COMPASS

Q4—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 10.1.25 - 12.31.25. 2025 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.

ALL STATISTICS ARE BASED ON COMPASS INTERNAL DATA.

South Fork Market Summary

Market momentum in the Hamptons continued to build through the fourth quarter, driven more by rising prices and concentration at higher price points rather than by transaction volume. While overall sales activity moderated, total dollar volume and pricing increased sharply, reflecting sustained engagement from well-capitalized buyers and steady demand for high-quality inventory. By late fall, the market was increasingly defined by fewer but higher-value trades, which reflected a sense of optimism heading into the new year.

The South Fork recorded 420 single-family home sales in Q4 2025, a 15.0% decline from the 494 transactions in Q4 2024, though activity improved from the third quarter modestly by 3.9%. Despite fewer closings, total dollar volume climbed 9.5% year over year to $1.69 billion, while the average sale price rose 28.8% to $4,031,044 while the median increased 33.9% to $2,500,000, continuing a trend that favors quality over quantity.

Among the major submarkets, Southampton accounted for nearly a third of transactions with 135 sales. Although transactions declined 14.6% year over year, the submarket posted a 63.3% increase in median price to $2.4M, reflecting strong demand at higher price points. East Hampton followed with 114 sales, representing a 30.9% decrease in transactions alongside a 19.7% decline in pricing, though demand at the upper end remained resilient. Sag Harbor stood out with the most notable year over year growth, with 62 sales representing a 44.2% increase, continuing its forward momentum. Bridgehampton saw a modest 20% rise in transactions but a dramatic 92.5% surge in volume, driven by two of the quarter's most expensive sales. Shelter Island was the sole submarket to record declines in average and median pricing as well as total volume, while transactions remained flat, signaling comparatively softer demand.

The luxury and ultra-luxury segments delivered another standout quarter, with 31 sales exceeding $10 million, an increase from the prior quarter and a clear indication of resilience at the top end of the market. East Hampton led with 11 trades, followed by Bridgehampton with 8, and Southampton with 7. The quarter's top sale was 165 Surfside Drive in Bridgehampton, closing at $58 million, marking one of the priciest transactions on the East End this year.

Overall, the fourth quarter reinforced a defining theme of 2025: Pricing power driven by luxury and ultra-luxury demand, even as transaction volume remained constrained. Looking ahead to 2026, a gradual increase in inventory would help restore greater balance to the market. Early activity suggests continued engagement from affluent buyers and a market that remains selective, resilient, and well-positioned in the months ahead.

—Joe Fuer
Managing Director

UNITS SOLD
420
-15.0%

SALES VOLUME
$1,693,038,352
+9.5%

AVERAGE PRICES
$4,031,044
+28.8%

MEDIAN PRICES
$2,500,000
+33.9%

Pictured on the cover page:
54, 24, 20 Jule Pond Drive, Water Mill

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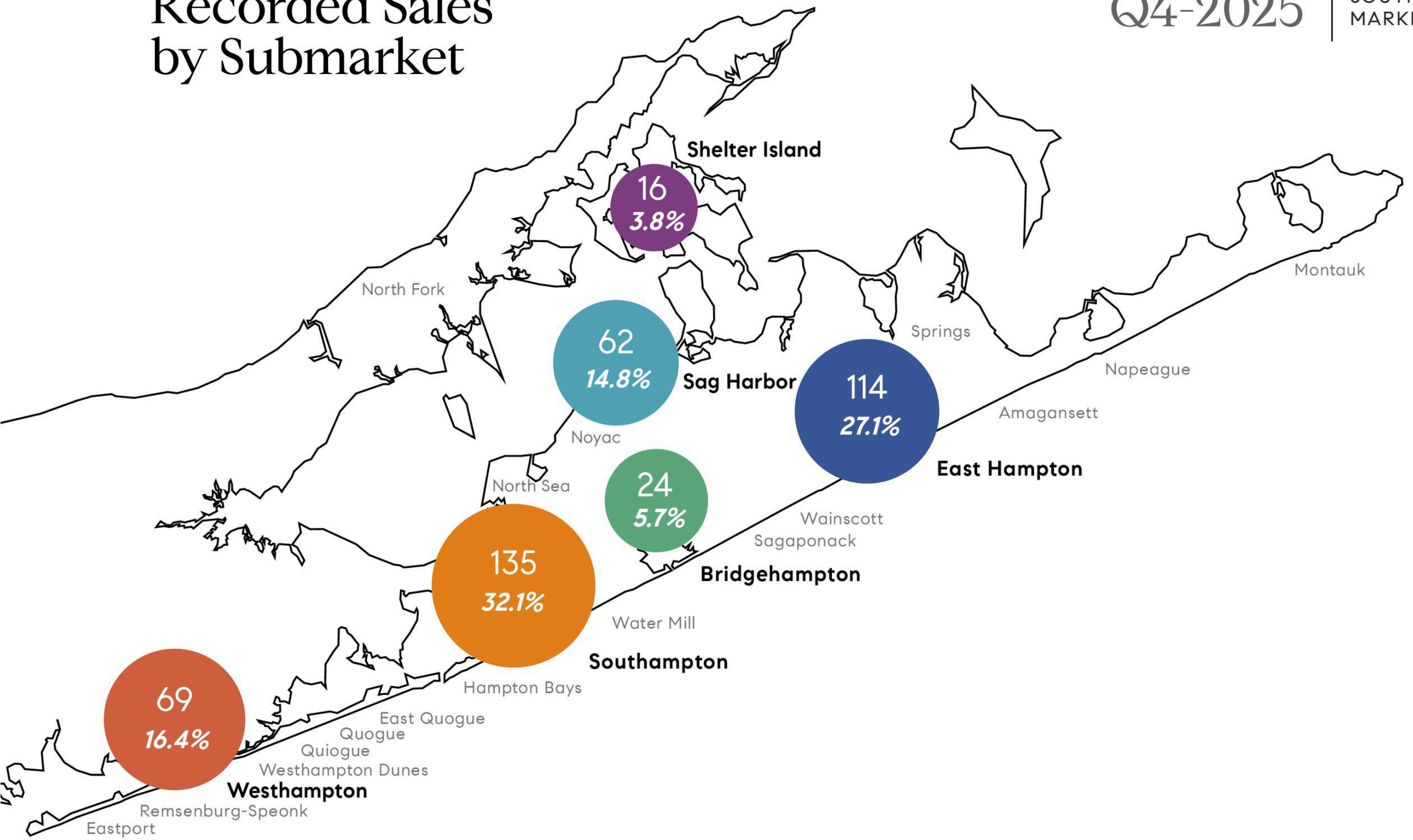
Recorded Sales by Submarket



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

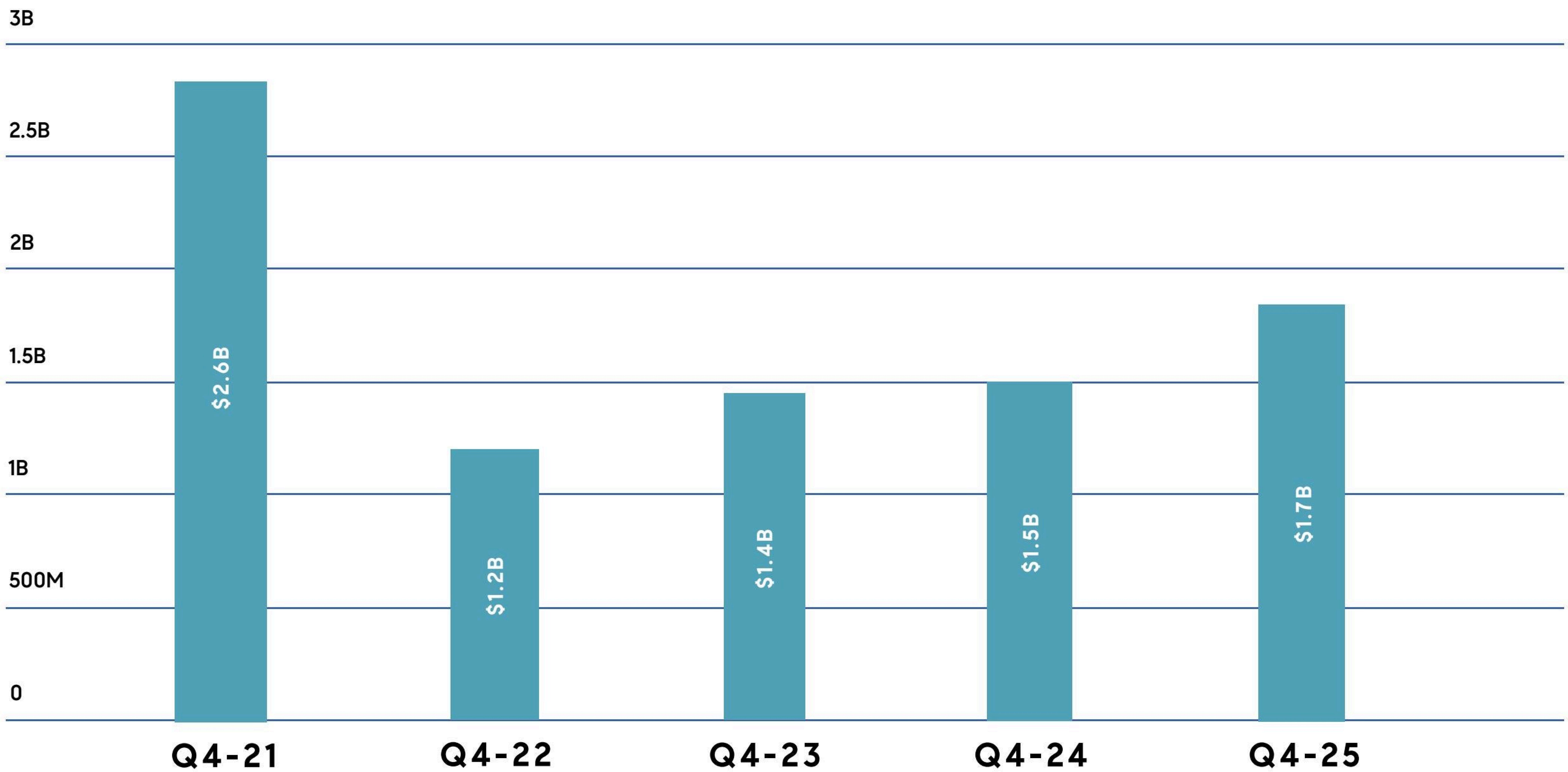
Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

