

# 2023

YEAR-END  
RESIDENTIAL  
MARKET REPORT

# S O F T A I

**Brown Harris Stevens** THE Craft OF Research

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# Hamptons + North Fork Market Report

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# Hamptons Market Report



We are pleased to present our 2023 Year-End Hamptons Market Report.

2023 was certainly a challenging year, and considering all the factors that impacted the economy, including multiple wars and international tensions, continued inflation, higher interest rates, and low housing inventory, it is not surprising that the Hamptons real estate market experienced a significant slowdown during the past year.

There were 25.4% fewer sales transactions across the Hamptons in 2023 as compared to the previous year, and the 1,522 total number of sales is the lowest year-end figure in over ten years.

Despite that sharp decline, the total dollar volume achieved in 2023 (\$4.7 Billion) is the fourth-highest total dollar volume in history – 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 2023 was \$3,090,855, a 1.9% increase from 2022, and the highest year-end average sold price to date. The median sold price, measuring the middle of the market, increased by 2.9% to \$1,775,000 and is the highest year-end 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 \$3,753,236 and the median price was \$2,150,000. Reflecting the availability of homes at lower price points West of the Canal, the average price for that region was \$1,608,252 and the median price was \$999,000.

As we begin 2024, there are several reasons to be optimistic about the Hamptons real estate market. Most notably, mortgage rates have fallen over 1% since reaching that 23-year high in October and are forecasted to continue to decline. This news helped fuel a stock market rally at the end of 2023, which saw the Dow reaching new, record highs. The rate of inflation continues to fall, and both hiring and consumer spending remain strong. Locally, inventory is steadily, if slowly, rebuilding, as each week we have more listings coming to market – good news for buyers who were forced to the sidelines by a lack of supply. If the number of homes coming to market increases, 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.

## Philip V. O'Connell

Executive Managing Director

Brown Harris Stevens of the Hamptons, LLC

# Hamptons Market Report

## FEWER TRANSACTIONS YET PRICES REMAIN HIGH

A steady decline in the number of sales during the second half of 2023, exacerbated by a slowdown in the number of new listings coming to market in the fourth quarter, led to an overall reduction in the number of transactions compared to previous years.

There were 1,522 residential real estate transactions in 2023, which represented a 25.4% decline compared to 2022, and the lowest number of sales in over 10 years.

The total dollar volume dropped by 24% compared to 2022, but the \$4.7 Billion in sales in 2023 is the fourth-highest year-end dollar volume to date, a reflection of the continuing rise in the average sold price.

The 2023 average sold price rose by 1.9% to \$3,090,855. This represents the highest average sold price to date. The median sold price rose by 2.9% to \$1,775,000 and is the highest year-end median sold price recorded.

