

FIRST QUARTER 2023

Residential Market Report

# Hamptons



**Brown Harris Stevens** THE Craft OF Research

# Hamptons + North Fork Market Report

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# Hamptons Market Report



We are pleased to present our First Quarter 2023 Hamptons Market Report.

After steadily rising to record high levels for the last 4 years, the Average and Median Sales Prices in the Hamptons both declined during 1Q23. The number of transactions declined for the second year in a row – clearly signaling a slowdown in the Hamptons real estate market.

Traditionally, fewer sales and lower prices would indicate a shift from a seller's market to a buyer's market, but this is not the case in the Hamptons today. The third required element of a buyer's market – a surplus of available homes – is absent. In fact, the inventory level of homes on the East End is still at near record-low numbers and is the major local factor impacting the rate of home sales today.

With fewer homes for sale, today's buyers are willing to spend more time searching for the right home at the right price, no longer willing to pay a premium for expediency as we witnessed during the previous two years. Likewise, serious sellers are coming to terms with the fact that 'Pandemic pricing' is over and listing prices are being adjusted accordingly.

Based upon all available data, there were 277 residential sales transactions in the First Quarter of 2023, a 33.6% decline from the same period last year. The 1Q23 Total Dollar Volume of \$788 Million represented a 40.6% decrease from 1Q22, but is still the third-highest 1Q total to date.

The Average Sales Price in the Hamptons was \$2,843,034 in the First Quarter of 2023, 10.6% lower than the record-high \$3,181,625 of 1Q22. The Median Sales Price also declined, dropping 7.7% to \$1,800,000. Although lower than last year, both the Average and Median Prices for 1Q23 are the second-highest first quarter prices recorded to date.

As always, the health of any market is not defined by periodic fluctuations but by long-term trends, which have always proven the Hamptons to be a strong investment over time. Likewise, the health of a market is not defined solely by high prices; witness the current effect of high inflation rates across the nation. Lower prices often mean increased opportunities for new buyers to enter the market, which is vital for any economy. Despite the slowing market, one thing is certain: the East End of Long Island is truly unique. Our beaches, historic villages, growing local economies and proximity to the financial and cultural capital of the world, guarantee a continued demand for real estate in the Hamptons.

## **Philip V. O'Connell**

Executive Managing Director  
Brown Harris Stevens of the Hamptons, LLC

# Hamptons Market Report

## A SLOWING MARKET YIELDS FEWER SALES, LOWER PRICES

The pace of sales in the Hamptons real estate market continued to slow down during the First Quarter of 2023, impacted by ongoing economic concerns with interest rates, inflation and talk of a looming recession, as well as persistent lack of inventory at the local level.

There were 277 transactions in 1Q23, which represented a 33.6% decline compared to 1Q22.

The total dollar volume dropped by 40.6%, but at \$788 Million is the third highest First Quarter dollar volume to date.

After several consecutive years of rising prices, the 1Q23 average sold price declined by 10.6% to \$2,843,034. But this is still the second-highest First Quarter average price in history.

