COMPASS

Q2–2025

EAST END MARKET REPORT

DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 04.01.25 - 06.30.25. 2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS..

ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

South Fork Market Summary

The Hamptons market remained resilient through the end of the first quarter, despite broader economic factors, including tariffs, delayed interest rate cuts, and persistent inflation, which introduced some hesitation among buyers. This led to a slower start to the second quarter, with a more cautious pace of decision-making. Still, despite a 6.8% year-over-year decline in sales, both total dollar volume and prices continued to rise. As the quarter progressed, buyer confidence steadily returned. Activity picked up, more buyers came back to the table, and we saw encouraging momentum heading into the summer season.

There were 410 sales, down slightly from 440 the year before, but up from 394, reflecting a quarter-over-quarter increase in activity. Sales volume climbed 3.6% year-over-year to just over $1.5 billion. The average sale price rose 11.2% to $3,665,628, and the median price ticked up 3.0% to $2,055,000, indicating a market that continues to favor quality over quantity.

East Hampton led this quarter with 128 sales, accounting for over 30% of all transactions. The average sale price rose an impressive 20.2%, while the median dipped slightly by 3.3%, reflecting strong activity at the high end. Southampton saw the largest increase in median price, up 25% to $1,812,500, while Sag Harbor posted the biggest jump in sales, rising 24.5% year-over-year.

However, not all markets were as active. West of the canal experienced a slowdown, with Westhampton experiencing 18.1% fewer sales and a 27.9% drop in dollar volume compared to last year. Across the region, pricing still presents an issue for buyers. More than 40% of active listings have experienced at least one price correction, signaling that many sellers are still adjusting to current market conditions.

The ultra-luxury segment had a standout quarter, with 26 sales over $10 million, up from 22 last year and higher than the 21 recorded last quarter. East Hampton led with 11 of those trades, totaling nearly $229 million, including the quarter's largest sale: 294 Further Lane for $48.5 million. These deals were spread across East Hampton Village, Amagansett, Wainscott, and Montauk, reflecting broad high-end demand across the town. Southampton followed with 8 transactions, primarily in the Village and Water Mill.

Bridgehampton contributed 5, including a $32 million sale on Surfside Drive. Sag Harbor and Quogue each logged a $10 million-plus deal as well, highlighting how top-tier demand continues to extend across more areas of the East End.

The market showed real signs of life at the end of the quarter, just as summer got into full swing and more active buyers returned to the market. Activity in the ultra-luxury segment remained strong, reflecting continued confidence at the top end. Several economic forecasts for the second half of the year are cautiously optimistic. While inflation is expected to rise, interest rate cuts could materialize, resulting in stronger buyer momentum in the coming months.
The energy in the market is clearly building.

–Joe Fuer
Managing Director

UNITS SOLD
410
-6.8%

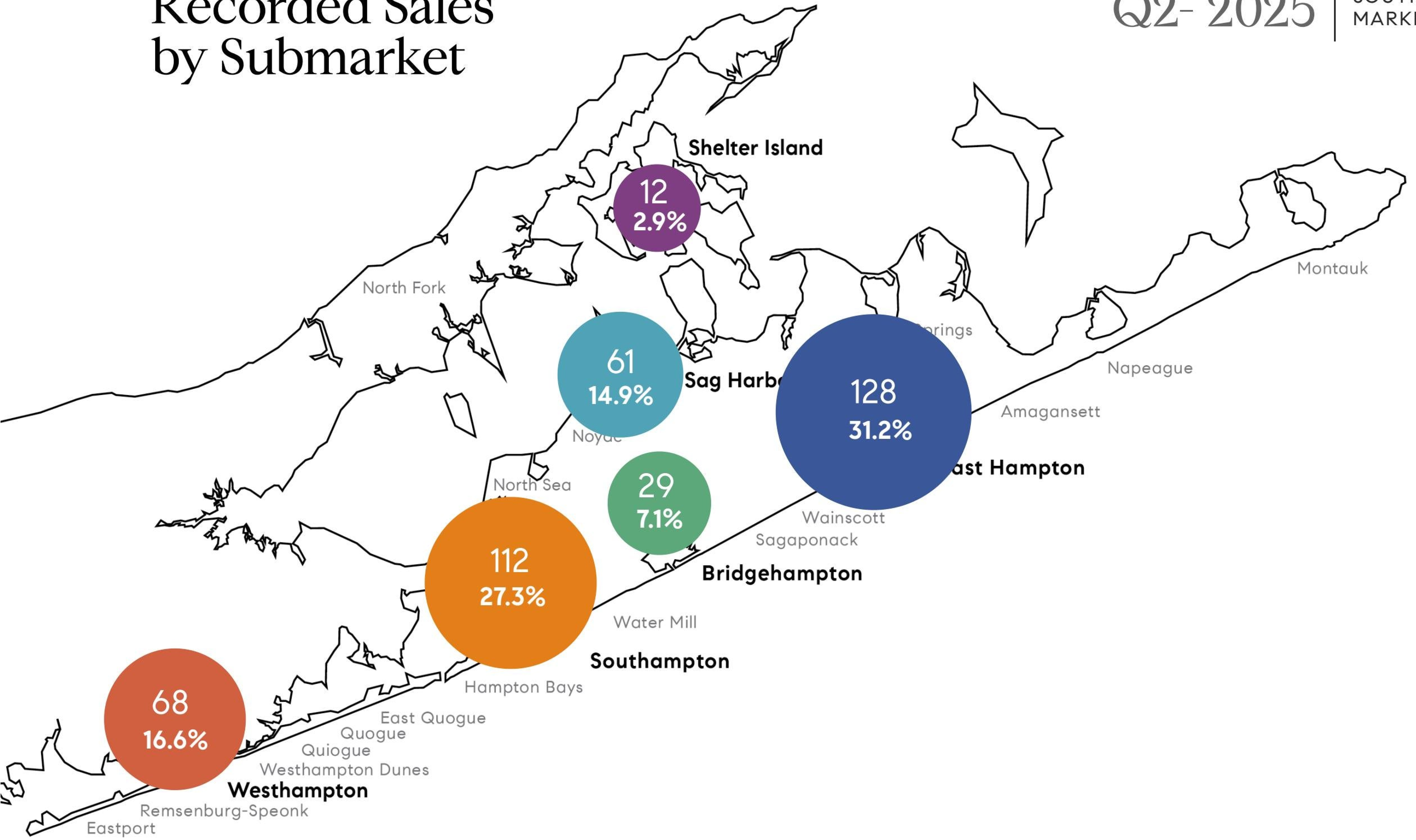
SALES VOLUME
$1,502,907,607
+3.6%

AVERAGE PRICES
$3,665,628
+11.2%

MEDIAN PRICES
$2,055,000
+3.0%

Pictured on the cover page:
43 East Dune Lane
East Hampton

Recorded Sales by Submarket



Westhampton Area
East Quogue, Hampton Bays, Quiogue, Quogue, Remsemburg, Speonk, Westhampton, Westhampton Beach, and Westhampton Dunes

Bridgehampton Area
Bridgehampton and Sagaponack

East Hampton Area
Amagansett, East Hampton, East Hampton Village, Montauk, Northwest Woods, Springs, and Wainscott

Southampton Area
Southampton, Southampton Village, and Water Mill

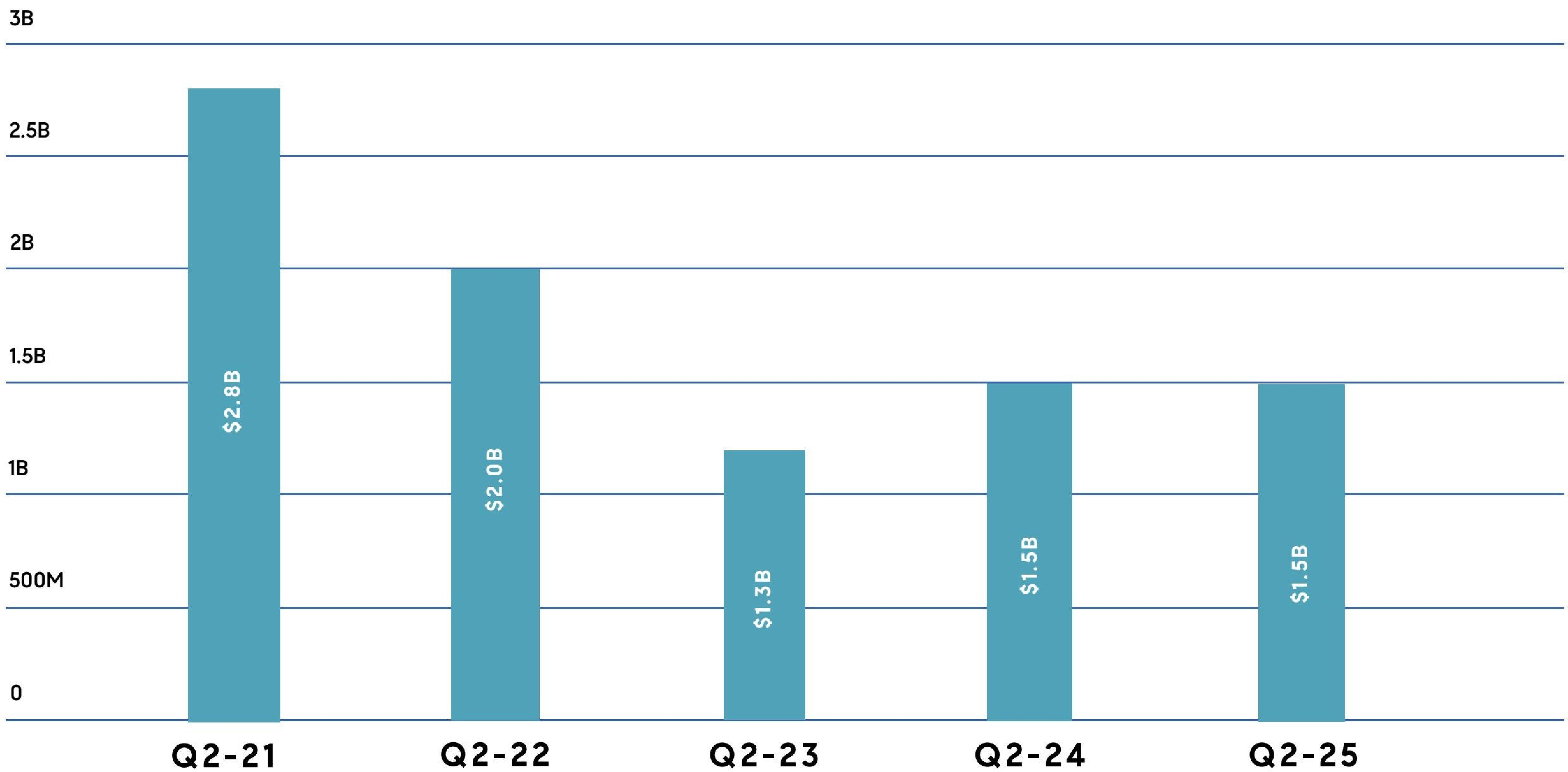
Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

