COMPASS

Q4—2024

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 10.1.24 - 12.31.24. 2024 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS.

South Fork Market Summary

The fourth quarter of 2024 brought mixed results for the Hamptons real estate market, a fitting conclusion to a year shaped by shifting buyer priorities and economic pressures. Total transactions rose modestly by 7.3% year-over-year to 443 units sold, yet sales volume declined by 6.5% to $1,378,678,943, reflecting a greater focus on competitively priced properties. The market's performance highlights a recalibration, as buyers sought value and displayed caution amid elevated interest rates and economic uncertainty. Westhampton and Shelter Island stood out as high performers, with transactions in Westhampton jumping 29% to a total of 80 and Shelter Island doubling its transactions and sales volume surged 126.7% to just under $34 million. These gains demonstrate pockets of resilience within a market adapting to evolving dynamics.

Average and median prices both softened, with the average price declining 12.9% to $3,112,142 and the median price falling 4% to $1,900,000. This downward trend emphasized the dominance of value-driven buyers, particularly in the entry-level market. Properties under $1 million accounted for 47% of sales west of the canal. At the same time, select submarkets like Sag Harbor and Shelter Island demonstrated their enduring appeal. Sag Harbor saw a 42.1% rise in its median price to $2,800,000, while Shelter Island posted a notable 33.7% increase to $2,607,500.

The ultra-luxury segment, defined by properties priced above $10 million, displayed renewed momentum, rising 41.1% quarter-over-quarter, although it dipped slightly by 4.2% year-over-year. Southampton and Bridgehampton led this category, with Southampton recording seven trades above $10 million and Bridgehampton edging ahead with eight. These transactions continued to support overall sales volume, underscoring the enduring strength of the high-end market despite its challenges.

As 2024 closed, the Hamptons market logged its lowest number of single-family home transactions since 2011, with approximately 1500 annual sales—a reflection of tempered buyer activity in the face of rising borrowing costs combined with limited inventory. Yet, the market's resilience remains evident. By aligning pricing strategies with market conditions and maintaining a focus on value, the Hamptons is well-positioned to attract buyers and sustain activity in the year ahead.

– Joe Fuer
Managing Director

UNITS SOLD
443
+7.3%

SALES VOLUME
$1,378,678,943
-6.5%

AVERAGE PRICES
$3,112,142
-12.9%

MEDIAN PRICES
$1,900,000
-4.0%

Pictured on the cover page:
70 Kettle Hole Road, Montauk
Represented by Chris Coleman

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 10.1.24 - 12.31.24.
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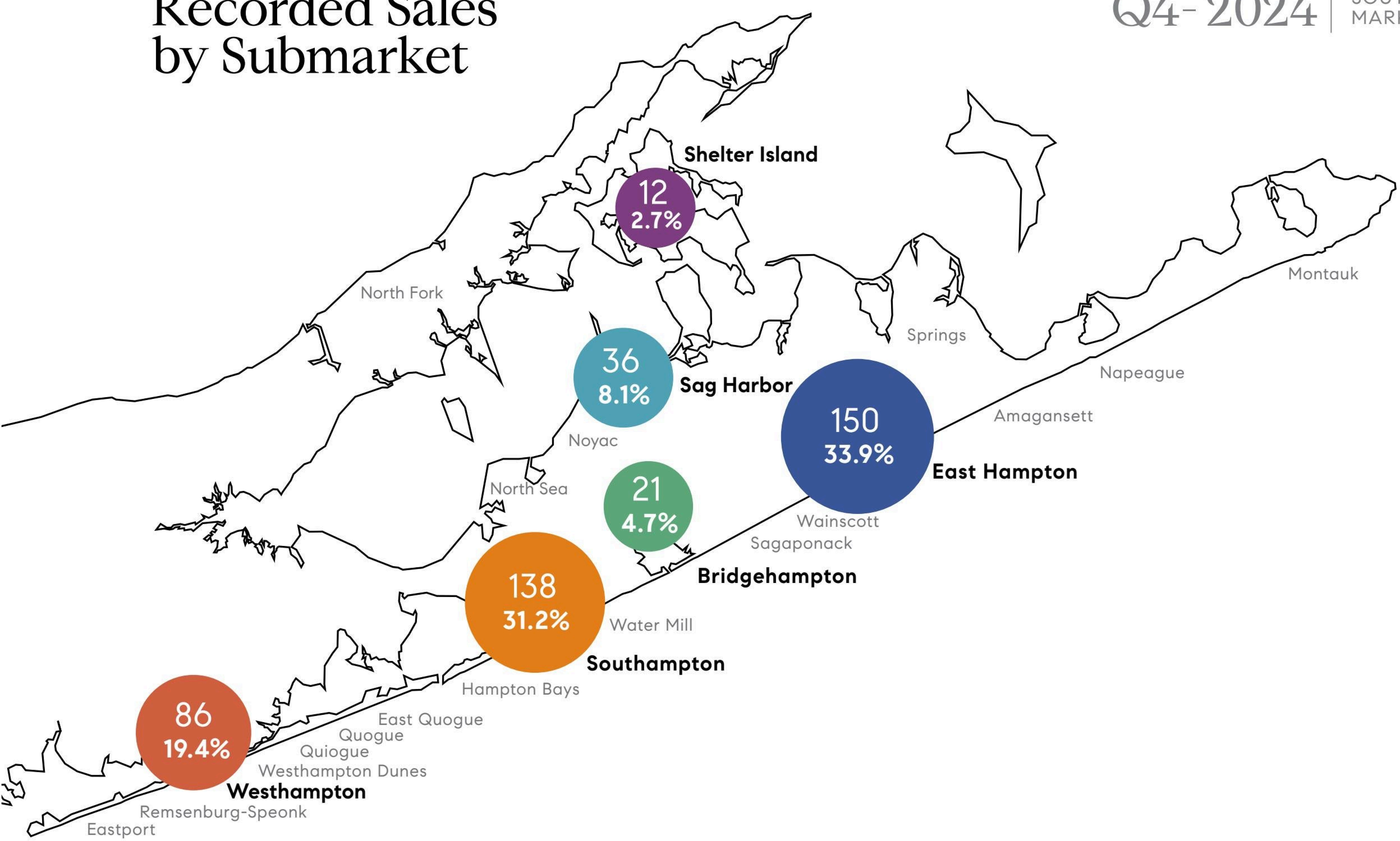
Recorded Sales by Submarket



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

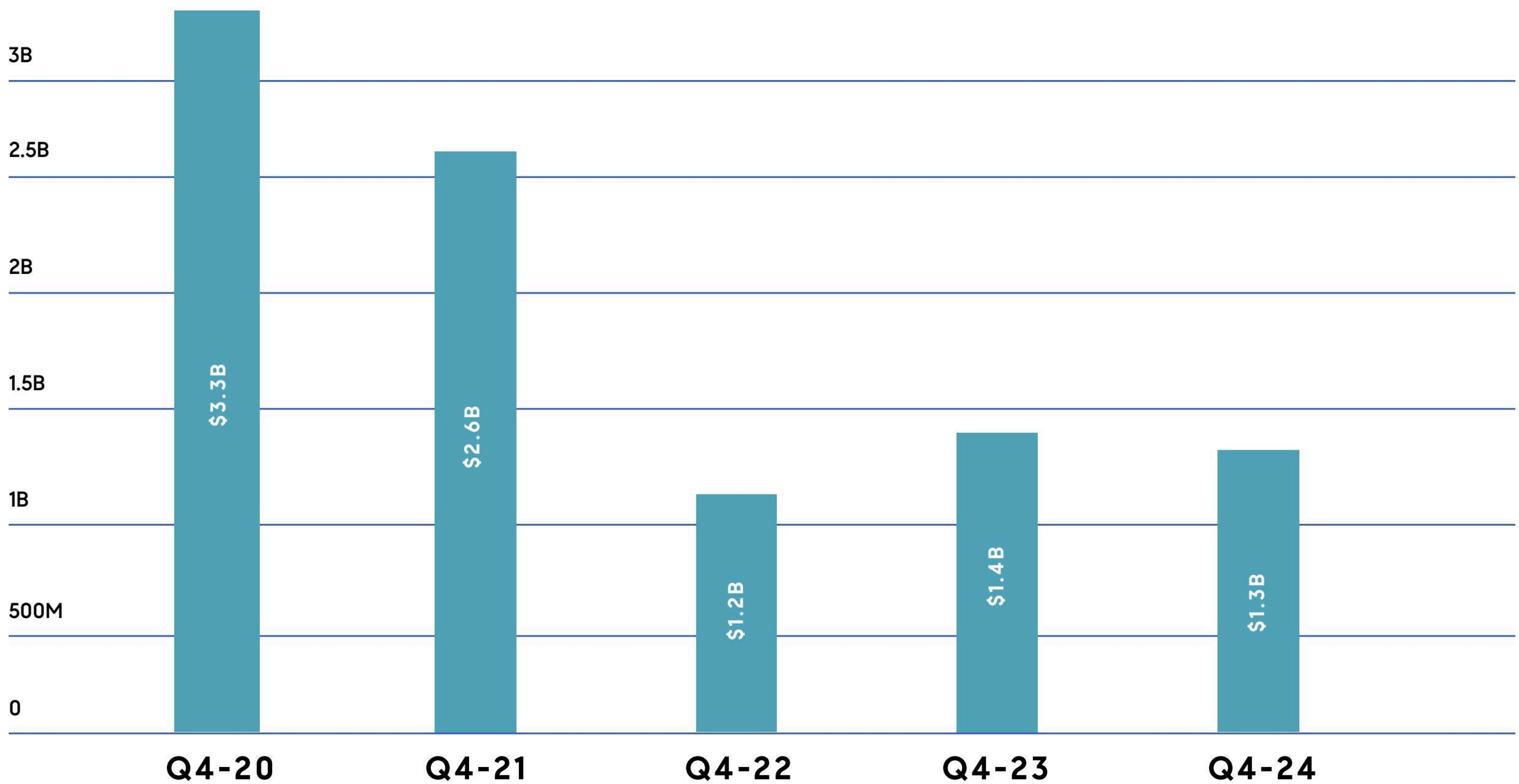
Sag Harbor Area
North Haven, Noyac, Sag Harbor and, Sag Harbor Village