NUMBER OF SALES  
1Q23 VS. 1Q22

▼ 33.6%

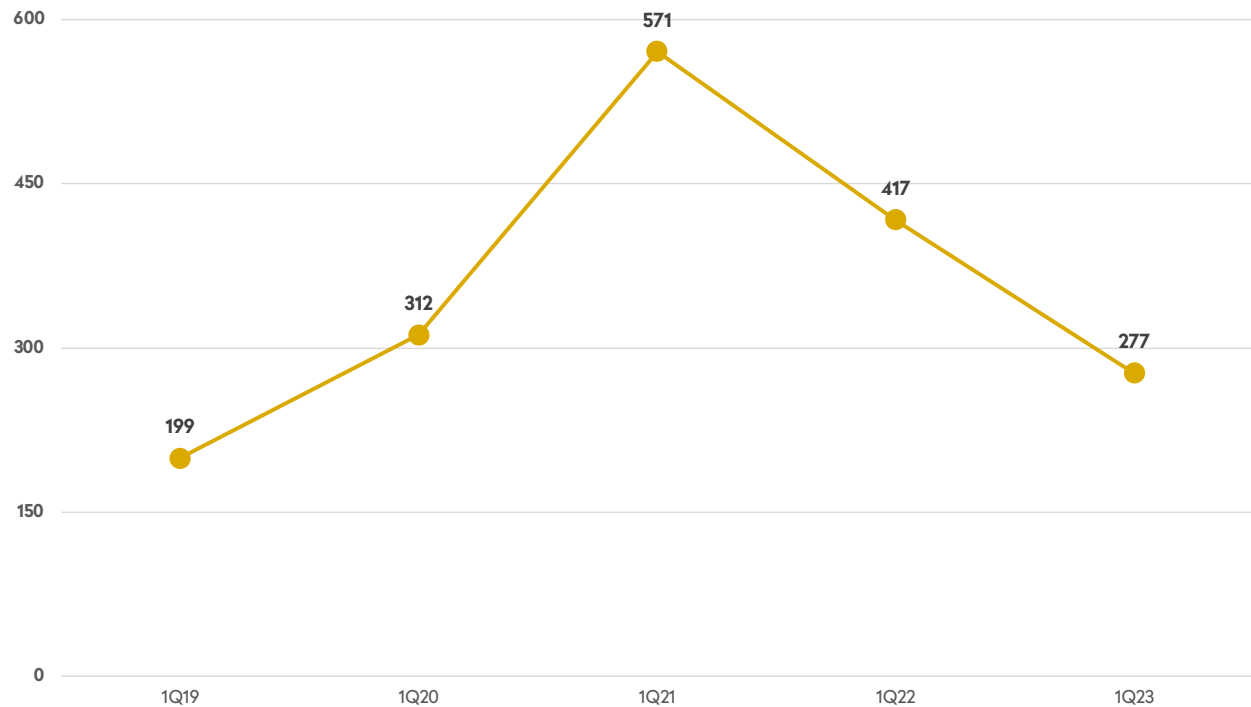
DOLLAR VOLUME  
1Q23 VS. 1Q22

▼ 40.6%

AVERAGE SOLD PRICE  
1Q23 VS. 1Q22

▼ 10.6%

## Total Number of Sales

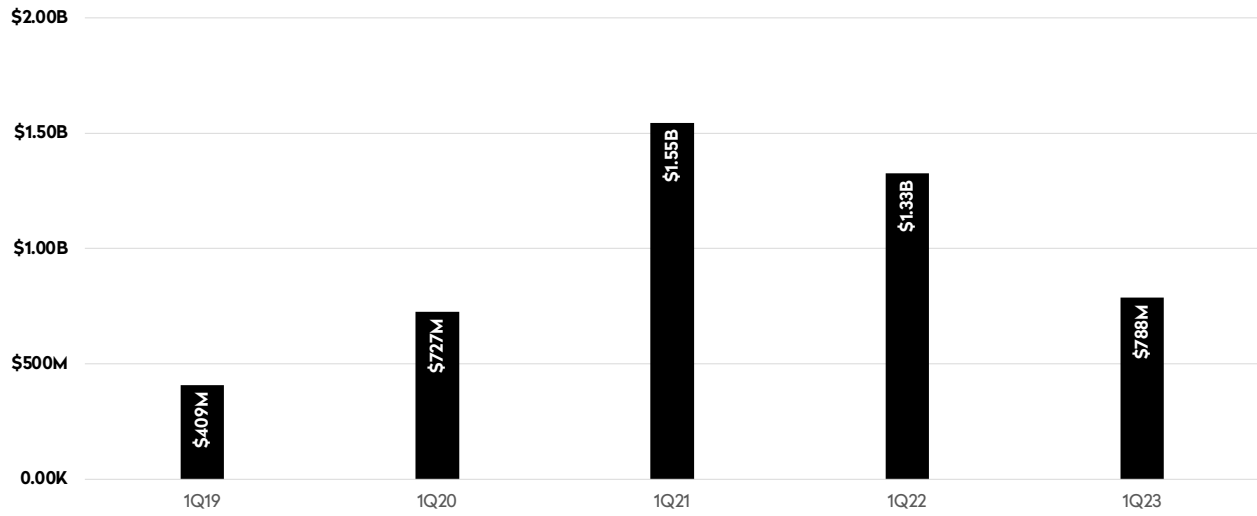


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of April 21, 2023. 1Q23 data is preliminary and subject to revision in future reports.

# Hamptons Market Report

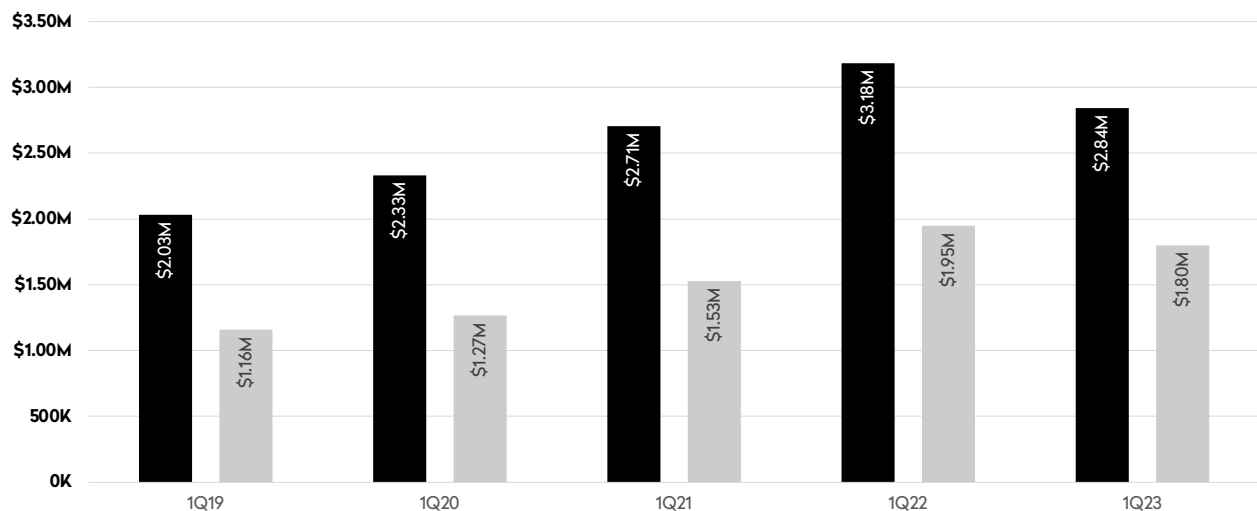
## TOTAL DOLLAR VOLUME DECLINES

With fewer homes for sale, and less urgency to buy, today's customers are no longer willing to pay a premium for expediency, as we witnessed during the previous two years, when 'Pandemic pricing' drove prices up. Consequently, with fewer sales and lower prices, the 1Q23 Total Dollar Volume declined by 40.6% compared to 1Q22.



## AVERAGE AND MEDIAN SALES PRICES DECLINE

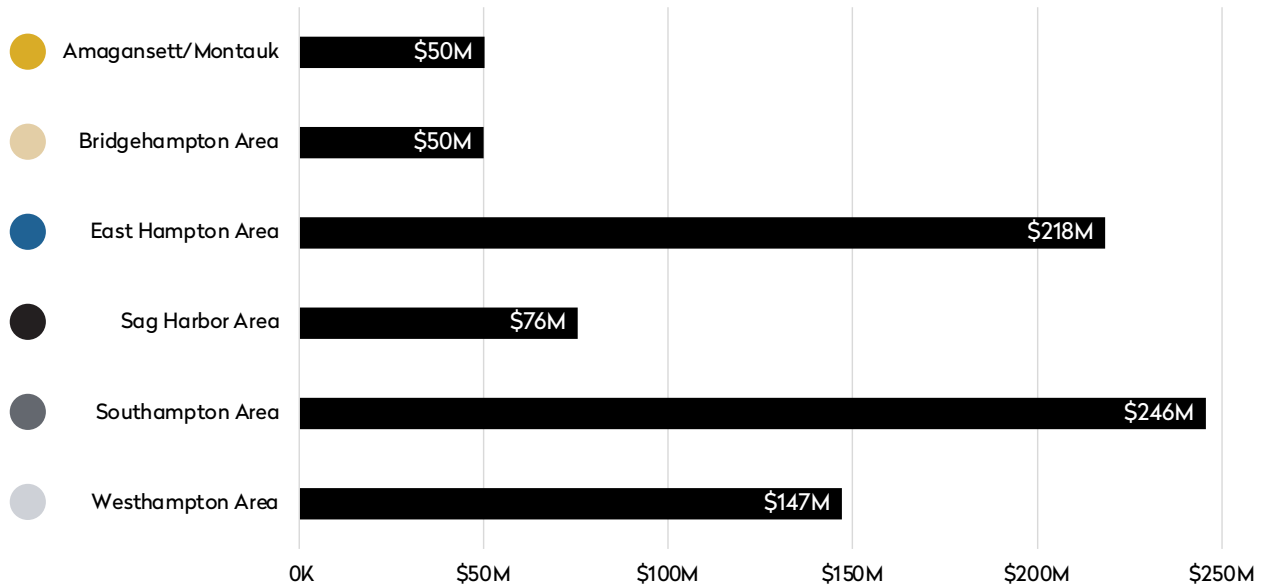
The average sales price in the Hamptons was \$2,843,034 during 1Q23, a decrease of 10.6% from 1Q22. The median sales price, which measures the middle of the market and is less impacted by the extreme prices at the high-end, dipped to \$1,800,000, 7.7% lower than in 1Q22.