South Fork - Single Family

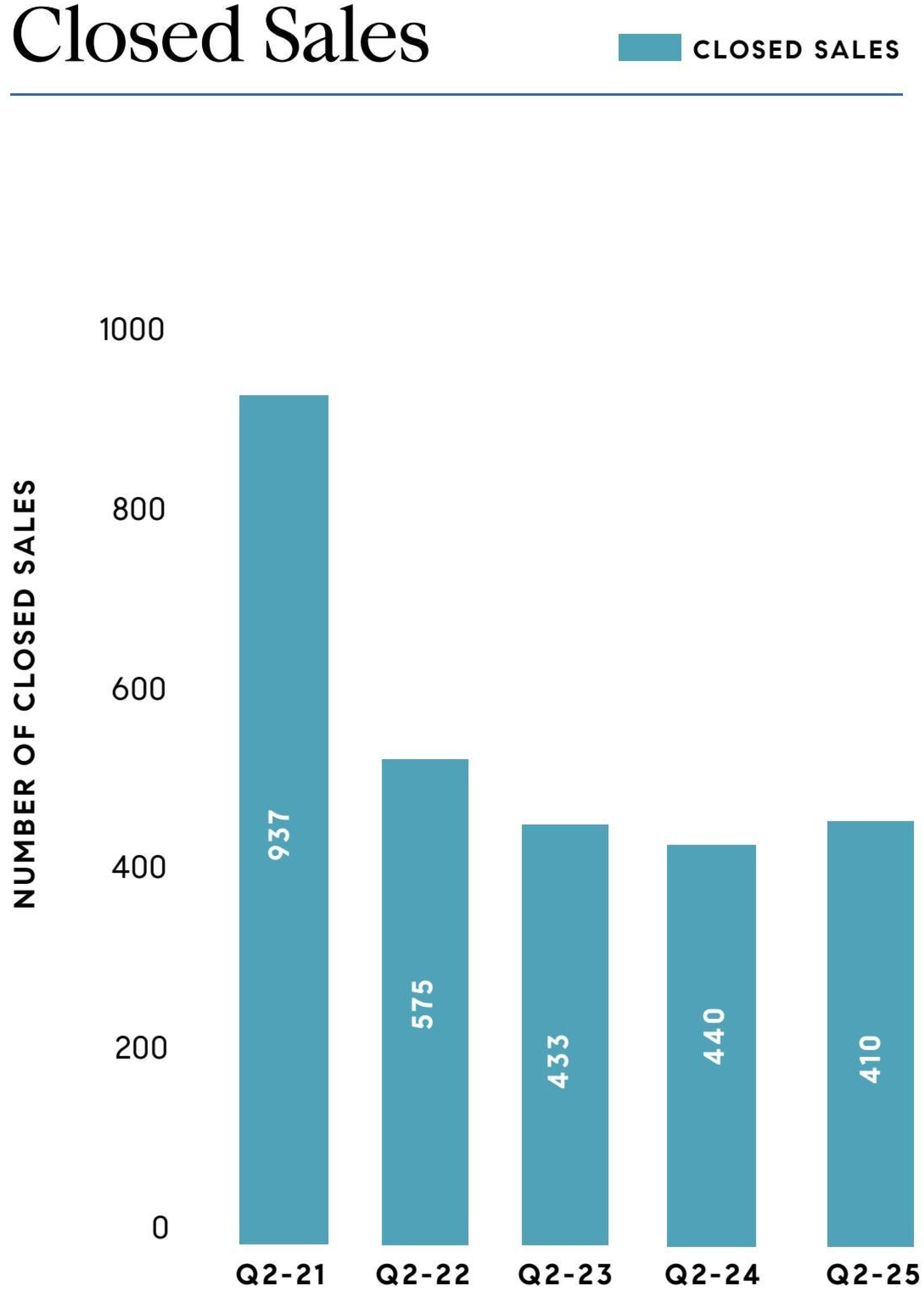
TOTALS

SINGLE FAMILY	Q2 - 2024	Q2 - 2025	+/- YoY	Q1 - 2025	+/- QoQ
# OF SALES	440	410	-6.8%	394	+4.1%
SALES VOLUME	$1,450,016,792	$1,502,907,607	+3.6%	$1,294,904,475	+16.1%
AVG. PRICE	$3,295,493	$3,665,628	+11.2%	$3,286,560	+11.5%
MED. PRICE	$1,995,500	$2,055,000	+3.0%	$2,095,000	-1.9%

