

WILLIAM RAVEIS

NORTH FORK Q1 2025 HOME SALES REPORT

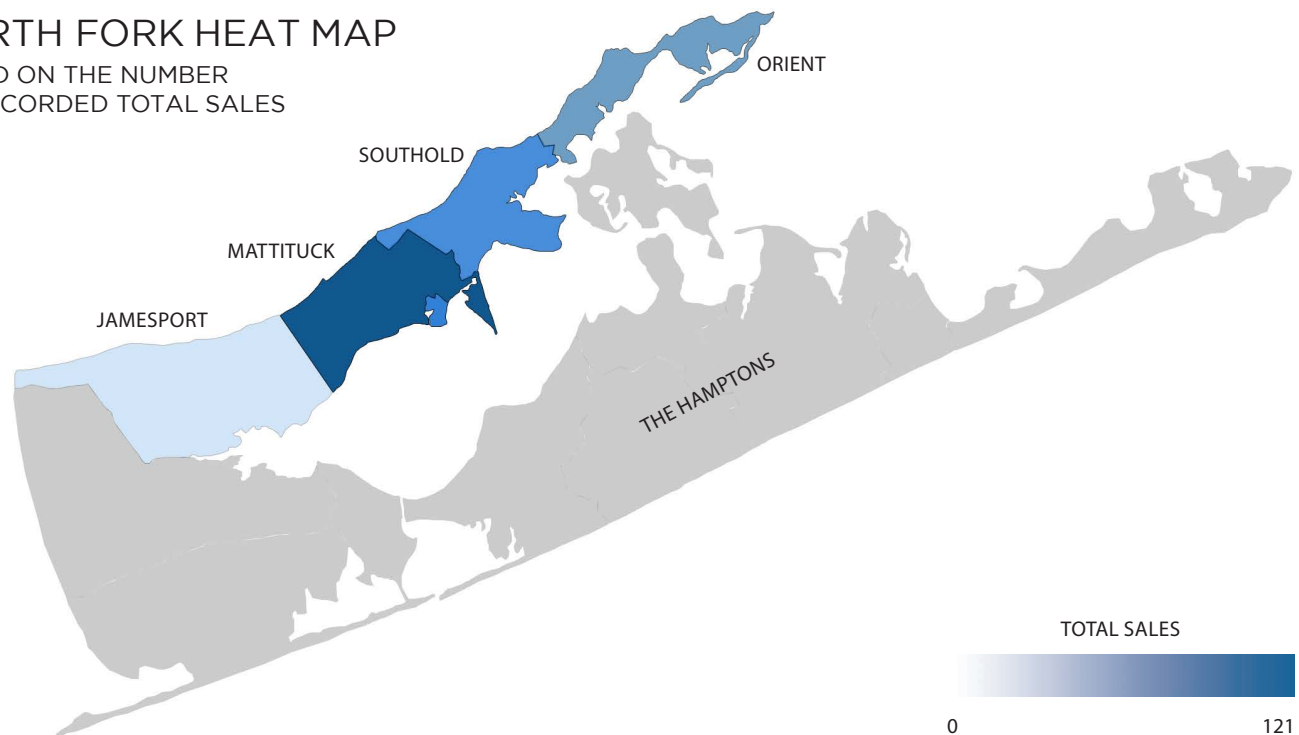
The first three months of 2025 for home sales on the North Fork was a continued ascent as of Q4 2024. Let's go straight to the ALL NORTH FORK MARKETS COMBINED and the trajectory is clear...lots of BLACK across criteria monitored by **William Raveis** and each of the prime categories except the lowest end under \$500k where there basically is little to no availability. The \$3.5-4.99 M price range flew up 150%— more to come in 2025!

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NORTH FORK HEAT MAP

BASED ON THE NUMBER
OF RECORDED TOTAL SALES



All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: Suffolk Vision Inc.)



East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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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+	
	Q1 2025	121	160,872,692	990,000	5	59	38	13	5	1
	CHANGE	+13.08%	+32.55%	+9.09%	-16.67%	+1.72%	+18.75%	+62.50%	+150.00%	-
	Q1 2024	107	121,364,999	907,500	6	58	32	8	2	1

