

# Q2

2023

RESIDENTIAL  
MARKET  
REPORT

# HAMPPTONS



**Brown Harris Stevens** THE Craft OF Research

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SECOND QUARTER 2023

# Hamptons Market Report



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

Continuing to stabilize after the run-up of sales and prices that occurred after the Covid-19 outbreak, the Hamptons real estate market is experiencing fewer sales and lower prices than in the previous two years but is very similar to pre-pandemic conditions.

The number of residential transactions declined by 22.4% compared to the Second Quarter of 2022, and 57.2% less than the record-high 858 sales in 2Q21. But the 367 recorded sales for 2Q23 are higher than the 332 sales in 2Q19.

For the entire Hamptons region, the Average Sales Price dipped by 13.9% to \$2,664,401. The Median Sales Price - which measures the middle of the market - fared better, only declining 2.7% to \$1,800,000. Traditionally, the Hamptons markets east and west of the Shinnecock Canal are markedly different in terms of pricing, and when we break out the Average and Median Prices for these two areas, that difference is thrown into sharp relief. For the Hamptons East of the Canal, the Average Sales Price for 2Q23 was \$3,231,226 and the Median Price was \$2,297,500. West of the Canal, the Average Price was \$1,422,314 and the Median Price was \$999,000.

Like many other regions, real estate in the Hamptons has certainly been impacted by ongoing economic concerns, higher interest rates, and inflation. But the persistent lack of inventory at the local level has been the major factor in the slower market post-Pandemic. No longer in a rush to buy, today's customers are willing to spend more time searching for the right home at the right price. Likewise, sellers are adjusting to the new reality and if serious about selling, pricing accordingly. More than ever, a properly priced home in a desirable area will attract buyers, and it is still common to see multiple offers in a relatively short amount of time.

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. Looking at all the major indices, we see a healthy market that is leveling off after a few years of historically high numbers of sales and prices. As inventory slowly rebuilds, we should look forward to more stability in the market.

Regardless of the numbers, one thing is certain: real estate and the Hamptons go hand in hand. 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, today and in the future.

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

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC

# Hamptons Market Report

## A RETURN TO PRE-PANDEMIC MARKET CONDITIONS

The pace of sales in the Hamptons real estate market continued to slow down during the Second Quarter of 2023. As with many markets around the country, the Hamptons real estate market has been impacted by ongoing economic concerns, higher interest rates, inflation and a persistent lack of inventory of available homes.

There were 367 residential real estate transactions in 2Q23, which represented a 22.4% decline compared to 2Q22.

The total dollar volume dropped by 33.2%, but the \$978 Million in sales in 2Q23 is the third-highest Second Quarter dollar volume to date.

The 2Q23 average sold price declined by 13.9% to \$2.66M. This represents the third-highest Second Quarter average price in history, after the record years of 2021 and 2022.

NUMBER OF SALES  
2Q23 VS. 2Q22

▼ 22.4%

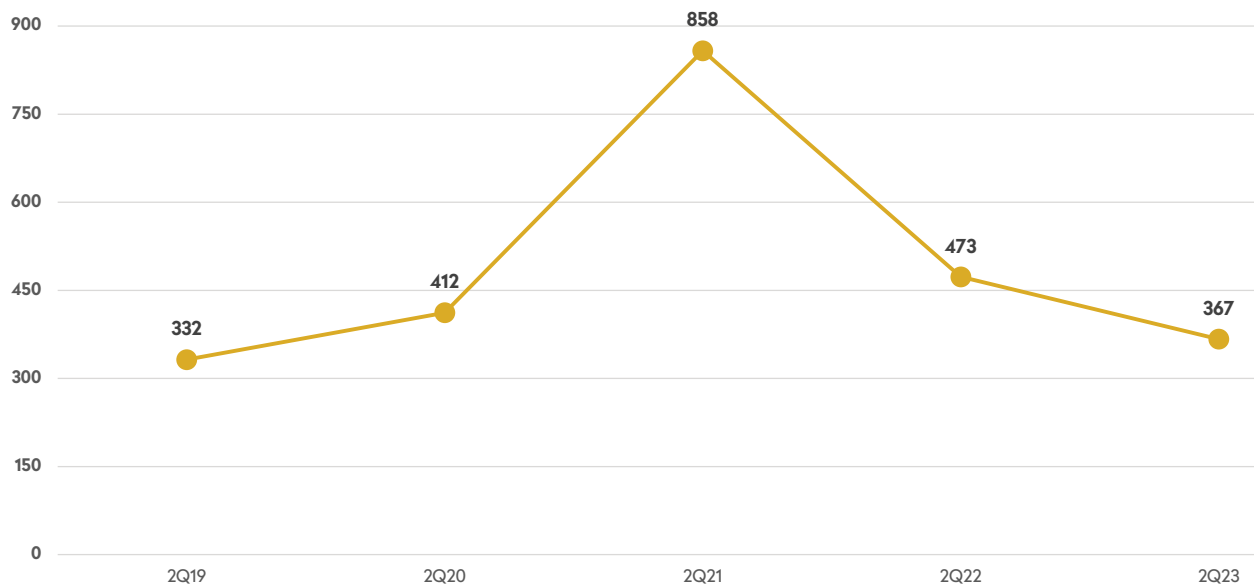
DOLLAR VOLUME  
2Q23 VS. 2Q22

▼ 33.2%

AVERAGE SOLD PRICE  
2Q23 VS. 2Q22

▼ 13.9%

## Total Number of Sales

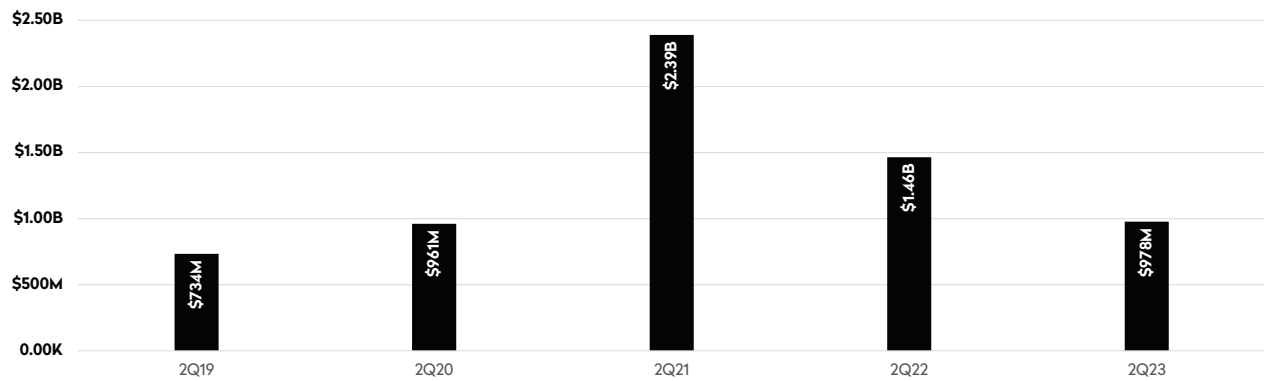


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of July 17, 2023. 2Q23 data is preliminary and subject to revision in future reports.