South Fork - Single Family

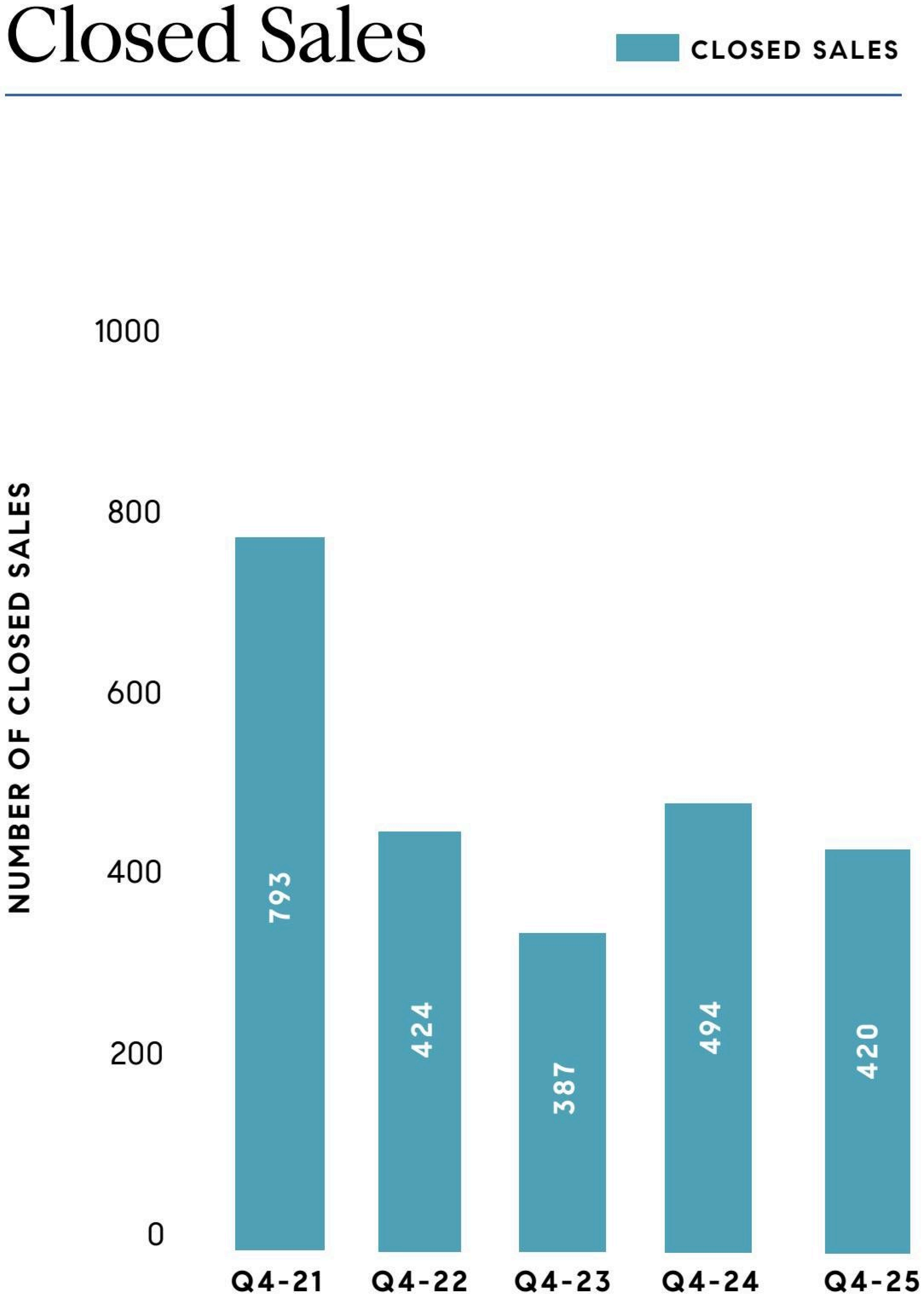
TOTALS

SINGLE FAMILY	Q4 - 2024	Q4 - 2025	+/- YoY	Q3 - 2025	+/- QoQ
# OF SALES	494	420	-15.0%	404	+4.0%
SALES VOLUME	$1,546,140,646	$1,693,038,352	+9.5%	$1,641,153,525	+3.2%
AVG. PRICE	$3,129,839	$4,031,044	+28.8%	$4,062,261	-0.8%
MED. PRICE	$1,867,500	$2,500,000	+33.9%	$2,250,000	+11.1%

