COMPASS

Q3—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 7.1.25 - 9.30.25. 2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.

ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

South Fork Market Summary

In the Hamptons, market momentum accelerated through the third quarter as buyer confidence grew and activity strengthened. While total transactions declined 6.7% year-over-year, both sales volume and prices rose sharply, reflecting renewed engagement from motivated buyers. By late summer, the market was shaped by increased deal flow, stronger demand at higher price points, and a clear sense of cautious optimism heading into the fall.

There were 346 South Fork sales in Q3 2025, down 8% year-over-year from 374 sales in Q3 2024 and 26.5% lower than last quarter. Total dollar volume climbed 28.1% year over year to $1.41 billion, while the average sale price rose 37.4% to $3,776,019, and the median increased 29.5% to $2,175,000, continuing a trend that favors quality over quantity.

Of the major submarkets, Southampton accounted for nearly 30% of transactions with 106 sales. Both total volume and pricing saw strong gains, with the average sale price up 83.7% and the median rising 83%. East Hampton followed with 103 sales and a 35.1% increase in total volume, reflecting steady upper-tier demand. Sag Harbor continued to build momentum with a notable 22% rise in volume, resulting in 44 sales. Meanwhile, Bridgehampton and Shelter Island remained active with steady, seasonal performance. West of the canal, market conditions were more subdued. Westhampton logged 58 sales, down 31.3% year over year, with a 15.7% decline in volume, though average prices still rose 22.6%, underscoring limited inventory and selective buyer activity.

The ultra-luxury segment delivered another standout quarter, with 24 sales exceeding $10 million, up 41.2% from last year. These totaled approximately $465 million in volume. Southampton led with 9 trades, including 5 in Southampton Village. The quarter's top sale was 105 and 111 Lily Pond Lane in East Hampton Village, closing at $66.75 million, one of the largest transactions on the East End this year.

The market's momentum strengthened as summer reached its peak, fueled by easing inflation trends and growing expectations of future rate cuts. Buyer confidence returned, particularly at the top end of the market, where high-net-worth individuals, largely insulated from interest rate fluctuations, continued to drive activity. High net-worth individuals, motivated by lifestyle and long-term value, have helped sustain liquidity and demand despite broader economic headwinds. As we enter Q4, forecasts remain cautiously optimistic. Should inflation continue to cool and rates ease, buyer momentum could accelerate further into 2026. The fundamentals remain solid, and the East End's unique market resilience is once again on full display.

—Joe Fuer
Managing Director

UNITS SOLD
346
-8.0%

SALES VOLUME
$1,377,664,275
+28.8%

AVERAGE PRICES
$3,981,689
+40.0%

MEDIAN PRICES
$2,295,000
+32.9%

Pictured on the cover page:
38 Mathews Road
East Hampton

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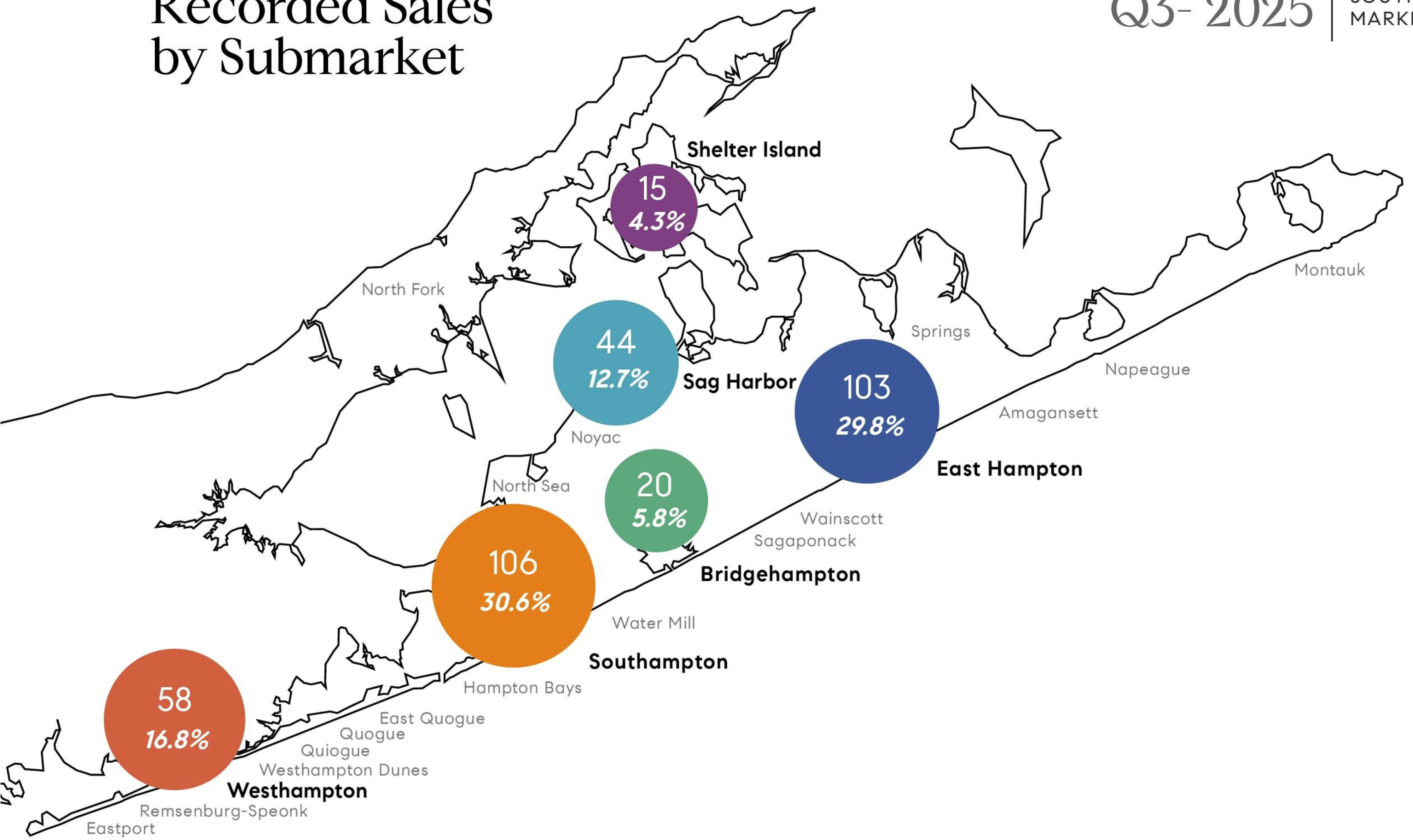
Recorded Sales by Submarket



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

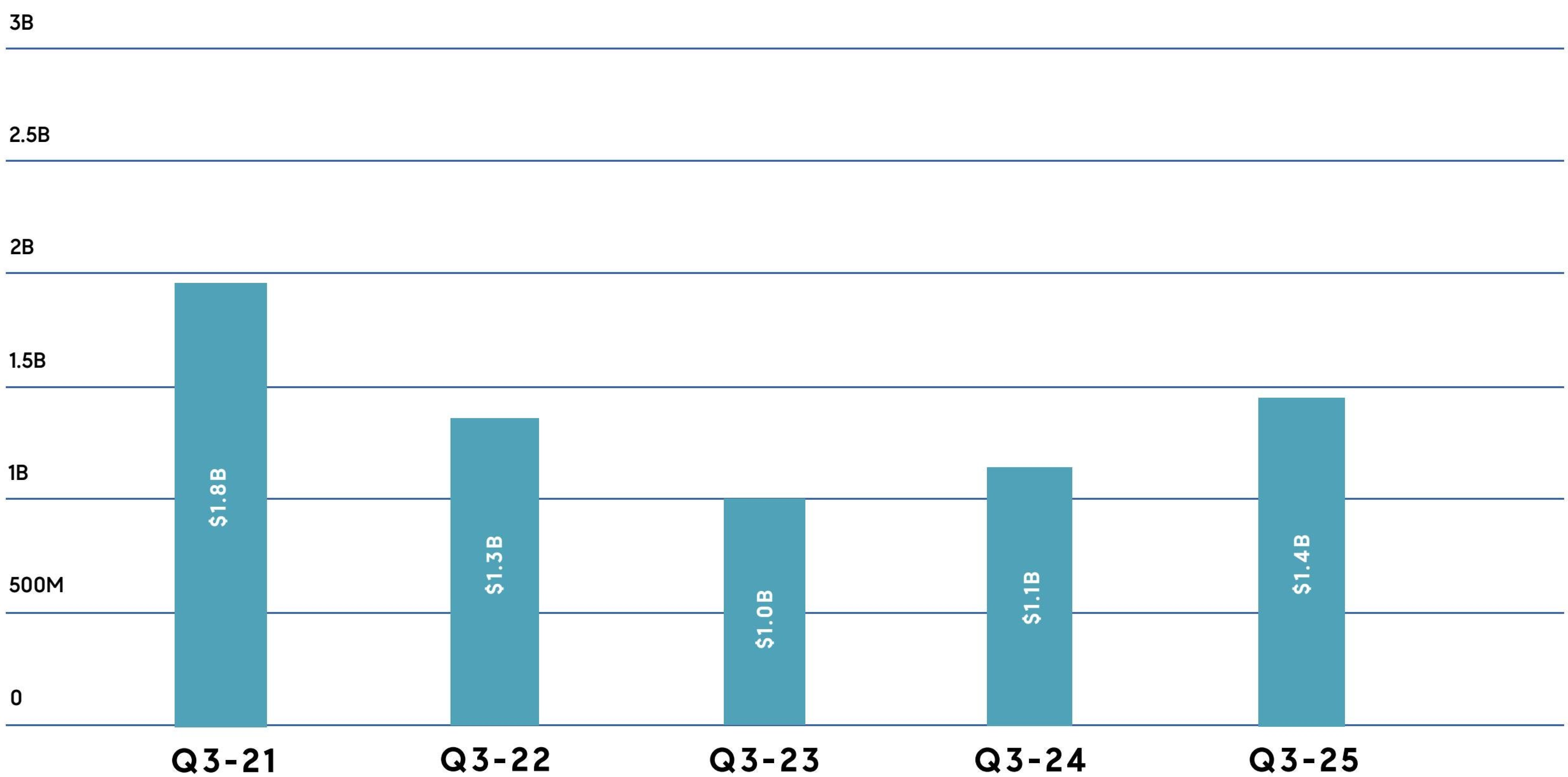
Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

