

WILLIAM RAVEIS

NORTH FORK MID YEAR 2025 HOME SALES REPORT

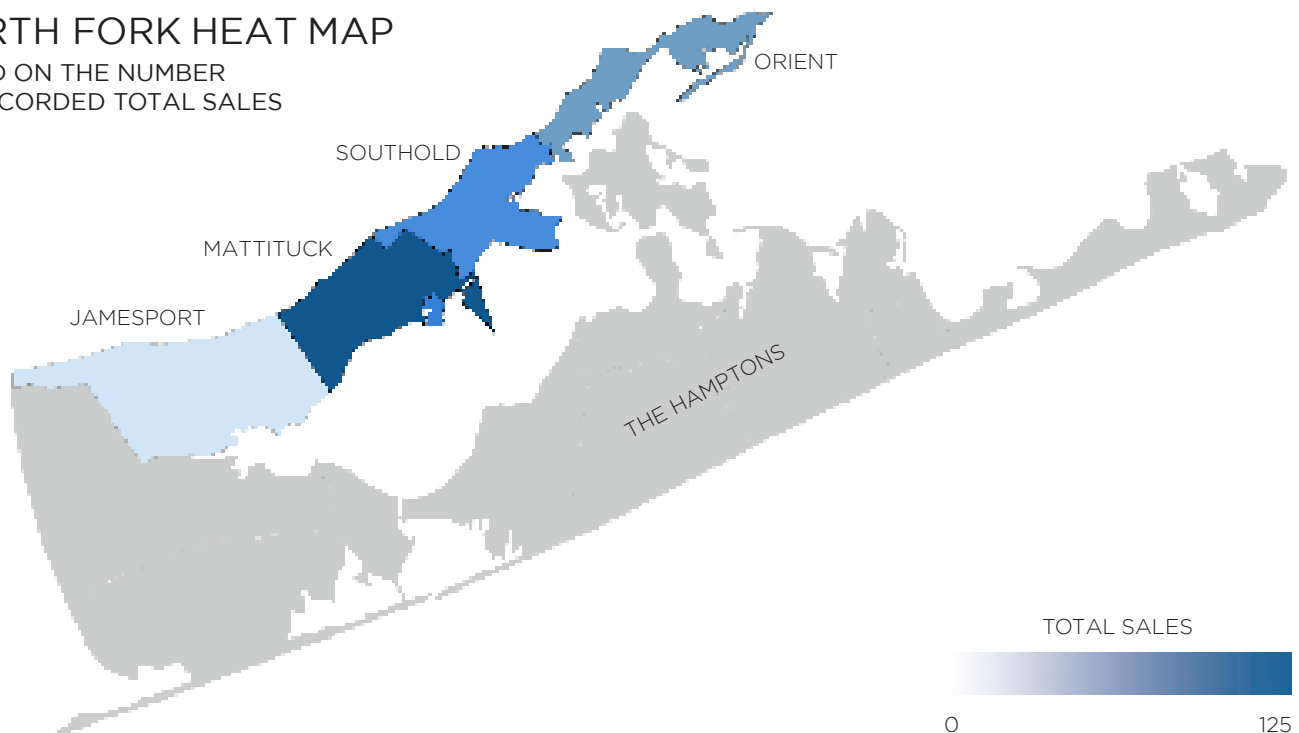
The first six months of 2025 for our North Fork markets demonstrated a strong continued ascend. Looking at all North Fork Markets Combined and you can see my prediction for North Fork Home Sales is clear -- Much like the South Fork, North Fork Home Sales are reaching a point where entry levels will soon eclipse a million dollars, with a Median Home Sales Price of \$987,500 for this year's mid year— 10% increase from the same period 2024.

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Judi A. Desiderio
Managing Partner
Senior Vice President
Hampton and North Fork Region

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.)

