

Q2

2024

RESIDENTIAL MARKET REPORT

S O T A I



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 Second Quarter 2024 Hamptons Market Report.

After a significant slowdown during 2023 and early 2024, the Hamptons real estate market rebounded during the second quarter of 2024, with increases in the number of sales, total dollar volume and the average sold price.

There were 29.7% more sales transactions across the Hamptons in the second quarter of 2024 than in 2Q23, representing a difference of 109 sales (476 in 2Q24 vs. 367 in 2Q23).

Even more impressive, the total dollar volume achieved in 2Q24 (\$1.49 Billion) is 52.6% higher than in 2Q23. This represents the second-highest second-quarter dollar volume recorded, slightly edging out the 2Q22 figure of \$1.46 Billion.

The average sold price in the Hamptons during 2Q24 was \$3,134,707, a 17.7% increase from 2Q23, and the highest second-quarter average sold price to date. The median sold price, measuring the middle of the market, increased by 4% to \$1,872,500 and is the highest second-quarter median sold price recorded.

These figures become even more striking when we break out the average and median prices for the Hamptons markets East and West of the Shinnecock Canal. For the Hamptons East of the Canal, the average sold price during 2Q24 was \$3,726,515 and the median price was \$2,350,000. Reflecting the availability of homes at lower price points West of the Canal, the average price for that region was \$1,885,336 and the median price was \$1,170,000.

Most notable was a 76.9% increase in the number of sales in the \$10M+ category. The 23 transactions above \$10M in 2Q24 (only 4.83% of the total number of sales) accounted for \$383 Million, or 25.7% of the total dollar volume for the year.

While still nowhere near pre-Covid levels, the inventory of available homes for sale is up approximately 20% compared to this time last year. The increase in supply, combined with a significant number of price adjustments of houses that have been on the market for several months or longer, have contributed to the rise in buyer activity in the second quarter of 2024.

The recent moderation in inflation and mortgage rates, combined with the continued strength of the labor market and stock market, provides encouragement that the Hamptons real estate market will continue its robust pace through the coming months.

Philip O'Connell

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC

Hamptons Market Report

THE MARKET REBOUNDS WITH MORE TRANSACTIONS

After a significant slowdown during 2023 and early 2024, the Hamptons real estate market rebounded during the second quarter of 2024, with increases in the number of sales, total dollar volume and the average sold price.

