

# Elliman Report

**Q2-2025** North Fork, NY Sales

## Condo & Single Family Dashboard

YEAR-OVER-YEAR

**+ 13.4%**  
**Prices**  
Median Sales Price

**- 2.7 mos**  
**Pace**  
Months of Supply

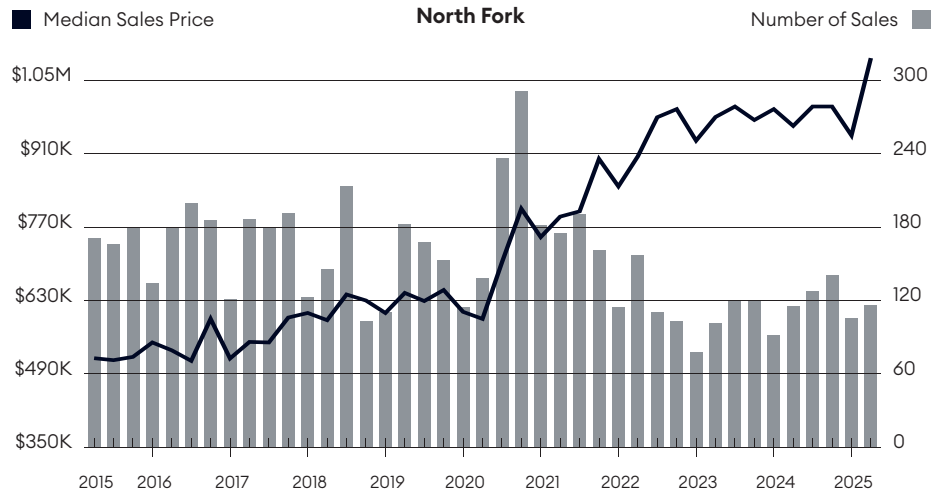
**+ 0.9%**  
**Sales**  
Closed Sales

**- 43.3%**  
**Inventory**  
Total Inventory

**- 24 days**  
**Marketing Time**  
Days on Market

**- 2.6%**  
**Negotiability**  
Listing Discount

- Median sales price rose year over year to the highest on record
- Sales have been rising annually for the past eight quarters
- Listing inventory declined year over year for the third time
- The market share of sales above the \$1 million threshold was the highest on record



North Fork Matrix	Q2-2025	%Δ (qtr)	Q1-2025	%Δ (yr)	Q2-2024
Average Sales Price	\$1,507,376	27.9%	\$1,178,617	28.2%	\$1,176,246
Median Sales Price	\$1,092,338	15.6%	\$945,000	13.4%	\$963,000
Number of Sales (Closed)	116	10.5%	105	0.9%	115
Days on Market (From Last List Date)	75	-27.9%	104	-24.2%	99
Listing Discount (From Last List Price)	6.2%		10.9%		8.8%
Listing Inventory	132	12.8%	117	-43.3%	233
Months of Supply	3.4	3.0%	3.3	-44.3%	6.1
Year-to-Date	Q2-2025	%Δ (qtr)	Q1-2025	%Δ (yr)	Q2-2024
Average Sales Price (YTD)	\$1,351,179	N/A	N/A	12.9%	\$1,196,655
Median Sales Price (YTD)	\$994,000	N/A	N/A	2.7%	\$967,500
Number of Sales (YTD)	221	N/A	N/A	7.3%	206

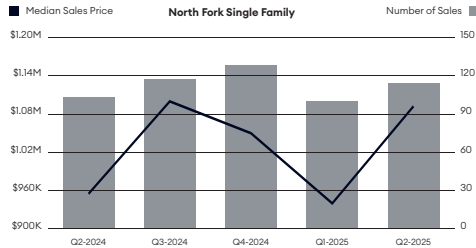
North Fork Single Family + Condo Matrix	Median Price	%Δ (yoy)	Sales	%Δ (yoy)	INV*	%Δ (yoy)	MOS**	%Δ (yoy)
Aquebogue	\$749,000	1.8%	7	-12.5%	1	-90.0%	0.4	-89.5%
Cutchogue	\$1,162,500	-13.9%	14	-22.2%	5	-82.8%	1.1	-77.1%
Greenport	\$1,019,338	7.3%	18	-14.3%	6	-84.2%	1.0	-81.5%
Jamesport	\$997,500	22.4%	8	-38.5%	5	-64.3%	1.9	-40.6%
Laurel	\$987,500	-50.6%	8	300.0%	6	-45.5%	2.3	-86.1%
Mattituck	\$939,500	10.5%	14	16.7%	12	-57.1%	2.6	-62.9%
New Suffolk	\$1,866,666		1					
Orient Point	\$1,750,660	3.3%	4	100.0%	3	-81.3%	2.3	-90.4%
Peconic	\$975,000	11.4%	3	0.0%	2	-60.0%	2.0	-60.0%
Shelter Island	\$1,425,000	-5.2%	12	50.0%	70	288.9%	17.5	157.4%
Southold	\$900,000	-6.5%	18	-28.0%	16	-72.4%	2.7	-61.4%

\*Inventory | \*\*Months of Supply: The number of months to sell all listing inventory at the current sales rate