### NUMBER OF SALES

2023 VS. 2022

▼ 25.4%

### DOLLAR VOLUME

2023 VS. 2022

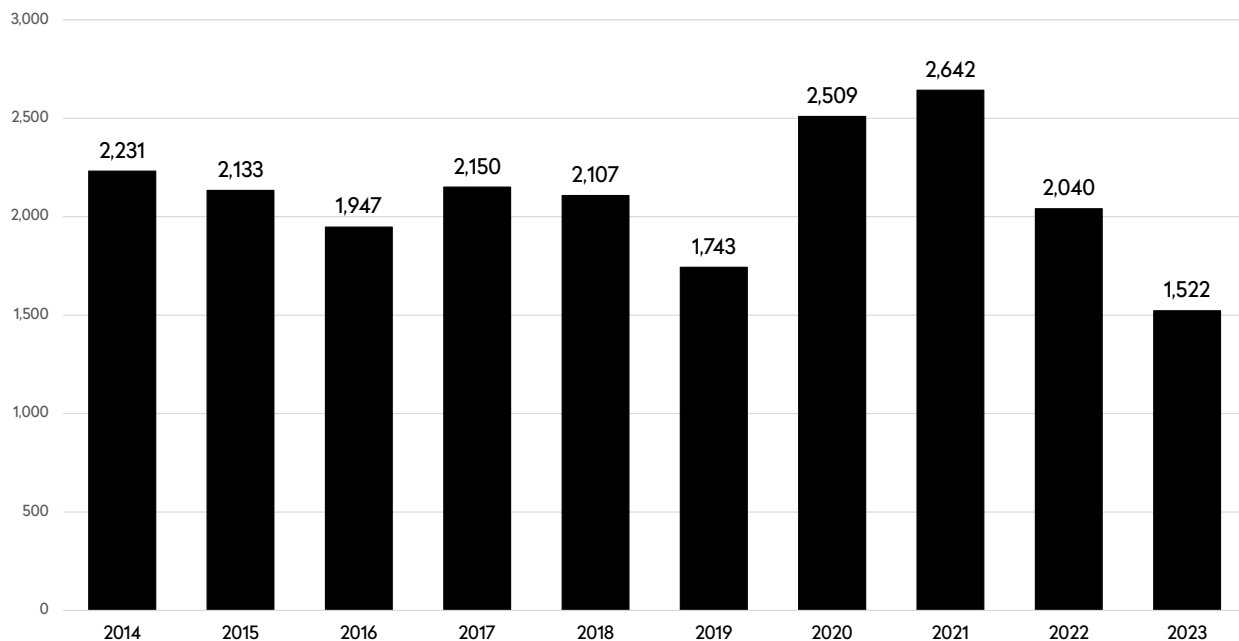
▼ 24.0%

### AVERAGE SOLD PRICE

2023 VS. 2022

▲ 1.9%

## Total Number of Sales

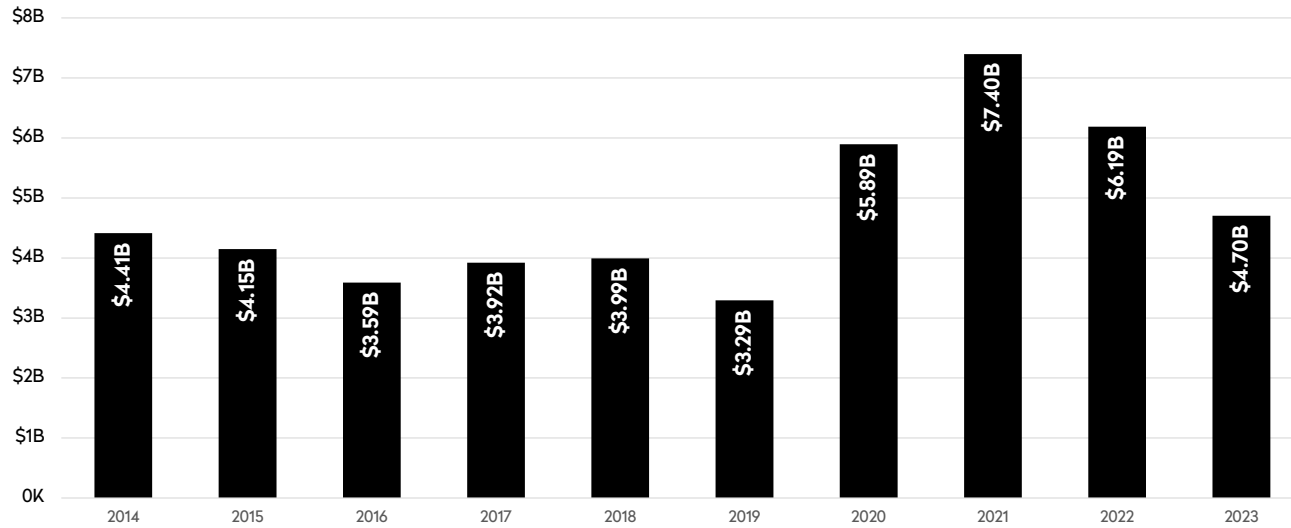


Data for this report is sourced from SuffolkVision.com, East End LI, and OneKey MLS, and references single-family residential real estate transactions. Based upon data available as of January 19th of each year reported. 2023 data is preliminary and subject to revision in future reports.

# Hamptons Market Report

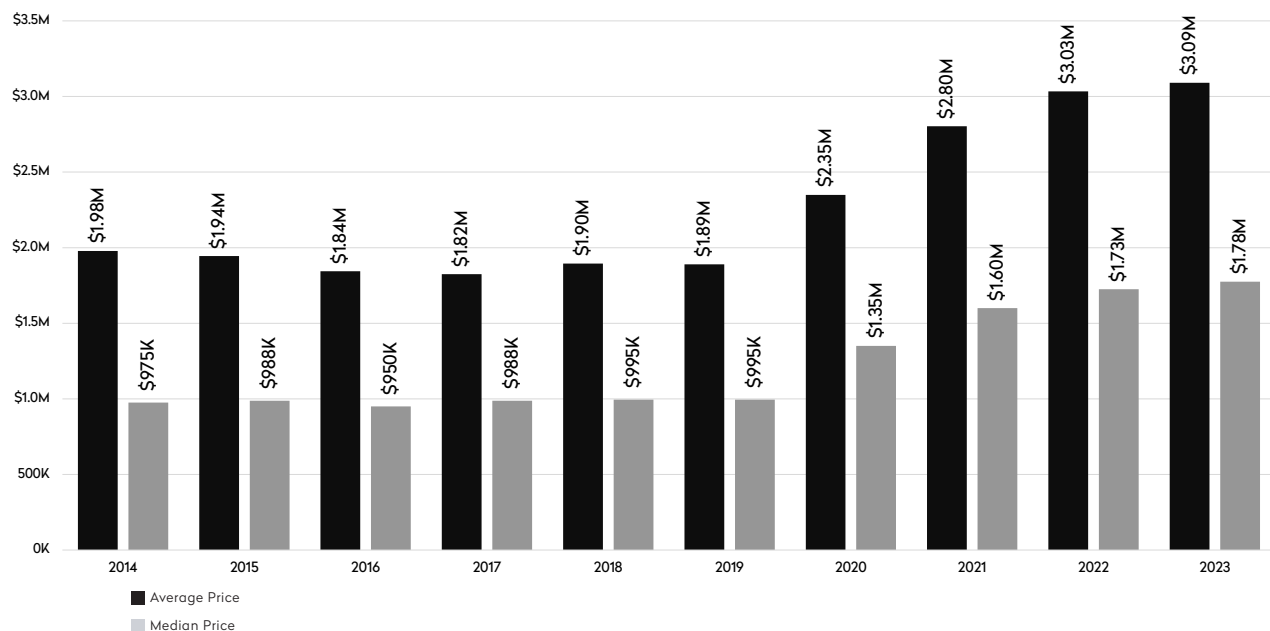
## TOTAL DOLLAR VOLUME DECLINES

Impacted by fewer sales, particularly those above \$3M, the total dollar volume for 2023 declined by 24% to \$4.7 Billion. Despite that significant reduction, the 2023 total dollar volume is the fourth-highest to date – a direct reflection of the higher prices of today as compared to previous years.