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NUMBER OF SALES

2Q24 VS. 2Q23

▲ 29.7 %

DOLLAR VOLUME

2Q24 VS. 2Q23

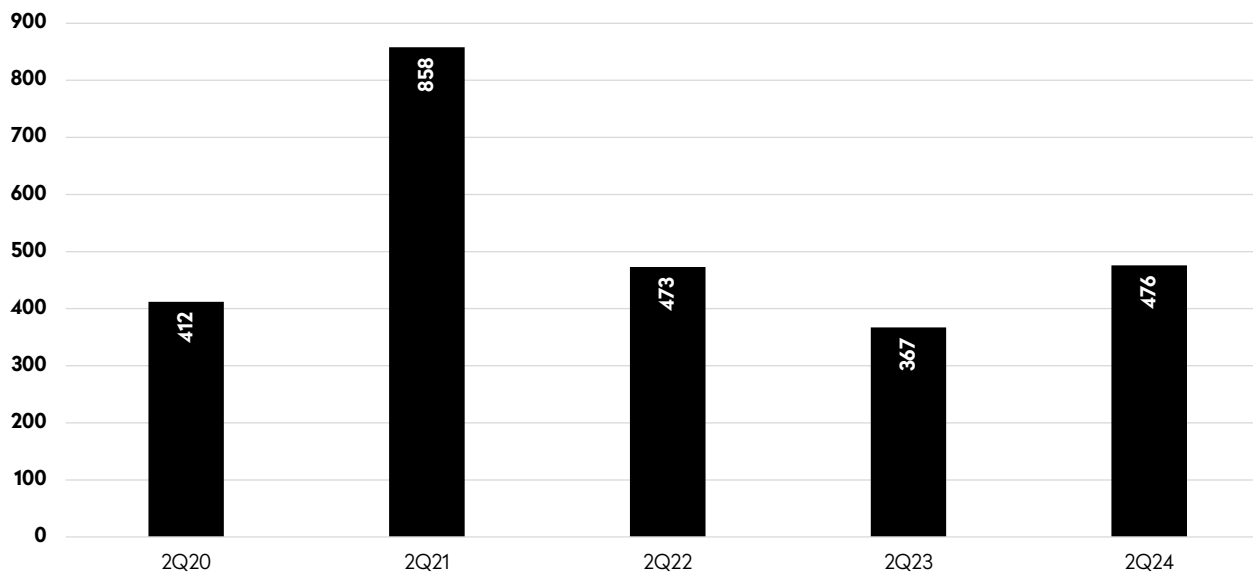
▲ 52.6 %

AVERAGE SOLD PRICE

2Q24 VS. 2Q23

▲ 17.7 %

TOTAL NUMBER OF SALES

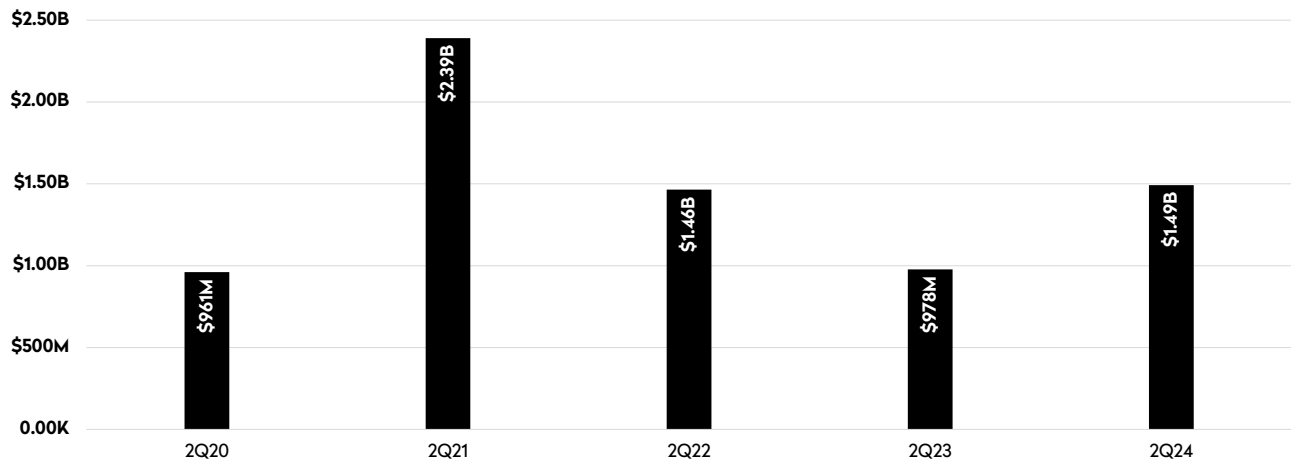


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of July 19th of each year reported. 2Q24 data is preliminary and subject to revision in future reports.

