

Q3

2024
RESIDENTIAL
MARKET
REPORT

HAMPTONS



Brown Harris Stevens *THE Craft of Research*

Hamptons + North Fork Market Report

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HAMPTONS

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Hamptons Market Report



We are pleased to present our Third Quarter 2024 Hamptons Market Report.

The Hamptons real estate market in the third quarter of 2024 continued to be one of high demand amid a relatively constrained inventory. The result was another quarter of year-to-year increases in the number of sales and total dollar volume. After several consecutive quarters of slower activity in 2023 and early 2024, the number of transactions rebounded during the second quarter of 2024, and that growth continued throughout 3Q24.

The total number of sales transactions in the Hamptons rose by 22.1%, with 409 sales in 3Q24 compared to 335 in 3Q23. Every price range experienced increases in the number of sales in 3Q24, but the transactions over \$5M soared over 77% compared to the same period last year (55 in 3Q24 vs. 31 in 3Q23).

The increase in the number of sales transactions in 3Q24 led to a 20% rise in the total dollar volume. The \$1.1 Billion in sales achieved in 3Q24 represents the third-highest 3Q dollar volume recorded. As usual, sales at the ultra-luxury level contributed significantly to the total dollar volume. The 16 transactions over \$10 Million accounted for only 3.9% of the total number of sales, but were responsible for 18.8% of the total dollar volume (\$207M).

Despite the rise in activity, prices haven't changed much over the past year, with the average sold price of \$2,699,350 being just 1.7% lower than 2023's third quarter. The median sold price, measuring the middle of the market, decreased by 4.1% to \$1,600,000.

These figures become even more interesting 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 3Q24 was \$3,418,930 and the median price was \$2,200,000. Reflecting the availability of homes at lower price points West of the Canal, the average price for that region was \$1,613,358 and the median price was \$950,000.

We expect the pace of sales to continue in the coming months, as mortgage rates decline further due to falling inflation. Add in the record-breaking performance of the stock market and a slowing but still decent labor market, demand should remain strong. We've already seen a significant number of signed contracts over the past few weeks, which bodes well for closings in the fourth quarter of 2024 and provides encouragement that the Hamptons real estate market will continue its robust pace through the coming months.

Robert Nelson

Executive Managing Director
Brown Harris Stevens of the Hamptons, LLC

Hamptons Market Report

THE MARKET CONTINUES TO REBOUND

The Hamptons real estate market in the third quarter of 2024 continued to be one of high demand amid a relatively constrained inventory. The result was another quarter of year-to-year increases in the number of sales and total dollar volume.

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The increase in the number of sales transactions in 3Q24 led to a 20% rise in the total dollar volume. The \$1.1 Billion in sales achieved in 3Q24 represents the third-highest 3Q dollar volume recorded.

Despite the rise in activity prices haven't changed much over the past year, with the average sold price just 1.7% lower than 2023's third quarter. The average sold price in the Hamptons during 3Q24 was \$2,699,350. The median sold price, measuring the middle of the market, decreased by 4.1% to \$1,600,000.