## AVERAGE AND MEDIAN SALES PRICES AT RECORD LEVELS

The 2023 average sold price rose by 1.9% to \$3,090,855. This represents the highest year-end average price to date. The median sold price, measuring the middle of the market and less impacted by the extremes of either end, rose by 2.9% to \$1,775,000. This also marks the highest year-end figure 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 2023 was \$3.75M, while West of the Canal it was \$1.6M. The median sold price East of the Canal in 2023 was \$2.15M, while West of the Canal it was \$999K.

Average Sold Price	2023	2022
All Hamptons	\$3,090,856	\$3,033,733
East of the Canal	\$3,753,236	\$3,651,461
West of the Canal	\$1,608,252	\$1,554,679

Median Sold Price	2023	2022
All Hamptons	\$1,775,000	\$1,725,000
East of the Canal	\$2,150,000	\$2,200,000
West of the Canal	\$999,000	\$985,000

East of the Canal = Southampton to Montauk.

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

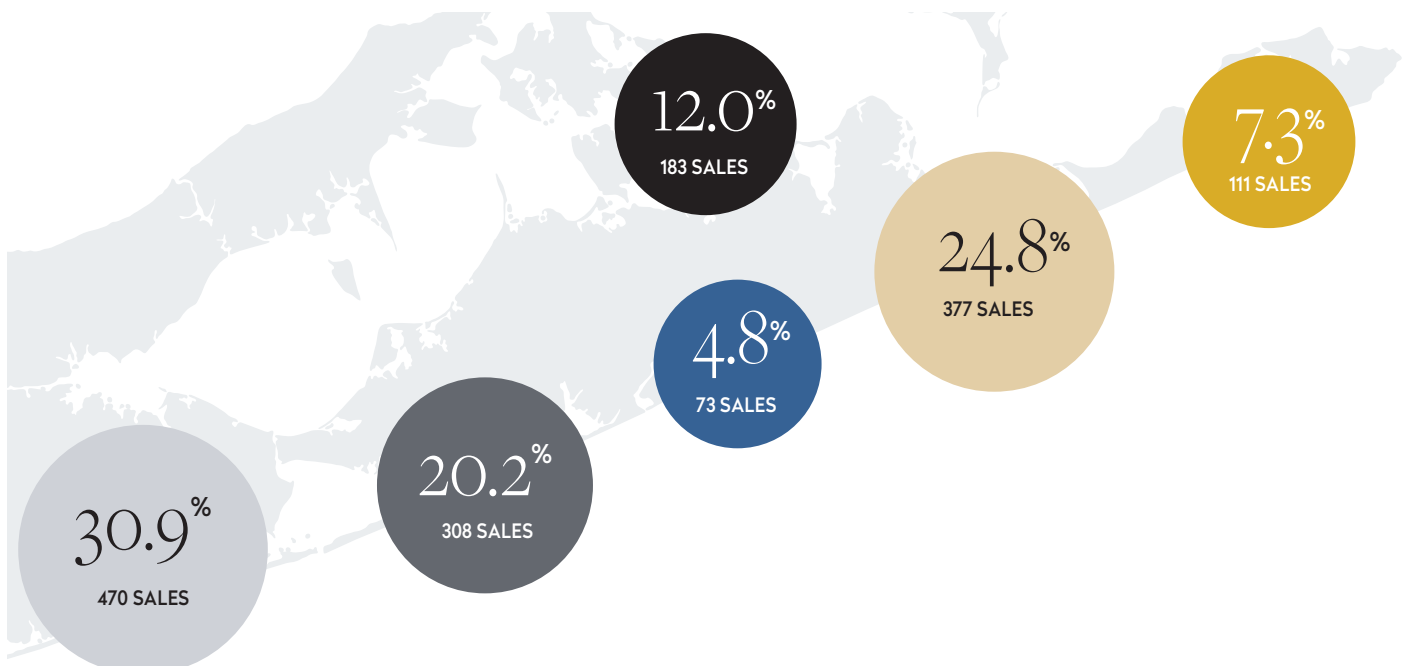
# Hamptons Market Report

## DOLLAR VOLUME BY AREA

The Southampton Area accounted for 20.2% of the total number of sales, but generated the most dollar volume, with \$1.38 Billion. The Westhampton Area had 30.9% of the total number of sales, yet accounted for \$756M, reflecting lower average sales prices in that area. Conversely, the Bridgehampton/Sagaponack area had only 73 sales (4.8% of the total), yet generated \$483M in dollar volume (10.3% of the total).



