

Q1

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 First Quarter 2024 Hamptons Market Report.

After a considerable slowdown from the peak market conditions experienced during 2021 and 2022, the Hamptons real estate market has leveled off and entered a remarkably stable period.

There were 6.1% fewer sales transactions across the Hamptons in the First Quarter of 2024 as compared to the previous year, which represents a difference of only 17 sales (260 in 1Q24 vs. 277 in 1Q23).

The total dollar volume achieved in 1Q24 (\$786.6 Million) is only 0.1% lower than in 1Q23. Compared to the last pre-pandemic first quarter, the 1Q24 total dollar volume was 8.2% higher than in 1Q20 – despite having 17% fewer transactions than in 1Q20. This is a direct reflection of the rise in prices experienced across the East End over the past four years.

The average sold price in the Hamptons during 1Q24 was \$3,025,457, a 6.4% increase from 1Q23, and the second-highest first-quarter average sold price to date. The median sold price, measuring the middle of the market, increased by 6.3% to \$1,912,500 and is the second-highest first-quarter median sold price recorded.

These figures become even more impressive 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 for 2023 was \$3,739,202 and the median price was \$2,475,000. Reflecting the availability of homes at lower price points West of the Canal, the average price for that region was \$1,503,374 and the median price was \$975,000.

What might at first seem counterintuitive – fewer sales and higher prices – can be explained by the unique market conditions experienced since the Covid-19 pandemic. The explosive rise in demand for homes on the East End had the dual effect of depleting the inventory of available homes and driving up prices to historic levels. Today, inventory is steadily, but slowly, rebuilding but is still extremely low compared to pre-2021 years. Continued demand – and increased competition among buyers – is keeping pressure on prices, preventing any significant declines.

Overall, we see a healthy market that is continuing to adjust to a new real estate environment of lower inventory throughout the Hamptons. If the number of homes coming to market continues to rise, conditions look positive for a moderate increase in buyer activity in the coming year.

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.

Robert Nelson

Executive Managing Director
Brown Harris Stevens of the Hamptons, LLC

Hamptons Market Report

TRANSACTIONS DECLINE SLIGHTLY; PRICES REMAIN HIGH

After a period of sharp declines throughout 2023, the Hamptons real estate market has leveled off during the first quarter of 2024 and entered a more stable period.

There were 6.1% fewer sales transactions across the Hamptons in the First Quarter of 2024 as compared to the previous year, which represents a difference of only 17 sales (260 in 1Q24 vs. 277 in 1Q23).

The total dollar volume achieved in 1Q24 (\$786.6 Million) is only 0.1% lower than in 1Q23 despite having fewer sales transactions in 1Q24.

The average sold price in the Hamptons during 1Q24 was \$3,025,457, a 6.4% increase from 1Q23, and the second-highest first-quarter average sold price to date.