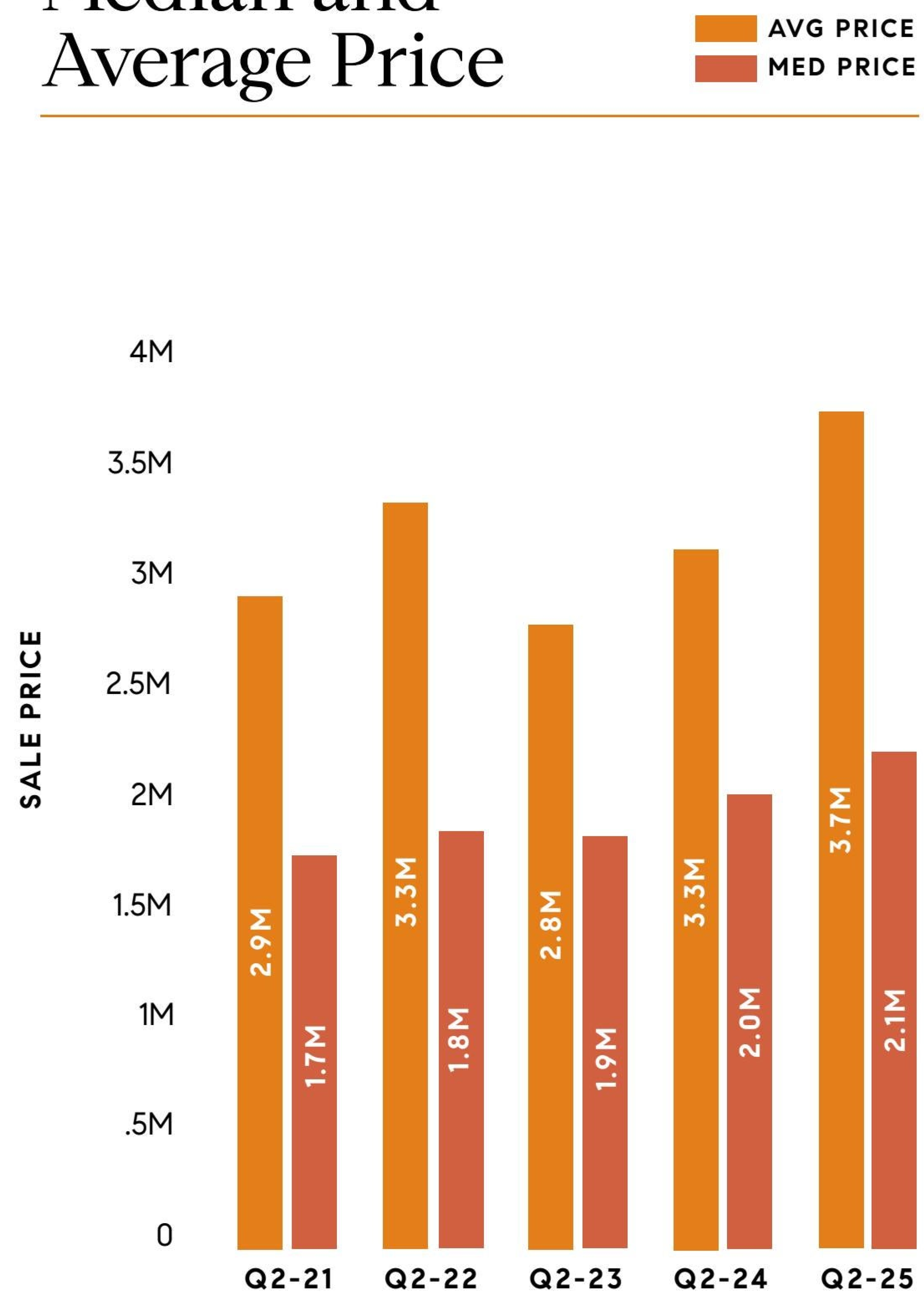


South Fork - Single Family

Closed Sales

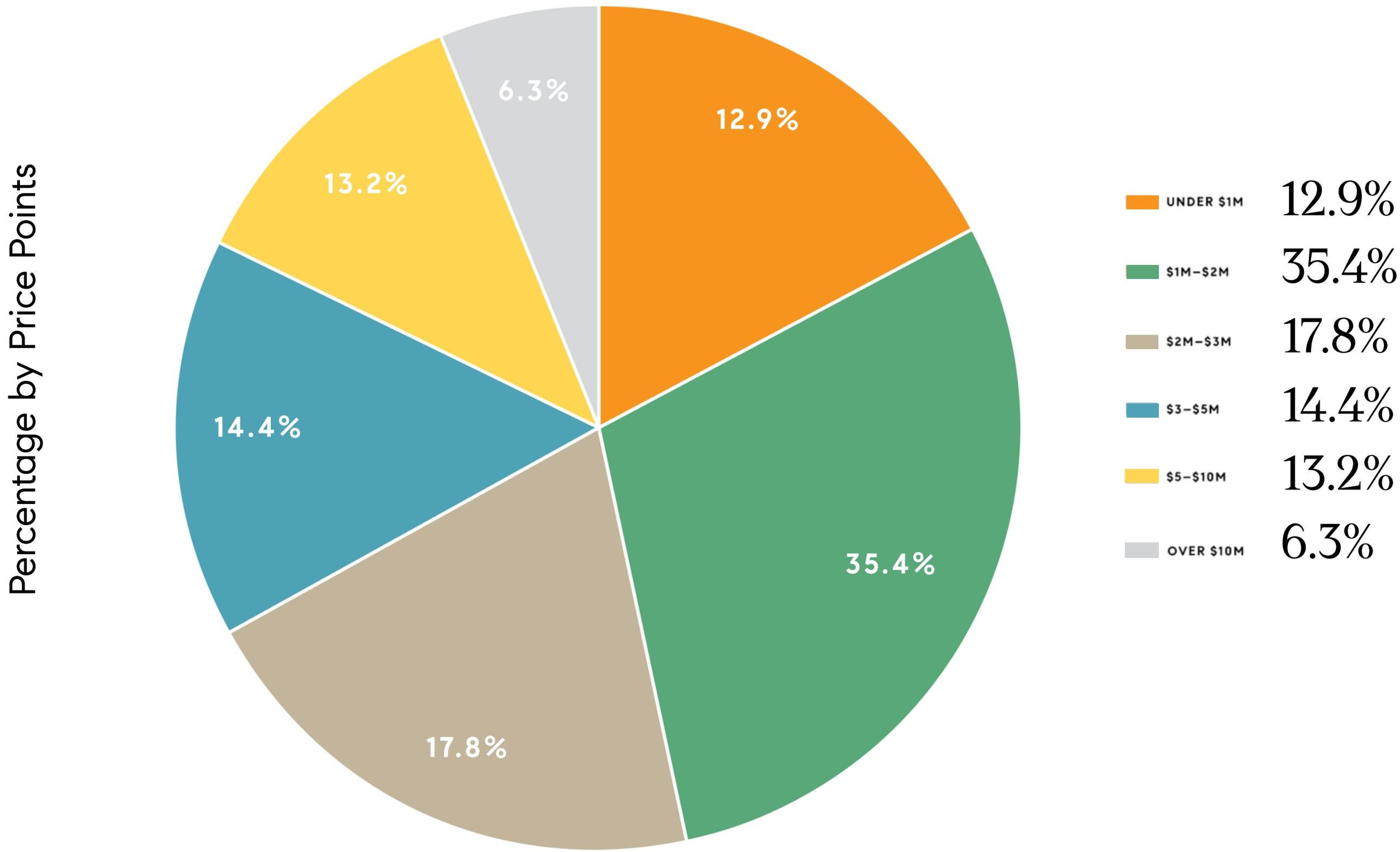


Median and Average Price



South Fork - Single Family

PRICE POINTS

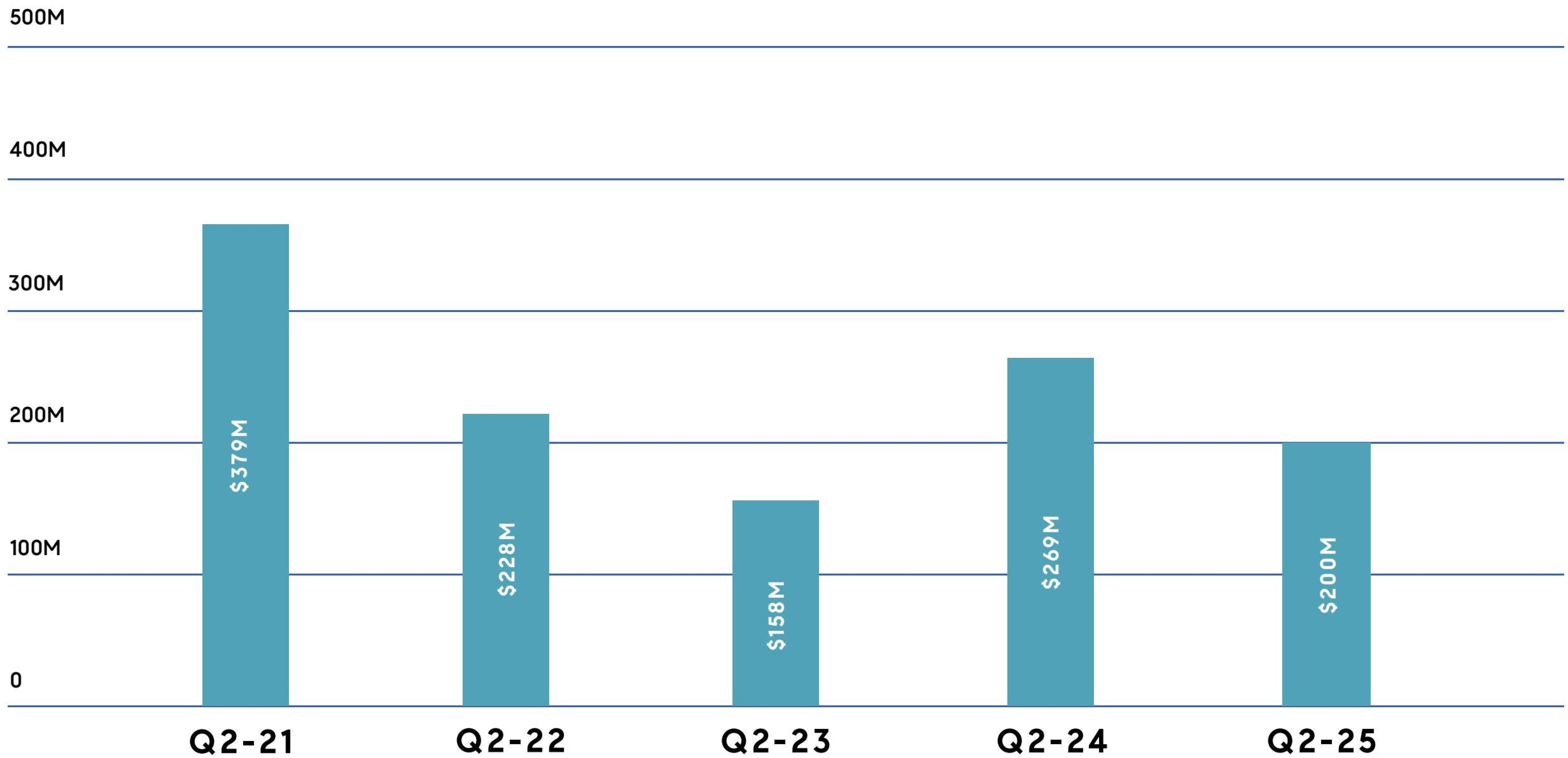



100 BAY STREET
SAG HARBOR
COMPASS

West of the Canal - Single Family

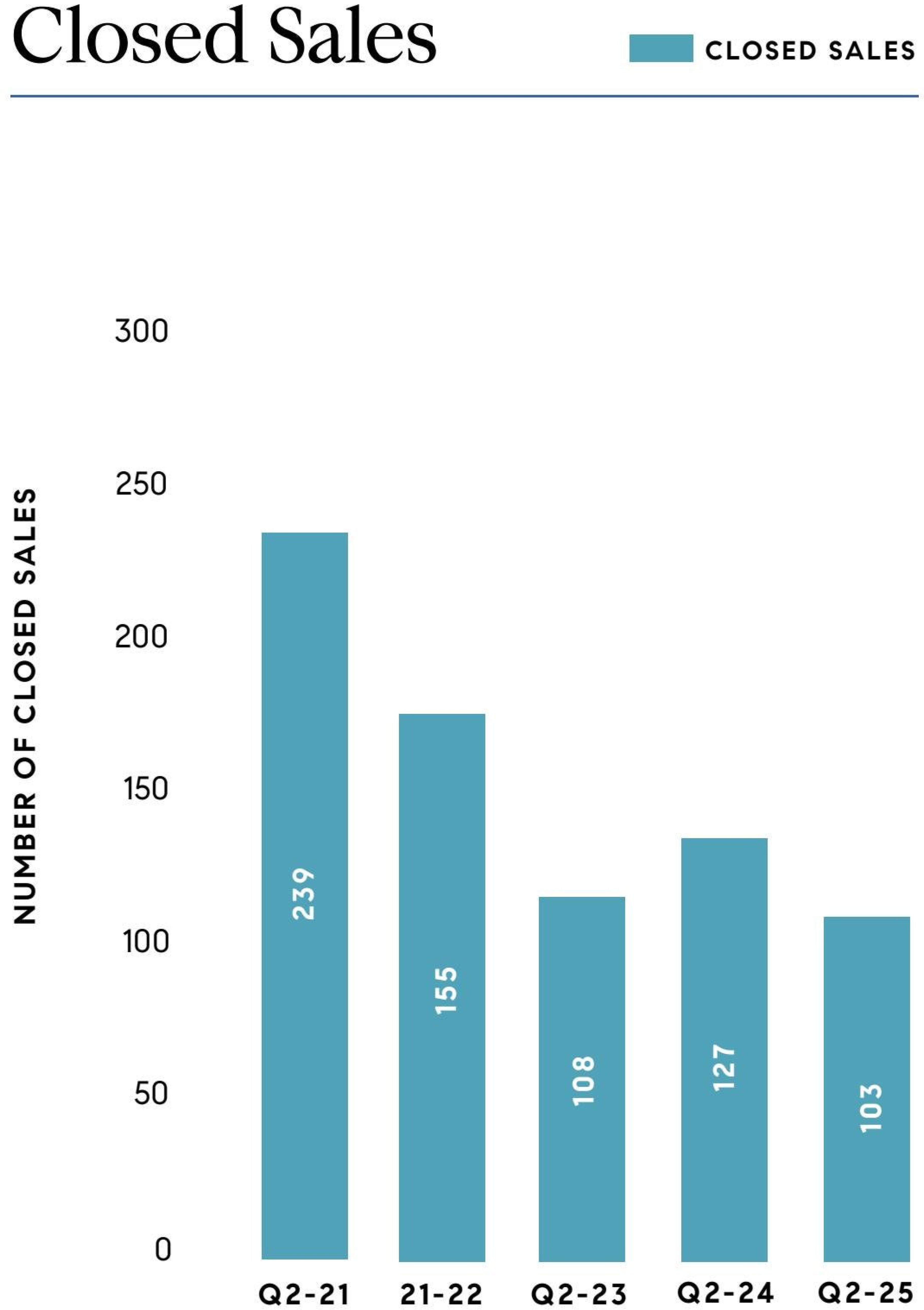
TOTALS

SINGLE FAMILY	Q2 - 2024	Q2 - 2025	+/- YoY	Q1 - 2025	+/- QoQ
# OF SALES	127	103	-18.9%	114	-9.6%
SALES VOLUME	$268,608,113	$200,016,020	-25.5%	$197,470,657	+1.3%
AVG. PRICE	$2,115,025	$1,941,903	-8.2%	$1,732,199	+12.1%
MED. PRICE	$1,320,000	$1,350,000	+2.3%	$1,143,000	+18.1%