NUMBER OF SALES

3Q24 VS. 3Q23

▲ 22.1%

DOLLAR VOLUME

3Q24 VS. 3Q23

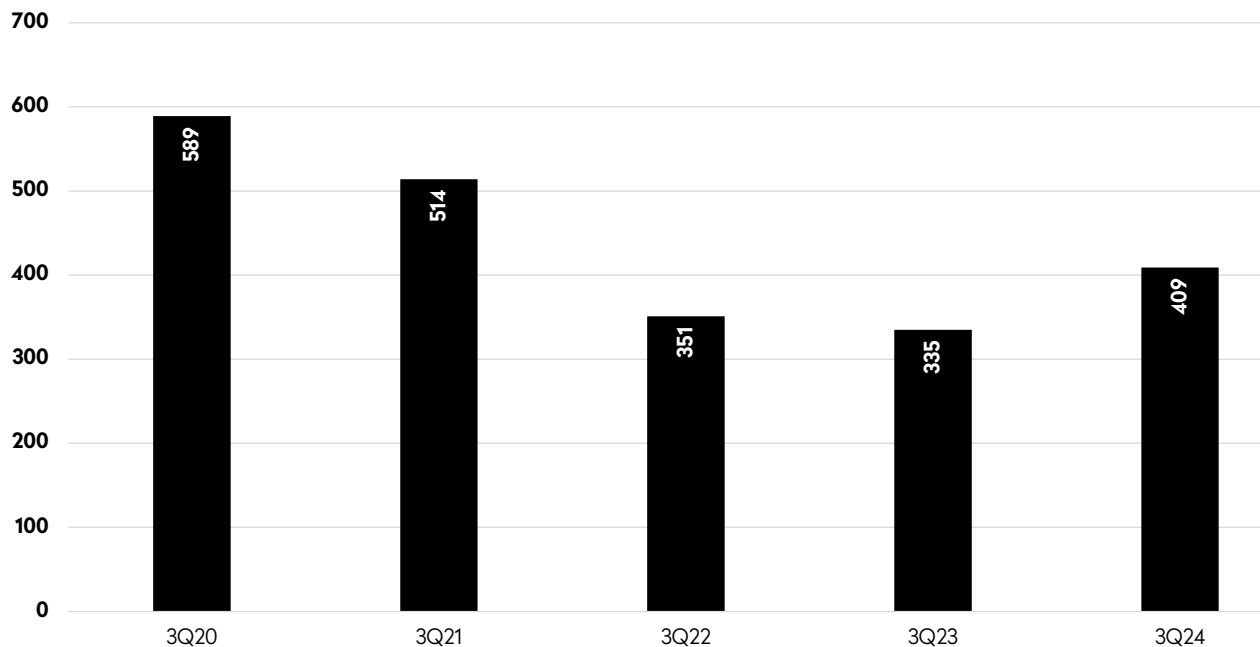
▲ 20%

AVERAGE SOLD PRICE

3Q24 VS. 3Q23

▼ 1.7%

TOTAL NUMBER OF SALES ON THE RISE

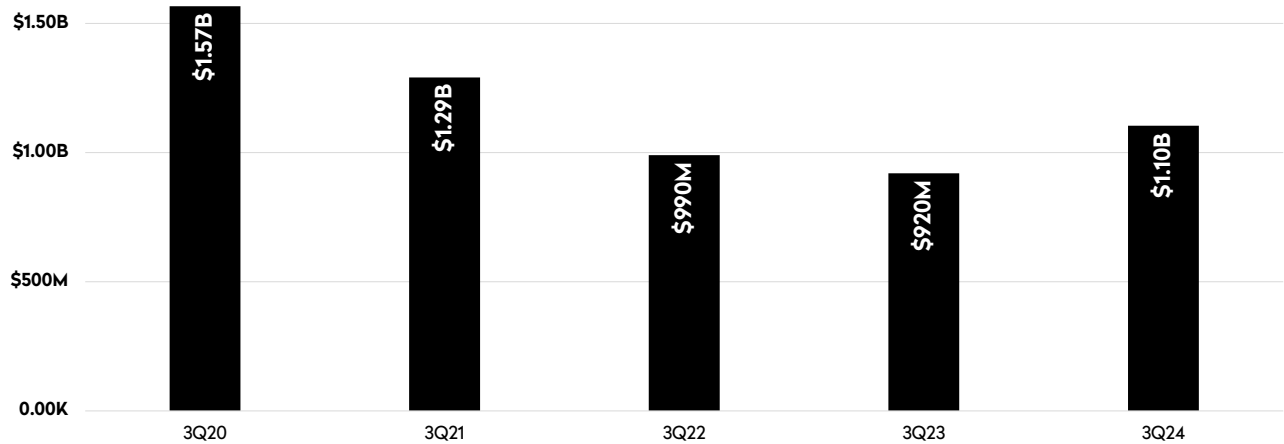


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of October 18th of each year reported. 3Q24 data is preliminary and subject to revision in future reports.

Hamptons Market Report

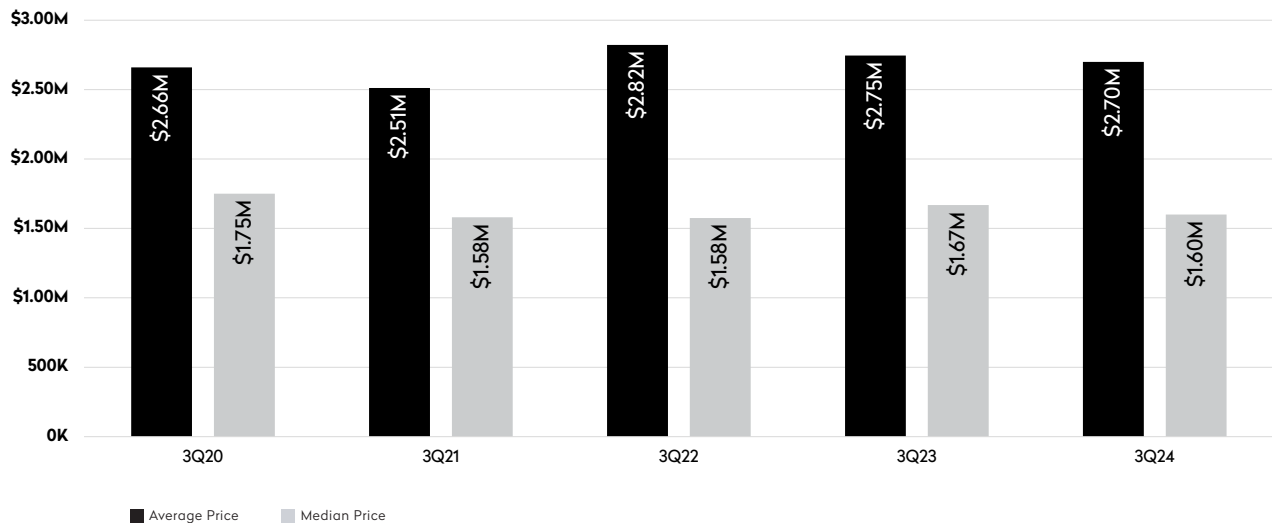
TOTAL DOLLAR VOLUME OVER \$1B

The total dollar volume achieved in 3Q24 (\$1.1 Billion) is 20% higher than in 3Q23. This represents the third-highest 3Q dollar volume recorded.



