



COMPASS

December 2022

North Fork Market Insights

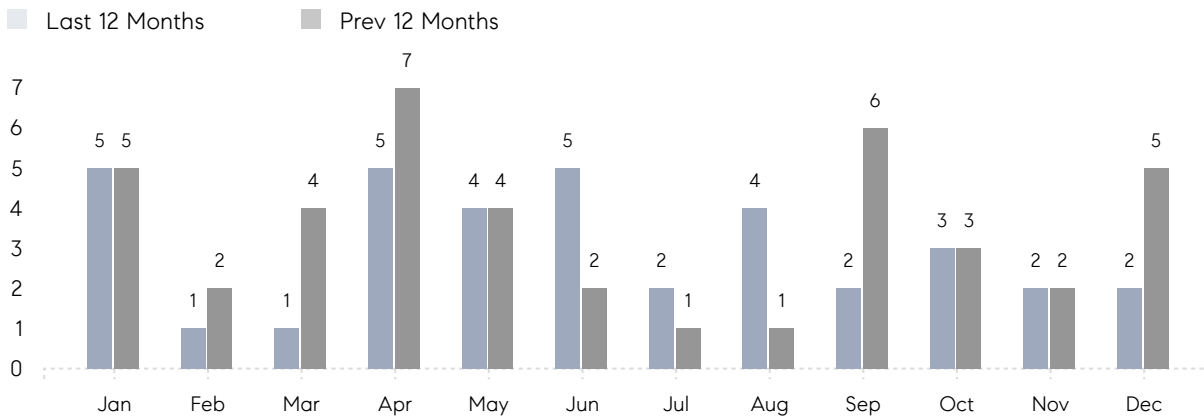
Aquebogue

NORTH FORK, DECEMBER 2022

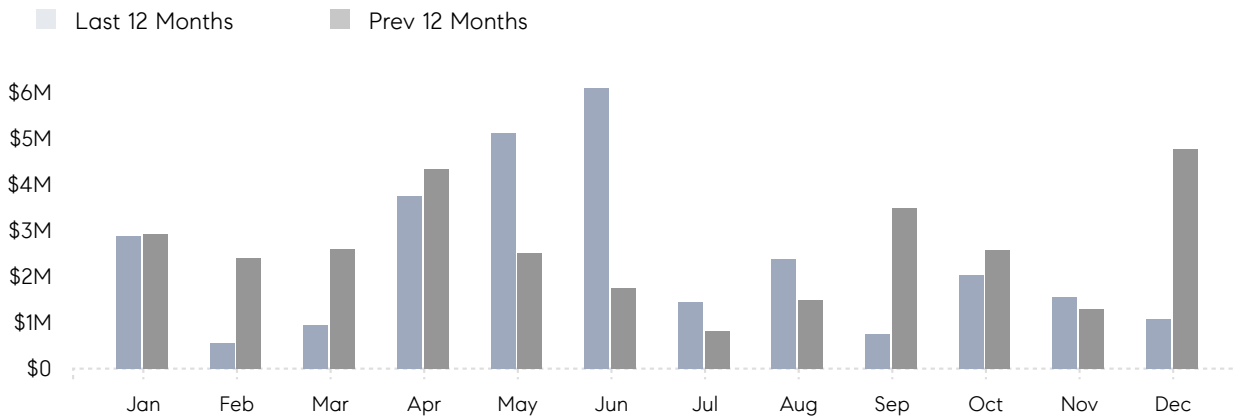
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	2	5	-60.0%
	SALES VOLUME	\$1,070,000	\$4,787,500	-77.7%
	AVERAGE PRICE	\$535,000	\$957,500	-44.1%
	AVERAGE DOM	38	81	-53.1%

