

NORTH FORK Q3 2024 HOME SALES REPORT

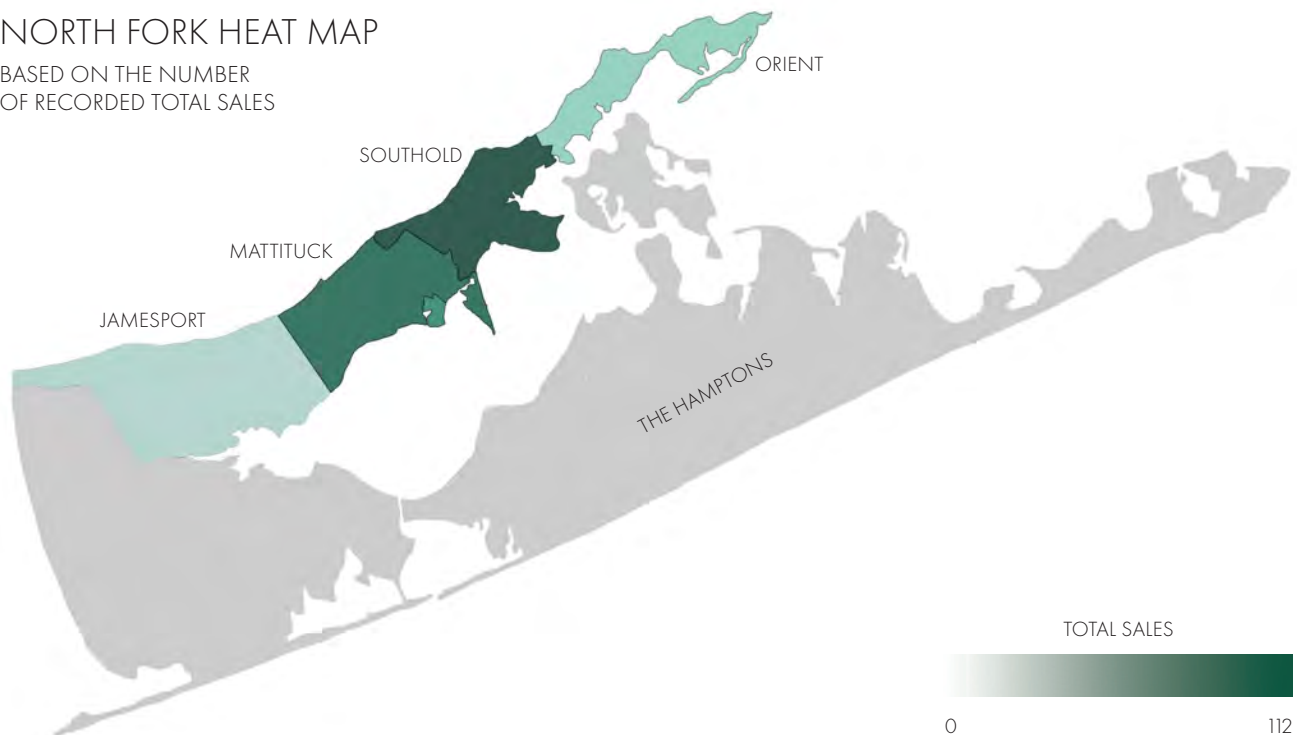
The third quarter of 2024 was off a bit for our beautiful NORTH FORK. Looking at ALL NORTH FORK MARKETS COMBINED and the Home Sales activity jumps right out at you. There were 18 fewer homes changing hands or -14%, which in turn pulled down the Total Home Sales Volume by 11% YET the Median Home Sales Price remained stable. I don't see prices on the NORTH FORK going down, frankly I believe much of the decreases on these charts was due to a lack of inventory.

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NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