NUMBER OF SALES

1Q24 VS. 1Q23

▼ 6.1 %

DOLLAR VOLUME

1Q24 VS. 1Q23

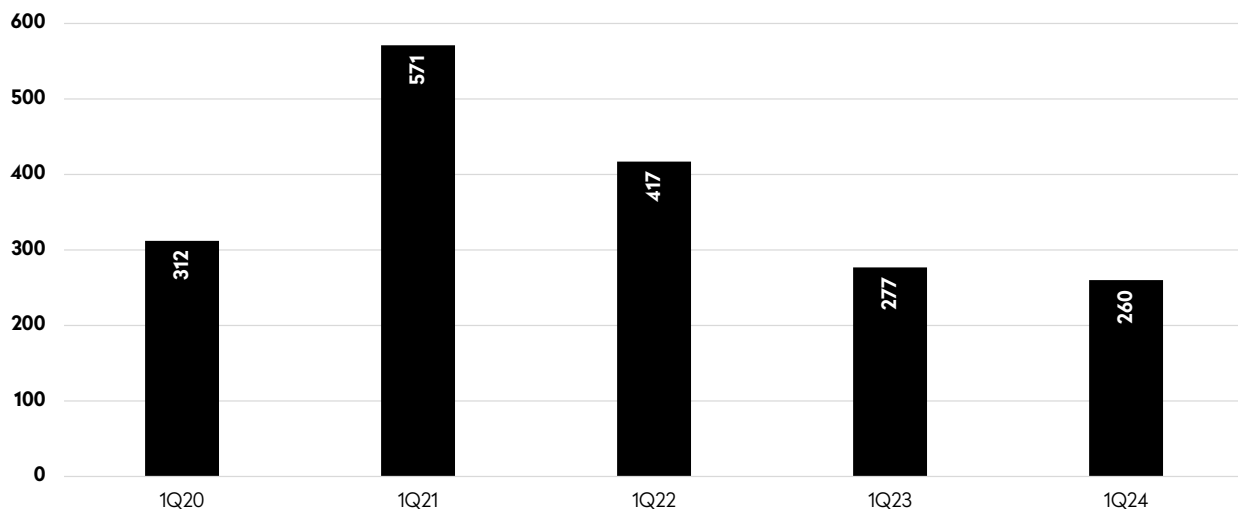
▼ 0.1 %

AVERAGE SOLD PRICE

1Q24 VS. 1Q23

▲ 6.4 %

TOTAL NUMBER OF SALES

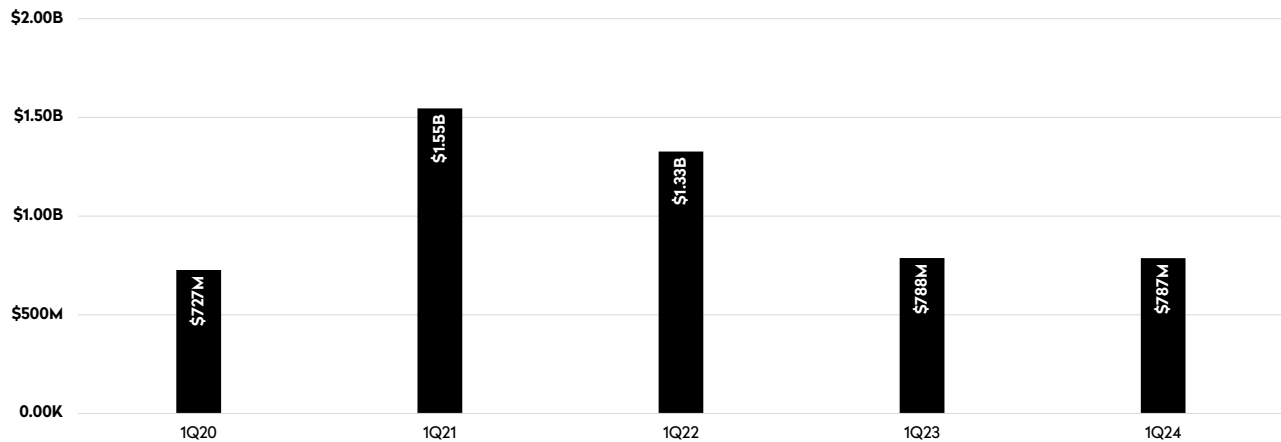


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of April 19th of each year reported. 1Q24 data is preliminary and subject to revision in future reports.

Hamptons Market Report

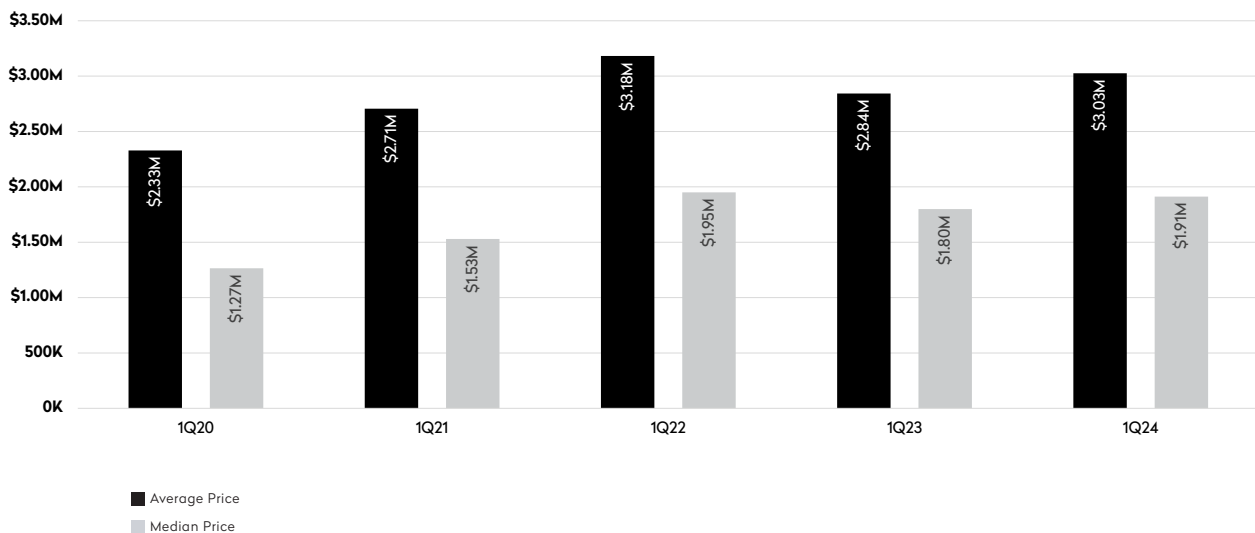
TOTAL DOLLAR VOLUME DECLINES

The total dollar volume achieved in 1Q24 (\$786.6 Million) is only 0.1% lower than in 1Q23. Compared to the last pre-pandemic first quarter, the 1Q24 total dollar volume was 8.2% higher than in 1Q20 – a quarter in which there were 20% more sales. This is a direct reflection of the rise in prices experienced across the East End over the past four years.