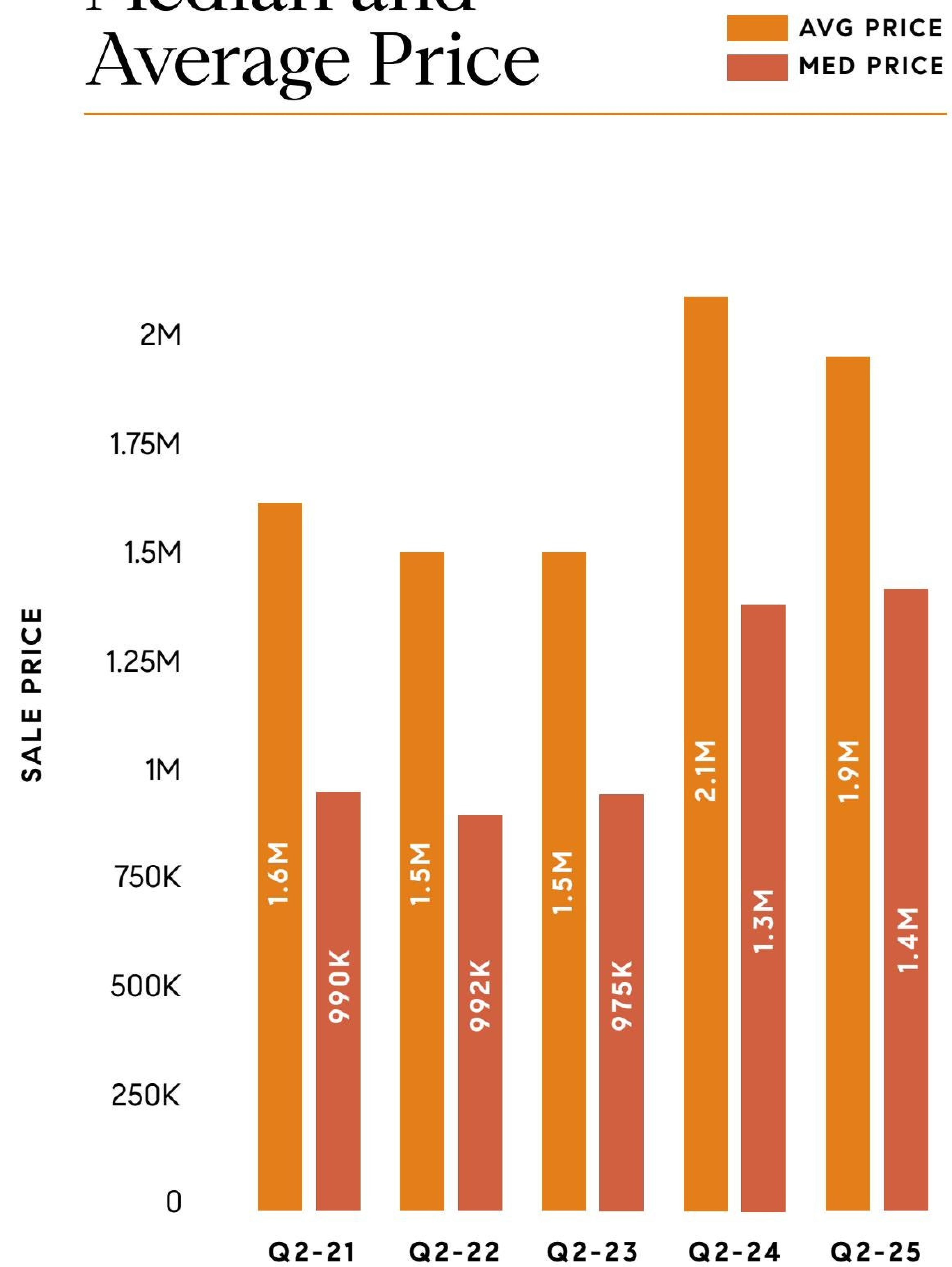


West of the Canal - Single Family

Closed Sales

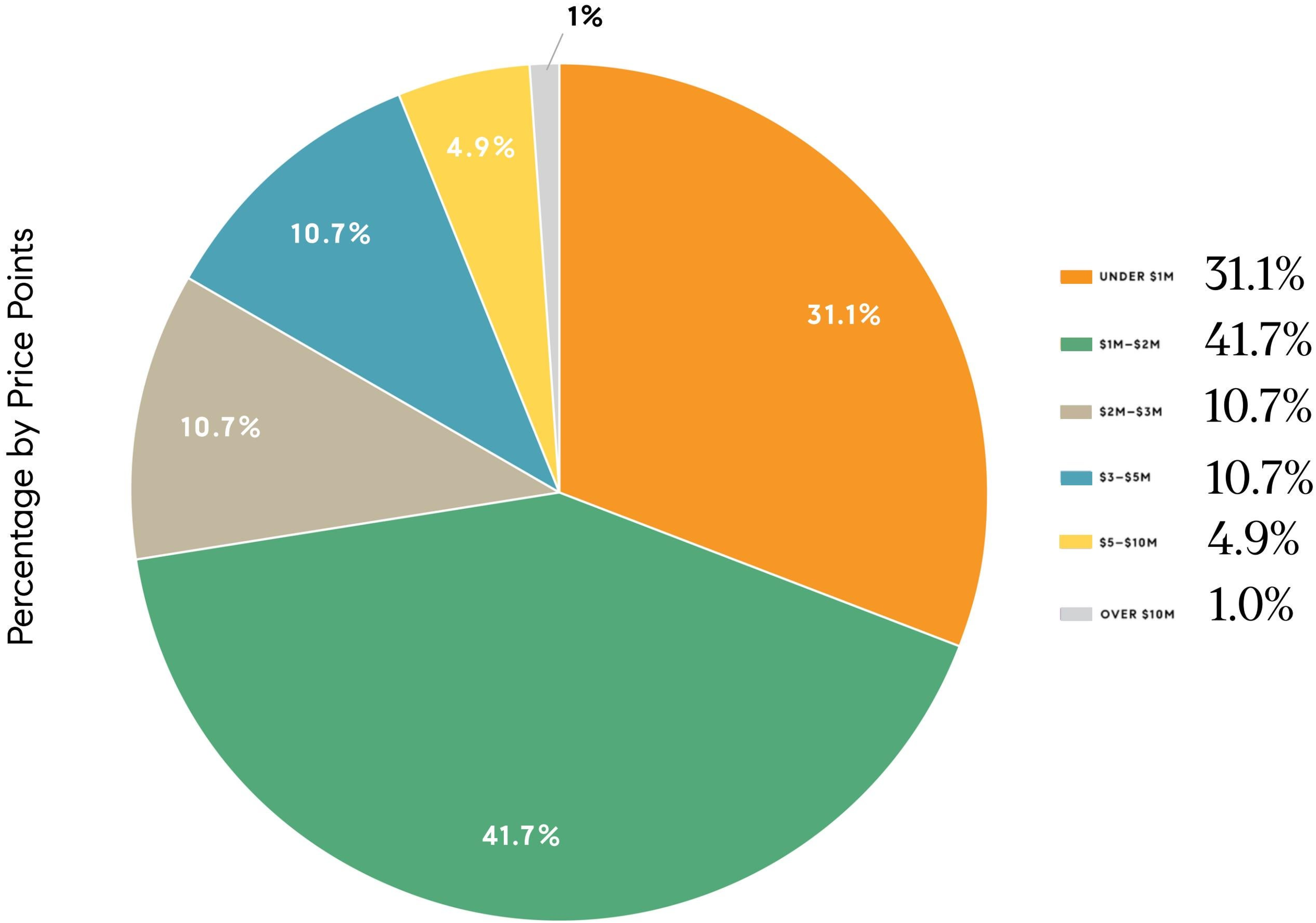


Median and Average Price



West of Canal - Single Family

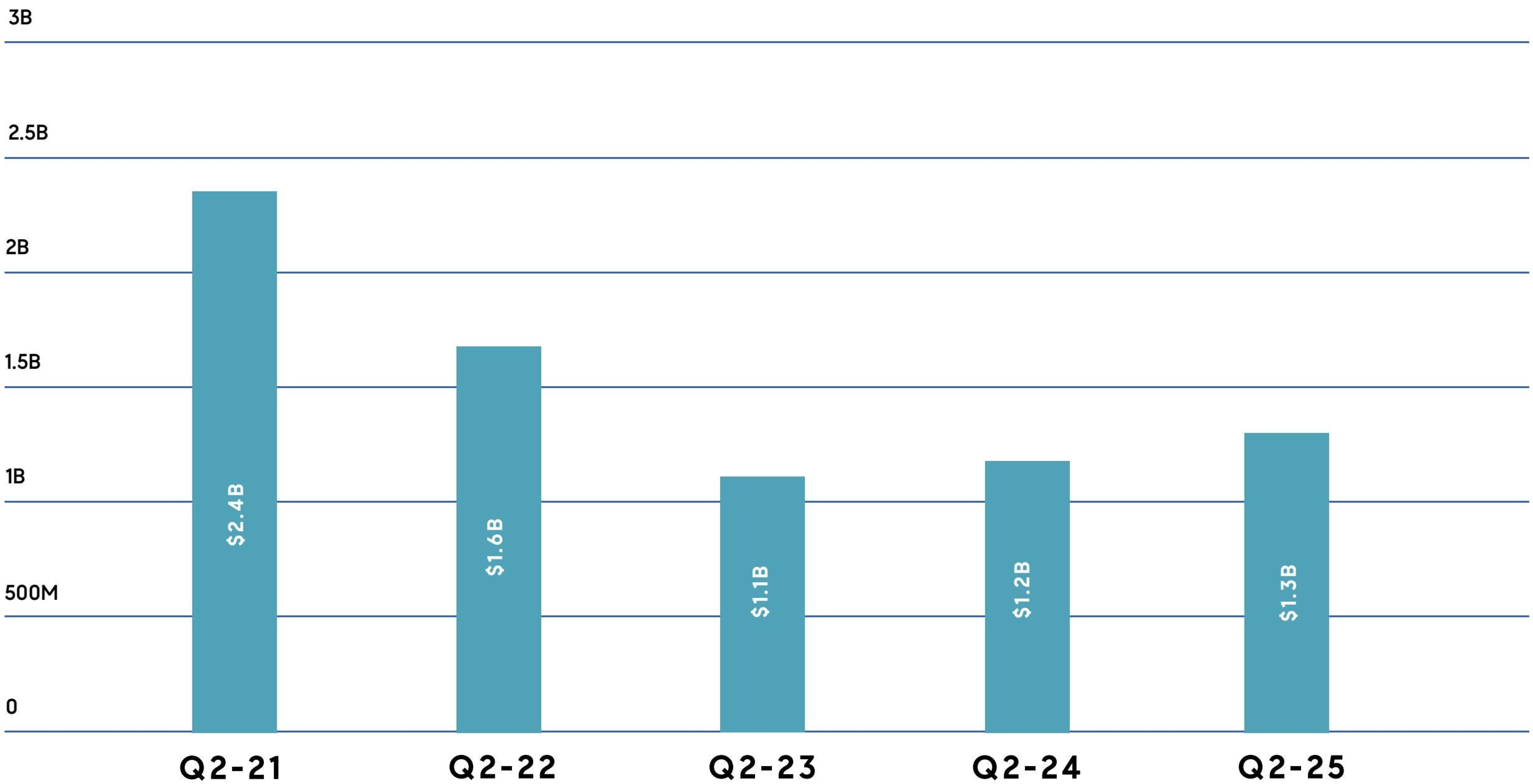
PRICE POINTS



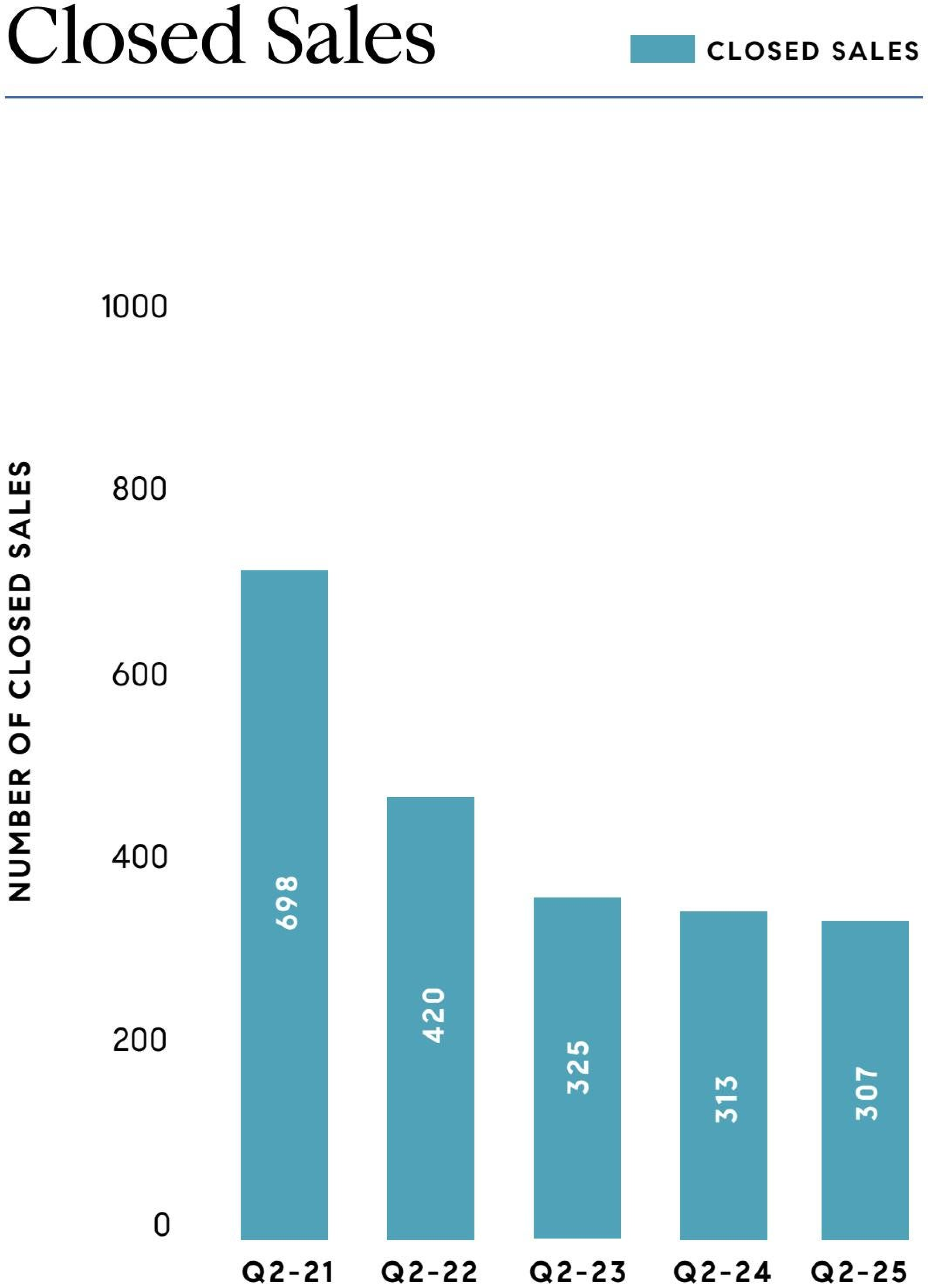

989 DEERFIELD ROAD
WATER MILL
COMPASS

East of the Canal - Single Family
TOTALS

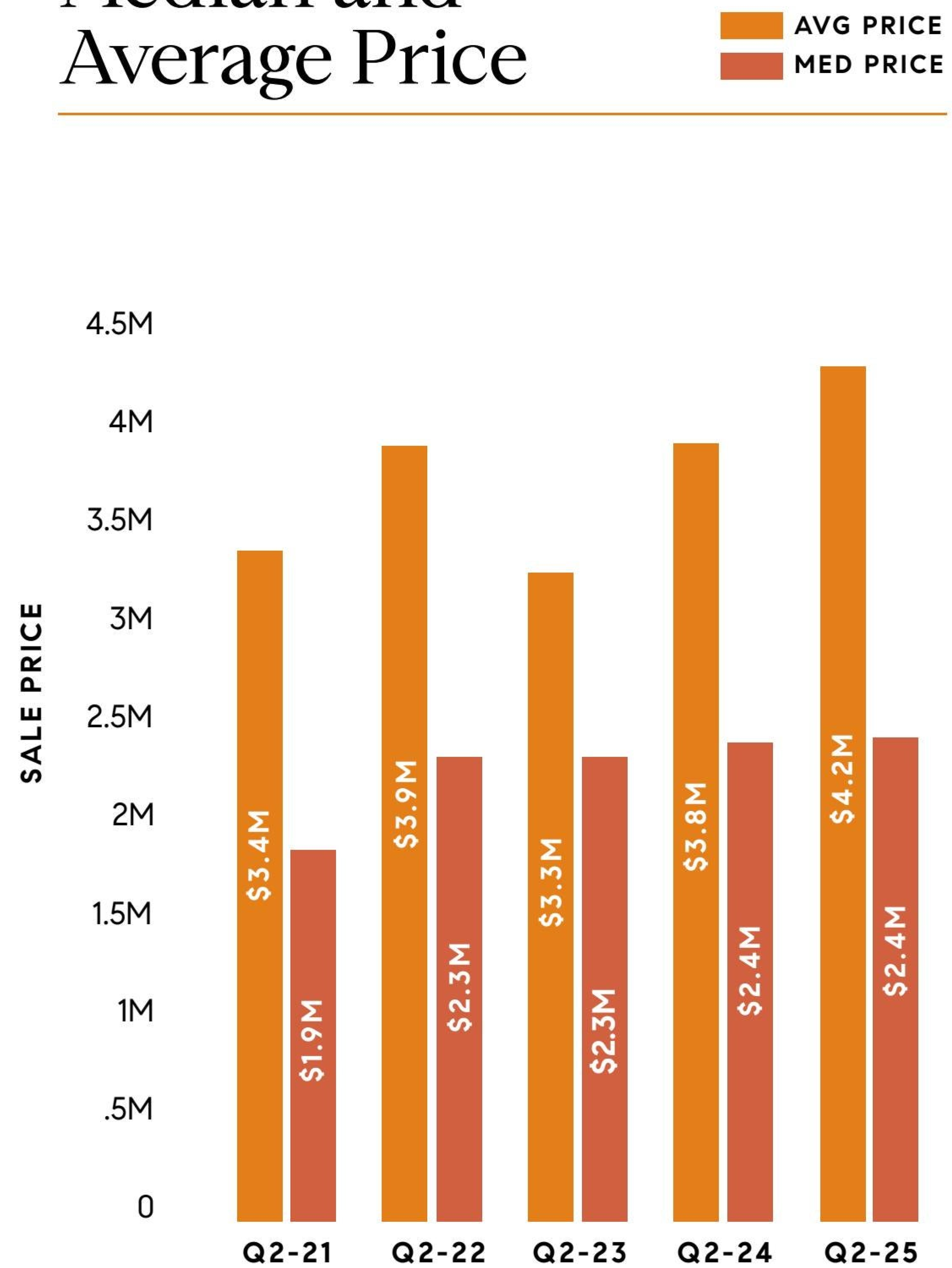
SINGLE FAMILY	Q2 - 2024	Q2 - 2025	+/- YoY	Q1 - 2025	+/- QoQ
# OF SALES	313	307	-1.9%	280	+9.6%
SALES VOLUME	$1,181,408,679	$1,302,891,587	+10.3%	$1,097,433,818	+18.7%
AVG. PRICE	$3,774,469	$4,243,947	+12.4%	$3,919,406	+8.3%
MED. PRICE	$2,350,000	$2,400,000	+2.1%	$2,460,900	-2.5%