South Fork - Single Family

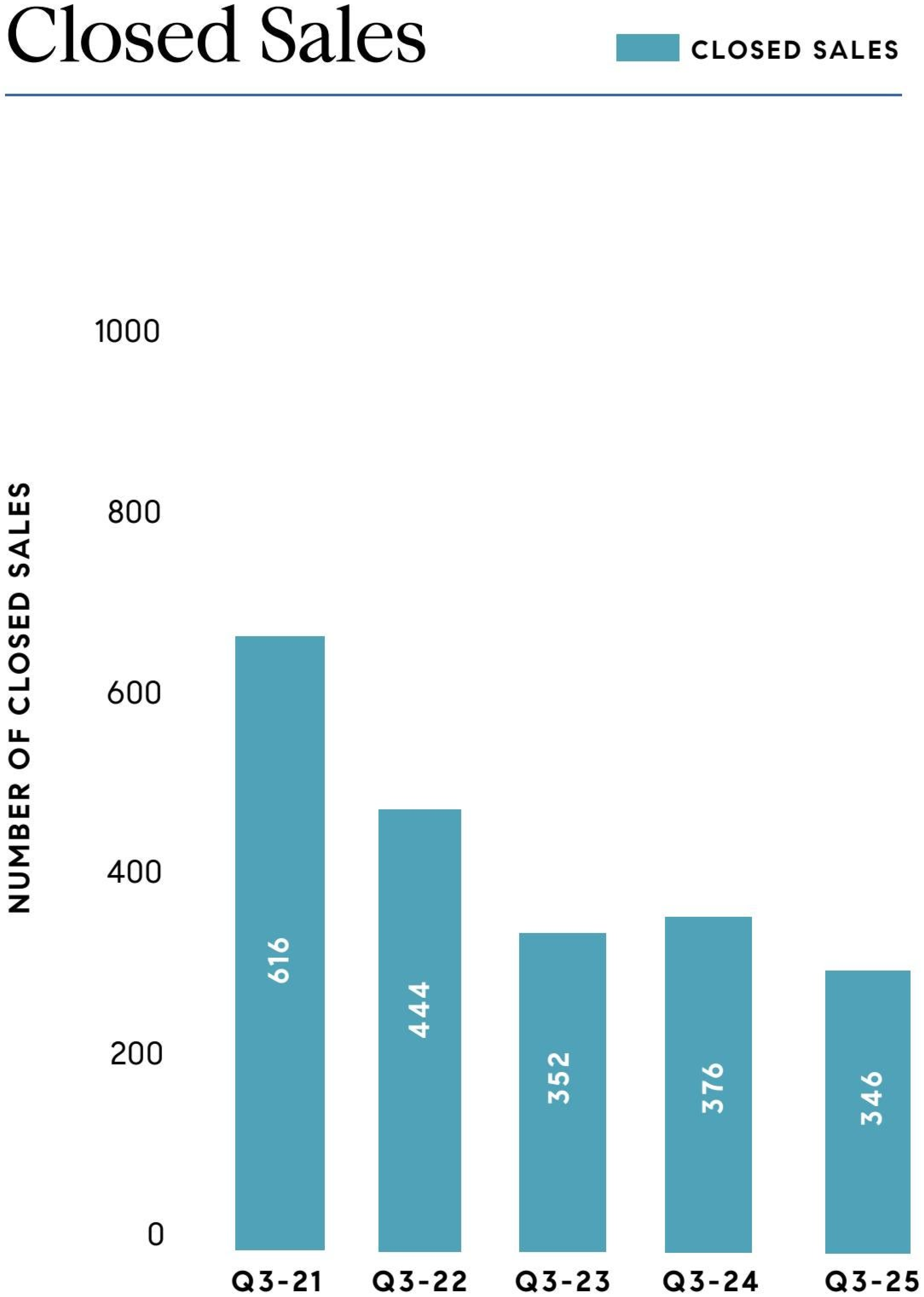
TOTALS

SINGLE FAMILY	Q3 - 2024	Q3 - 2025	+/- YoY	Q2 - 2025	+/- QoQ
# OF SALES	376	346	-8.0%	471	-26.5%
SALES VOLUME	$1,069,521,486	$1,377,664,275	+28.8%	$1,645,010,823	-16.3%
AVG. PRICE	$2,844,472	$3,981,689	+40.0%	$3,492,592	+14.0%
MED. PRICE	$1,727,500	$2,295,000	+32.9%	$1,925,000	+19.2%