## NUMBER OF SALES BY AREA

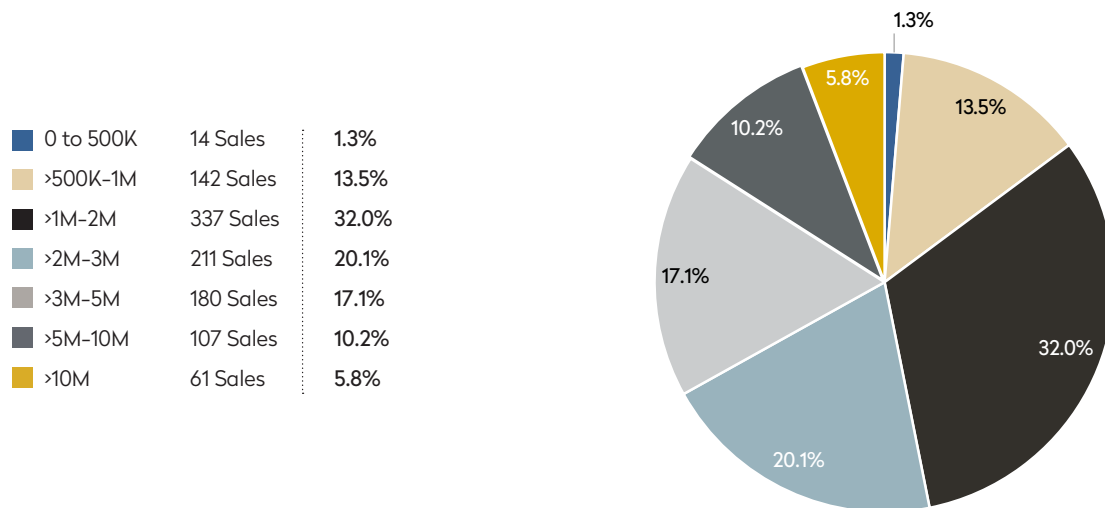


# Hamptons Market Report

## PERCENTAGE OF SALES BY PRICE

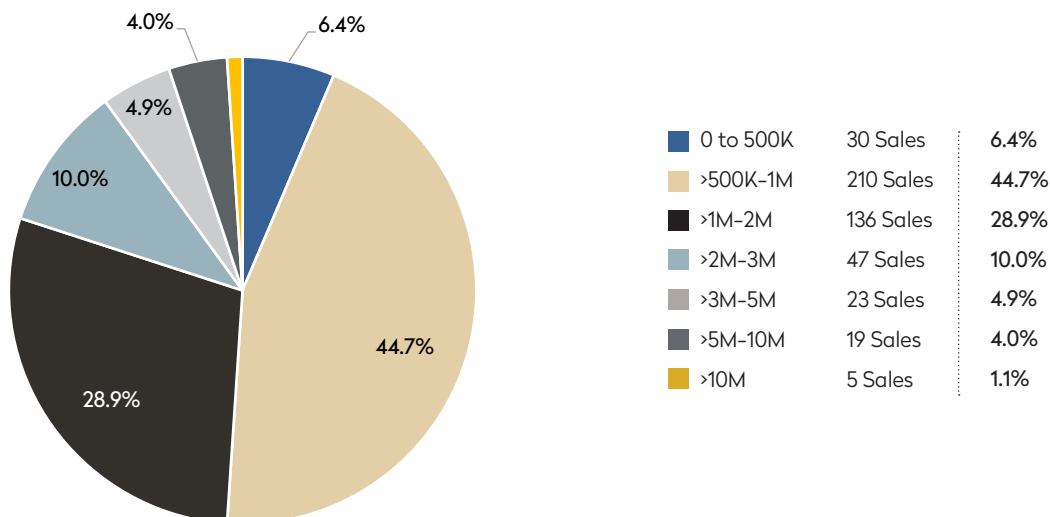
### Hamptons East of the Shinnecock Canal

The single largest category of sales in the eastern part of the Hamptons was the \$1 million to \$2 million range, with 337 sales in 2023, accounting for 32% of all transactions. The \$2 million to \$3 million range had the second highest number of sales, with 211 transactions.



### Hamptons West of the Shinnecock Canal

With a higher availability of more moderately priced houses, 44.7% 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 28.9% of all closings in this area.