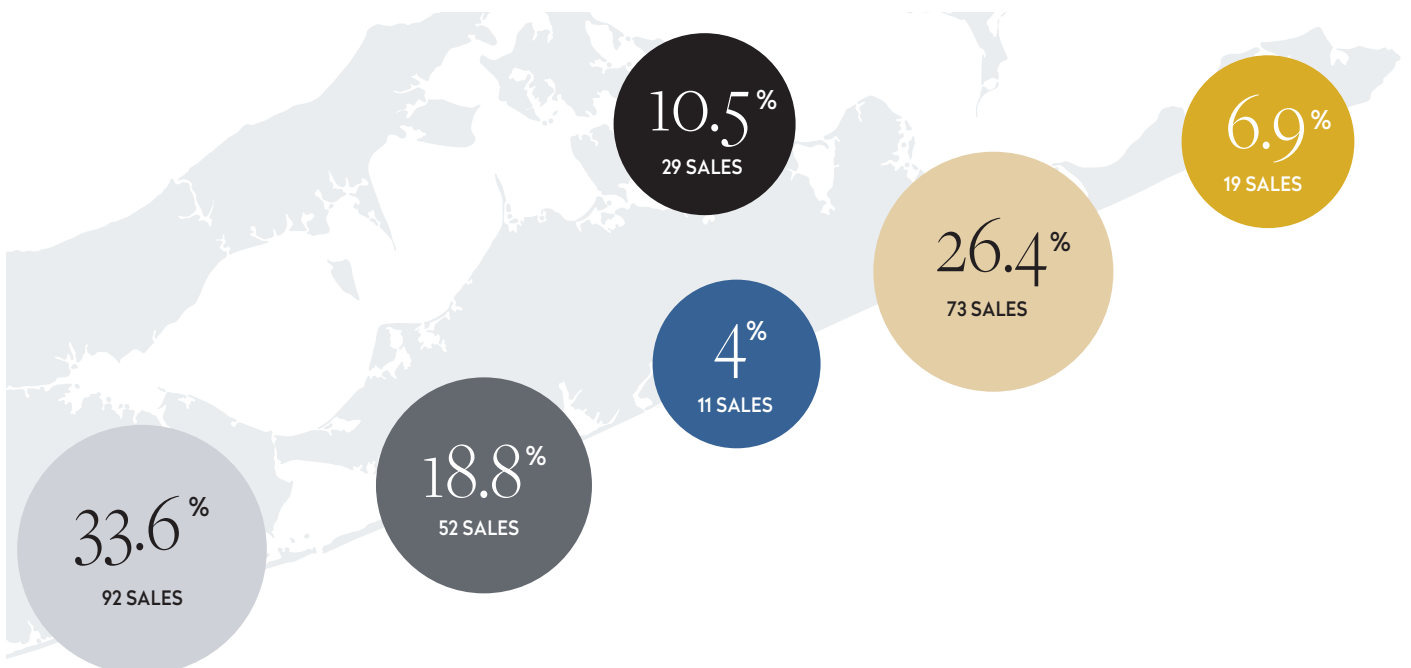
# Hamptons Market Report

## DOLLAR VOLUME BY AREA

The Southampton Area accounted for 18.8% of the total number of sales, yet generated 31.2% of the total dollar volume of the region, with \$246 Million in sales. By contrast, the Westhampton Area, which had the highest number of sales (33.6%) accounted for \$147 Million in dollar volume, reflecting the lower average sales prices in that area.



## NUMBER OF SALES BY AREA



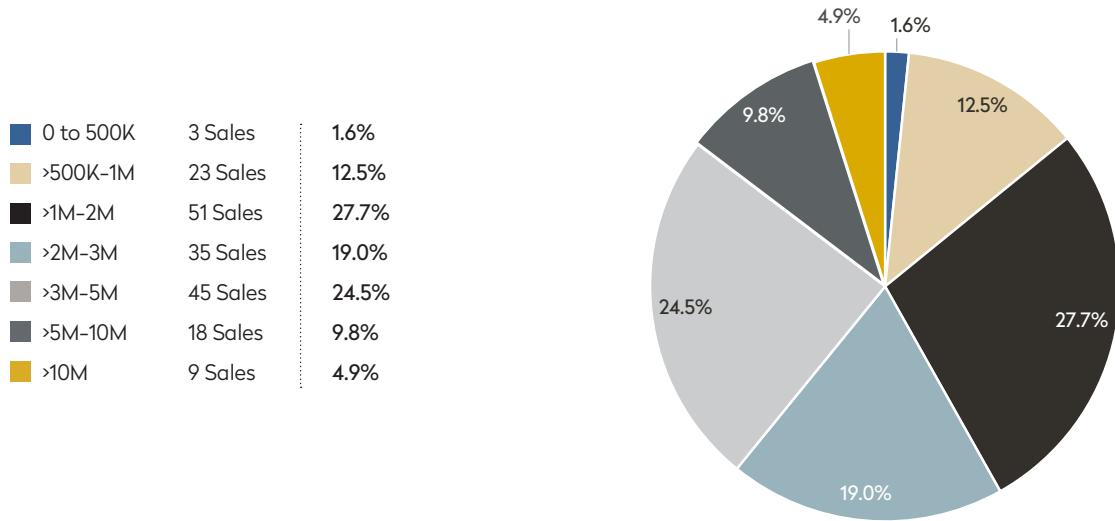
# Hamptons Market Report

## PERCENTAGE OF SALES BY PRICE

### Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 51 sales in 1Q23, accounting for 27.7% of all transactions. The \$3 million to \$5 million range had the second highest number of sales, with 45 transactions.