# Hamptons Market Report

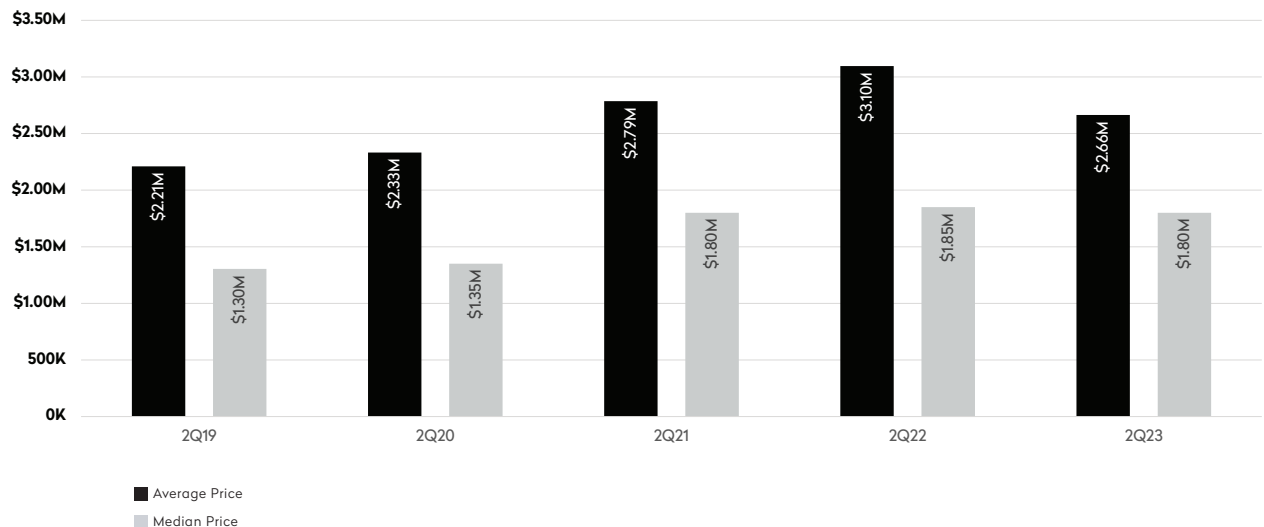
## TOTAL DOLLAR VOLUME DECLINES, YET IS 3RD HIGHEST TO DATE

With softening prices and fewer homes available for sale, particularly in the \$3M+ end of the market, the 2Q23 Total Dollar Volume declined by 33.2% compared to 2Q22. After the record breaking years of 2021 and 2022, the \$978M in sales achieved in 2Q23 represents the third-highest second quarter total to date.



## AVERAGE AND MEDIAN SALES PRICES

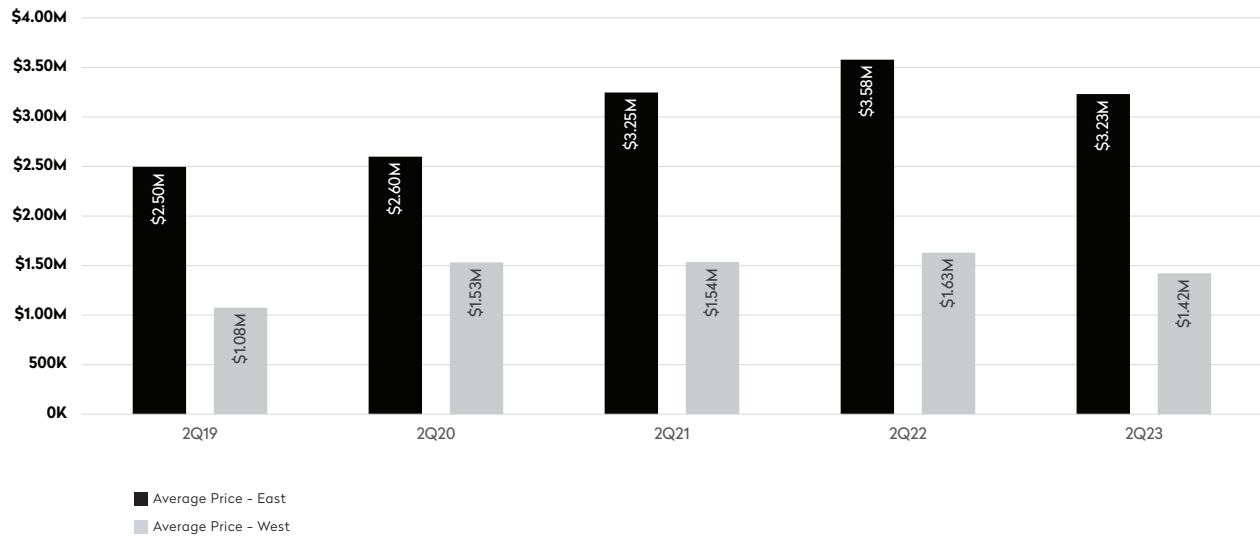
The average sales price in the Hamptons was \$2,664,401 during 2Q23, a decrease of 13.9% from 2Q22. The median sales price, which measures the middle of the market and is less impacted by the extreme prices at the high-end, dipped to \$1,800,000, only 2.7% lower than in 2Q22. Both figures are the third-highest second quarter average and median prices to date.