Monthly Sales



Monthly Total Sales Volume



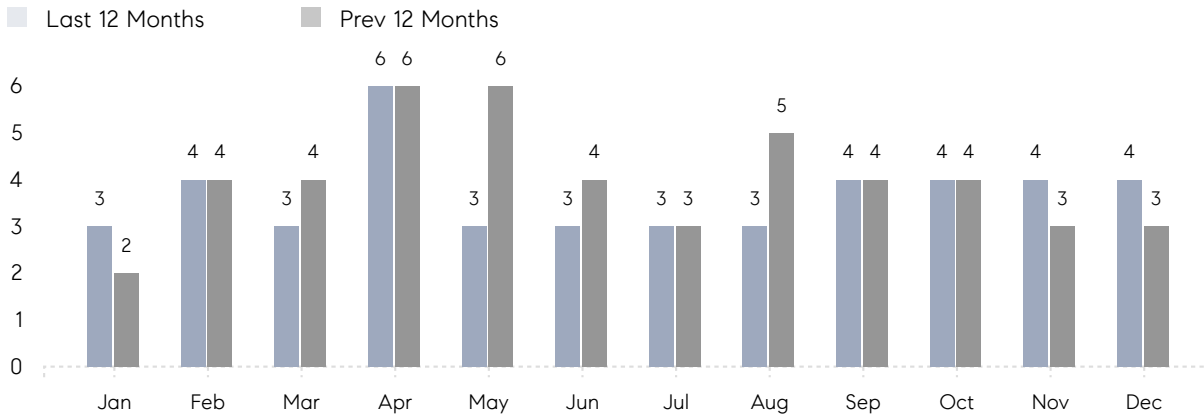
Baiting Hollow

NORTH FORK, DECEMBER 2022

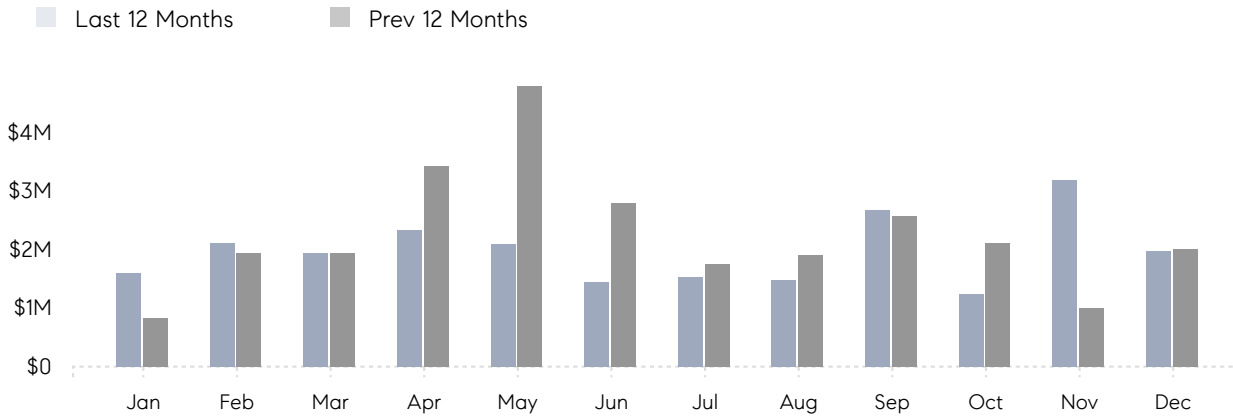
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	4	3	33.3%
	SALES VOLUME	\$1,963,500	\$1,998,000	-1.7%
	AVERAGE PRICE	\$490,875	\$666,000	-26.3%
	AVERAGE DOM	55	66	-16.7%