\$1,200,000

MEDIAN HOME SALES PRICE

\$1,000,000

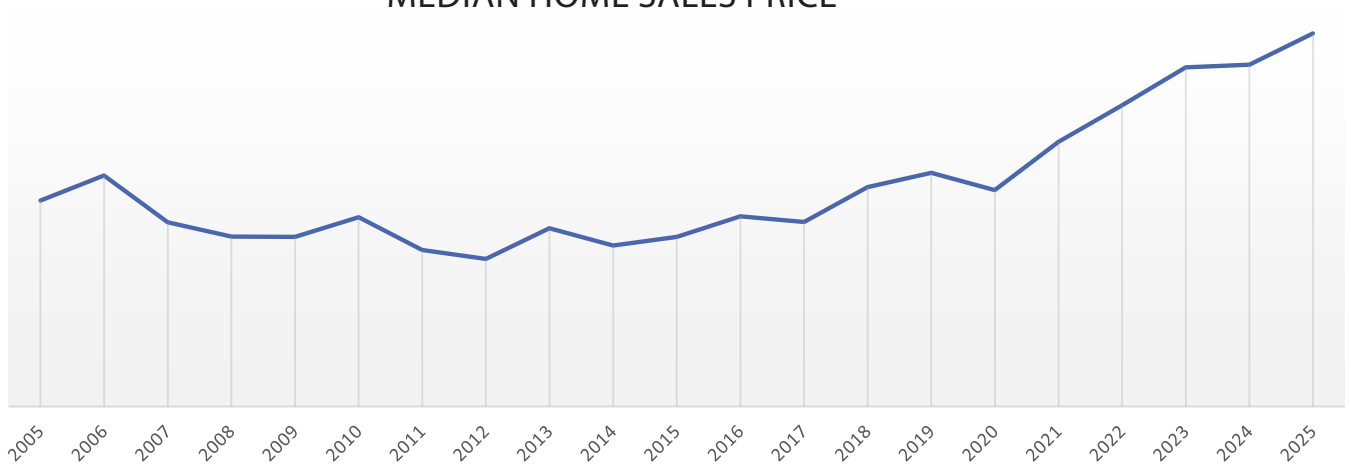
\$800,000

\$600,000

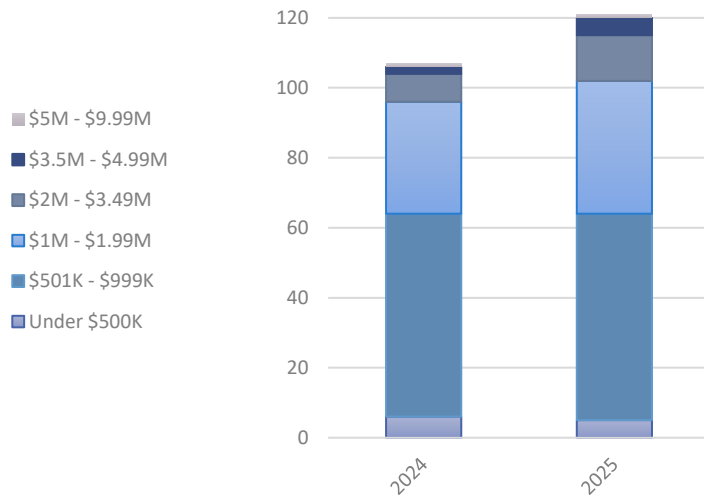
\$400,000

\$200,000

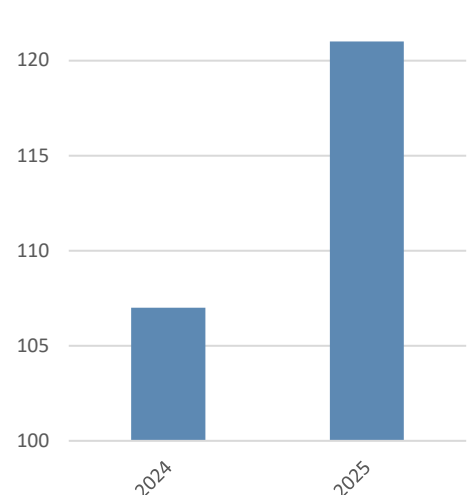
\$0



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, was a solid performer for the first quarter of this year with increases in all three criteria – including a 39% leap in Total Home Sales Volume. As the entrance to the North Fork this market has nowhere but up to go. Mattituck, which includes Laurel and Cutchogue, is the front runner with the most number of homes changing hands (41) as well as the highest increase in Total Home Sales Volume at 56%. Q1 in Mattituck closed 4 of the 5 home sales \$3.5-4.99M.

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+	
	Q1 2025	22	23,766,000	858,500	2	14	4	2	-	-
	CHANGE	+4.76%	+38.81%	+10.99%	-33.33%	+7.69%	-20.00%	-	-	-
	Q1 2025	21	17,121,625	773,500	3	13	5	-	-	-
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+	
	Q1 2025	41	65,384,693	1,112,500	2	17	11	6	4	1
	CHANGE	+24.24%	+55.94%	+12.54%	-	-15.00%	+22.22%	+200.00%	+100.00%	-
	Q1 2024	33	41,929,634	988,500	-	20	9	2	2	-

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SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, turned over the most contracts statistically with a 33.33% increase. The Median Home Sales Price also notched the best high water mark at 32% from \$907,500 in Q1 2024 to \$1.2M same quarter 2025. Orient, which includes East Marion and Greenport, was the only surprise to me. All three categories monitored by **William Raveis** saw declines by as much as 25% in Total Home Sales Volume. All six individual price ranges dipped except for \$500-999k, which grew 60%. Orient markets, being the very tip of the North Fork have always been a significant player and this student of the market believes that will continue.

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+
	Q1 2025	36	50,526,999	1,200,000	-	12	19	4	1	-
	CHANGE	+33.33%	+48.92%	+32.23%	-100.00%	-20.00%	+171.43%	+33.33%	-	-100.00%
	Q1 2024	27	33,930,000	907,500	1	15	7	3	-	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+
	Q1 2025	22	21,195,000	882,500	1	16	4	1	-	-
	CHANGE	-15%	-25.33%	-15.95%	-50.00%	+60.00%	-63.64%	-66.67%	-	-
	Q1 2024	26	28,383,740	1,050,000	2	10	11	3	-	-

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