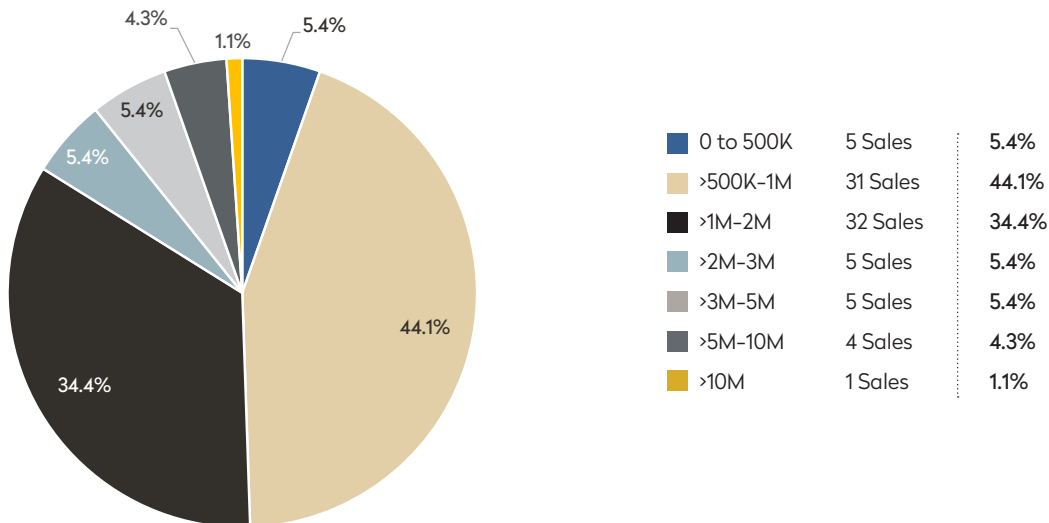
The average sales price for the 184 transactions in the Hamptons east of the Shinnecock Canal was \$3,478,403.



### Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 44.1% of all sales in the Hamptons west of the Shinnecock Canal were in the \$500K to \$1M category. The next largest range, between \$1 and \$2 million, accounted for 34.4% of all closings in this area.

The average sales price for the 93 transactions in the Hamptons west of the Shinnecock Canal was \$1,585,960.

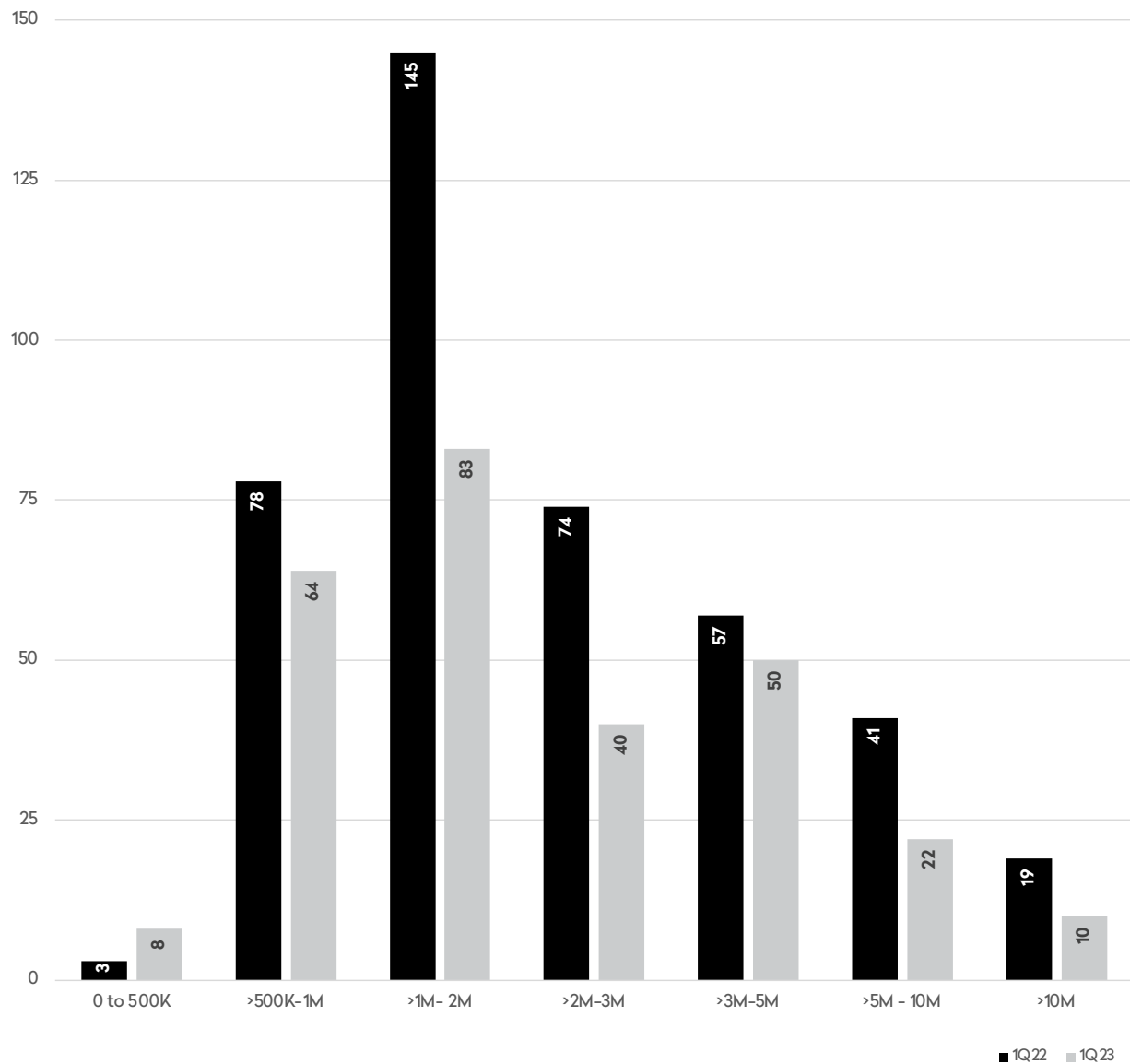


# Hamptons Market Report

## SOUTH FORK SALES BY PRICE: 1Q23 VS. 1Q22

Looking at the entire Hamptons area, east and west of the Shinnecock Canal, all price ranges experienced decreases in 1Q23, except for the ever-diminishing under \$500,000 range which accounted for only 8 sales in total. The \$3M - \$5M range experienced the smallest decline, dropping from 57 in 1Q22 to 50 in 1Q23.