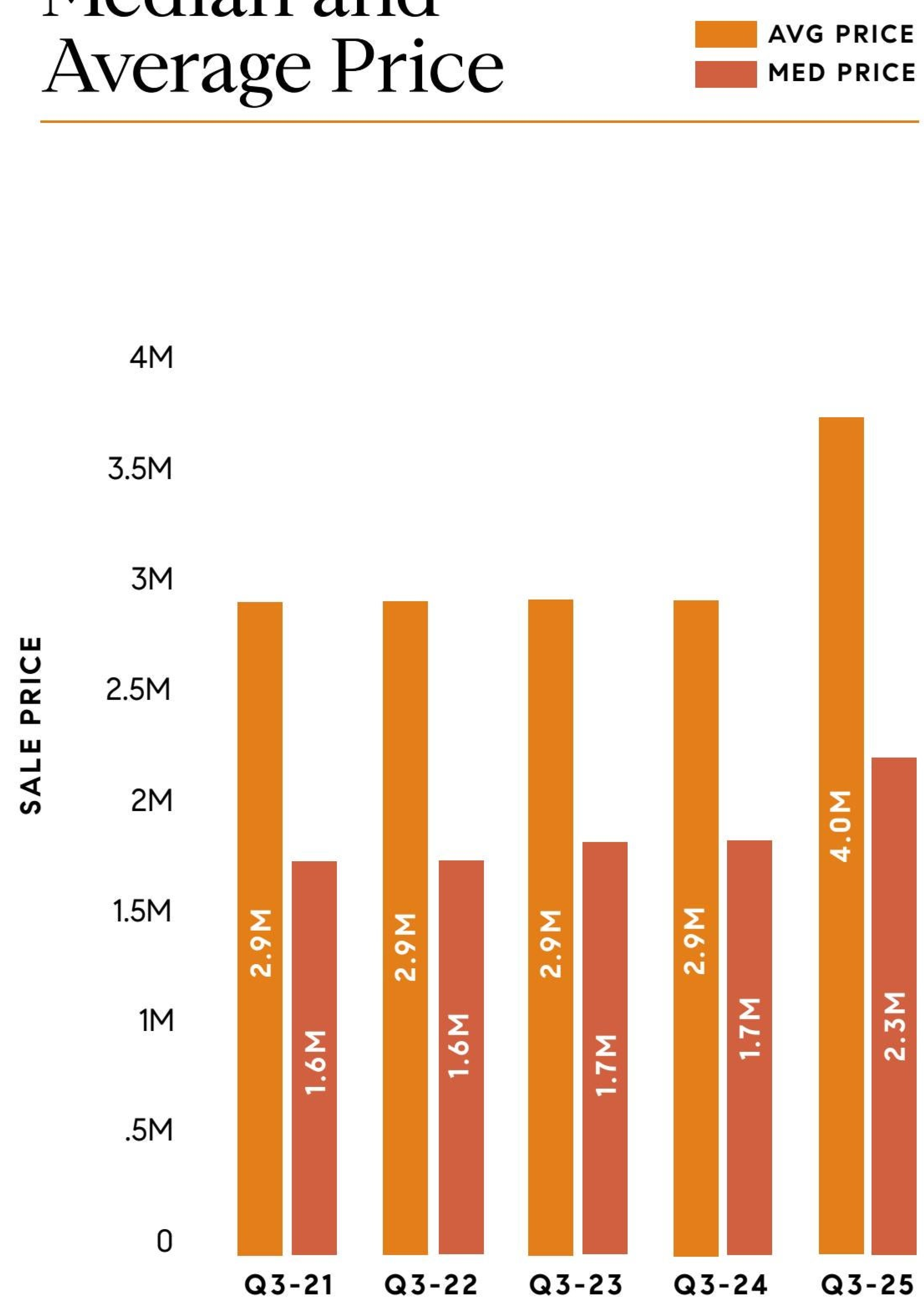


South Fork - Single Family

Closed Sales



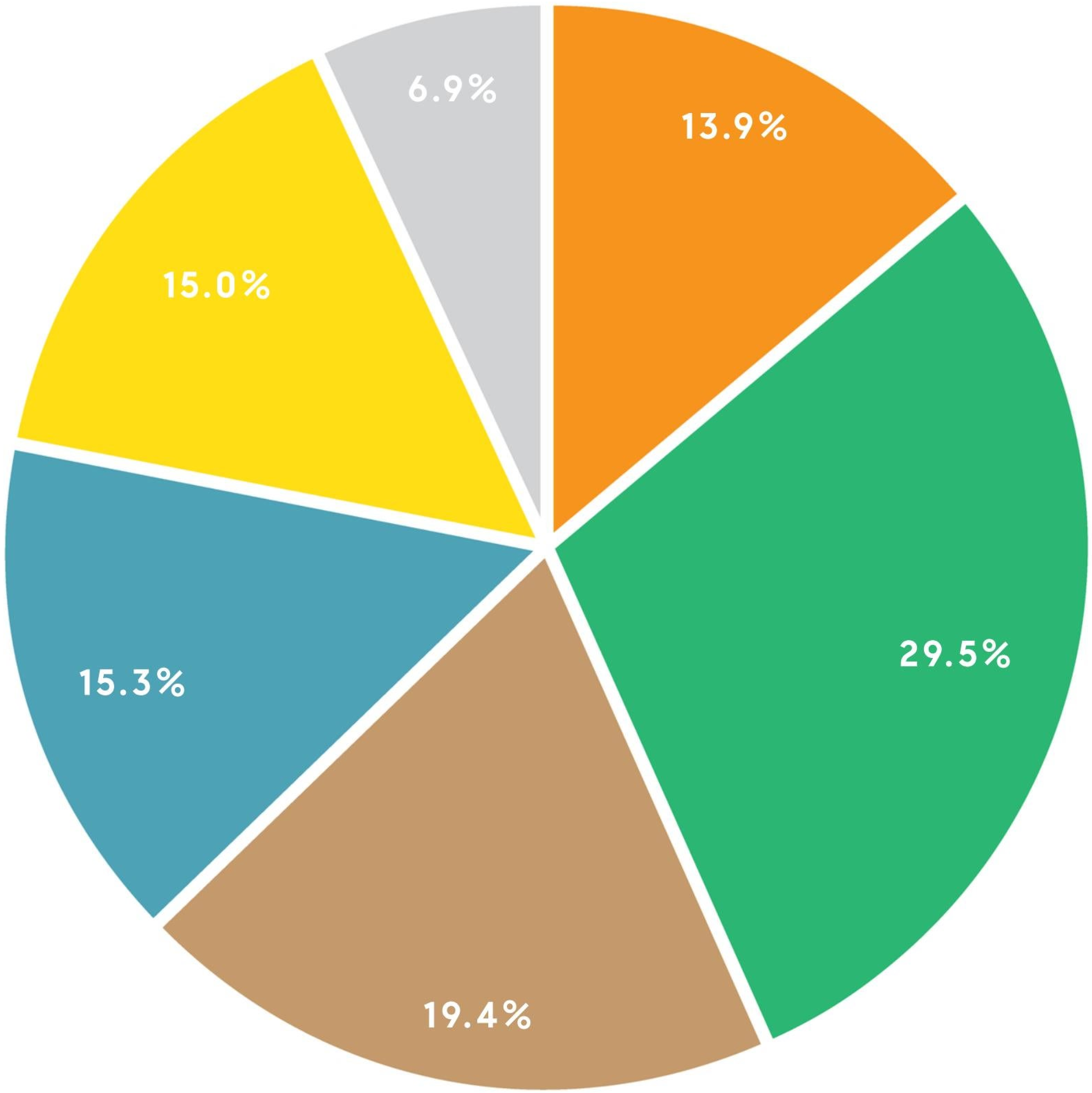
Median and Average Price



South Fork - Single Family

PRICE POINTS

Percentage by Price Points



UNDER $1M	13.9%
$1M–$2M	29.5%
$2M–$3M	19.4%
$3–$5M	15.3%
$5–$10M	15.0%
OVER $10M	6.9%

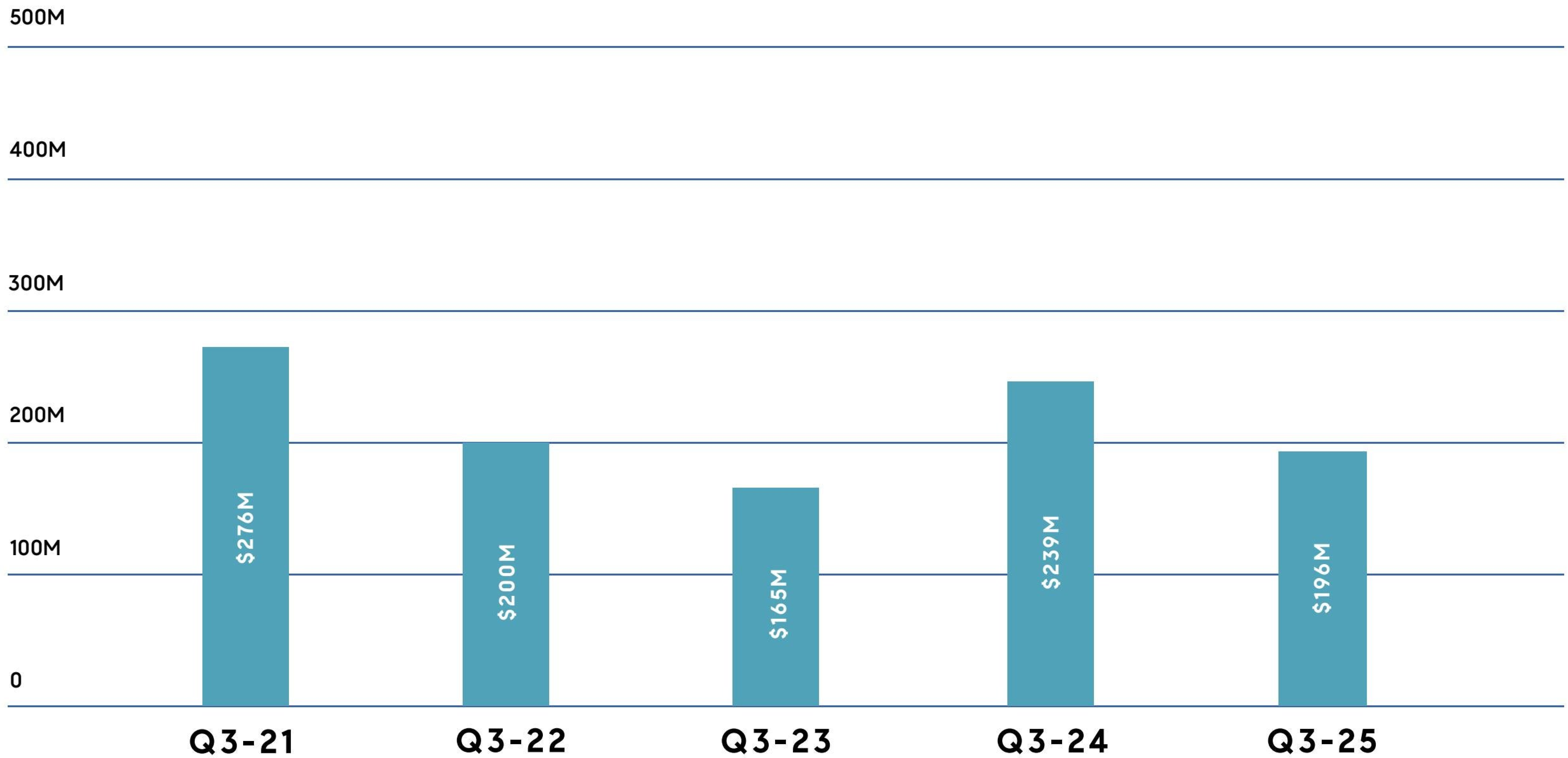
41 MONTAUK AVENUE
SAG HARBOR

COMPASS

West of the Canal - Single Family

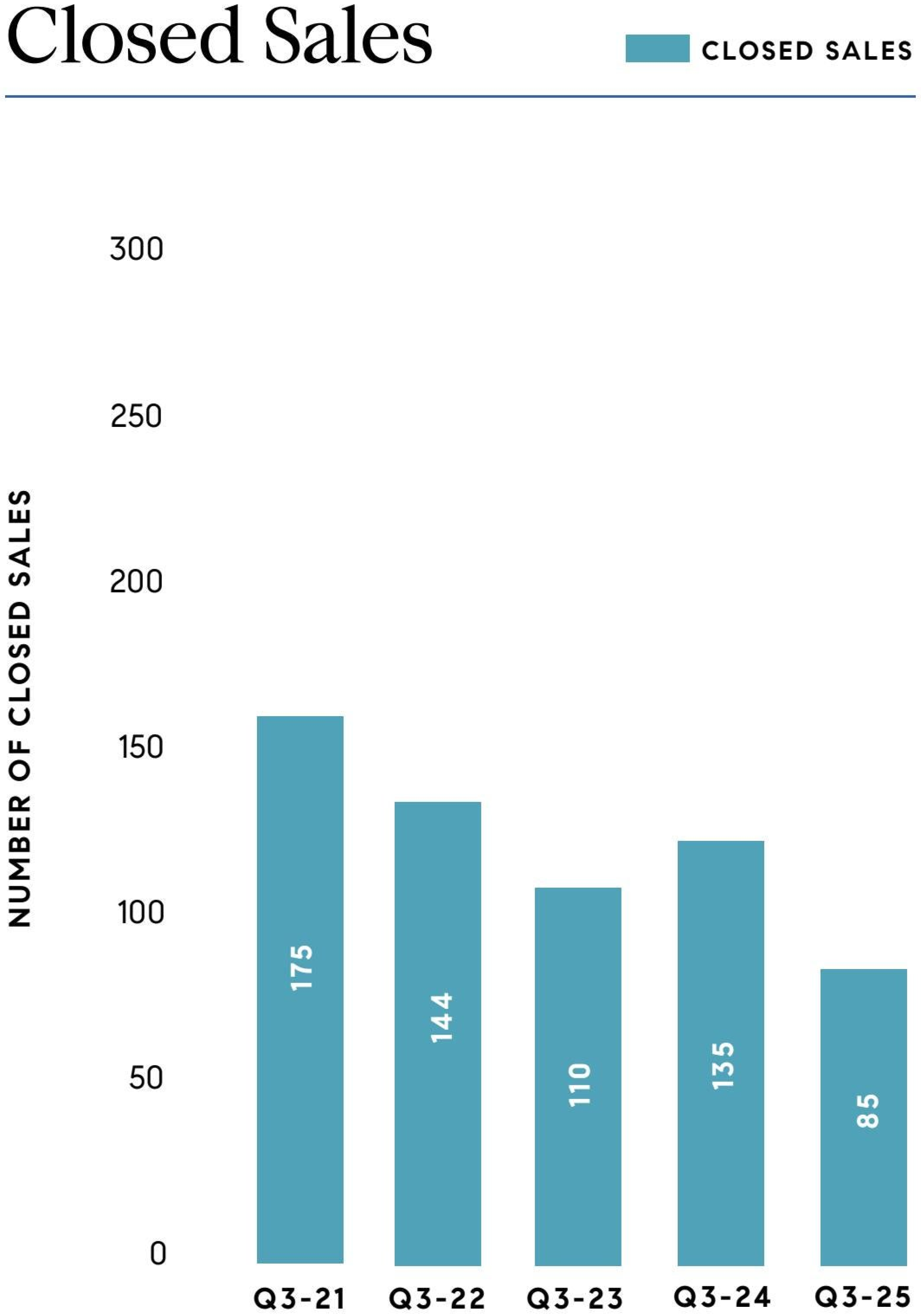
TOTALS

SINGLE FAMILY	Q3 - 2024	Q3 - 2025	+/- YoY	Q2 - 2025	+/- QoQ
# OF SALES	135	85	-37.0%	132	-35.6%
SALES VOLUME	$239,168,430	$195,962,524	-18.1%	$244,664,598	-19.9%
AVG. PRICE	$1,771,618	$2,305,441	+30.1%	$1,853,520	+24.4%
MED. PRICE	$961,800	$1,375,000	+43.0%	$1,215,000	+13.2%