AVERAGE AND MEDIAN SALES PRICES RISE

The average sold price in the Hamptons during 1Q24 was \$3,025,457, a 6.4% increase from 1Q23, and the second-highest first-quarter average sold price to date. The median sold price, measuring the middle of the market, increased by 6.3% to \$1,912,500 and is the second-highest first-quarter median sold price recorded.



Hamptons Market Report



WillCurlHighway.com

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 1Q24 was \$3.74M, while West of the Canal it was \$1.5M. The median sold price East of the Canal in 1Q24 was \$2.475M, while West of the Canal it was \$975K.

Average Sold Price	1Q24	1Q23
All Hamptons	\$3,025,457	\$2,843,034
East of the Canal	\$3,739,202	\$3,478,403
West of the Canal	\$1,503,374	\$1,585,960

Median Sold Price	1Q24	1Q23
All Hamptons	\$1,912,500	\$1,800,000
East of the Canal	\$2,475,000	\$2,397,500
West of the Canal	\$975,000	\$1,051,000

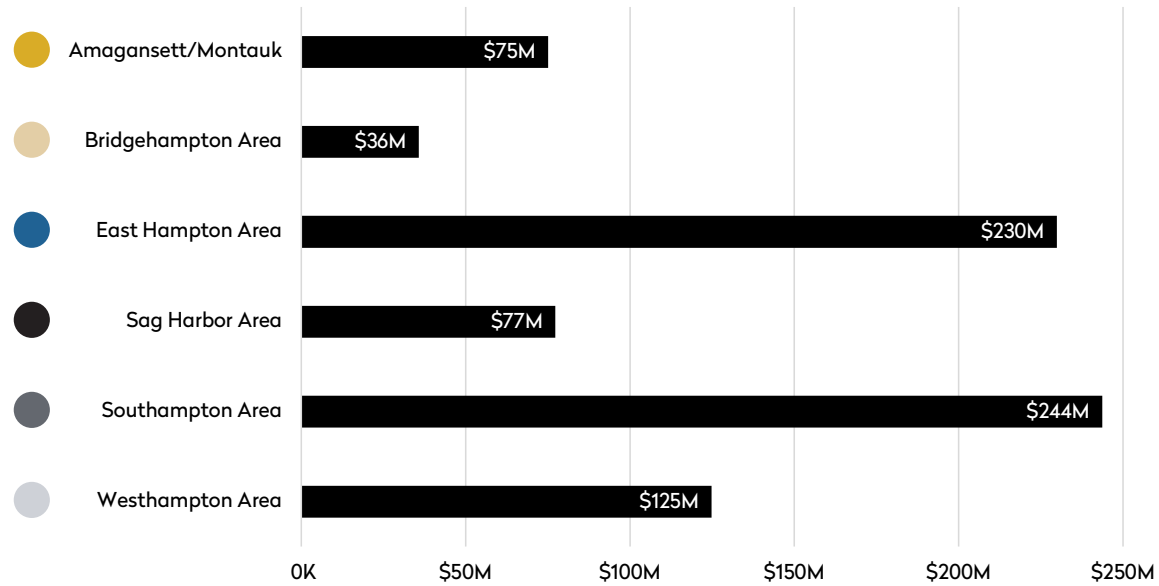
East of the Canal = Southampton to Montauk.

