

Elliman Report

Q3-2025 North Fork, NY Sales

Condo & Single Family Dashboard

YEAR-OVER-YEAR

+ 4.5%
Prices
Median Sales Price

- 2.8 mos
Pace
Months of Supply

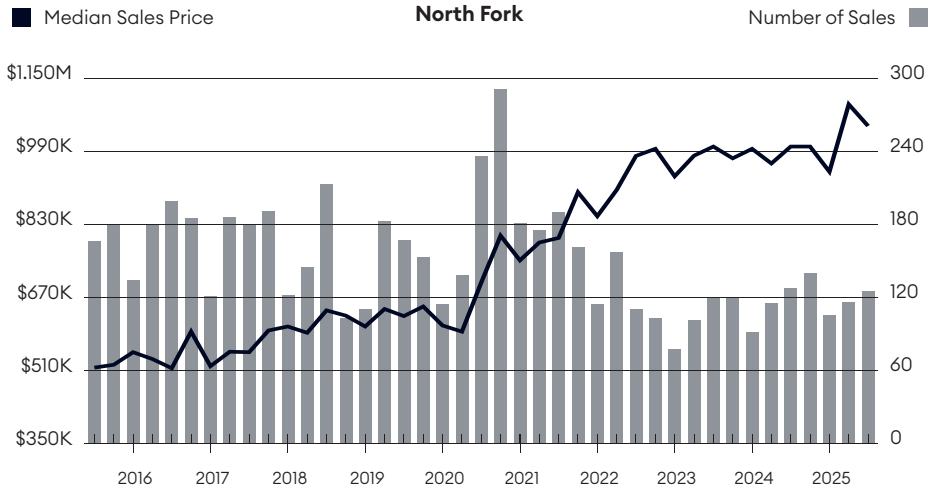
- 1.6%
Sales
Closed Sales

- 45.6%
Inventory
Total Inventory

+ 8 days
Marketing Time
Days on Market

+ 0.7%
Negotiability
Listing Discount

- Median sales price rose year over year to the second highest on record
- Listing inventory fell sharply year over year
- Sales slipped nominally from the same period last year
- The market share of sales between the \$1 million and \$2 million threshold was the second highest on record



North Fork Matrix	Q3-2025	%Δ (qtr)	Q2-2025	%Δ (yr)	Q3-2024
Average Sales Price	\$1,358,128	-9.9%	\$1,507,376	-13.7%	\$1,573,708
Median Sales Price	\$1,045,000	-4.3%	\$1,092,338	4.5%	\$999,999
Number of Sales (Closed)	125	7.8%	116	-1.6%	127
Days on Market (From Last List Date)	91	21.3%	75	9.6%	83
Listing Discount (From Last List Price)	7.5%		6.2%		6.8%
Listing Inventory	142	7.6%	132	-45.6%	261
Months of Supply	3.4	0.0%	3.4	-45.2%	6.2
Year-to-Date	Q3-2025	%Δ (qtr)	Q2-2025	%Δ (yr)	Q3-2024
Average Sales Price (YTD)	\$1,353,689	N/A	N/A	1.0%	\$1,340,456
Median Sales Price (YTD)	\$999,500	N/A	N/A	0.5%	\$995,000
Number of Sales (YTD)	346	N/A	N/A	3.9%	333

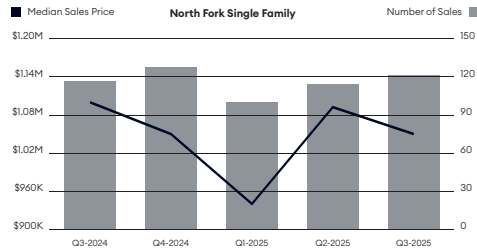
North Fork Single Family + Condo Matrix	Median Price	%Δ (yoy)	Sales	%Δ (yoy)	INV*	%Δ (yoy)	MOS**	%Δ (yoy)
Aquebogue	\$759,000	-22.2%	9	0.0%	7	-30.0%	2.3	-30.3%
Cutchogue	\$1,082,500	20.2%	14	0.0%	10	-74.4%	2.1	-75.0%
Greenport	\$1,230,000	15.0%	17	-22.7%	9	-43.8%	1.6	-27.3%
Jamesport	\$825,000	-4.1%	7	133.3%	6	-83.3%	2.6	-92.8%
Laurel	\$967,500	33.4%	7	600.0%	4	-75.0%	1.7	-96.5%
Mattituck	\$1,200,000	20.1%	13	-13.3%	8	-27.3%	1.8	-18.2%
Orient Point	\$1,751,620	3.0%	3	-25.0%	14	-60.0%	14.0	-46.8%
Peconic	\$840,000		2		4	-77.8%	6.0	
Shelter Island	\$1,580,000	-26.5%	16	14.3%	2	-50.0%	0.4	-55.6%
Southold	\$962,500	-9.6%	22	-42.1%	20	-60.8%	2.7	-32.5%

