



COMPASS

July 2023

# North Fork Market Insights

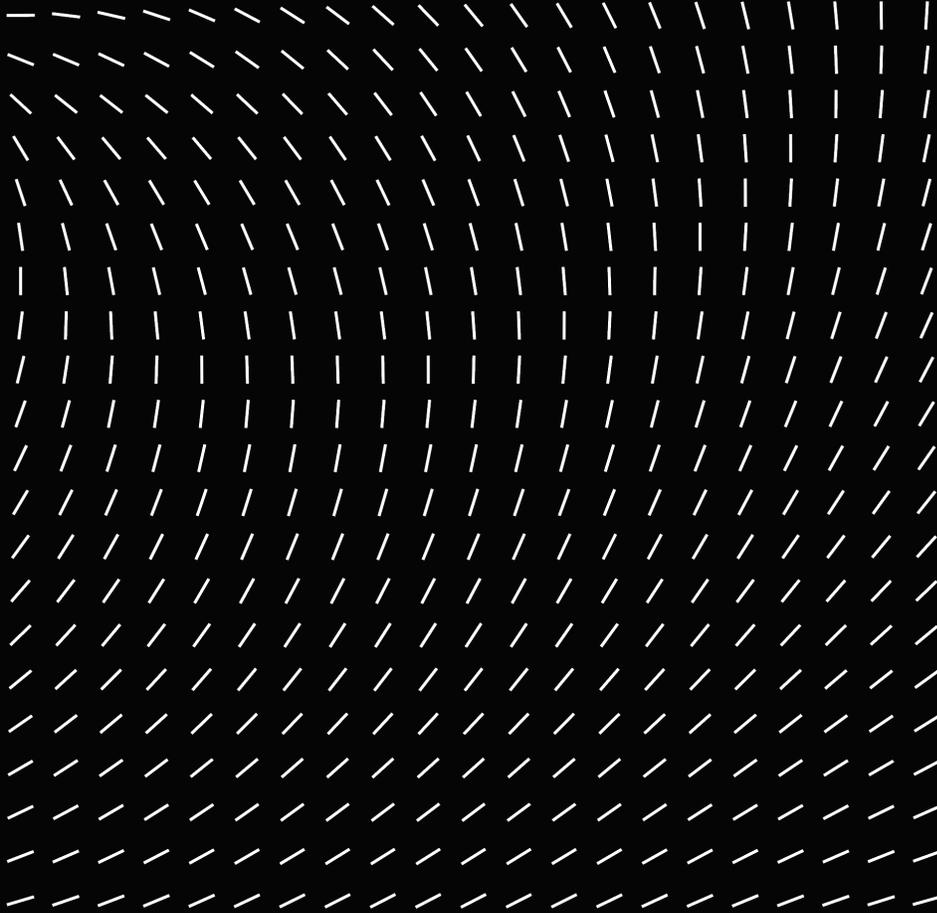
# Long Island Market Report

## NORTH FORK JULY 2023 CLOSED SALES

Town		July 2022	July 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	2	3	50.0%
	SINGLE-FAMILY AVG. PRICE	\$725,000	\$396,533	-45.3%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,450,000	\$1,189,600	-18.0%
	DAYS ON MARKET	40	131	227.5%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	3	1	-66.7%
	SINGLE-FAMILY AVG. PRICE	\$508,333	\$659,000	29.6%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$540,000	\$622,500	15.3%
	SALES VOLUME	\$2,065,000	\$1,281,500	-37.9%
	DAYS ON MARKET	22	46	109.1%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	4	2	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,996,750	\$1,411,800	-29.3%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$955,000	-
	SALES VOLUME	\$7,987,000	\$3,778,600	-52.7%
	DAYS ON MARKET	29	124	327.6%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$785,750	\$1,246,000	58.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,571,500	\$2,492,000	58.6%
	DAYS ON MARKET	17	40	135.3%
Greenport NORTH FORK	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$630,000	\$1,750,000	177.8%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$645,000	\$500,000	-22.5%
	SALES VOLUME	\$1,905,000	\$2,250,000	18.1%
	DAYS ON MARKET	33	241	630.3%

Town		July 2022	July 2023	% Change
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	1	3	200.0%
	SINGLE-FAMILY AVG. PRICE	\$1,200,000	\$1,185,500	-1.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,200,000	\$3,556,500	196.4%
	DAYS ON MARKET	61	25	-59.0%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	2	1	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$693,000	\$1,275,000	84.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,386,000	\$1,275,000	-8.0%
	DAYS ON MARKET	33	32	-3.0%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	8	5	-37.5%
	SINGLE-FAMILY AVG. PRICE	\$1,096,438	\$1,095,000	-0.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$8,771,500	\$5,475,000	-37.6%
	DAYS ON MARKET	26	77	196.2%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Orient NORTH FORK	# SINGLE-FAMILY SALES	0	0	0.0%
	SINGLE-FAMILY AVG. PRICE	-	-	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	-	-
	DAYS ON MARKET	-	-	-
Peconic NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$468,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$468,000	-
	DAYS ON MARKET	-	119	-

Town		July 2022	July 2023	% Change
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	2	4	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,650,000	\$1,327,505	-49.9%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$5,300,000	\$5,310,018	0.2%
	DAYS ON MARKET	237	67	-71.7%
Southold NORTH FORK	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$1,285,833	\$1,152,200	-10.4%
	# CONDO/CO-OP SALES	1	0	0.0%
	CONDO/CO-OP AVG. PRICE	\$575,000	-	-
	SALES VOLUME	\$8,290,000	\$5,761,000	-30.5%
	DAYS ON MARKET	52	123	136.5%



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