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

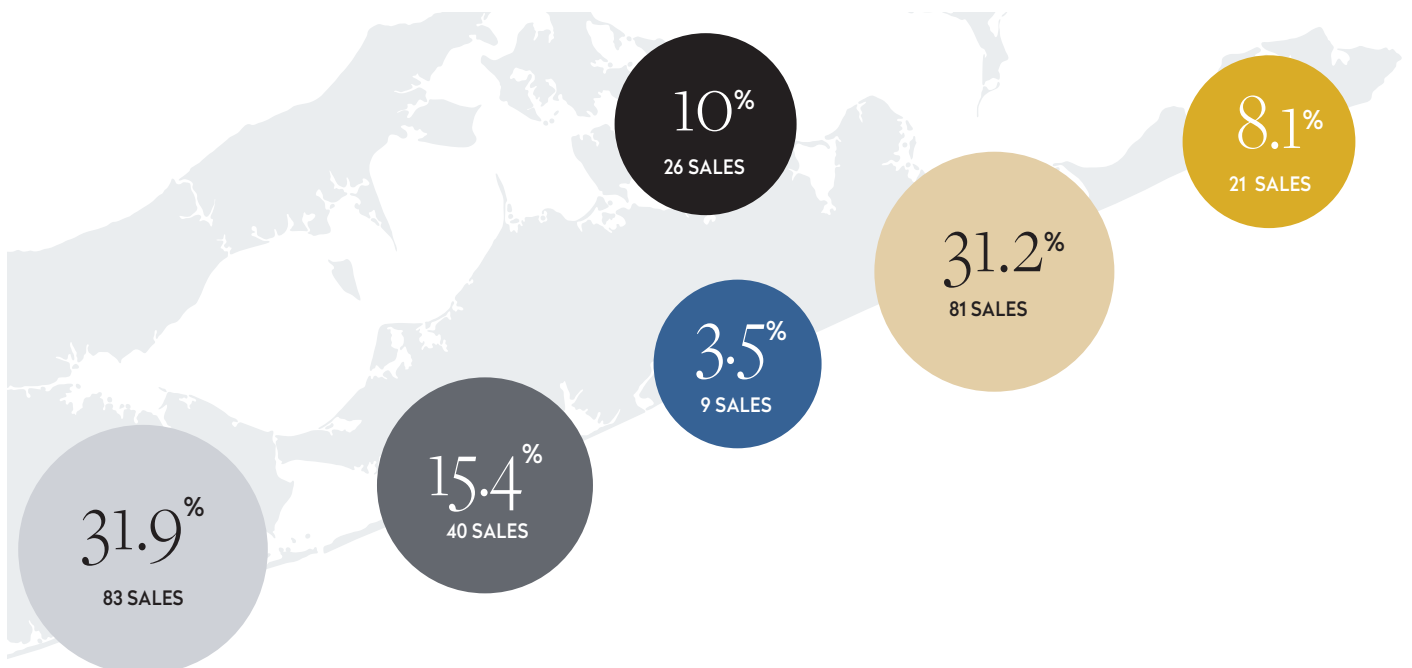
Hamptons Market Report

DOLLAR VOLUME BY AREA

The Southampton Area accounted for 15.4% of the total number of sales, but generated the most dollar volume, with \$244 Million, although a significant portion of that can be attributed to a single \$89 Million sale. The East Hampton Area had more than twice as many sales (31.2% of the total number of sales), yet accounted for \$230M in total dollar volume.



