

Jonathan Miller's Market Overview

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1Q-2026 North Fork Sales

THE NORTH FORK MARKET					
	1Q-2026	%Chg (Qtr)	Q4-2025	%Chg (Yr)	1Q-2025
Average Sales Price	\$1,523,782	9.4%	\$1,392,931	29.3%	\$1,178,617
Median Sales Price	\$999,999	1.3%	\$987,000	5.8%	\$945,000
Number of Sales	83	-50.0%	166	-21.0%	105
Days on Market (From Last List Date)	120	8.1%	111	15.4%	104
Listing Discount (From Last List Price)	7.7%		10.4%		10.9%
Listing Inventory	120	10.1%	109	2.6%	117
Months of Supply	4.3	115.0%	2.0	30.3%	3.3
Bidding War Market Share	8.1%		11.3%		11.7%
MARKET BY PROPERTY TYPE					
SINGLE FAMILY					
	1Q-2026	%Chg (Qtr)	Q4-2025	%Chg (Yr)	1Q-2025
Average Sales Price	\$1,533,535	8.1%	\$1,419,035	28.4%	\$1,193,958
Median Sales Price	\$999,000	0.9%	\$990,000	6.3%	\$940,000
Number of Sales	81	-49.1%	159	-19.0%	100
Days on Market (From Last List Date)	124	11.7%	111	19.2%	104
Listing Discount (From Last List Price)	5.6%		10.4%		10.9%
Listing Inventory	120	10.1%	109	3.4%	116
Months of Supply	4.4	109.5%	2.1	25.7%	3.5
CONDO					
	1Q-2026	%Chg (Qtr)	Q4-2025	%Chg (Yr)	1Q-2025
Average Sales Price	\$1,128,750	41.1%	\$800,000	29.5%	\$871,800
Median Sales Price	\$1,128,750	64.8%	\$685,000	19.4%	\$945,000
Number of Sales (Closed)	2	-71.4%	7	-60.0%	5
Days on Market (From Last List Date)	35	-68.2%	110	-43.5%	62
Listing Discount (From Last List Price)	1.9%		6.5%		0.6%
Listing Inventory	0	#DIV/0!	0	-100.0%	1
Months of Supply	0.0	#DIV/0!	0.0	-100.0%	0.6
LUXURY [highest 10% of all sales]					
	1Q-2026	%Chg (Qtr)	Q4-2025	%Chg (Yr)	1Q-2025
Average Sales Price	\$5,512,500	42.2%	\$3,877,659	111.4%	\$2,608,182
Median Sales Price	\$4,050,000	24.6%	\$3,250,000	80.0%	\$2,250,000
Number of Sales	6	-64.7%	17	-45.5%	11
Days on Market (From Last List Date)	111	6.7%	104	-31.1%	161
Listing Discount (From Last List Price)	4.5%		10.6%		10.6%
Listing Inventory	41	-14.6%	48	-39.7%	68
Months of Supply	20.5	141.2%	8.5	10.8%	18.5
Entry Threshold	\$3,250,000	33.2%	\$2,440,000	71.1%	\$1,900,000

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by Hamlet

1Q26 North Fork Single Family + Condo	Avg Sales Price	Avg SP YOY	Avg Listing Price	YOY	Listings	In Contract	Sales
Aquebogue	\$751,250	-1.3%	\$783,554	-3.7%	2	4	8
Cutchogue	\$1,281,000	0.1%	\$1,370,670	-0.5%	10	2	6
Greenport	\$1,052,400	-1.2%	\$1,048,190	-8.6%	10	4	10
Jamesport	\$1,022,444	-1.7%	\$1,071,521	-6.5%	5	2	9
Laurel	\$1,680,000	-20.0%	\$1,720,320	-22.4%	3	0	4
Mattituck	\$1,544,738	33.9%	\$1,606,528	19.5%	4	1	10
Orient Point	\$3,387,500	154.5%	\$3,600,913	133.4%	11	0	2
Peconic	\$1,866,667	77.0%	\$2,197,067	83.0%	4	1	3
Shelter Island	\$2,178,400	39.3%	\$2,370,099	29.4%	0	11	10
Southold	\$1,904,194	74.9%	\$2,014,637	74.8%	17	2	18