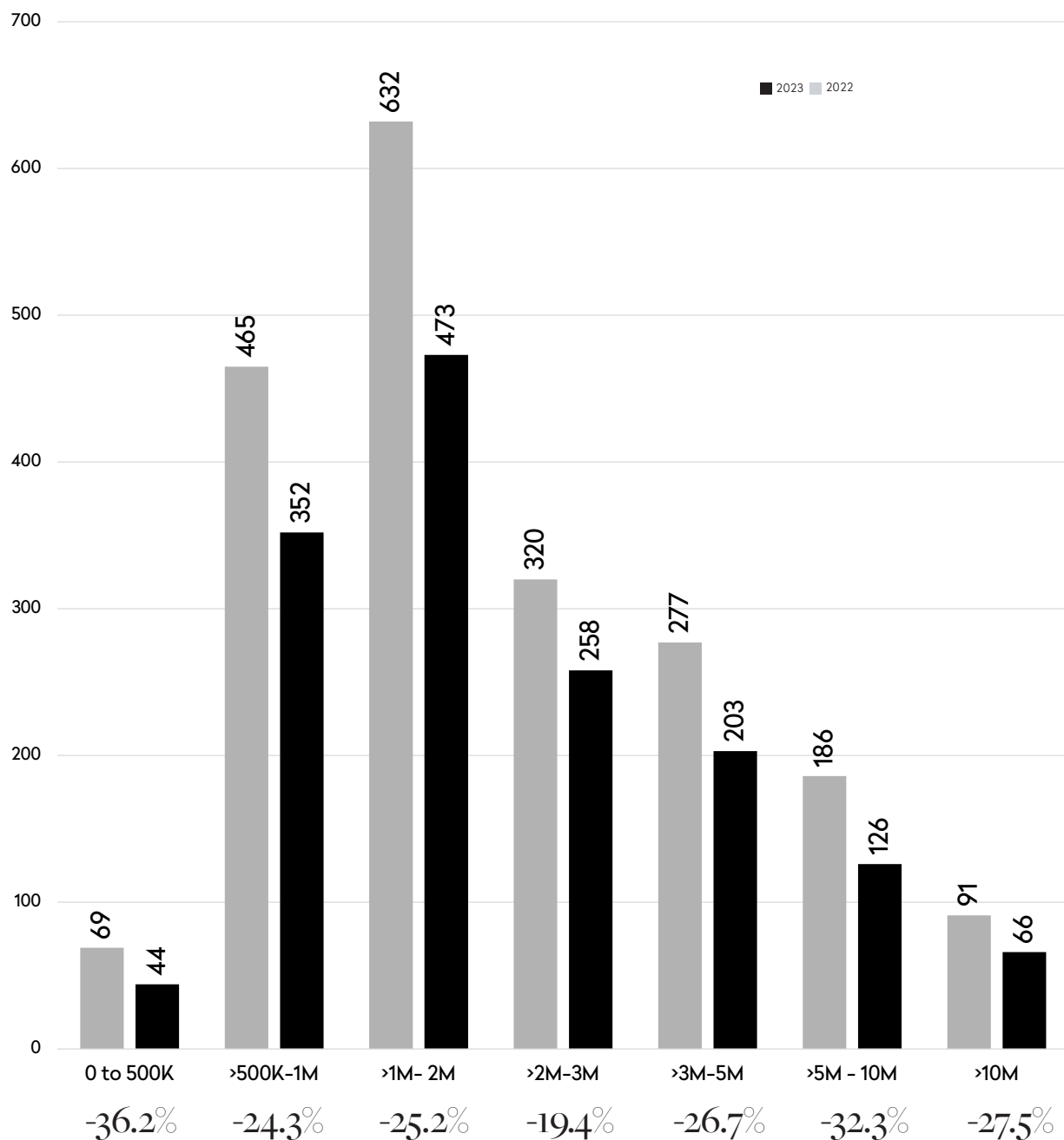


# Hamptons Market Report

## SOUTH FORK SALES BY PRICE: 2023 VS. 2022

Looking at the entire Hamptons area, East and West of the Shinnecock Canal, every price category experienced declines in the number of sales.

Particularly affecting the total dollar volume is the ultra high-end of the market. Although there were 27.5% fewer sales in this range compared to 2022, the 66 transactions above \$10M in 2023 (only 4.3% of the total number of sales) accounted for \$1.4 Billion, or 30.1% of the total dollar volume for the year.



YEAR-END 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
2023	\$3,648,361	\$2,950,000	44	0	3	9	11	11	9	1
2022	\$5,529,676	\$4,000,000	56	0	7	5	8	13	17	6
2021	\$4,030,915	\$2,785,000	104	1	10	24	26	25	13	5

### BRIDGEHAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$6,042,163	\$3,650,000	49	0	1	7	12	12	10	7
2022	\$5,541,586	\$3,700,000	81	0	6	11	14	16	22	12
2021	\$5,756,019	\$3,700,000	155	2	9	25	28	34	32	25

### EAST HAMPTON

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,249,176	\$1,685,000	317	3	47	146	64	46	8	3
2022	\$2,522,955	\$1,774,944	411	4	51	177	97	60	15	7
2021	\$1,794,930	\$1,400,000	584	16	152	251	101	50	12	2

### EAST HAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$11,543,999	\$4,200,000	43	0	0	11	7	6	5	14
2022	\$6,960,154	\$4,050,000	54	0	0	9	10	13	15	7
2021	\$7,041,860	\$4,415,000	110	0	5	19	12	31	26	17

### MONTAUK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,490,538	\$1,475,000	67	6	13	23	11	7	4	3
2022	\$2,983,818	\$1,912,500	88	5	10	36	15	10	9	3
2021	\$2,575,517	\$1,782,500	132	2	17	60	26	15	9	3

YEAR-END 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
2023	\$4,704,111	\$3,650,000	18	0	0	2	5	7	2	2
2022	\$5,473,750	\$4,120,000	36	0	2	9	3	6	12	4
2021	\$4,199,730	\$2,700,000	43	1	2	12	9	6	8	5

### SAG HARBOR

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,515,585	\$1,650,000	72	1	15	27	9	11	9	0
2022	\$2,097,561	\$1,579,500	102	0	21	48	16	10	7	0
2021	\$1,864,661	\$1,372,500	164	5	47	63	20	25	4	0

### SAG HARBOR VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,687,423	\$2,025,000	52	0	5	21	11	8	6	1
2022	\$3,201,118	\$2,475,000	85	0	6	29	18	24	4	4
2021	\$2,680,416	\$2,447,500	128	0	4	49	33	33	9	0

### SAGAPONACK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$7,780,251	\$6,600,000	24	1	0	0	2	7	9	5
2022	\$6,710,143	\$4,700,000	28	0	1	3	6	5	10	3
2021	\$6,792,827	\$5,125,000	48	0	1	5	5	13	12	12

### SHELTER ISLAND

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,230,306	\$1,325,000	41	1	11	16	8	1	3	1
2022	\$1,872,397	\$1,565,000	55	4	15	19	8	8	1	0
2021	\$2,044,217	\$1,369,000	114	1	38	34	19	16	5	1