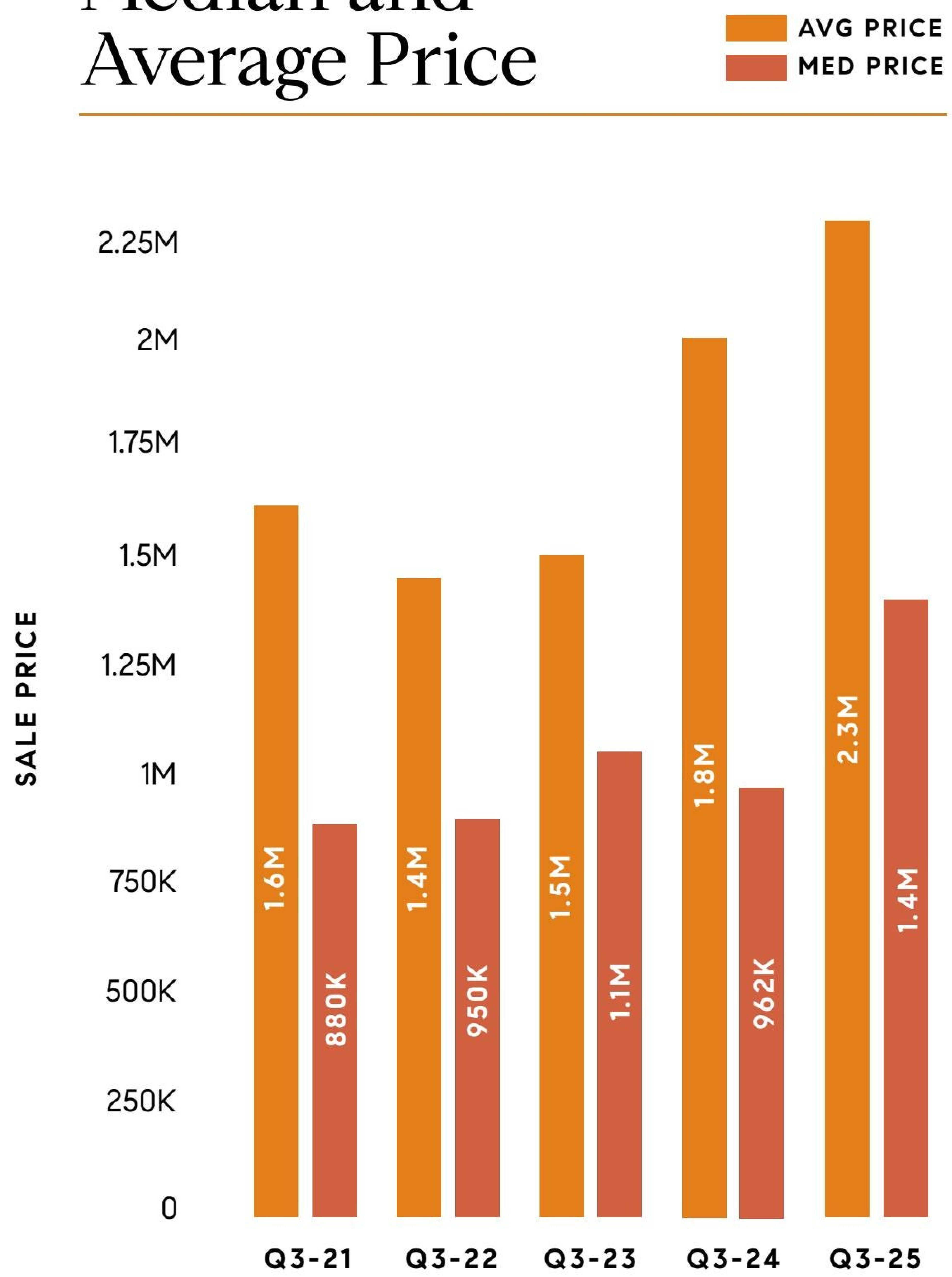


West of the Canal - Single Family

Closed Sales

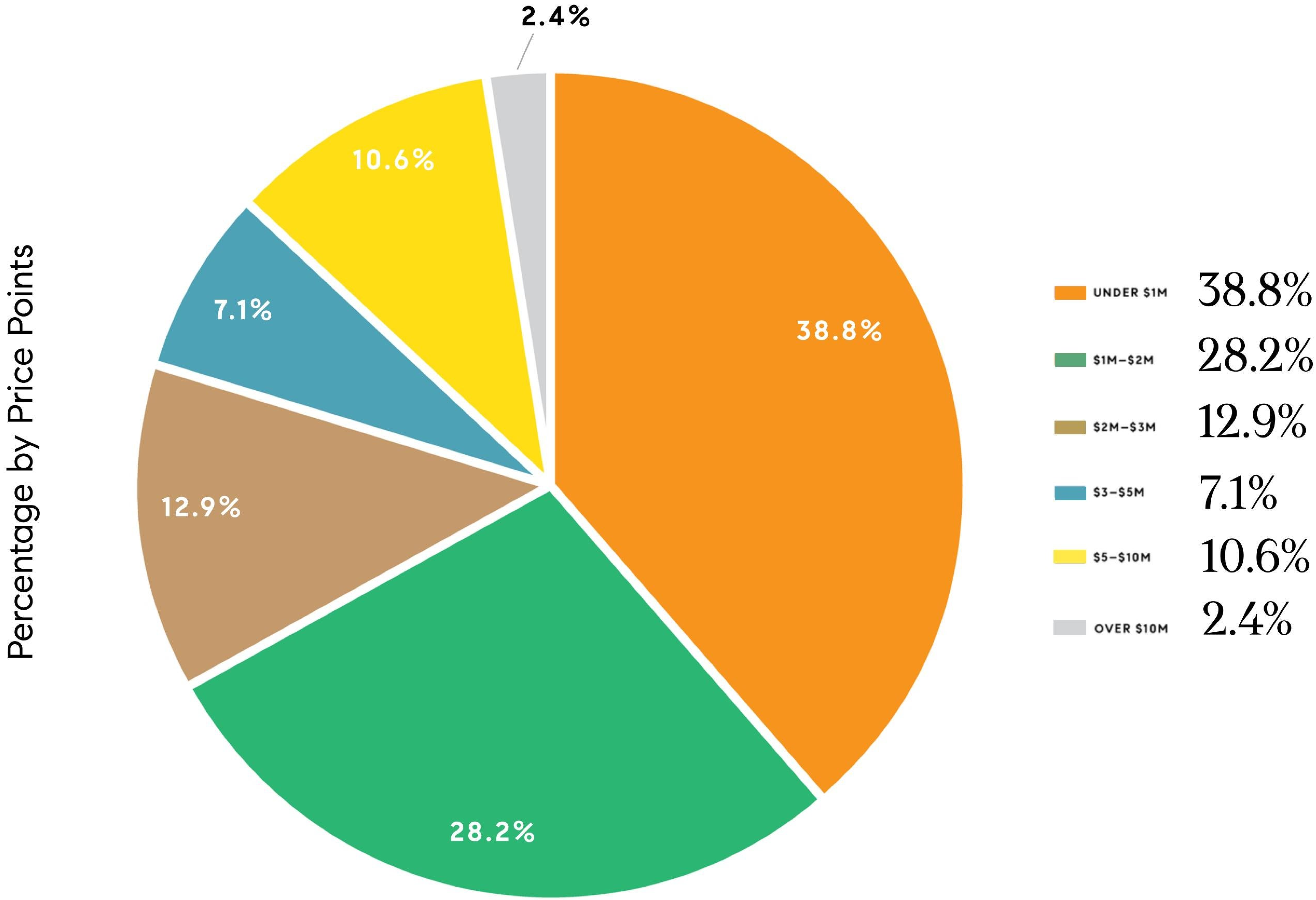


Median and Average Price



West of Canal - Single Family

PRICE POINTS

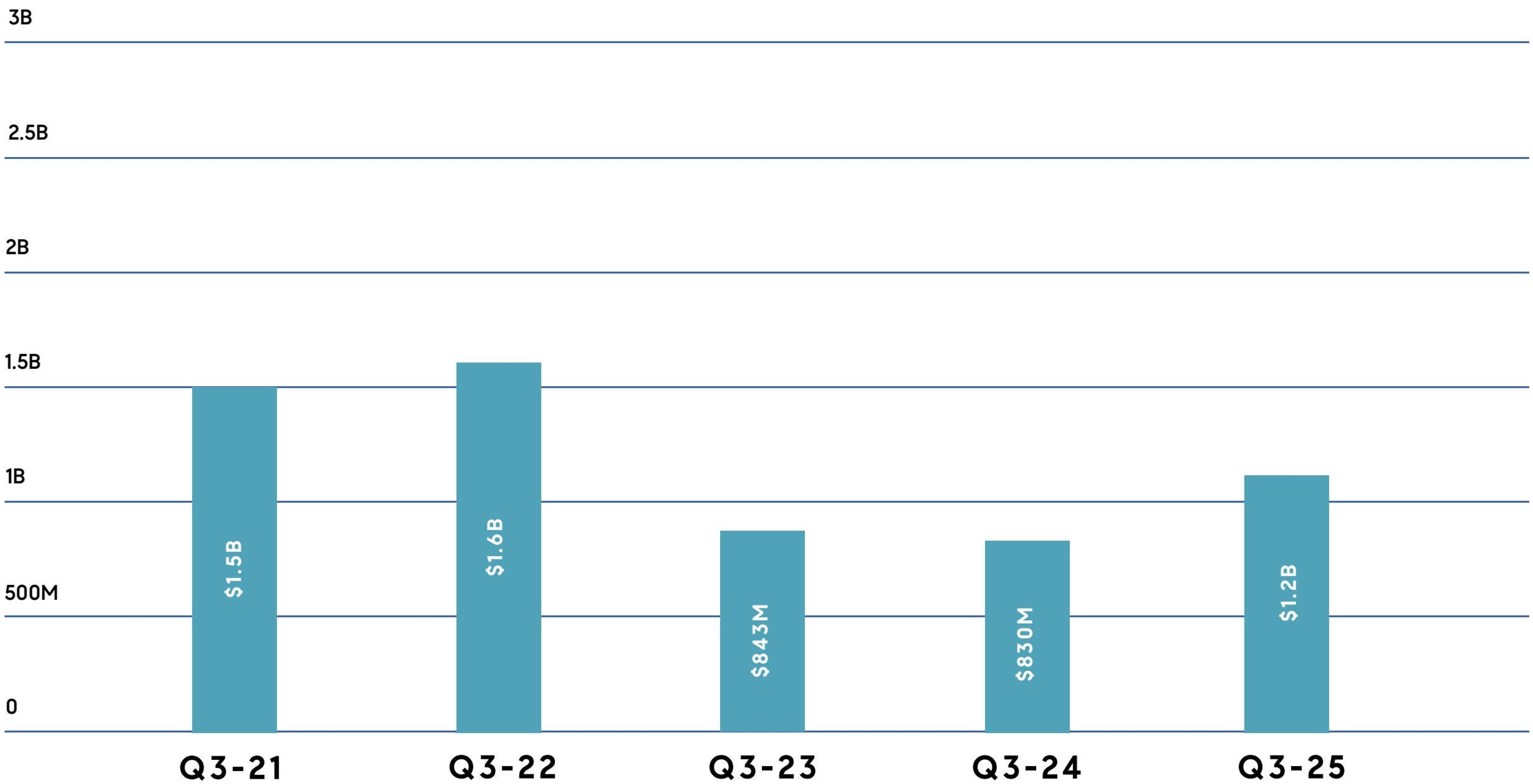



4 THIRD STREET
SAG HARBOR
COMPASS

East of the Canal - Single Family

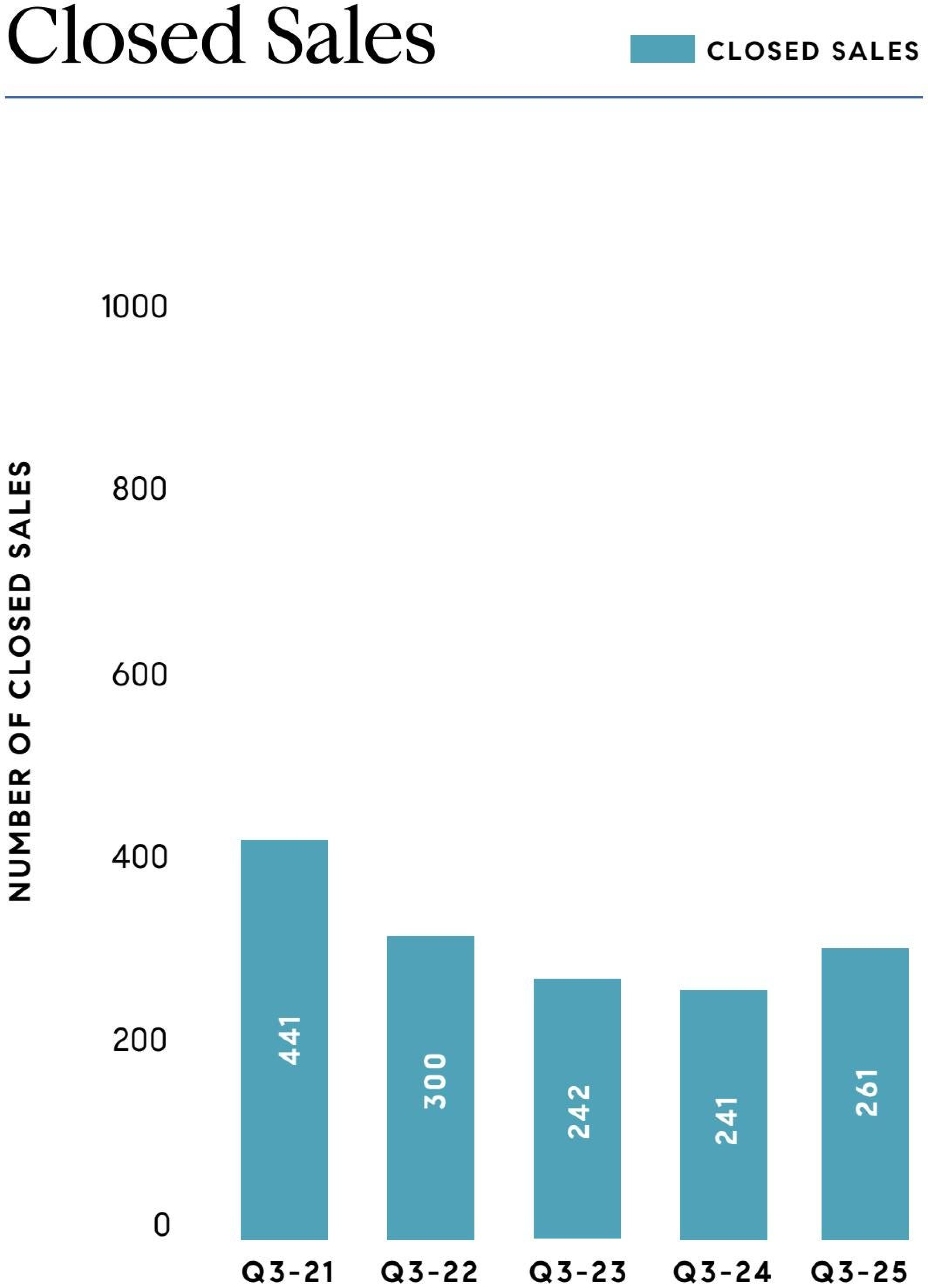
TOTALS

SINGLE FAMILY	Q3 - 2024	Q3 - 2025	+/- YoY	Q2 - 2025	+/- QoQ
# OF SALES	241	261	+8.3%	339	-23.0%
SALES VOLUME	$830,353,056	$1,181,701,751	+42.3%	$1,400,346,225	-15.6%
AVG. PRICE	$3,445,448	$4,527,593	+31.4%	$4,130,815	+9.6%
MED. PRICE	$2,195,000	$2,560,250	+16.6%	$2,350,000	+8.9%