NUMBER OF SALES BY AREA

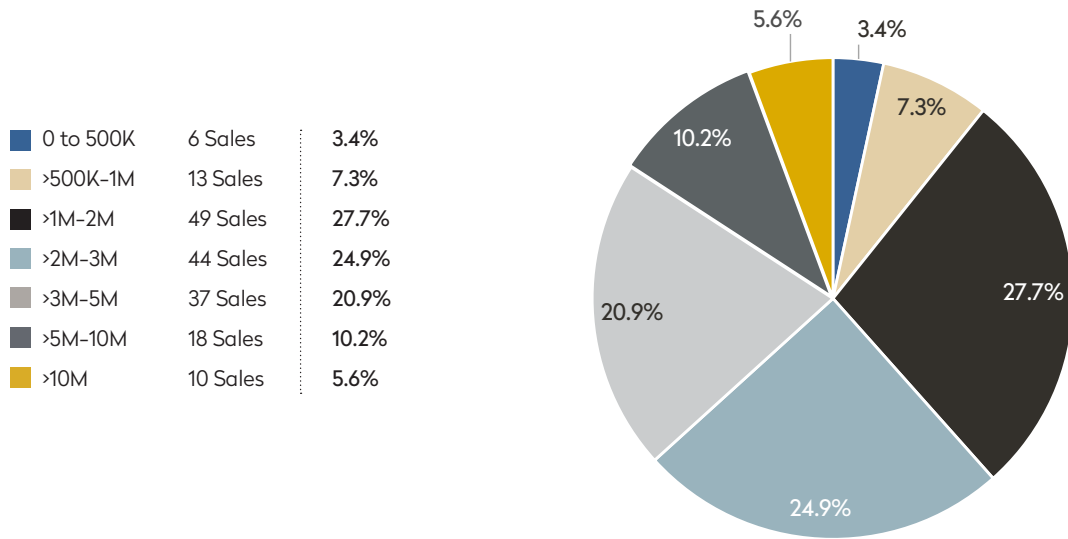


Hamptons Market Report

PERCENTAGE OF SALES BY PRICE

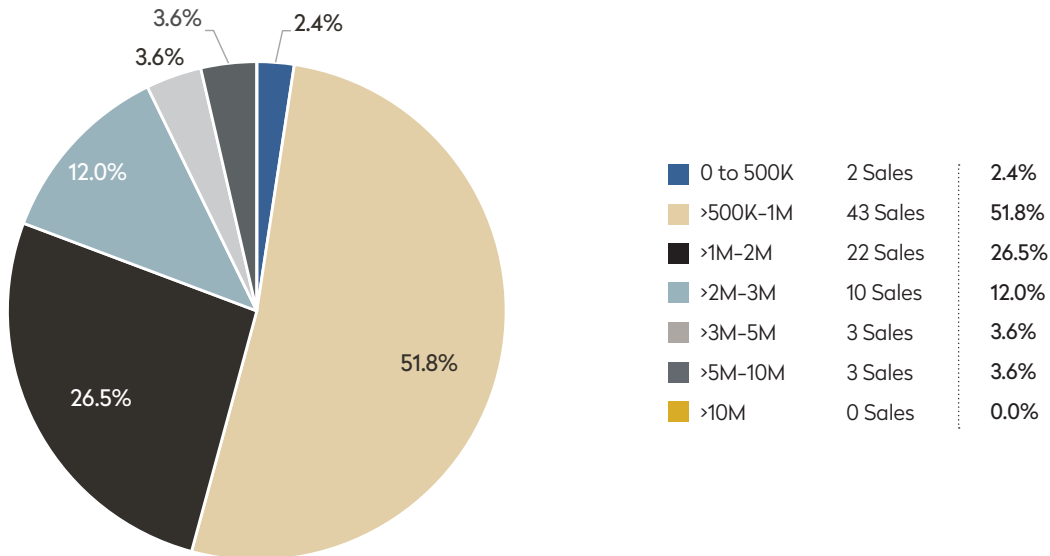
Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 49 sales in 1Q24, accounting for 27.7% of all transactions. The \$2 million to \$3 million range had the second highest number of sales, with 44 transactions.



Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 51.8% 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 26.5% of all closings in this area.

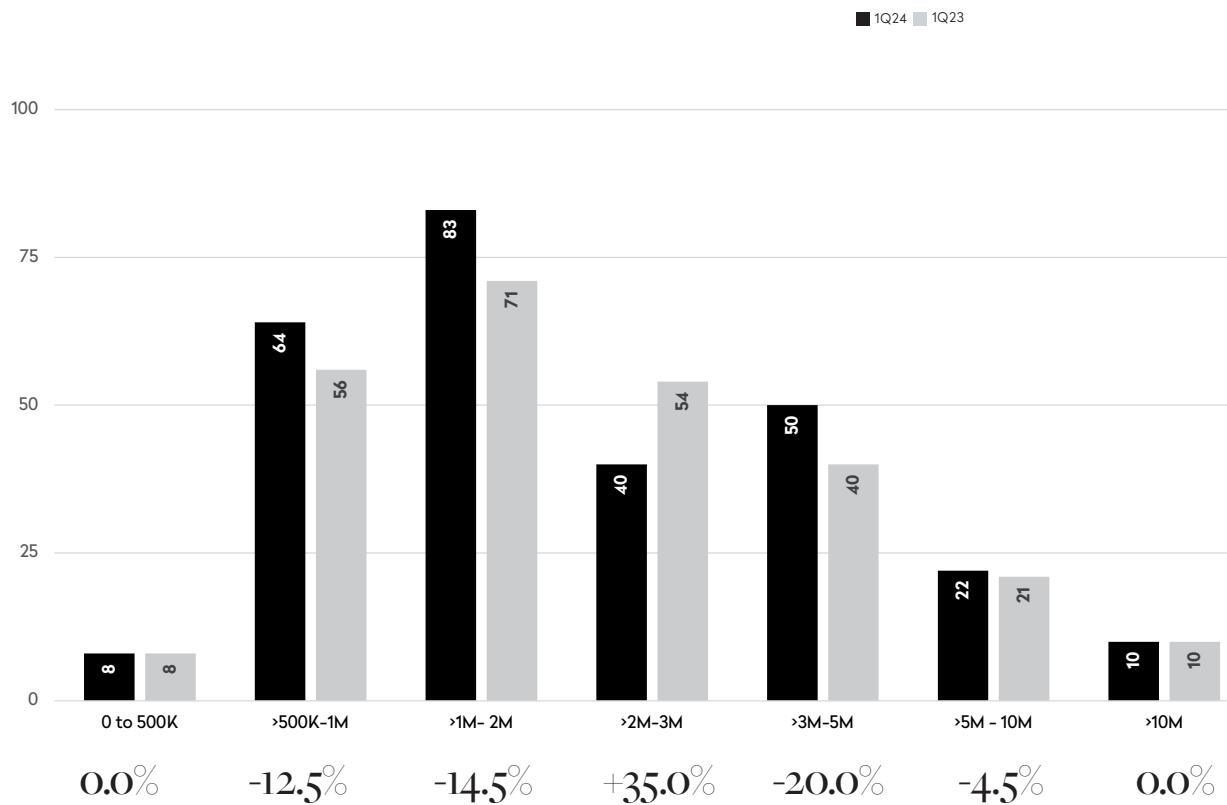


Hamptons Market Report

SOUTH FORK SALES BY PRICE: 1Q24 VS. 1Q23

Looking at the entire Hamptons area, East and West of the Shinnecock Canal, the high-end and low-end of the market remained largely unchanged compared to 1Q23. Most notable was a 35% increase in the number of sales in the \$2M - \$3M range.