Shelter Island

South Fork - Single Family

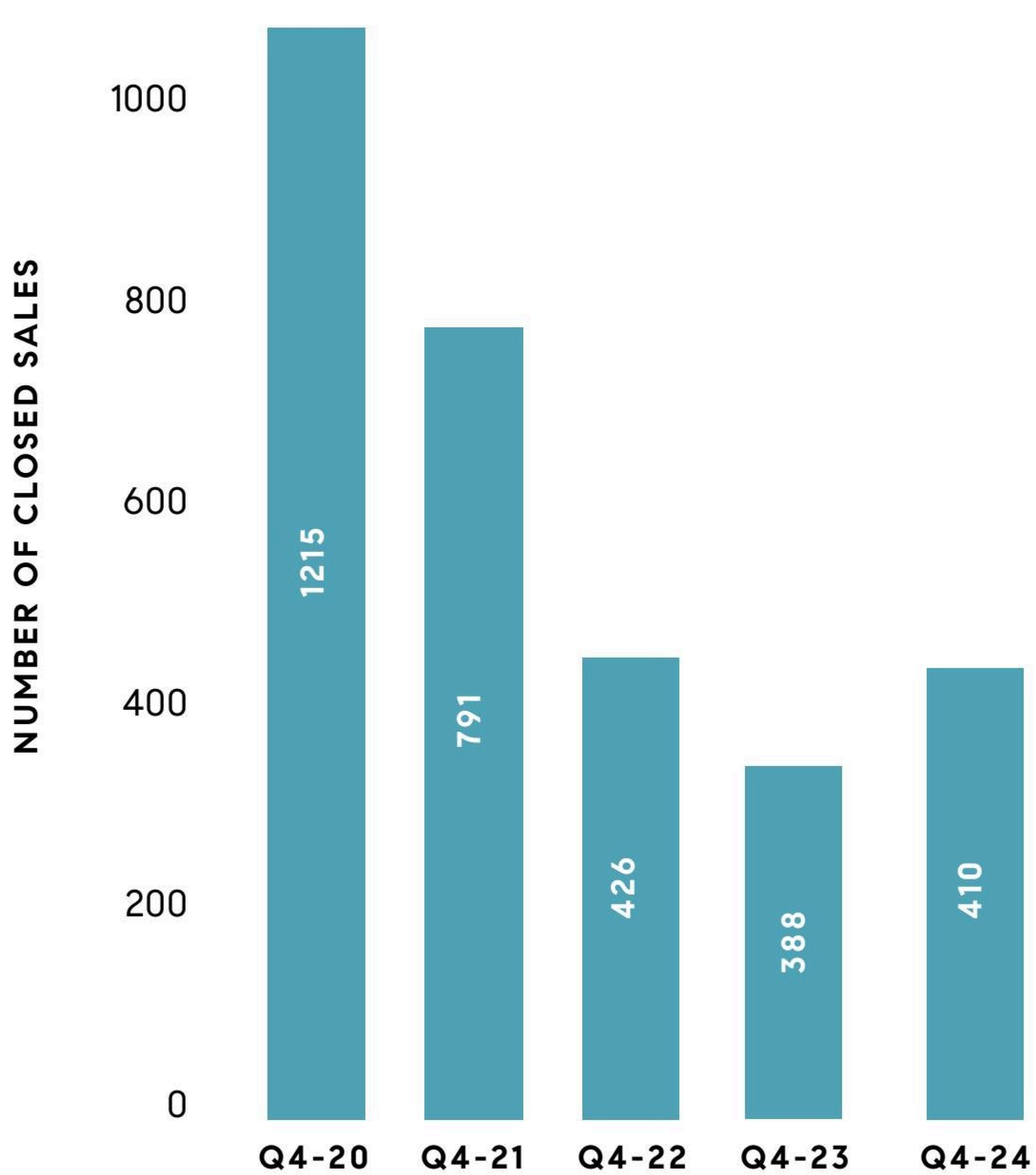
TOTALS

SINGLE FAMILY	Q4 - 2023	Q4 - 2024	+/- YoY	Q3 - 2024	+/- QoQ
# OF SALES	388	410	+5.7%	323	+26.9%
SALES VOLUME	$1,440,012,371	$1,337,066,414	+7.2%	$997,508,745	-34.0%
AVG. PRICE	$3,711,372	$3,261,138	+12.1%	$3,088,262	+5.6%
MED. PRICE	$2,050,000	$2,000,000	-2.4%	$1,930,000	+3.6%

