

# WILLIAM RAVEIS

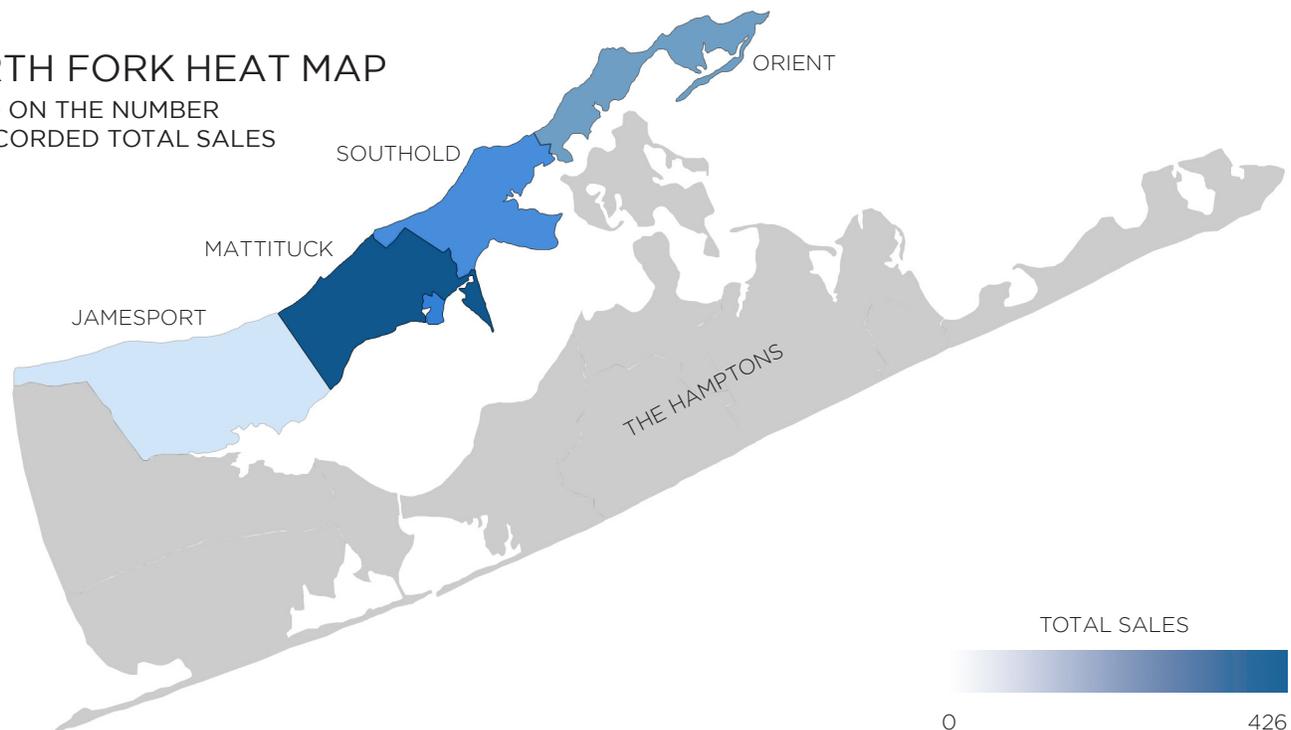
## NORTH FORK YEAR END 2025 HOME SALES REPORT

Looking at all North Fork markets combined, and the trend is clear — the under a million dollar market is disappearing. While the higher price categories are all in black. All four markets monitored by William Raveis are realizing an increase in the Median Home Sales Price. I hope you're invested in the North Fork. I am.

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.)



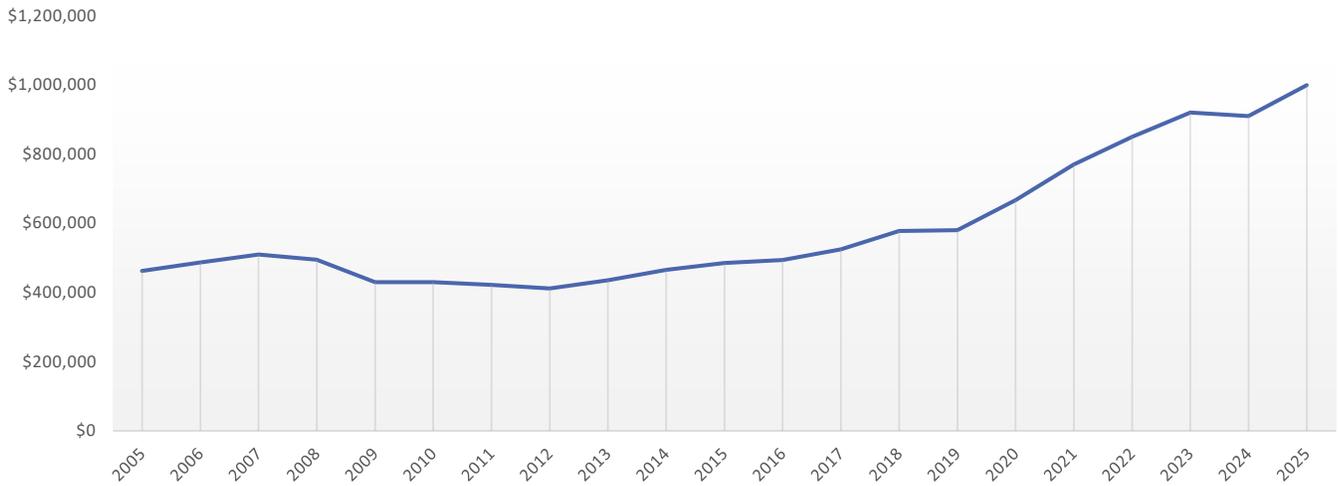
East Hampton 46 Main St - 631.324.8080 | Bridgehampton 2415 Main St - 631.537.3200 | Southampton 16 Hampton Rd - 631.283.5800  
Westhampton Beach 72 Main St - 631.288.3030 | Montauk #1 Carl Fisher Plaza - 631.668.0500 | Greenport 120 Front St - 631.477.5990 | Mattituck 6920 Main St - 631.298.0600