AVERAGE AND MEDIAN SALES PRICES LEVEL OFF

The average sold price in the Hamptons during 3Q24 was \$2,699,350, a 1.7% decrease from 3Q23, but is still the third-highest 3Q average sold price to date. The median sold price, measuring the middle of the market, decreased by 4.1% to \$1,600,000, but is also the third-highest 3Q figure to date.



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 3Q24 was \$3.42M, while West of the Canal it was \$1.6M. The median sold price East of the Canal in 3Q24 was \$2.2M, while West of the Canal it was \$950K.

Average Sold Price	3Q23	3Q24	Change
All Hamptons	\$2,745,529	\$2,699,350	-1.7%
East of the Canal	\$3,584,086	\$3,418,930	-4.6%
West of the Canal	\$1,354,589	\$1,613,358	+19.1%

Median Sold Price	3Q23	3Q24	3Q24
All Hamptons	\$1,800,000	\$1,600,000	-4.1%
East of the Canal	\$2,125,000	\$2,200,000	+3.5%
West of the Canal	\$990,000	\$950,000	-4.0%

East of the Canal = Southampton to Montauk.

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

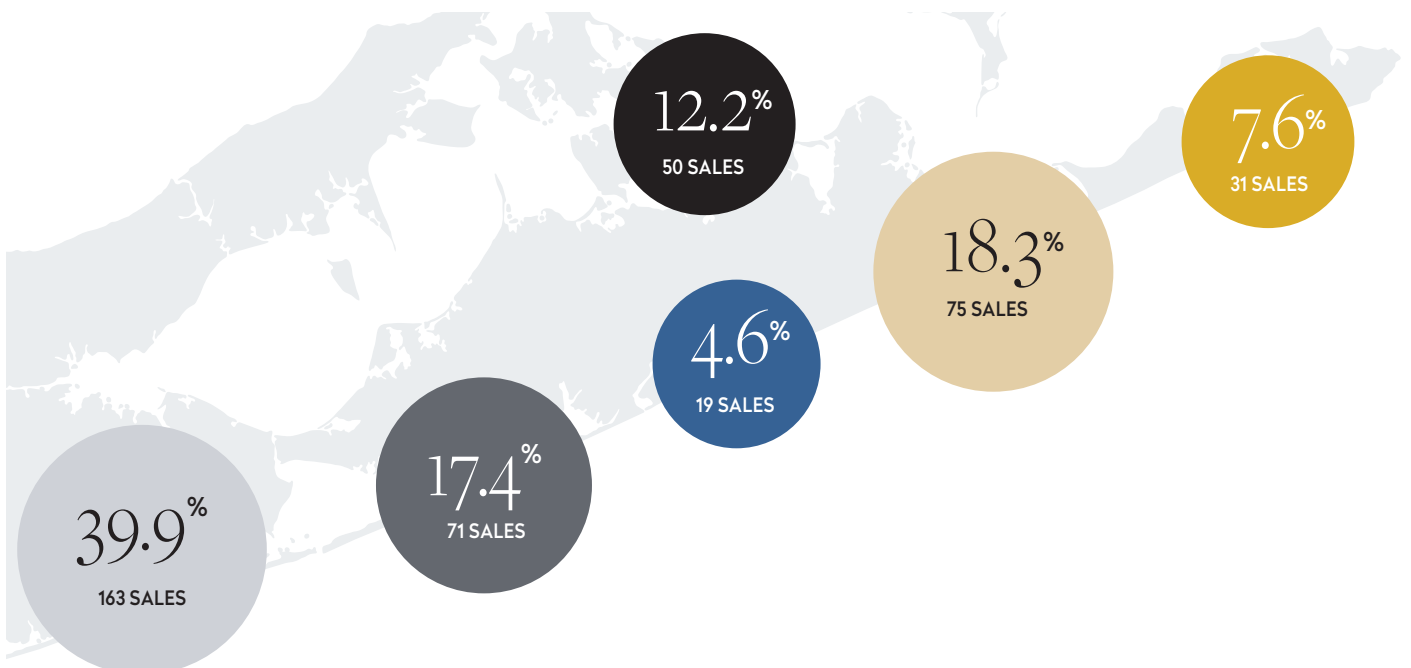
Hamptons Market Report

DOLLAR VOLUME BY AREA

For the first time, the Westhampton Area had both the highest number of sales (39.9% of the total number of 3Q24 sales), and the highest total dollar volume (\$263M) compared to the other areas in the Hamptons.