Hamptons Market Report

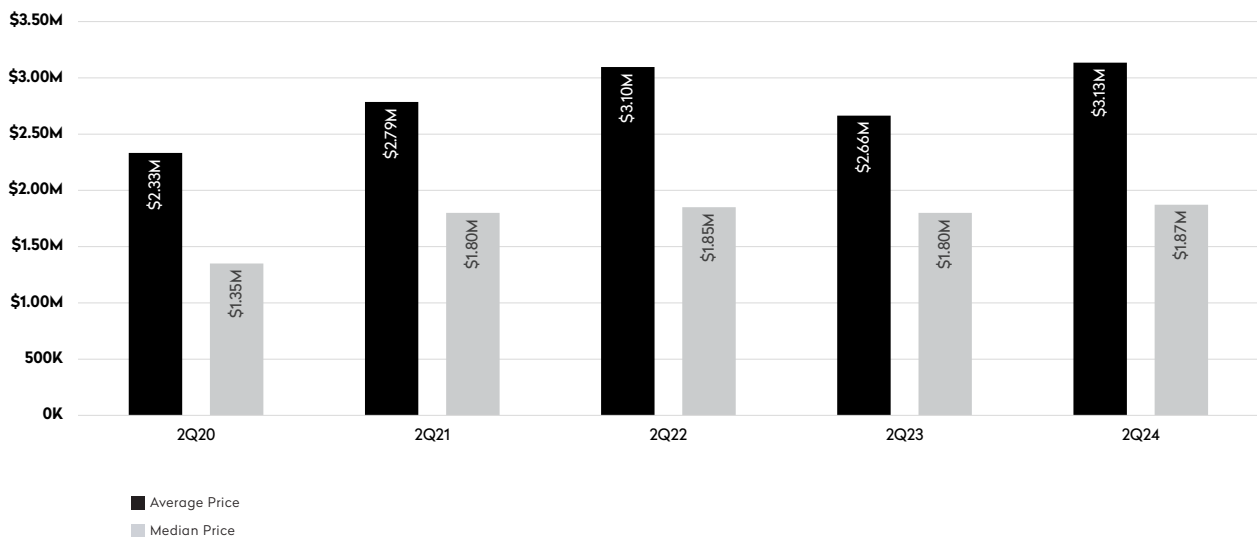
TOTAL DOLLAR VOLUME SOARS

The total dollar volume achieved in 2Q24 (\$1.49 Billion) is 52.6% higher than in 2Q23. This represents the second-highest second-quarter dollar volume recorded, slightly edging out the 2Q22 figure of \$1.46 Billion.



AVERAGE AND MEDIAN SALES PRICES REACH RECORD LEVELS

The average sold price in the Hamptons during 2Q24 was \$3,134,707, a 17.7% increase from 2Q23, and the highest second-quarter average sold price to date. The median sold price, measuring the middle of the market, increased by 4% to \$1,872,500 and is the highest first-quarter median sold price recorded.



Hamptons Market Report



AVERAGE + MEDIAN 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 sold price East of the Canal in 2Q24 was \$3.73M, while West of the Canal it was \$1.89M. The median sold price East of the Canal in 2Q24 was \$2.35M, while West of the Canal it was \$1.17M.

Average Sold Price	2Q24	2Q23
All Hamptons	\$3,134,707	\$2,664,401
East of the Canal	\$3,726,515	\$3,231,226
West of the Canal	\$1,885,336	\$1,422,314

Median Sold Price	2Q24	2Q23
All Hamptons	\$1,872,500	\$1,800,000
East of the Canal	\$2,350,000	\$2,297,500
West of the Canal	\$1,170,000	\$999,000

East of the Canal = Southampton to Montauk.

West of the Canal = Remsenburg/Speonk to Hampton Bays.