Particularly affecting the total dollar volume is the ultra high-end of the market. The 10 transactions above \$10M in 1Q24 (only 3.85% of the total number of sales) accounted for \$207 Million, or 26.3% of the total dollar volume for the year.



FIRST 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
1Q24	\$4,483,750	\$4,525,000	8	1	0	1	1	2	2	1
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

BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$3,800,000	\$2,650,000	6	0	0	1	4	0	0	1
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

EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,053,625	\$1,828,125	66	1	5	33	17	8	2	0
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

EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$7,406,584	\$4,107,500	12	0	1	0	2	4	1	4
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

MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$3,019,846	\$2,700,000	13	3	2	1	2	2	2	1
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

FIRST QUARTER 2024

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
1Q24	\$3,650,000	\$3,125,000	5	0	0	0	2	2	1	0
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

SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,973,500	\$2,400,000	13	0	0	6	2	3	2	0
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

SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,770,400	\$2,995,000	5	0	0	1	2	2	0	0
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

SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$4,331,667	\$4,500,000	3	0	0	0	1	1	1	0
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

SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,186,667	\$1,985,000	3	0	0	2	1	0	0	0
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

FIRST QUARTER 2024

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
1Q24	\$2,737,778	\$2,772,500	18	1	3	2	4	7	1	0
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

SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$10,558,077	\$3,200,000	13	0	1	1	3	5	1	2
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

WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$1,821,667	\$1,725,000	3	0	1	1	1	0	0	0
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

WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$6,353,333	\$6,500,000	9	0	0	0	2	1	5	1
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

FIRST 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
1Q24	\$814,875	\$847,000	8	0	8	0	0	0	0	0
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

EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$1,197,050	\$1,090,000	20	1	8	9	2	0	0	0
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

HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$1,189,450	\$925,000	30	0	21	5	4	0	0	0
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

QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$8,700,000	\$8,700,000	1	0	0	0	0	0	1	0
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

QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,309,900	\$2,350,000	5	0	1	1	2	1	0	0
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

FIRST 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
1Q24	\$1,057,500	\$1,075,000	4	0	2	2	0	0	0	0
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

SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$0	\$0	0	0	0	0	0	0	0	0
1Q23	\$700,000	\$700,000	1	0	1	0	0	0	0	0
1Q22	\$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
1Q24	\$4,387,500	\$4,387,500	2	0	0	0	1	0	1	0
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

WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$1,755,833	\$1,687,500	6	0	1	4	0	1	0	0
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

WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
1Q24	\$2,121,000	\$1,450,000	7	1	2	1	1	1	1	0
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

Q1

2024
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NORTH FORK

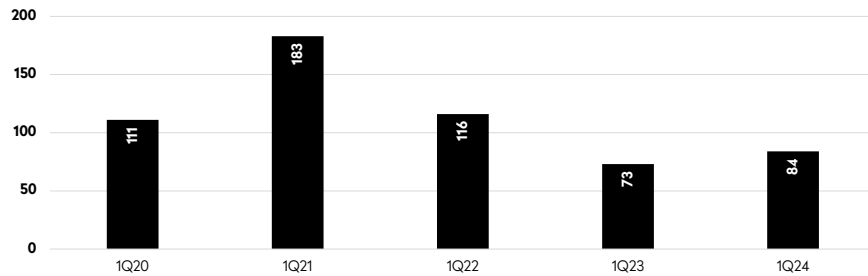
North Fork Market Report

A MORE ACTIVE MARKET

The North Fork real estate market experienced an increase in activity during the First Quarter of 2024 as compared to the same time last year. There were 84 sales transactions in 1Q24, 15.1% higher than in 1Q23.

The total dollar volume rose to \$105M, a 15.4% increase compared to 1Q23. A direct reflection of the higher sold prices experienced in recent years on the North Fork, the total dollar volume in 1Q24 is 33% higher than in 1Q20 - a quarter that had 32% more transactions.