NUMBER OF SALES BY AREA

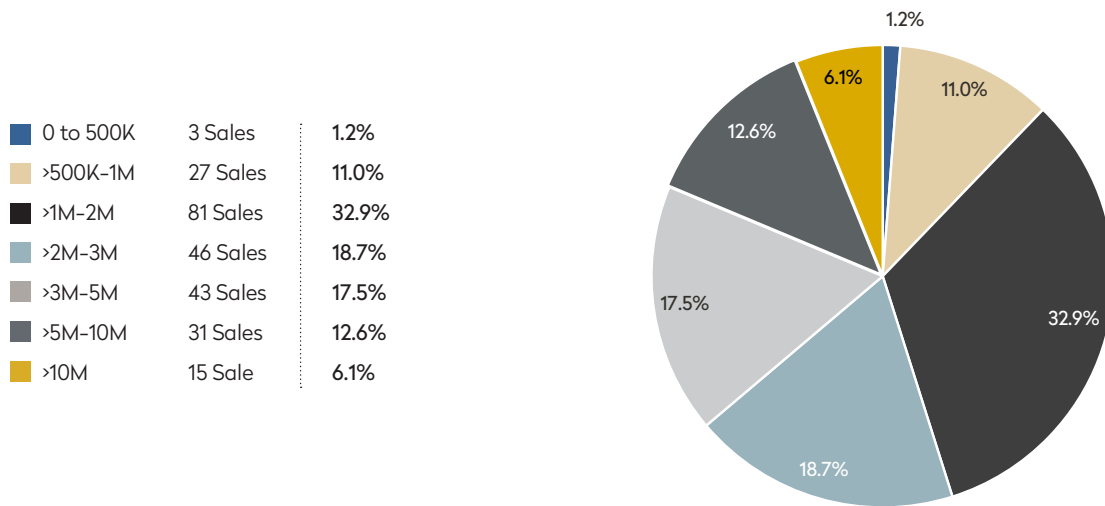


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

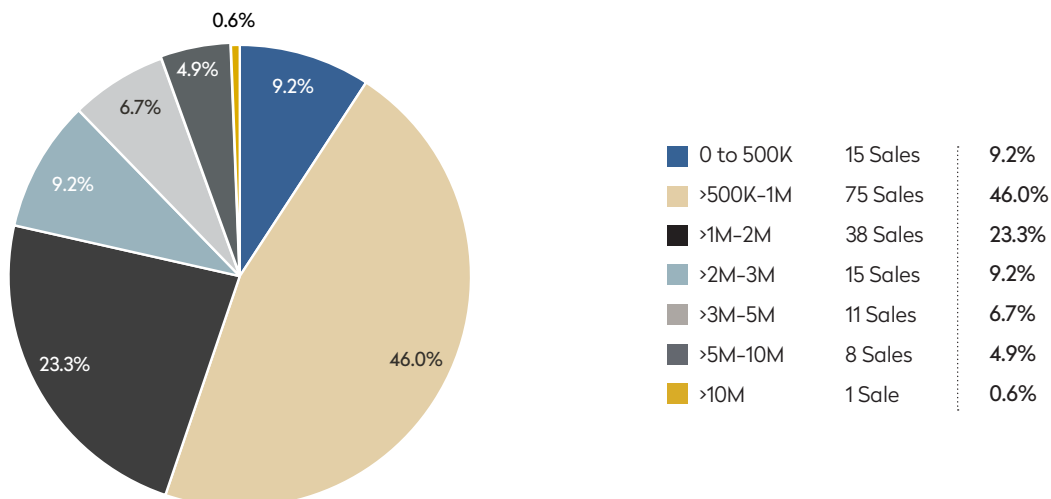
Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 81 sales in 3Q24, accounting for 32.9% of all transactions. Reflecting the rise in the average sold price over the last several years, sales under \$1 million represented only 12.2% of all transactions in 3Q24.



Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 46% 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 23.3% of all closings in this area.