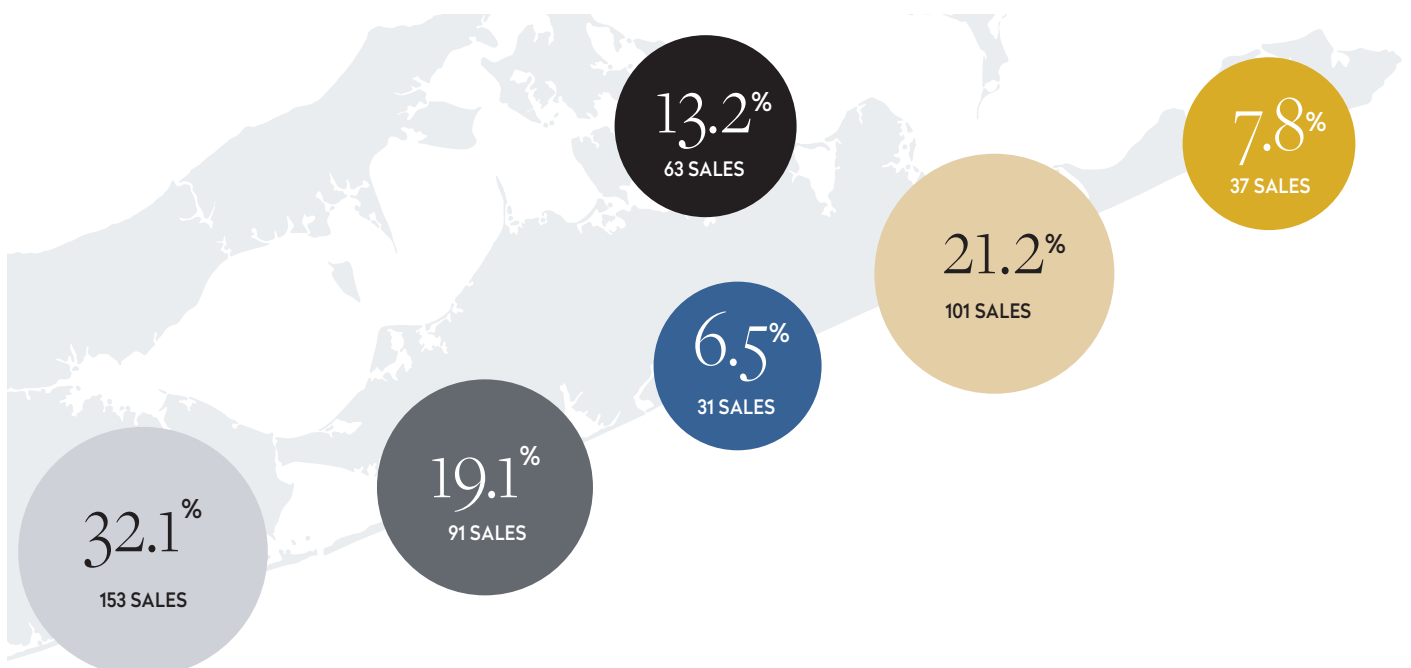
Hamptons Market Report

DOLLAR VOLUME BY AREA

The East Hampton Area accounted for 21.2% of the total number of sales, and generated the highest dollar volume, with \$345 Million. The Westhampton Area had highest number sales (32.1% of the total number of sales), and accounted for \$288M in total dollar volume.



NUMBER OF SALES BY AREA

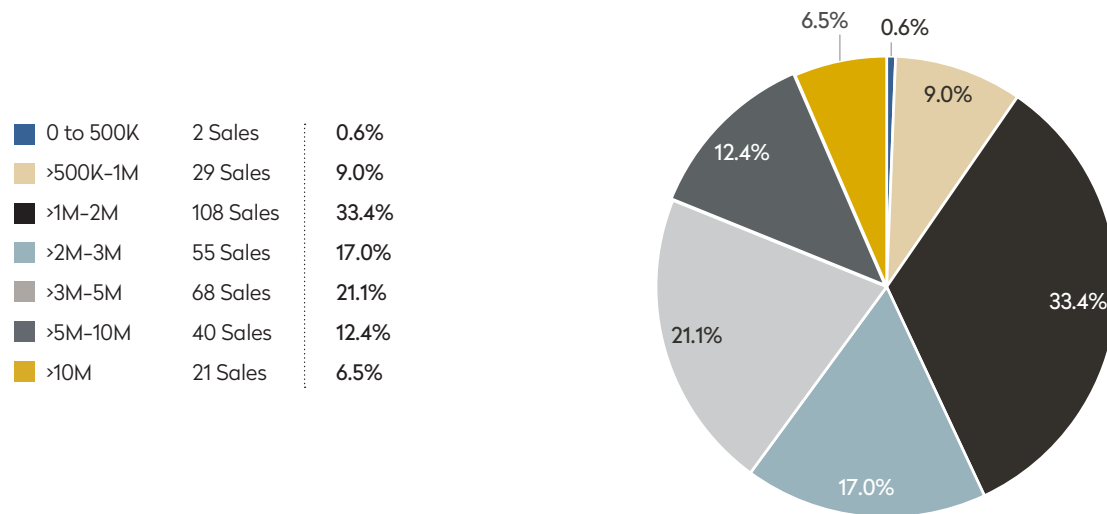


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

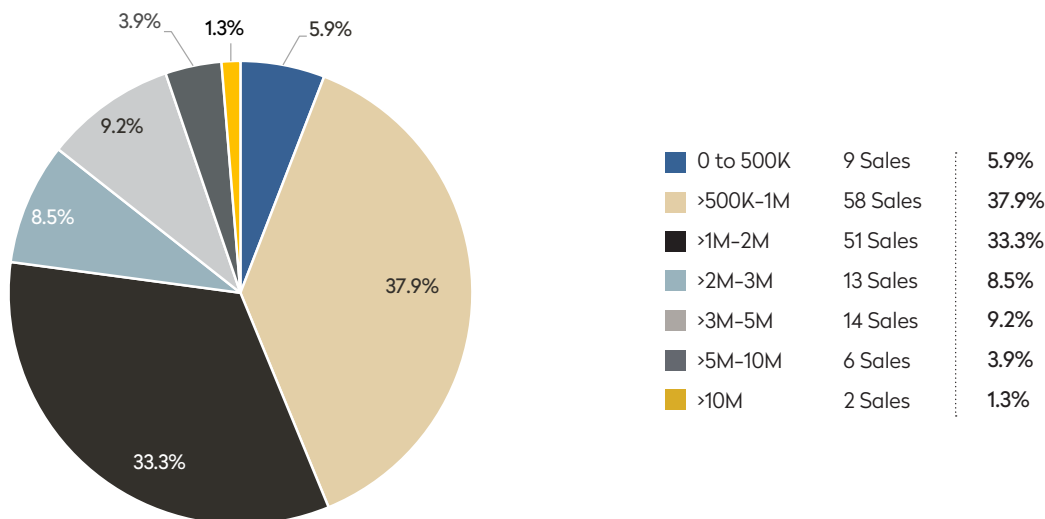
Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 108 sales in 2Q24, accounting for 33.4% of all transactions. The \$3 million to \$5 million range had the second-highest number of sales, with 68 transactions.



Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 37.9% 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 33.3% of all closings in this area.

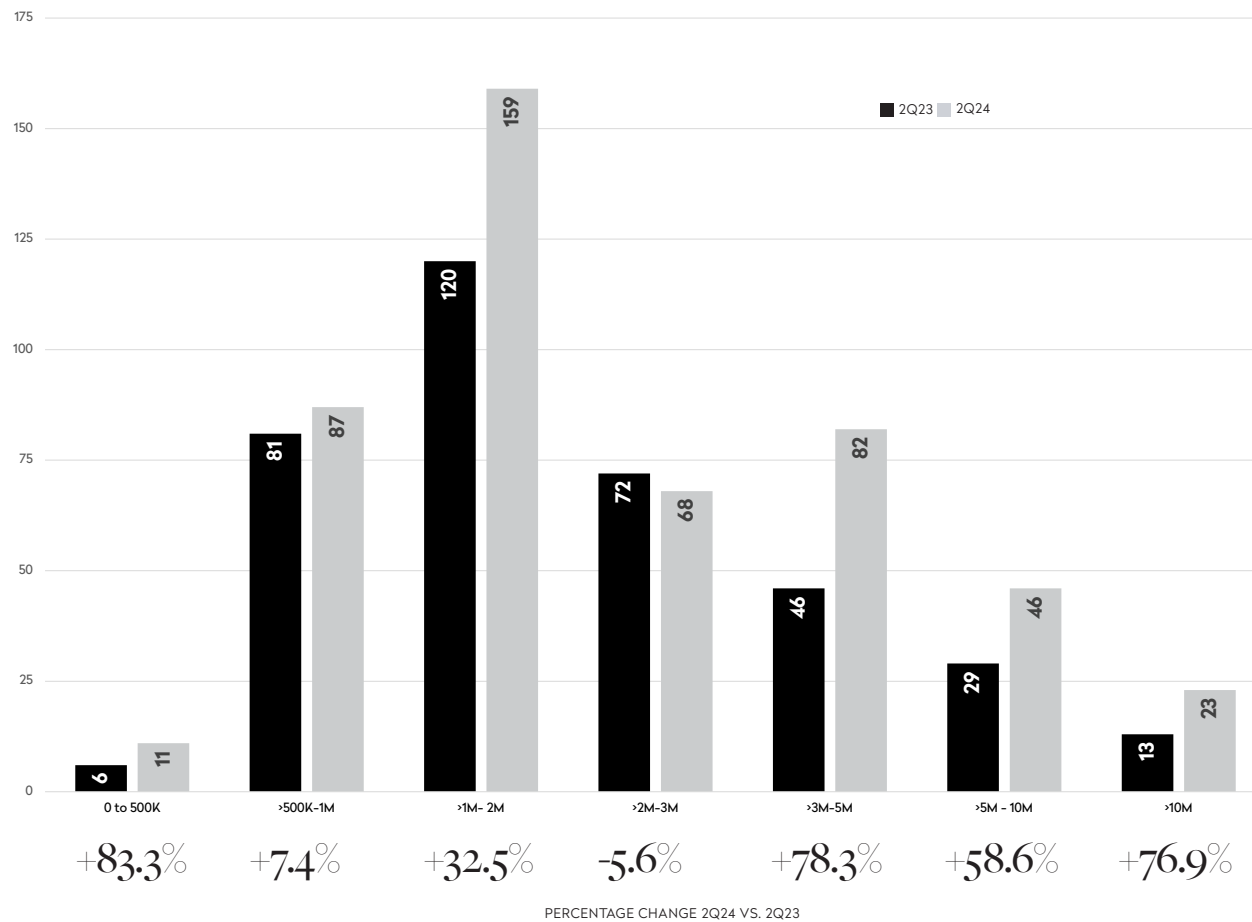


Hamptons Market Report

SOUTH FORK SALES BY PRICE: 2Q24 VS. 2Q23

Looking at the entire Hamptons area, East and West of the Shinnecock Canal, every price range experienced an increase in transactions in 2Q24 compared to 2Q23, except for the \$2M - \$3M range. This is more a reflection of less inventory in this price range than a lack of demand. The \$3M - \$5M range had a 78.3% increase in sales; 82 transactions in 2Q24 vs. 46 in 2Q23.

Most notable was a 76.9% increase in the number of sales in the \$10M+ category. The 23 transactions above \$10M in 2Q24 (only 4.83% of the total number of sales) accounted for \$383 Million, or 25.7% of the total dollar volume for the year.



SECOND QUARTER 2024

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
2Q24	\$5,948,227	\$6,040,000	11	0	1	1	1	2	3	3
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

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$5,355,000	\$3,365,000	24	1	0	3	4	7	5	4
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

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$2,687,237	\$1,977,500	80	0	11	32	18	13	3	3
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

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$7,139,063	\$4,450,000	16	0	0	4	2	2	6	2
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

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$2,395,615	\$1,862,500	26	0	3	12	6	3	2	0
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

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
2Q24	\$4,573,000	\$4,137,500	10	0	0	2	0	5	3	0
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

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$2,512,741	\$1,900,000	27	0	4	10	3	8	2	0
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

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$4,163,612	\$2,475,000	15	0	1	3	5	3	1	2
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

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$13,908,500	\$12,000,000	7	0	0	0	0	2	1	4
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

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$1,815,000	\$1,465,000	11	1	0	7	2	1	0	0
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

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