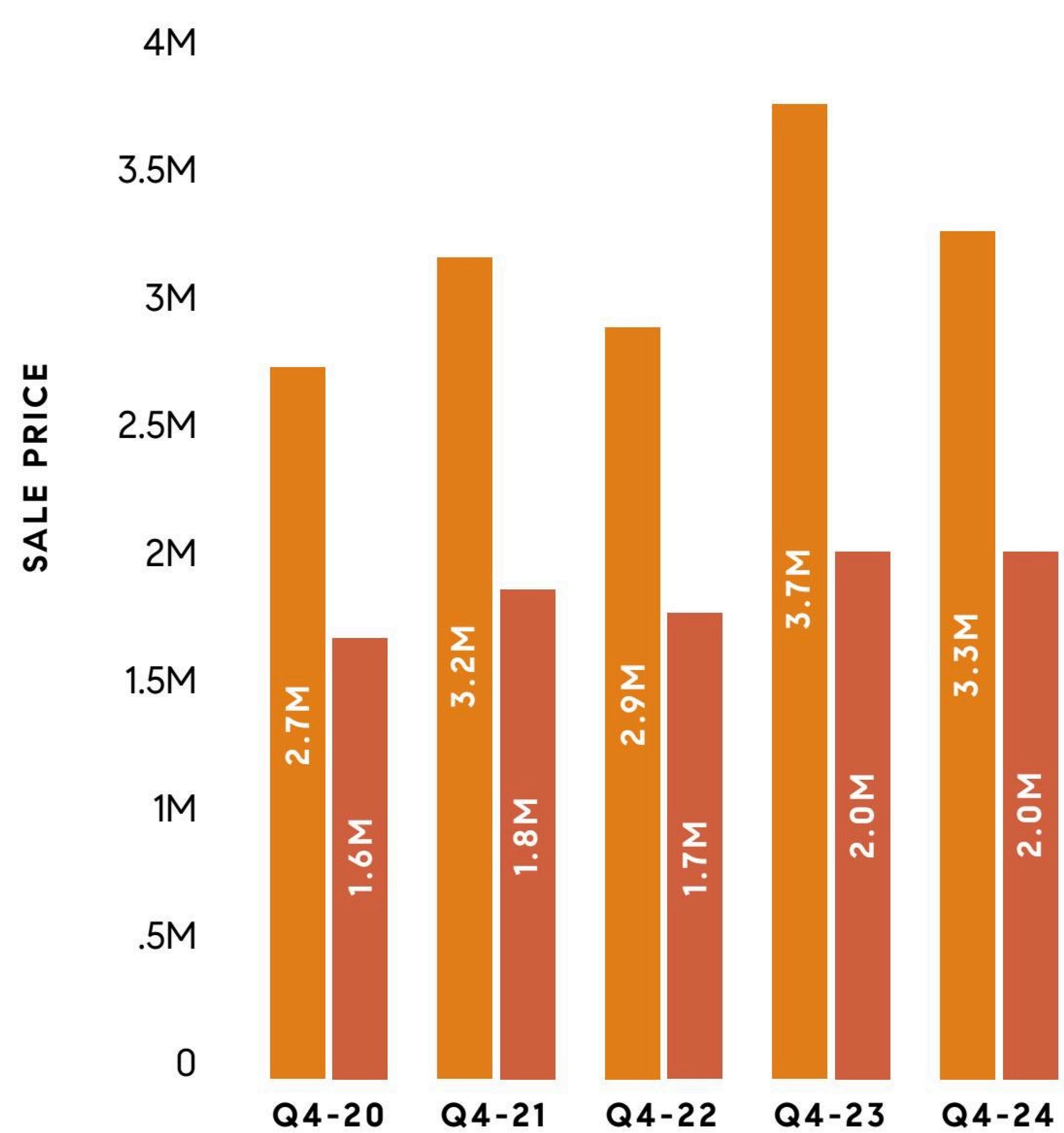


South Fork - Single Family

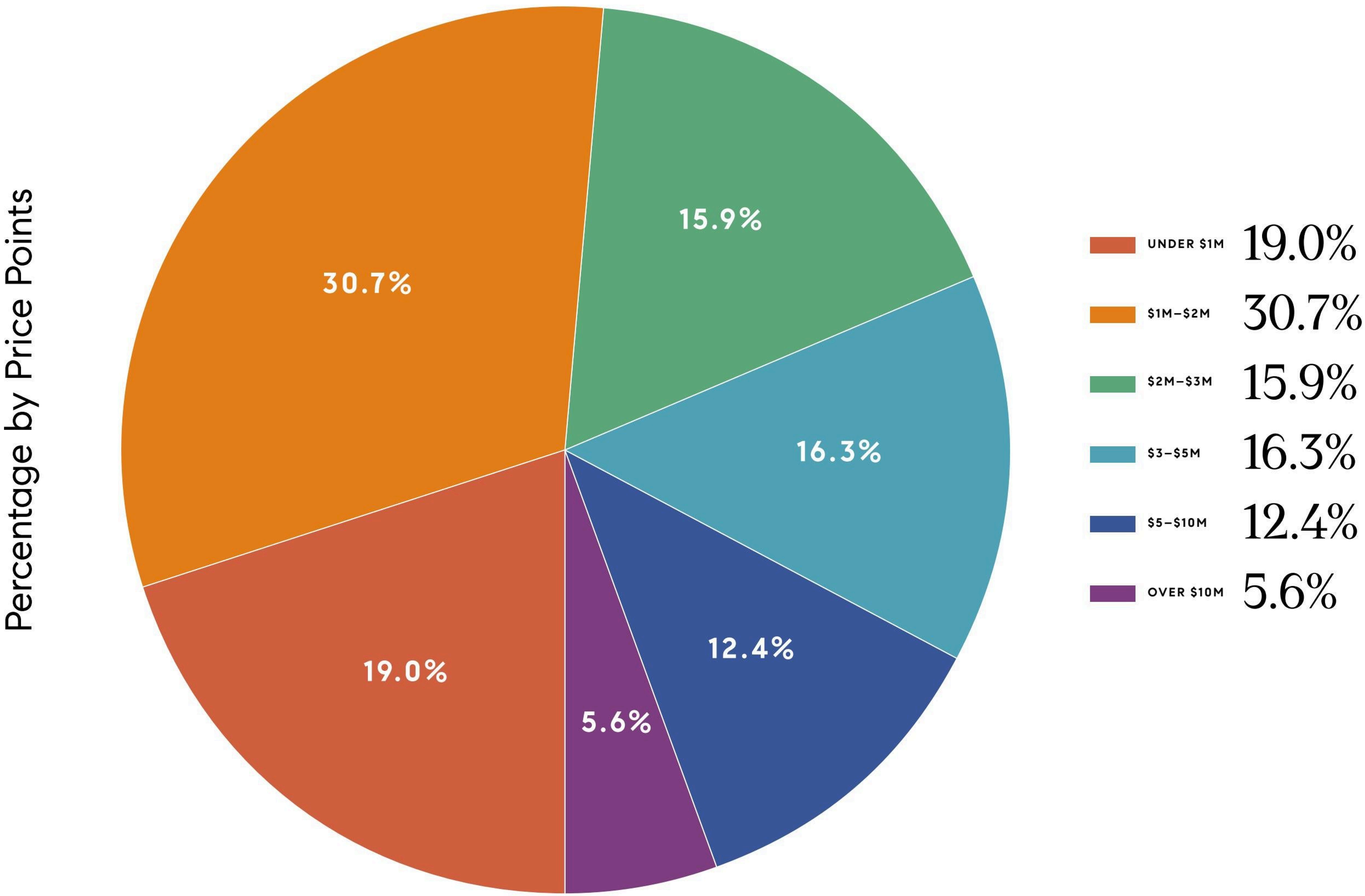
Closed Sales



Median and Average Price



South Fork - Single Family
PRICE POINTS



COMPASS

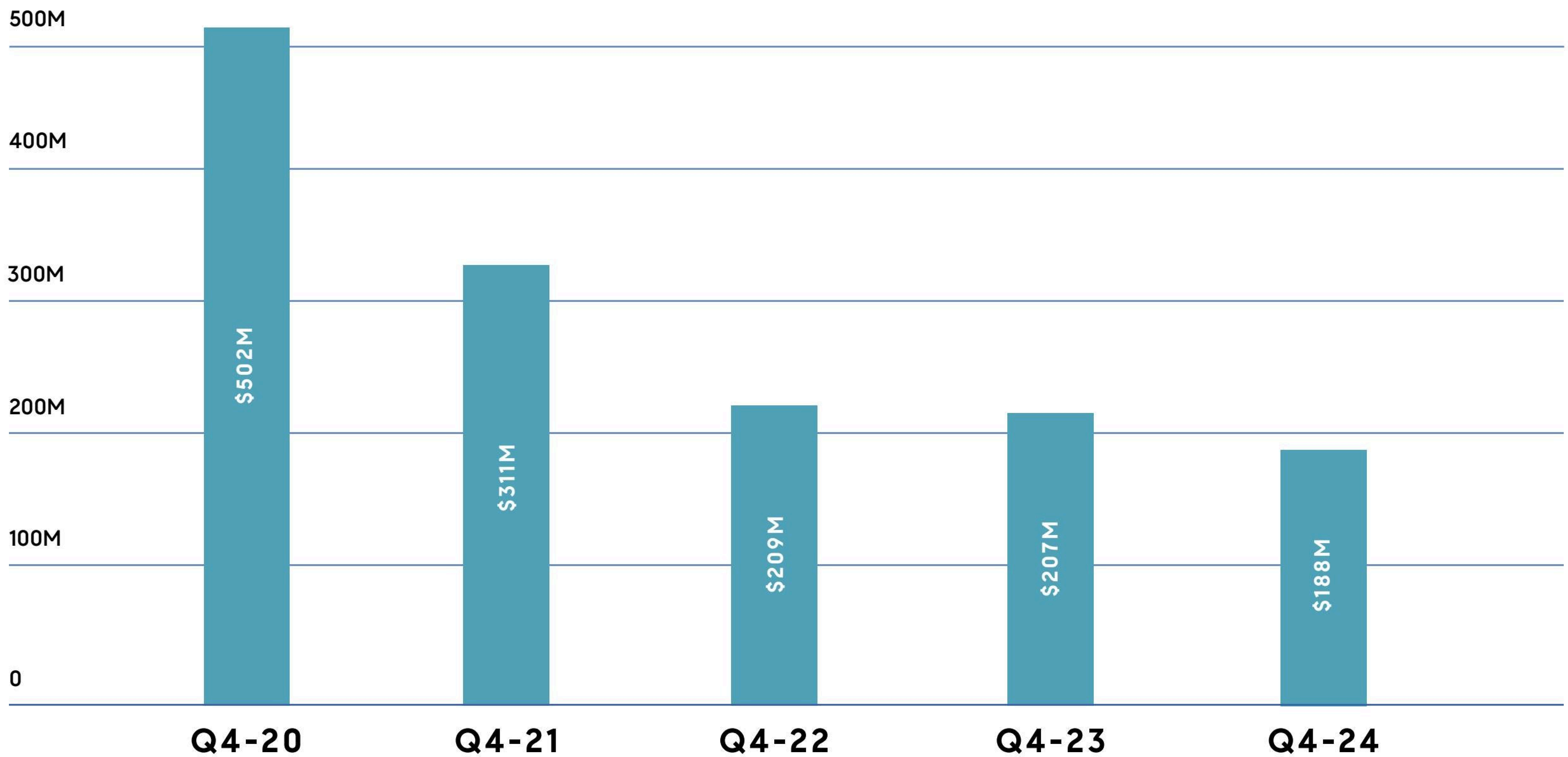
774B DUNE ROAD, WESTHAMPTON BEACH

REPRESENTED BY CHRISTOPHER FURCHERT

West of the Canal - Single Family

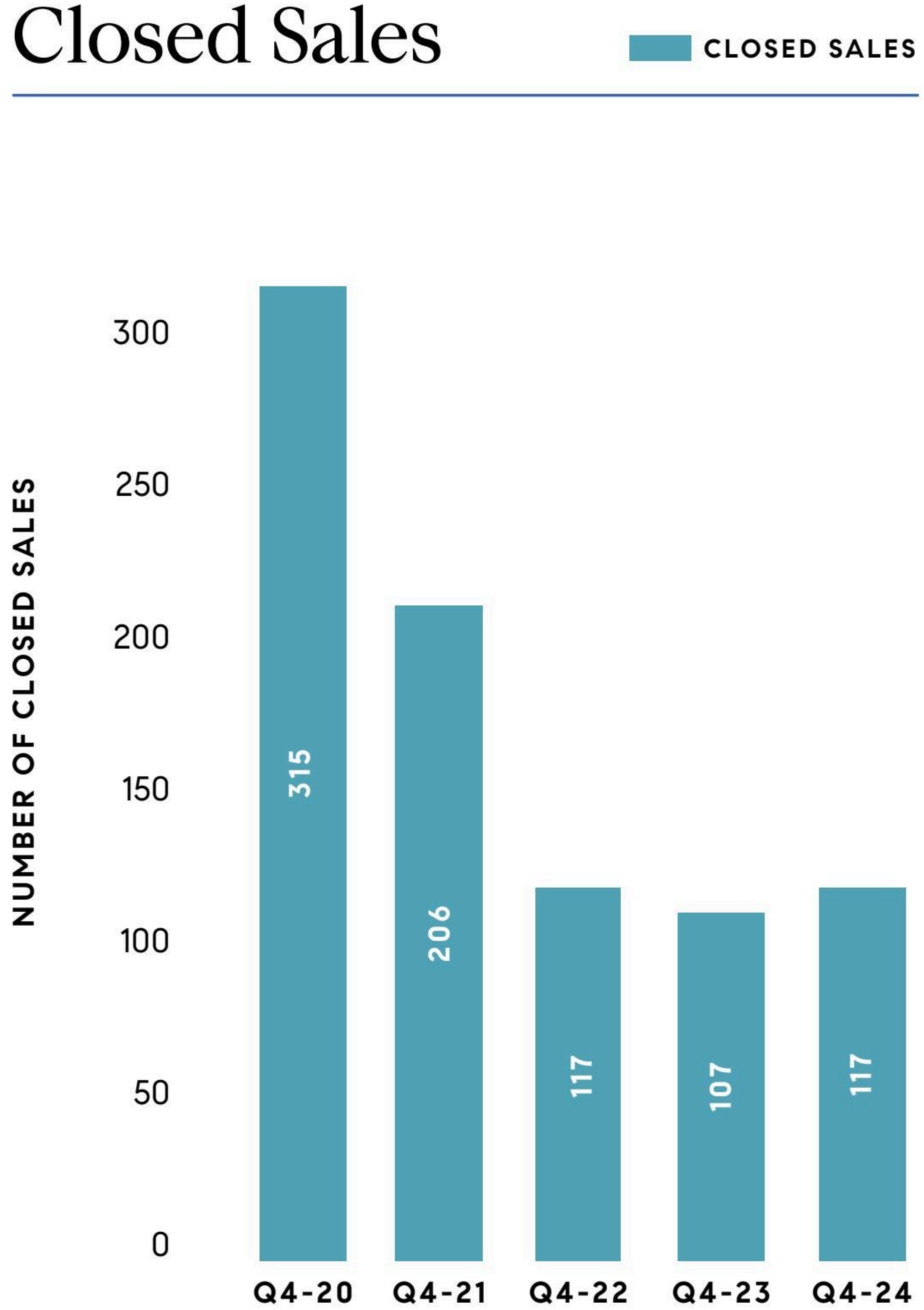
TOTALS

SINGLE FAMILY	Q4 - 2023	Q4 - 2024	+/- YoY	Q3 - 2024	+/- QoQ
# OF SALES	107	117	+9.3%%	133	-12.0%
SALES VOLUME	$206,795,999	$187,534,858	-9.3%%	$237,344,230	-20.1%
AVG. PRICE	$1,932,673	$1,602,862	-17.1%	$1,784,543	-10.2%
MED. PRICE	$1,000,000	$1,140,000	+14.0%	$963,000	+18.4%