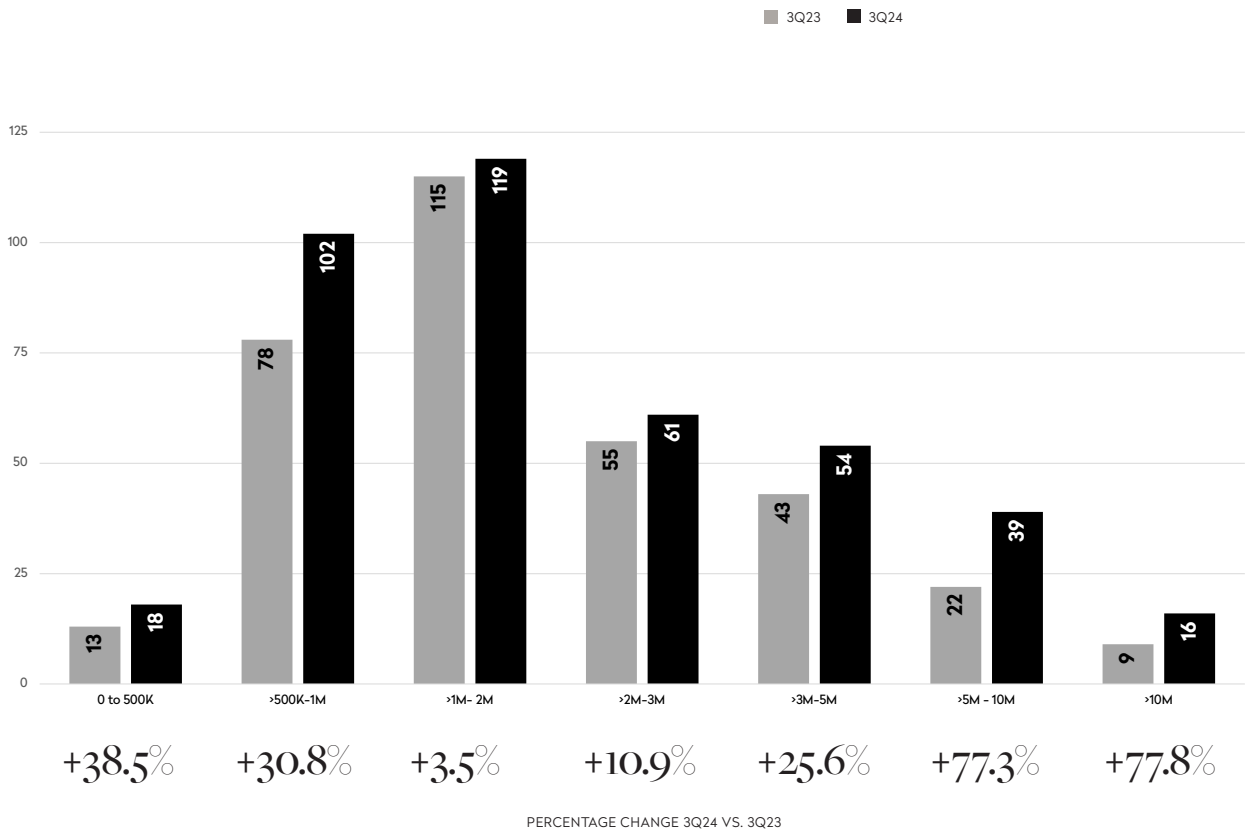


Hamptons Market Report

SOUTH FORK SALES BY PRICE: 3Q24 VS. 3Q23

Looking at the entire Hamptons area, East and West of the Shinnecock Canal, every price range experienced an increase in transactions in 3Q24 compared to 3Q23. Transactions above \$5M soared over 77% compared to the same period last year (55 in 3Q24 vs. 31 in 3Q23).

Most notable was a 77.8% increase in the number of sales in the \$10M+ category. The 16 transactions over \$10 Million accounted for only 3.9% of the total number of sales, but were responsible for 18.8% of the total dollar volume (\$207M).



THIRD QUARTER 2024

Hamptons

RESIDENTIAL SALES - 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
3Q24	\$3,847,727	\$2,600,000	11	0	1	2	4	1	2	1
3Q23	\$3,471,900	\$2,762,500	10	0	1	2	3	2	2	0
3Q22	\$4,189,500	\$4,947,500	5	0	0	1	1	1	2	0

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$6,069,000	\$6,747,500	10	0	0	0	2	2	5	1
3Q23	\$9,529,444	\$6,800,000	9	0	0	1	2	1	2	3
3Q22	\$5,113,056	\$3,595,000	18	0	3	3	1	3	6	2

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$1,824,120	\$1,525,000	61	1	8	32	12	8	0	0
3Q23	\$2,174,329	\$1,795,000	65	0	9	32	11	13	1	0
3Q22	\$2,271,871	\$1,665,000	67	2	9	29	12	10	4	1

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$6,071,154	\$4,350,000	13	0	0	0	3	6	1	3
3Q23	\$12,747,500	\$2,725,000	6	0	0	2	2	0	0	2
3Q22	\$4,698,889	\$3,000,000	9	0	0	2	3	2	1	1

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$2,848,000	\$2,047,500	20	0	2	8	3	3	4	0
3Q23	\$2,485,500	\$2,325,000	12	1	1	3	4	2	1	0
3Q22	\$2,819,214	\$1,675,000	14	0	2	7	3	1	0	1

THIRD QUARTER 2024

Hamptons

RESIDENTIAL SALES - 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
3Q24	\$5,968,333	\$5,750,000	3	0	0	0	1	0	2	0
3Q23	\$1,542,000	\$1,542,000	1	0	0	1	0	0	0	0
3Q22	\$3,691,667	\$4,000,000	3	0	0	1	0	1	1	0

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$2,707,308	\$1,750,000	13	0	2	5	1	3	2	0
3Q23	\$2,588,125	\$2,012,500	8	0	0	4	2	2	0	0
3Q22	\$2,300,000	\$2,275,000	16	0	0	7	7	1	1	0

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$2,855,775	\$2,197,500	20	0	1	8	4	5	2	0
3Q23	\$2,742,583	\$2,130,000	12	0	0	5	3	3	1	0
3Q22	\$2,750,000	\$2,220,000	13	0	1	4	2	6	0	0

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$8,719,444	\$8,500,000	9	0	0	0	1	0	5	3
3Q23	\$8,150,000	\$5,525,000	6	0	0	0	0	3	2	1
3Q22	\$5,494,000	\$6,100,000	5	0	0	0	0	2	3	0

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$3,355,228	\$2,150,000	14	0	2	5	2	3	1	1
3Q23	\$2,330,842	\$1,330,000	15	0	3	7	4	0	0	1
3Q22	\$3,199,568	\$2,325,000	14	0	2	3	3	4	2	0

THIRD QUARTER 2024

Hamptons

RESIDENTIAL SALES - 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
3Q24	\$2,935,280	\$1,515,001	51	2	10	17	7	9	3	3
3Q23	\$1,836,889	\$1,625,000	27	0	6	15	3	2	1	0
3Q22	\$2,096,074	\$1,600,000	27	1	6	8	6	4	2	0