Closed Sales



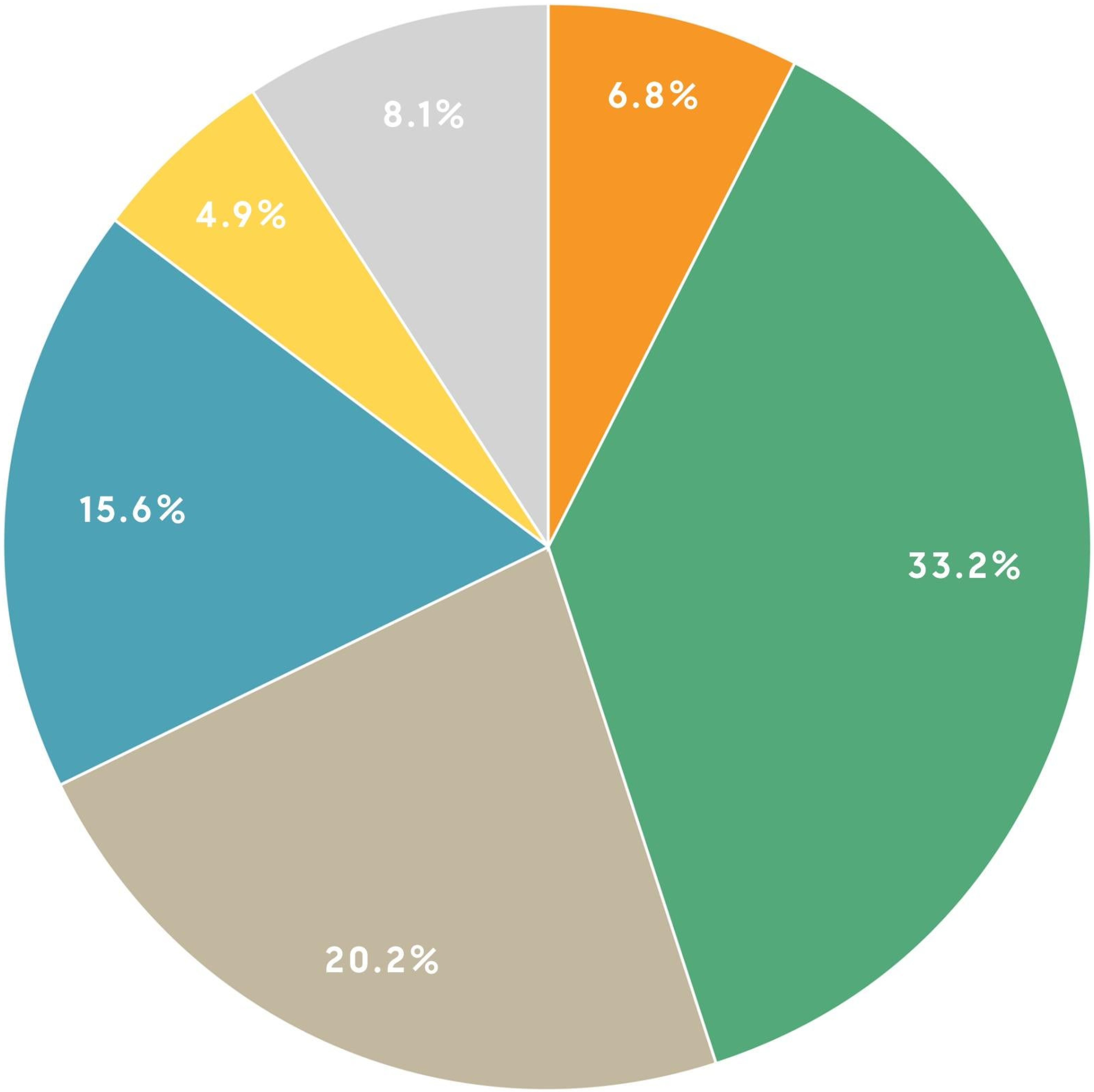
Median and Average Price



East of Canal - Single Family

PRICE POINTS

Percentage by Price Points



UNDER $1M	6.8%
$1M–$2M	33.2%
$2M–$3M	20.2%
$3–$5M	15.6%
$5–$10M	4.9%
OVER $10M	8.1%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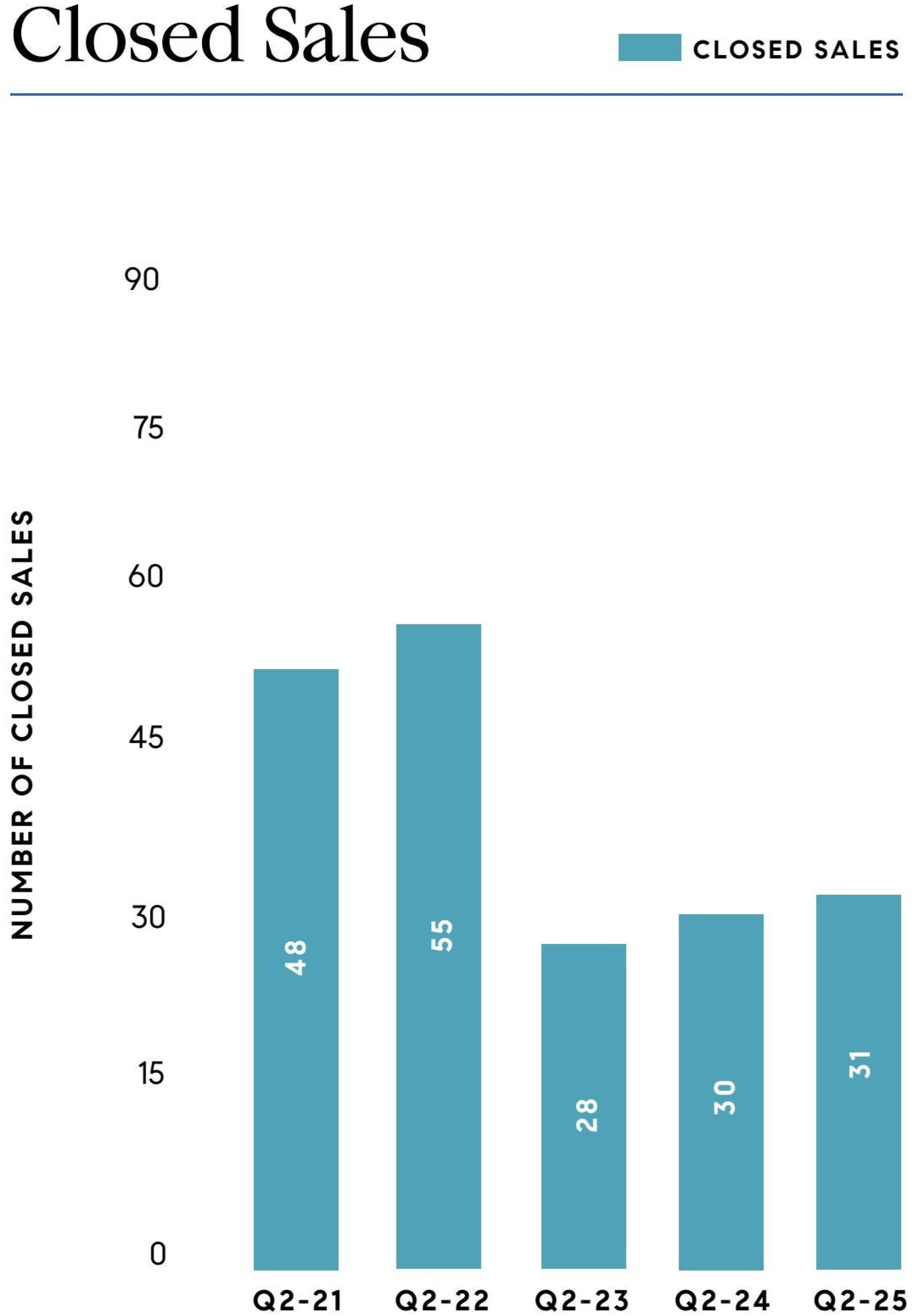
THE 3-PHASED MARKETING STRATEGY
DEVELOP YOUR STRATEGY WITH COMPASS

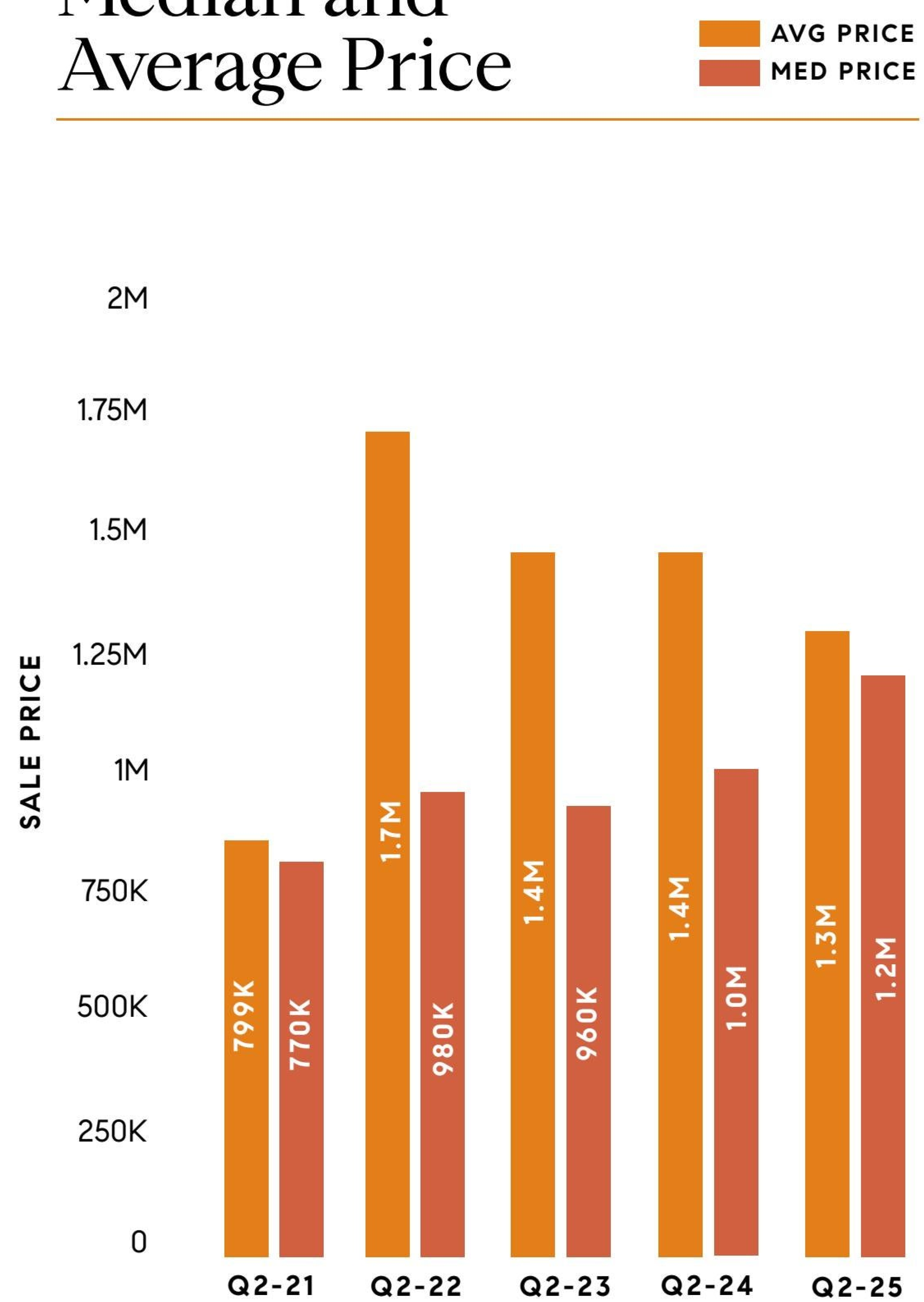
Condos

TOWN		Q2 - 2024	Q2- 2025	% CHANGE
SOUTH FORK TOTALS	# OF SALES	30	31	+3.3%
	SALES VOLUME	$41,049,999	$41,052,354	0.0%
	AVG. PRICE	$1,368,333	$1,324,269	-3.2%
	MED. PRICE	$1,023,500	$1,225,000	+19.7%
EAST OF CANAL	# OF SALES	17	22	+29.4%
	SALES VOLUME	$28,029,999	$32,539,854	+16.1%
	AVG. PRICE	$1,648,823	$1,479,084	-10.3%
	MED. PRICE	$1,150,000	$1,407,500	+22.4%
WEST OF CANAL	# OF SALES	13	9	-30.8%
	SALES VOLUME	$13,020,000	$8,512,500	-34.6%
	AVG. PRICE	$1.001,538	$945,833	-5.6%
	MED. PRICE	$900,000	$900.000	0.0%