Compiled by Jonathan Miller

1Q26 North Fork Single Family + Condo	Median Sales Price	Median SP YOY%	Sales	Sales YOY%	Inventory	Inventory YOY%	MOS*	MOS YOY%
Aquebogue	\$720,000	-18.5%	8	100.0%	2	100.0%	0.8	0.0%
Cutchogue	\$1,200,000	-10.1%	6	-53.8%	10	233.3%	5.0	614.3%
Greenport	\$832,500	-13.3%	10	-37.5%	10	233.3%	3.0	400.0%
Jamesport	\$955,000	17.5%	9	50.0%	5	0.0%	1.7	-32.0%
Laurel	\$967,500	-53.9%	4	100.0%	3	-40.0%	2.3	-69.3%
Mattituck	\$960,000	12.3%	10	-16.7%	4	0.0%	1.2	20.0%
Orient Point	\$3,387,500	280.6%	2	-60.0%	11	83.3%	16.5	358.3%
Peconic	\$2,375,000	117.3%	3	0.0%	4	100.0%	4.0	100.0%
Shelter Island	\$2,075,000	40.7%	10	0.0%	0	-100.0%	0.0	-100.0%
Southold	\$1,037,000	18.5%	18	-28.0%	17	21.4%	2.8	64.7%

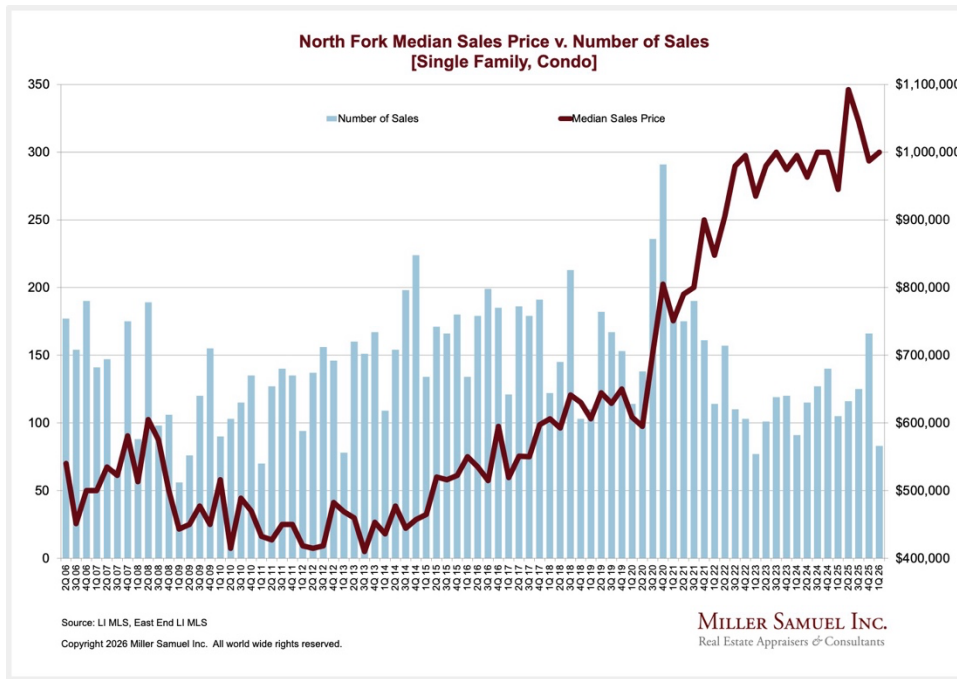
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*Months of Supply: The number of months to sell all listing inventory at the current sales rate

Takeaways

- Median and average sales prices increased to near highs, to the third and second highest on record, respectively.
- Listing inventory rose modestly year over year and was about half the first-quarter average for the decade.
- The share of sales above the \$2 million threshold was the highest on record, consistent with the average sales price also reaching a record high.