Particularly affecting the total dollar volume is the ultra high-end of the market, above \$10 Million. Although there were nearly half as many sales in this range compared to 1Q22, the 10 transactions above \$10M in 1Q23 accounted for 22% of the total dollar volume for the year.





FIRST QUARTER 2023

# Hamptons

## SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

### AMAGANSETT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,378,667	\$2,453,500	6	0	1	1	2	2	0	0
1Q22	\$6,289,258	\$6,995,000	13	0	1	0	1	3	6	2
1Q21	\$3,421,056	\$2,247,500	18	0	1	6	5	3	3	0

### BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$4,117,333	\$3,850,000	9	0	0	3	0	3	3	0
1Q22	\$5,937,550	\$5,175,500	20	0	0	1	3	5	8	3
1Q21	\$5,294,930	\$4,062,500	26	0	0	5	4	9	5	3

### EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,189,362	\$2,000,000	63	0	7	25	16	14	1	0
1Q22	\$1,847,655	\$1,630,000	104	1	15	54	24	9	1	0
1Q21	\$1,695,901	\$1,297,500	130	1	35	59	27	7	0	1

### EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$8,709,444	\$4,050,000	9	0	0	2	2	1	2	2
1Q22	\$11,230,333	\$6,200,000	15	0	0	1	1	4	7	2
1Q21	\$9,510,095	\$4,175,000	22	0	1	5	2	6	5	3

### MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,769,231	\$1,365,000	13	2	2	4	1	2	1	1
1Q22	\$3,104,906	\$1,940,000	16	0	2	6	4	1	3	0
1Q21	\$1,910,462	\$1,475,000	26	2	2	13	6	2	1	0

FIRST QUARTER 2023

# Hamptons

## SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

### NORTH HAVEN

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,433,333	\$2,950,000	3	0	0	1	1	1	0	0
1Q22	\$5,273,846	\$3,850,000	13	0	1	4	1	3	2	2
1Q21	\$3,396,111	\$2,650,000	9	0	0	2	4	1	2	0

### SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,607,306	\$2,012,500	18	0	4	5	3	4	2	0
1Q22	\$2,373,385	\$1,737,500	26	0	5	14	2	3	2	0
1Q21	\$1,972,800	\$1,712,500	30	0	8	11	6	4	1	0

### SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$3,054,167	\$2,912,500	6	0	0	2	1	2	1	0
1Q22	\$2,458,500	\$1,837,500	28	0	2	14	7	4	0	1
1Q21	\$2,281,585	\$2,259,000	28	0	1	12	9	6	0	0

### SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$6,525,000	\$6,525,000	2	0	0	0	0	1	1	0
1Q22	\$4,235,000	\$2,900,000	5	0	0	0	3	1	1	0
1Q21	\$8,775,000	\$6,250,000	10	0	0	0	1	3	2	4

### SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$1,487,450	\$1,487,450	2	0	1	1	0	0	0	0
1Q22	\$2,513,800	\$1,475,000	5	0	2	1	0	2	0	0
1Q21	\$2,377,455	\$1,350,000	11	0	3	3	3	1	1	0

FIRST QUARTER 2023

# Hamptons

## SINGLE-FAMILY HOMES - EAST OF THE SHINNECOCK CANAL

### SOUTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,461,220	\$2,125,000	25	1	7	4	3	8	2	0
1Q22	\$1,963,040	\$1,680,000	53	0	17	19	11	4	2	0
1Q21	\$1,749,420	\$1,287,500	66	0	24	24	11	5	2	0

### SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$6,269,767	\$3,950,000	15	0	1	3	3	3	2	3
1Q22	\$4,654,087	\$3,600,000	23	0	3	3	3	8	3	3
1Q21	\$3,751,836	\$2,905,000	32	0	3	6	8	7	7	1

### WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$2,125,000	\$2,125,000	1	0	0	0	1	0	0	0
1Q22	\$2,845,313	\$2,608,750	8	0	0	3	3	1	1	0
1Q21	\$4,000,450	\$2,122,500	10	0	2	3	2	1	1	1

### WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$7,508,333	\$5,625,000	12	0	0	0	2	4	3	3
1Q22	\$7,450,000	\$4,970,000	13	0	0	1	1	5	2	4
1Q21	\$4,659,559	\$3,975,000	34	0	0	8	2	11	12	1

FIRST QUARTER 2023

# Hamptons

## SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

### EASTPORT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$367,500	\$367,500	1	1	0	0	0	0	0	0
1Q22	\$1,250,000	\$1,250,000	1	0	0	1	0	0	0	0
1Q21	\$549,566	\$625,000	5	1	4	0	0	0	0	0

### EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$1,200,990	\$1,103,250	20	1	8	10	0	1	0	0
1Q22	\$1,338,077	\$1,100,000	13	0	4	8	1	0	0	0
1Q21	\$919,444	\$867,500	18	1	12	5	0	0	0	0

### HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$1,048,469	\$790,000	37	3	25	8	0	0	1	0
1Q22	\$939,974	\$766,250	32	1	23	6	2	0	0	0
1Q21	\$908,346	\$728,750	26	5	14	5	2	0	0	0

### QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$0	\$0	0	0	0	0	0	0	0	0
1Q22	\$7,155,000	\$7,155,000	2	0	0	0	0	0	2	0
1Q21	\$1,167,500	\$1,167,500	2	0	1	1	0	0	0	0

### QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$4,020,833	\$3,200,000	6	0	0	1	2	2	0	1
1Q22	\$5,663,750	\$2,850,000	8	0	0	3	2	0	1	2
1Q21	\$1,859,269	\$1,250,000	13	0	3	5	2	3	0	0

FIRST QUARTER 2023

# Hamptons

## SINGLE-FAMILY HOMES - WEST OF THE SHINNECOCK CANAL

### REMSENBURG

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$1,483,000	\$1,396,500	6	0	1	4	1	0	0	0
1Q22	\$2,075,000	\$2,075,000	2	0	0	1	1	0	0	0
1Q21	\$1,450,178	\$1,320,000	11	1	3	4	3	0	0	0

### SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$700,000	\$700,000	1	0	1	0	0	0	0	0
1Q22	\$0	\$0	0	0	0	0	0	0	0	0
1Q21	\$70,000	\$70,000	1	1	0	0	0	0	0	0

### WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$1,568,102	\$1,250,000	11	0	4	4	1	2	0	0
1Q22	\$1,716,900	\$1,642,500	5	0	1	3	1	0	0	0
1Q21	\$1,344,779	\$1,050,000	17	2	6	4	5	0	0	0

### WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$3,031,045	\$1,725,000	11	0	2	5	1	0	3	0
1Q22	\$2,529,050	\$2,900,000	10	1	2	1	3	3	0	0
1Q21	\$2,029,156	\$1,495,000	21	2	3	10	3	2	1	0

### WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q23	\$0	\$0	0	0	0	0	0	0	0	0
1Q22	\$3,010,000	\$3,010,000	2	0	0	1	0	1	0	0
1Q21	\$2,865,000	\$3,250,000	5	0	0	1	1	3	0	0



FIRST QUARTER 2023

# North Fork

MARKET REPORT

AQUEBOGUE

CUTCHOGUE

EAST MARION

GREENPORT

GREENPORT VILLAGE

JAMESPORT

LAUREL

MATTITUCK

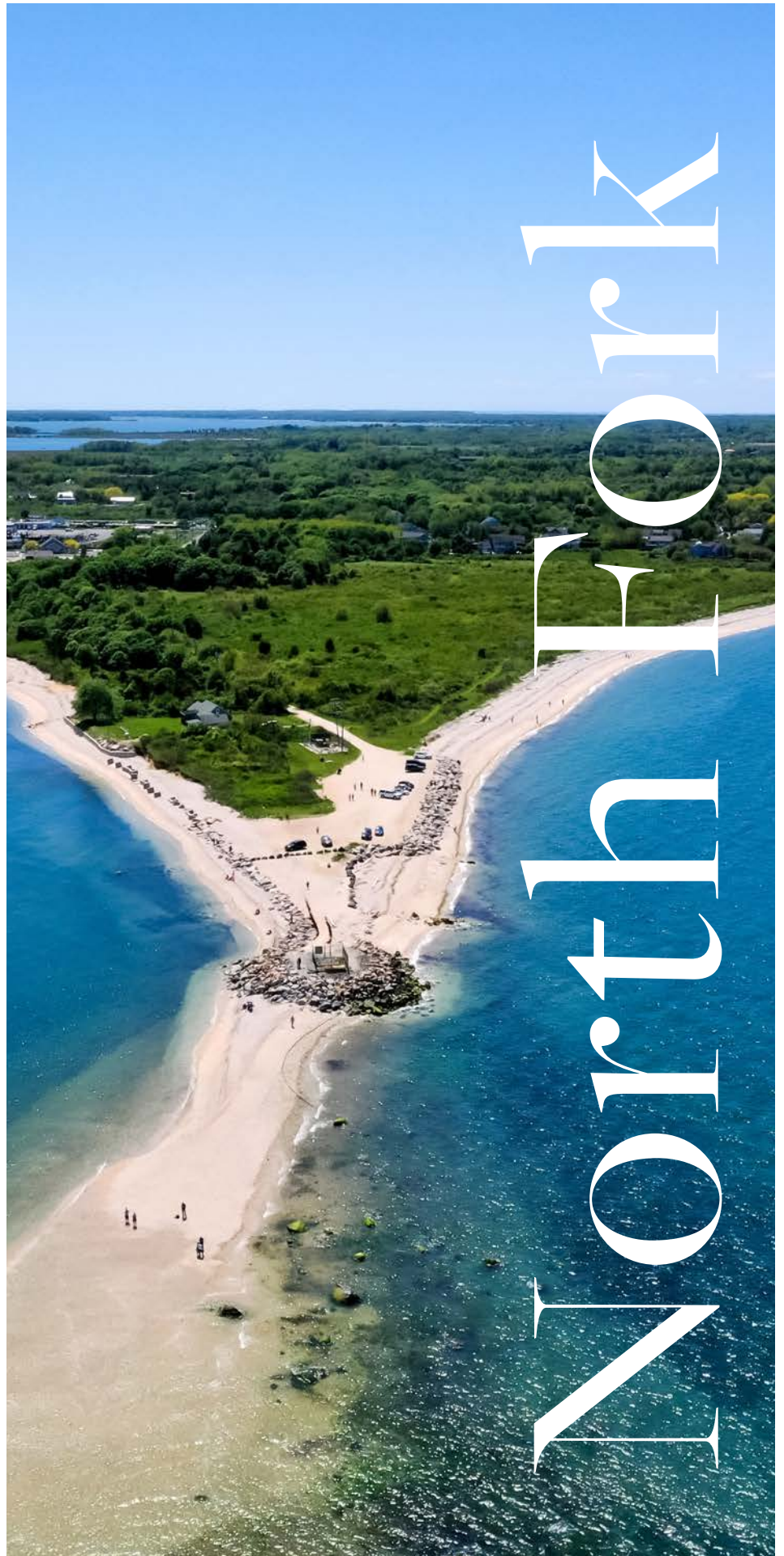
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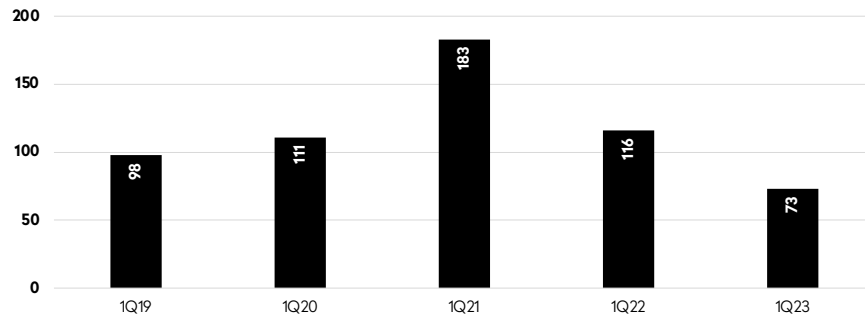
# North Fork Market Report