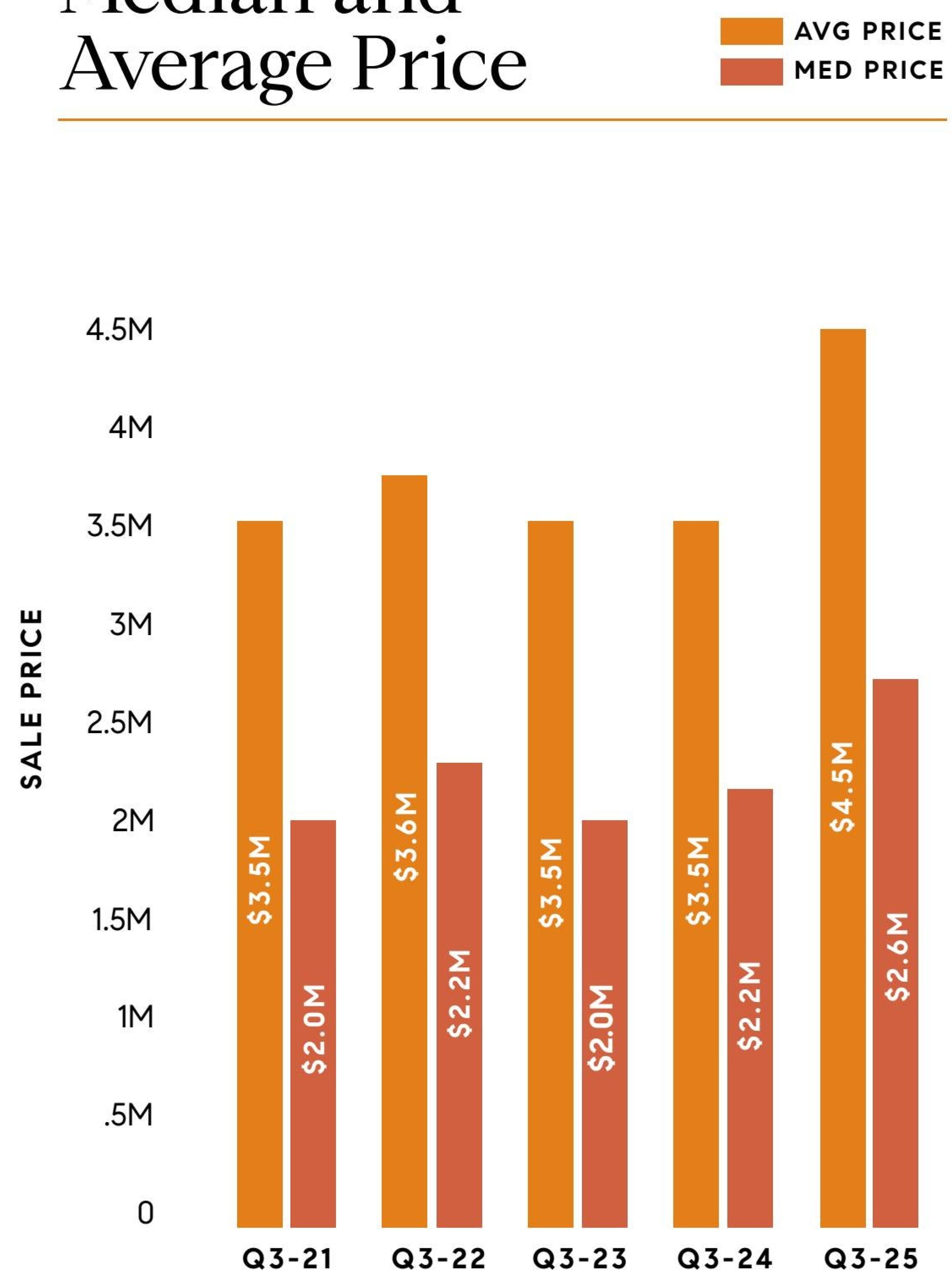


East of the Canal - Single Family

Closed Sales

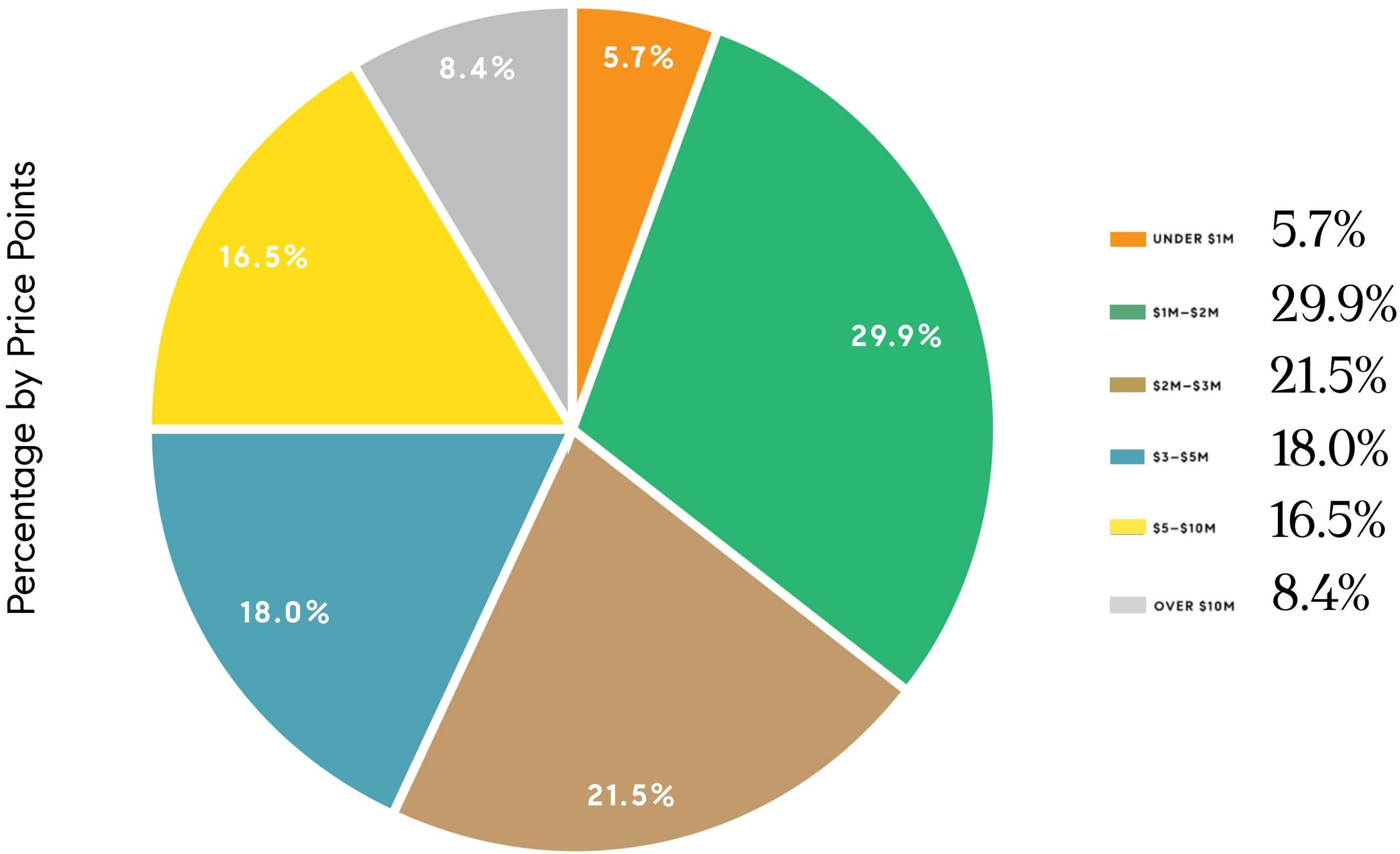


Median and Average Price



East of Canal - Single Family

PRICE POINTS



COMPASS

Your home. Your choice.

OWN THE NARRATIVE

THE 3-PHASED MARKETING STRATEGY

DEVELOP YOUR STRATEGY WITH COMPASS

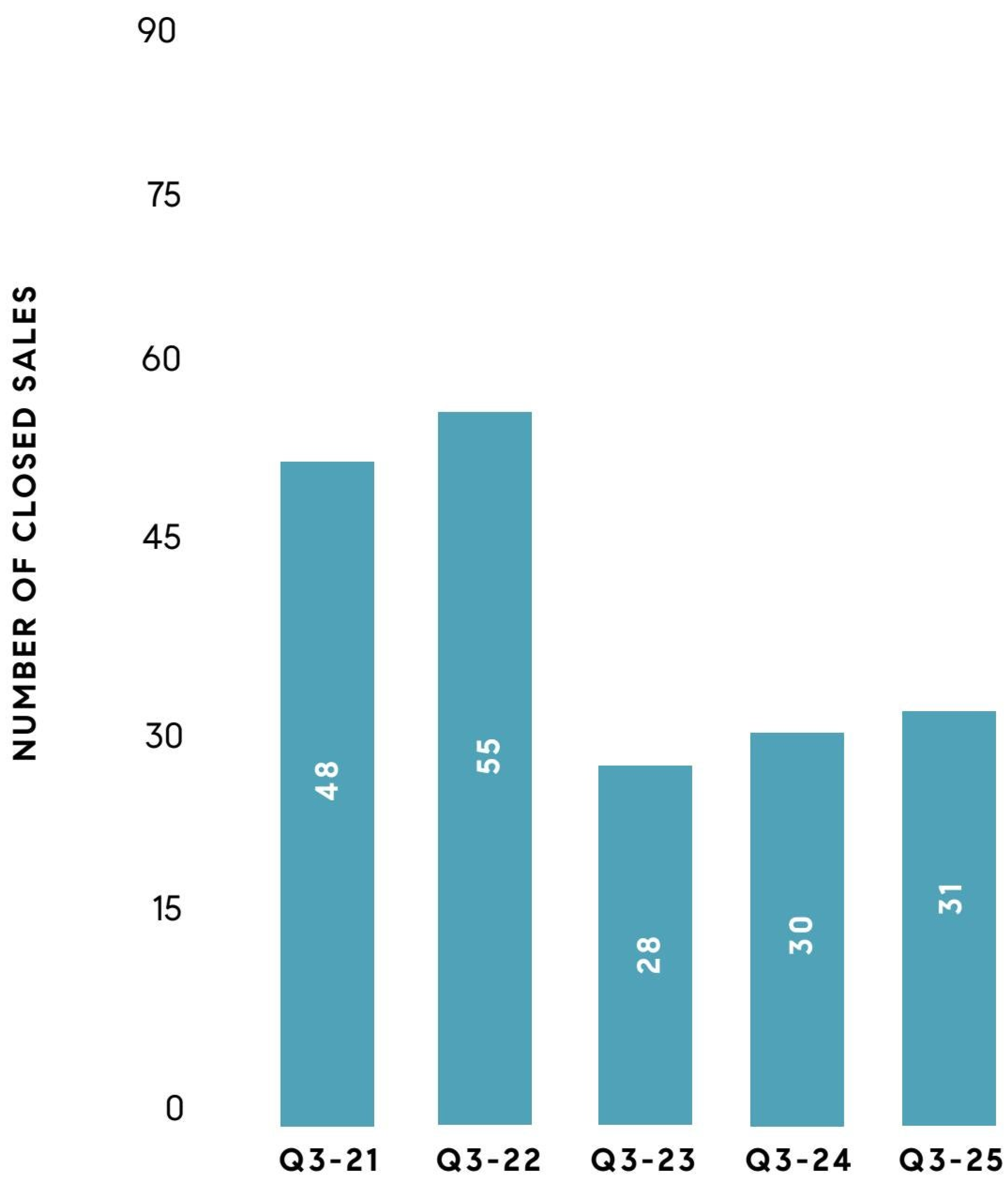
Condos

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
SOUTH FORK TOTALS	# OF SALES	25	28	+12.0%
	SALES VOLUME	$32,765,000	$34,566,988	+5.5%
	AVG. PRICE	$1,310,600	$1,234,535	-5.8%
	MED. PRICE	$1,150,000	$1,234,535	+7.2%
EAST OF CANAL	# OF SALES	13	12	-7.7%
	SALES VOLUME	$19,680,000	$17,960,000	+8.7%
	AVG. PRICE	$1,513,846	$1,496,667	-1.1%
	MED. PRICE	$1,200,000	$1,600,000	+33.3%
WEST OF CANAL	# OF SALES	12	16	+33.3%
	SALES VOLUME	$13,085,000	$16,606,988	+26.9%
	AVG. PRICE	$1.090,417	$1,037,937	-4.8%
	MED. PRICE	$982,500	$904,500	-7.9%

