

WILLIAM RAVEIS

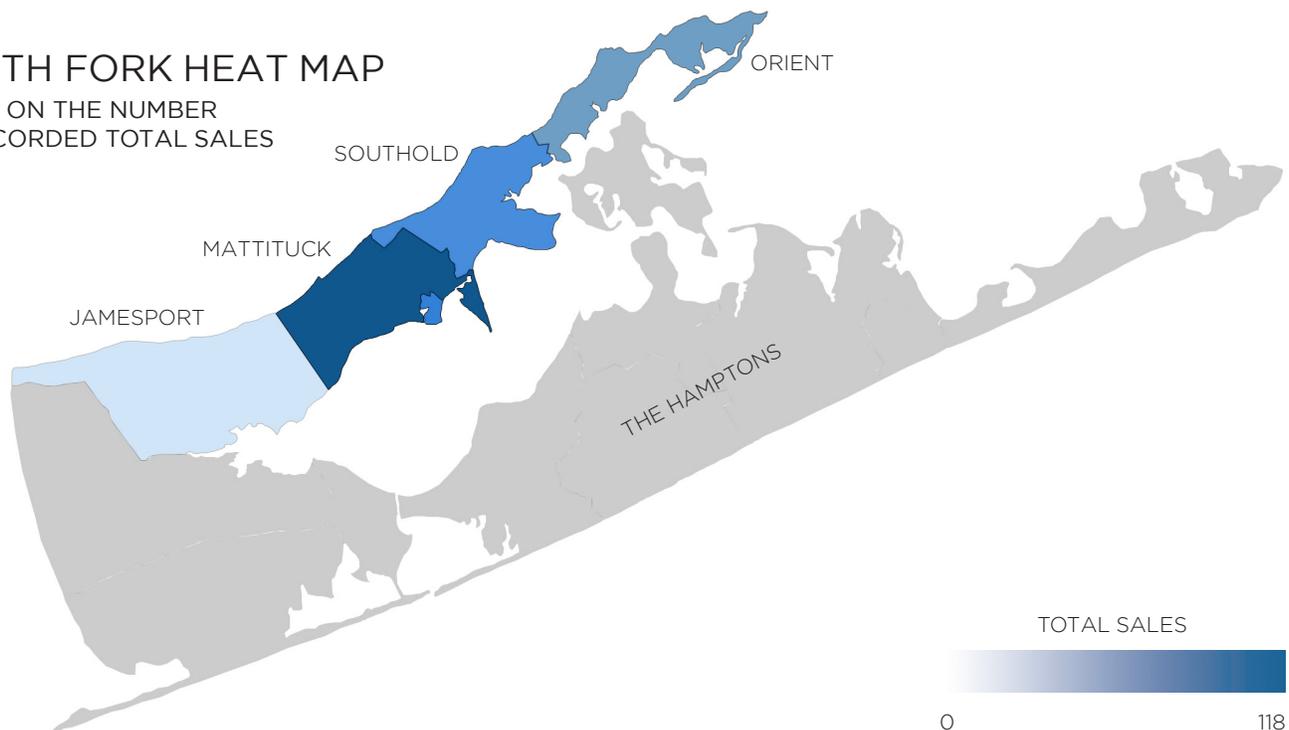
NORTH FORK Q4 2025 HOME SALES REPORT

The last three months of 2025 for home sales on the North Fork showed an impressive 11% increase in the Number of Homes changing hands year over year. In fact, all three criteria monitored by William Raveis rose with a Total Home Sales Volume increase of 7% and a Median Home Sales Price of +6.4%

Judi A. Desiderio
Managing Partner
Senior Vice President
Hampton and North Fork Region
631.324.8080

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.)