2Q24	\$2,575,012	\$1,625,000	55	0	8	24	7	12	3	1
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

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$4,505,833	\$3,202,500	24	0	1	4	6	6	6	1
2Q23	\$5,804,010	\$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

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$3,227,000	\$1,860,000	5	0	0	3	0	1	1	0
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

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$4,914,208	\$4,125,000	12	0	0	3	1	3	4	1
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

SECOND QUARTER 2024

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
2Q24	\$722,667	\$688,000	3	0	3	0	0	0	0	0
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

EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$1,159,883	\$1,025,000	27	3	10	13	0	1	0	0
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

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$1,045,089	\$932,500	50	3	32	12	1	2	0	0
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

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$995,000	\$995,000	1	0	1	0	0	0	0	0
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

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$5,286,625	\$2,865,000	14	0	0	6	1	2	3	2
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

SECOND QUARTER 2024

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
2Q24	\$2,001,300	\$1,520,000	10	0	3	4	0	3	0	0
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

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$477,500	\$477,500	2	1	1	0	0	0	0	0
2Q23	\$911,000	\$911,000	1	0	1	0	0	0	0	0
2Q22	\$0	\$0	0	0	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
2Q24	\$1,669,011	\$1,700,000	17	1	4	7	3	2	0	0
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

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$2,702,353	\$2,200,000	29	1	4	9	8	4	3	0
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

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2Q24	\$0	\$0	0	0	0	0	0	0	0	0
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



Q2

2024
RESIDENTIAL
MARKET
REPORT

NORTH FORK

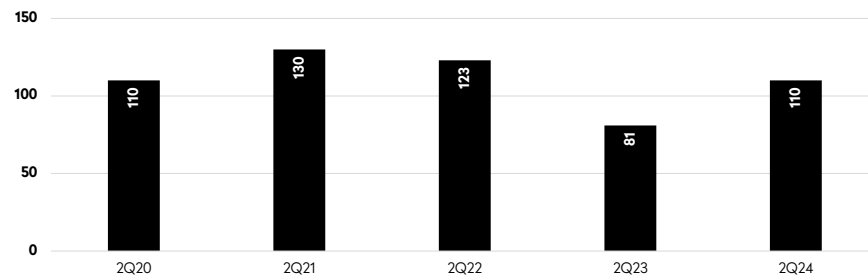
North Fork Market Report

STRONG GROWTH IN SALES ACTIVITY

The increase in activity in the North Fork real estate market experienced during the First Quarter continued to accelerate in the Second Quarter of 2024 as compared to the same time last year. There were 110 sales transactions in 2Q24, 35.8% higher than in 2Q23.