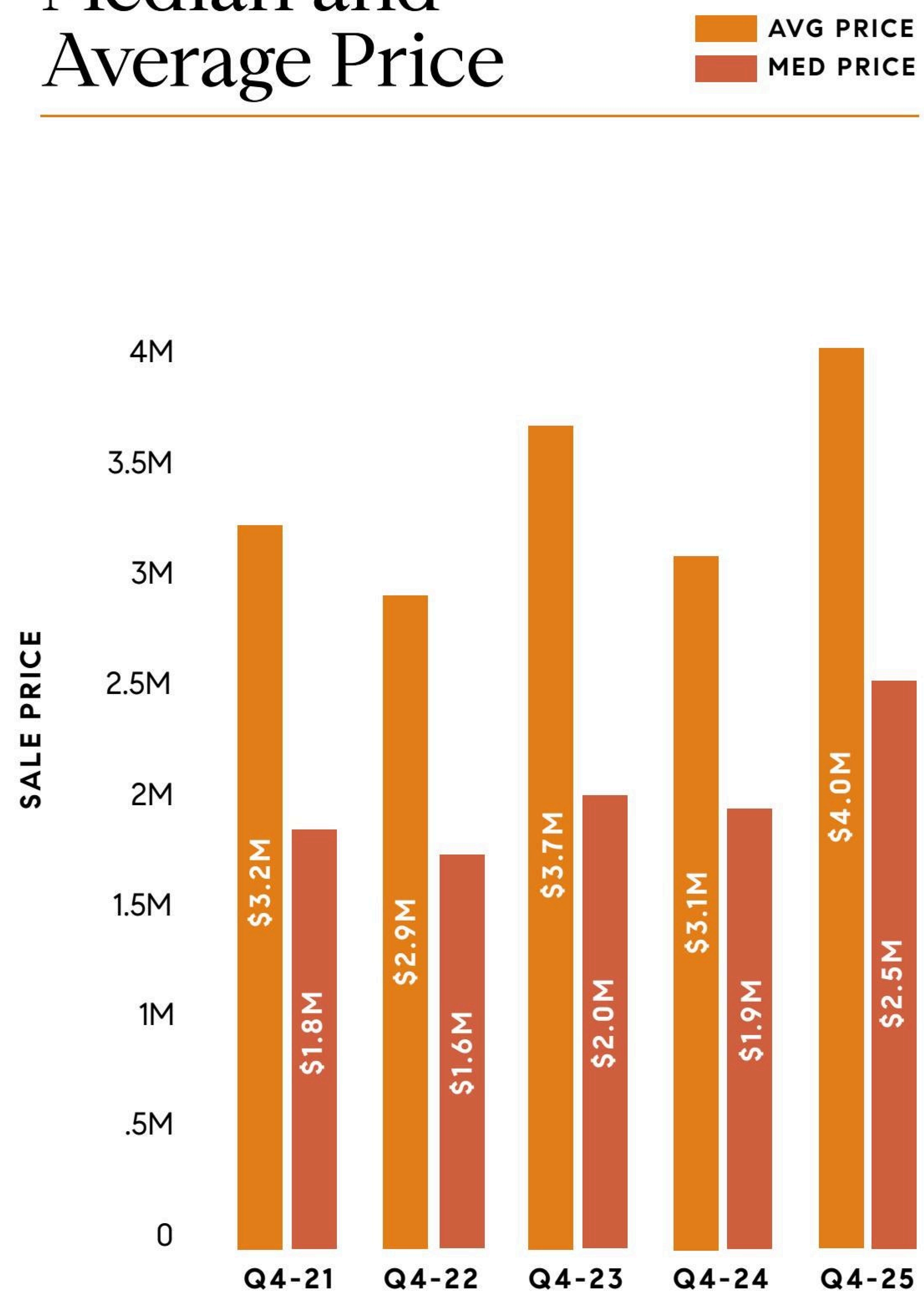


South Fork - Single Family

Closed Sales

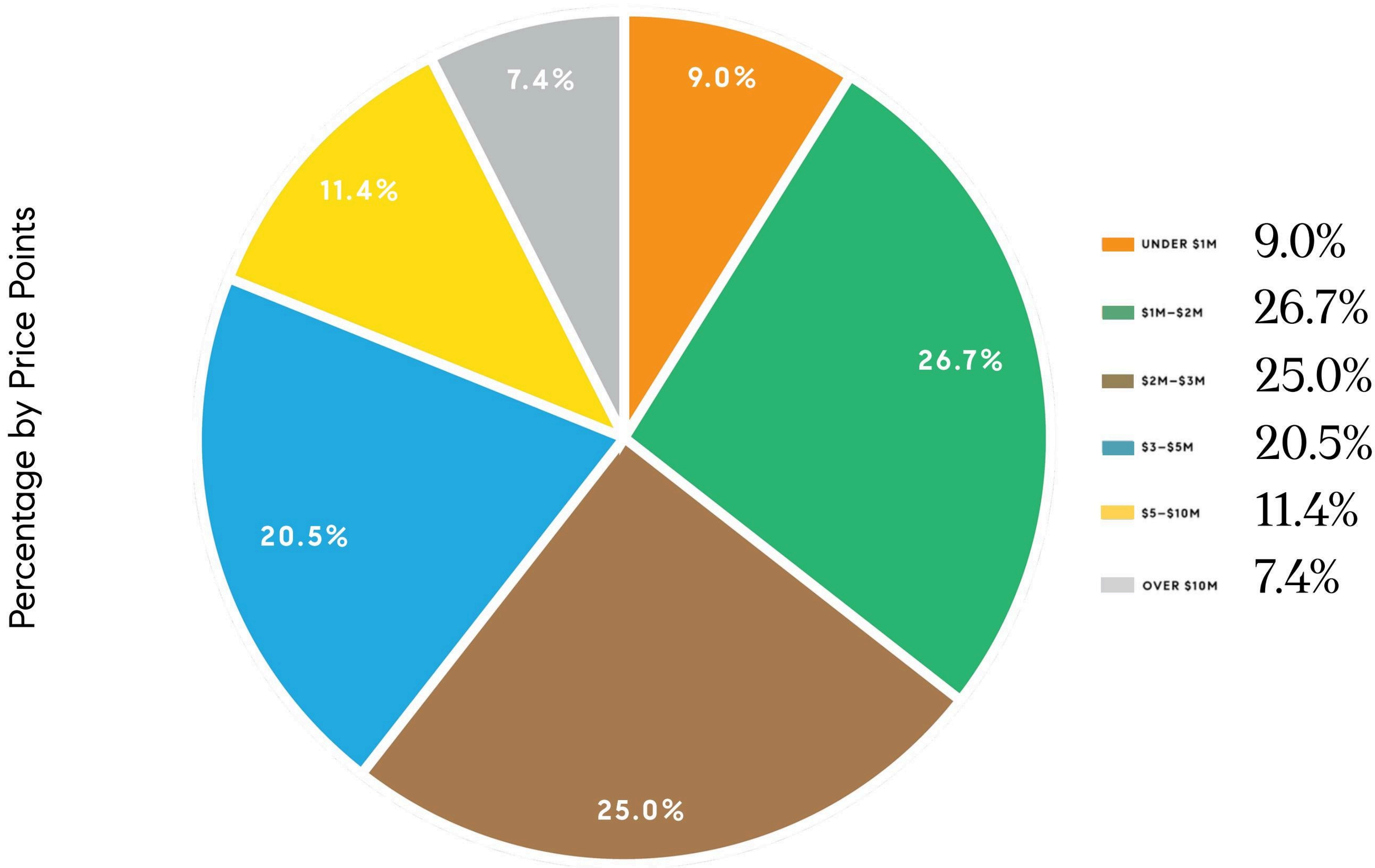


Median and Average Price



South Fork - Single Family

PRICE POINTS

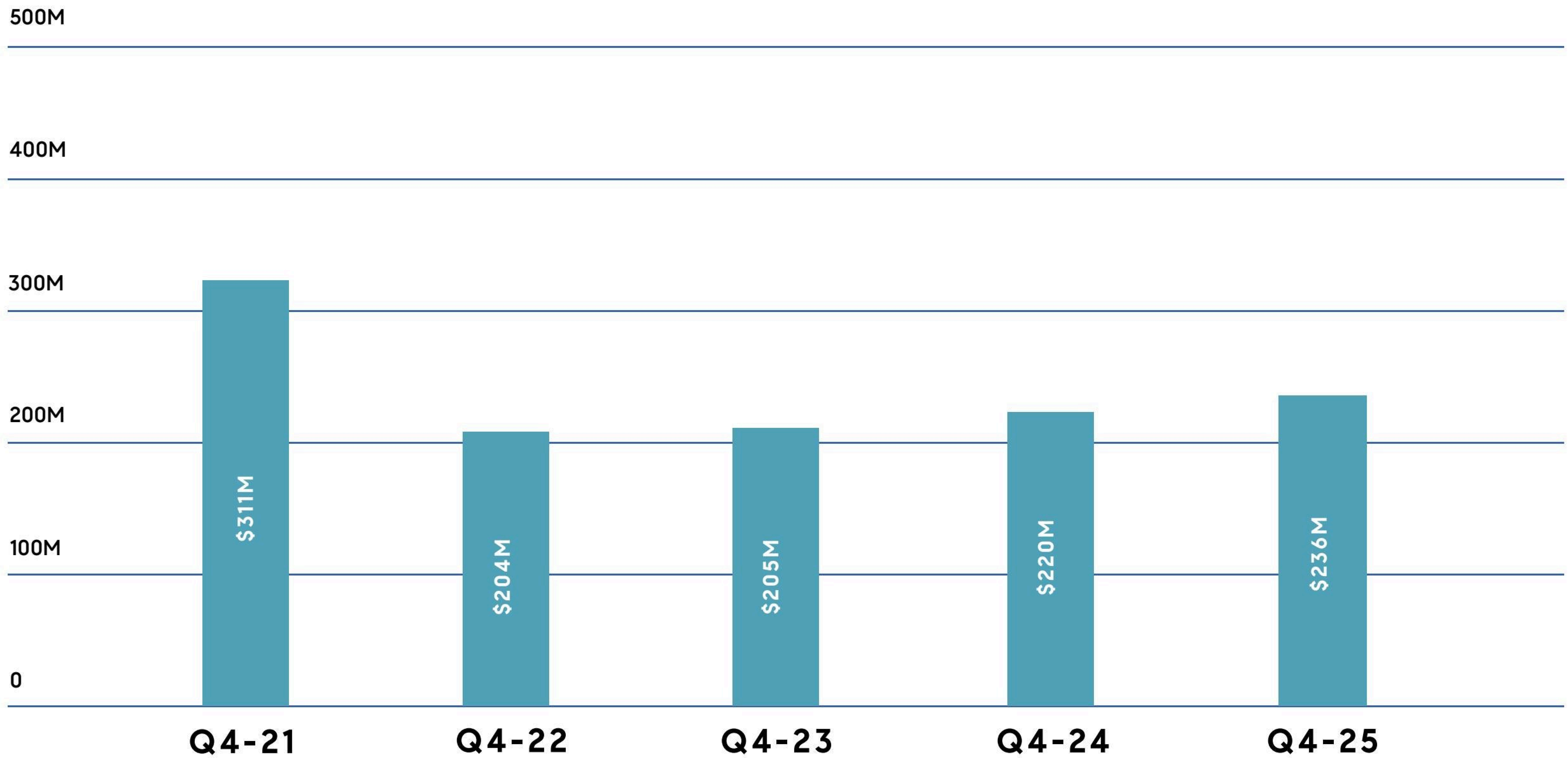



1076 OCEAN ROAD
BRIDGEHAMPTON

West of the Canal - Single Family

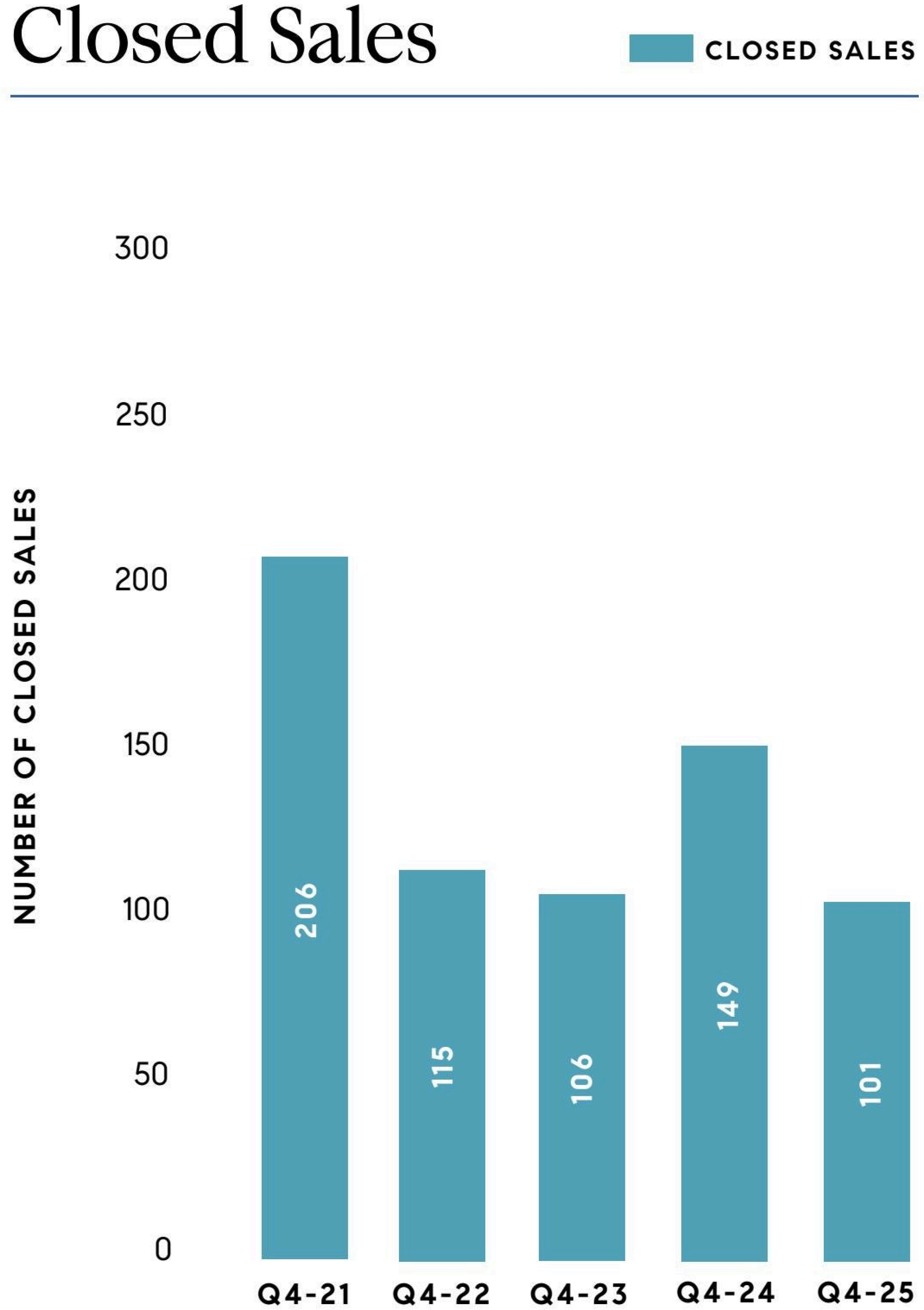
TOTALS

SINGLE FAMILY	Q4 - 2024	Q4 - 2025	+/- YoY	Q3 - 2025	+/- QoQ
# OF SALES	149	101	-32.2%	105	-3.8%
SALES VOLUME	$220,179,225	$236,121,477	+7.2%	$223,085,024	+5.8%
AVG. PRICE	$1,477,713	$2,337,836	+58.2%	$2,124,619	+10.0%
MED. PRICE	$999,000	$1,805,000	+80.7%	$1,275,000	+41.6%