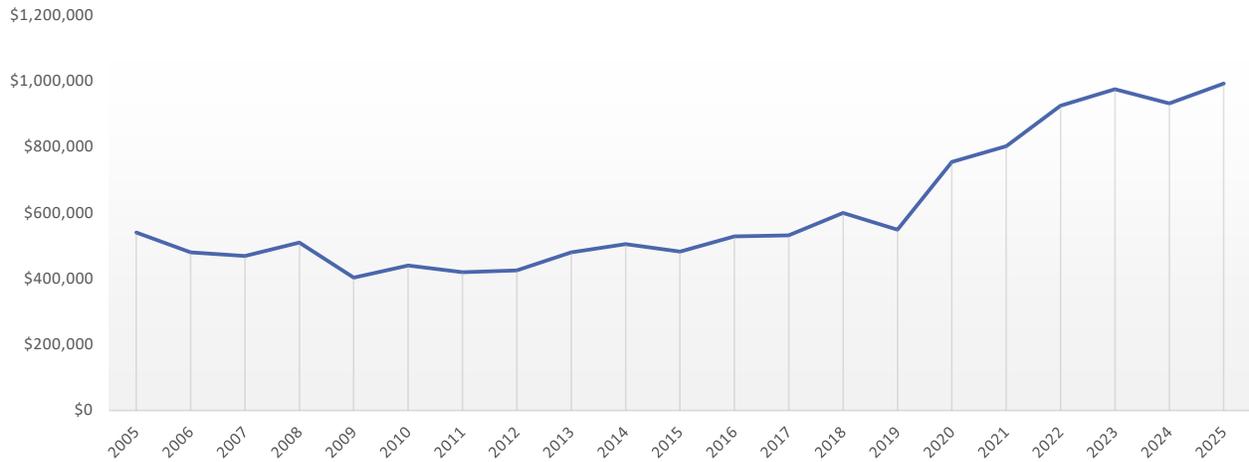
East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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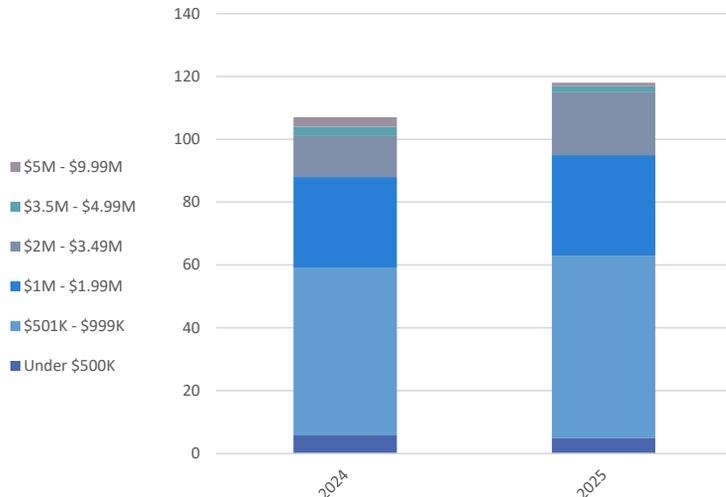
NORTH FORK Q4 2025 HOME SALES REPORT

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+	
	Q4 2025	118	159,713,206	992,500	5	58	32	20	2	
	CHANGE	+11.32%	+6.66%	+6.43%	-16.67%	+9.43%	+10.34%	+53.85%	-33.33%	-50.00%
	Q4 2024	106	149,738,249	932,500	6	53	29	13	3	

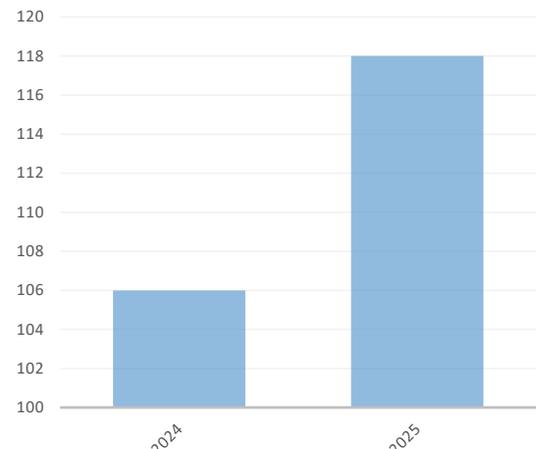
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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JAMESPORT & MATTITUCK

Mattituck, which includes Laurel and Cutchogue, saw the Number of Home Sales ratchet up 28% from 32 in 2024 to 41 in 2025. 12120 New Suffolk in Cutchogue was the highest sale for the quarter at \$11.2 million. This was a beautiful six bedroom Hampton style traditional on the water on 1.2 acres. Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, closed 14% fewer home sales, this was the only hamlet to see a decrease in the Number of Home Sales. This in turn negatively impacted the Total Home Sales Volume by -26%.

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+	
	Q4 2025	19	16,816,500	845,000	1	16	1	1	-	-
	CHANGE	-13.64%	-26.34%	+6.96%	-	+6.67%	-66.67%	-66.67%	-	-
	Q4 2025	22	22,828,500	790,000	1	15	3	3	-	-
MATTITUCK INCLUDES LAUREL AND CUTCHOQUE	# 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+	
	Q4 2025	41	59,684,056	990,000	2	21	12	4	1	1
	CHANGE	+28.13%	+27.05%	+15.45%	-33.33%	+10.53%	+140.00%	+100.00%	-50.00%	-
	Q4 2024	32	46,976,999	857,500	3	19	5	2	2	1

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\$749,900
East Marion

SOUTHOLD & ORIENT

Orient, which includes East Marion and Greenport, Median Home Sales Price increased 19% year over year to \$1.49 million from \$1.25 million. This in turn pushed the total sale volume up 36% year over year. Southold, which includes New Suffolk and Peconic, was the only region to see a dip in Median Home Sales Price with -12%, going from over \$1 million in 2024 to \$950,000 in 2025.

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+
	Q4 2025	29	36,727,650	950,000	2	14	7	5	1	-
	CHANGE	+7.41%	-19.61%	-12.04%	-	+16.67%	-22.22%	+25.00%	-	-100.00%
	Q4 2024	27	45,688,750	1,080,000	-	12	9	4	1	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+
	Q4 2025	29	46,485,000	1,490,000	-	7	12	10	-	-
	CHANGE	+16%	+35.75%	+19.20%	-100.00%	-	-	+150.00%	-	-
	Q4 2024	25	34,244,000	1,250,000	2	7	12	4	-	-

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