# Hamptons Market Report

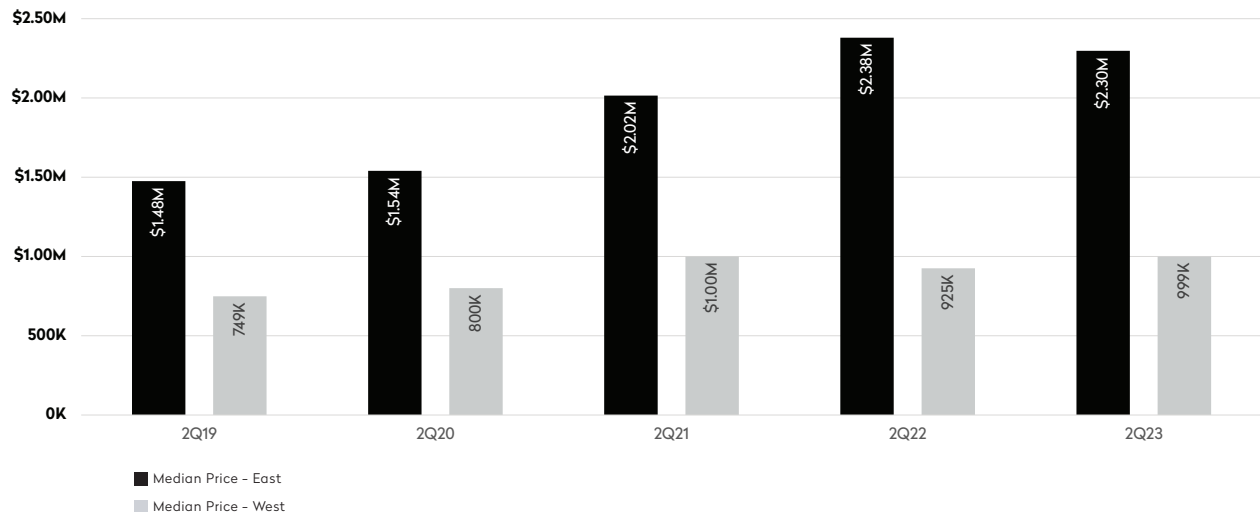
## AVERAGE SALES PRICES - EAST VS. WEST OF THE SHINNECOCK CANAL

In terms of real estate prices, the Hamptons has historically seen a significant difference between the areas east and west of the Shinnecock Canal. This is made quite clear when we break out the average and median sales prices by these two areas. The average sales price east of the canal in 2Q23 was \$3.23M, while west of the canal it was \$1.42M.



## MEDIAN SALES PRICES - EAST VS. WEST OF THE SHINNECOCK CANAL

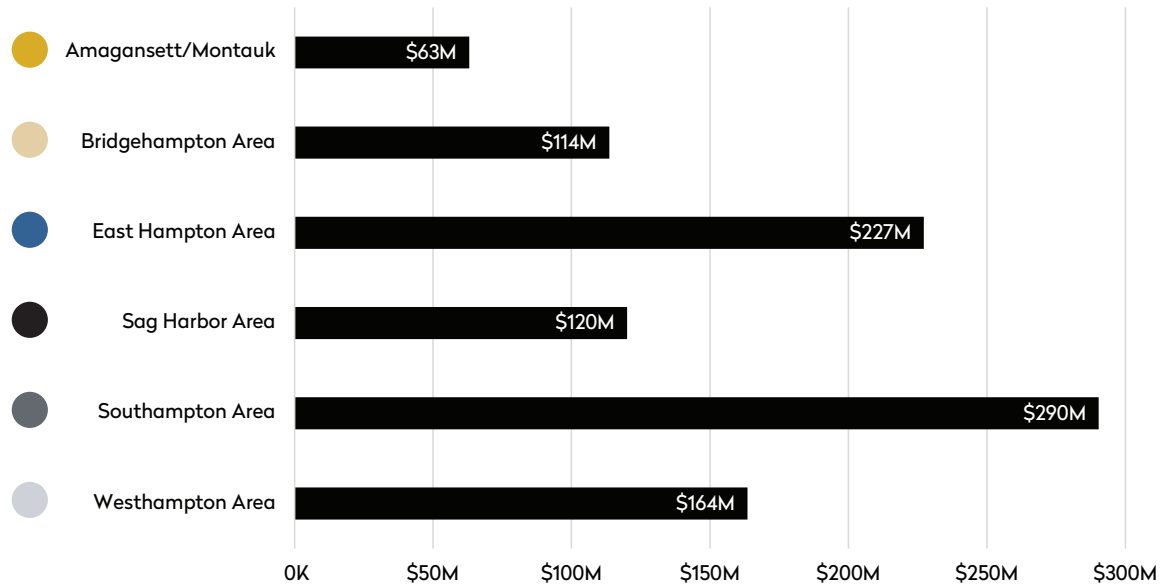
The median sales price east of the canal in 2Q23 was \$2.3M, while west of the canal it was \$999K. Interestingly, both the average and median prices west of the canal experience a lesser degree of fluctuation year-to-year than those east of the canal.