Monthly Sales



Monthly Total Sales Volume



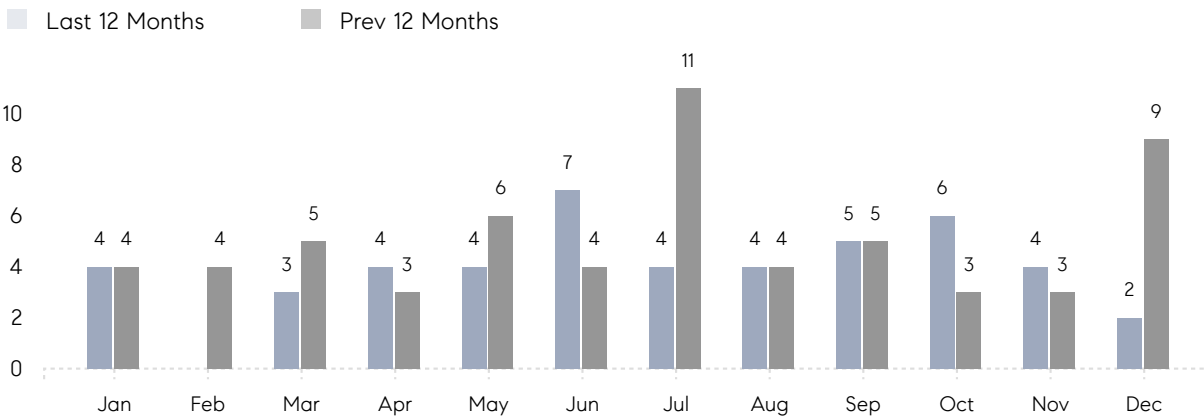
Cutchogue

NORTH FORK, DECEMBER 2022

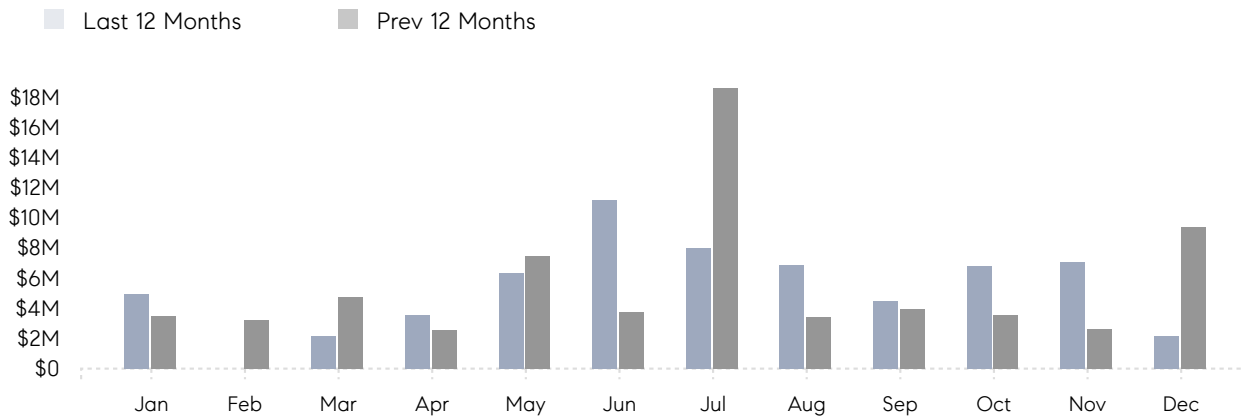
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	2	9	-77.8%
	SALES VOLUME	\$2,180,000	\$9,399,500	-76.8%
	AVERAGE PRICE	\$1,090,000	\$1,044,389	4.4%
	AVERAGE DOM	77	45	71.1%