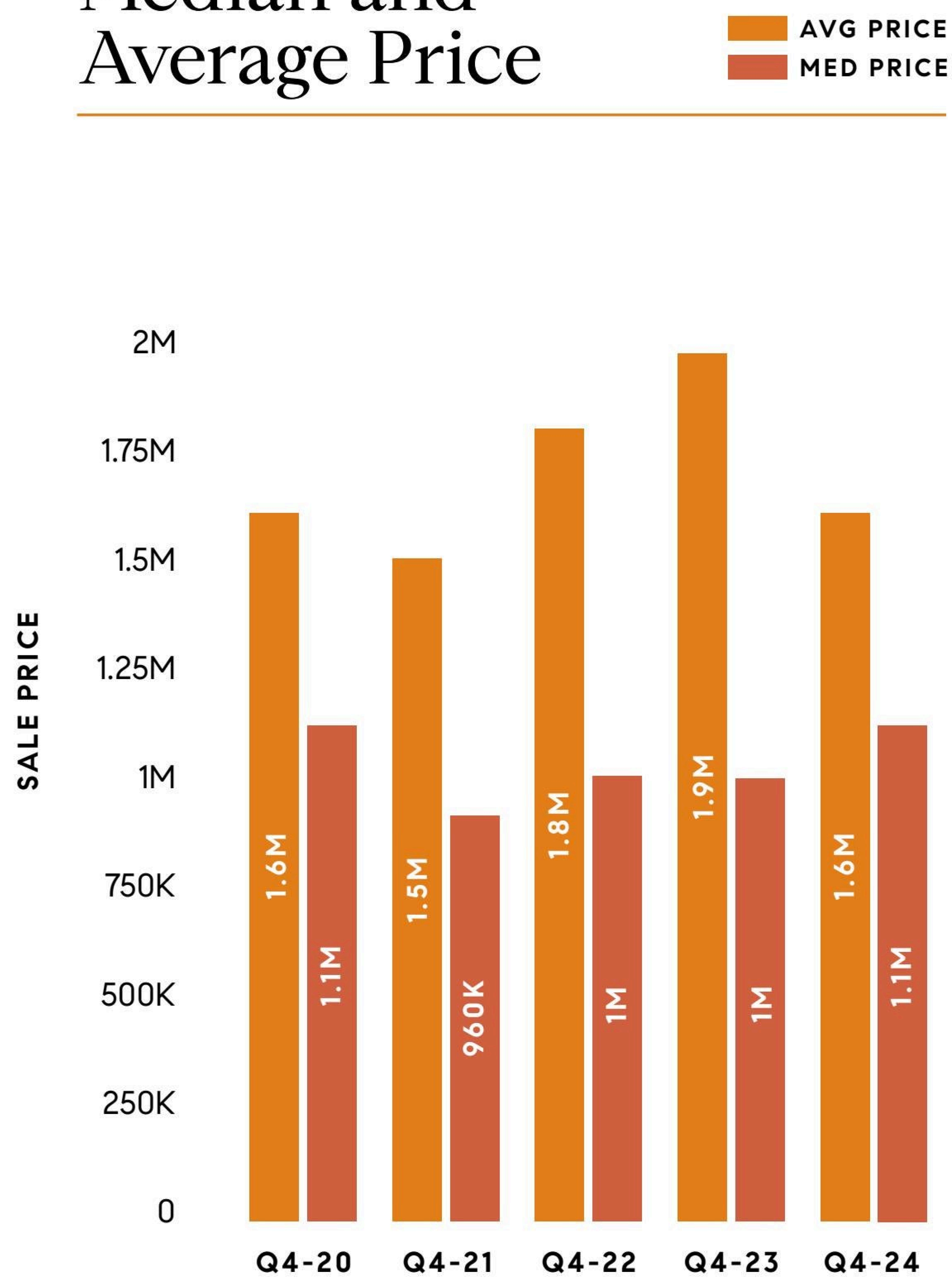


West of the Canal - Single Family

Closed Sales

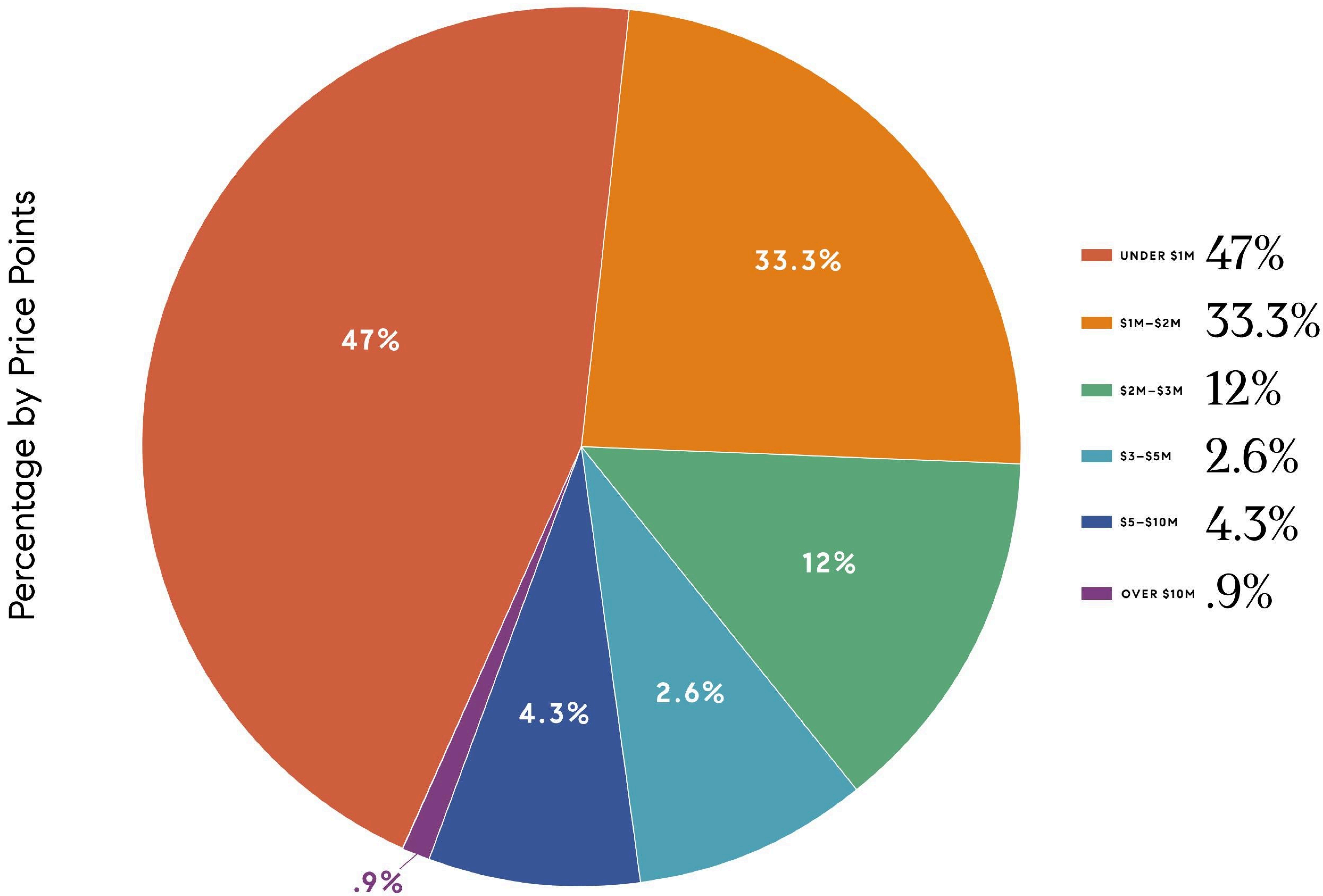


Median and Average Price



West of Canal - Single Family

PRICE POINTS



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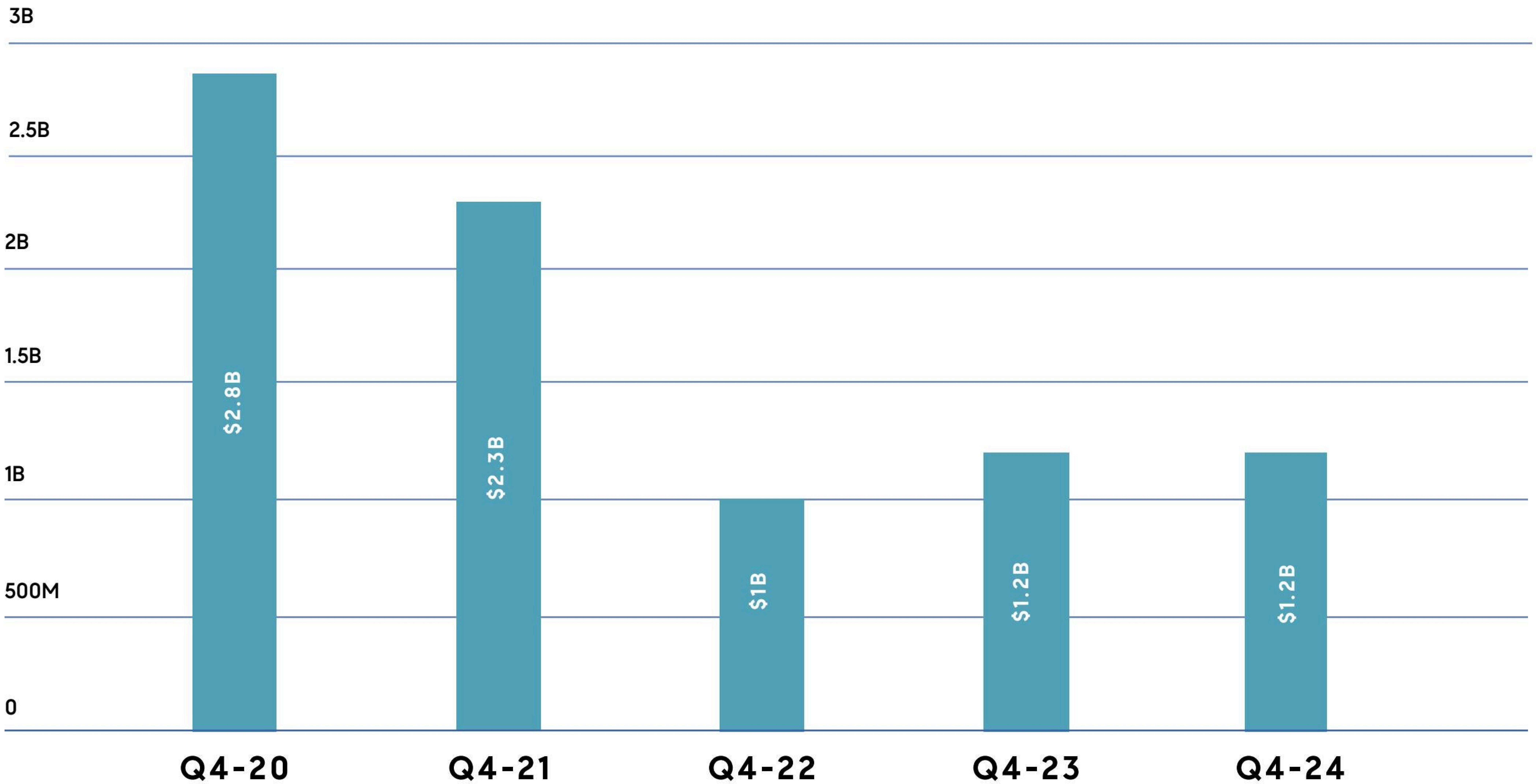
1 LILY POND LANE, EAST HAMPTON

REPRESENTED BY THE PETRIE TEAM

East of the Canal - Single Family

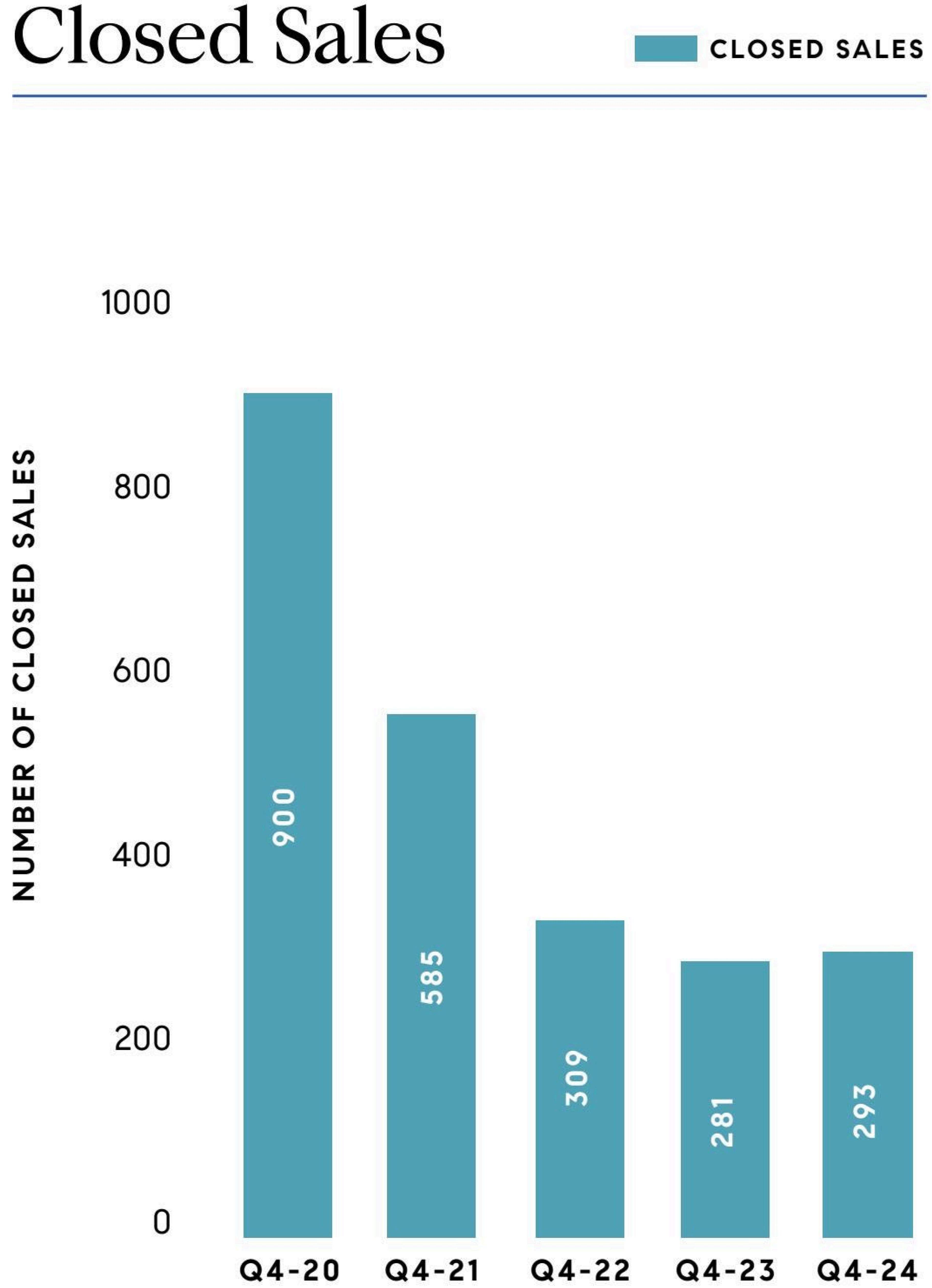
TOTALS

SINGLE FAMILY	Q4 - 2023	Q4 - 2024	+/- YoY	Q3 - 2024	+/- QoQ
# OF SALES	281	293	+4.3%	239	+22.6%
SALES VOLUME	$1,233,216,372	$1,149,531,556	-6.8%	$822,533,056	+39.8%
AVG. PRICE	$4,388,670	$3,923,316	-10.6%	$3,441,561	+14.0%
MED.PRICE	$2,350,000	$2,625,000	+11.7%	$2,195,000	+19.6%