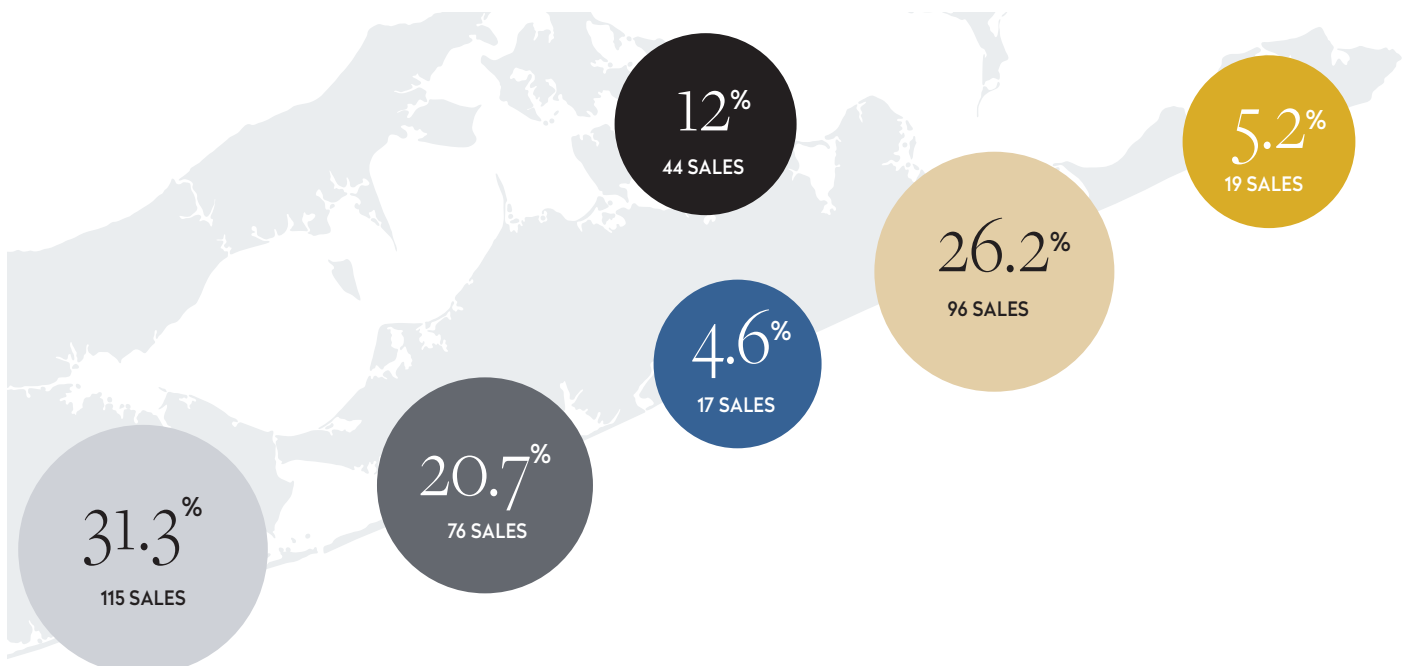
# Hamptons Market Report

## DOLLAR VOLUME BY AREA

The Southampton Area accounted for 20.7% of the total number of sales, yet generated 29.7% of the total dollar volume of the region, with \$290 Million in sales, reflecting higher average sales prices in that area. Similarly, the Bridgehampton/Sagaponack area had 17 sales (4.6% of the total Hamptons sales), yet generated \$114M in dollar volume, 11.6% of the total.



## NUMBER OF SALES BY AREA

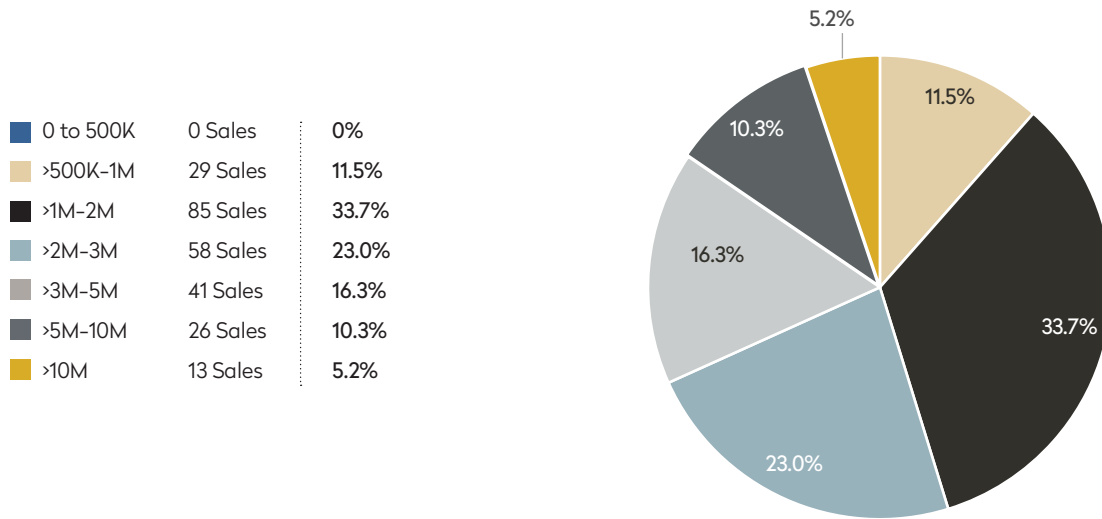


# Hamptons Market Report

## PERCENTAGE OF SALES BY PRICE

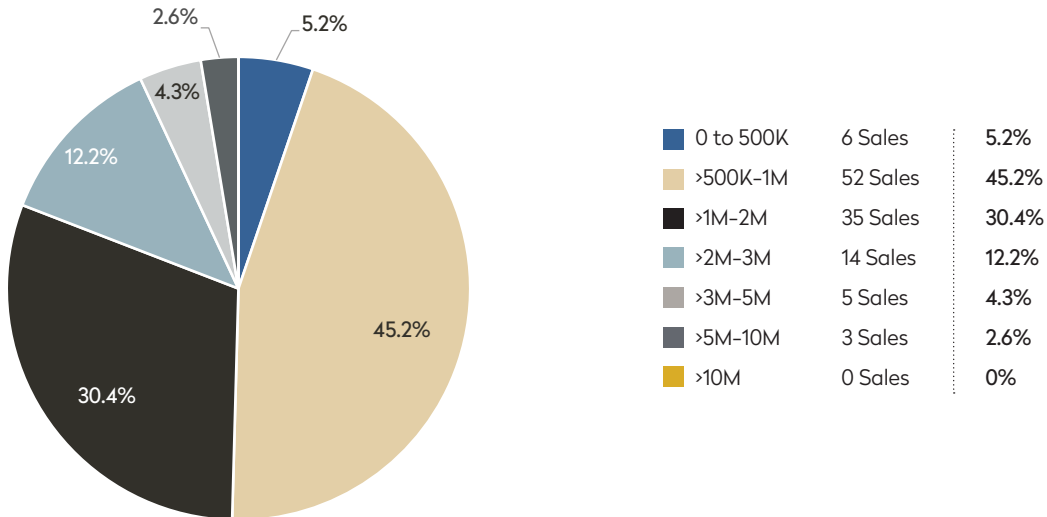
### Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 85 sales in 2Q23, accounting for 33.7% of all transactions. The \$2 million to \$3 million range had the second highest number of sales, with 58 transactions.



### Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 45.2% 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 30.4% of all closings in this area.