Monthly Sales



Monthly Total Sales Volume



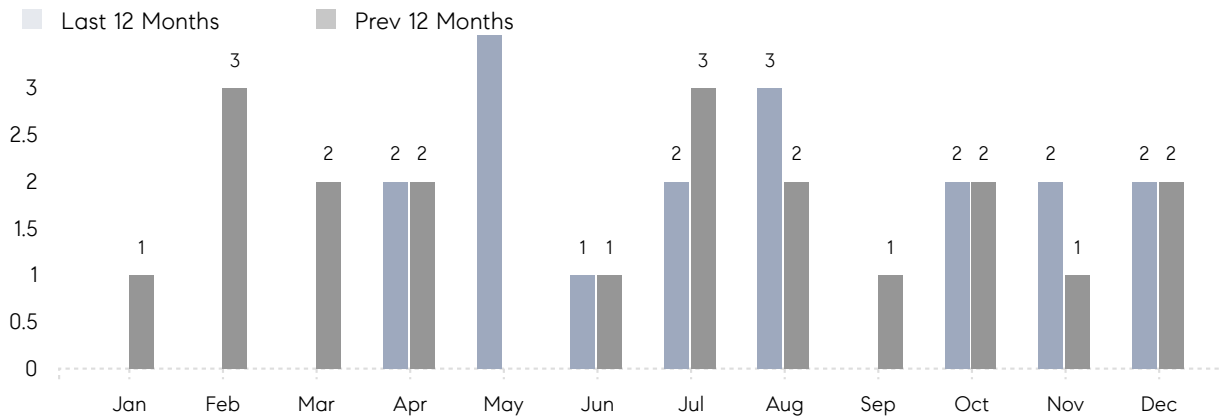
East Marion

NORTH FORK, DECEMBER 2022

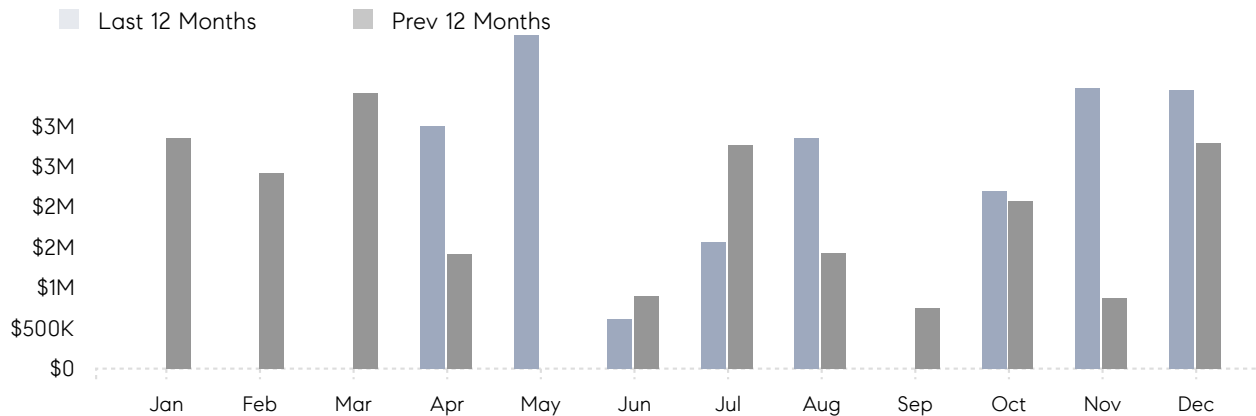
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$3,450,000	\$2,790,000	23.7%
	AVERAGE PRICE	\$1,725,000	\$1,395,000	23.7%
	AVERAGE DOM	37	95	-61.1%