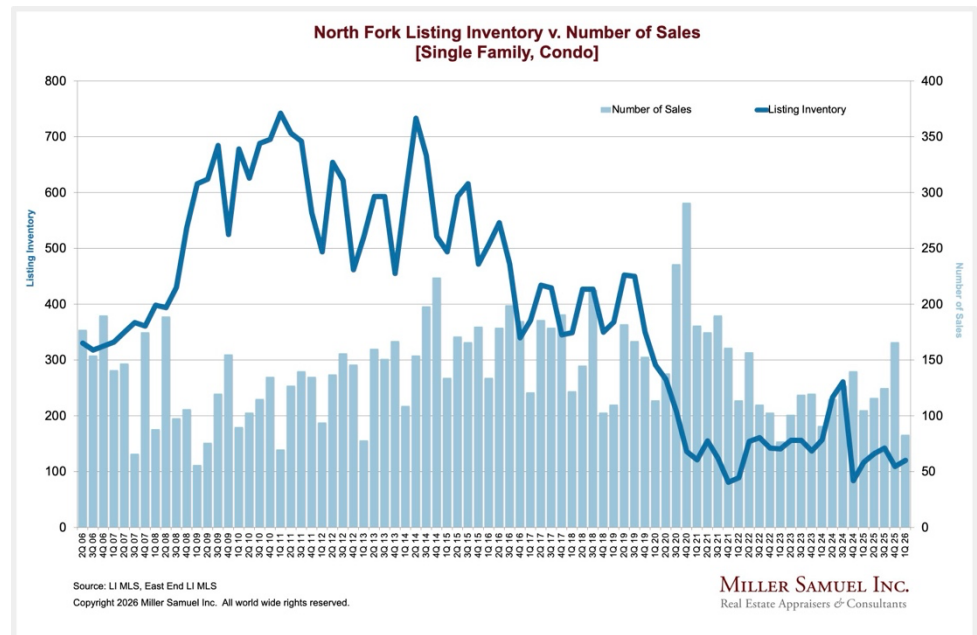
North Fork Is Feeling Pressure From The Hamptons Spillover

