

WILLIAM RAVEIS

NORTH FORK Q2 2025 HOME SALES REPORT

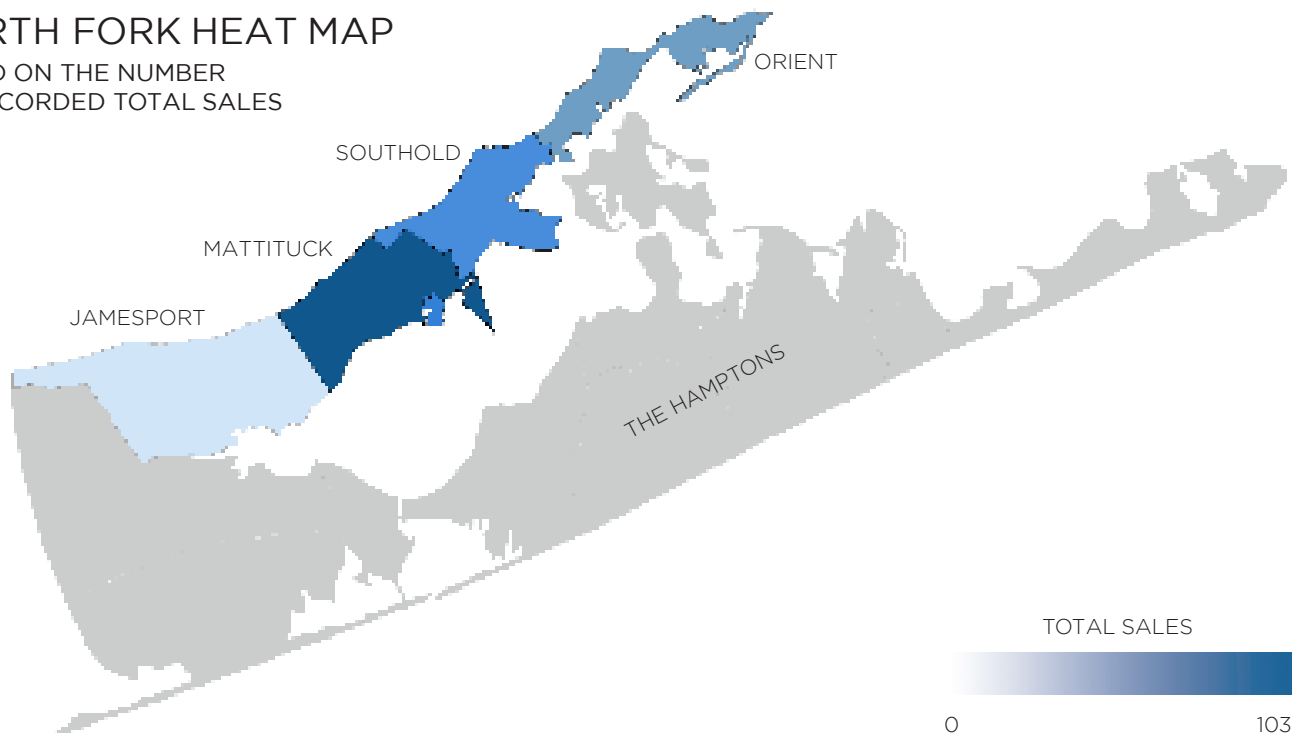
The second three months of 2025 showed what many of us expected. While home sales activity remained on par with 2024, the price points for home sales has maintained its steady ascent with a 12% increase year over year to \$985,000. The only missing component to more sales is more listings.

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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.)



