

WILLIAM RAVEIS

NORTH FORK Q3 2025 HOME SALES REPORT

It is impossible to report on the North Fork Home Sales without highlighting the severe drought on listings. Our beautiful northern peninsula is no longer our best kept secret.

Looking at ALL North Fork Markets combined and the whole story comes to light with a drop in the Number of Home Sales of 25%, yet the Median Home Sales Price climbed just over 18% to \$1,107,500. The lower price categories losing the most simply due to lack of availability. The big gain was in the \$1-1.99M of +31%.

The Median Home Sales Price in all four markets monitored by William Raveis realized gains.

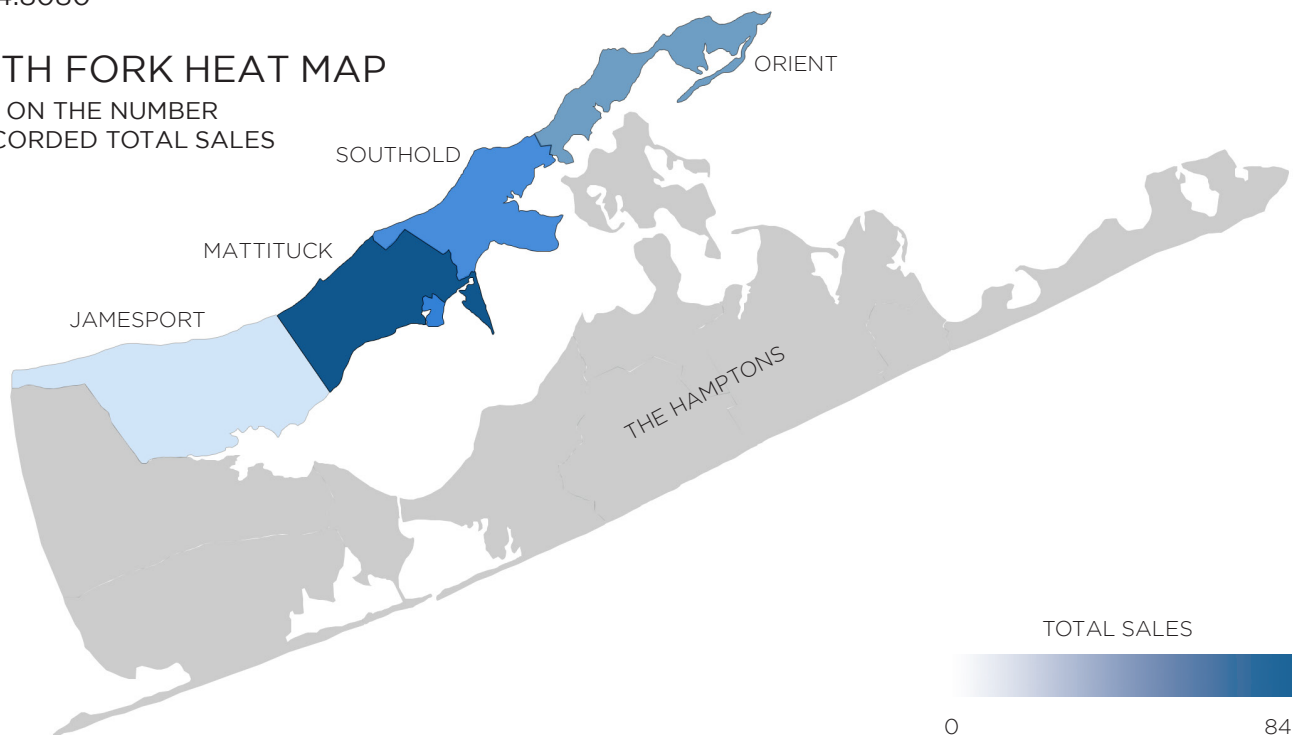
Suffice to say, the North Fork is primed for an explosion in home sales. There remains a great number of individuals who are interested in purchasing. This drought, like everything-- shall pass.

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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.)