YEAR-END 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
2023	\$2,291,451	\$1,700,000	156	1	42	55	26	22	9	1
2022	\$2,060,261	\$1,445,000	211	4	72	67	37	17	11	3
2021	\$1,786,053	\$1,350,000	304	10	100	104	48	30	12	0

### SOUTHAMPTON VILLAGE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$6,515,584	\$3,180,000	87	0	4	15	21	22	13	12
2022	\$6,962,537	\$3,600,000	129	0	7	21	22	34	22	23
2021	\$6,163,209	\$3,312,500	158	2	12	28	31	26	37	22

### WAINSCOTT

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$3,330,441	\$2,625,000	17	1	0	1	8	4	3	0
2022	\$2,936,839	\$2,650,000	28	0	0	7	14	5	2	0
2021	\$6,406,956	\$2,745,000	63	0	4	17	20	8	7	7

### WATER MILL

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$6,937,123	\$4,500,000	65	0	1	4	16	16	17	11
2022	\$5,753,119	\$5,000,000	75	0	2	14	6	17	24	12
2021	\$6,666,393	\$3,915,000	133	0	5	20	23	33	39	13

YEAR-END 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
2023	\$756,333	\$750,000	15	3	9	3	0	0	0	0
2022	\$714,205	\$752,500	22	3	17	2	0	0	0	0
2021	\$719,430	\$602,500	24	5	16	2	1	0	0	0

### EAST QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$1,336,646	\$970,000	78	7	33	28	7	2	0	1
2022	\$1,153,143	\$999,500	126	7	58	51	9	1	0	0
2021	\$1,207,276	\$872,500	140	14	73	41	10	1	0	1

### HAMPTON BAYS

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$968,802	\$800,000	191	12	134	38	5	1	1	0
2022	\$905,672	\$770,000	217	26	141	43	4	3	0	0
2021	\$808,715	\$724,500	310	39	217	50	2	2	0	0

### QUIOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$3,262,333	\$2,687,500	6	0	1	2	0	1	2	0
2022	\$2,625,600	\$1,618,000	5	0	1	2	1	0	1	0
2021	\$1,943,835	\$1,535,000	29	1	9	8	5	5	1	0

### QUOGUE

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$4,069,412	\$2,505,000	34	0	0	9	12	5	4	4
2022	\$4,984,727	\$2,750,000	33	0	0	12	7	4	4	6
2021	\$3,050,068	\$2,387,500	82	0	10	25	16	23	5	3



YEAR-END 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
2023	\$2,274,648	\$1,745,000	30	0	5	14	5	3	3	0
2022	\$1,964,342	\$1,675,000	38	0	10	15	5	8	0	0
2021	\$1,756,126	\$1,375,500	59	2	18	22	10	4	3	0

### SPEONK

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$747,925	\$650,000	11	1	8	2	0	0	0	0
2022	\$552,000	\$605,000	7	3	4	0	0	0	0	0
2021	\$552,296	\$547,500	16	6	10	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
2023	\$1,811,985	\$1,705,000	42	3	5	20	9	5	0	0
2022	\$1,686,815	\$1,367,000	56	1	10	36	4	3	2	0
2021	\$1,418,073	\$1,100,000	87	15	25	29	11	6	1	0

### WESTHAMPTON BEACH

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$2,133,190	\$1,350,000	58	4	15	19	9	4	7	0
2022	\$2,209,343	\$1,495,500	86	12	23	14	14	16	6	1
2021	\$2,430,487	\$1,737,500	80	0	23	22	15	12	8	0

### WEST HAMPTON DUNES

	Average Price	Median Price	Sales	0 to 500K	>500K -1M	>1M-2M	>2M-3M	>3M-5M	>5M-10M	>10M
2023	\$4,201,000	\$3,995,000	5	0	0	1	0	2	2	0
2022	\$3,293,182	\$3,300,000	11	0	1	2	2	4	2	0
2021	\$2,805,094	\$2,800,000	16	0	1	5	3	6	1	0

# 2023

YEAR-END  
RESIDENTIAL  
MARKET REPORT

# NORTH FORK



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# North Fork Market Report

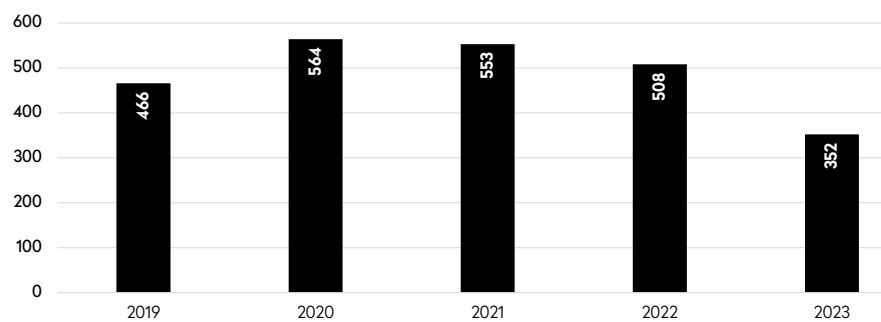
## NUMBER OF SALES DROP, BUT WITH HIGHER PRICES

The North Fork real estate market experienced a steady decline in the number of sales transactions throughout 2023. There were 352 total sales in 2023, 30.7% fewer than in 2022 and the lowest yearly total in over ten years.