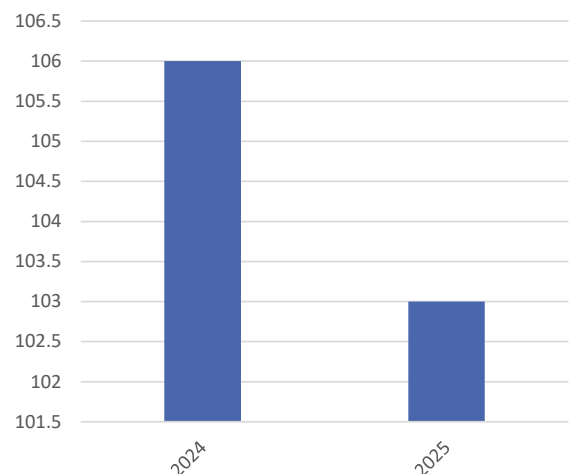
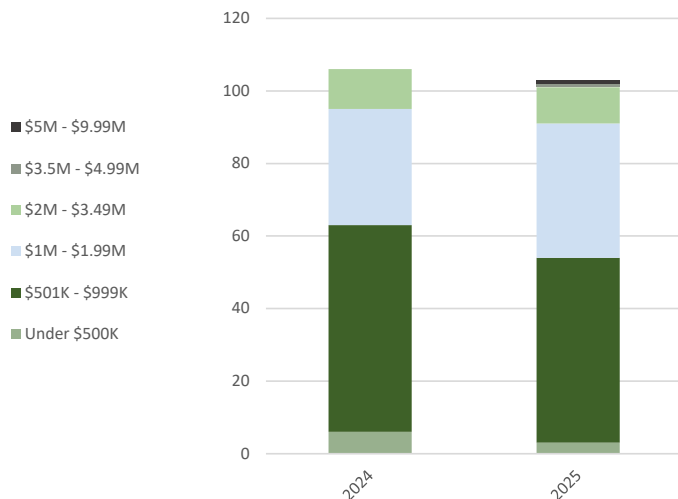
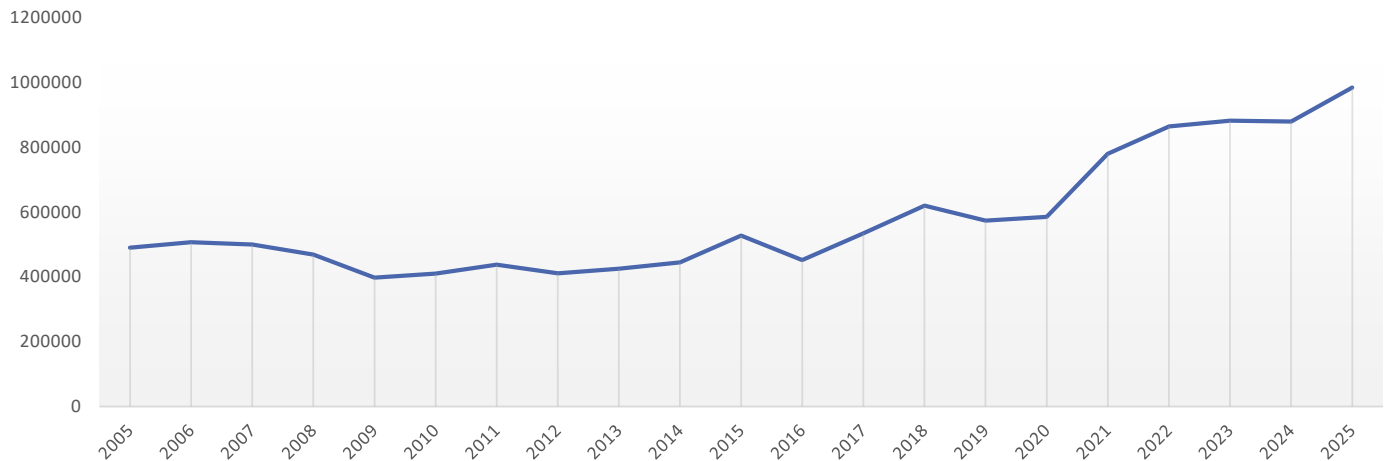
East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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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+
	Q2 2025	103	133,103,474	985,000	3	51	37	10	1	1
	CHANGE	-2.83%	+15.62%	+12.00%	-50.00%	-10.53%	+15.63%	-9.09%	-	-
	Q2 2024	106	115,118,981	879,500	6	57	32	11	-	-

MEDIAN HOME SALES PRICE



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JAMESPORT & MATTITUCK

Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, had a banner quarter breaking ahead, statistically, in all three criteria monitored by William Raveis. There were 36% more homes changing hands year over year and an impressive 80% spike in Total Home Sales Volume pushed up by a Median Home Sales Price of 33% greater than Q2 2024. Mattituck, which includes Laurel and Cutchogue, closed the most home sales with 31 changing hands in Q2 2025. That was a decrease of 18.4% from last year same quarter. The Median Home Sales Price rose 14% to \$1,020,000.

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 2025	19	20,921,000	900,000	-	13	5	1	-	-
	CHANGE	+35.71%	+79.93%	+32.84%	-100.00%	+62.50%	+150.00%	-	-	-
	Q2 2025	14	11,627,250	677,500	3	8	2	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+
	Q2 2025	31	40,318,499	1,020,000	-	15	13	2	1	-
	CHANGE	-18.42%	-10.40%	+13.65%	-100.00%	-28.57%	+18.18%	-60.00%	-	-
	Q2 2024	38	44,997,500	897,500	1	21	11	5	-	-

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SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, lead the pack with the highest Median Home Sales Price at \$1,116,500 along with the highest Total Home Sales Volume at \$41,551,000. The only home sale over \$5M closed in this hamlet on Paradise Point Road, of course. Orient, which includes East Marion and Greenport, had approximately the same number of homes changing hands yet the Median Home Sales Price increased 14.5% and the Total Home Sales Volume rose 15.7%. This beautiful region closed the most home sales in the \$2-3.49M price range for the quarter.

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 2025	28	41,551,000	1,116,500	1	11	12	3	-	1
	CHANGE	-	+28.67%	+7.15%	-	-21.43%	+9.09%	-	-	-
	Q2 2024	28	32,291,500	1,042,000	-	14	11	3	-	-
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 2025	25	30,312,975	960,000	2	12	7	4	-	-
	CHANGE	-4%	+15.69%	+14.49%	-	-14.29%	-12.50%	+100.00%	-	-
	Q2 2024	26	26,202,731	838,500	2	14	8	2	-	-

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