The total dollar volume rose to \$122M, a 28.2% increase compared to 2Q23.

Total Number of Sales



NUMBER OF SALES

2Q24 VS. 2Q23

▲ 35.8 %

AVERAGE SOLD PRICE

2Q24 VS. 2Q23

▼ 5.6 %

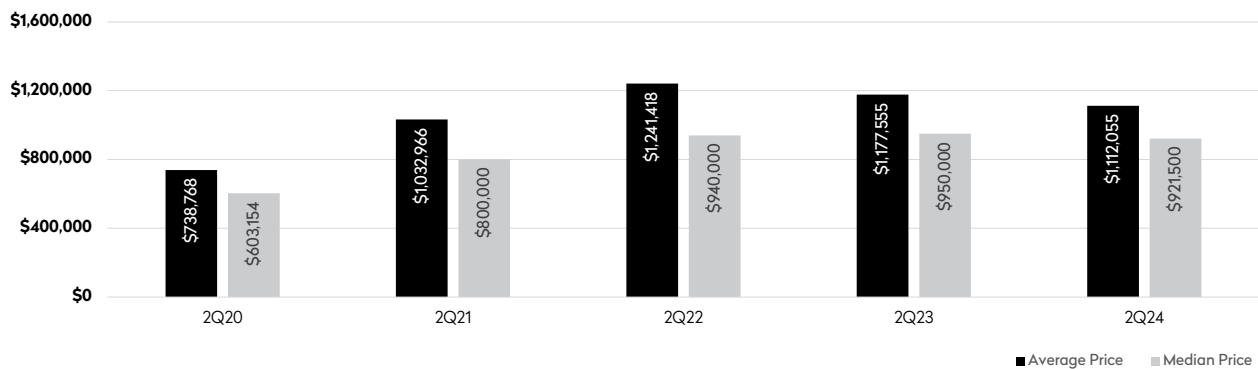
DOLLAR VOLUME

2Q24 VS. 2Q23

▲ 28.2 %

AVERAGE AND MEDIAN SALES PRICES DECLINE MODERATELY

After several years of steadily increasing, the average sales price on the North Fork leveled off during the First Quarter of 2024, and decreased 5.6% in the Second Quarter compared to 2Q23. At \$1,112,055 this still represents the third-highest second-quarter average price to date. The median price - measuring the middle of the market - declined 3% to \$921,500 in 2Q24, the third-highest second-quarter median sold price for the North Fork.