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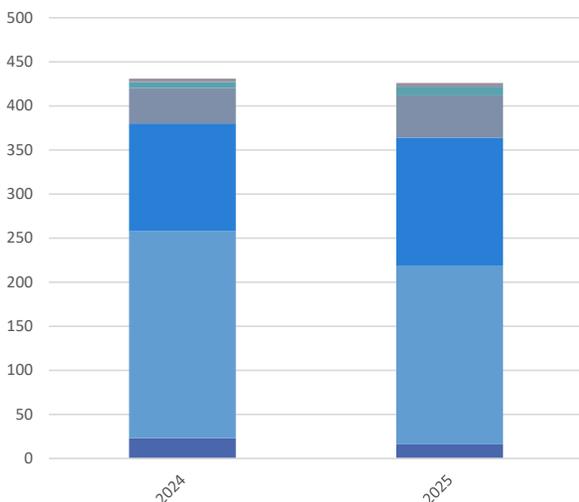
## NORTH FORK YEAR END 2025 HOME SALES REPORT

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+	
	YE 2025	426	565,609,818	999,000	16	203	145	48	10	4
	CHANGE	-1.16%	+9.62%	+9.78%	-30.43%	-13.62%	+18.85%	+20.00%	+42.86%	-
	YE 2024	431	515,970,008	910,000	23	235	122	40	7	4

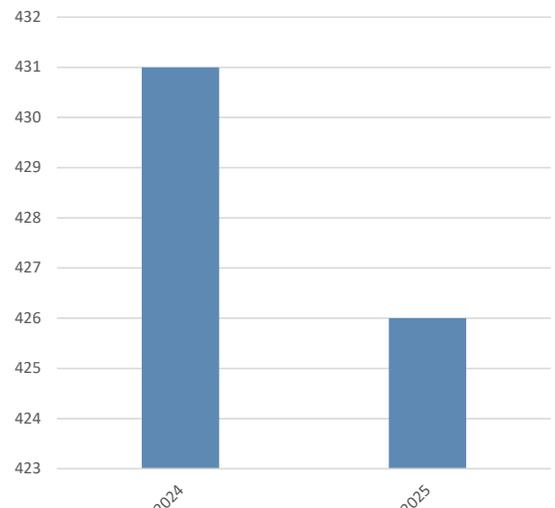
### MEDIAN HOME SALES PRICE



### SALES TRENDS



### TOTAL # OF HOME SALES



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## NORTH FORK YEAR END 2025 HOME SALES REPORT



### JAMESPORT & MATTITUCK

Mattituck, which includes Laurel and Cutchogue, leads the charge with the highest number of dollars changing hands at \$213,133,935. This was also the highest statistical increase at 27% year over year and a 17% increase in the Median Home Sales Price. Jamesport, which includes Aquebogue, Baiting Hollow, and South Jamesport, dipped 10% in the Number of Home Sales from the prior year. There were 80 home sales in 2024 and 72 home sales in 2025. The Median Home Sale Price rose 13% to \$847,000.

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+	
	YE 2025	72	71,047,940	847,000	4	53	11	4	-	-
	CHANGE	-10.00%	+3.01%	+12.93%	-60.00%	-1.85%	-	-20.00%	-	-
	YE 2024	80	68,969,300	750,000	10	54	11	5	-	-
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+	
	YE 2025	144	213,133,935	1,049,250	6	64	50	14	7	3
	CHANGE	+6.67%	+26.80%	+16.58%	+20.00%	-18.99%	+38.89%	+40.00%	+75.00%	+200.00%
	YE 2024	135	168,086,133	900,000	5	79	36	10	4	1

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**\$850,000**  
**New Suffolk**

### SOUTHOLD & ORIENT

Southold, which includes New Suffolk and Peconic, closed the year end with about the same Number of Home Sales, yet a 6% decrease in Total Home Sales Volume. However the Median Home Sale Price of \$1.1 million is a 10% jump from the year before. Orient, which includes East Marion and Greenport, tied the \$1.1 million Median Home Sales Price. And the price range of \$2 million to \$3.49 million flew up 70% year over year from 10 homes in 2024 to 17 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+
	YE 2025	115	155,073,648	1,100,000	3	48	47	13	3	1
	CHANGE	-0.86%	-5.79%	+10.11%	+200.00%	-21.31%	+42.42%	-13.33%	-	-66.67%
	YE 2024	116	164,606,104	999,000	1	61	33	15	3	3

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+
	YE 2025	95	126,354,295	1,100,000	3	38	37	17	-	-
	CHANGE	-5%	+10.54%	+4.76%	-57.14%	-7.32%	-11.90%	+70.00%	-	-
	YE 2024	100	114,308,471	1,050,000	7	41	42	10	-	-

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