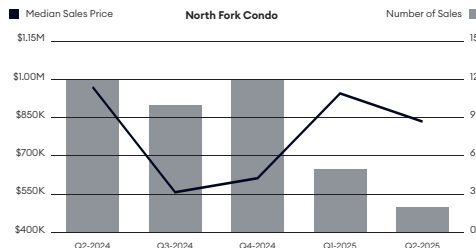
Prepared by Miller Samuel Real Estate Appraisers & Consultants

## Single Family



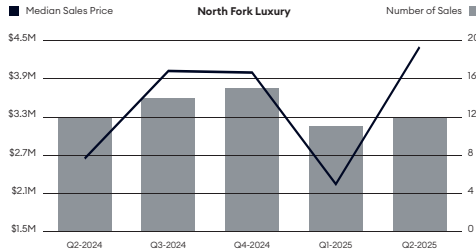
Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,519,181	27.2%	\$1,193,958	26.4%	\$1,202,046
Median Sales Price	\$1,092,338	16.2%	\$940,000	14.4%	\$955,000
Number of Sales (Closed)	114	14.0%	100	10.7%	103
Days on Market (From Last List Date)	75	-27.9%	104	-24.2%	99
Listing Discount (From Last List Price)	6.2%		10.9%		8.8%
Listing Inventory	130	12.1%	116	-41.2%	221
Months of Supply	3.4	-2.9%	3.5	-46.9%	6.4

## Condo



Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$834,500	-4.3%	\$871,800	-12.6%	\$954,792
Median Sales Price	\$834,500	-11.7%	\$945,000	-14.0%	\$970,000
Number of Sales (Closed)	2	-60.0%	5	-83.3%	12
Days on Market (From Last List Date)	22	-64.5%	62	-73.2%	82
Listing Discount (From Last List Price)	0.0%		0.6%		6.1%
Listing Inventory	2	100.0%	1	-83.3%	12
Months of Supply	3.0	400.0%	0.6	0.0%	3.0

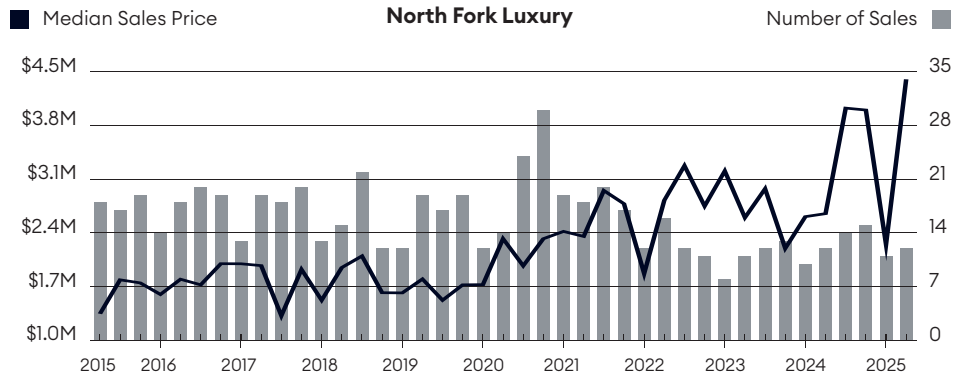
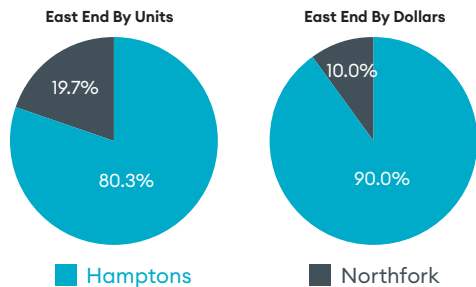
## Luxury



Luxury Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$4,693,333	79.9%	\$2,608,182	72.6%	\$2,719,092
Median Sales Price	\$4,400,000	95.6%	\$2,250,000	65.9%	\$2,651,500
Number of Sales (Closed)	12	9.1%	11	0.0%	12
Days on Market (From Last List Date)	66	-59.0%	161	-63.7%	182
Listing Discount (From Last List Price)	6.3%		10.6%		13.1%
Listing Inventory	65	-4.4%	68	-25.3%	87
Months of Supply	16.3	-11.9%	18.5	-25.2%	21.8
Entry Price Threshold	\$2,660,000	40.0%	\$1,900,000	44.6%	\$1,840,000

## Share of East End Region

East End equals Hamptons and North Fork



## By Sales Share North Fork

Type	Current Quarter	Prior Year Quarter
Single Family Units	98.3%	89.6%
Condo Units	1.7%	10.4%
Single Family Dollars	99.0%	91.5%
Condo Dollars	1.0%	8.5%

Price	Current Quarter	Prior Year Quarter
Over \$5M	15.5%	7.8%
\$1M - \$5M	37.1%	36.5%
Under \$1M	47.4%	55.7%

Over/Under Last List	Current Quarter	Prior Year Quarter
Over	23.3%	22.1%
At	12.8%	8.1%
Under	64.0%	69.8%

Questions or comments? Email report author  
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