## SALES DECLINE WHILE PRICES RISE

After the record number of sales in 2021, the pace of the North Fork real estate market has been slowing. Multiple economic factors, including rising interest rates, inflation and concerns of a potential recession, coupled with persistent low inventory, contributed to fewer sales in the First Quarter of 2023.

The number of transactions on the North Fork declined 37.1%, from 116 in 1Q22 to 73 in 1Q23. Reflecting higher prices, the total dollar volume experienced less of decline, dipping 17.9% to \$91M. This is the third-highest 1Q total dollar volume to date, after the record years of 1Q22 and 1Q21.

### Total Number of Sales



### NUMBER OF SALES 1Q23 VS. 1Q22

▼ 37.1 %

### AVERAGE SOLD PRICE 1Q23 VS. 1Q22

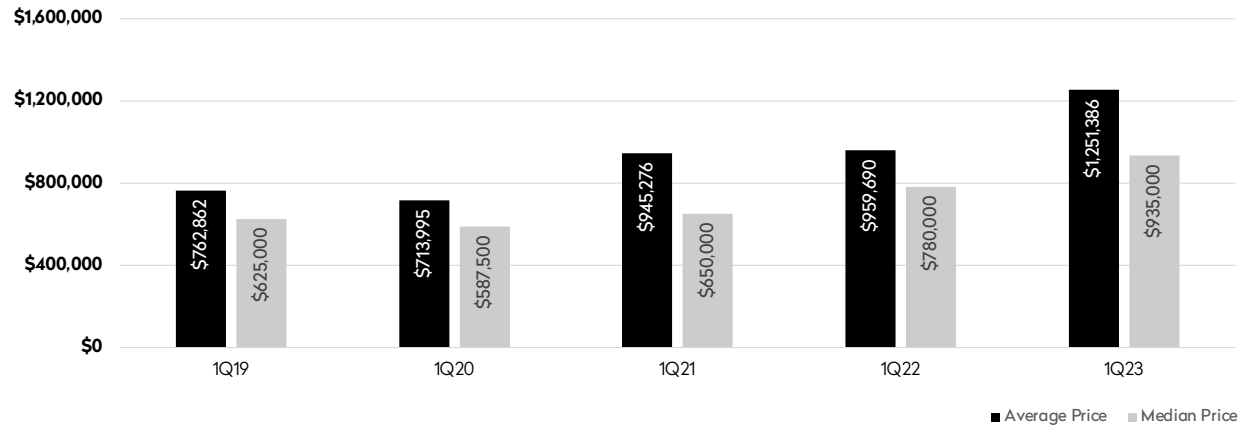
▲ 30.4 %

### DOLLAR VOLUME 1Q23 VS. 1Q22

▼ 17.9 %

## AVERAGE AND MEDIAN SALES PRICES

Despite a decline in the number of sales, the average sales price on the North Fork rose by 30.4% compared to 1Q22. At \$1,251,366 this represents the highest 1Q average price to date. The median price - measuring the middle of the market - was \$935,000 in 1Q23, the record-high 1Q median price for the North Fork.