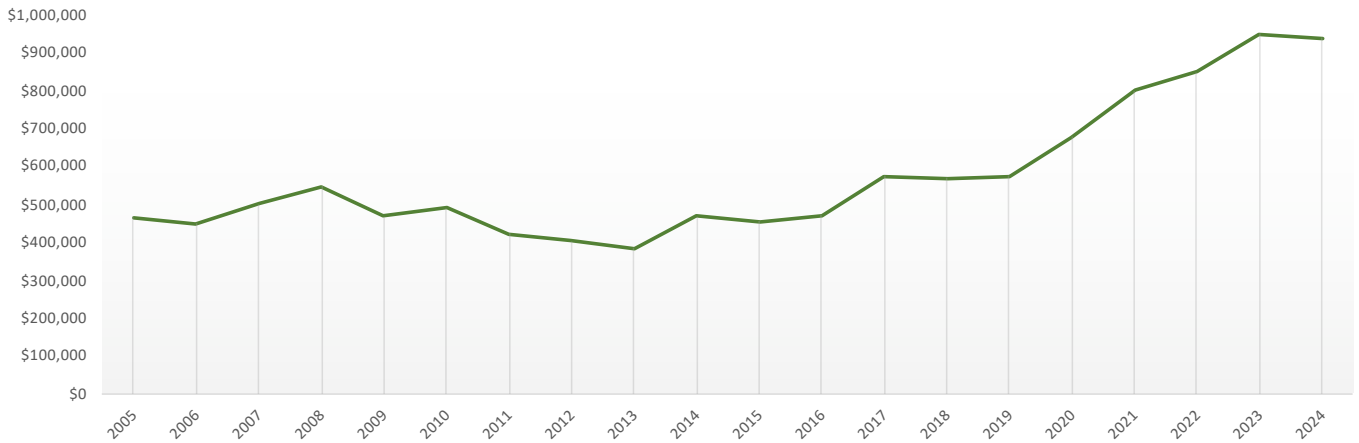
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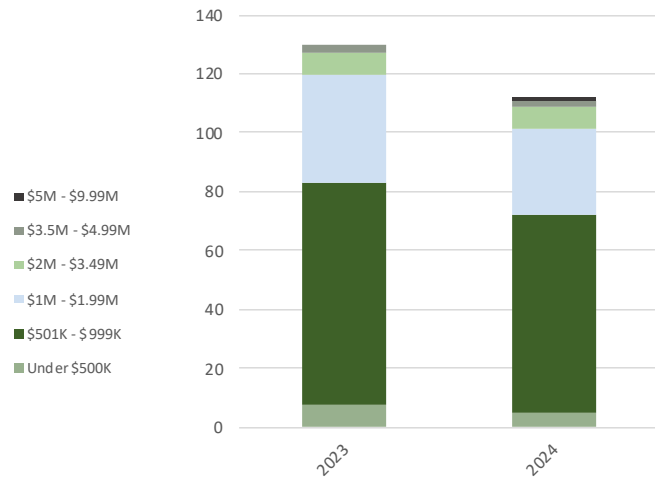
NORTH FORK Q3 2024 HOME SALES REPORT

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+
	Q3 2024	112	129,747,779	937,750	5	67	29	8	2	1
	CHANGE	-13.85%	-10.65%	-1.29%	-37.50%	-10.67%	-21.62%	+14.29%	-33.33%	-
	Q3 2023	130	145,212,314	950,000	8	75	37	7	3	-

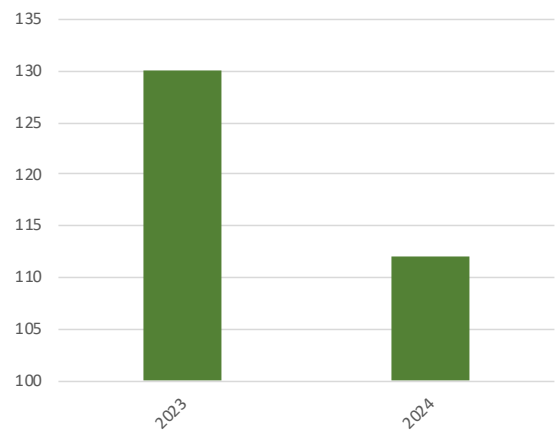
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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Mattituck \$1,199,000
Web# 915388

JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, saw the steepest declines in the Number of Home Sales, the Total Home Sales Volume and Median Home Sales Price at -21%, -31% and -6%. Mattituck, which includes Laurel and Cutchogue, experienced an 83% spike in home sales in the \$1-1.99M price category with 11 homes changing hands. The Median Home Sales Price remained on par but the Total Home Sales Volume and Number of Home Sales dropped 19.5% and 11% respectively.

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+	
	Q3 2024	23	17,391,925	710,000	3	18	1	1	-	-
	CHANGE	-20.69%	-31.20%	-6.02%	-	-5.26%	-83.33%	-	-	-
	Q3 2023	29	25,280,039	755,500	3	19	6	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+	
	Q3 2024	32	34,182,000	940,750	1	19	11	1	-	-
	CHANGE	-11.11%	-19.49%	-0.97%	-66.67%	-17.39%	+83.33%	-66.67%	-100.00%	-
	Q3 2023	36	42,458,639	950,000	3	23	6	3	1	-

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Southold \$899,000
Web# 913755

SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, was the only North Fork market monitored by Town & Country to see an increase in Total Home Sales Volume +7.7% from \$49M to \$52.7M. Slide your vision to the price categories and you will see the increase in sales in the three top price categories. Orient, which includes East Marion and Greenport, logged the highest Median Home Sales Price at \$1.1M while the Number of Home Sales stayed at 23. The Total Home Sales Volume dipped 10.7% due to the change in home sales in the \$3.5-4.99M price category.

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+
	Q3 2024	34	52,695,854	973,500	-	20	6	5	2	1
	CHANGE	-19.05%	+7.67%	-2.53%	-100.00%	-9.09%	-60.00%	+150.00%	+100.00%	-
	Q3 2023	42	48,942,636	998,749	2	22	15	2	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+
	Q3 2024	23	25,478,000	1,100,000	1	10	11	1	-	-
	CHANGE	-	-10.70%	+9.24%	-	-9.09%	+10.00%	-	-100.00%	-
	Q3 2023	23	28,531,000	1,007,000	-	11	10	1	1	-

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