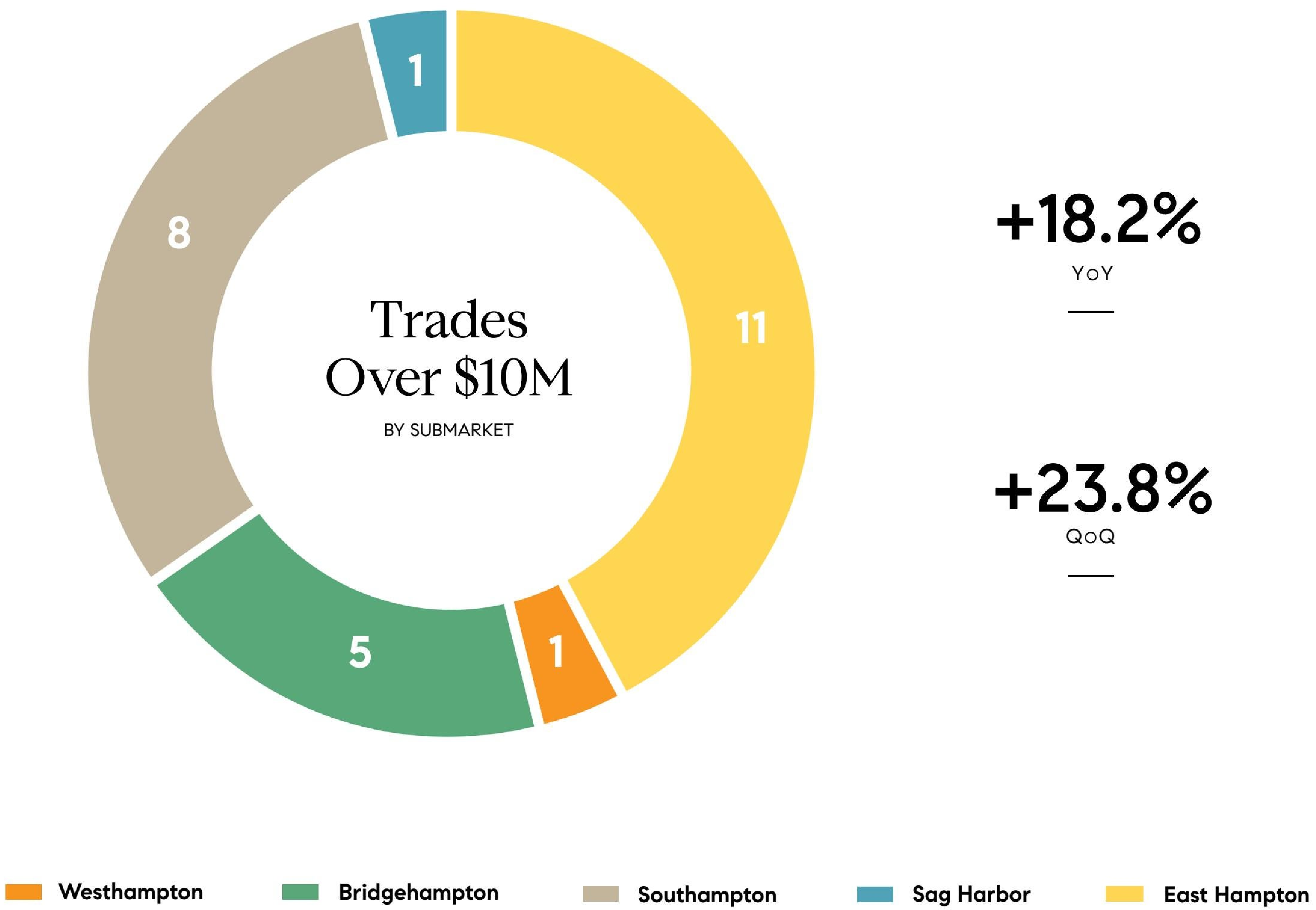
Closed Sales



Median and Average Price



Trades Over $10M+ by Submarket



+18.2%
YoY

+23.8%
QoQ

23 LUTHER DRIVE
WATER MILL

COMPASS

South Fork - Single Family
TOTALS

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Westhampton	# OF SALES	83	68	-18.1%
	SALES VOLUME	$224,420,924	$161,879,345	-27.9%
	AVG. PRICE	$2,703,867	$2,380,579	-12.0%
	MED. PRICE	$1,700,000	$1,712,500	+0.7%
Southampton	# OF SALES	127	112	-11.8%
	SALES VOLUME	$347,236,784	$413,278,175	+19.0%
	AVG. PRICE	$2,734,148	$3,689,984	+35.0%
	MED. PRICE	$1,450,000	$1,812,500	+25.0%
Bridgehampton	# OF SALES	28	29	+3.6%
	SALES VOLUME	$194,104,500	$178,515,000	-8.0%
	AVG. PRICE	$6,932,304	$6,155,690	-11.2%
	MED. PRICE	$4,568,500	$4,500,000	-1.5%
Sag Harbor	# OF SALES	49	61	+24.5%
	SALES VOLUME	$161,525,798	$167,847,397	+3.9%
	AVG. PRICE	$3,296,445	$2,751,597	-16.5%
	MED. PRICE	$2,300,000	$2,125,000	-7.6%
Shelter Island	# OF SALES	13	12	-7.7%
	SALES VOLUME	$22,924,000	$32,015,000	+39.7%
	AVG. PRICE	$1,763,385	$2,667,917	+51.3%
	MED. PRICE	$1,540,000	$1,425,000	-7.5%
East Hampton	# OF SALES	140	128	-8.6%
	SALES VOLUME	$499,804,786	$549,372,690	+9.9%
	AVG. PRICE	$3,570,034	$4,291,974	+20.2%
	MED. PRICE	$2,150,000	$2,080,000	-3.3%

Westhampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
East Quogue	# OF SALES	22	24	+9.1%
	SALES VOLUME	$37,609.499	$32,344,500	-14.0%
	AVG. PRICE	$1,709,523	$1,347,688	-21.2%
	MED. PRICE	$1,125,000	$1,120,000	-0.4%
Hampton Bays	# OF SALES	46	38	-17.4%
	SALES VOLUME	$45,722,189	$42,479,675	-7.1%
	AVG. PRICE	$993,961	$1,117,886	+12.5%
	MED. PRICE	$932,500	$1,022,500	+9.7%
Quiogue	# OF SALES	3	6	+100.0%
	SALES VOLUME	$7,270,000	$12,220,000	+68.1%
	AVG. PRICE	$2,423,333	$2,036,667	-16.0%
	MED. PRICE	$1,350,000	$2,015,000	+49.3%
Quogue	# OF SALES	15	5	-66.7%
	SALES VOLUME	$75,612,750	$38,770,000	-48.7%
	AVG. PRICE	$5,040,850	$7,754,000	+53,8%
	MED. PRICE	$2,650,000	$7,970,000	+200.8%

Westhampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Remsenburg	# OF SALES	8	7	-12.5%
	SALES VOLUME	$14,913,000	$21,645,000	+45.1%
	AVG. PRICE	$1,864,125	$3,092,143	+65.9%
	MED. PRICE	$1,520,000	$2,850,000	+87.5%
Speonk	# OF SALES	1	1	0.0%
	SALES VOLUME	$705,000	$985,000	-39.7%
	AVG. PRICE	$705,000	$985,000	+39.7%
	MED. PRICE	$705,000	$985,000	+39.7%
Westhampton	# OF SALES	15	12	-20.0%
	SALES VOLUME	$26,160,186	$25,010,600	-4.4%
	AVG. PRICE	$1,744,012	$2,084,217	+19.5%
	MED. PRICE	$1,700,000	$1,712,000	+0.7%
Westhampton Beach	# OF SALES	19	12	-36.8%
	SALES VOLUME	$62,150,489	$27,414,245	-55.9%
	AVG. PRICE	$3,271,078	$2,284,520	-30.2%
	MED. PRICE	$2,488,489	$2,252,500	-9.5%
Westhampton Dunes	# OF SALES	0	1	0.0%
	SALES VOLUME	0	$3,490,000	0.0%
	AVG. PRICE	0	$3,490,000	0.0%
	MED. PRICE	0	$3,490,000	0,0%

30 HUNTTING LANE

EAST HAMPTON

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Southampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
North Sea	# OF SALES	35	5	-85.7%
	SALES VOLUME	$81,244,544	$12,366,500	-84.8%
	AVG. PRICE	$2,321,273	$2,473,300	+6.5%
	MED. PRICE	$1,715,000	$1,847,500	+7.7%
Southampton	# OF SALES	19	28	+47.4%
	SALES VOLUME	$67,484,051	$73,927,000	+9.5%
	AVG. PRICE	$3,551,792	$2,640,250	-25.7%
	MED. PRICE	$2,705,400	$1,912,500	-29,3%
Southampton Village	# OF SALES	15	23	+53.3%
	SALES VOLUME	$86,845,000	$154,295,000	+77.7%
	AVG. PRICE	$5,789,667	$6,708,478	+15.9%
	MED. PRICE	$3,800,000	$3,400,000	-10.5%
Water Mill	# OF SALES	12	18	+50.0%
	SALES VOLUME	$65,941,000	$130,210,000	+97.5%
	AVG. PRICE	$5,495,083	$7,233,889	+31.6%
	MED. PRICE	$5,850,000	$5,850,000	0.0%

Bridgehampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Bridgehampton	# OF SALES	22	18	-18.2%
	SALES VOLUME	$126,245,000	$107,270,000	-15.0%
	AVG. PRICE	$5,738,409	$5,959,444	+3.9%
	MED. PRICE	$3,905,000	$3,007,500	-23.0%
Sagaponack	# OF SALES	1	5	+400.0%
	SALES VOLUME	$3,822,500	$18,320,000	+379.3%
	AVG. PRICE	$3,822,500	$3,664,000	-4.1%
	MED. PRICE	$3,822,500	$3,695,000	-3.3%
Sagaponack Village	# OF SALES	5	6	+20.0%
	SALES VOLUME	$64,037,000	$52,925,000	-17.4%
	AVG. PRICE	$12,807,400	$8,820,833	-31.1%
	MED. PRICE	$12,000,000	$7,637,500	-36.4%

Sag Harbor - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
North Haven	# OF SALES	9	3	-66.7%
	SALES VOLUME	$51,825,000	$7,600,050	-85.3%
	AVG. PRICE	$5,758,333	$2,533,350	-56.0%
	MED. PRICE	$4,500,000	$2,525,050	-43.9%
Noyac	# OF SALES	23	16	-30.4%
	SALES VOLUME	$57,781,749	$32,708,000	-43.4%
	AVG. PRICE	$2,512,250	$2,044,250	-18.6%
	MED. PRICE	$1,900,000	$1,674,500	-11.9%
Sag Harbor	# OF SALES	2	12	+500.0%
	SALES VOLUME	$2,750,000	$23,722,500	+762,6%
	AVG. PRICE	$1,375,000	$1,976,875	+43.8%
	MED. PRICE	$1,375,000	$1,477,500	+7.5%
Sag Harbor Village	# OF SALES	15	30	+100,0%
	SALES VOLUME	$49,169,049	$103,816,847	+111.1%
	AVG. PRICE	$3,277,937	$3,460,562	+5.6%
	MED. PRICE	$2,025,000	$2,678,921	+32.3%