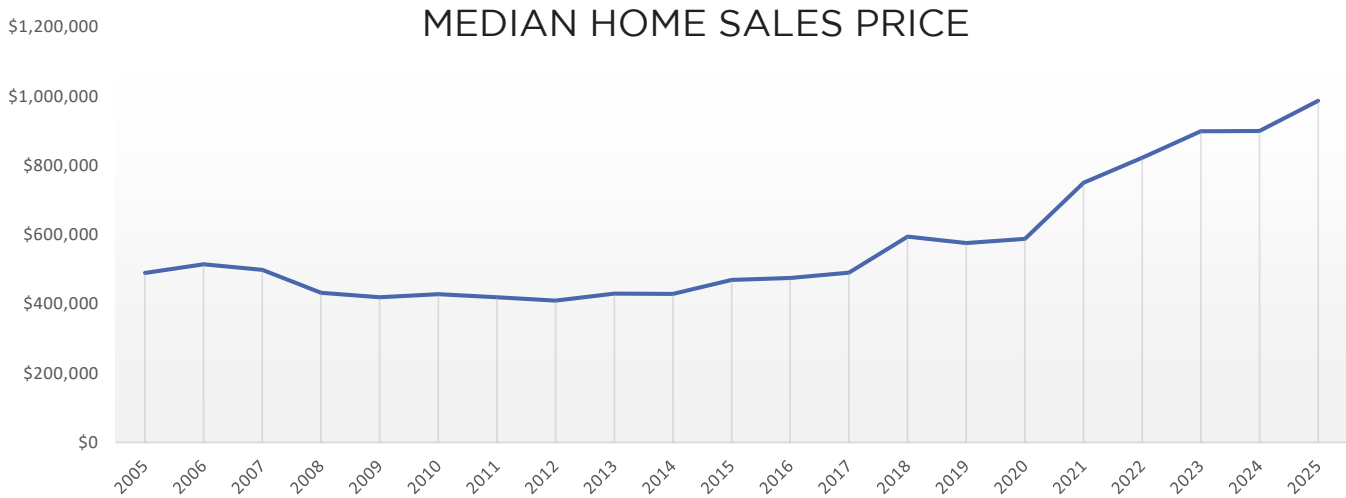


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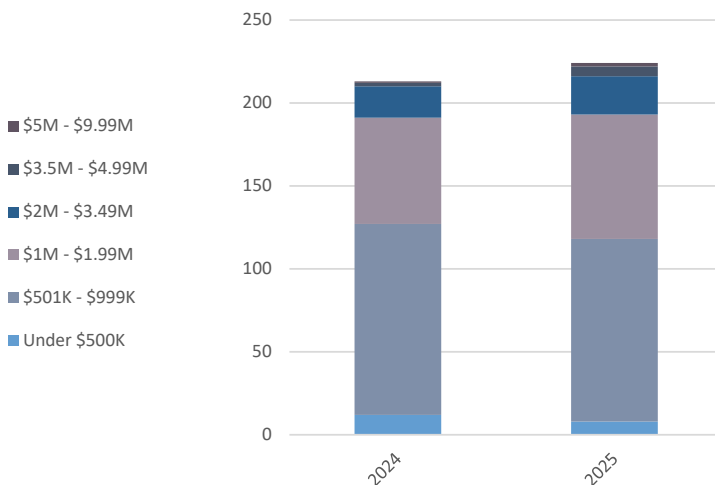
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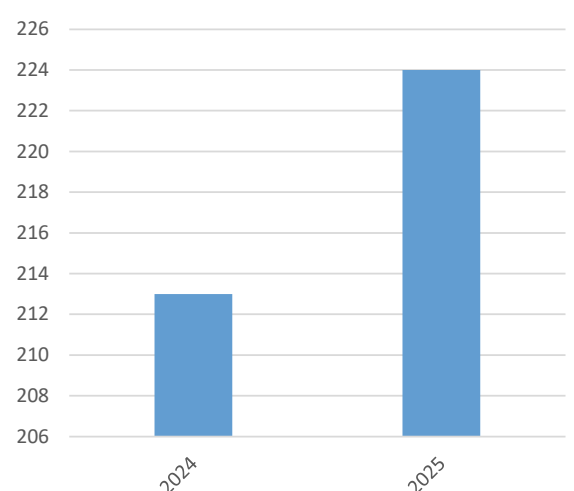
THE NORTH FORK ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Mid Year 2025	224	293,976,166	987,500	8	110	75	23	6	2
	CHANGE	+5.16%	+24.31%	+9.72%	-33.33%	-4.35%	+17.19%	+21.05%	+200.00%	+100.00%
	Mid Year 2024	213	236,483,980	900,000	12	115	64	19	2	1



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 in Total Home Sales Volume at 55.44% from \$29M to \$45M. This market is seeing more and more activity in the higher price categories. Mattituck, which includes Laurel and Cutchogue, closed the most Number of Home Sales for the North Fork markets at 72, AND logged the highest Total Home Sales Volume 105,703,192. The Median Home Sales Price crossed over the million dollar mark! 5 of the 6 homes in the price range of \$3.5-4.99M were done in Mattituck, which includes Laurel and Cutchogue.

JAMESPORT INCLUDES AQUEBOGUE, BAITING HOLLOW, SOUTH		# 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+
	Mid Year 2025	41	44,687,000	899,000	2	27	9	3	-	-
	CHANGE	+17.14%	+55.44%	+23.32%	-66.67%	+28.57%	+28.57%	+200.00%	-	-
	Mid Yaer 2025	35	28,748,875	729,000	6	21	7	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+
	Mid Year 2025	72	105,703,192	1,080,500	2	32	24	8	5	1
	CHANGE	+1.41%	+21.60%	+13.74%	+100.00%	-21.95%	+20.00%	+14.29%	+150.00%	-
	Mid Year 2024	71	86,927,134	950,000	1	41	20	7	2	-

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SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, posted the highest Median Home Sales Price at \$1.175M- 18.7% spike from the prior year. With 40 of the 64 home sales in Southold, which includes New Suffolk and Peconic, were over \$1M and the greatest increase in the \$1-1.99M price category. Orient, which includes East Marion and Greenport, took a bit of a pull back with 10% fewer home Sales and 5.6% less Total Home Sales Volume yet the Median Home Sales Price remained stable at \$905M. Orient is the beginning — or the end-- depending on if you're arriving by boat or vehicle... but the waterfront is simply amazing.

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+
	Mid Year 2025	64	92,077,999	1,175,000	1	23	31	7	1	1
	CHANGE	+16.36%	+39.05%	+18.69%	-	-20.69%	+72.22%	+16.67%	-	-
	Mid Year 2024	55	66,221,500	990,000	1	29	18	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+
	Mid Year 2025	47	51,507,975	905,000	3	28	11	5	-	-
	CHANGE	-10%	-5.64%	-	-25.00%	+16.67%	-42.11%	-	-	-
	Mid Year 2024	52	54,586,471	905,000	4	24	19	5	-	-

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