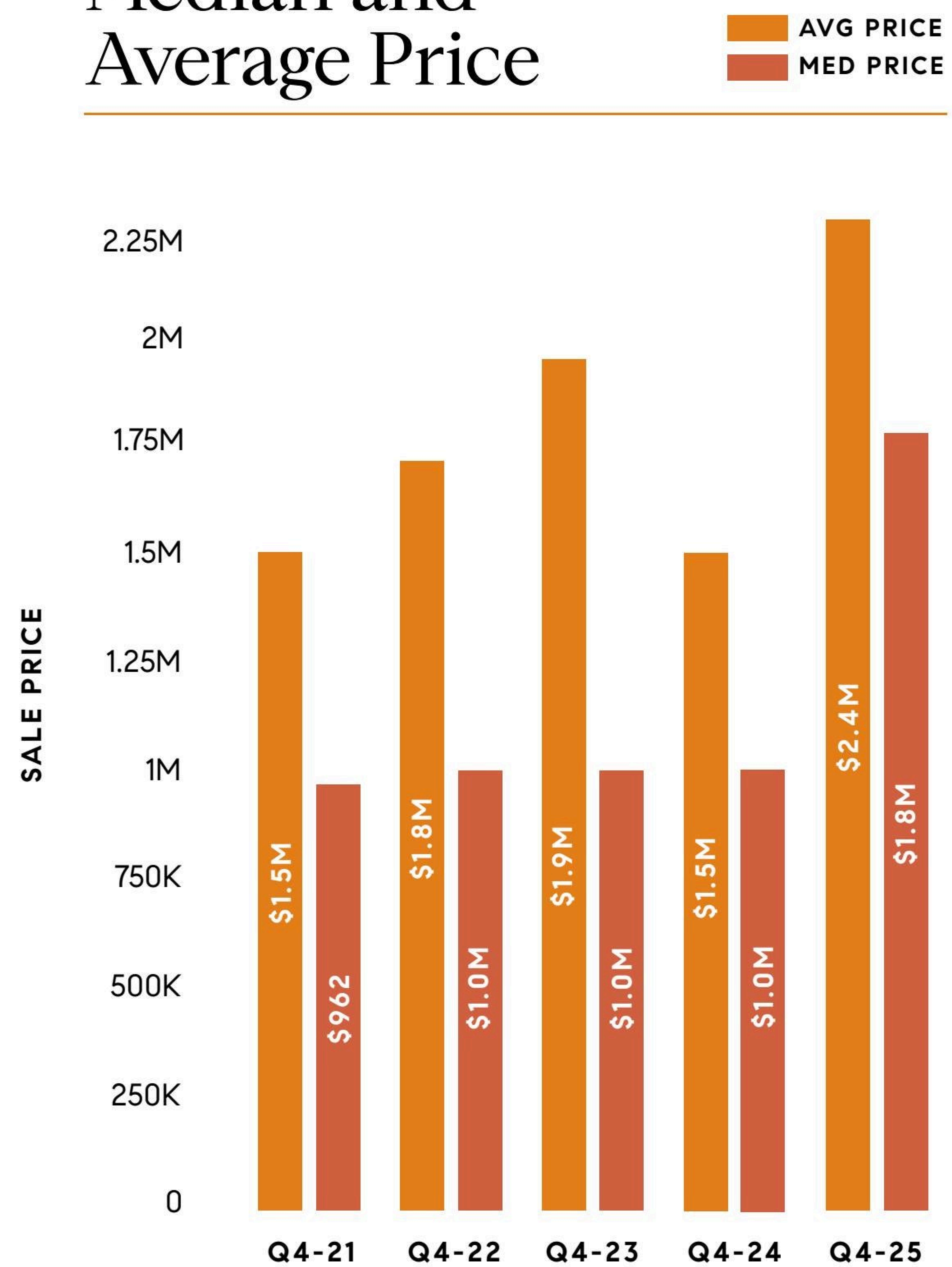


West of the Canal - Single Family

Closed Sales

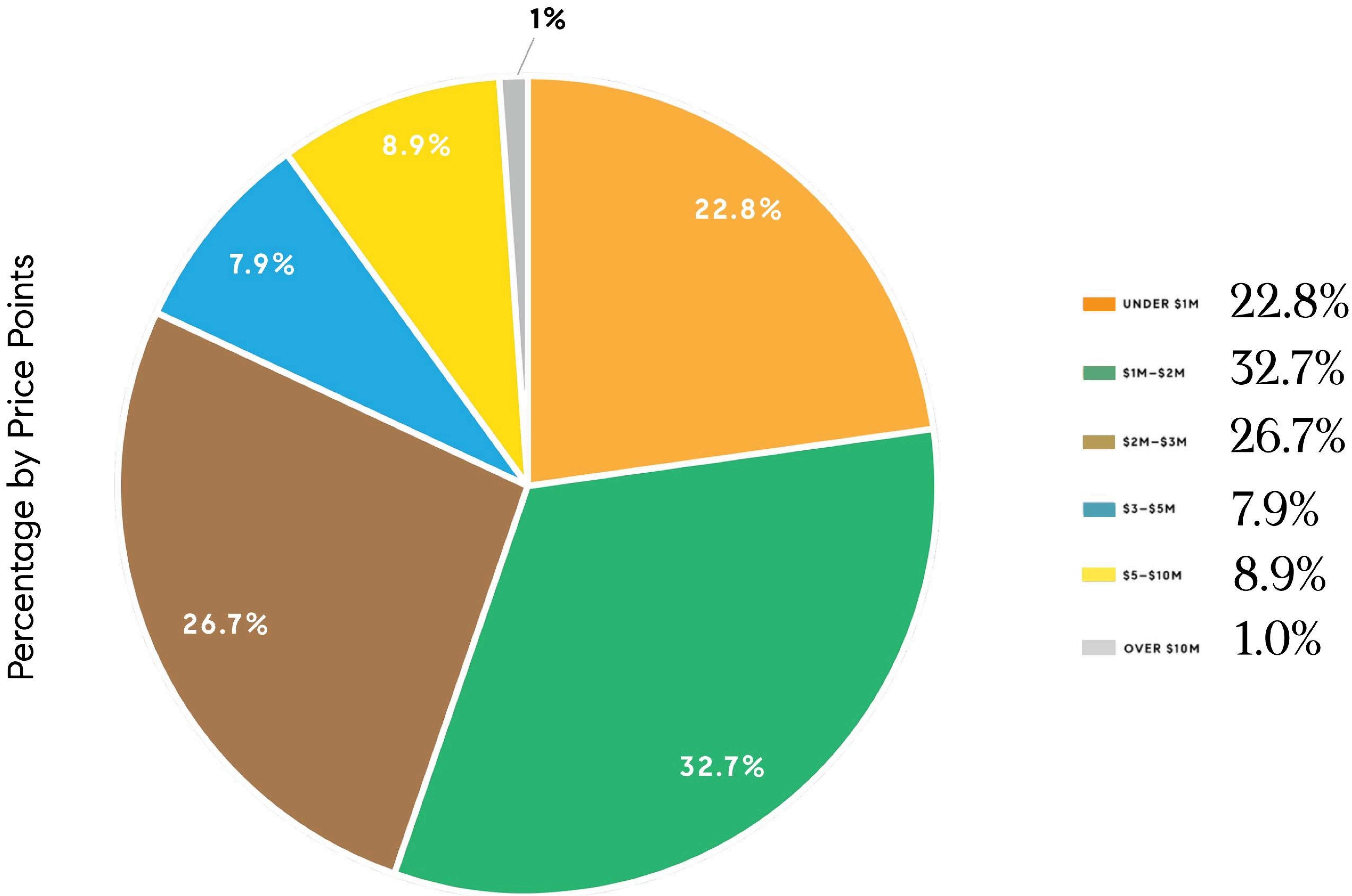


Median and Average Price



West of Canal - Single Family

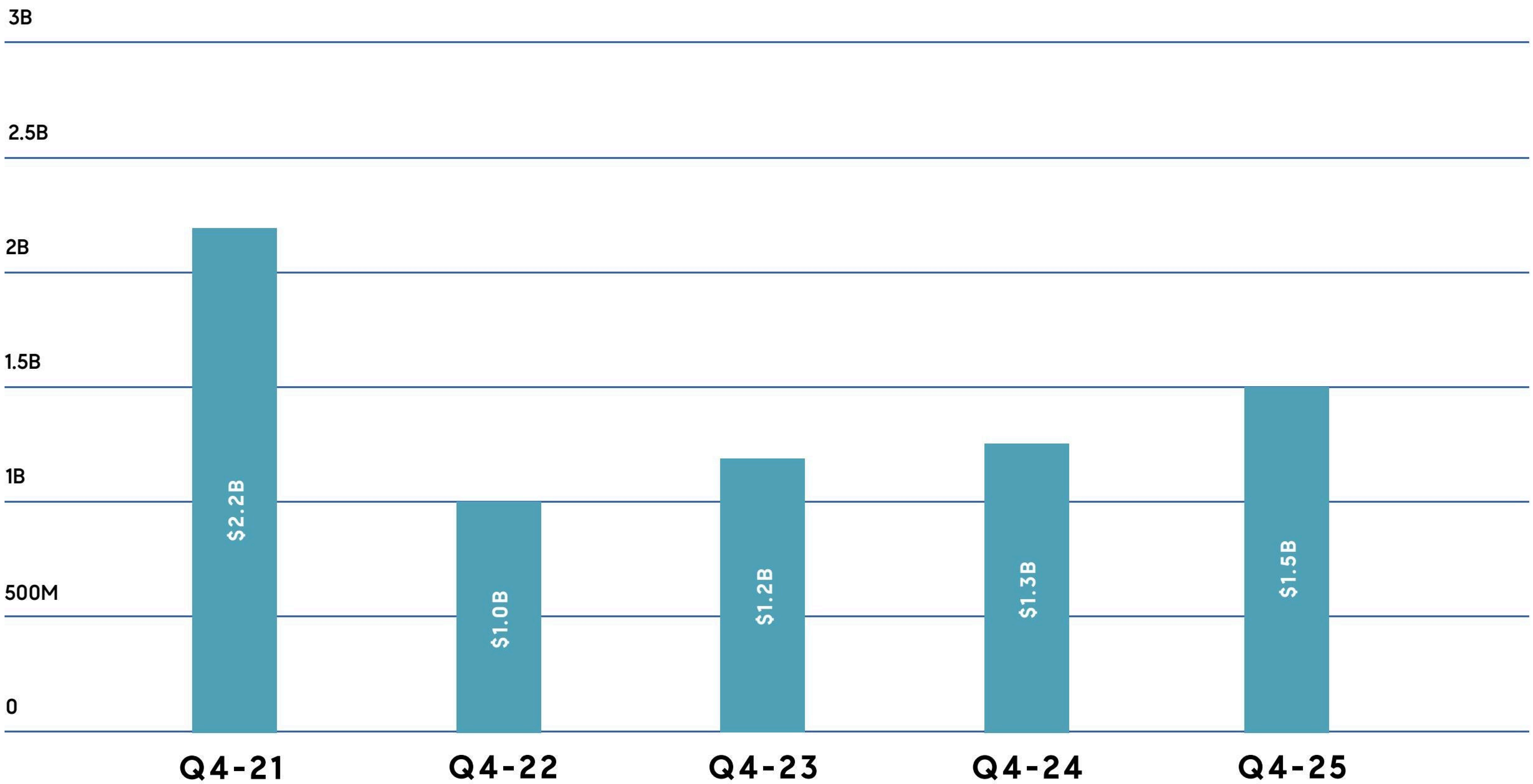
PRICE POINTS




780 DUNE ROAD
WESTHAMPTON BEACH
COMPASS

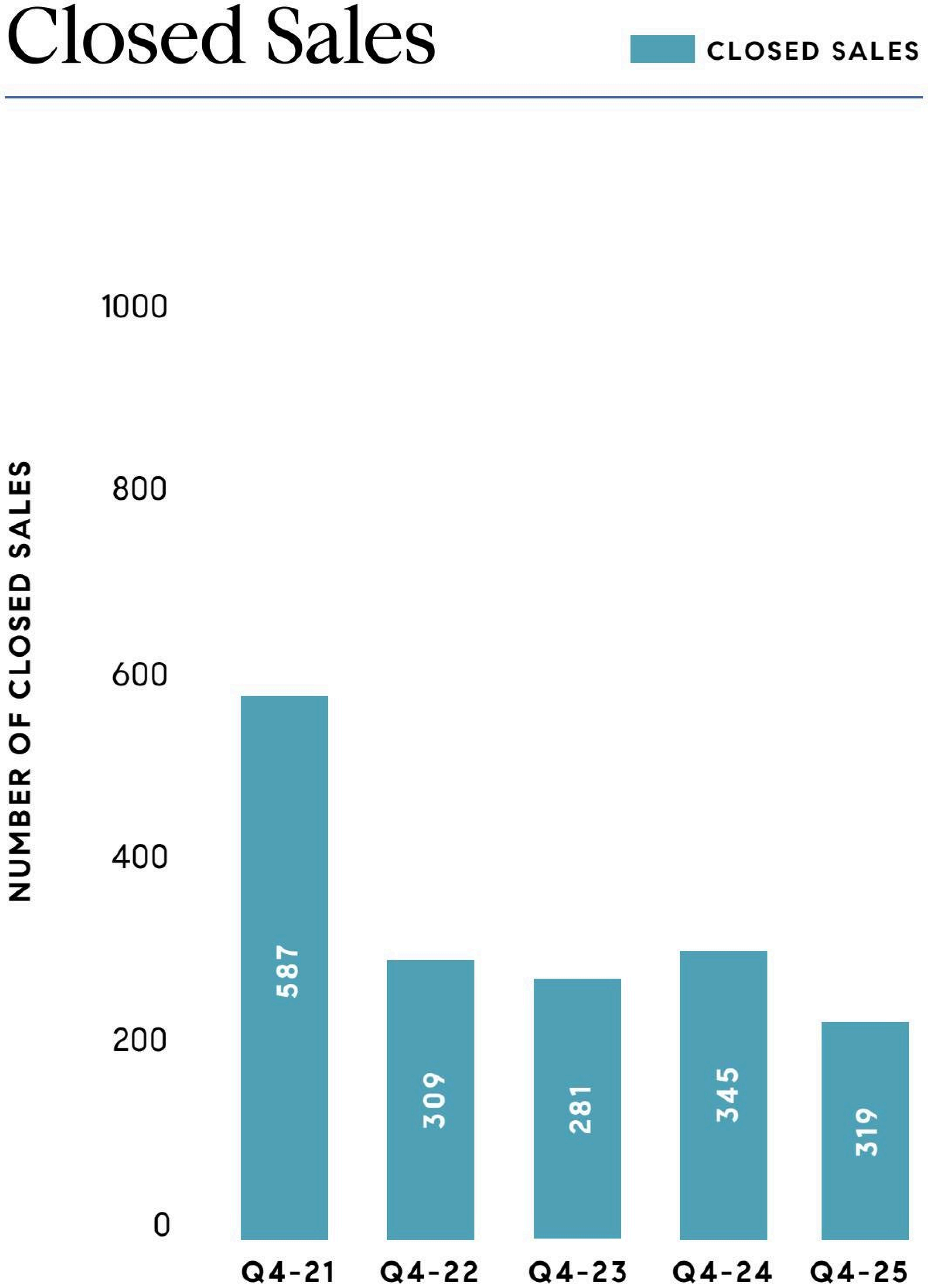
East of the Canal - Single Family
TOTALS

SINGLE FAMILY	Q4 - 2024	Q4 - 2025	+/- YoY	Q3 - 2025	+/- QoQ
# OF SALES	345	319	-7.5%	299	+6.7%
SALES VOLUME	$1,325,961,421	$1,456,916,875	+9.9%	$1,418,068,501	+2.7%
AVG. PRICE	$3,843,366	$4,567,138	+18.8%	$4,742,704	-3.7%
MED. PRICE	$2,493,000	$2,750,000	+10.3%	$2,560,250	+7.4%