Shelter Island - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Shelter Island	# OF SALES	13	12	-7.7%
	SALES VOLUME	$22,924,000	$32,015,000	+39.7%
	AVG. PRICE	$1,763,385	$2,667,917	+51.3%
	MED. PRICE	$1,540,000	$1,425,000	-7.5%

East Hampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Amagansett	# OF SALES	12	14	+16.7%
	SALES VOLUME	$74,805,500	$76,341,000	+2.1%
	AVG. PRICE	$6,233,792	$5,452,929	-12.5%
	MED. PRICE	$6,170,000	$4,097,500	-33.6%
East Hampton	# OF SALES	22	38	+72.7%
	SALES VOLUME	$69,016,777	$142,820,012	+106.9%
	AVG. PRICE	$3,137,126	$3,758,421	+19.8%
	MED. PRICE	$2,222,500	$1,937,500	-12.8%
East Hampton Village	# OF SALES	15	12	-20.0%
	SALES VOLUME	$125,871,250	$126,880,000	+0.8%
	AVG. PRICE	$8,391,417	$10,573,333	+26.0%
	MED. PRICE	$6,500,000	$7,300,000	+12.3%
Montauk	# OF SALES	24	23	-4.2%
	SALES VOLUME	$61,861,000	$76,530,000	+23.7%
	AVG. PRICE	$2,577,542	$3,327,391	+29,1%
	MED. PRICE	$1,925,000	$1,895,000	-1.6%

East Hampton - Single Family

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Northwest Woods	# OF SALES	26	20	-23.1%
	SALES VOLUME	$61,581,000	$61,488,678	-0.1%
	AVG. PRICE	$2,368,500	$3,074,434	+29.8%
	MED. PRICE	$2,137,500	$2,645,000	+23.7%
Springs	# OF SALES	34	19	-44.1%
	SALES VOLUME	$64,854,259	$36,313,000	-44.0%
	AVG. PRICE	$1,907,478	$1,911,211	+0.2%
	MED. PRICE	$1,710,000	$1,612,500	-5.7%
Wainscott	# OF SALES	7	2	-71.4%
	SALES VOLUME	$41,815,000	$29,000,000	-30.6%
	AVG. PRICE	$5,973,571	$14,500,000	+142.7%
	MED. PRICE	$4,500,000	$14,500,000	+222.2%

COMPASS

Q2 2025

NORTH FORK MARKET REPORT

DATA FOR THE NORTH FORK IS SOURCED FROM ONEKEY MLS AND CONSIDERS ALL AVAILABLE RESIDENTIAL DATA FROM SUFFOLK COUNTY (AQUEBOGUE, BAITING HOLLOW, CUTCHOGUE, EAST MARION, GREENPORT, JAMESPORT, LAUREL, MATTITUCK, NEW SUFFOLK, ORIENT, PECONIC, SOUTHOLD) BETWEEN 4.1.25 - 6.30.25.

All statistics are based on Compass internal data.

North Fork Market Summary

In the second quarter of 2025, the North Fork single-family market recorded 102 sales, a 9.7% decline from the same period last year. Still, total sales volume rose 5.1% to $134,840,492, as demand for quality homes at higher price points continued to drive market strength. The average sale price climbed 16.4% year-over-year to $1,321,966, and the median price increased 10.5% to $975,000, reflecting consistent upward pressure on pricing in a limited-inventory environment.

Sales activity varied across the region. While Southold and Cutchogue saw noticeable declines in transactions, down 37.9% and 27.8% respectively, several other areas posted strong gains. Mattituck recorded a 16.7% increase in sales and an 85.7% jump in volume, while Laurel saw a 300% surge in transactions. Aquebogue, East Marion, Orient, and Peconic also posted double volume growth, suggesting expanding buyer interest in less saturated markets.

On the pricing side, many towns outpaced the already-strong overall averages. Jamesport South Jamesport led the pack with a 76.9% increase in average price and a 62.1% rise in median. Mattituck's average jumped 59.1%, and East Marion and Greenport followed with 21.2% and 28.4% gains in average price, respectively. Even in submarkets where transaction volume dipped, like Cutchogue, pricing strength held and average prices increased by 28%. Southold, however, bucked the broader trend, with both median and average prices declining year-over-year, down 6.3% and 6.8%, respectively, signaling a potential rebalancing in one of the region's historically most active submarkets.

Overall, the data points to a market still adjusting: while fewer homes are trading hands, strong pricing across much of the North Fork reflects steady demand, especially for well-located or move-in-ready properties. As we head into the second half of the year, interest continues to shift east and upward in price point, as buyers pursue lifestyle, value, and long-term potential.

– Joe Fuer
Managing Director

UNITS SOLD
102
-9.7%

SALES VOLUME
$135,340,492
+5.1%

AVERAGE PRICES
$1,321,966
+16.4%

MEDIAN PRICES
$975,000
+10.5%

Pictured on the cover page:
1350 West Cove Road
Cutchogue

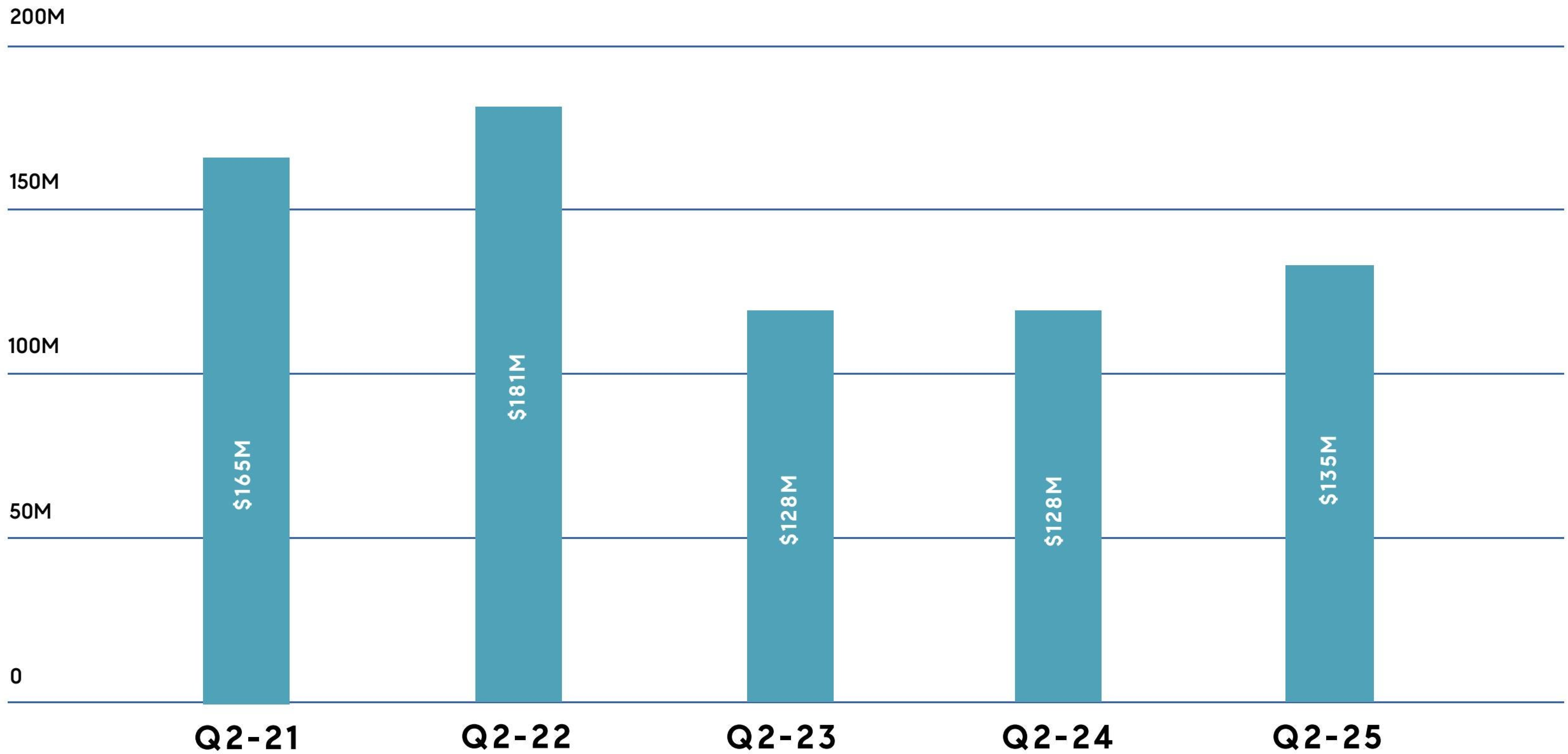
DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 4.1.25 - 6.30.25.
2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.
ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