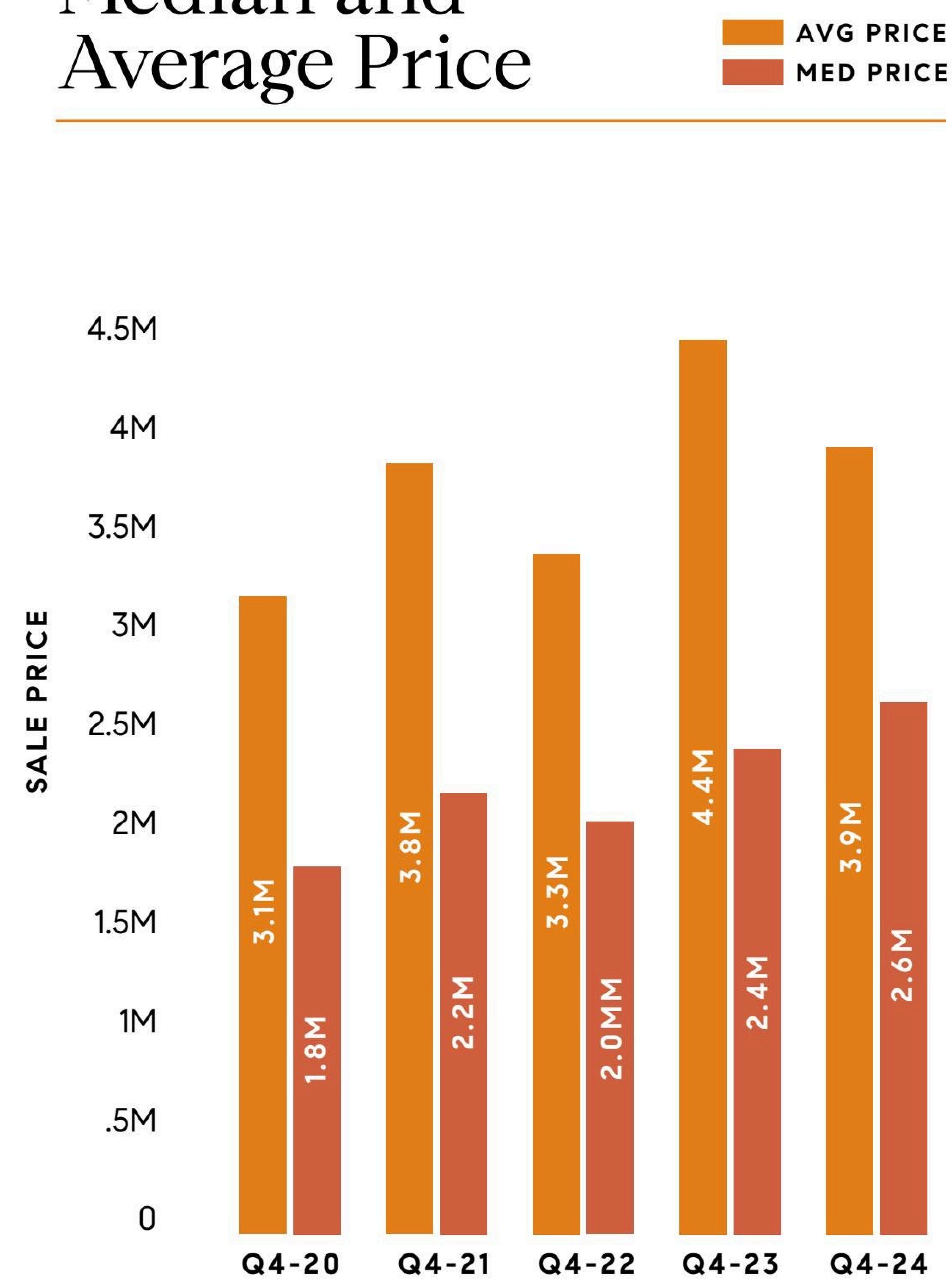


East of the Canal - Single Family

Closed Sales

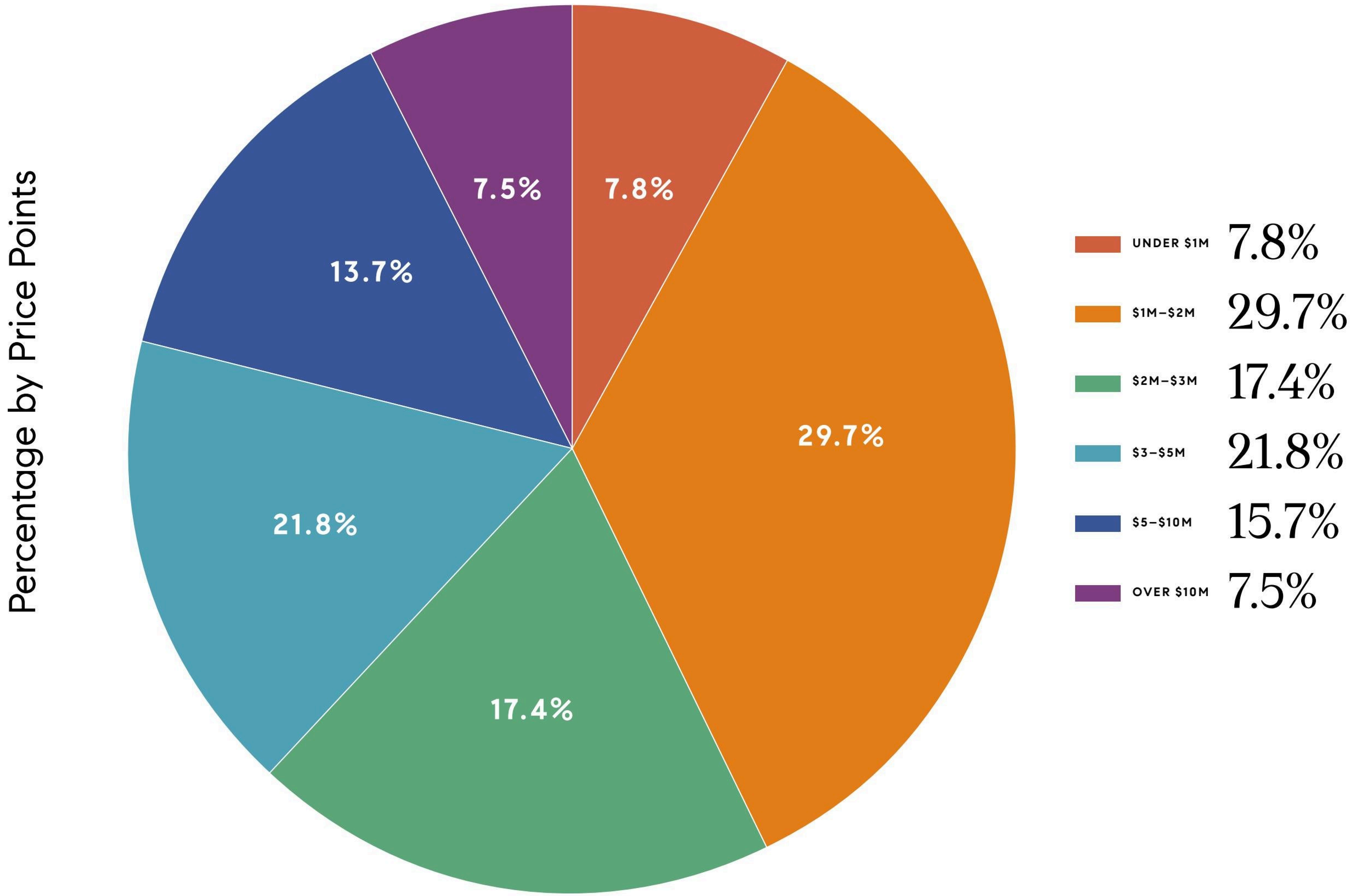


Median and Average Price



East of Canal - Single Family

PRICE POINTS

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Your home. Your choice.
OWN THE NARRATIVE
INTRODUCING
THE 3-PHASED MARKETING STRATEGY
DEVELOP YOUR STRATEGY WITH COMPASS

Condos

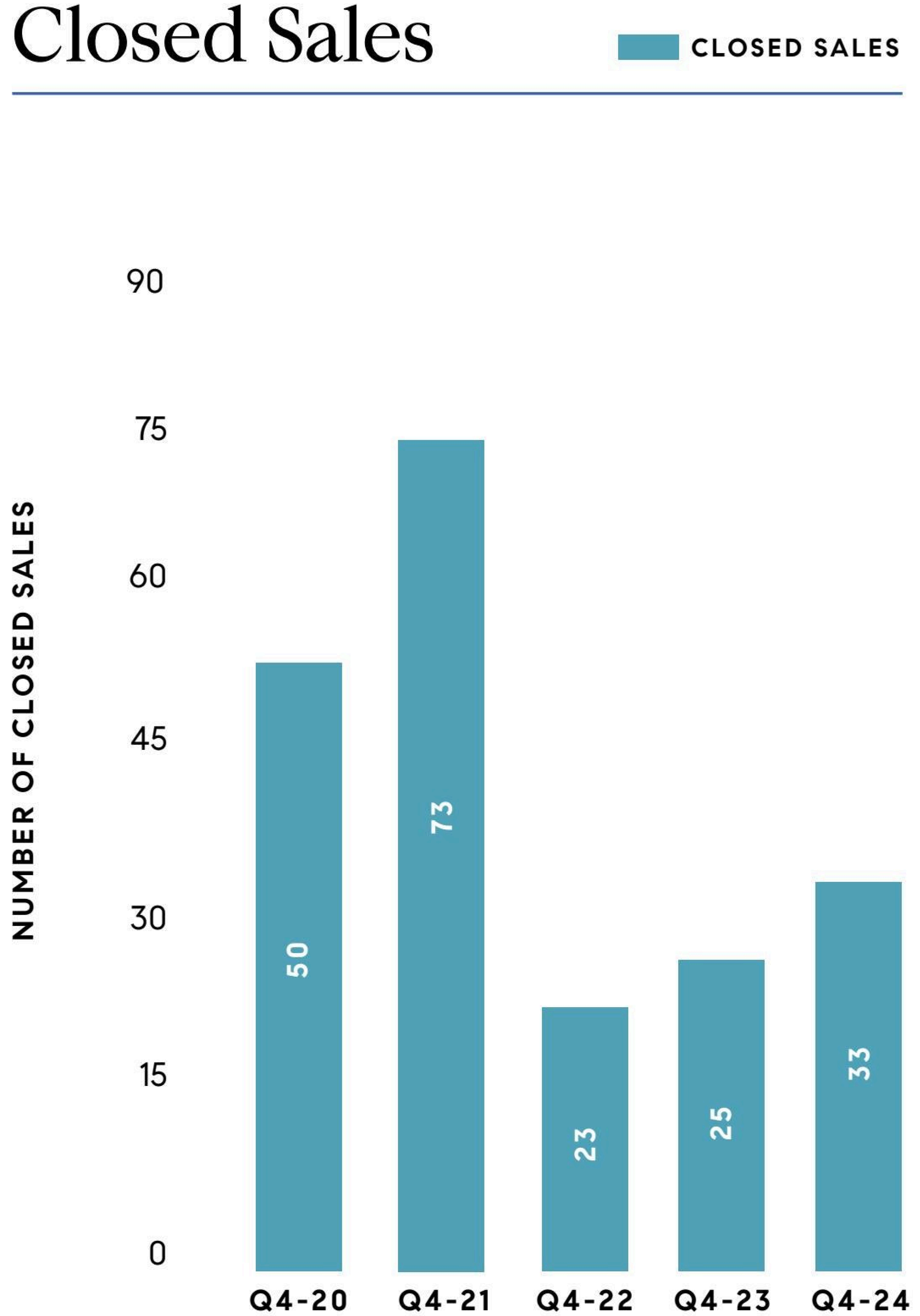
TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
SOUTH FORK TOTALS	# OF SALES	25	33	+32%%
	SALES VOLUME	$35,163,009	$41,612,529	-18.3%
	AVG. PRICE	$1,406,520	$1,260,986	-10.3%
	MED. PRICE	$1,300,000	$999,999	-23.1%
EAST OF CANAL	# OF SALES	14	24	+71.4%
	SALES VOLUME	$22,899,999	$34,090,030	+48.9%
	AVG. PRICE	$1,635,286	$1,420,418	-13.1%
	MED. PRICE	$1,452,500	$1,345,000	-7.4%
WEST OF CANAL	# OF SALES	11	9	-18.2%
	SALES VOLUME	$12,269,010	$7,522,499	-38.7%
	AVG. PRICE	$1,115,365	$835,833	-25.1%
	MED. PRICE	$999,999	$825,000	-17.5%