Total Number of Sales



NUMBER OF SALES

1Q24 VS. 1Q23

▲ 15.1 %

AVERAGE SOLD PRICE

1Q24 VS. 1Q23

▲ 0.3 %

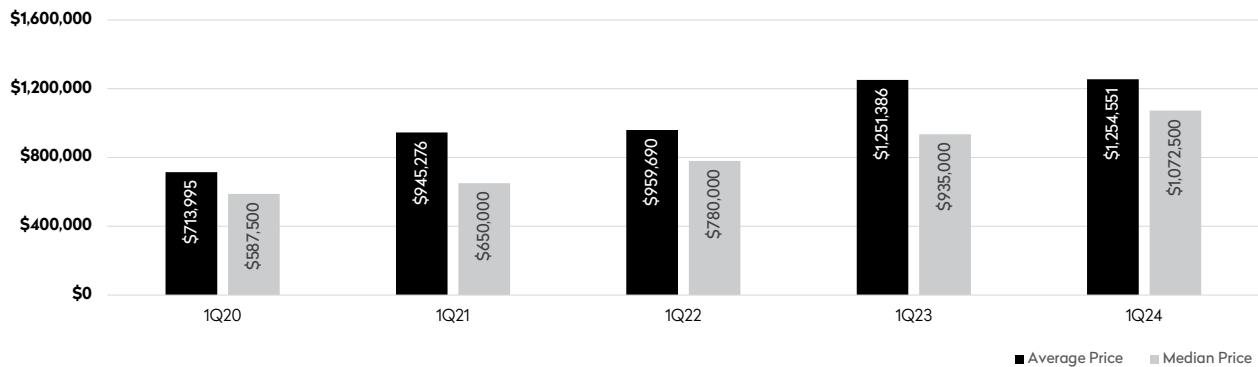
DOLLAR VOLUME

1Q24 VS. 1Q23

▲ 15.4 %

RECORD HIGH AVERAGE AND MEDIAN SALES PRICES

The average sales price on the North Fork increased marginally compared to 1Q23, up 0.3%. At \$1,215,551 this represents the highest first-quarter average price to date. The median price - measuring the middle of the market - rose by 14.7% to \$1,072,500 in 1Q24, the record-high first-quarter median sold price for the North Fork.

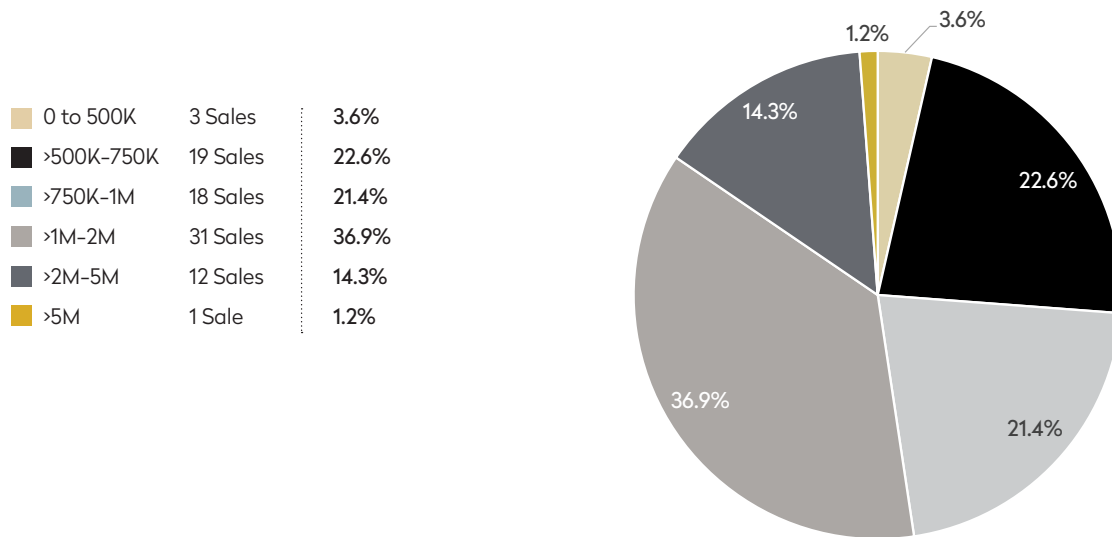


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North Fork Market Report

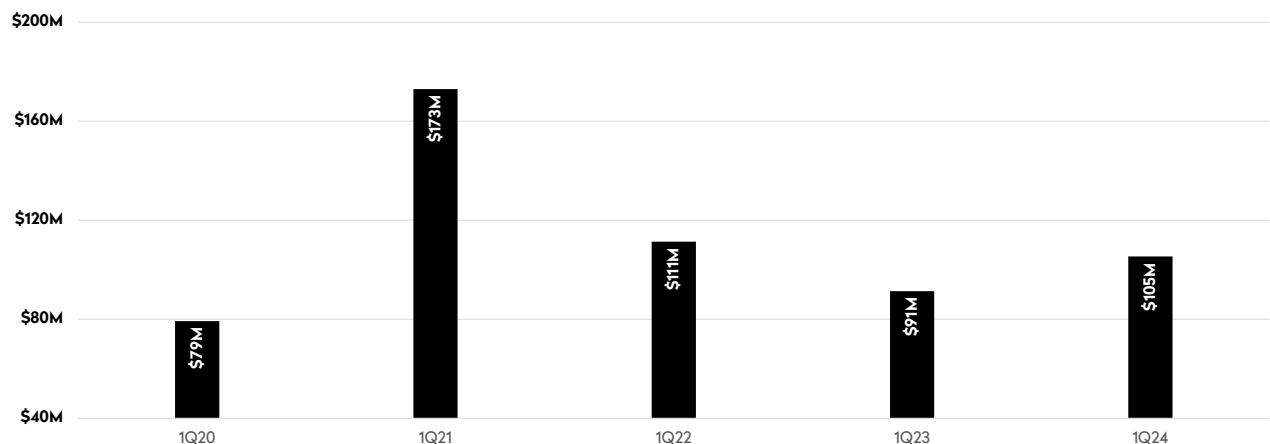
PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in 1Q24 was the \$1M to \$2M category. There were 31 transactions in this range, representing 36.9% of the total sales. As a point of comparison, only 11.3% of all North Fork sales in 1Q20 were over \$1M, while 52.4% of all transactions were above \$1M in 1Q24.