Recorded Sales by Submarket

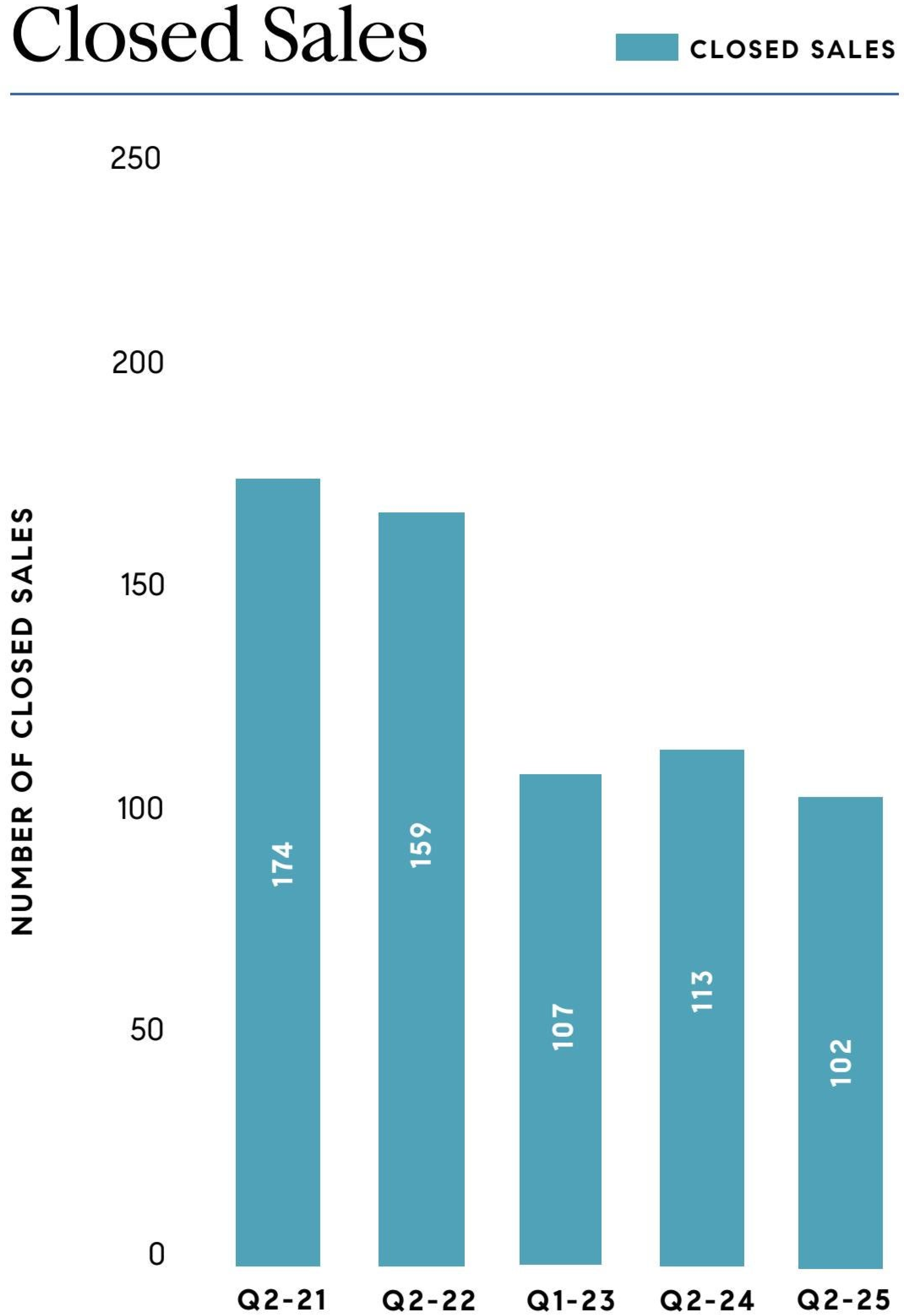
North Fork - Single Family

TOTALS

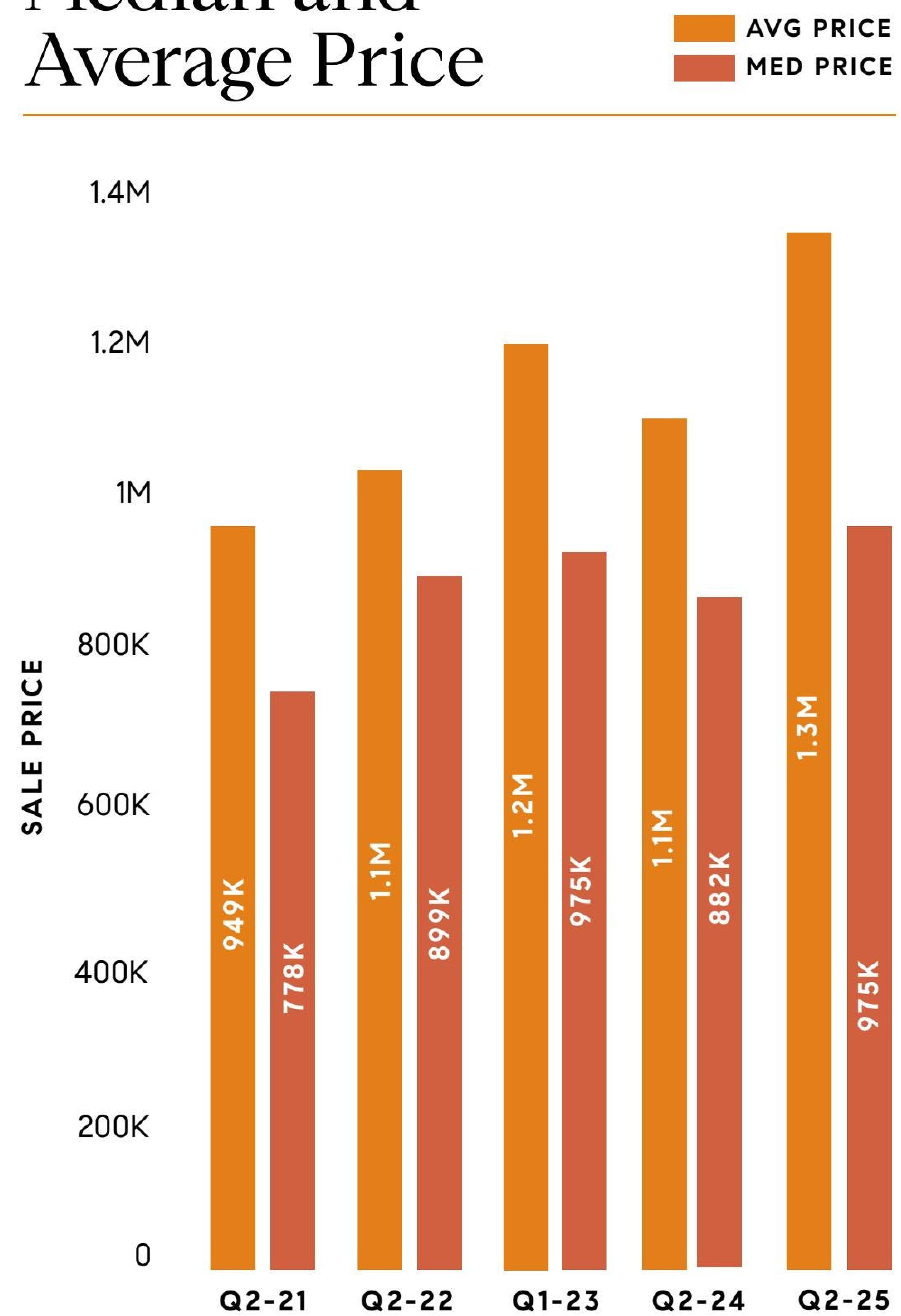
SINGLE FAMILY	Q2 - 2024	Q2 - 2025	+/- YoY	Q1 - 2025	+/- QoQ
# OF SALES	113	102	-9.7%	89	+14.6%
SALES VOLUME	$128,340,130	$134,840,492	+5.1%	$105,960,300	+27.3%
AVG. PRICE	$1,135,753	$1,321,966	+16.4%	$1,190,565	+11.0%
MED. PRICE	$882,000	$975,000	+10.5%	$950,000	+2.6%



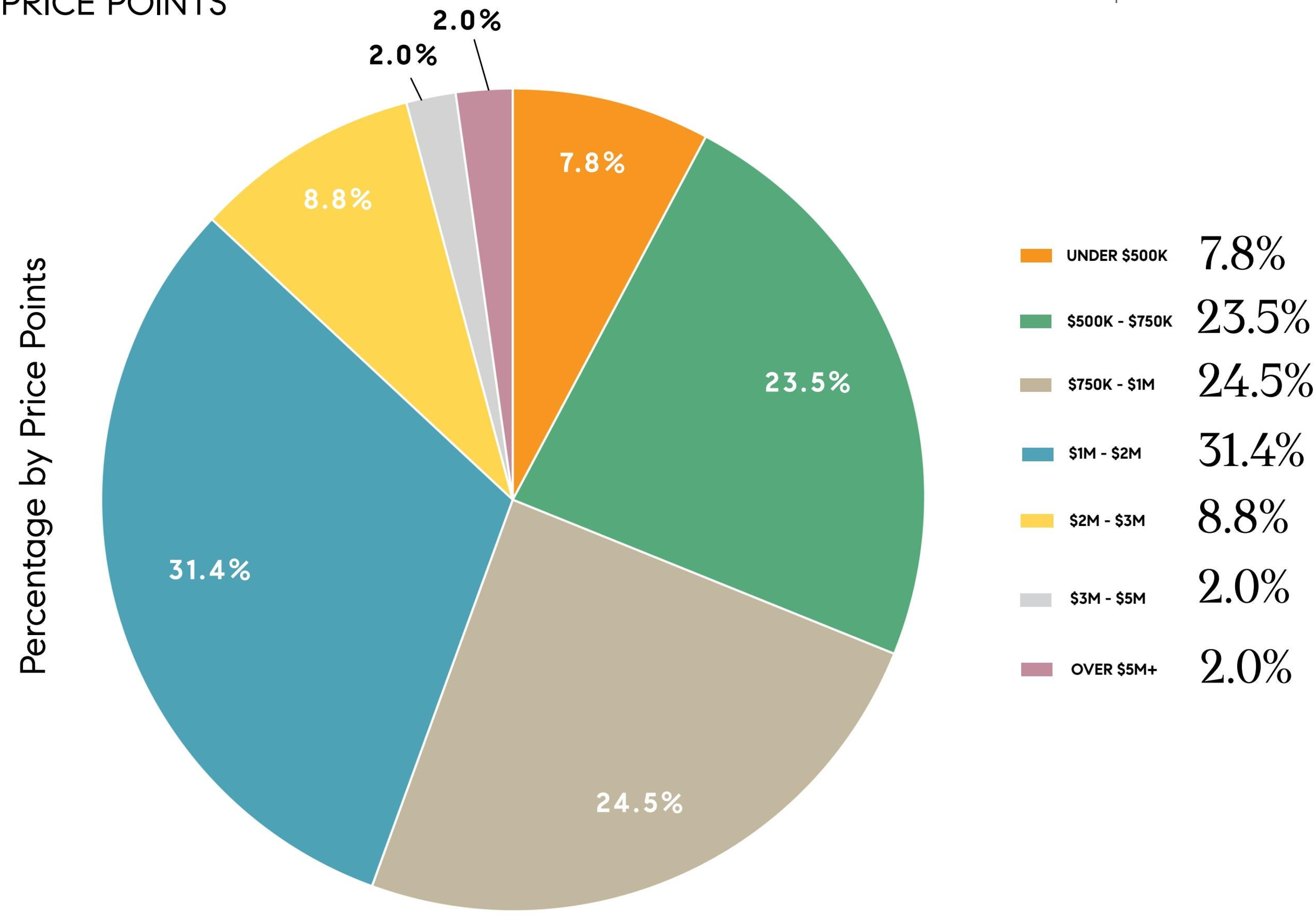
Closed Sales



Median and Average Price



North Fork
PRICE POINTS

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North Fork

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Aquebogue	NUMBER OF SALES	6	7	+16.7%
	SALES VOLUME	$3,799,250	$6,333,000	+66.7%
	AVG. PRICE	$633,208	$904,714	+42.9%
	MED. PRICE	$638,250	$749,000	+17.4%
	DAYS ON MARKET	75	81	+8.0%
Baiting Hollow	NUMBER OF SALES	7	6	-14.3%
	SALES VOLUME	$4,218,025	$2,464,500	-41.6%
	AVG. PRICE	$602,575	$410,750	-31.8%
	MED. PRICE	$615,000	$367,520	-40.3%
	DAYS ON MARKET	102	42	-58.8%
Cutchogue	NUMBER OF SALES	18	13	-27.8%
	SALES VOLUME	$24,381,500	$22,515,999	-7.7%
	AVG. PRICE	$1,354,528	$1,732,000	+27.9%
	MED. PRICE	$1,350,000	$1,175,000	-13.0%
	DAYS ON MARKET	81	92	+13.6%
East Marion	NUMBER OF SALES	6	6	+0.0%
	SALES VOLUME	$7,460,000	$9,041,000	+21.2%
	AVG. PRICE	$1,243,333	$1,506,833	+21.2%
	MED. PRICE	$950,000	$1,608,000	+69.3%
	DAYS ON MARKET	51	158	+209.8%

North Fork

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
Greenport	NUMBER OF SALES	16	15	-6.3%
	SALES VOLUME	$14,621,000	$17,606,675	+20.4%
	AVG. PRICE	$913,813	$1,173,778	+28.4%
	MED. PRICE	$862,500	$960,000	+11.3%
	DAYS ON MARKET	95	113	+19.0%
Jamesport & South Jamesport	NUMBER OF SALES	12	8	-33.3%
	SALES VOLUME	$9,647,900	$11,375,000	+17.9%
	AVG. PRICE	$803,992	$1,421,875	+76.9%
	MED. PRICE	$817,500	$1,325,000	+62.1%
	DAYS ON MARKET	116	135	-16.4%
Laurel	NUMBER OF SALES	2	8	+300.0%
	SALES VOLUME	$3,998,000	$8,787,000	+119.8%
	AVG. PRICE	$1,999,000	$1,098,375	-45.1%
	MED. PRICE	$1,999,000	$987,500	-50.6%
	DAYS ON MARKET	120	66	+45.0%
Mattituck	NUMBER OF SALES	12	14	+16.7%
	SALES VOLUME	$10,651,000	$19,773,999	+85.7%
	AVG. PRICE	$887,583	$1,412,429	+59.1%
	MED. PRICE	$850,500	$939,500	+10.5%
	DAYS ON MARKET	84	144	-71.4%

North Fork

TOWN		Q2 - 2024	Q2 - 2025	% CHANGE
New Suffolk	NUMBER OF SALES	0	0	0.0%
	SALES VOLUME	0	0	0.0%
	AVG. PRICE	0	0	0.0%
	MED. PRICE	0	0	0.0%
	DAYS ON MARKET	0	0	0.0%
Orient & Orient Point	NUMBER OF SALES	3	4	+33.3%
	SALES VOLUME	$4,341,100	$6,476,320	+49.2%
	AVG. PRICE	$1,447,033	$1,619,080	+11.9%
	MED. PRICE	$1,253,000	$1,750,660	+39.7%
	DAYS ON MARKET	124	98	-21.0%
Peconic	NUMBER OF SALES	2	3	+50.0%
	SALES VOLUME	$2,275,000	$5,624,999	+147.3%
	AVG. PRICE	$1,137,500	$1,875,000	-64.8%
	MED. PRICE	$1,137,500	$975,000	-14.3%
	DAYS ON MARKET	118	69	-49.0%
Southold	NUMBER OF SALES	29	18	-37.9%
	SALES VOLUME	$42,947,355	$24,842,000	-42.2%
	AVG. PRICE	$1,480,943	$1,380,111	-6.8%
	MED. PRICE	$960,000	$900,000	-6.3%
	DAYS ON MARKET	99	69	-30.3%

47 DUNE ROAD
EAST QUOGUE

COMPASS

DATA FOR THE NORTH FORK IS SOURCED FROM ONEKEY MLS AND CONSIDERS ALL AVAILABLE RESIDENTIAL DATA FROM SUFFOLK COUNTY (AQUEBOGUE, BAITING HOLLOW, CUTCHOGUE, EAST MARION, GREENPORT, JAMESPORT, LAUREL, MATTITUCK, NEW SUFFOLK, ORIENT, PECONIC, SOUTHOLD) BETWEEN 4.1.25 - 6.30.25.

All statistics are based on Compass internal data.