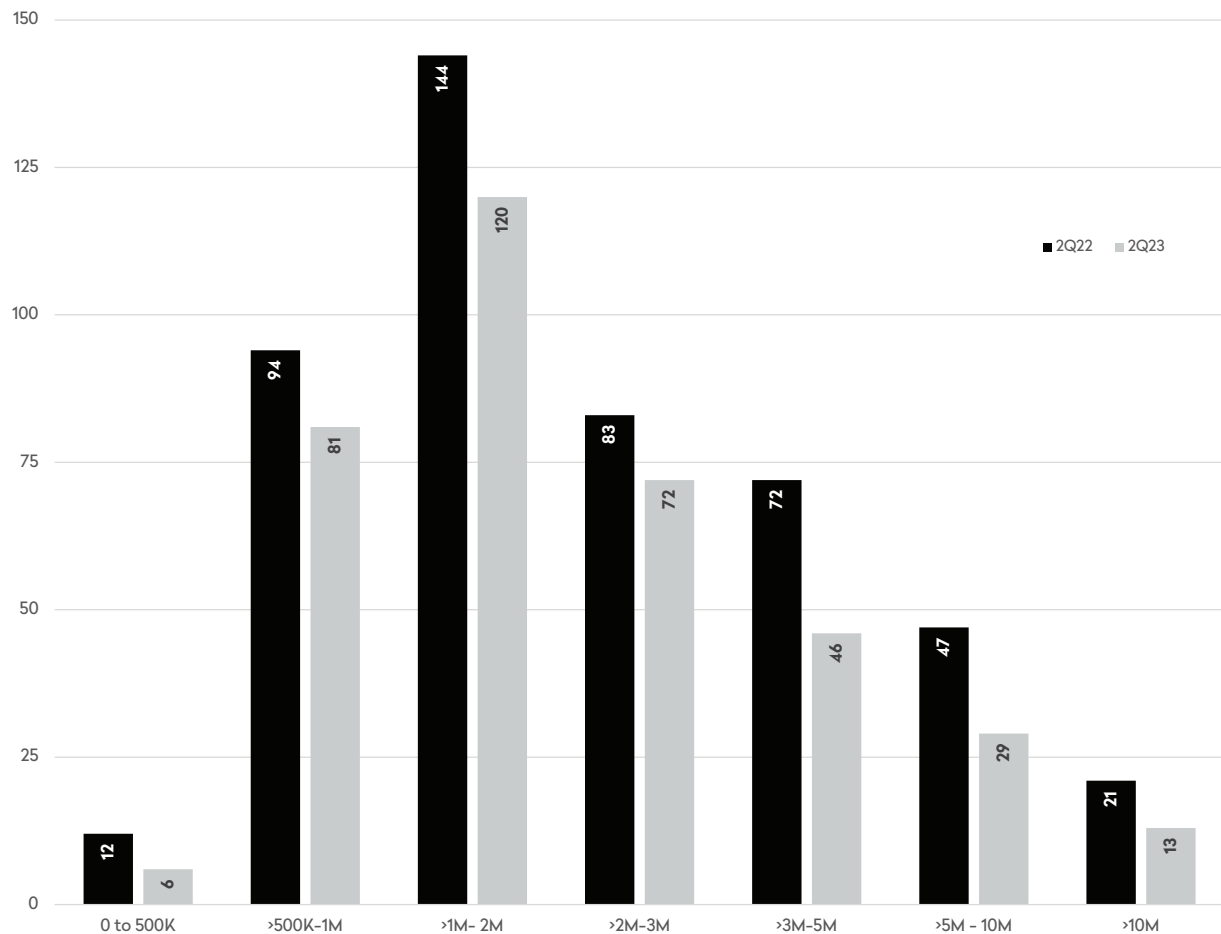


# Hamptons Market Report

## SOUTH FORK SALES BY PRICE: 2Q23 VS. 2Q22

Looking at the entire Hamptons area, east and west of the Shinnecock Canal, all price ranges experienced decreases in 2Q23. Apart from the ever-diminishing under \$500K range, the high-end luxury market experienced the largest declines compared to 2Q22. This is largely due to the lack of inventory in this range.

Particularly affecting the total dollar volume is the ultra high-end of the market. Although there were 38.1% fewer sales in this range compared to 2Q22, the 13 transactions above \$10M in 2Q23 (only 3.5% of the total number of sales) accounted for \$175.8M or 18% of the total dollar volume for the year.



SECOND 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
2Q23	\$4,582,479	\$3,250,000	6	0	0	0	3	1	1	1
2Q22	\$4,611,818	\$3,850,000	11	0	2	1	2	3	2	1
2Q21	\$3,037,868	\$2,528,650	33	1	6	5	11	7	2	1

### BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$3,761,000	\$2,877,500	10	0	0	1	6	1	2	0
2Q22	\$4,840,324	\$3,500,000	17	0	0	5	2	3	5	2
2Q21	\$4,990,096	\$3,200,000	45	0	2	9	10	9	12	3

### EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,202,095	\$1,765,000	85	0	11	42	17	11	3	1
2Q22	\$2,858,767	\$2,201,061	92	0	7	35	26	14	8	2
2Q21	\$2,007,425	\$1,712,500	154	1	28	70	33	18	4	0

### EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$3,804,444	\$2,500,000	9	0	0	4	1	2	1	1
2Q22	\$6,013,455	\$2,599,000	11	0	0	2	4	1	2	2
2Q21	\$4,679,653	\$3,622,500	36	0	0	7	7	13	7	2

### MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,734,904	\$1,600,000	13	0	5	3	2	1	1	1
2Q22	\$2,497,542	\$1,827,500	24	2	3	8	4	5	2	0
2Q21	\$2,436,278	\$1,825,500	46	7	6	16	7	6	3	1

SECOND 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
2Q23	\$3,383,333	\$3,650,000	3	0	0	0	1	2	0	0
2Q22	\$4,007,500	\$3,997,500	6	0	0	2	1	0	3	0
2Q21	\$6,126,208	\$4,625,000	12	0	1	1	4	0	3	3

### SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,648,684	\$1,575,000	19	0	2	10	1	3	3	0
2Q22	\$1,920,789	\$1,538,013	26	0	6	13	5	0	2	0
2Q21	\$1,525,073	\$1,297,500	38	1	11	19	4	3	0	0

### SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$3,061,667	\$2,517,500	12	0	2	2	3	2	3	0
2Q22	\$4,268,800	\$3,275,000	20	0	1	5	3	7	2	2
2Q21	\$3,037,511	\$2,600,000	47	0	3	14	10	14	6	0

### SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$10,857,860	\$8,350,000	7	0	0	0	1	0	3	3
2Q22	\$11,127,857	\$5,600,000	7	0	0	0	1	2	3	1
2Q21	\$7,861,786	\$6,437,500	14	0	0	2	0	3	3	6

### SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,289,000	\$1,352,500	10	0	2	5	1	1	1	0
2Q22	\$1,586,778	\$1,610,000	9	0	2	6	1	0	0	0
2Q21	\$1,968,385	\$1,450,000	13	0	2	7	1	3	0	0