TOTAL DOLLAR VOLUME

The North Fork total dollar volume in 1Q24 increase by 15.4% to \$105 Million, the third highest first-quarter figure to date. Reflecting the continuing rise in the average sold prices on the North Fork since the Covid pandemic fueled an unprecedented rise in sales and prices, the 1Q24 dollar volume is 33% higher than in 1Q20, despite having 24.3% fewer transactions.



FIRST QUARTER 2024

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
1Q24	\$1,577,500	\$1,577,500	2	0	0	1	0	0	1	0
1Q23	\$851,686	\$868,000	7	0	1	2	3	1	0	0
1Q22	\$549,286	\$560,000	7	1	2	3	1	0	0	0

CUTCHOGUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,335,337	\$1,100,000	11	1	0	2	2	3	3	0
1Q23	\$1,596,111	\$1,075,000	9	0	0	1	3	3	2	0
1Q22	\$935,336	\$892,500	12	1	1	2	6	1	1	0

EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,188,250	\$1,205,000	6	0	0	0	1	5	0	0
1Q23	\$1,120,563	\$942,250	8	0	0	1	4	2	1	0
1Q22	\$1,095,000	\$1,095,000	2	0	0	1	0	1	0	0

GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,098,333	\$1,075,000	9	0	0	4	0	4	1	0
1Q23	\$1,126,179	\$1,250,000	7	0	0	3	0	4	0	0
1Q22	\$888,455	\$850,000	11	0	2	2	5	2	0	0

GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$793,403	\$900,000	9	1	0	3	3	2	0	0
1Q23	\$899,167	\$900,000	3	0	0	0	3	0	0	0
1Q22	\$1,209,500	\$1,128,000	6	0	0	1	2	2	1	0

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SINGLE-FAMILY HOMES

JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,200,667	\$1,174,500	6	0	0	0	2	4	0	0
1Q23	\$862,500	\$862,500	2	0	0	0	2	0	0	0
1Q22	\$667,555	\$589,000	9	1	0	5	3	0	0	0

LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,140,000	\$1,140,000	2	0	0	0	0	2	0	0
1Q23	\$1,588,333	\$760,000	3	0	0	1	1	0	1	0
1Q22	\$904,467	\$834,250	6	0	0	2	2	2	0	0

MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,412,438	\$1,147,500	16	0	0	4	4	5	3	0
1Q23	\$1,089,857	\$825,000	7	0	2	0	2	2	1	0
1Q22	\$1,113,435	\$850,000	27	1	3	6	6	9	2	0

NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$0	\$0	0	0	0	0	0	0	0	0
1Q23	\$0	\$0	0	0	0	0	0	0	0	0
1Q22	\$714,000	\$714,000	2	0	0	1	1	0	0	0

ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,400,000	\$1,400,000	1	0	0	0	0	1	0	0
1Q23	\$2,240,800	\$2,350,000	6	0	0	0	1	2	3	0
1Q22	\$1,206,750	\$1,113,500	4	0	0	2	0	2	0	0

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SINGLE-FAMILY HOMES

PECONIC

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$2,011,667	\$2,100,000	3	0	0	0	0	1	2	0
1Q23	\$965,000	\$965,000	1	0	0	0	1	0	0	0
1Q22	\$800,000	\$800,000	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
1Q24	\$560,985	\$507,500	34	7	9	13	3	1	1	0
1Q23	\$434,397	\$425,000	42	15	17	7	2	0	1	0
1Q22	\$602,833	\$514,500	24	5	6	11	1	0	1	0

SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$0	\$0	0	0	0	0	0	0	0	0
1Q23	\$752,500	\$752,500	2	0	0	1	1	0	0	0
1Q22	\$697,000	\$697,000	2	0	0	2	0	0	0	0

SOUTHOLD

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
1Q24	\$1,256,076	\$820,000	19	1	0	5	6	4	2	1
1Q23	\$1,191,408	\$927,500	18	1	0	4	7	5	0	1
1Q22	\$1,003,275	\$875,000	27	0	0	8	9	9	1	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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