Condos Graph

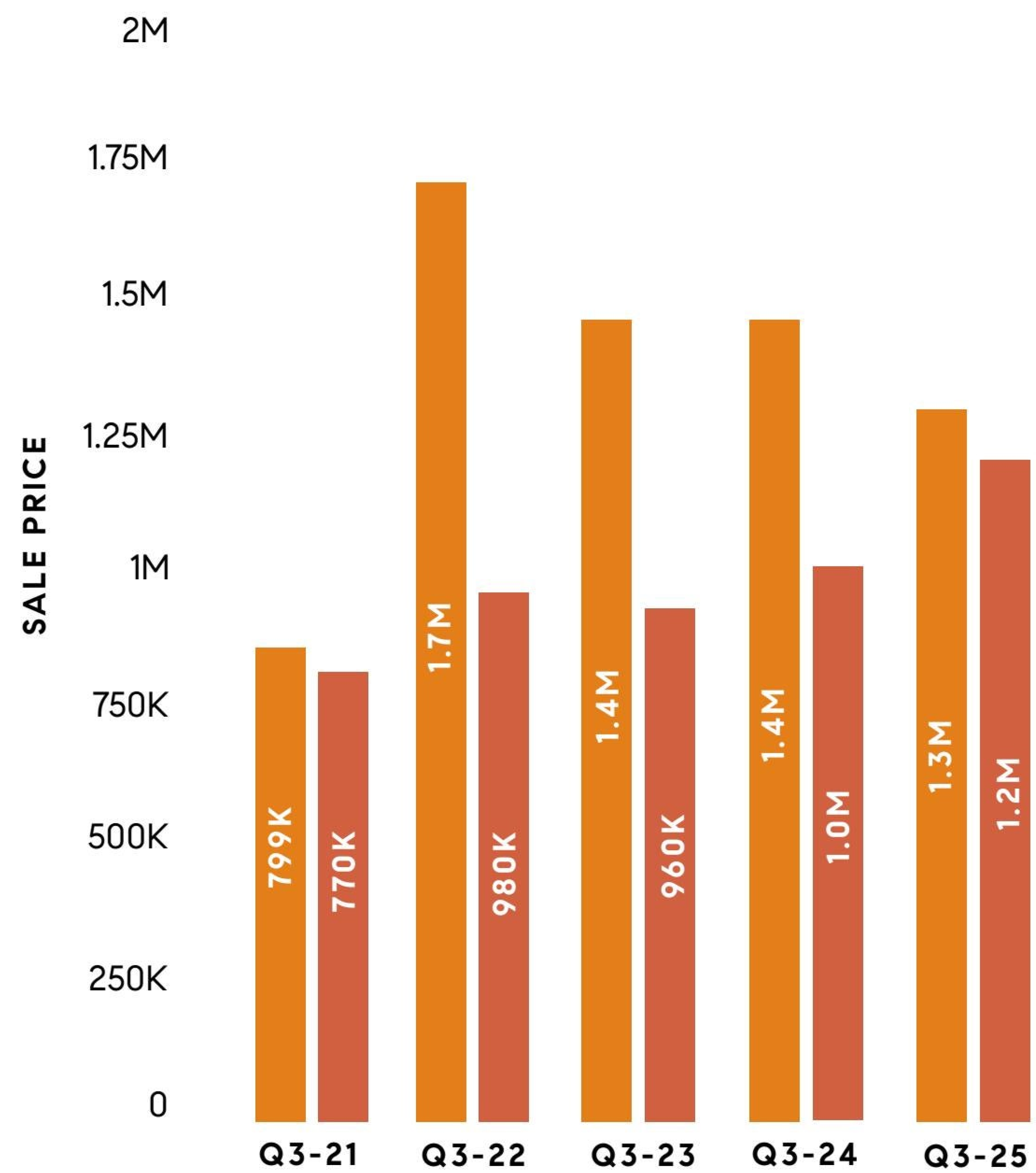
Closed Sales

CLOSED SALES

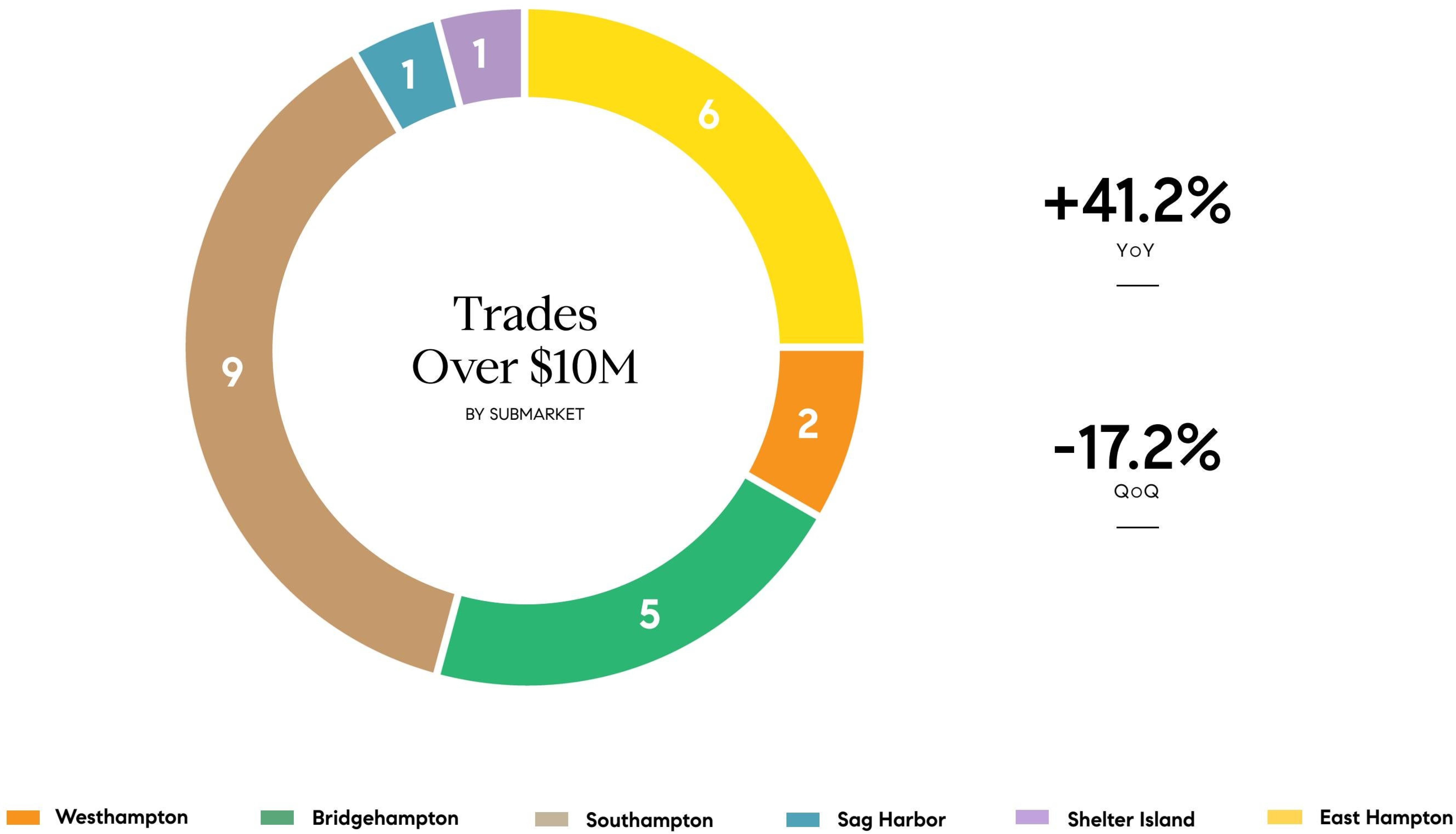


Median and Average Price

AVG PRICE
MED PRICE



Trades Over $10M+ by Submarket



+41.2%
YoY

-17.2%
QoQ


17 JERICHO ROAD
EAST HAMPTON

South Fork - Single Family
TOTALS

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Westhampton	# OF SALES	83	58	-30.1%
	SALES VOLUME	$186,405,000	$166,957,590	-10.4%
	AVG. PRICE	$2,245,843	$2,878,579	+28.2%
	MED. PRICE	$1,450,000	$1,820,000	+25.5%
Southampton	# OF SALES	121	106	-2.4%
	SALES VOLUME	$278,659,188	$448,386,576	+60.9%
	AVG. PRICE	$2,302,968	$4,230,062	+83.7%
	MED. PRICE	$1,175,027	$2,150,000	+83.0%
Bridgehampton	# OF SALES	18	20	+11.1%
	SALES VOLUME	$137,013,500	$165,780,000	+21.0%
	AVG. PRICE	$7,611,861	$8,289,000	+8.9%
	MED. PRICE	$7,600,000	$6,455,000	-15.1%
Sag Harbor	# OF SALES	36	44	+22.2%
	SALES VOLUME	$103,020,500	$134,598,958	+30.7%
	AVG. PRICE	$2,861,681	$3,059,067	+6.9%
	MED. PRICE	$1,972,500	$2,375,000	+20.4%
Shelter Island	# OF SALES	15	15	+0.0%
	SALES VOLUME	$49,577,998	$36,637,667	-26.1%
	AVG. PRICE	$3,305,200	$2,442,511	-26.1%
	MED. PRICE	$2,300,000	$1,660,000	-27.8%
East Hampton	# OF SALES	103	103	+0.0%
	SALES VOLUME	$314,845,300	$425,303,484	+35.1%
	AVG. PRICE	$3,056,750	$4,129,160	+35.1%
	MED. PRICE	$2,000,000	$2,400,000	+20.0%

Westhampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
East Quogue	# OF SALES	27	15	-44.4%
	SALES VOLUME	$44,831,300	$28,518,990	-36.4%
	AVG. PRICE	$1,660,419	$1,901,266	+14.5%
	MED. PRICE	$1,100,00	$1,160,000	+5.5%
Hampton Bays	# OF SALES	57	30	-47.4%
	SALES VOLUME	$58,038.430	$35,814,934	-38.3%
	AVG. PRICE	$1,018,218	$1,193,831	+17.2%
	MED. PRICE	$852,000	$871,000	+2.2%
Quiogue	# OF SALES	12	7	-41.7%
	SALES VOLUME	$11,814,000	$1,650,000	-86.0%
	AVG. PRICE	$1,476,750	$825,000	-44.1%
	MED. PRICE	$947,500	$825,000	-12.9%
Quogue	# OF SALES	12	7	-41.7%
	SALES VOLUME	$56,820,00	$32,135,000	-43.4%
	AVG. PRICE	$4,735,000	$4,509,714	-3.0%
	MED. PRICE	$4,050,00	$3,950,000	-2.5%

Westhampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Remsenburg	# OF SALES	9	5	-44.4%
	SALES VOLUME	$18,900,000	$14,766,200	-21.9%
	AVG. PRICE	$2,100,000	$2,943,240	+40.6%
	MED. PRICE	$2,100,000	$1,865,000	-11.2%
Speonk	# OF SALES	2	2	0.0%
	SALES VOLUME	$1,539,200	$3,975,000	+158.3%
	AVG. PRICE	$769,600	$1,987,500	+158.3%
	MED. PRICE	$769,600	$1,987,500	+158.3%
Westhampton	# OF SALES	11	10	-9.1%
	SALES VOLUME	$15,650,500	$14,764,500	-5.7%
	AVG. PRICE	$1,422,773	$1,476,450	+3.8%
	MED. PRICE	$1,125,000	$3,375,000	+73.1%
Westhampton Beach	# OF SALES	13	16	+23.1%
	SALES VOLUME	$33,175,000	$62,890,000	+89.6%
	AVG. PRICE	$2,551,923	$3,930,625	+54,0%
	MED. PRICE	$1,950,000	$3,375,000	+73.1%
Westhampton Dunes	# OF SALES	1	1	0.0%
	SALES VOLUME	3,675,000	$8,257,900	+124.7%
	AVG. PRICE	3,675,000	$8,257,900	+124.7%
	MED. PRICE	3,675,000	$8,257,900	+124.7%