THE GABLES AT WESTHAMPTON BEACH

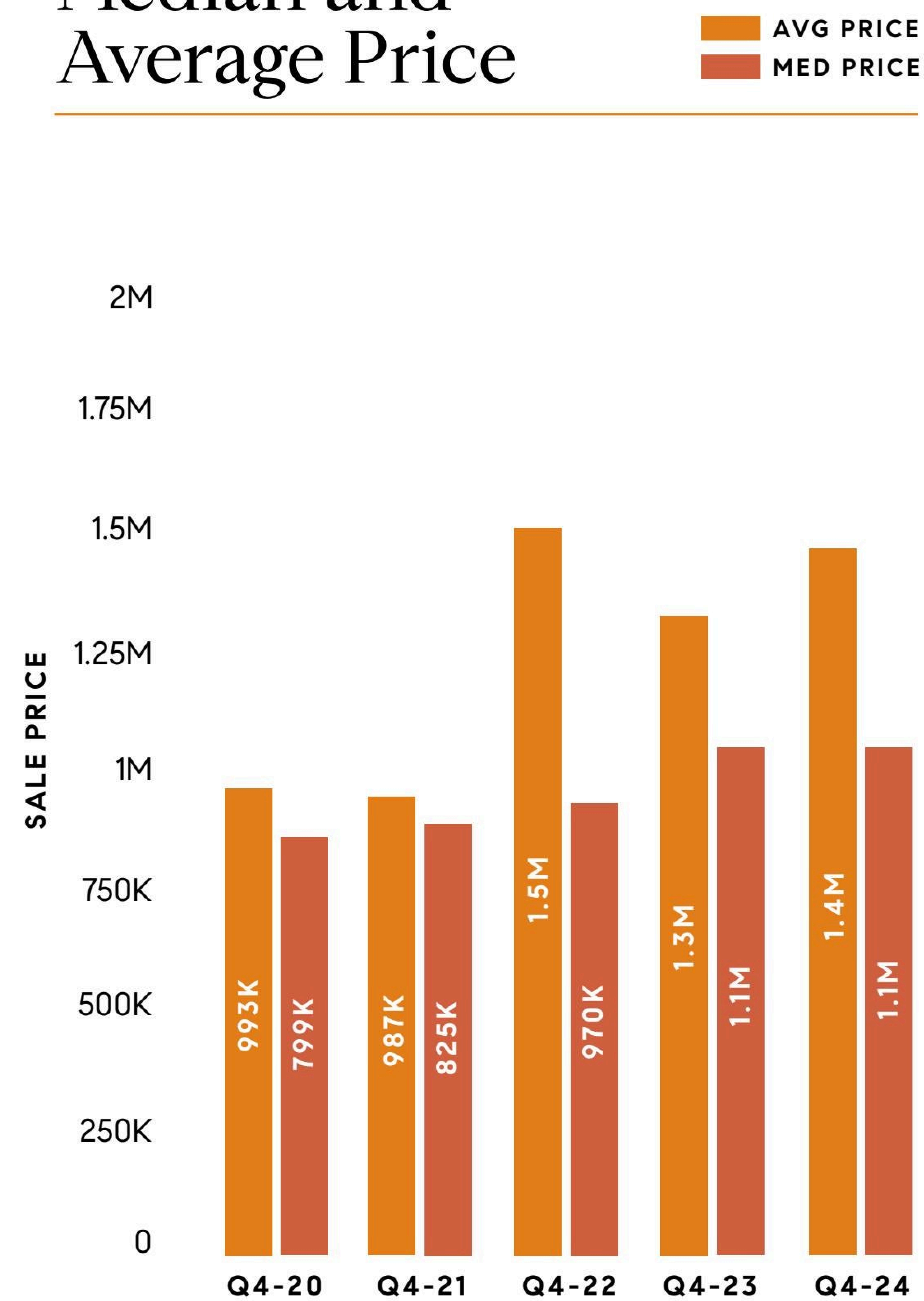
REPRESENTED BY THE MORABITO WEISS TEAM

Condos Graph

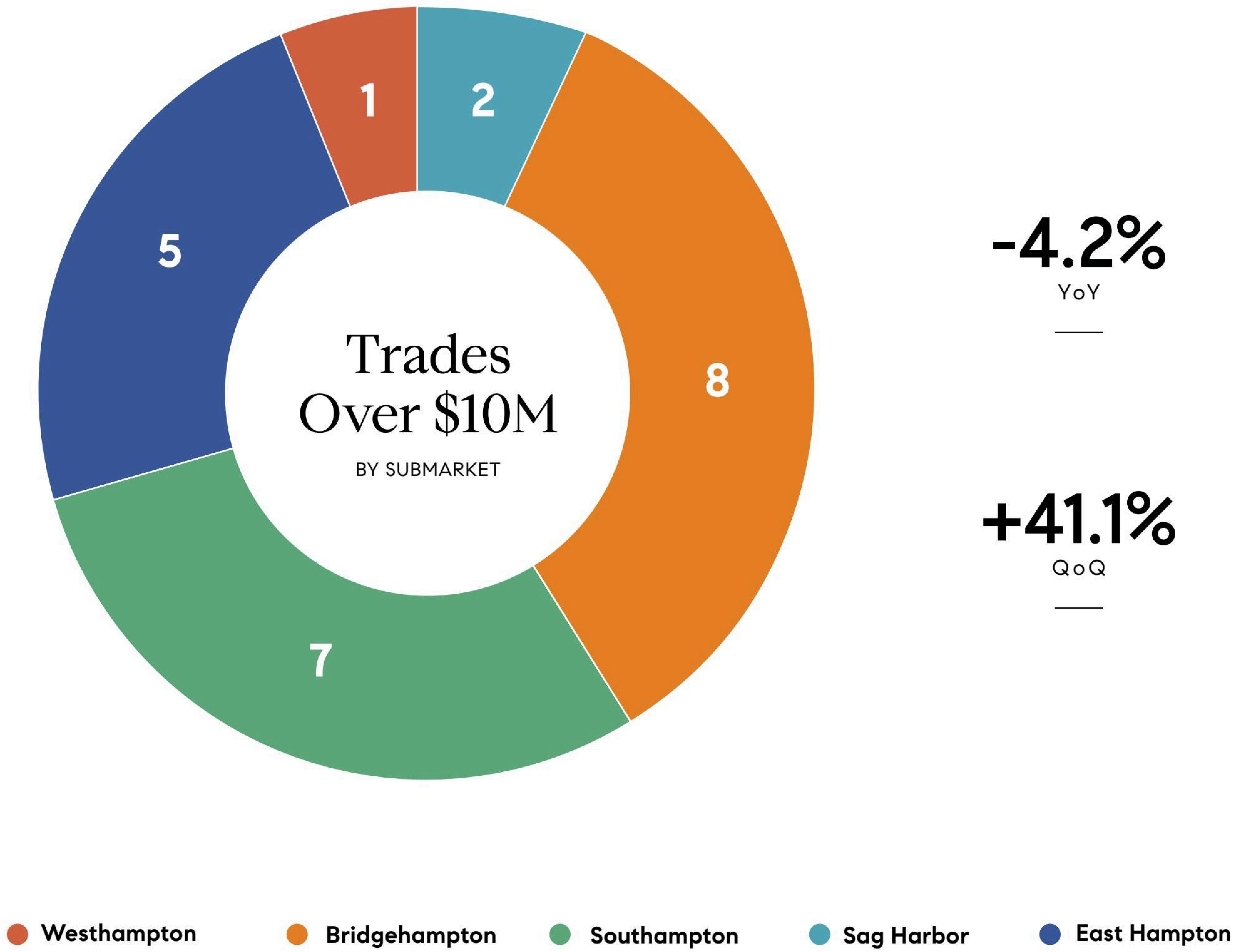
Closed Sales



Median and Average Price



Trades Over $10M+ by Submarket



-4.2%
YoY

+41.1%
QoQ

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311 GEORGICA ROAD, EAST HAMPTON

REPRESENTED BY THE LORI SCHIAFFINO TEAM

South Fork - Single Family
TOTALS

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Westhampton	# OF SALES	62	80	+29.0%
	SALES VOLUME	$162,500,000	$153,567,562	-5.5%
	AVG. PRICE	$2,622,258	$1,919,595	-26.8%
	MED. PRICE	$1,965,000	$1,475,000	-24.9%
Southampton	# OF SALES	131	126	-3.8%
	SALES VOLUME	$507,406,374	$386,943,219	-23.7%
	AVG. PRICE	$3,873,331	$3,070,978	-20.7%
	MED. PRICE	$1,625,000	$1,720,000	+5.8%
Bridgehampton	# OF SALES	23	21	-8.7%
	SALES VOLUME	$147,788,000	$167,893,500	+13.6%
	AVG. PRICE	$6,425,565	$7,994,929	+24.4%
	MED. PRICE	$5,000,000	$5,595,000	+11.9%
Sag Harbor	# OF SALES	38	32	-15.8%
	SALES VOLUME	$113,888,995	$118,252,500	+3.8%
	AVG. PRICE	$2,997,079	$3,695,391	+23.3%
	MED. PRICE	$1,970,000	$2,800,000	+42.1%
Shelter Island	# OF SALES	6	12	+100.0%
	SALES VOLUME	$14,950,000	$33,894,000	+126.7%
	AVG. PRICE	$2,491,667	$2,824,500	+13.4%
	MED. PRICE	$1,950,000	$2,607,500	+33.7%
East Hampton	# OF SALES	128	139	+8.6%
	SALES VOLUME	$493,399,002	$476,515,603	-3.4%
	AVG. PRICE	$3,854,680	$3,428,170	-11.1%
	MED. PRICE	$2,050,000	$2,260,000	+10.2%

Westhampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
East Quogue	# OF SALES	16	25	+56.3%
	SALES VOLUME	$21,686,500	$31,078,500	+43.3%
	AVG. PRICE	$1,355,406	$1,243,140	-8.3%
	MED. PRICE	$1,042,500	$1,278,000	+22.6%
Hampton Bays	# OF SALES	46	41	-10.9%
	SALES VOLUME	$45,065,999	$38,752,296	-14.0%
	AVG. PRICE	$979,696	$945,178	-3.5%%
	MED. PRICE	$875,000	$865,000	-1.1%
Quiogue	# OF SALES	6	N/A	-0%
	SALES VOLUME	$15,025,000	N/A	-0%
	AVG. PRICE	$1,909,800	N/A	-0%
	MED. PRICE	$1,300,000	N/A	-0%
Quogue	# OF SALES	10	14	+40%
	SALES VOLUME	$47,400,000	$54,633,100	+15.3%
	AVG. PRICE	$4,740,000	$3,902,364	-17.7%
	MED. PRICE	$3,125,000	$2,450,000	-21.6%%

Westhampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Remsenburg	# OF SALES	8	7	-12.5%
	SALES VOLUME	$21,164,000	$13,016,250	+38.5%
	AVG. PRICE	$2,645,500	$1,859,464	-29.7%
	MED. PRICE	$2,605,000	$975,000	-62.6%
Speonk	# OF SALES	3	?	+44.4%
	SALES VOLUME	$2,046,000	$590,000	-71.2%
	AVG. PRICE	$682,000	$590,000	-13.5%
	MED. PRICE	$650,000	$590,000	-9.2%
Westhampton	# OF SALES	9	13	+44.4%
	SALES VOLUME	$17,790,000	$21,008,000	+18.9%
	AVG. PRICE	$1,976,667	$1,616,000	-18..2%
	MED. PRICE	$1,980,000	$1,625,000	-17.9%
Westhampton Beach	# OF SALES	10	20	+100.0%
	SALES VOLUME	$28,429,500	$33,231,713	+16.9%
	AVG. PRICE	$2,842,950	$1,661,000	-41.6%
	MED. PRICE	$2,824,500	$1,424,500	-49.6%
Westhampton Dunes	# OF SALES	2	-	0%
	SALES VOLUME	$9,730,000	-	0%
	AVG. PRICE	$4,865,000	-	0%
	MED. PRICE	$4,865,000	-	0%

COMPASS

2528 NOYACK ROAD, SAG HARBOR

REPRESENTED BY THE BREITENBACH ADVISORY TEAM

Southampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
North Sea	# OF SALES	20	14	-30.0%
	SALES VOLUME	$42,896,950	$34,047,450	-20.6%
	AVG. PRICE	$2,144,848	$2,431,961	+13.4%
	MED. PRICE	$1,209,000	$974,975	-19.4%
Southampton	# OF SALES	21	29	+38.1%
	SALES VOLUME	$51,103,425	$71,301,959	+39.5%
	AVG. PRICE	$2,433,496	$2,458,688	+1.0%%
	MED. PRICE	$1,923,000	$2,275,000	+18.3%
Southampton Village	# OF SALES	21	22	+4.8%
	SALES VOLUME	$198,862,000	$114,167,794	-42.6%
	AVG. PRICE	$9,469,619	$5,189,445	-45.2%
	MED. PRICE	$3,300,000	$4,612,500	+39.8%
Water Mill	# OF SALES	23	20	-13.0%
	SALES VOLUME	$169,478,000	$128,673,750	-24.1%
	AVG. PRICE	$7,368,609	$6,433,688	-12.7%
	MED. PRICE	$6,700,000	$6,267,000	-6.5%

Bridgehampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Bridgehampton	# OF SALES	14	16	+14.3%
	SALES VOLUME	$93,430,000	$118,062,500	+26.4%
	AVG. PRICE	$6,673,571	$7,378,906	+10.6%
	MED. PRICE	$4,812,500	$5,545,000	+15.2%
Sagaponack	# OF SALES	2	1	-50.0%
	SALES VOLUME	$7,550,000	$1,901,000	-74..8%
	AVG. PRICE	$3,775,000	$1,901,000	-49.6%
	MED. PRICE	$3,775,000	$1,901,000	-49.6%
Sagaponack Village	# OF SALES	7	4	-42.9%
	SALES VOLUME	$46,808,000	$47,930,000	+2.4%
	AVG. PRICE	$6,686,857	$11,982,500	+79.2%
	MED. PRICE	$6,300,000	$13,050,000	+107.1%

1925 NORTH SEA ROAD, SOUTHAMPTON

REPRESENTED BY JB ANDREASSI & KIM PARSHLEY

Sag Harbor - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
North Haven	# OF SALES	7	3	-57.1%
	SALES VOLUME	$42,312,000	$17,000,000	-59.8%
	AVG. PRICE	$6,044,571	$5,666,670	-6.3%
	MED. PRICE	$4,300,000	$3,200,000	-25.6%
Noyac	# OF SALES	20	6	-70.0%
	SALES VOLUME	$42,862,000	$18,260,000	-57.4%
	AVG. PRICE	$2,143,100	$3.043,333	+42.0%
	MED. PRICE	$1,500,000	$1,607,500	+7.2%
Sag Harbor	# OF SALES	2	7	+250.0%
	SALES VOLUME	$3,840,000	$18,960,000	+393.8%
	AVG. PRICE	$1,920,000	$2,728,571	+41.4%
	MED. PRICE	$1,9200,00	$2,175,000	+13.3%
Sag Harbor Village	# OF SALES	9	16	+77.8%
	SALES VOLUME	$24,874,995	$64,032,500	+157.4%
	AVG. PRICE	$2,763,888	$4,002,031	+44.8%
	MED. PRICE	$1,900,000	$3,031,250	+59.5%

