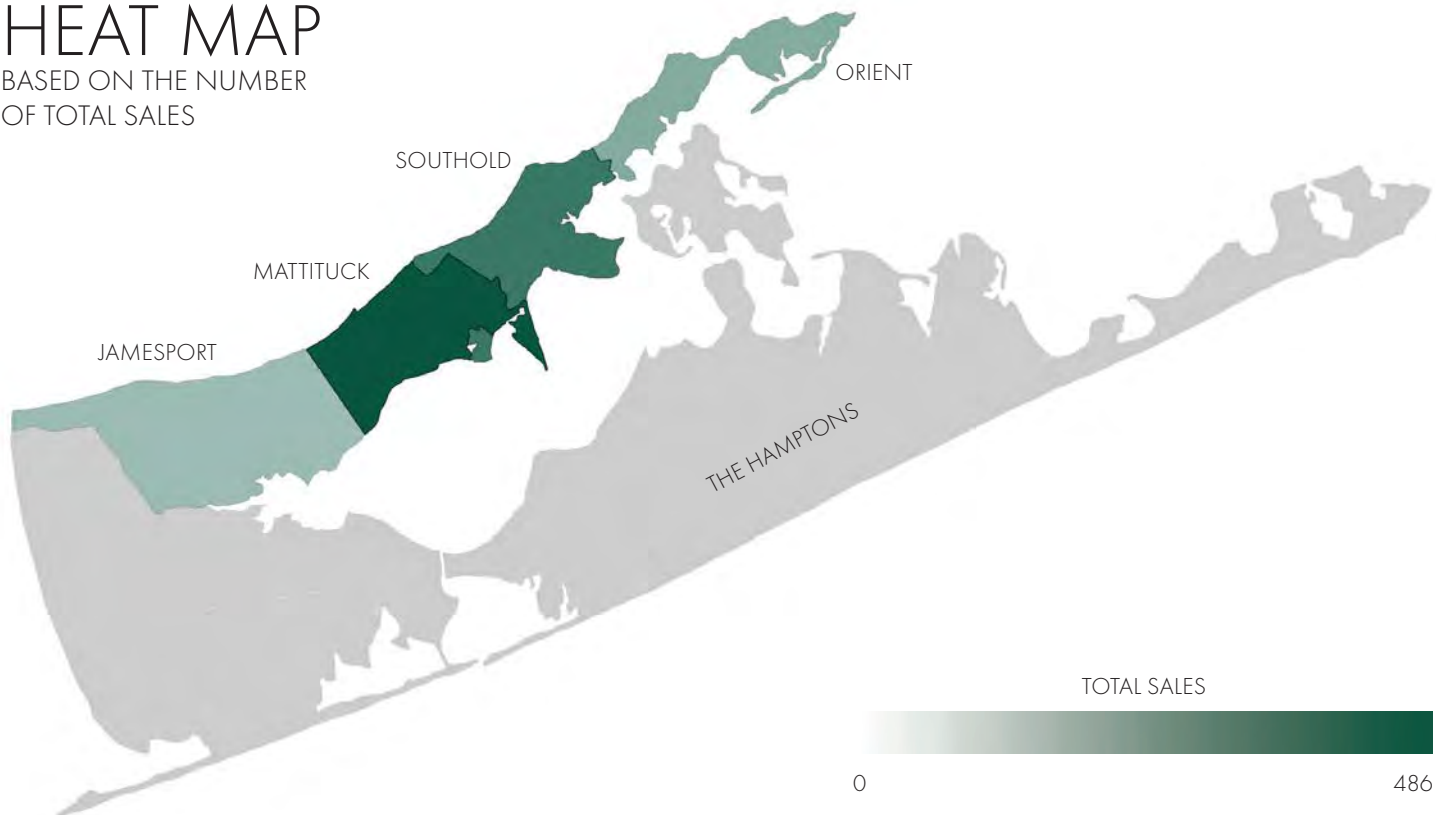
Time for the mystery reveal.... As of today the entire NORTH FORK has approximately 100 homes for sale— that's crazy. Once the market opens up these figures will explode. Let's get this party started in 2024!