The total dollar volume decreased 25.5% to \$428M. Even with the very low number of total transactions, the total dollar volume is the 4th highest year-end total recorded for the North Fork. This is a direct reflection of the higher sold prices experienced in recent years.

Compared to 2022, the average sold price for 2023 rose 7.5% to \$1,215,092 – the highest year-end average sold price to date.

### Total Number of Sales



### NUMBER OF SALES

2023 VS. 2022

▼ 30.7%

### AVERAGE SOLD PRICE

2023 VS. 2022

▲ 7.5%

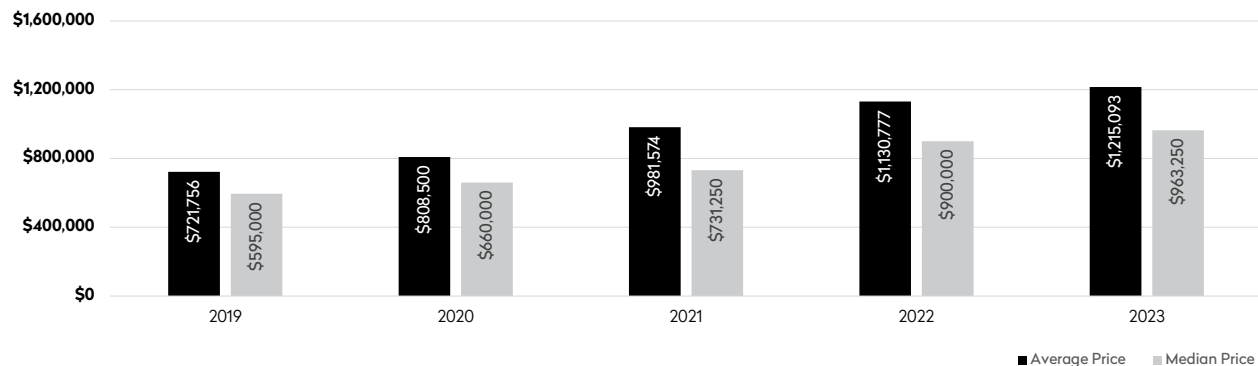
### DOLLAR VOLUME

2023 VS. 2022

▼ 25.5%

## RECORD HIGH AVERAGE AND MEDIAN SALES PRICES

The average sales price on the North Fork increased by 7.5% compared to 2022. At \$1,215,092 this represents the highest year-end average price to date. The median price – measuring the middle of the market – rose by 7% to \$963,250 in 2023, the record-high year-end median sold price for the North Fork.



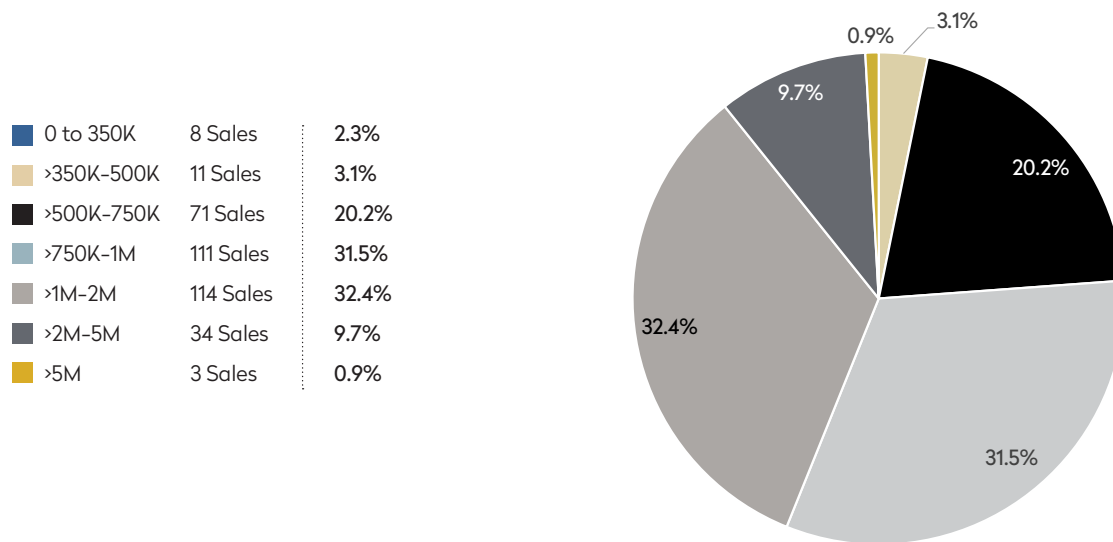
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# North Fork Market Report