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$3,553,958	\$2,793,750	12	0	1	2	5	2	1	1
3Q23	\$6,018,000	\$3,197,500	20	0	2	2	6	3	5	2
3Q22	\$12,537,308	\$5,140,000	13	0	0	1	3	2	2	5

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$9,350,000	\$9,350,000	1	0	0	0	0	0	1	0
3Q23	\$4,625,000	\$3,500,000	5	0	0	0	1	2	2	0
3Q22	\$4,115,000	\$2,300,000	3	0	0	1	1	0	1	0

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$6,690,625	\$4,647,500	8	0	0	2	1	1	2	2
3Q23	\$3,828,833	\$3,837,500	12	0	1	2	2	5	2	0
3Q22	\$7,749,056	\$7,495,000	9	0	0	0	2	0	5	2

THIRD QUARTER 2024

Hamptons

RESIDENTIAL SALES - 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
3Q24	\$744,417	\$725,000	6	0	6	0	0	0	0	0
3Q23	\$712,429	\$740,000	7	1	6	0	0	0	0	0
3Q22	\$712,429	\$807,500	8	0	7	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
3Q24	\$1,259,494	\$920,000	31	6	11	11	1	1	1	0
3Q23	\$1,027,521	\$775,000	19	3	8	7	1	0	0	0
3Q22	\$1,027,521	\$1,200,000	25	0	11	11	3	0	0	0

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$1,008,126	\$852,000	61	3	47	8	2	1	0	0
3Q23	\$978,050	\$860,000	51	4	33	11	2	1	0	0
3Q22	\$978,050	\$790,000	52	5	38	7	0	2	0	0

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$728,333	\$845,000	3	1	2	0	0	0	0	0
3Q23	\$1,149,500	\$1,149,500	2	0	1	1	0	0	0	0
3Q22	\$1,149,500	\$660,000	1	0	1	0	0	0	0	0

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$4,376,000	\$4,000,000	15	0	1	3	1	5	4	1
3Q23	\$2,015,833	\$1,585,000	6	0	0	4	1	1	0	0
3Q22	\$2,015,833	\$2,675,000	4	0	0	1	2	0	0	1

THIRD QUARTER 2024

Hamptons

RESIDENTIAL SALES - 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
3Q24	\$2,301,250	\$2,132,500	8	0	1	2	4	0	1	0
3Q23	\$3,868,500	\$3,400,000	5	0	0	2	0	1	2	0
3Q22	\$3,868,500	\$2,050,000	5	0	1	1	1	2	0	0

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$463,333	\$400,000	3	2	1	0	0	0	0	0
3Q23	\$682,000	\$650,000	3	0	3	0	0	0	0	0
3Q22	\$682,000	\$749,000	3	0	3	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
3Q24	\$1,582,321	\$1,242,500	14	1	2	7	3	1	0	0
3Q23	\$1,959,954	\$1,705,000	15	0	0	10	4	1	0	0
3Q22	\$1,959,954	\$1,403,750	20	0	1	17	1	1	0	0

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$2,119,921	\$1,800,000	21	2	4	7	4	2	2	0
3Q23	\$1,482,706	\$1,150,000	17	4	4	4	4	1	0	0
3Q22	\$1,482,706	\$1,440,000	14	0	4	4	5	1	0	0

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
3Q24	\$3,675,000	\$3,675,000	1	0	0	0	0	1	0	0
3Q23	\$5,900,000	\$5,900,000	1	0	0	0	0	0	1	0
3Q22	\$5,900,000	\$3,300,000	3	0	0	1	0	2	0	0

Q3

2024
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NORTH FORK

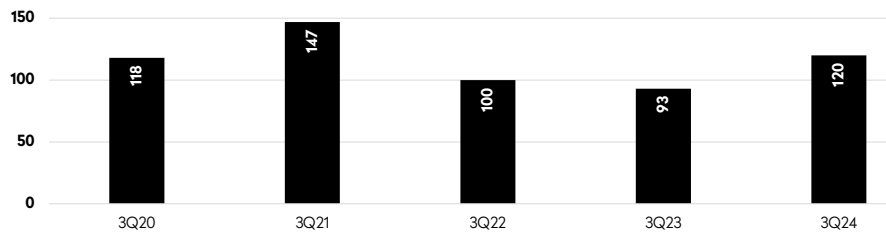
North Fork Market Report

STRONG GROWTH IN SALES ACTIVITY CONTINUES

The increase in activity in the North Fork real estate market experienced during the second quarter continued to accelerate in the third quarter of 2024 as compared to the same period last year. There were 120 sales transactions in 3Q24, 29% higher than in 3Q23.

The increase in the number of sales, combined with a modest rise in the average sold price, led to a significant increase in the total dollar volume. The 3Q24 total dollar volume for the North Fork was \$160M, a 37.6% increase compared to 3Q23.