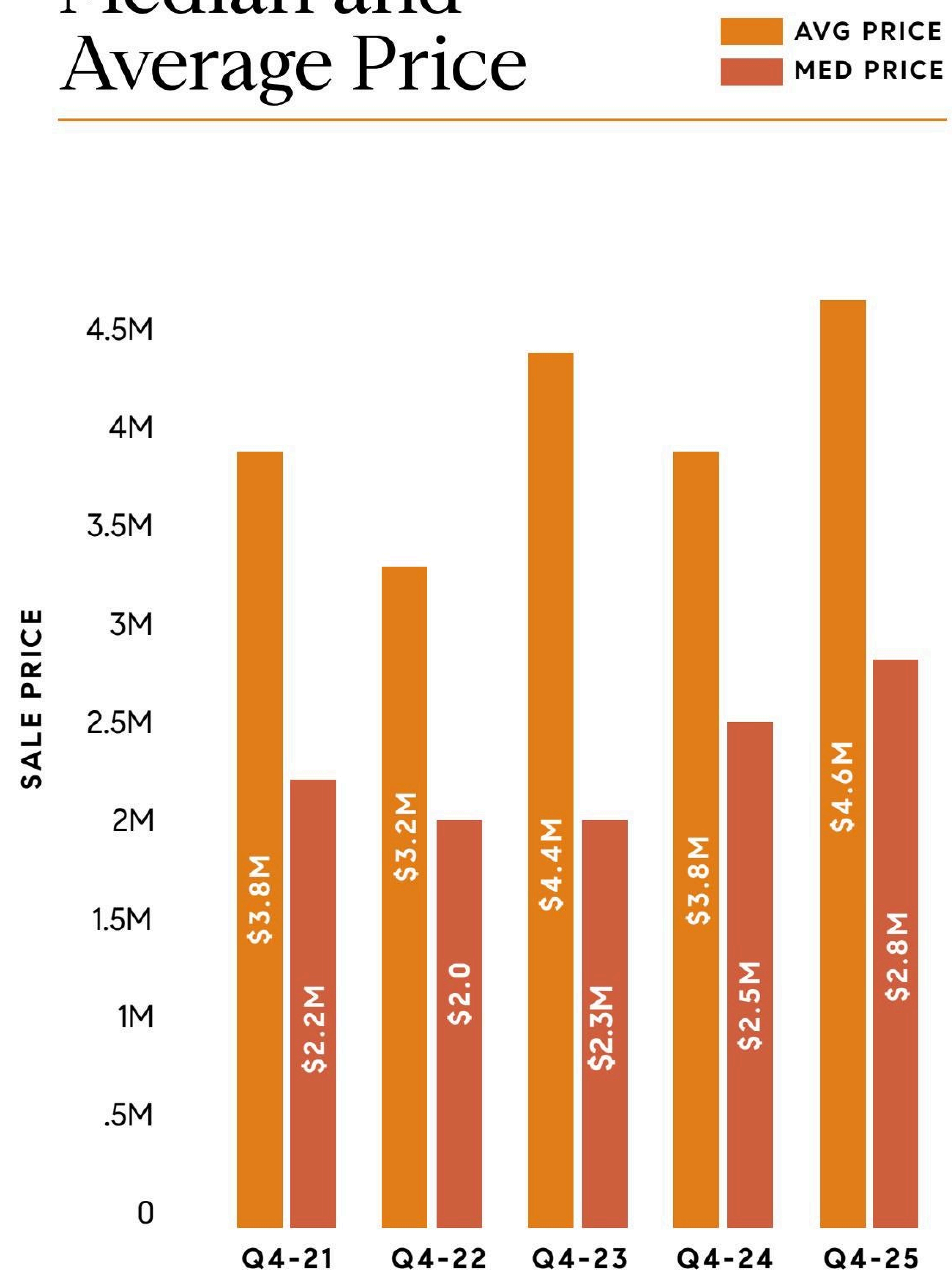


East of the Canal - Single Family

Closed Sales

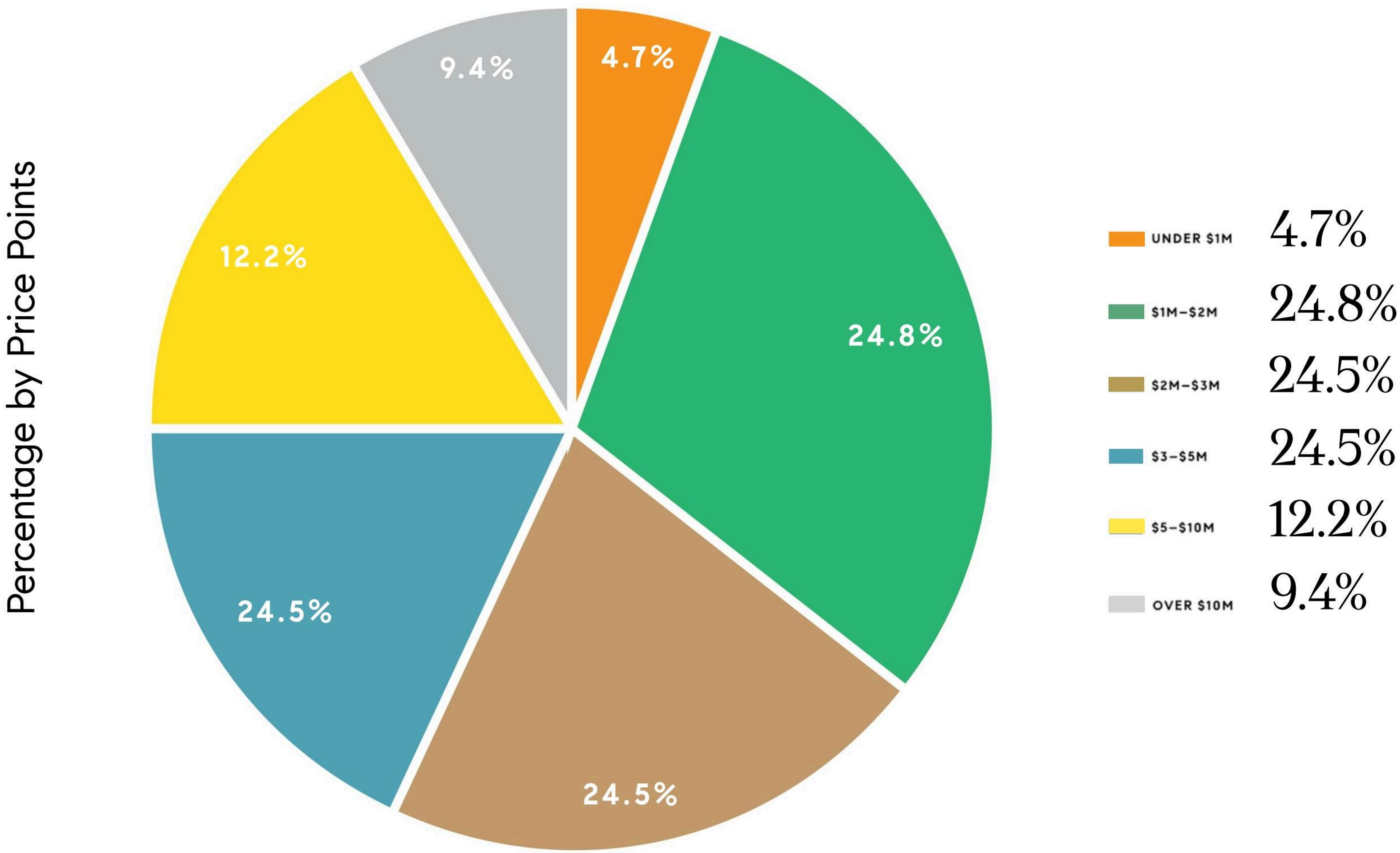


Median and Average Price



East of Canal - Single Family

PRICE POINTS

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THE 3-PHASED MARKETING STRATEGY
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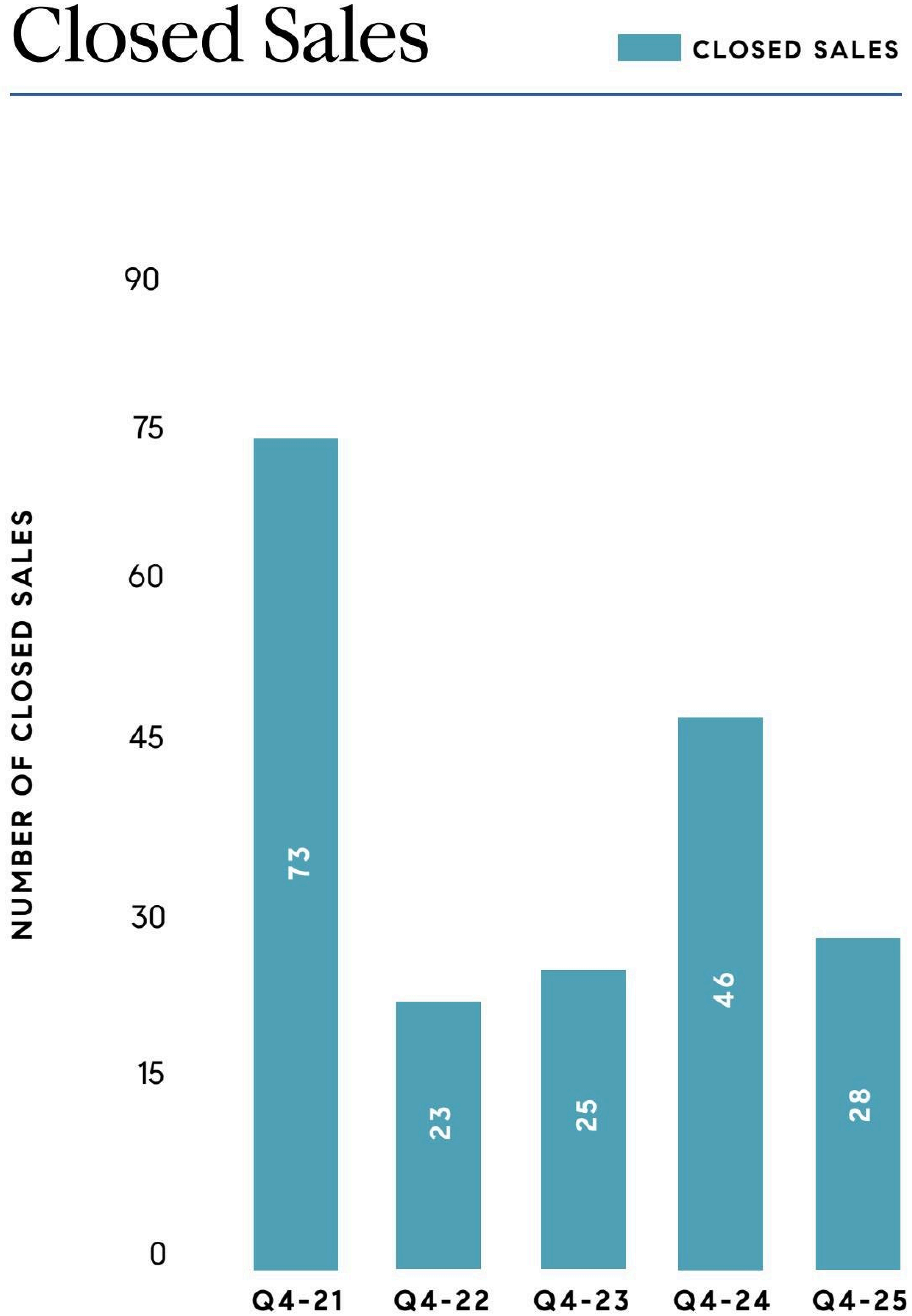
Condos

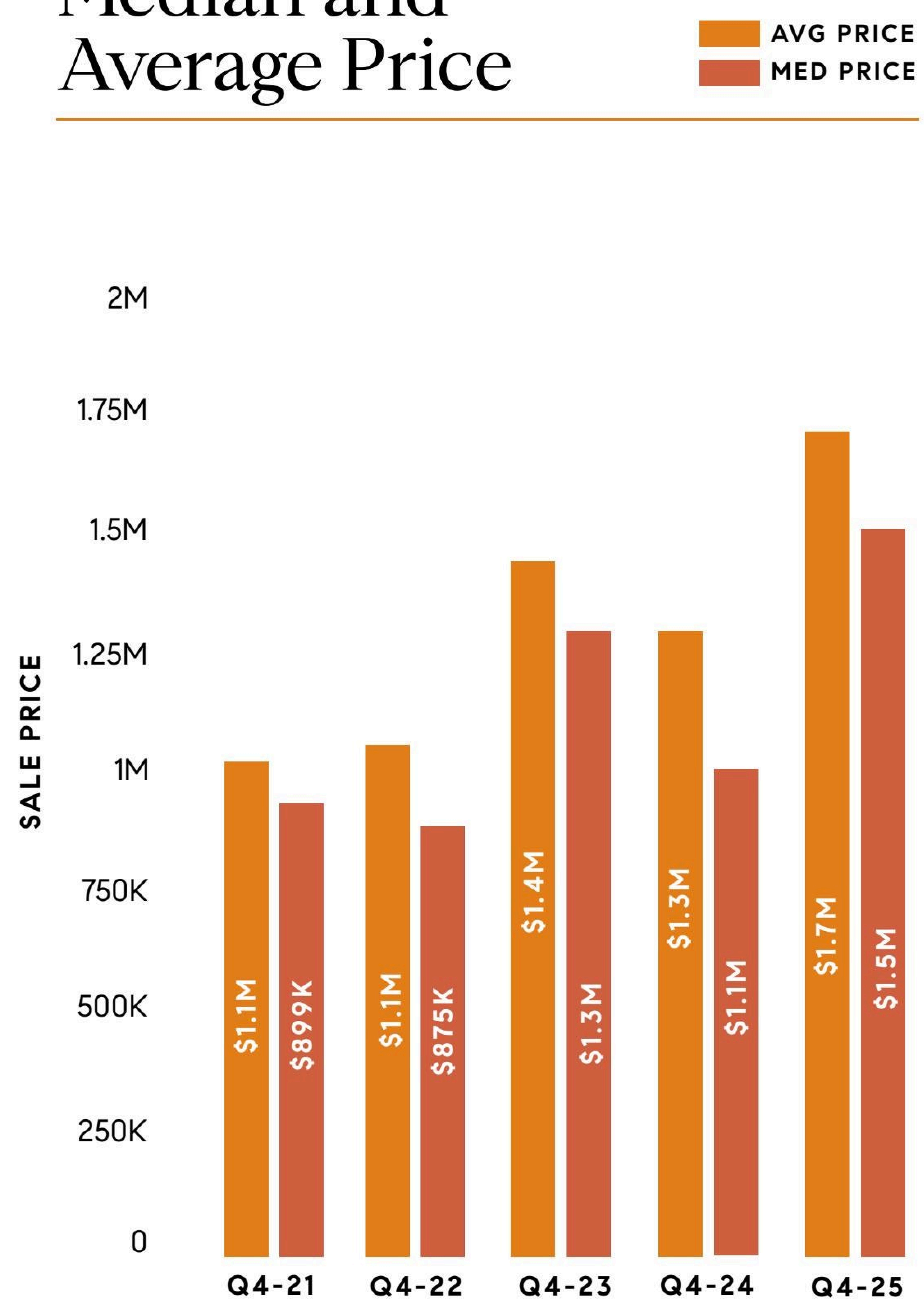
TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
SOUTH FORK TOTALS	# OF SALES	46	28	-39.1%
	SALES VOLUME	$61,023,254	$46,897,595	-23.1%
	AVG. PRICE	$1,326,592	$1,674,914	+26.3%
	MED. PRICE	$1,067,500	$1,500,000	+40.5%
EAST OF CANAL	# OF SALES	31	20	-35.5%
	SALES VOLUME	$49,465,655	$35,005,960	-29.2%
	AVG. PRICE	$1,595,666	$1,750,298	+9.7%
	MED. PRICE	$1,400,000	$1,500,000	+7.1%
WEST OF CANAL	# OF SALES	15	8	-46.7%
	SALES VOLUME	$11,557,599	$11,891,635	+2.9%
	AVG. PRICE	$770,507	$1,486,454	+92.9%
	MED. PRICE	$736,000	$1,498,318	+103.6%