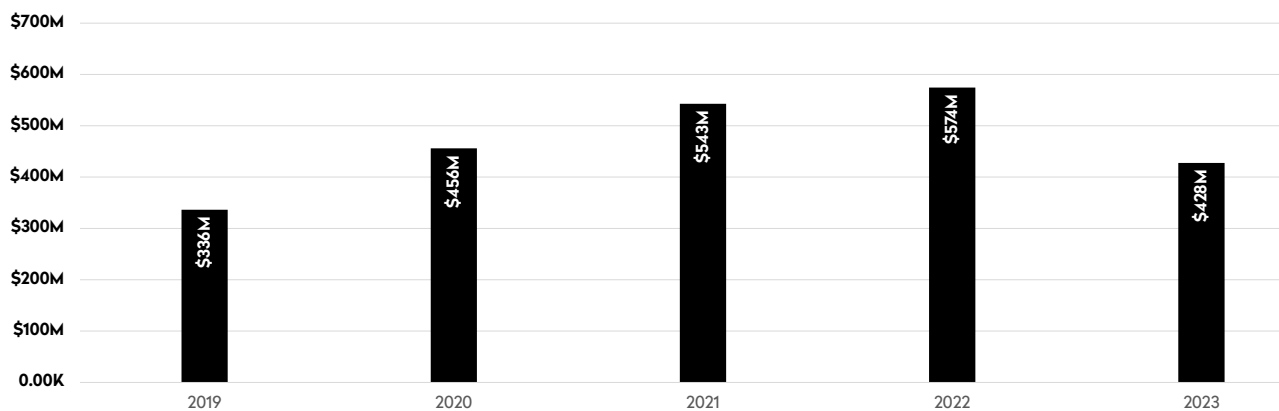
## PERCENTAGE OF SALES BY PRICE

The price range with the highest number of sales in 2023 was the \$1M to \$2M category. There were 114 transactions in this range, representing 32.4% of the total sales. The \$750K to \$1M category was close behind with 111 sales, or 31.5% of the total. North Fork sold prices have been trending higher in recent years. As a point of comparison, only 14.2% of all North Fork sales in 2019 were over \$1M, while 43% of all transactions were above \$1M in 2023.



## TOTAL DOLLAR VOLUME

The North Fork total dollar volume in 2023 declined by 25.5% to \$428 Million. Reflecting the continuing rise in the average sold prices on the North Fork, the 2023 dollar volume is 27% higher than in 2019, despite having 24.5% fewer transactions.



YEAR-END 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
2023	\$820,689	\$825,000	19	1	0	6	10	2	0	0
2022	\$819,845	\$707,000	36	0	4	18	11	1	2	0
2021	\$650,000	\$720,329	41	4	11	9	12	5	0	0

### CUTCHOQUE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$1,436,540	\$1,055,000	45	1	0	4	17	15	7	1
2022	\$1,333,328	\$950,000	61	2	2	12	22	14	8	1
2021	\$843,938	\$1,098,506	82	2	4	25	24	17	10	0

### EAST MARION

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$1,350,028	\$1,187,500	18	0	0	2	5	10	1	0
2022	\$1,064,058	\$850,000	26	0	1	7	7	10	1	0
2021	\$850,000	\$961,852	27	0	1	7	12	6	1	0

### GREENPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$987,611	\$809,000	39	2	1	16	6	12	2	0
2022	\$1,050,216	\$910,000	51	5	5	7	15	16	3	0
2021	\$710,000	\$901,850	50	3	6	18	11	10	2	0

### GREENPORT VILLAGE

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$969,545	\$907,500	22	1	2	5	5	9	0	0
2022	\$1,037,521	\$908,250	24	1	0	6	8	7	2	0
2021	\$725,000	\$761,564	35	2	4	16	6	7	0	0



YEAR-END 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
2023	\$1,105,330	\$902,500	14	0	0	1	7	6	0	0
2022	\$902,981	\$875,000	27	0	0	12	6	9	0	0
2021	\$675,000	\$809,698	51	4	6	21	11	7	2	0

### LAUREL

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$981,600	\$730,000	15	2	1	5	4	1	2	0
2022	\$952,298	\$785,000	21	1	1	7	6	5	1	0
2021	\$690,000	\$789,144	21	1	6	6	2	6	0	0

### MATTITUCK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$1,227,903	\$952,500	48	0	2	7	20	13	6	0
2022	\$1,290,559	\$956,800	84	1	7	21	17	22	16	0
2021	\$731,250	\$994,984	116	6	17	37	24	22	10	0

### NEW SUFFOLK

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$1,642,500	\$1,685,000	4	0	0	1	0	1	2	0
2022	\$977,250	\$796,000	9	0	2	2	2	2	1	0
2021	\$1,040,000	\$1,617,773	11	1	0	2	2	4	1	1

### ORIENT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$1,664,018	\$1,265,500	17	0	0	0	4	7	6	0
2022	\$1,355,767	\$1,200,000	15	0	1	3	2	8	1	0
2021	\$1,400,000	\$1,516,134	25	0	1	4	3	11	6	0

YEAR-END 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
2023	\$1,172,545	\$990,000	11	0	2	1	4	3	1	0
2022	\$1,216,967	\$950,000	12	0	0	1	6	4	1	0
2021	\$1,232,500	\$1,312,074	18	0	2	4	1	9	2	0

### RIVERHEAD\*

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$531,426	\$487,000	180	30	70	60	12	6	2	0
2022	\$504,614	\$499,000	309	72	91	111	27	6	2	0
2021	\$460,000	\$493,975	225	58	81	62	19	5	0	0

### SOUTH JAMESPORT

	Average Price	Median Price	Sales	0 to 350K	>350K -500K	>500K-750K	>750K-1M	>1M-2M	>2M-5M	>5M
2023	\$851,667	\$840,000	3	0	0	1	1	1	0	0
2022	\$1,023,350	\$796,500	10	1	0	3	3	1	2	0
2021	\$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
2023	\$1,277,099	\$965,000	97	1	3	22	28	34	7	2
2022	\$1,141,711	\$908,000	132	1	3	37	37	44	9	1
2021	\$850,000	\$1,025,972	173	5	18	40	49	52	8	1

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

# Contact Us

## YEAR-END 2023

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