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



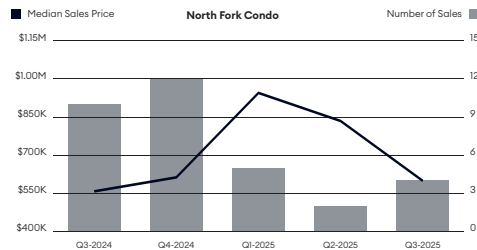
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single Family



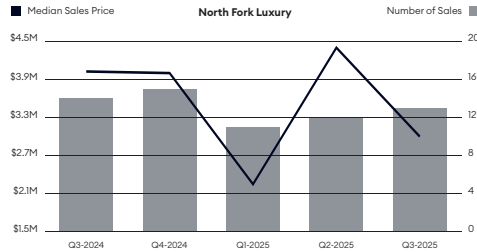
Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,378,004	-9.3%	\$1,519,181	-17.0%	\$1,660,585
Median Sales Price	\$1,050,000	-3.9%	\$1,092,338	-4.5%	\$1,100,000
Number of Sales (Closed)	121	6.1%	114	3.4%	117
Days on Market (From Last List Date)	91	21.3%	75	9.6%	83
Listing Discount (From Last List Price)	7.5%		6.2%		6.8%
Listing Inventory	142	9.2%	130	-42.3%	246
Months of Supply	3.5	2.9%	3.4	-44.4%	6.3

Condo



Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$756,875	-9.3%	\$834,500	35.8%	\$557,250
Median Sales Price	\$598,750	-28.3%	\$834,500	7.4%	\$557,500
Number of Sales (Closed)	4	100.0%	2	-60.0%	10
Days on Market (From Last List Date)	284	1190.9%	22	192.8%	97
Listing Discount (From Last List Price)	9.7%		0.0%		6.3%
Listing Inventory	0	-100.0%	2	-100.0%	15
Months of Supply	0.0	-100.0%	3.0	-100.0%	4.5

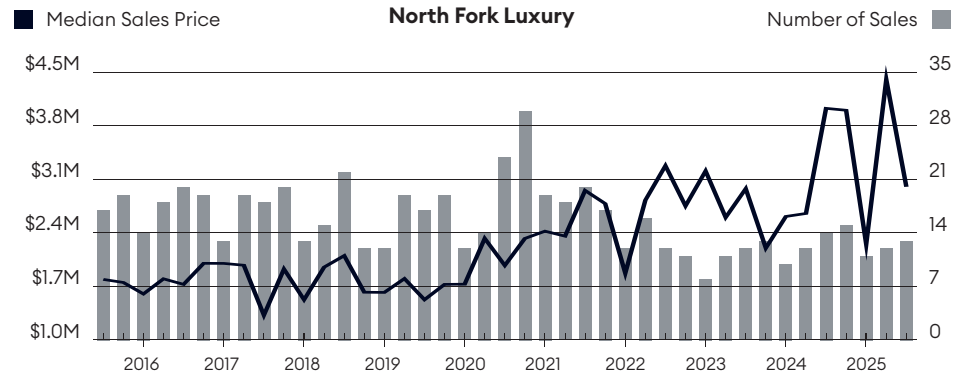
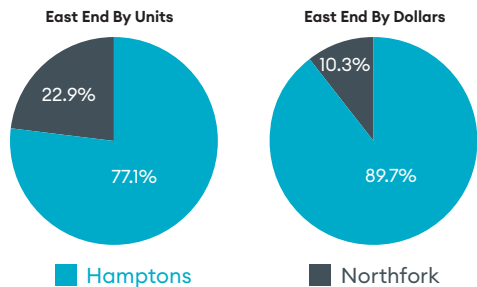
Luxury



Luxury Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$3,836,308	-18.3%	\$4,693,333	-25.6%	\$5,153,443
Median Sales Price	\$3,000,000	-31.8%	\$4,400,000	-25.5%	\$4,025,000
Number of Sales (Closed)	13	8.3%	12	-7.1%	14
Days on Market (From Last List Date)	111	68.2%	66	27.6%	87
Listing Discount (From Last List Price)	7.8%		6.3%		4.4%
Listing Inventory	75	15.4%	65	102.7%	37
Months of Supply	17.3	6.1%	16.3	119.0%	7.9
Entry Price Threshold	\$2,350,000	-11.7%	\$2,660,000	-24.2%	\$3,100,000

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	96.8%	92.1%
Condo Units	3.2%	7.9%
Single Family Dollars	98.2%	97.2%
Condo Dollars	1.8%	2.8%

Price	Current Quarter	Prior Year Quarter
Over \$5M	12.8%	19.7%
\$1M - \$5M	37.6%	29.1%
Under \$1M	49.6%	51.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Over	19.4%	15.7%
At	10.2%	11.8%
Under	70.4%	72.5%

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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