

NORTH FORK Q2 2024 HOME SALES REPORT

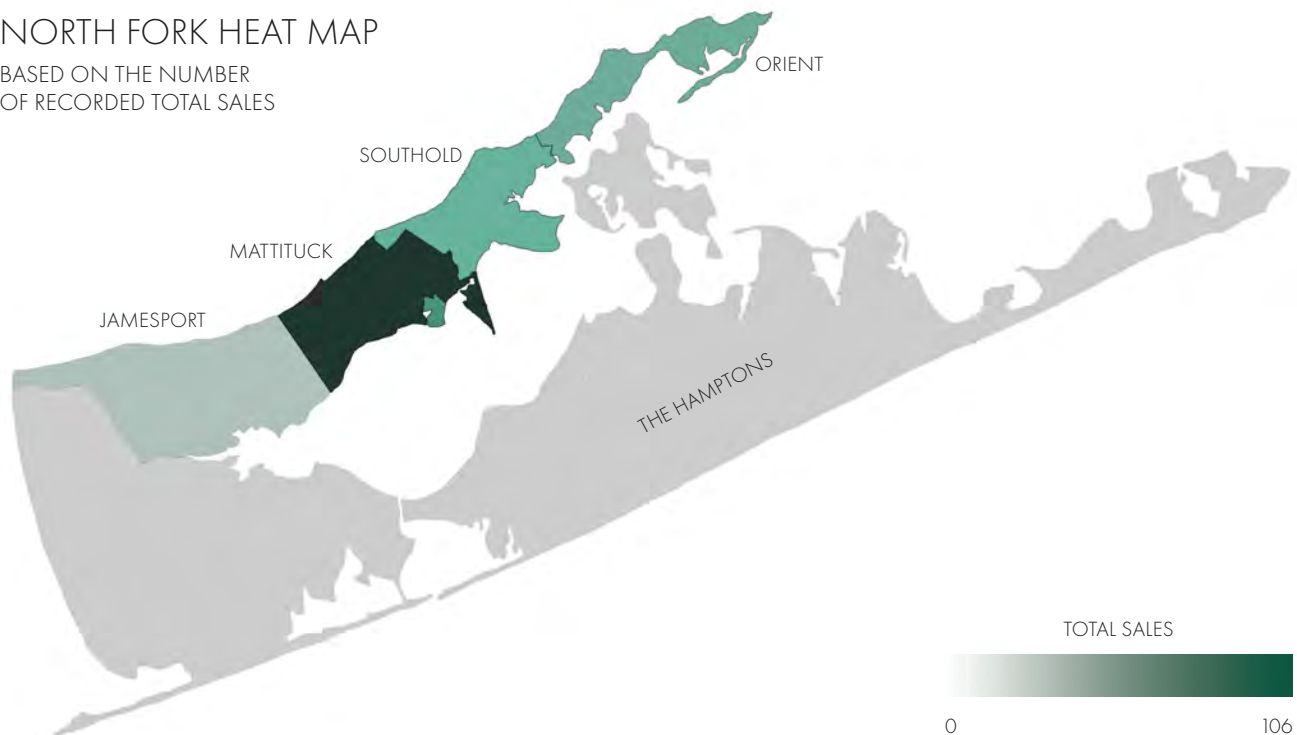
All Markets Combined for Q2 2024 showed a slight dip in Home Sales Activity in all 3 criteria monitored by Town & Country, while Median Home Sales prices remained relatively stable at \$879,500.

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NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



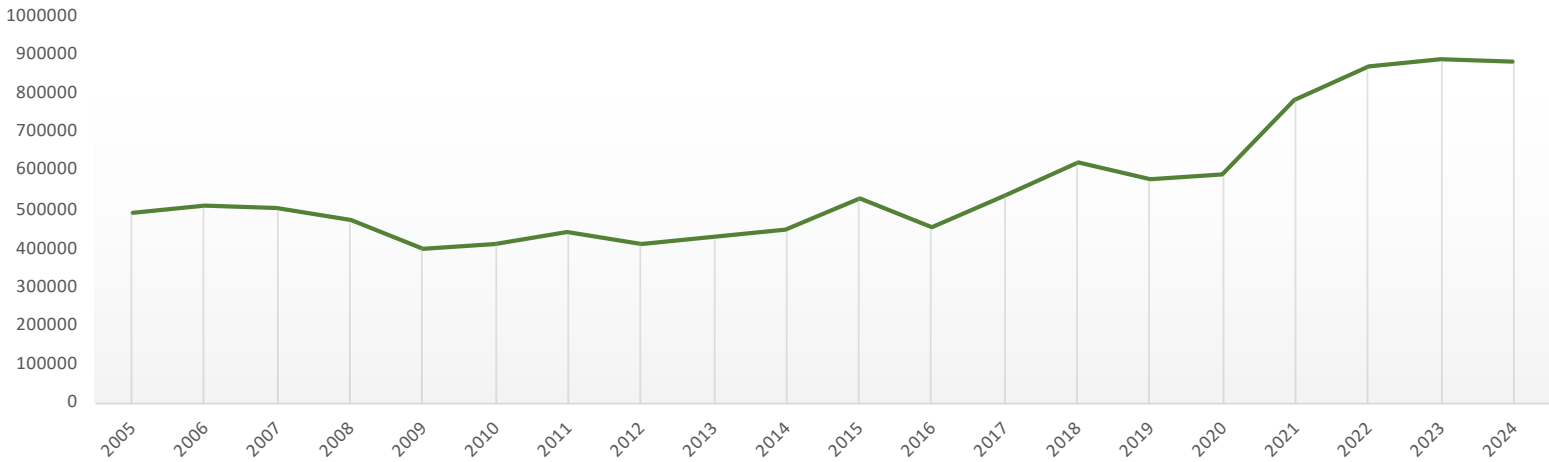
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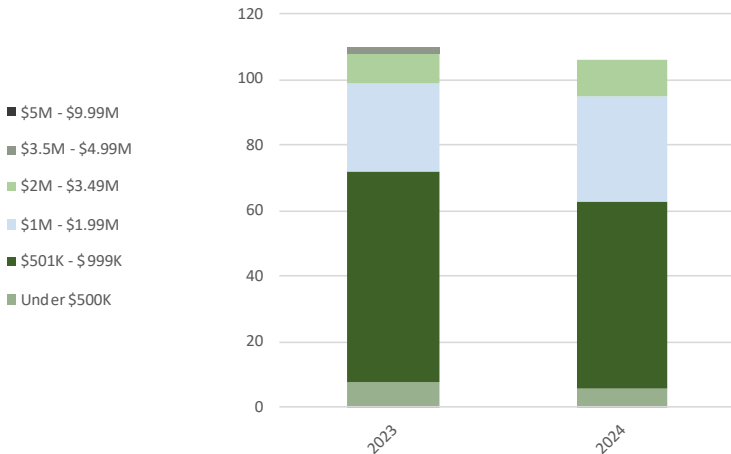
NORTH FORK Q2 2024 HOME SALES REPORT