SECOND 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
2Q23	\$2,249,113	\$1,855,000	40	0	7	16	10	5	2	0
2Q22	\$3,752,817	\$2,190,000	91	2	12	27	17	17	9	7
2Q21	\$1,854,595	\$1,360,000	96	0	31	37	16	8	3	1

### SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$5,840,010	\$3,840,000	20	0	0	1	6	7	2	4
2Q22	\$3,855,778	\$3,862,500	18	0	1	3	3	7	4	0
2Q21	\$5,134,429	\$2,875,000	49	1	5	12	10	7	9	5

### WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,873,750	\$2,873,750	2	0	0	0	1	1	0	0
2Q22	\$2,921,000	\$2,800,000	9	0	0	1	5	3	0	0
2Q21	\$6,038,294	\$2,775,000	17	0	1	4	6	2	2	2

### WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$5,268,125	\$4,250,000	16	0	0	1	5	4	4	2
2Q22	\$4,195,000	\$3,200,000	15	0	0	4	3	4	3	1
2Q21	\$6,626,093	\$5,365,000	27	0	1	2	2	7	11	4

SECOND 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
2Q23	\$902,917	\$920,000	6	0	3	3	0	0	0	0
2Q22	\$723,481	\$752,500	8	0	8	0	0	0	0	0
2Q21	\$697,540	\$540,000	6	3	2	1	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
2Q23	\$1,258,000	\$990,000	15	0	8	6	0	1	0	0
2Q22	\$1,000,529	\$925,000	17	0	9	8	0	0	0	0
2Q21	\$1,243,691	\$1,100,000	39	3	14	17	5	0	0	0

### HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$938,982	\$780,000	49	3	33	11	2	0	0	0
2Q22	\$894,894	\$795,000	50	4	33	12	1	0	0	0
2Q21	\$854,567	\$750,000	75	10	48	17	0	0	0	0

### QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$2,878,750	\$2,687,500	4	0	1	1	0	1	1	0
2Q22	\$2,052,500	\$2,080,000	4	0	1	1	1	1	0	0
2Q21	\$2,358,568	\$1,900,000	7	0	2	2	1	1	1	0

### QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$3,207,500	\$2,355,000	8	0	0	0	6	1	1	0
2Q22	\$6,059,000	\$1,850,000	9	0	0	5	0	1	1	2
2Q21	\$3,438,839	\$3,062,501	28	0	2	7	4	13	0	2

SECOND 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
2Q23	\$1,686,273	\$1,775,000	11	0	2	6	3	0	0	0
2Q22	\$1,922,222	\$1,600,000	9	0	2	5	1	1	0	0
2Q21	\$1,733,929	\$1,467,500	14	0	4	7	2	0	1	0

### SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$911,000	\$911,000	1	0	1	0	0	0	0	0
2Q22	\$0	\$0	0	0	0	0	0	0	0	0
2Q21	\$679,750	\$544,500	4	1	2	1	0	0	0	0

### WESTHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$1,525,000	\$1,537,500	8	1	1	4	2	0	0	0
2Q22	\$1,207,500	\$850,000	4	1	2	0	1	0	0	0
2Q21	\$1,757,667	\$1,600,000	21	0	7	7	4	3	0	0

### WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q23	\$1,703,208	\$1,087,500	12	2	3	4	1	1	1	0
2Q22	\$2,393,900	\$999,999	15	3	5	1	1	3	1	1
2Q21	\$1,512,784	\$995,000	35	8	10	8	6	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
2Q23	\$3,995,000	\$3,995,000	1	0	0	0	0	1	0	0
2Q22	\$2,375,000	\$2,375,000	1	0	0	0	1	0	0	0
2Q21	\$4,157,000	\$4,157,000	2	0	0	0	0	2	0	0

Q2  
2023

RESIDENTIAL  
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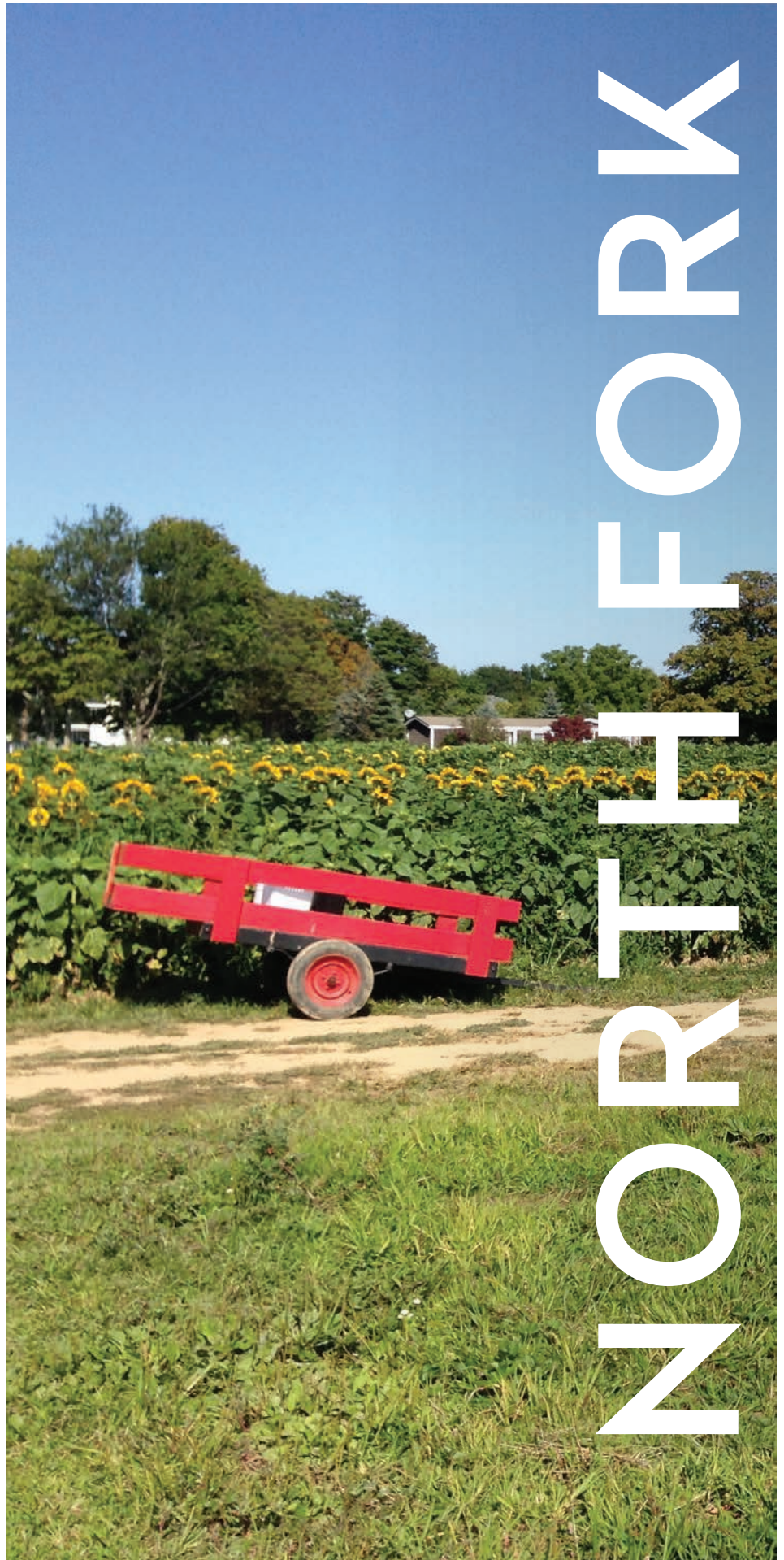
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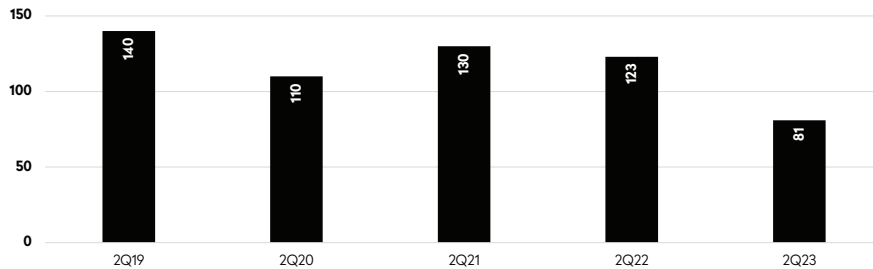
# North Fork Market Report