Judi A. 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+	
	2023	486	560,495,766	920,000	37	258	141	40	8	2
	CHANGE	-7.78%	-1.61%	+8.24%	-13.95%	-14.00%	-1.40%	+21.21%	+60.00%	-33.33%
	2022	527	569,678,462	850,000	43	300	143	33	5	3

NORTH FORK HEAT MAP

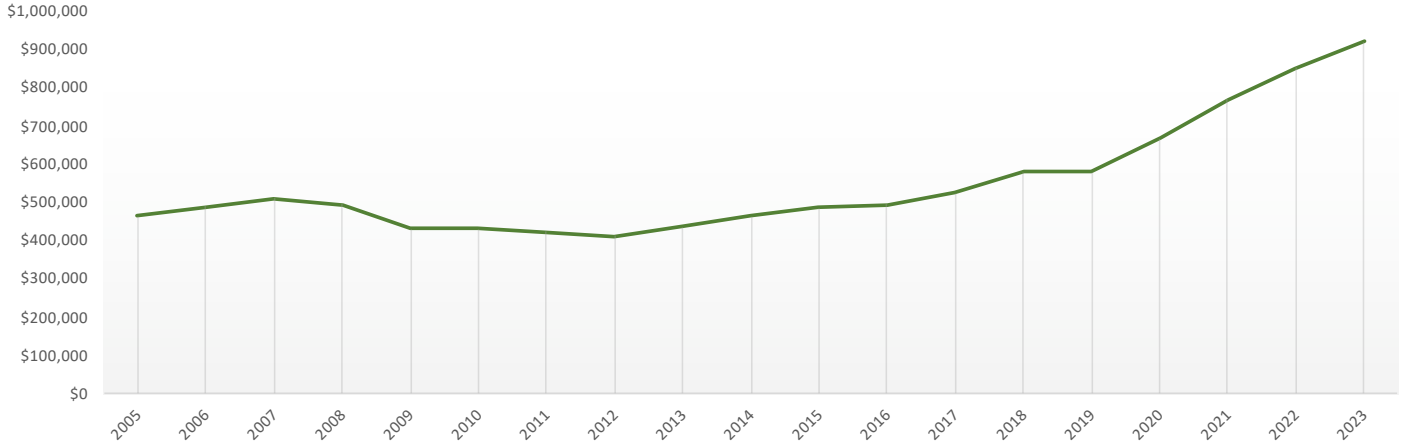
BASED ON THE NUMBER OF TOTAL SALES



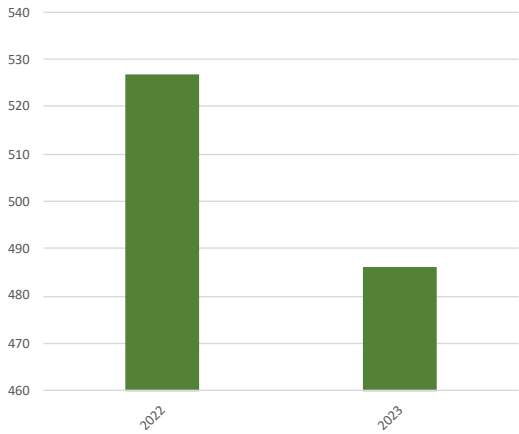
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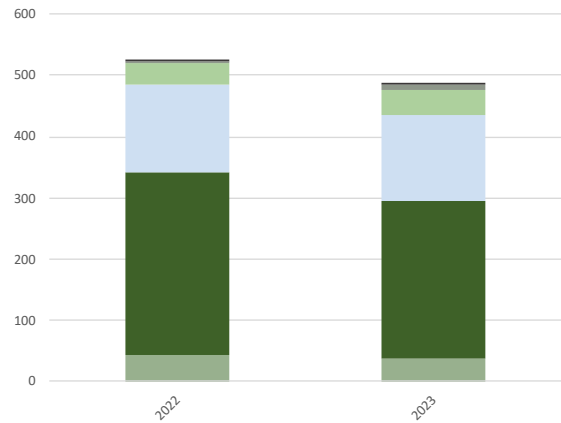
MEDIAN HOME SALES PRICE



