

WILLIAM RAVEIS

NORTH FORK

Q1 2026 HOME SALES REPORT

The Q1 2026 North Fork Home Sales Report was quite surprising to me.

Then, I have to remind myself that all market reports show activity that occurred in the prior quarter, as it takes approximately three months for homes to sell and then be recorded. It seems the winter was quiet on the North Fork.

All four markets logged drops in the Median Home Sales Price, from -1.7% in Orient to -28% in Southold. Southold, in fact, experienced a particularly weak quarter for home sales. Conversely, Orient was the shining beacon for our northern peninsula, with 18% more homes changing hands and 23% greater Total Home Sales Volume year-over-year.

One detail that particularly stood out to me was the markets \$2M and up. In 2025 Q1 there were 19 home sales and 2026 Q1 there were only 11. This struck me as odd since recently there have been record priced home sales. Let's see if they're recorded in Q2.

Judi A. Desiderio
Senior Vice President

Jamesport

(Includes Aquebogue, Baiting Hollow and South Jamesport)

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
Q1 2026	23	20,965,795	835,000	4	14	3	2	-	-
Change	+4.55%	-11.78%	-2.74%	+100.00%	-	-25.00%	-	-	-
Q1 2025	22	23,766,000	858,500	2	14	4	2	-	-

Mattituck

(Includes Laurel and Cutchoque)

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
Q1 2026	44	55,449,990	942,500	2	24	11	6	1	-
Change	+7.32%	-15.19%	-15.28%	-	+41.18%	-	-	-75.00%	-100.00%
Q1 2025	41	65,384,693	1,112,500	2	17	11	6	4	1

Southold

(Includes New Suffolk and Peconic)

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
Q1 2026	33	32,802,500	869,000	-	21	11	1	-	-
Change	-8.33%	-35.08%	-27.58%	-	+75.00%	-42.11%	-75.00%	-100.00%	-
Q1 2025	36	50,526,999	1,200,000	-	12	19	4	1	-

Orient

(Includes East Marion and Greenport)

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
Q1 2026	26	26,057,620	867,500	2	17	6	1	-	-
Change	+18%	+22.94%	-1.70%	+100.00%	+6.25%	+50.00%	-	-	-
Q1 2025	22	21,195,000	882,500	1	16	4	1	-	-

Combined North Fork Markets

	# of Sales	Total Sales Volume	Median Sales Price	# Sales Under 500K	# Sales \$500k to \$999K	# Sales \$1M to 1.99M	# Sales \$2M to 3.49M	# Sales \$3.5M to 4.99M	# Sales \$5M+
Q1 2026	126	135,275,905	857,500	8	76	31	10	1	-
Change	+4.13%	-15.91%	-13.38%	+60.00%	+28.81%	-18.42%	-23.08%	-80.00%	-100.00%
Q1 2025	121	160,872,692	990,000	5	59	38	13	5	1