## SALES DECLINE, PRICES MODERATE

The pace of the North Fork real estate market has slowed considerably, particularly compared to previous second quarters, historically a strong part of the year for sales. Multiple economic factors, including rising interest rates and inflation, coupled with persistent low inventory, contributed to fewer sales in 2Q23.

The number of transactions on the North Fork declined 34.1%, from 123 in 2Q22 to 81 in 2Q23. Reflecting fewer sales, the total dollar volume dipped 37.5% to \$95M.

### Total Number of Sales



### NUMBER OF SALES

2Q23 VS. 2Q22

▼ 34.1%

### AVERAGE SOLD PRICE

2Q23 VS. 2Q22

▼ 5.1%

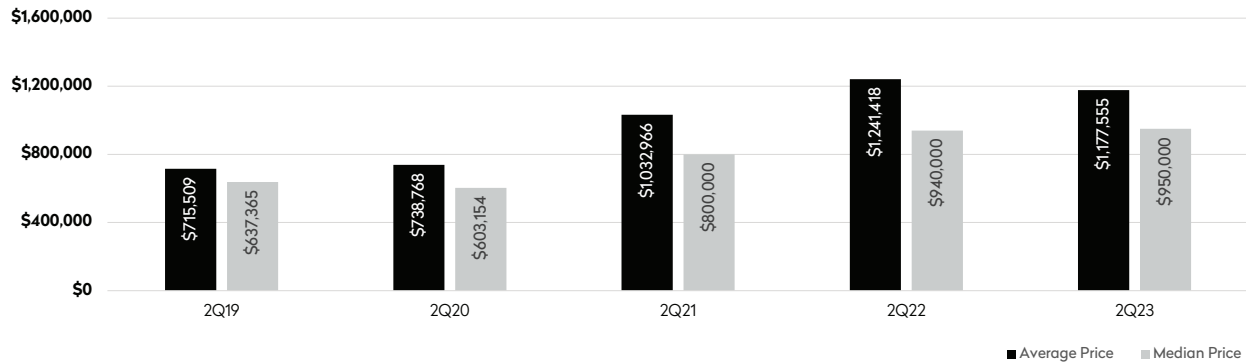
### DOLLAR VOLUME

2Q23 VS. 2Q22

▼ 37.5%

## AVERAGE AND MEDIAN SALES PRICES

Despite a significant decline in the number of sales, the average sales price on the North Fork only decreased by 5.1% compared to 2Q22. At \$1,177,555 this represents the second-highest 2Q average price to date. The median price - measuring the middle of the market - rose by 1.1% to \$950,000 in 2Q23, the record-high 2Q median price for the North Fork.



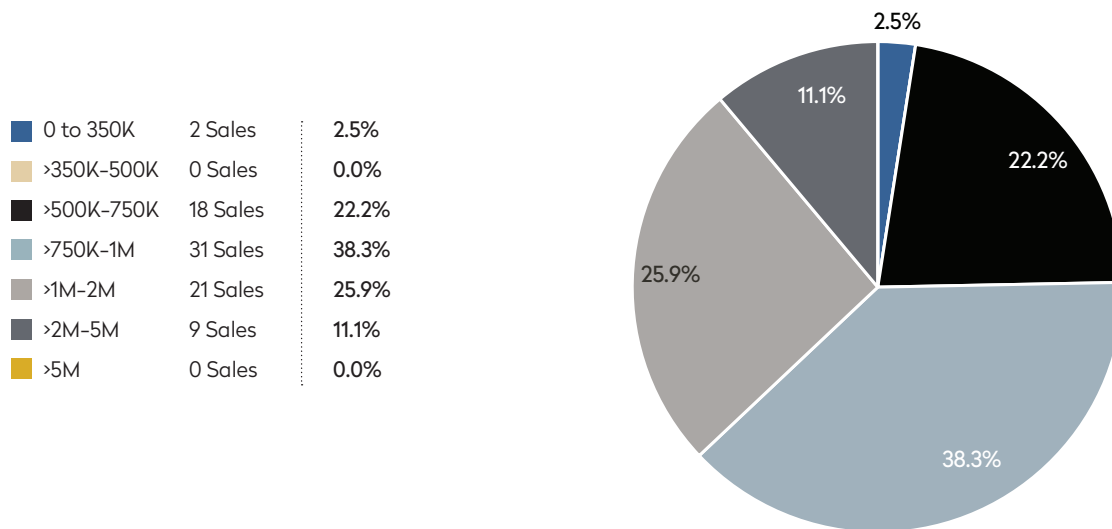
Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of July 17, 2023. 2Q23 data is preliminary and subject to revision in future reports.