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+
	Q2 2024	106	115,118,981	879,500	6	57	32	11	-	-
	CHANGE	-3.64%	-5.30%	-0.34%	-25.00%	-10.94%	+18.52%	+22.22%	-100.00%	-
	Q2 2023	110	121,566,659	882,500	8	64	27	9	2	-

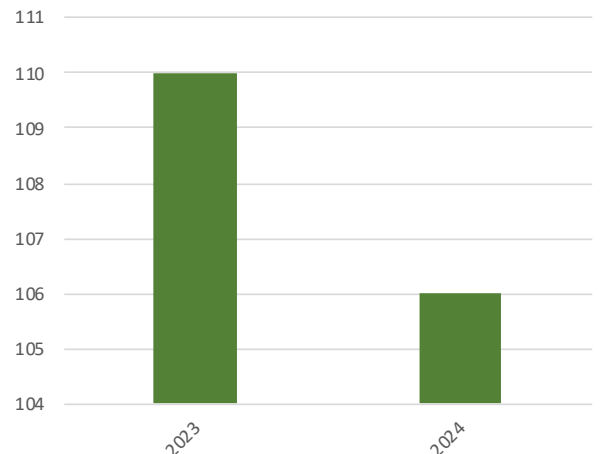
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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Mattituck
\$1,250,000
Web# 80394

JAMESPORT & MATTITUCK

Mattituck (which includes Laurel and Cutchogue) was the beacon for the second 3 months of 2024 with more than two times as many homes changing hands in the \$500 to \$999k from 10 to 21 Q3 2023 to 2024 respectively and 83% more in the \$1 - \$1.99M price category, both contributing to the Number of Home Sales increase of 41% and Total Home Sales Volume increase of 30%.

Jamesport (which includes Aquebogue, Baiting Hollow and South Jamesport) pulled up the rear with a considerable pull back. 43% less Total Home Sales Volume, due to 36% fewer Home Sales, but the big surprise is 15% drop in Home Sales Price — we didn't expect that to happen.

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+	
	Q2 2024	14	11,627,250	677,500	3	8	2	1	-	-
	CHANGE	-36.36%	-43.47%	-15.31%	+50.00%	-46.67%	-33.33%	-50.00%	-	-
	Q2 2023	22	20,569,749	800,000	2	15	3	2	-	-
MATTITUCK INCLUDES LAUREL AND CUTCHOQUE	# 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+	
	Q2 2024	38	44,997,500	897,500	1	21	11	5	-	-
	CHANGE	+40.74%	+30.07%	+8.79%	-80.00%	+110.00%	+83.33%	-	-100.00%	-
	Q2 2023	27	34,594,500	825,000	5	10	6	5	1	-

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SOUTHOLD & ORIENT

Southold (which includes New Suffolk and Peconic) clearly had more activity at the high end with 3 Home Sales at \$2 - \$3.49M price category and 38% more Home Sales in the \$1 to \$1.99M category pushing the median Home Sales Price up 13% Q2 2024 vs Q2 2023.

Orient (which includes East Marion and Greenport) experienced an unexpected dip in Home Sales activity in all 3 criteria — no doubt this is due to lack of inventory, rather than lack of interest.

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+
	Q2 2024	28	32,291,500	1,042,000	-	14	11	3	-	-
	CHANGE	+3.70%	+22.65%	+12.65%	-	-26.32%	+37.50%	-	-	-
	Q2 2023	27	26,328,860	925,000	-	19	8	-	-	-

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+
	Q2 2024	26	26,202,731	838,500	2	14	8	2	-	-
	CHANGE	-24%	-34.61%	-9.11%	+100.00%	-30.00%	-20.00%	-	-100.00%	-
	Q2 2023	34	40,073,550	922,500	1	20	10	2	1	-

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