Shelter Island - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Shelter Island	# OF SALES	6	12	+100%
	SALES VOLUME	$14,950,000	$33,894,000	+126.7%
	AVG. PRICE	$2,491,667	$2,824,500	+13.4%
	MED. PRICE	$1,950,000	$2,607,500	+33.7%

East Hampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Amagansett	# OF SALES	17	18	+5.9%
	SALES VOLUME	$103,610,005	$68,684,536	-33.7%
	AVG. PRICE	$6,094,706	$3,815,808	-37.4%
	MED. PRICE	$4,000,005	$3,814,295	-4.6%
East Hampton	# OF SALES	21	44	+109.5%
	SALES VOLUME	$65,648,600	$92,780,211	+41.3%
	AVG. PRICE	$3,120,124	$2,108,641	-32.5%
	MED. PRICE	$2,150,000	$1,755,000	-18.4%
East Hampton Village	# OF SALES	13	17	+30.8%
	SALES VOLUME	$149,586,648	$140,745,000	-5.9%
	AVG. PRICE	$11,506,665	$8,279,118	-28.0%
	MED. PRICE	$4,800,000	$6,500,000	+35.4%
Montauk	# OF SALES	17	23	+35.3%
	SALES VOLUME	$59,887,500	$74,560,207	+24.5%
	AVG. PRICE	$3,522,794	$3,214748	-8.0%
	MED. PRICE	$2,150,000	$2,600,000	+20.9%

East Hampton - Single Family

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Northwest Woods	# OF SALES	26	20	-23.1%
	SALES VOLUME	$51,394,749	$58,004,999	+2.9%
	AVG. PRICE	$1,976,721	$2,900,250	+46.7%
	MED. PRICE	$1,823,750	$2,687,500	+47.4%
Springs	# OF SALES	28	15	-46.4%
	SALES VOLUME	$43,152,500	$28,590,650	-33.7%
	AVG. PRICE	$1,541,161	$1,906,043	+23.7%
	MED. PRICE	$1,300,000	$1,585,000	+21.9%
Wainscott	# OF SALES	6	2	-66.7%
	SALES VOLUME	$20,119,000	$13,150,000	-34.6%
	AVG. PRICE	$3,353,167	$6,575,000	+96.1%
	MED. PRICE	$2,447,500	$6,575,000	+168.6%

165 SOUNDVIEW DRIVE, MONTAUK

REPRESENTED BY YORGOS TSIBIRIDIS

COMPASS

Q4—2024

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 10.1.24 - 12.31.24.

North Fork Market Summary

The North Fork showed clear signs of growth and recovery in the fourth quarter of 2024, with the single-family home market maintaining steady performance. A total of 103 transactions were recorded, remaining level with Q4 2023. Sales volume, however, rose 22.2% year-over-year to $140,529,108, reflecting heightened buyer interest and increased activity across the region.

The average price climbed significantly to $1,364,360, a 22.2% increase from the previous year, while the median price rose modestly by 2.6% to $975,000. These figures illustrate steady demand across various price points, with buyers finding opportunities at both entry-level and higher tiers. Homes moved faster this quarter, as the average days on market (DOM) dropped by 26% to 73 days, down from 98 days in Q4 2023—a sign of stronger buyer urgency and a more competitive environment.

Performance varied by submarket. Southold led the region in sales volume growth, rising 37% year-over-year to $35,599,499, driven by a 20.5% increase in average prices. Laurel doubled its number of transactions to six, propelling sales volume up by 231% to $7,709,000, underscoring the area's appeal. In contrast, Greenport experienced a 27.3% decline in sales volume to $11,462,500, though its median price increased by 10.5% to $1,002,500, indicating sustained interest in higher-value properties.

Cutchogue had the longest DOM at 92 days, a 77% increase year-over-year, suggesting buyers in this submarket took a more measured approach. Entry-level properties under $1M made up 33% of all transactions, while the $1M–$2M segment accounted for 27.2% of sales, showcasing the North Fork's ability to attract a broad spectrum of buyers across price ranges.

As the year drew to a close, the North Fork market demonstrated resilience and adaptability The region is well positioned for continued growth in the year ahead, particularly as demand for value-driven and mid-tier properties remains steady.

– Joe Fuer
Managing Director

UNITS SOLD
103
+0%

SALES VOLUME
$140,529,108
+22.2%

AVERAGE PRICES
$1,364,360
+22.2%

MEDIAN PRICES
$975,000
+2.6%

Pictured on the cover page:
133 6th Street, Greenport
Represented by Lisa Gillooly

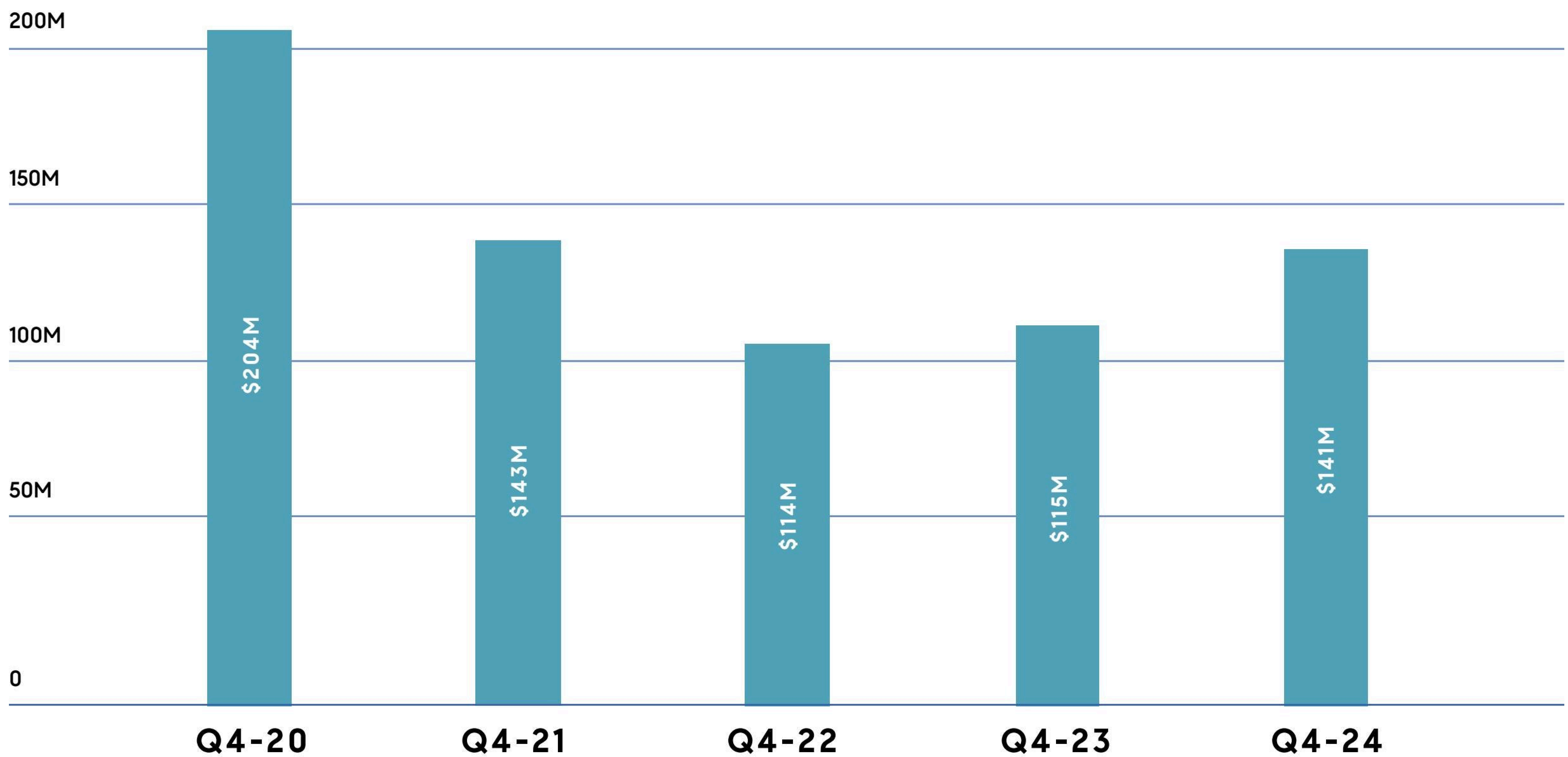
DATA FOR THIS REPORT IS SOURCED AND COMPILED BY SUFFOLK VISION, INC., EELI, AND ONEKEYMLS AND IS BASED ON TRANSACTIONS THAT CLOSED ON THE EAST END BETWEEN 10.1.24 - 12.31.24.
2024 DATA IS PRELIMINARY AND MAY BE REVISED IN FUTURE REPORTS