# North Fork Market Report

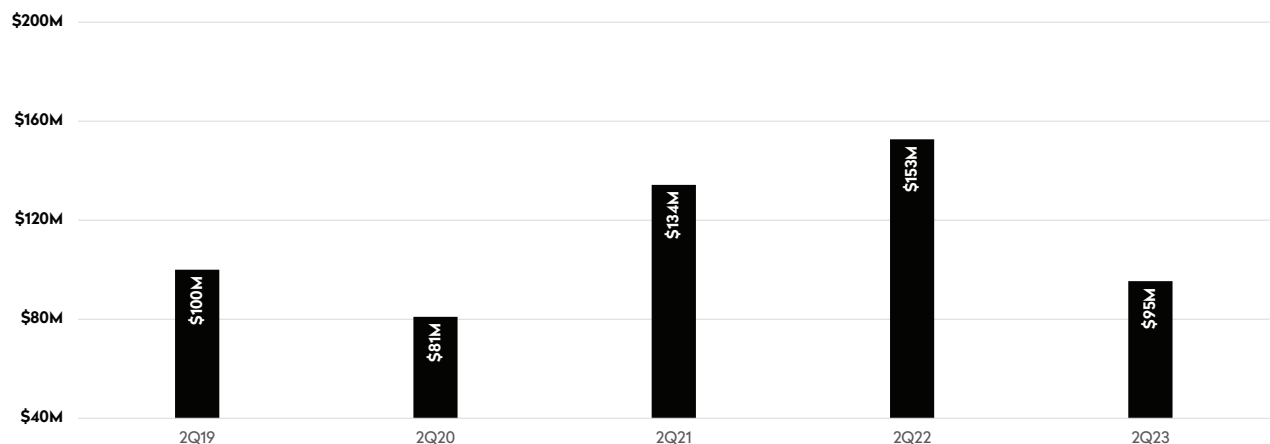
## PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in the Second Quarter of 2023 was by far the \$750,000 to \$1,000,000 category. There were 31 transactions in this range, representing 38.3% of the total sales in 2Q23. The categories above \$750,000 have been trending higher in recent years. As a point of comparison, 74.7% of all North Fork sales in 2Q19 were under \$750,000, while in 2Q23 only 24.7% 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 37.5% to \$95 Million. Reflecting the continuing rise in the average sales prices on the North Fork, the 2Q23 dollar volume is only 5% lower than in 2Q19, a quarter that had 73% more transactions.



SECOND 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
2Q23	\$705,778	\$650,000	9	0	0	6	2	1	0	0
2Q22	\$1,071,786	\$770,000	14	0	0	6	5	1	2	0
2Q21	\$648,179	\$550,000	14	0	7	3	2	2	0	0

### CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$1,401,650	\$989,500	10	0	0	0	6	1	3	0
2Q22	\$1,369,188	\$983,500	16	0	0	3	5	5	3	0
2Q21	\$1,058,962	\$800,000	13	0	0	6	2	3	2	0

### EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$1,588,667	\$1,061,000	6	0	0	0	3	2	1	0
2Q22	\$1,122,571	\$1,149,000	7	0	0	2	1	4	0	0
2Q21	\$768,200	\$825,000	5	0	0	2	3	0	0	0

### GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$1,002,167	\$821,500	6	1	0	2	1	2	0	0
2Q22	\$1,062,577	\$925,000	13	0	2	2	5	3	1	0
2Q21	\$511,250	\$482,500	12	4	2	2	4	0	0	0

### GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$962,500	\$962,500	2	0	0	0	1	1	0	0
2Q22	\$975,800	\$999,000	5	0	0	1	2	2	0	0
2Q21	\$882,143	\$915,000	7	1	0	1	3	2	0	0

SECOND QUARTER 2023

# 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
2Q23	\$1,031,699	\$810,995	10	0	0	4	4	1	1	0
2Q22	\$916,375	\$673,500	8	0	0	5	0	3	0	0
2Q21	\$1,101,077	\$914,000	13	0	1	5	3	2	2	0

### LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$694,666	\$789,999	3	1	0	0	2	0	0	0
2Q22	\$1,311,250	\$892,500	4	0	0	1	2	0	1	0
2Q21	\$924,013	\$924,013	2	0	0	1	0	1	0	0

### MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$1,233,600	\$937,500	10	0	0	2	4	3	1	0
2Q22	\$1,220,023	\$964,500	14	0	1	4	4	2	3	0
2Q21	\$1,109,833	\$795,000	15	0	1	5	5	2	2	0

### NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$2,335,000	\$2,335,000	2	0	0	0	0	0	2	0
2Q22	\$796,000	\$796,000	1	0	0	0	1	0	0	0
2Q21	\$1,191,250	\$1,145,000	4	0	0	0	1	3	0	0

### ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$921,000	\$921,000	2	0	0	0	1	1	0	0
2Q22	\$1,308,000	\$999,000	3	0	0	0	2	1	0	0
2Q21	\$2,330,100	\$2,250,000	5	0	0	0	1	1	3	0

SECOND QUARTER 2023

# 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
2Q23	\$1,700,000	\$1,700,000	1	0	0	0	0	1	0	0
2Q22	\$1,232,750	\$1,300,000	4	0	0	0	1	3	0	0
2Q21	\$996,000	\$996,000	2	0	0	1	0	1	0	0

### RIVERHEAD\*

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$460,952	\$440,000	61	20	18	17	3	3	0	0
2Q22	\$417,931	\$475,000	70	25	14	27	4	0	0	0
2Q21	\$396,945	\$396,999	62	26	16	16	4	0	0	0

### SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q23	\$1,050,000	\$1,050,000	2	0	0	0	1	1	0	0
2Q22	\$1,475,000	\$1,475,000	2	0	0	0	1	0	1	0
2Q21	\$707,500	\$707,500	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
2Q23	\$1,249,694	\$999,999	18	0	0	4	6	7	1	0
2Q22	\$1,467,956	\$1,200,000	32	0	0	7	7	14	3	1
2Q21	\$1,185,042	\$918,000	36	0	2	7	10	13	4	0

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

# Contact Us

## SECOND QUARTER 2023

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