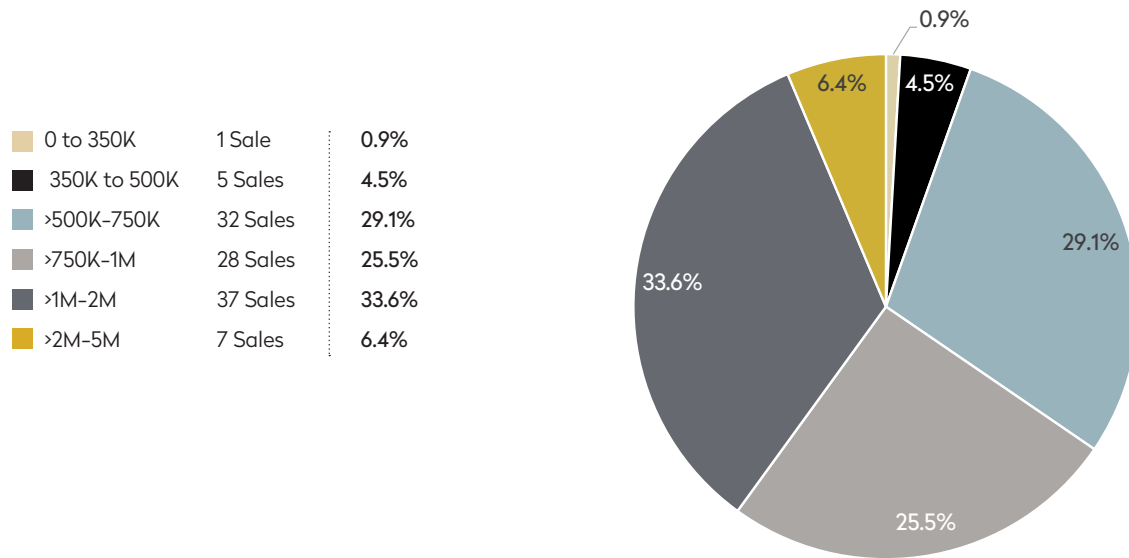


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North Fork Market Report

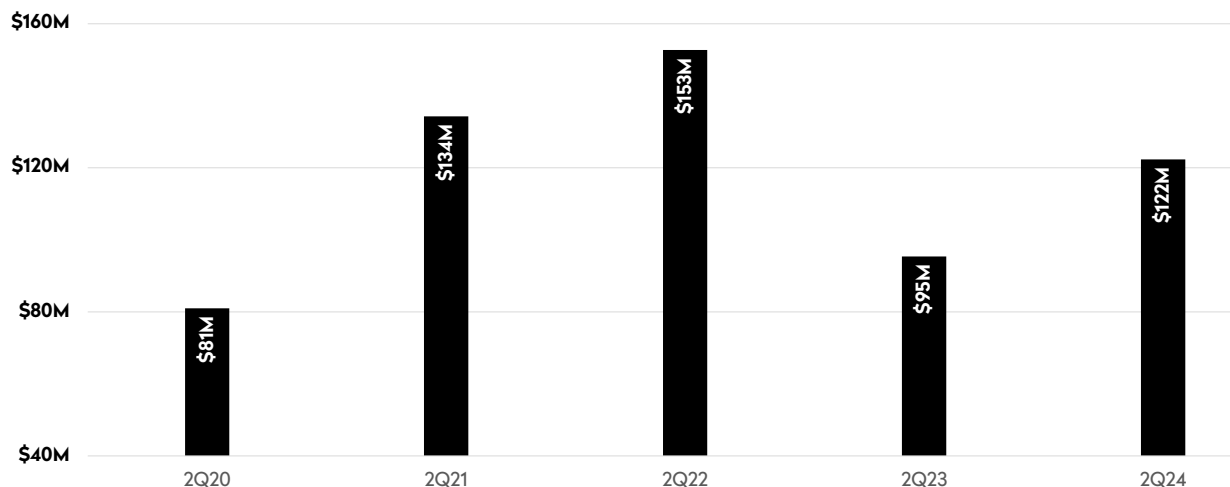
PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in 2Q24 was the \$1M to \$2M category. There were 37 transactions in this range, representing 33.6% of the total sales. The second highest category in 2Q24 was the \$500K - \$750K range, with 32 sales and 29.1% of the total.



TOTAL DOLLAR VOLUME

The North Fork total dollar volume in 2Q24 increased by 28.2% compared to 2Q23. At \$122 Million, this represents the third-highest second-quarter figure to date. Reflecting the increase in prices on the North Fork since the Covid pandemic fueled an unprecedented rise in sales and prices, the 2Q24 dollar volume is 21% higher than in 2Q20, despite having the same number of transactions.



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
2Q24	\$939,019	\$710,000	9	0	2	3	1	3	0	0
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

CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$1,390,639	\$1,350,000	18	0	0	4	2	10	2	0
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

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$1,354,000	\$1,100,000	5	0	1	0	1	2	1	0
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

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$878,438	\$825,000	8	0	0	4	2	2	0	0
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

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$952,429	\$884,000	14	1	1	4	2	6	0	0
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

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
2Q24	\$804,173	\$730,000	11	0	0	6	4	1	0	0
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

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$1,999,000	\$1,999,000	2	0	0	0	0	1	1	0
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

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$893,417	\$850,500	12	0	0	4	5	3	0	0
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

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$0	\$0	0	0	0	0	0	0	0	0
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

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$1,651,500	\$1,651,500	2	0	0	0	0	1	1	0
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

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
2Q24	\$891,667	\$875,000	3	0	1	0	1	1	0	0
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

RIVERHEAD*

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$460,952	\$440,000	71	18	17	23	9	2	2	0
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

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$0	\$0	0	0	0	0	0	0	0	0
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

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2Q24	\$1,237,270	\$953,000	26	0	0	7	10	7	2	0
2Q23	\$1,249,694	\$999,999	18	2	0	14	25	14	8	0
2Q22	\$1,467,956	\$1,200,000	32	0	3	24	29	24	11	0

* 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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Second Quarter 2024

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