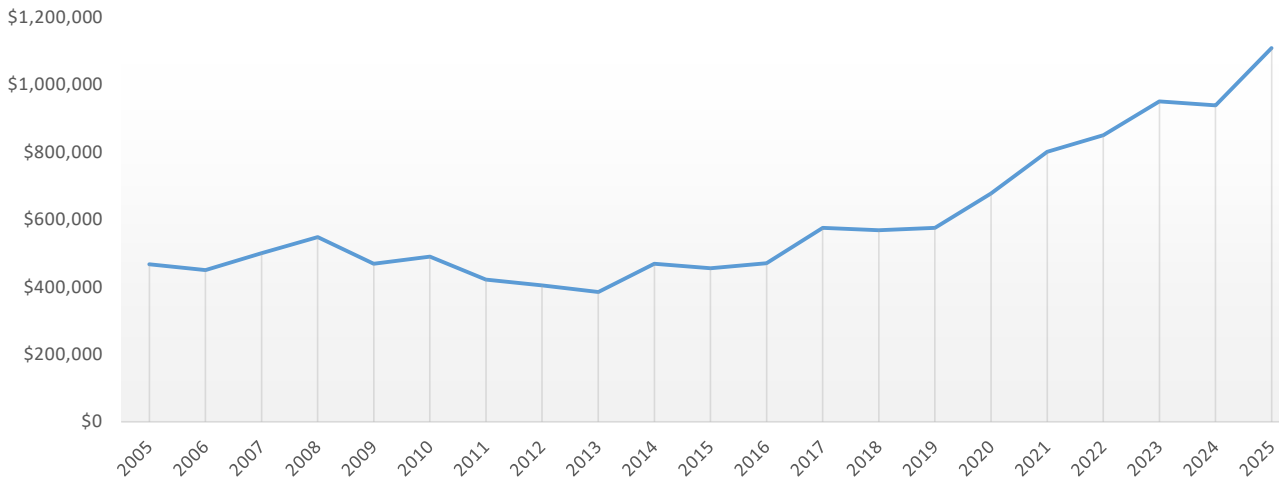
East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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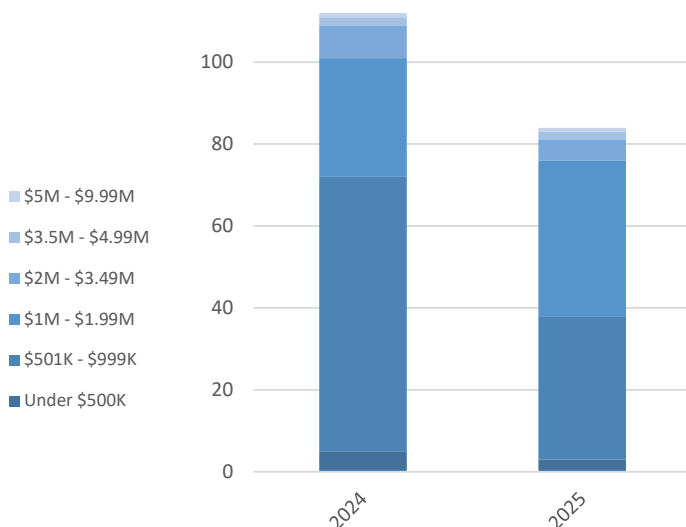
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THE NORTH FORK ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M+
	Q3 2025	84	111,920,446	1,107,500	3	35	38	5	2	1
	CHANGE	-25.00%	-13.74%	+18.10%	-40.00%	-47.76%	+31.03%	-37.50%	-	-
	Q3 2024	112	129,747,779	937,750	5	67	29	8	2	1

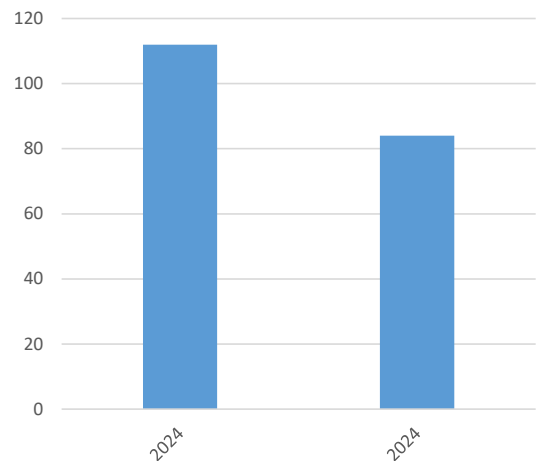
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Mattituck, which includes Laurel and Cutchogue, Median Home Sales Price sprang about 25% from \$940,750 in Q3 2024 to \$1,175,000 Q3 2025. This was the greatest increase of all North Fork markets. Looking at the six different price categories and you see gains in each from \$1M and up. The only sale over \$5M was 3745 Nassau Point Rd, Cutchogue at \$8M — a beautiful waterfront home. In Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, (the western most market we report on) Number of Home Sales sank 48% — only 12 home sales. This is the least Number of Home Sales and the greatest drop percentage-wise.

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+
	Q3 2025	12	9,544,440	753,350	1	10	1	-	-	-
	CHANGE	-47.83%	-45.12%	+6.11%	-66.67%	-44.44%	-	-100.00%	-	-
	Q3 2025	23	17,391,925	710,000	3	18	1	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+
	Q3 2025	31	47,746,687	1,175,000	2	11	14	2	1	1
	CHANGE	-3.13%	+39.68%	+24.90%	+100.00%	-42.11%	+27.27%	+100.00%	-	-
	Q3 2024	32	34,182,000	940,750	1	19	11	1	-	-

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SOUTHOLD & ORIENT

Orient, which includes East Marion and Greenport, hit the highest Median Home Sales Price at \$1.25M, which is a 13.6% leap from Q3 2024 and one of the highest Median Home Sales Prices recorded since I've been reporting on home sales activity, which is over 3 decades. Southold, which includes New Suffolk and Peconic Total Home Sales Volume collapsed to half tilt from \$52.7M to a mere \$26.3M.

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+
	Q3 2025	22	26,267,999	992,500	-	11	9	1	1	-
	CHANGE	-35.29%	-50.15%	+1.95%	-	-45.00%	+50.00%	-80.00%	-50.00%	-100.00%
	Q3 2024	34	52,695,854	973,500	-	20	6	5	2	1
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+
	Q3 2025	19	28,361,320	1,250,000	-	3	14	2	-	-
	CHANGE	-17%	+11.32%	+13.64%	-100.00%	-70.00%	+27.27%	+100.00%	-	-
	Q3 2024	23	25,478,000	1,100,000	1	10	11	1	-	-

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