Recorded Sales by Submarket

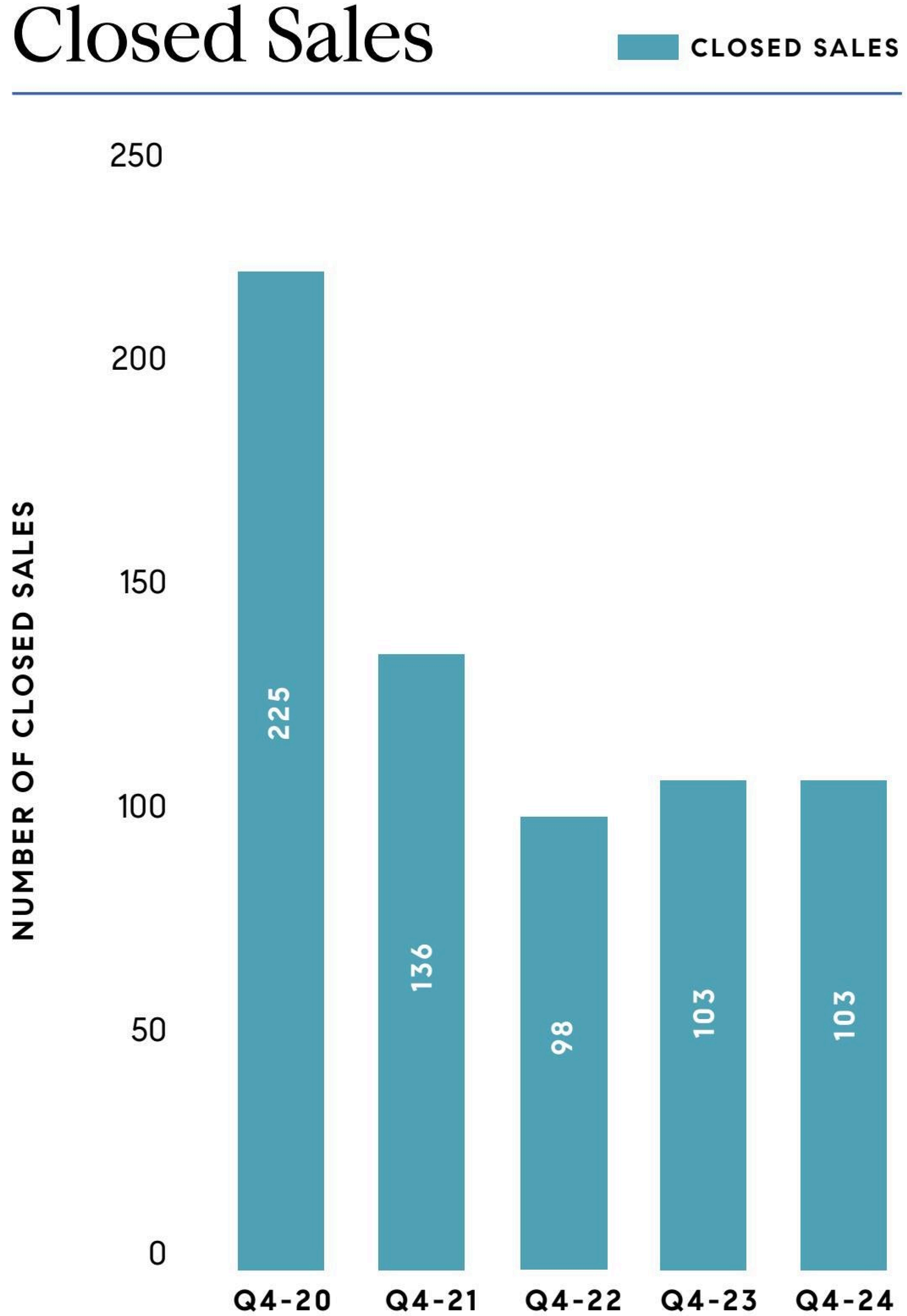
North Fork - Single Family

TOTALS

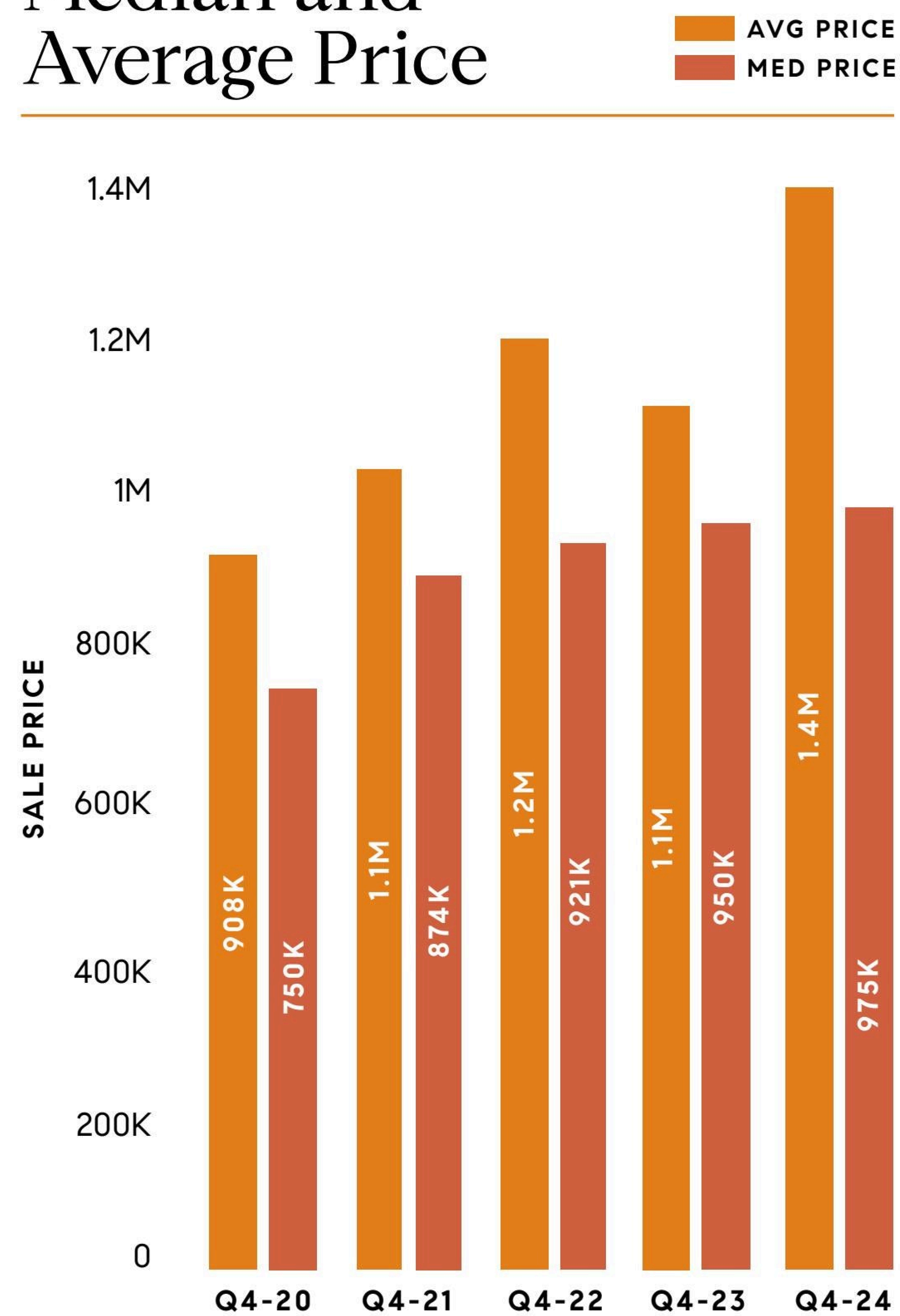
SINGLE FAMILY	Q4 - 2023	Q4 - 2024	+/- YoY	Q3 - 2024	+/- QoQ
# OF SALES	103	103	+0.0%	107	-3.7%
SALES VOLUME	$115,013,340	$140,529,108	+22.2%	$147,360,747	-4.6%
AVG. PRICE	$1,116,634	$1,364,360	+22.2%	$1,377,203	-0.9%
MED. PRICE	$950,000	$975,000	+2.6%	$999,000	-2.4%



Closed Sales

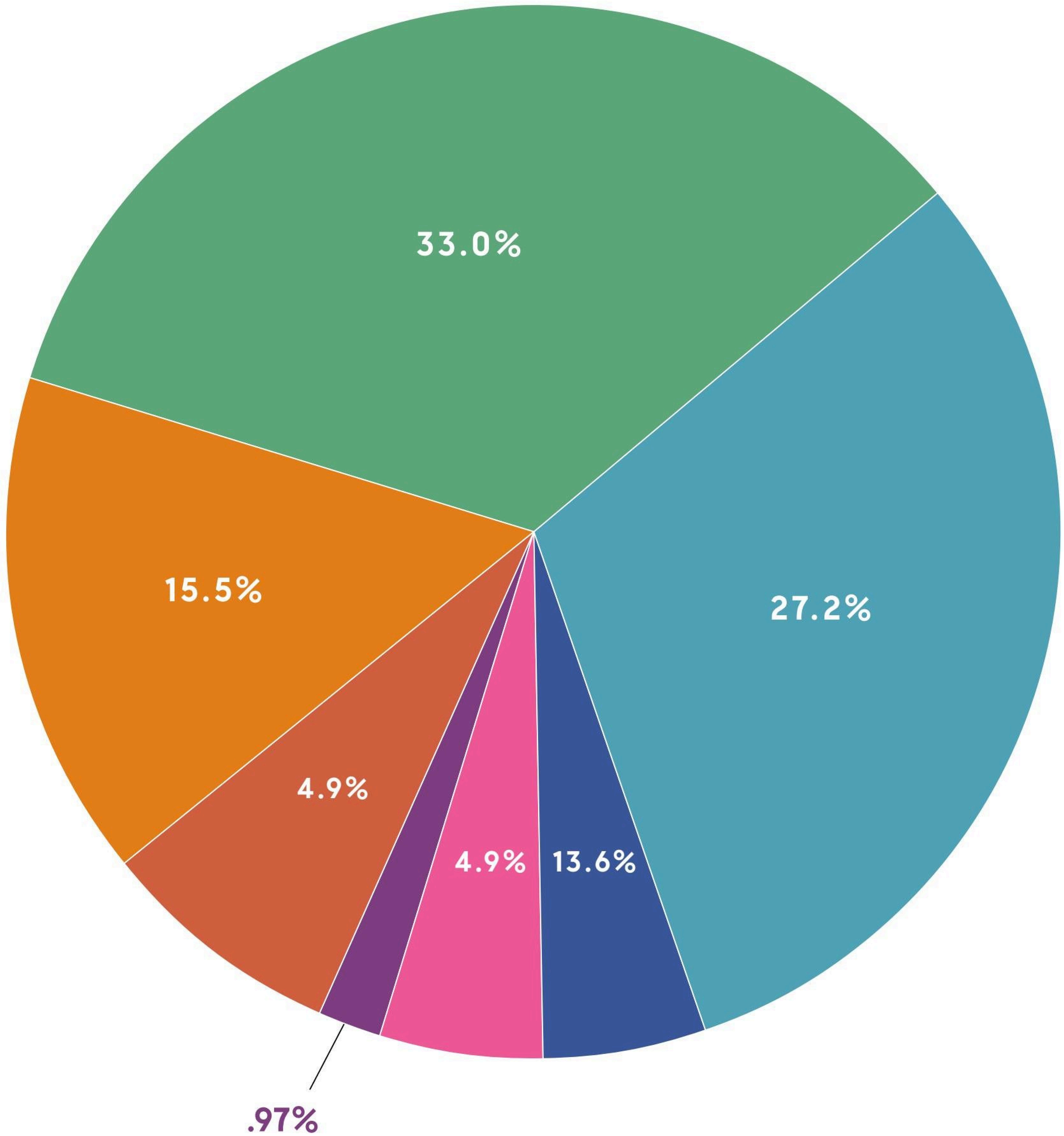


Median and Average Price



North Fork
PRICE POINTS

Percentage by Price Points



UNDER $500K	4.9%
$500K–$750K	15.5%
$750K–$1M	33.0%
$1M–$2M	27.2%
$2M–$3M	13.6%
$3M–$5M	4.9%
OVER $5M	.97%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North Fork

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Aquebogue	NUMBER OF SALES	9	7	-22.2%
	SALES VOLUME	$8,348,500	$8,438,500	+1.1%
	AVG. PRICE	$927,611	$1,205,500	+30.0%
	MED. PRICE	$825,000	$901,000	+9.2%
	DAYS ON MARKET	98	73	-26.0%
Baiting Hollow	NUMBER OF SALES	6	7	+16.7%
	SALES VOLUME	$3,691,500	$5,952,000	+61.2%
	AVG. PRICE	$615,250	$850,286	+38.2%
	MED. PRICE	$650,750	$660,000	+1.4%
	DAYS ON MARKET	19	45	+136.8%
Cutchogue	NUMBER OF SALES	14	18	+28.6%
	SALES VOLUME	$14,863,500	$32,364,000	+117.7%
	AVG. PRICE	$1,061,679	$1,798,000	+69.4%
	MED. PRICE	$974,250	$1,250,000	+28.3%
	DAYS ON MARKET	52	92	+77.0%
East Marion	NUMBER OF SALES	5	3	-40.0%
	SALES VOLUME	$5,937,000	$5,355,000	-9.8%
	AVG. PRICE	$1,187,400	$1,002,500	-15.8%
	MED. PRICE	$1,050,000	$1,300,000	+23.8%
	DAYS ON MARKET	64	26	-59.4%

North Fork

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
Greenport	NUMBER OF SALES	14	10	-28.6%
	SALES VOLUME	$15,761,315	$11,462,500	-27.3%
	AVG. PRICE	$1,125,808	$1,146,250	+1.80%
	MED. PRICE	$907,500	$1,002,500	+10.5%
	DAYS ON MARKET	58	77	+92.0%
Jamesport	NUMBER OF SALES	8	12	-85.7%
	SALES VOLUME	$7,709,125	$11,842,109	-85.4%
	AVG. PRICE	$963,641	$986,842	+1.7%
	MED. PRICE	$817,063	$853,000	+22.2%
	DAYS ON MARKET	55	79	+32.8%
Laurel	NUMBER OF SALES	3	6	+100%
	SALES VOLUME	$2,330,000	$7,709,000	+231.0%
	AVG. PRICE	$776,667	$1,284,833	+65.4%
	MED. PRICE	$720,000	$855,000	+22.9%
	DAYS ON MARKET	27	113	+318.5%
Mattituck	NUMBER OF SALES	11	9	-18.2%
	SALES VOLUME	$15,277,400	$12,062,500	-21.1%
	AVG. PRICE	$1,388,855	$1,340,278	-3.51%
	MED. PRICE	$1,067,500	$895,000	-16.2%
	DAYS ON MARKET	71	56	-21.1%

North Fork

TOWN		Q4 - 2023	Q4 - 2024	% CHANGE
New Suffolk	NUMBER OF SALES	1	-	N/A
	SALES VOLUME	$1,150,000	-	N/A
	AVG. PRICE	$1,150,000	-	N/A
	MED. PRICE	$1,150,000	-	N/A
	DAYS ON MARKET	155	-	N/A
Orient	NUMBER OF SALES	5	4	-20.0%
	SALES VOLUME	$9,976,500	$7,184,000	-28.0%
	AVG. PRICE	$1,995,300	$1,976,000	-1.0%
	MED. PRICE	$2,391,500	$1,742,500	-27.1%
	DAYS ON MARKET	142	112	-21.1%
Peconic	NUMBER OF SALES	5	2	-60.0%
	SALES VOLUME	$3,965,000	$2,560,000	-35.4%
	AVG. PRICE	$793,000	$1,280,000	+61.4%
	MED. PRICE	$765,000	$1,280,000	+67.3%
	DAYS ON MARKET	155	79	-49.0%
Southold	NUMBER OF SALES	22	25	+13.6%
	SALES VOLUME	$26,003,500	$35,599,499	+37.0%
	AVG. PRICE	$1,181,977	$1,423,980	+20.5%
	MED. PRICE	$1,090,000	$1,175,000	+7.81%
	DAYS ON MARKET	45	97	+116.1%

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REPRESENTED BY DAVID COX & JESSICA VONHAGN