8 BARNES AVENUE
EAST HAMPTON

COMPASS

Southampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
North Sea	# OF SALES	27	13	-51.9%
	SALES VOLUME	$64,864,528	$22,256,250	-65.7%
	AVG. PRICE	$2,402,390	$1,712,019	-28.7%
	MED. PRICE	$1,515,001	$1,750,000	+15.5%
Southampton	# OF SALES	19	24	+26.3%
	SALES VOLUME	$63,622,730	$60,720,368	-4.6%
	AVG. PRICE	$3,348,565	$2,530,015	-25.7%
	MED. PRICE	$2,875,000	$1,875,000	-34.8%
Southampton Village	# OF SALES	10	24	+140.0%
	SALES VOLUME	$34,863,500	$195,869,672	+461.8%
	AVG. PRICE	$3,486,350	$8,161,236	+134.1%
	MED. PRICE	$2,548,750	$4,392,500	+72.3%
Water Mill	# OF SALES	8	15	+87.5%
	SALES VOLUME	$5,270,000	$133,725,352	+133.5%
	AVG. PRICE	$7,158,750	$8,915,023	+31.6%
	MED. PRICE	$5,985,000	$6,750,000	+12.8%

Bridgehampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Bridgehampton	# OF SALES	8	15	+87.5%
	SALES VOLUME	$51,170,000	$127,205,000	+148.6%
	AVG. PRICE	$6,396,250	$8,480,333	+32.6%
	MED. PRICE	$6,747,500	$6,810,000	+0.9%
Sagaponack	# OF SALES	2	1	-50.0%
	SALES VOLUME	$10,775,000	$2,250,000	-79.1%
	AVG. PRICE	$5,387,500	$2,250,000	-58.2%
	MED. PRICE	$5,387,500	$2,250,000	-58.2%
Sagaponack Village	# OF SALES	8	4	-50.0%
	SALES VOLUME	$75,068,500	$36,325,000	-51.6%
	AVG. PRICE	$9,383,563	$9,081,250	-3.2%
	MED. PRICE	$8,359,250	$7,650,000	-8.5%

Sag Harbor - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
North Haven	# OF SALES	3	2	-33.3%
	SALES VOLUME	$17,905,000	$5,600,000	-68.7%
	AVG. PRICE	$5,968,333	$2,800,000	-53.1%
	MED. PRICE	$5,750,000	$2,800,000	-51.3%
Noyac	# OF SALES	11	12	+9.1%
	SALES VOLUME	$25,805,000	$38,850,625	+50.6%
	AVG. PRICE	$2,345,909	$3,237,552	+38.0%
	MED. PRICE	$1,600,000	$2,637,500	+64.8%
Sag Harbor	# OF SALES	2	8	+300.0%
	SALES VOLUME	$2,685,000	$14,483,333	+439.4%
	AVG. PRICE	$1,342,500	$1,810,417	+34.9%
	MED. PRICE	$1,342,500	$1,887,500	+40.6%
Sag Harbor Village	# OF SALES	20	22	+10.0%
	SALES VOLUME	$56,625,500	$75,665,000	+33.6%
	AVG. PRICE	$2,831,275	$3,439,318	+21.5%
	MED. PRICE	$2,197,500	$2,437,500	+10.9%

Shelter Island - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Shelter Island	# OF SALES	15	15	+0.0%
	SALES VOLUME	$49,577,998	$36,637,667	-26.1%
	AVG. PRICE	$3,305,200	$2,442,511	-26.1%
	MED. PRICE	$2,300,000	$1,660,000	-27.8%

East Hampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Amagansett	# OF SALES	10	9	-10.0%
	SALES VOLUME	$52,850,000	$35,845,211	-32.2%
	AVG. PRICE	$5,285,000	$3,982,801	-24.6%
	MED. PRICE	$3,200,000	$4,200,000	+31.3%
East Hampton	# OF SALES	21	29	+38.1%
	SALES VOLUME	$41,387,300	$67,155,105	+62.3%
	AVG. PRICE	$1,970,824	$2,315,693	+17.5%
	MED. PRICE	$1,850,000	$1,675,000	-9.5%
East Hampton Village	# OF SALES	14	15	+7.1%
	SALES VOLUME	$92,530,000	$177,558,501	+91.9%
	AVG. PRICE	$6,609,286	$11,837,233	+79.1%
	MED. PRICE	$4,962,500	$5,150,000	+3.8%
Montauk	# OF SALES	16	14	-12.5%
	SALES VOLUME	$45,820,000	$47,677,167	+4.1%
	AVG. PRICE	$2,863,750	$3,405,512	+18.9%
	MED. PRICE	$1,910,000	$2,633,584	+37.9%

East Hampton - Single Family

TOWN		Q3 - 2024	Q3 - 2025	% CHANGE
Northwest Woods	# OF SALES	17	17	+0.0%
	SALES VOLUME	$36,515,000	$44,167,500	+21.0%
	AVG. PRICE	$2,147,941	$2,598,088	+21.0%
	MED. PRICE	$1,850,000	$2,300,000	+24.3%
Springs	# OF SALES	24	15	-37.5%
	SALES VOLUME	$36,393,000	$28,200,000	-22.5%
	AVG. PRICE	$1,516,375	$1,880,000	+24.0%
	MED. PRICE	$1,335,500	$1,575,000	+17.9%
Wainscott	# OF SALES	1	4	+300.0%
	SALES VOLUME	$9,350,000	$24,700,000	+164.2%
	AVG. PRICE	$9,350,000	$6,175,000	-34.0%
	MED. PRICE	$9,350,000	$5,225,000	-44.1%

COMPASS

Q3—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 7.1.25 - 9.30.25.

All statistics are based on Compass internal data.

North Fork Market Summary

IIn the third quarter, the North Fork reflected a steadier, more selective market. The long-anticipated rate cut was largely anticipated, while elevated mortgage rates, inflation, and cautious buyer sentiment continued to shape conditions. Even so, well-located, move-in-ready homes maintained steady demand.

Total unit sales declined 9.5% year-over-year, and sales volume fell 18.8%, as activity centered on higher-quality listings. The median sale price rose 2.6% to $975,000, underscoring buyers' willingness to pay for quality amid limited supply. The average sale price declined 10.3% to $1,148,458, reflecting fewer high-end trades rather than a market-wide softening.

Southold once again led the quarter with 18 sales, the highest on the North Fork, though activity was down 44% year-over-year amid constrained inventory. Greenport, Cutchogue, and Mattituck followed as the most active towns, together accounting for nearly 40% of all transactions. Smaller areas such as Laurel and Baiting Hollow saw the strongest percentage gains, signaling renewed buyer activity in emerging submarkets.

Median performance highlighted the market's underlying strength. Greenport's higher-end trades kept values firm with a median of $1.23 million, while Laurel's median jumped 51.7% to $1.1 million. Cutchogue and Mattituck also outperformed, with median gains of 25.8% and 32.3%, respectively. At the top of the market, a Cutchogue home at 3745 Nassau Point Road closed at $8 million, the only North Fork sale above $5 million this quarter. Another property, 12120 New Suffolk Avenue, went under contract at $12 million and is expected to close in Q4, setting a new benchmark for the region.

Overall, the market remains in a period of measured adjustment, fewer transactions but continued pricing stability supported by strong median values. With limited inventory and enduring appeal as both a primary and secondary-home destination, the North Fork is well-positioned for steady growth heading into 2026.

– Joe Fuer
Managing Director

UNITS SOLD
95
-9.5%

SALES VOLUME
$109,103,524
-18.8%

AVERAGE PRICES
$1,148,458
-10.3%

MEDIAN PRICES
$975,000
+2.6%

Pictured on the cover page:
12120 New Suffolk Ave
Cutchogue

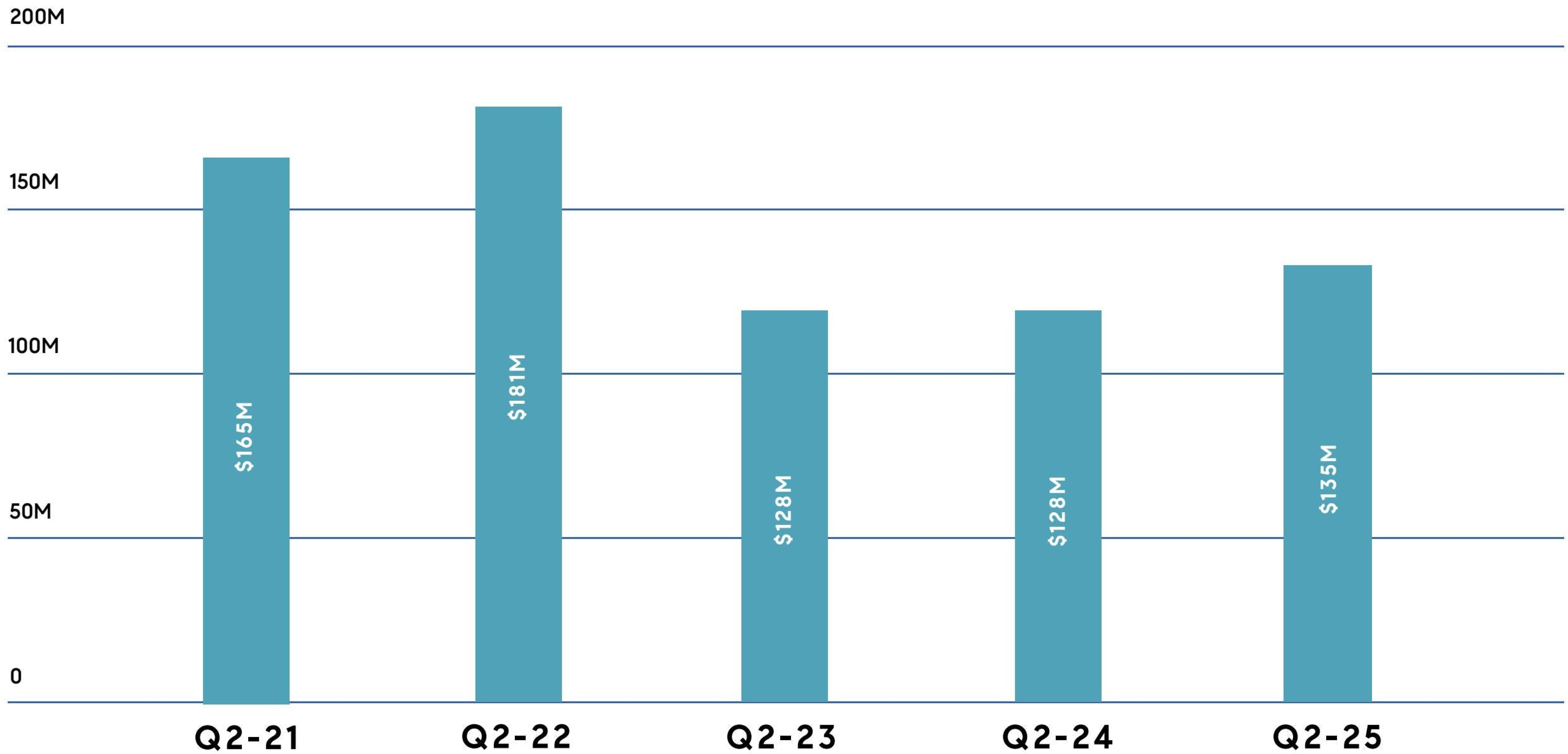
DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 7.1.25 - 9.30.25.
2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.
ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