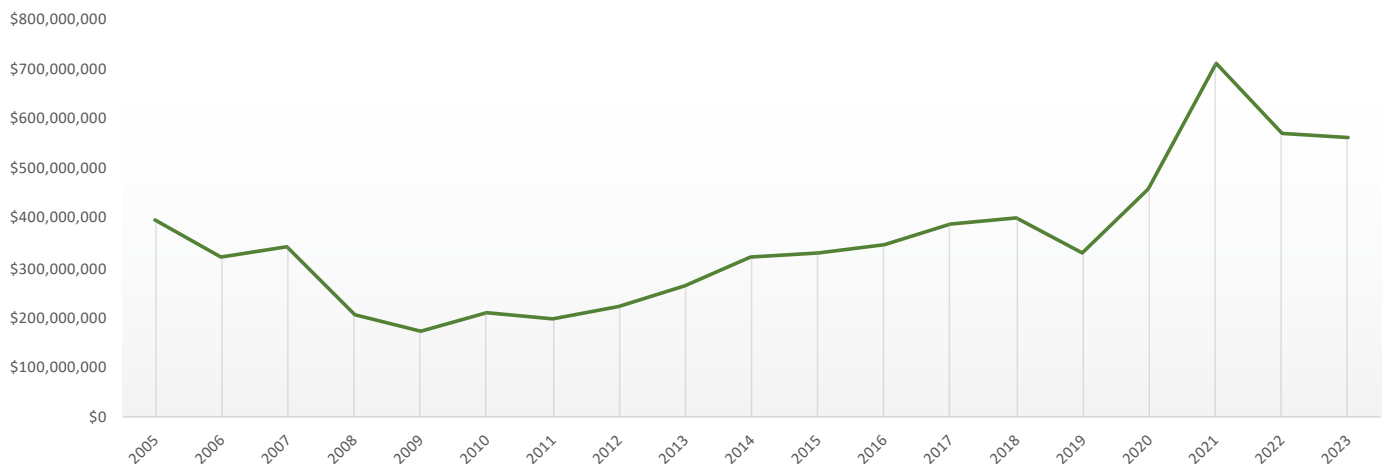
NUMBER OF HOME SALES



SALES TRENDS



TOTAL HOME SALES VOLUME



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\$2,995,000
Web# 73012

JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, Median Home Sales Price shot up 23% which was the greatest statistical change of all North Fork markets monitored by TOWN & COUNTRY. Mattituck, closed one of the two highest priced home sales on the North Fork for 2023 – 1335 Fleetwood Road, Cutchogue, which closed for \$5.8M, a stunning waterfront contemporary. Mattituck also closed the most home sales of all North Fork markets at 152 ... although this was 11% fewer than 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+	
	2023	85	73,468,288	800,000	10	56	16	3	-	-
	CHANGE	-8.60%	+6.58%	+23.08%	-37.50%	-18.84%	+220.00%	-	-	-
	2022	93	68,932,499	650,000	16	69	5	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+	
	2023	152	184,817,483	931,150	17	76	38	17	3	1
	CHANGE	-11.11%	-12.69%	+0.12%	+54.55%	-15.56%	-19.15%	-	-40.00%	-
	2022	171	211,681,653	930,000	11	90	47	17	5	1

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SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, experienced the greatest statistical slide in the Number of Home Sales at -13% from 146 in 2022 to 127... all while the Median Home Sales Price rose 11.43% from \$875K in 2022 to \$975K in 2023. Orient, which includes East Marion and Greenport, once again is the shining beacon with the highest Median Home Sales Price of \$983,650 and the only market with an increase in the Number of Home Sales price (4.27%) and the highest increase in Total Home Sales Volume of +9.41 year to year.

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+
	2023	127	156,660,445	975,000	5	67	40	11	3	1
	CHANGE	-13.01%	+0.41%	+11.43%	-44.44%	-18.29%	-16.67%	+83.33%	-	-
	2022	146	156,027,812	875,000	9	82	48	6	-	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+
	2023	122	145,549,550	983,650	5	59	47	9	2	-
	CHANGE	+4.27%	+9.41%	+6.34%	-28.57%	-	+9.30%	+28.57%	-	-100.00%
	2022	117	133,036,498	925,000	7	59	43	7	-	1

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