Monthly Sales



Monthly Total Sales Volume



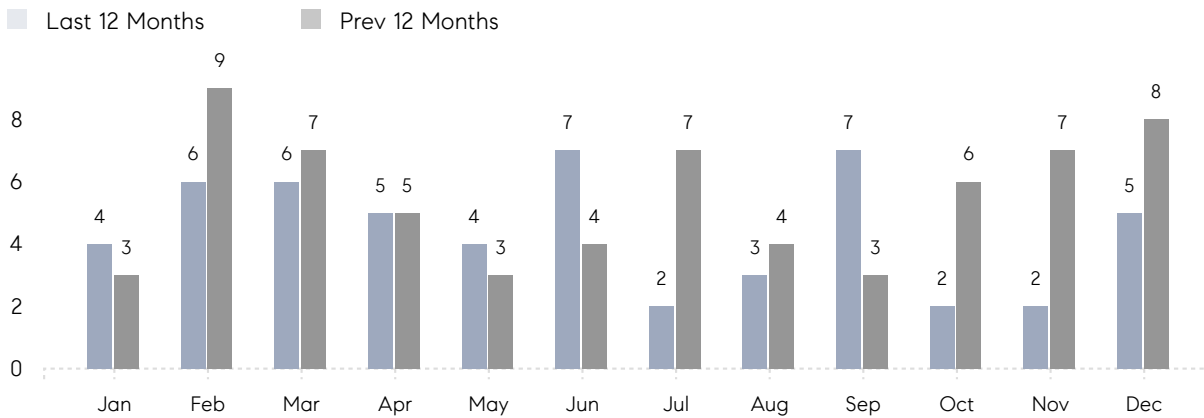
Greenport

NORTH FORK, DECEMBER 2022

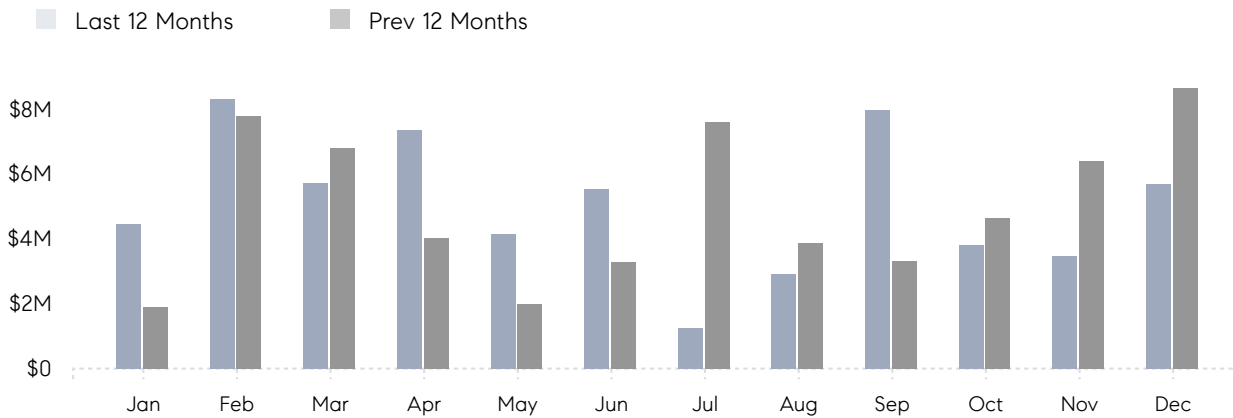
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	5	8	-37.5%
	SALES VOLUME	\$5,684,999	\$8,657,500	-34.3%
	AVERAGE PRICE	\$1,137,000	\$1,082,188	5.1%
	AVERAGE DOM	82	39	110.3%

Monthly Sales



Monthly Total Sales Volume



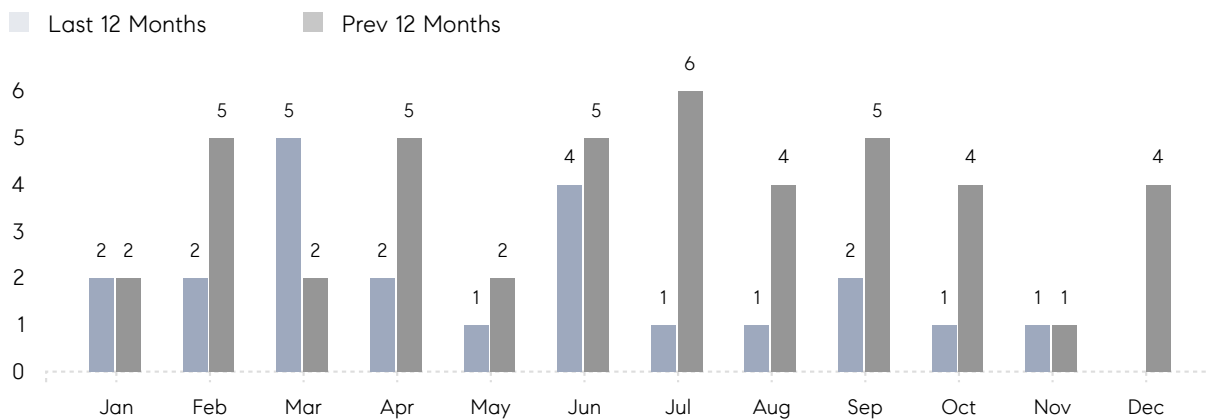
Jamesport

NORTH FORK, DECEMBER 2022

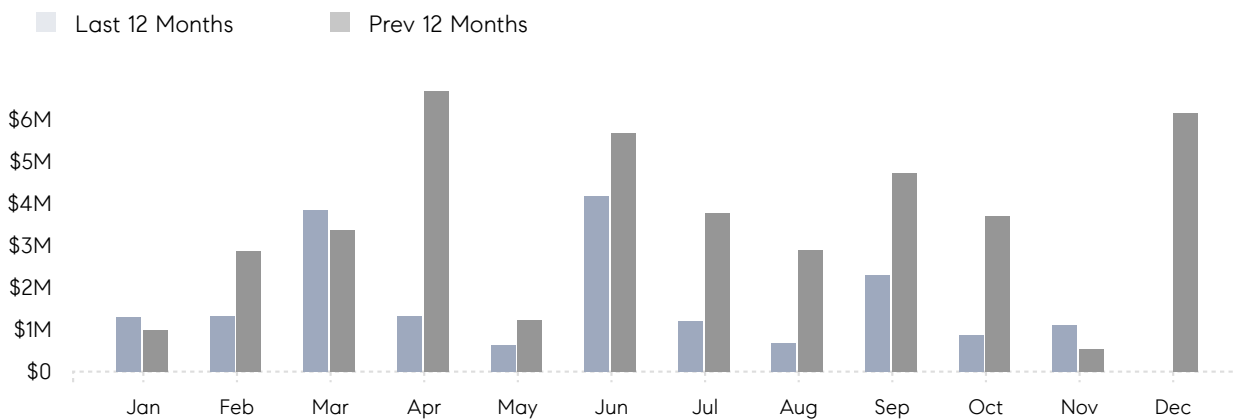
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	4	0.0%
	SALES VOLUME	\$0	\$6,165,000	-
	AVERAGE PRICE	\$0	\$1,541,250	-
	AVERAGE DOM	0	136	-