Total Number of Sales



NUMBER OF SALES

3Q24 VS. 3Q23

▲ 29.0 %

AVERAGE SOLD PRICE

3Q24 VS. 3Q23

▲ 6.6 %

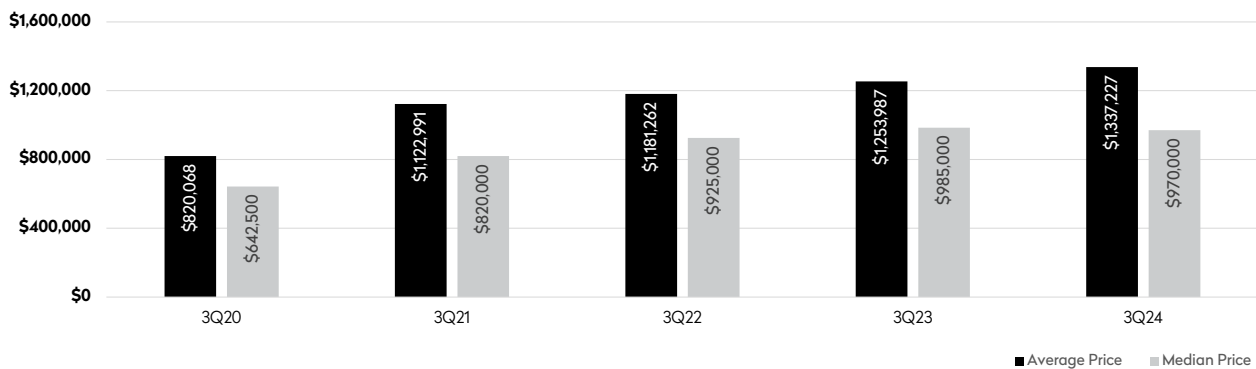
DOLLAR VOLUME

3Q24 VS. 3Q23

▲ 37.6 %

AVERAGE AND MEDIAN SALES PRICES

Fueled largely by an increase in the number of sales over \$1M, the average sold price on the North Fork rose by 6.6% during the third quarter of 2024. At \$1,337,227, this represents the highest 3Q average sold price to date. The median price - measuring the middle of the market - declined 1.5% to \$970,000 in 3Q24, but is still the second-highest 3Q median sold price for the North Fork.