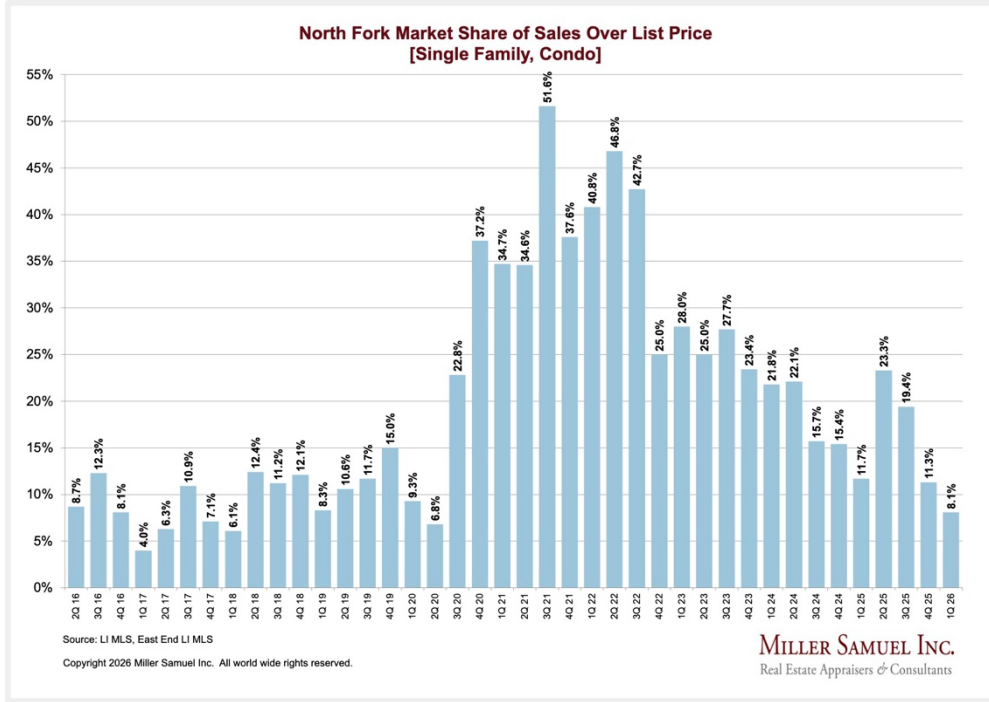


The median sales price for the North Fork rose 5.8% year over year to \$999,999, the third highest on record. The average sales price surged 29.3% annually to \$1,527,782, the second highest on record.

The market share of sales above the \$2 million threshold that closed in the quarter was 21.7%, the highest on record. Without adjusting for inflation, the market share above that threshold was 3.7% in 1Q16, a decade earlier.

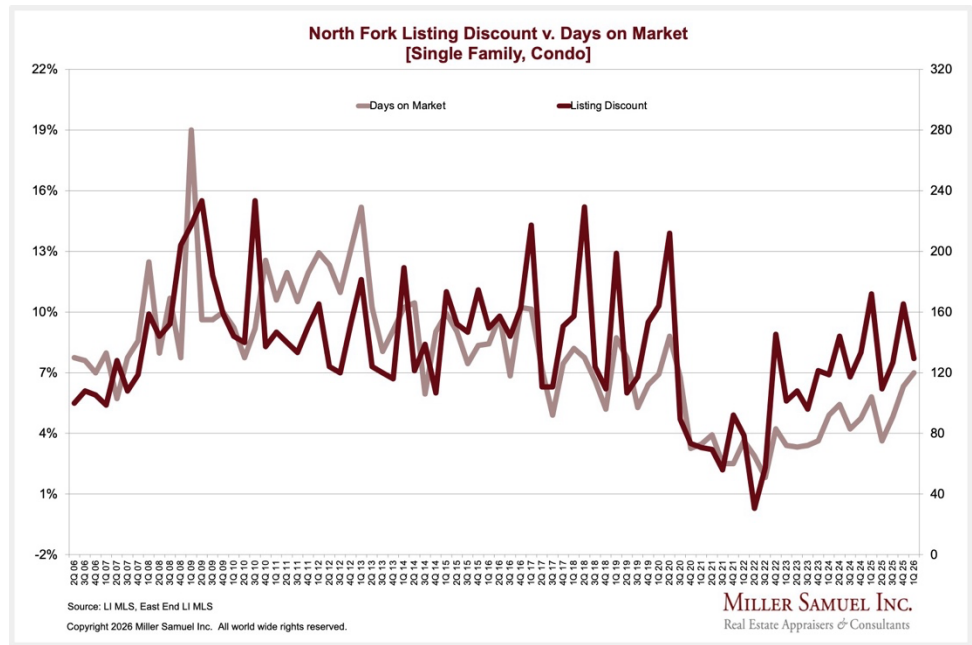
Coming out of the pandemic in 2022, listing inventory has not yet recovered to typical pre-pandemic levels of the prior decade. The lack of supply continues to place upward pressure on prices. Sales volume would likely be much higher if an adequate supply existed.





The bidding war market share metric seems to have normalized to pre-pandemic levels, but it's only one quarter.

Despite lower listing inventory, both days on market and listing discount have been rising since the pandemic.



Final Thoughts

The North Fork market continued to benefit from strong Hamptons spillover in early 2026, as South Fork buyers continue to get priced out. Both median and average sale prices are near record highs, up 5.8% and 29.3% year over year, respectively. The share of sales above \$2 million reached an unprecedented 21.7%, underscoring the region's growing luxury profile. Listing inventory remains roughly half its pre-pandemic average, limiting sales volume and sustaining upward price pressure, even as marketing time and discounts edge higher, evidence of a shift in the sales mix toward higher-end homes. Despite tight supply, the market shows signs of adjusting to a new post-pandemic equilibrium, unlike its neighbor to the south.