Condos Graph

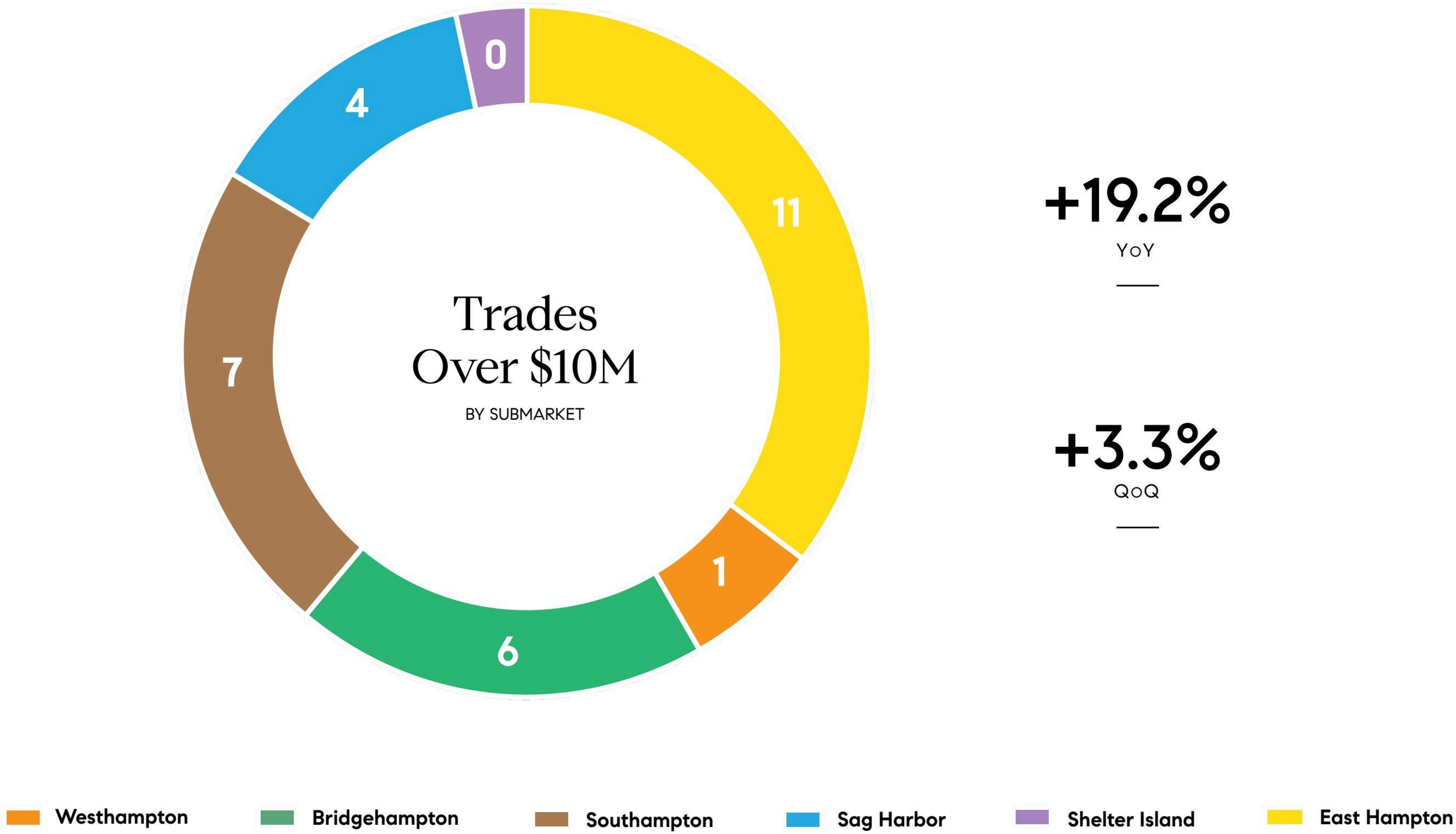
Closed Sales



Median and Average Price



Trades Over $10M+ by Submarket



+19.2%
YoY

+3.3%
QoQ

South Fork - Single Family
TOTALS

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Westhampton	# OF SALES	92	69	-25.0%
	SALES VOLUME	$170,414,938	$182,633,977	+7.2%
	AVG. PRICE	$1,852,336	$2,646,869	+42.9%
	MED. PRICE	$1,425,000	$2,020,000	+41.8%
Southampton	# OF SALES	158	135	-14.6%
	SALES VOLUME	$445,294,355	$451,562,499	+1.4%
	AVG. PRICE	$2,818,319	$3,344,907	+18.7%
	MED. PRICE	$1,470,000	$2,400,000	+63.3%
Bridgehampton	# OF SALES	20	24	+20.0%
	SALES VOLUME	$161,556,000	$310,924,125	+92.5%
	AVG. PRICE	$8,077,800	$12,955,172	+60.4%
	MED. PRICE	$6,547,500	$7,200,000	+10.0%
Sag Harbor	# OF SALES	43	62	+44.2%
	SALES VOLUME	$135,075,500	$233,429,822	+72.8%
	AVG. PRICE	$3,141,291	$3,764,997	+19.9%
	MED. PRICE	$2,300,000	$3,225,000	+40.2%
Shelter Island	# OF SALES	16	16	+0.0%
	SALES VOLUME	$41,157,500	$38,495,200	-6.5%
	AVG. PRICE	$2,572,344	$2,405,950	-6.5%
	MED. PRICE	$2,495,000	$2,047,500	-17.9%
East Hampton	# OF SALES	165	114	-30.9%
	SALES VOLUME	$592,642,353	$475,992,729	-19.7%
	AVG. PRICE	$3,591,772	$4,175,375	+16.2%
	MED. PRICE	$2,172,500	$2,637,500	+21.4%

9 SEAPONACK DRIVE
SAG HARBOR

COMPASS

Westhampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
East Quogue	# OF SALES	34	16	-52.9%
	SALES VOLUME	$42,638,950	$30,412,590	-28.7%
	AVG. PRICE	$1,254,087	$1,900,787	+51.6%
	MED. PRICE	$1,245,250	$1,677,500	+34.7%
Hampton Bays	# OF SALES	62	32	-48.4%
	SALES VOLUME	$55,041,787	$53,487,500	-2.8%
	AVG. PRICE	$887,771	$1,671,484	+88.3%
	MED. PRICE	$850,000	$1,310,000	+54.1%
Quiogue	# OF SALES	1	5	+400.0%
	SALES VOLUME	$675,000	$9,835,000	+1357.0%
	AVG. PRICE	$675,000	$1,967,000	+191.4%
	MED. PRICE	$675,000	$1,925,000	+185.2%
Quogue	# OF SALES	15	10	-33.3%
	SALES VOLUME	$58,870,000	$34,808,333	-40.9%
	AVG. PRICE	$3,924,667	$3,480,833	-11.3%
	MED. PRICE	$2,500,000	$2,825,000	+13.0%

Westhampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Remsenburg	# OF SALES	7	8	+14.3%
	SALES VOLUME	$13,016,250	$12,682,500	-2.6%
	AVG. PRICE	$1,859,464	$1,585,313	-14.7%
	MED. PRICE	$975,000	$1,297,500	+33.1%
Speonk	# OF SALES	1	2	+100.0%
	SALES VOLUME	$599,999	$1,545,000	+157.5%
	AVG. PRICE	$599,999	$772,500	+28.8%
	MED. PRICE	$599,999	$772,500	+28.8%
Westhampton	# OF SALES	15	8	-46.7%
	SALES VOLUME	$22,358,026	$28,700,000	+28.4%
	AVG. PRICE	$1,490,535	$3,587,500	+140.7%
	MED. PRICE	$1,160,000	$1,989,500	+71.5%
Westhampton Beach	# OF SALES	19	19	+0.0%
	SALES VOLUME	$32,256,713	$62,275,554	+93.1%
	AVG. PRICE	$1,697,722	$3,277,661	+93.1%
	MED. PRICE	$1,450,000	$2,900,000	+100.0%
Westhampton Dunes	# OF SALES	-	1	+0.0%
	SALES VOLUME	-	$2,375,000	+0.0%
	AVG. PRICE	-	$2,375,000	+0.0%
	MED. PRICE	-	$2,375,000	+0.0%


70 GLENVIEW DRIVE
SOUTHAMPTON
COMPASS

Southampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
North Sea	# OF SALES	29	22	-24.1%
	SALES VOLUME	$66,049,315	$50,848,000	-23.0%
	AVG. PRICE	$2,277,563	$2,311,273	+1.5%
	MED. PRICE	$1,596,000	$2,075,000	+30.0%
Southampton	# OF SALES	21	35	+66.7%
	SALES VOLUME	$59,278,959	$89,395,499	+50.8%
	AVG. PRICE	$2,822,808	$2,554,157	-9.5%
	MED. PRICE	$2,765,000	$2,040,000	-26.2%
Southampton Village	# OF SALES	23	23	+0.0%
	SALES VOLUME	$120,077,794	$123,091,500	+2.5%
	AVG. PRICE	$5,220,774	$5,351,804	+2.5%
	MED. PRICE	$4,400,000	$5,000,000	+13.6%
Water Mill	# OF SALES	23	23	+0.0%
	SALES VOLUME	$144,846,500	$134,740,000	-7.0%
	AVG. PRICE	$6,297,674	$5,858,261	-7.0%
	MED. PRICE	$6,049,000	$2,500,000	-58.7%

Bridgehampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Bridgehampton	# OF SALES	15	15	+0.0%
	SALES VOLUME	$111,725,000	$217,241,000	+94.4%
	AVG. PRICE	$7,448,333	$14,482,733	+94.4%
	MED. PRICE	$5,595,000	$7,100,000	+26.9%
Sagaponack	# OF SALES	1	1	+0.0%
	SALES VOLUME	$1,901,000	$2,100,000	+10.5%
	AVG. PRICE	$1,901,000	$2,100,000	+10.5%
	MED. PRICE	$1,901,000	$2,100,000	+10.5%
Sagaponack Village	# OF SALES	4	8	+100.0%
	SALES VOLUME	$47,930,000	$91,583,125	+91.1%
	AVG. PRICE	$11,982,500	$11,447,891	-4.5%
	MED. PRICE	$13,050,000	$9,750,000	-25.3%

Sag Harbor - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
North Haven	# OF SALES	6	10	+66.7%
	SALES VOLUME	$38,850,000	$51,012,322	+31.3%
	AVG. PRICE	$6,475,000	$5,101,232	-21.2%
	MED. PRICE	$4,675,000	$3,013,282	-35.5%
Noyac	# OF SALES	21	9	-57.1%
	SALES VOLUME	$49,450,500	$20,265,000	-59.0%
	AVG. PRICE	$2,354,786	$2,251,667	-4.4%
	MED. PRICE	$1,565,000	$2,300,000	+47.0%
Sag Harbor	# OF SALES	-	14	+0.0%
	SALES VOLUME	-	$41,885,000	+0.0%
	AVG. PRICE	-	$2,991,786	+0.0%
	MED. PRICE	-	$2,850,000	+0.0%
Sag Harbor Village	# OF SALES	16	29	+81.3%
	SALES VOLUME	$46,775,000	$120,267,500	+157.1%
	AVG. PRICE	$2,923,438	$4,147,155	+41.9%
	MED. PRICE	$2,637,500	$3,525,000	+33.6%