Recorded Sales by Submarket

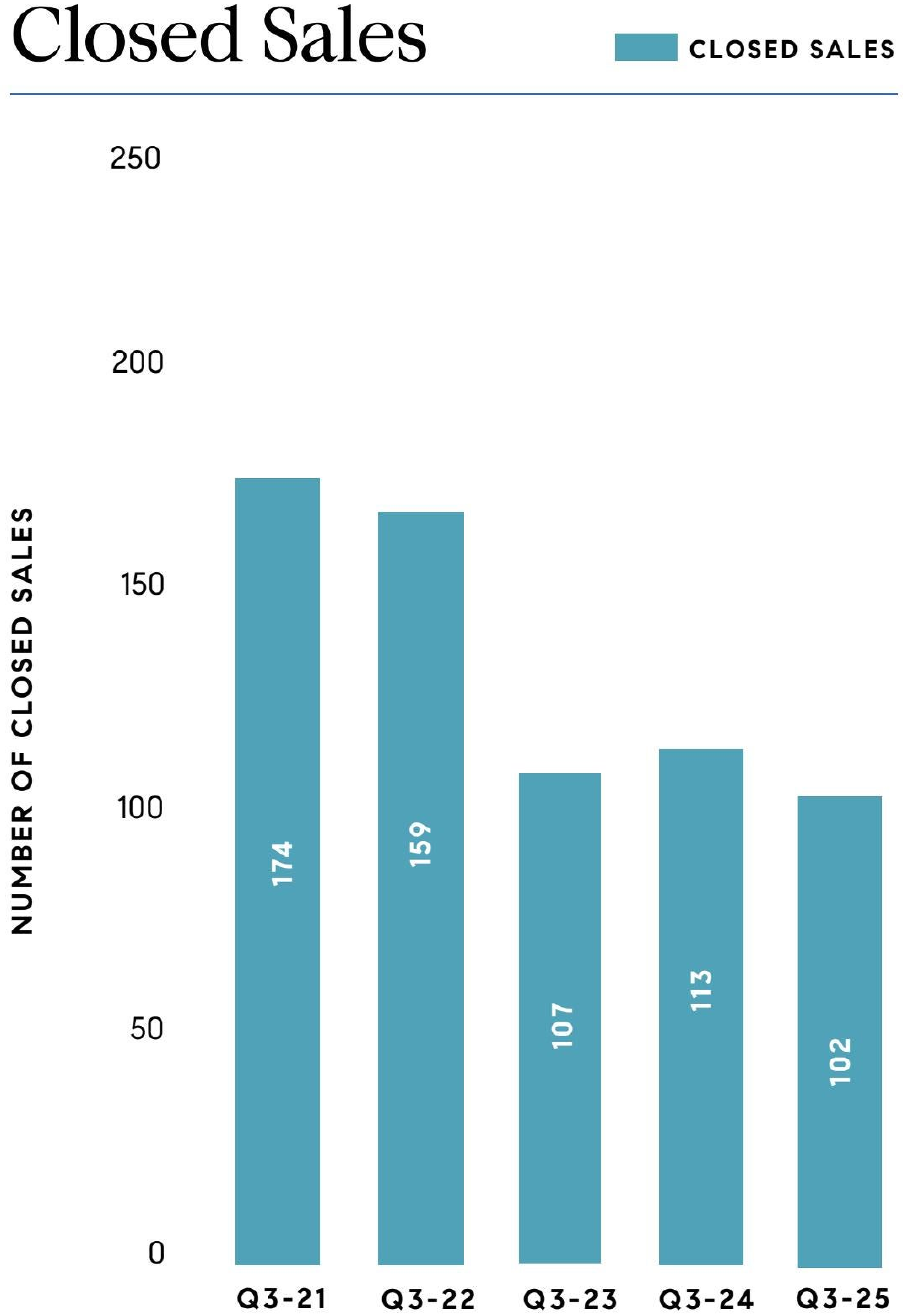
North Fork - Single Family

TOTALS

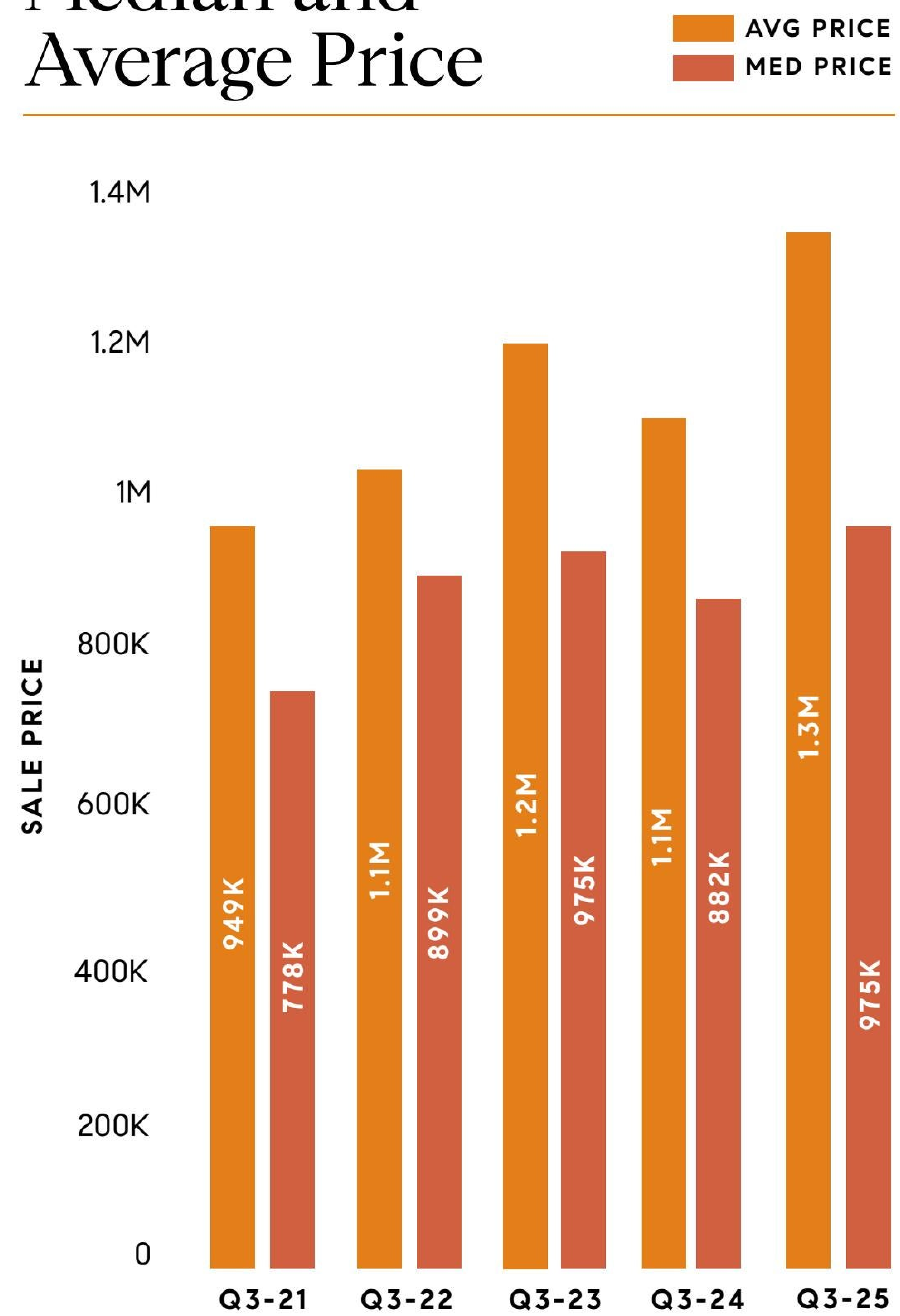
SINGLE FAMILY	Q3 - 2024	Q3 - 2025	+/- YoY	Q2 - 2025	+/- QoQ
# OF SALES	113	102	-9.7%	89	+14.6%
SALES VOLUME	$128,340,130	$134,840,492	+5.1%	$105,960,300	+27.3%
AVG. PRICE	$1,135,753	$1,321,966	+16.4%	$1,190,565	+11.0%
MED. PRICE	$882,000	$975,000	+10.5%	$950,000	+2.6%



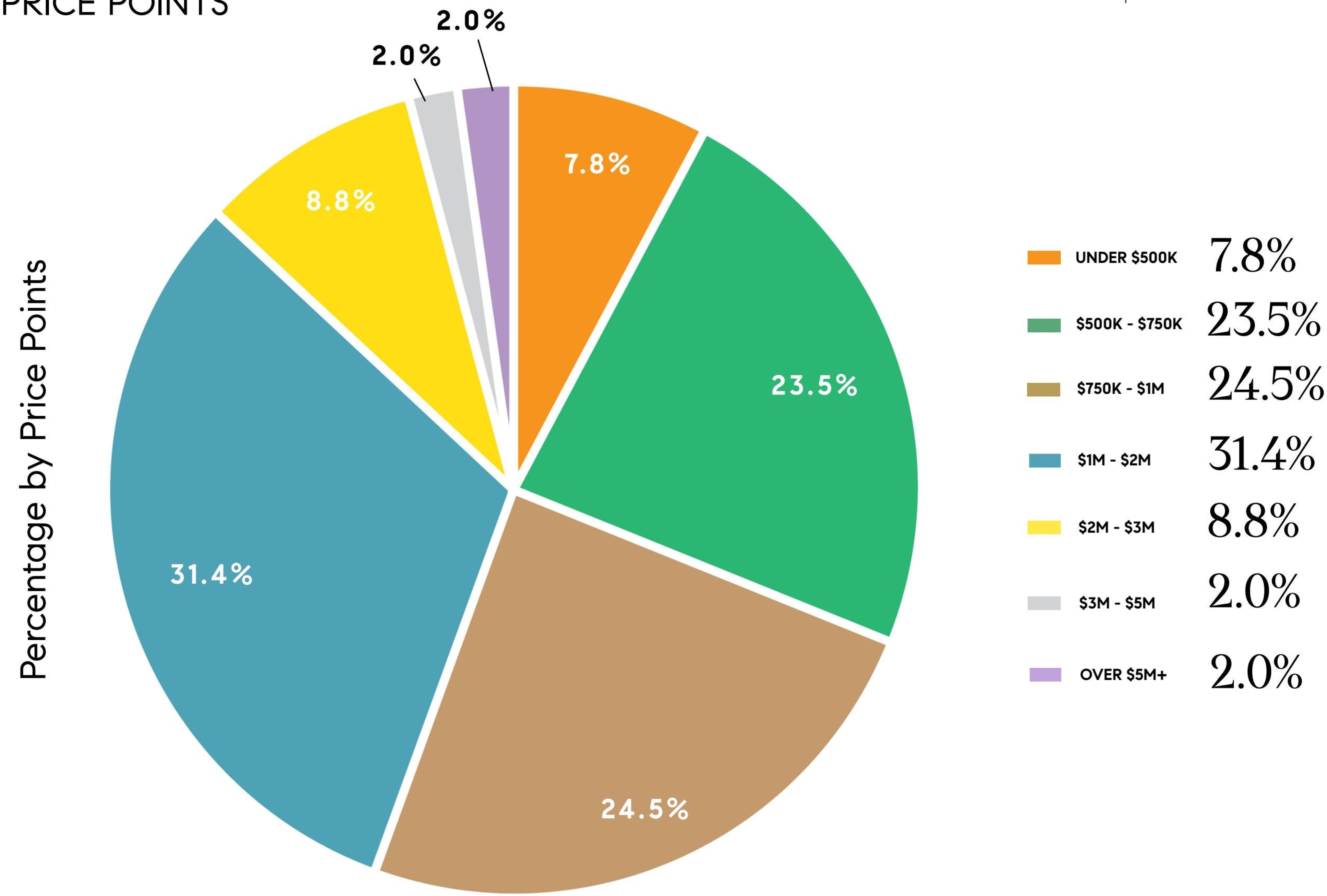
Closed Sales



Median and Average Price



North Fork
PRICE POINTS

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North Fork

TOWN		Q3 - 2024	Q3 - 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		Q3 - 2024	Q3 - 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		Q3 - 2024	Q3 - 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%

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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 7.1.25 - 9.30.25.

All statistics are based on Compass internal data.