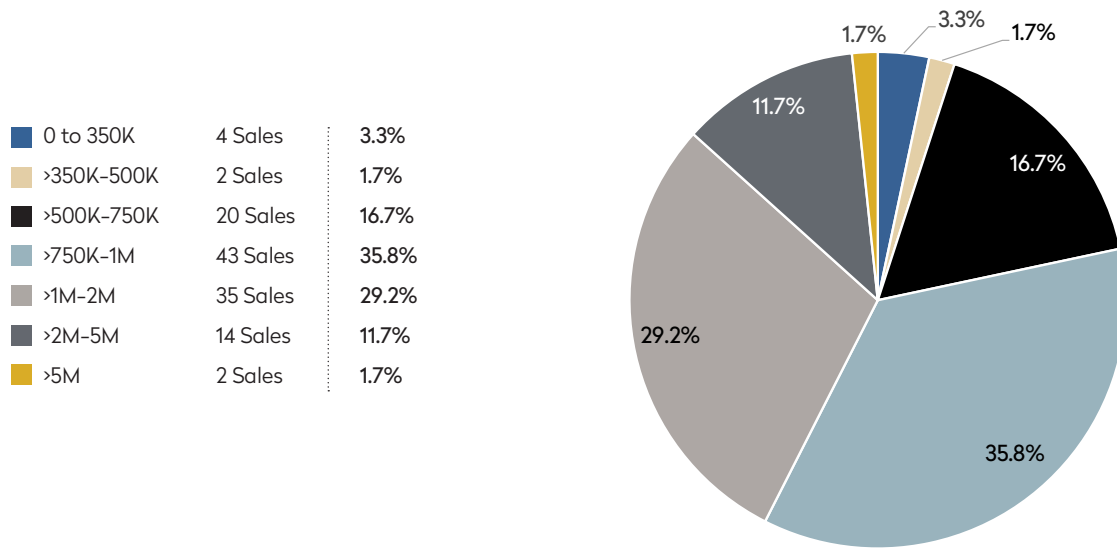


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North Fork Market Report

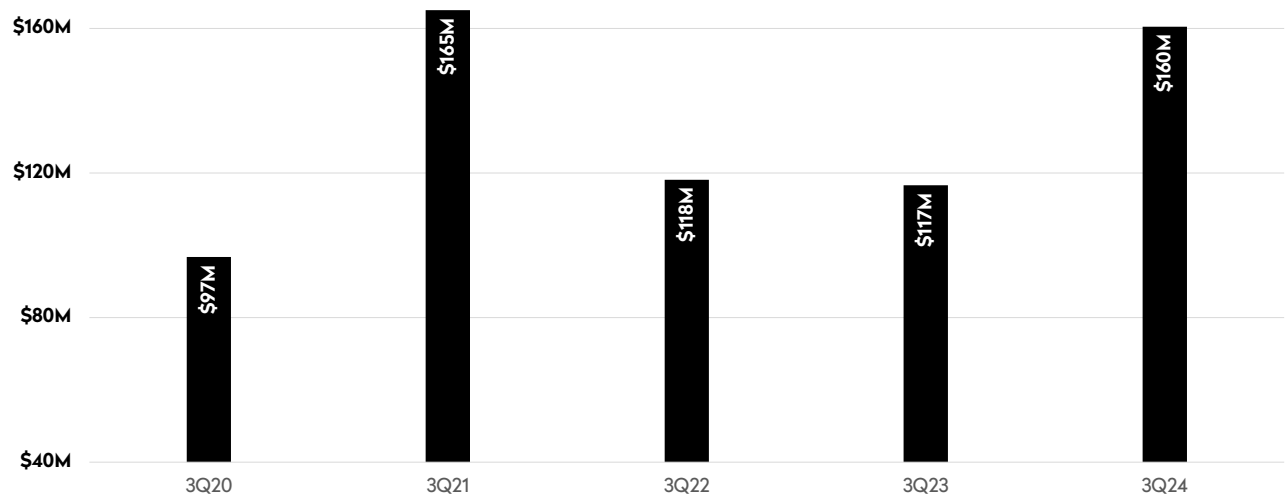
PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in 3Q24 was the \$750K - \$1M range, with 43 sales, representing 35.8% of the total transactions. The second highest category in 3Q24 was the \$1M to \$2M range, with 35 sales and 29.2% of the total. By contrast, in 3Q23, there were only 11 transactions above \$1M.



TOTAL DOLLAR VOLUME

The North Fork total dollar volume in 3Q24 increased by 37.6% compared to 3Q23. At \$160 Million, this represents the second-highest 3Q 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 3Q24 dollar volume is 65% higher than in 3Q20, despite having the nearly the same number of transactions (120 in 3Q24 vs. 118 in 3Q20).



THIRD QUARTER 2024

North Fork Market Report

RESIDENTIAL SALES

AQUEBOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$1,064,536	\$940,000	14	0	0	1	10	3	0	0
3Q23	\$757,833	\$777,500	6	0	0	3	3	0	0	0
3Q22	\$648,429	\$700,000	7	0	1	5	1	0	0	0

CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$990,036	\$900,750	14	0	0	4	7	2	1	0
3Q23	\$1,948,483	\$1,437,650	12	0	0	1	2	6	2	1
3Q22	\$1,896,071	\$992,000	14	0	0	3	5	2	3	1

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$859,000	\$870,000	5	1	0	1	2	1	0	0
3Q23	\$1,244,000	\$1,240,000	3	0	0	0	1	2	0	0
3Q22	\$846,357	\$753,000	7	0	0	3	3	1	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$909,042	\$689,500	12	1	2	4	0	5	0	0
3Q23	\$769,750	\$668,750	8	0	1	4	1	2	0	0
3Q22	\$935,714	\$725,000	7	0	1	3	1	2	0	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$1,177,100	\$1,325,000	10	1	0	1	2	6	0	0
3Q23	\$1,174,000	\$1,168,000	6	0	1	0	0	5	0	0
3Q22	\$925,000	\$835,000	8	0	0	3	2	3	0	0

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North Fork Market Report

RESIDENTIAL SALES

JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$933,750	\$922,500	4	0	0	0	3	1	0	0
3Q23	\$1,115,100	\$900,000	5	0	0	0	3	2	0	0
3Q22	\$1,041,250	\$1,095,000	4	0	0	1	1	2	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$725,000	\$725,000	1	0	0	1	0	0	0	0
3Q23	\$1,228,125	\$1,002,500	4	0	0	2	0	1	1	0
3Q22	\$810,200	\$711,000	5	0	0	3	0	2	0	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$1,214,867	\$999,000	15	0	0	1	8	5	1	0
3Q23	\$1,111,703	\$900,000	17	0	0	6	7	2	2	0
3Q22	\$1,471,632	\$1,150,000	15	0	2	2	2	4	5	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$1,137,500	\$1,137,500	2	0	0	0	1	1	0	0
3Q23	\$0	\$0	0	0	0	0	0	0	0	0
3Q22	\$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
3Q24	\$1,616,250	\$1,700,000	4	0	0	0	1	1	2	0
3Q23	\$1,391,100	\$1,265,500	5	0	0	0	1	3	1	0
3Q22	\$1,244,000	\$1,244,000	2	0	0	0	2	1	0	0

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North Fork Market Report

RESIDENTIAL SALES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$0	\$0	0	0	0	0	0	0	0	0
3Q23	\$2,084,000	\$2,084,000	2	0	1	0	0	0	1	0
3Q22	\$858,333	\$835,000	3	0	0	0	3	0	0	0

RIVERHEAD*

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$546,164	\$507,500	58	8	20	19	11	0	0	0
3Q23	\$522,914	\$504,500	38	2	17	17	2	0	0	0
3Q22	\$522,728	\$466,800	53	6	23	18	5	1	0	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$0	\$0	0	0	0	0	0	0	0	0
3Q23	\$995,000	\$995,000	2	0	0	0	1	1	0	0
3Q22	\$957,833	\$925,000	3	0	0	0	2	1	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
3Q24	\$1,879,635	\$1,080,000	39	1	0	7	9	10	10	2
3Q23	\$1,272,065	\$1,091,500	23	0	0	5	6	9	3	0
3Q22	\$1,157,628	\$1,100,000	25	0	0	7	5	11	2	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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THIRD QUARTER 2024

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