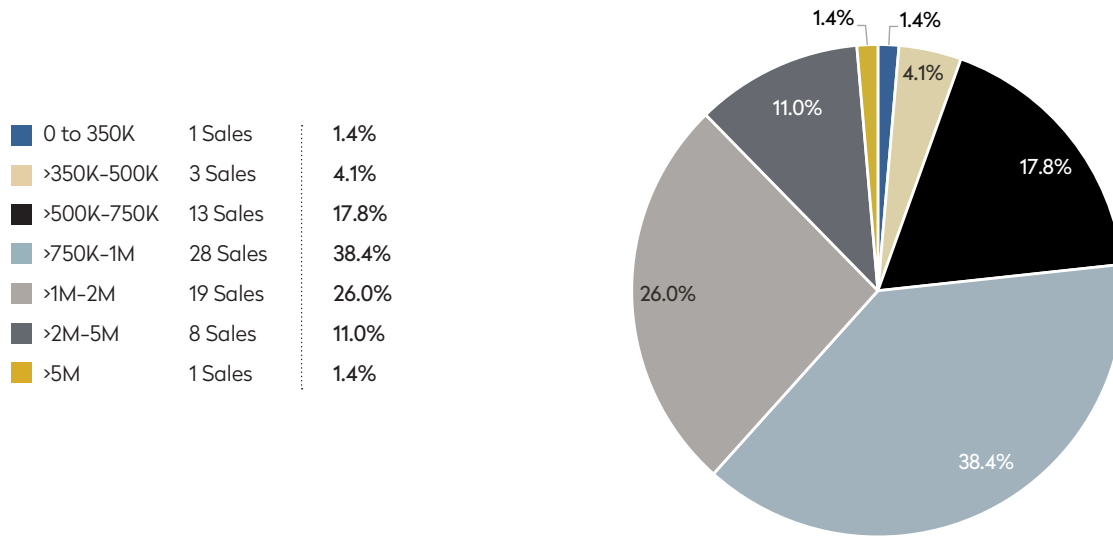


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# North Fork Market Report

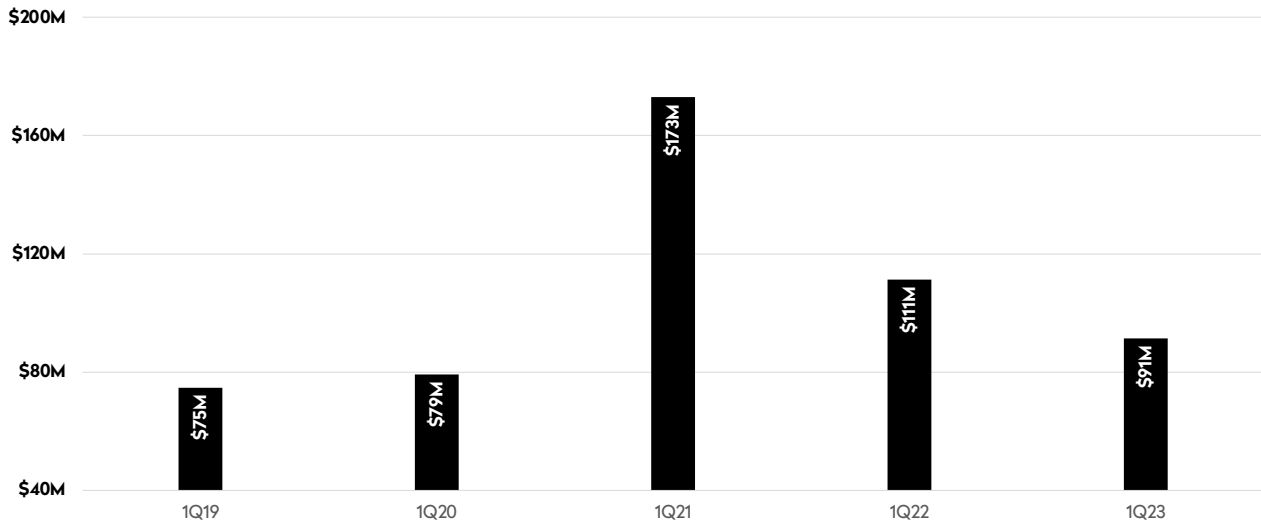
## PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in the First Quarter of 2023 was by far the \$750,000 to \$1,000,000 category. There were 28 transactions in this range, representing 38.4% of the total sales in 1Q23. The categories above \$750,000 have been trending higher in recent years. As a point of comparison, in 1Q19 nearly 75% of all North Fork sales were under \$750,000, while in 1Q23 only 23.3% of all transactions were under \$750,000.



## TOTAL DOLLAR VOLUME

A direct result of the decline in the number of sales, the North Fork total dollar volume declined by 17.9% to \$91 Million. After the record-breaking years of 2021 and 2022, the 1Q23 total dollar volume is the 3rd highest figure to date - a reflection of the continuing rise in the average sales prices on the North Fork.



FIRST QUARTER 2023

# North Fork Market Report

## SINGLE-FAMILY HOMES

### AQUEBOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$904,800	\$780,000	5	0	0	2	2	1	0	0
1Q22	\$549,286	\$560,000	7	1	2	3	1	0	0	0
1Q21	\$851,686	\$868,000	7	0	1	2	3	1	0	0

### CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$918,494	\$803,500	20	1	0	6	10	2	1	0
1Q22	\$935,336	\$892,500	12	1	1	2	6	1	1	0
1Q21	\$1,596,111	\$1,075,000	9	0	0	1	3	3	2	0

### EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$1,151,222	\$995,000	8	0	1	1	3	3	0	0
1Q22	\$1,095,000	\$1,095,000	2	0	0	1	0	1	0	0
1Q21	\$1,120,563	\$942,250	8	0	0	1	4	2	1	0

### GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$782,963	\$600,000	12	1	2	4	1	4	0	0
1Q22	\$888,455	\$850,000	11	0	2	2	5	2	0	0
1Q21	\$1,126,179	\$1,250,000	7	0	0	3	0	4	0	0

### GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$686,146	\$610,000	11	0	3	6	1	1	0	0
1Q22	\$1,209,500	\$1,128,000	6	0	0	1	2	2	1	0
1Q21	\$899,167	\$900,000	3	0	0	0	3	0	0	0

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# North Fork Market Report

## SINGLE-FAMILY HOMES

### JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$657,319	\$559,098	15	1	4	7	2	1	0	0
1Q22	\$667,555	\$589,000	9	1	0	5	3	0	0	0
1Q21	\$862,500	\$862,500	2	0	0	0	2	0	0	0

### LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$898,182	\$950,000	10	0	4	1	1	4	0	0
1Q22	\$904,467	\$834,250	6	0	0	2	2	2	0	0
1Q21	\$1,588,333	\$760,000	3	0	0	1	1	0	1	0

### MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$819,800	\$650,000	24	2	5	7	5	3	2	0
1Q22	\$1,113,435	\$850,000	27	1	3	6	6	9	2	0
1Q21	\$1,089,857	\$825,000	7	0	2	0	2	2	1	0

### NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$933,167	\$702,000	3	1	0	1	0	1	0	0
1Q22	\$714,000	\$714,000	2	0	0	1	1	0	0	0
1Q21	\$0	\$0	0	0	0	0	0	0	0	0

### ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$1,180,286	\$1,150,000	7	0	0	2	1	3	1	0
1Q22	\$1,206,750	\$1,113,500	4	0	0	2	0	2	0	0
1Q21	\$2,240,800	\$2,350,000	6	0	0	0	1	2	3	0



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# North Fork Market Report

## SINGLE-FAMILY HOMES

### PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$1,259,690	\$1,450,000	6	0	1	1	0	4	0	0
1Q22	\$800,000	\$800,000	1	0	0	0	1	0	0	0
1Q21	\$965,000	\$965,000	1	0	0	0	1	0	0	0

### RIVERHEAD\*

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$422,742	\$392,500	59	22	20	13	4	0	0	0
1Q22	\$602,833	\$514,500	24	5	6	11	1	0	1	0
1Q21	\$434,397	\$425,000	42	15	17	7	2	0	1	0

### SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$0	\$0	0	0	0	0	0	0	0	0
1Q22	\$697,000	\$697,000	2	0	0	2	0	0	0	0
1Q21	\$752,500	\$752,500	2	0	0	1	1	0	0	0

### SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q23	\$1,100,855	\$829,000	55	0	6	15	14	16	3	1
1Q22	\$1,003,275	\$875,000	27	0	0	8	9	9	1	0
1Q21	\$1,191,408	\$927,500	18	1	0	4	7	5	0	1

\* Riverhead data is reported here for reference but is not included in the statistics for the North Fork on the previous pages.

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## FIRST QUARTER 2023

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