Shelter Island - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Shelter Island	# OF SALES	16	16	+0.0%
	SALES VOLUME	$41,157,500	$38,495,200	-6.5%
	AVG. PRICE	$2,572,344	$2,405,950	-6.5%
	MED. PRICE	$2,495,000	$2,047,500	-17.9%

East Hampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Amagansett	# OF SALES	21	15	-28.6%
	SALES VOLUME	$82,334,536	$111,925,750	+35.9%
	AVG. PRICE	$3,920,692	$7,461,717	+90.3%
	MED. PRICE	$3,728,590	$7,275,000	+95.1%
East Hampton	# OF SALES	22	31	+40.9%
	SALES VOLUME	$46,186,749	$80,130,208	+73.5%
	AVG. PRICE	$2,099,398	$2,584,845	+23.1%
	MED. PRICE	$1,747,500	$2,300,000	+31.6%
East Hampton Village	# OF SALES	19	9	-52.6%
	SALES VOLUME	$143,957,500	$82,570,671	-42.6%
	AVG. PRICE	$7,576,711	$9,174,519	+21.1%
	MED. PRICE	$5,750,000	$6,387,500	+11.1%
Montauk	# OF SALES	25	29	+16.0%
	SALES VOLUME	$87,391,457	$107,088,100	+22.5%
	AVG. PRICE	$3,495,658	$3,692,693	+5.6%
	MED. PRICE	$2,600,000	$2,520,000	-3.1%

East Hampton - Single Family

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Northwest Woods	# OF SALES	40	12	-70.0%
	SALES VOLUME	$102,117,498	$34,368,000	-66.3%
	AVG. PRICE	$2,552,937	$2,864,000	+12.2%
	MED. PRICE	$2,123,750	$2,572,500	+21.1%
Springs	# OF SALES	31	13	-58.1%
	SALES VOLUME	$47,804,613	$41,160,000	-13.9%
	AVG. PRICE	$1,542,084	$3,166,154	+105.3%
	MED. PRICE	$1,250,000	$1,410,000	+12.8%
Wainscott	# OF SALES	7	5	-28.6%
	SALES VOLUME	$82,850,000	$18,750,000	-77.4%
	AVG. PRICE	$11,835,714	$3,750,000	-68.3%
	MED. PRICE	$4,500,000	$1,950,000	-56.7%

COMPASS

Q4—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 10.1.25 - 12.31.25.

All statistics are based on Compass internal data.

North Fork Market Summary

In the fourth quarter, the North Fork followed a notably different trajectory than the South Fork. While the South Fork saw fewer transactions alongside sharp gains in volume and pricing, the North Fork experienced higher transaction activity, only modest growth in total dollar volume, and softer average and median sale prices. This divergence reflects a market driven more by increased deal flow and value-oriented buying than by concentration at the high end. Even amid elevated mortgage rates and cautious sentiment, demand remained steady for well-located homes, particularly where pricing aligned with buyers' expectations.

Total unit sales increased 13.8% year over year to 140, and rose 29.6% from Q3, while sales volume increased 3.2% to $181.6 million. Pricing was more mixed. The median sale price softened 4.9% to $950,000, and the average sale price declined 9.3% to $1,297,239, suggesting fewer outsized high-end trades even as overall activity increased.

Southold once again led the quarter with 33 sales, up 13.8% year over year, though volume declined 10.3% and the median fell 21.7% to $940,000, reflecting a more value-driven mix of transactions. Mattituck followed closely with 27 sales, a 125% increase, and delivered a 57.3% rise in volume, supported by a 14.5% gain in median price to $999,000. Cutchogue remained a major contributor with 21 sales, down 8.7%, while pricing held relatively steady with a median of $1.28 million. Greenport posted 14 sales, up 40%, and saw a 52.0% jump in volume, though its median slipped 10.7% to $895,500, indicating strength in activity with a slightly softer pricing mix.

Elsewhere, several smaller areas showed meaningful shifts. East Marion doubled to 9 sales and recorded a sharp increase in volume, while Orient and Orient Point rose to 6 sales with the median up 5.1% to $1.13 million. Jamesport and South Jamesport declined to 6 sales, but the median increased 15.8% to $992,000, reflecting continued demand for quality even with fewer closings.

Overall, the fourth quarter reinforced a familiar North Fork theme: more transactions, stable volume, and a market increasingly shaped by transaction mix. With limited inventory and enduring appeal as both a primary and second-home destination, the North Fork remains well-positioned heading into 2026, with buyers continuing to focus on value, condition, and location.

– Joe Fuer

Managing Director

UNITS SOLD

140

+13.8%

SALES VOLUME

$181,613,390

+3.2%

AVERAGE PRICES

$1,297,239

-9.3%

MEDIAN PRICES

$950,000

-4.9%

Pictured on the cover page:

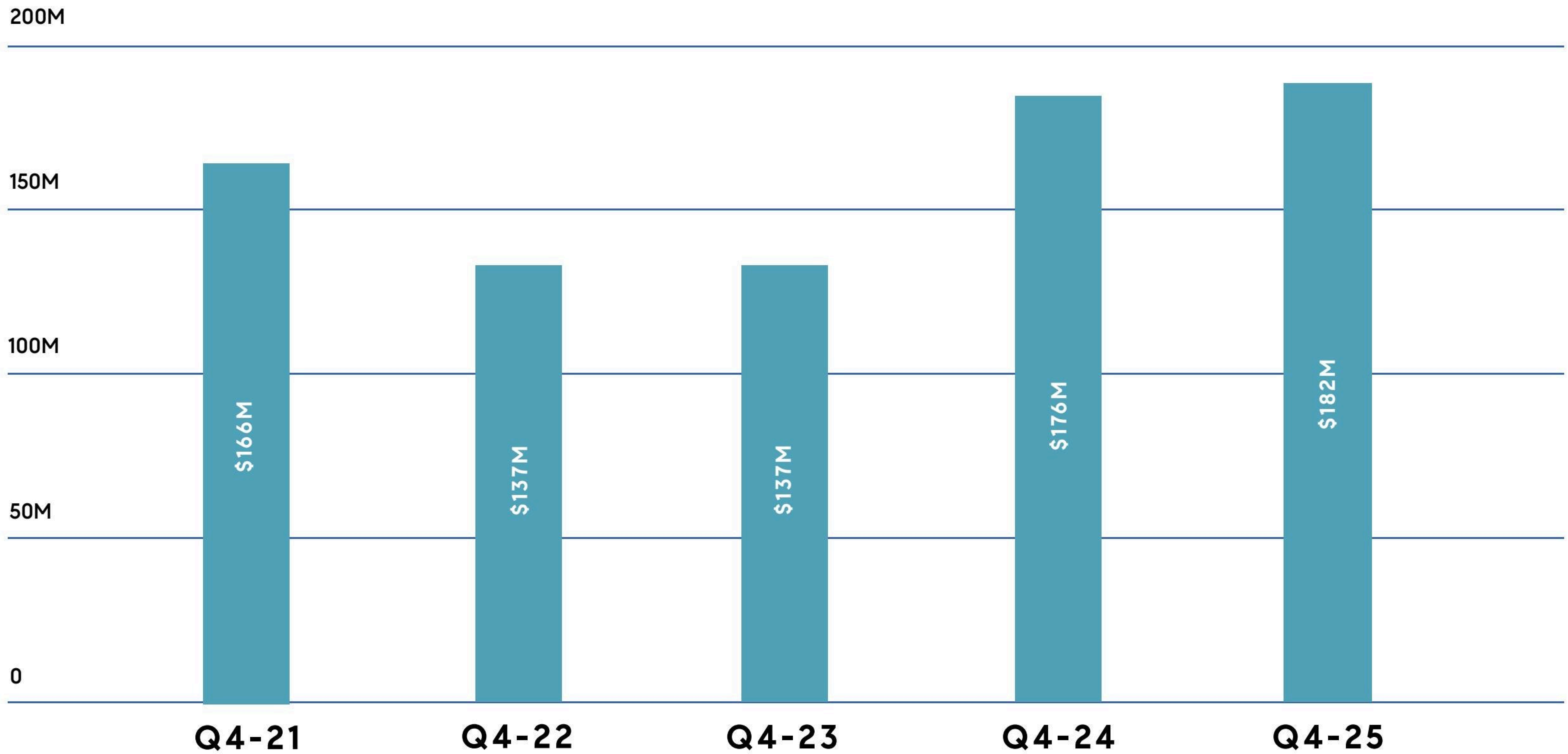
480 Eastwood Drive
Cutchogue

Recorded Sales by Submarket

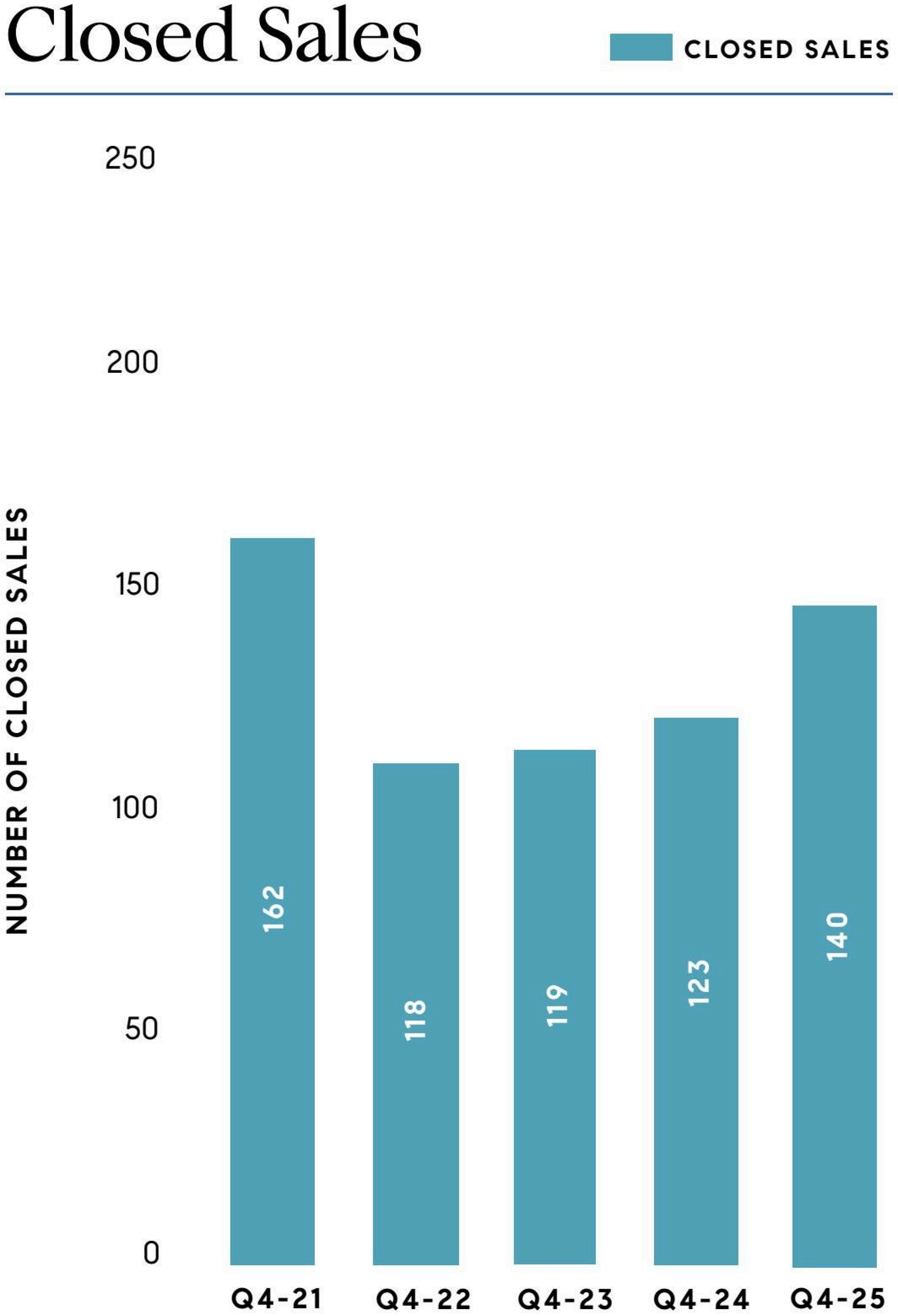
North Fork - Single Family

TOTALS

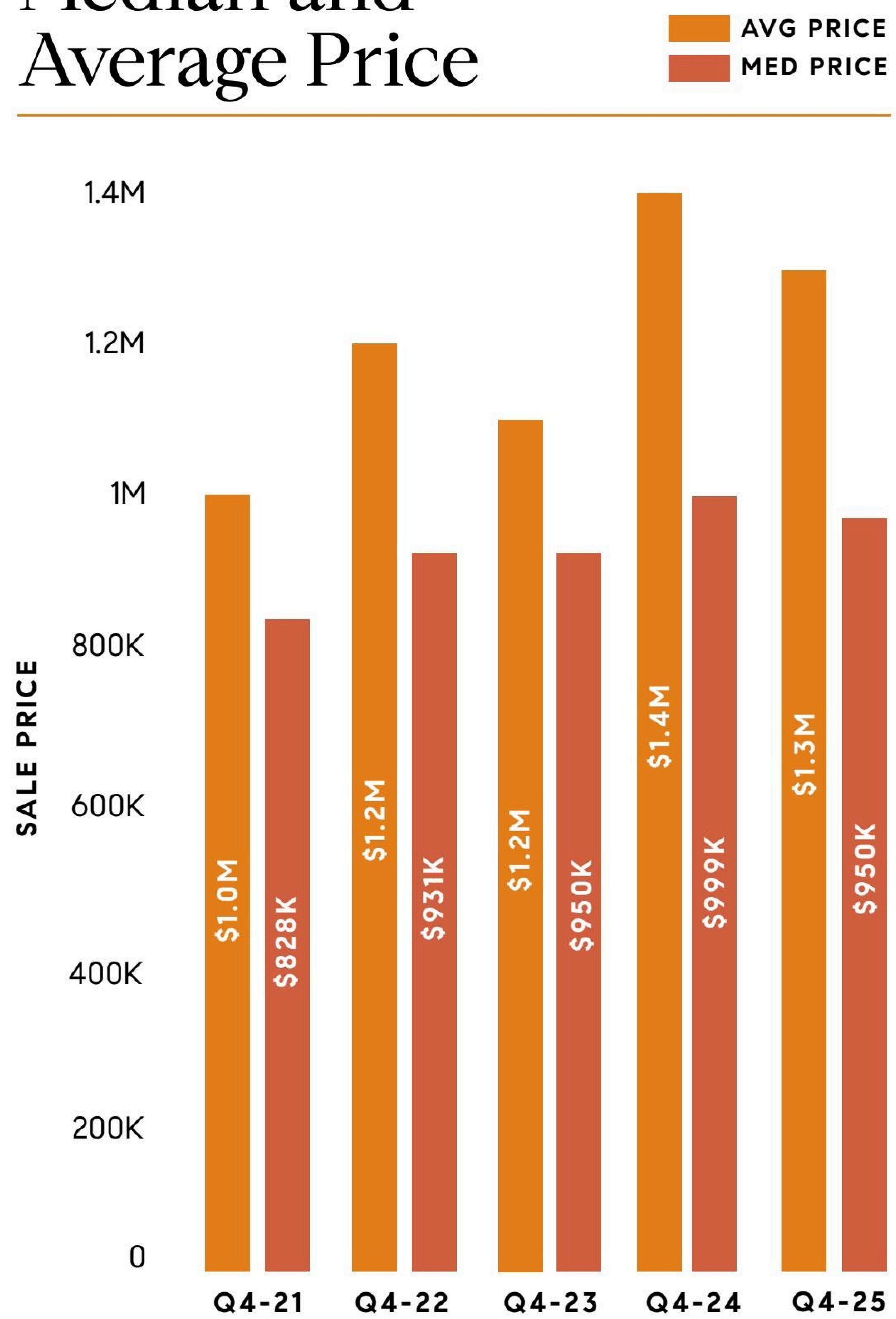
SINGLE FAMILY	Q4 - 2024	Q4 - 2025	+/- YoY	Q3 - 2025	+/- QoQ
# OF SALES	123	140	+13.8%	108	+14.6%
SALES VOLUME	$175,956,192	$181,613,390	+3.2%	$129,437,024	+27.3%
AVG. PRICE	$1,430,538	$1,297,239	-9.3%	$1,198,491	+11.0%
MED. PRICE	$999,000	$950,000	-4.9%	$992,500	+2.6%



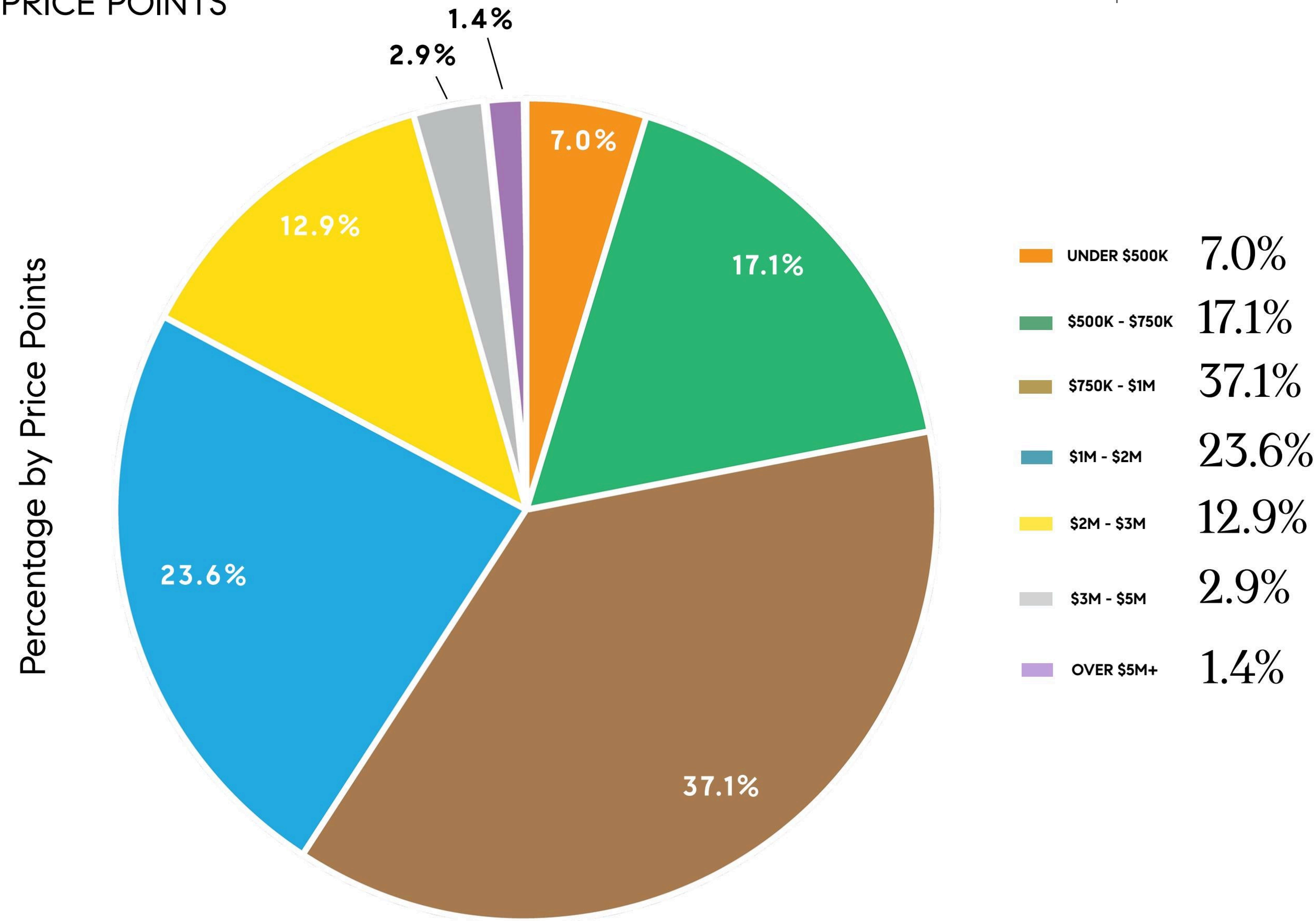
Closed Sales



Median and Average Price



North Fork
PRICE POINTS

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TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Aquebogue	NUMBER OF SALES	13	9	-30.8%
	SALES VOLUME	$12,514,500	$9,132,000	-27.0%
	AVG. PRICE	$962,654	$1,014,667	+5.4%
	MED. PRICE	$850,000	$899,000	+5.8%
	DAYS ON MARKET			
Baiting Hollow	NUMBER OF SALES	5	8	+60.0%
	SALES VOLUME	$6,040,000	$5,739,990	-5.0%
	AVG. PRICE	$1,208,000	$717,499	-40.6%
	MED. PRICE	$975,000	$765,000	-21.5%
	DAYS ON MARKET			
Cutchogue	NUMBER OF SALES	23	21	-8.7%
	SALES VOLUME	$41,165,500	$39,302,990	-4.5%
	AVG. PRICE	$1,789,804	$1,871,571	+4.6%
	MED. PRICE	$1,300,000	$1,280,000	-1.5%
	DAYS ON MARKET			
East Marion	NUMBER OF SALES	4	9	+125.0%
	SALES VOLUME	$6,770,000	$16,796,000	+148.1%
	AVG. PRICE	$1,692,500	$1,866,222	+10.3%
	MED. PRICE	$1,357,500	$1,300,000	-4.2%
	DAYS ON MARKET			

North Fork

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
Greenport	NUMBER OF SALES	10	14	+40.0%
	SALES VOLUME	$10,780,000	$16,384,000	+52.0%
	AVG. PRICE	$1,078,000	$1,170,286	+8.6%
	MED. PRICE	$1,002,500	$895,500	-10.7%
	DAYS ON MARKET			
Jamesport & South Jamesport	NUMBER OF SALES	13	6	-53.8%
	SALES VOLUME	$15,851,000	$7,329,000	-53.8%
	AVG. PRICE	$1,219,308	$1,221,500	+0.2%
	MED. PRICE	$857,000	$992,000	+15.8%
	DAYS ON MARKET			
Laurel	NUMBER OF SALES	7	4	-42.9%
	SALES VOLUME	$8,437,000	$3,138,260	-62.8%
	AVG. PRICE	$1,205,286	$784,565	-34.9%
	MED. PRICE	$1,205,286	$740,000	-2.6%
	DAYS ON MARKET			
Mattituck	NUMBER OF SALES	12	27	+125.0%
	SALES VOLUME	$23,079,693	$36,313,000	+57.3%
	AVG. PRICE	$1,923,308	$1,344,926	-30.1%
	MED. PRICE	$872,500	$999,000	+14.5%
	DAYS ON MARKET			

North Fork

TOWN		Q4 - 2024	Q4 - 2025	% CHANGE
New Suffolk	NUMBER OF SALES	0	1	0.0%
	SALES VOLUME	0	$1,900,000	0.0%
	AVG. PRICE	0	$1,900,000	0.0%
	MED. PRICE	0	$1,900,000	0.0%
	DAYS ON MARKET	0		0.0%
Orient & Orient Point	NUMBER OF SALES	5	6	+20.0%
	SALES VOLUME	$8,234,000	$8,135,000	-1.2%
	AVG. PRICE	$1,646,800	$1,355,833	-17.7%
	MED. PRICE	$1,075,000	$1,130,000	+5.1%
	DAYS ON MARKET			
Peconic	NUMBER OF SALES	2	2	+0.0%
	SALES VOLUME	$2,560,000	$1,072,750	-58.1%
	AVG. PRICE	$1,280,000	$536,375	-58.1%
	MED. PRICE	$1,280,000	$536,375	-58.1%
	DAYS ON MARKET			
Southold	NUMBER OF SALES	29	33	+13.8%
	SALES VOLUME	$40,524,499	$36,370,400	-10.3%
	AVG. PRICE	$1,397,397	$1,102,133	-21.1%
	MED. PRICE	$1,200,000	$940,000	-21.7%
	DAYS ON MARKET			


125 DUNE ROAD
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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 10.1.25 - 12.31.25.
All statistics are based on Compass internal data.