Monthly Sales



Monthly Total Sales Volume



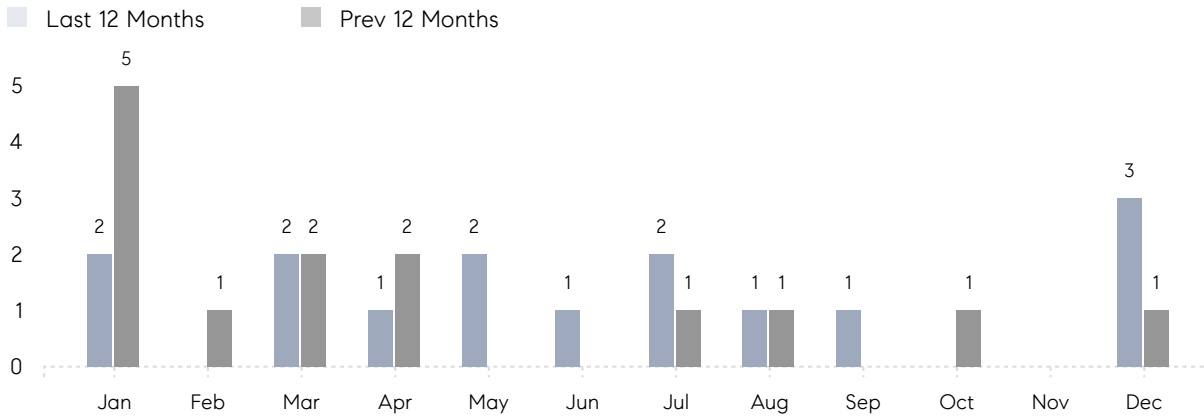
Laurel

NORTH FORK, DECEMBER 2022

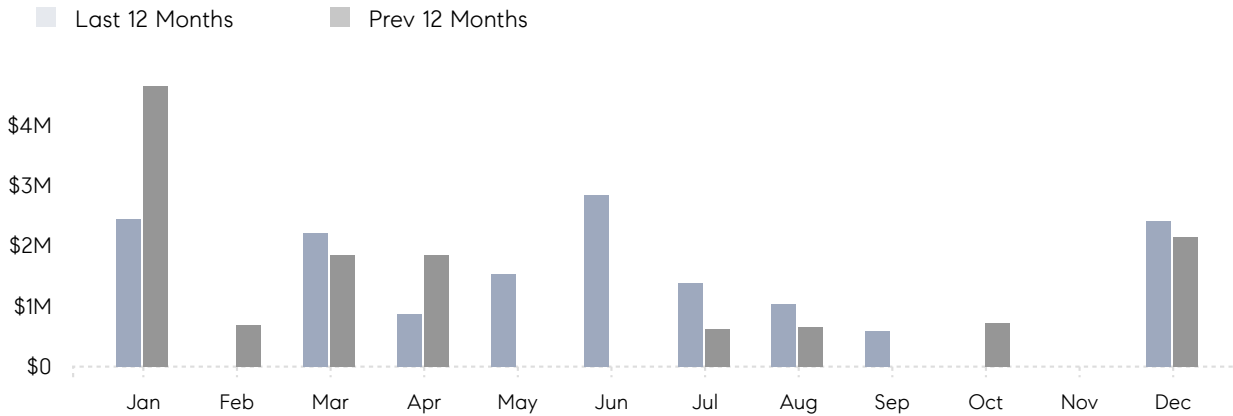
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	3	1	200.0%
	SALES VOLUME	\$2,418,500	\$2,150,000	12.5%
	AVERAGE PRICE	\$806,167	\$2,150,000	-62.5%
	AVERAGE DOM	74	18	311.1%

Monthly Sales



Monthly Total Sales Volume



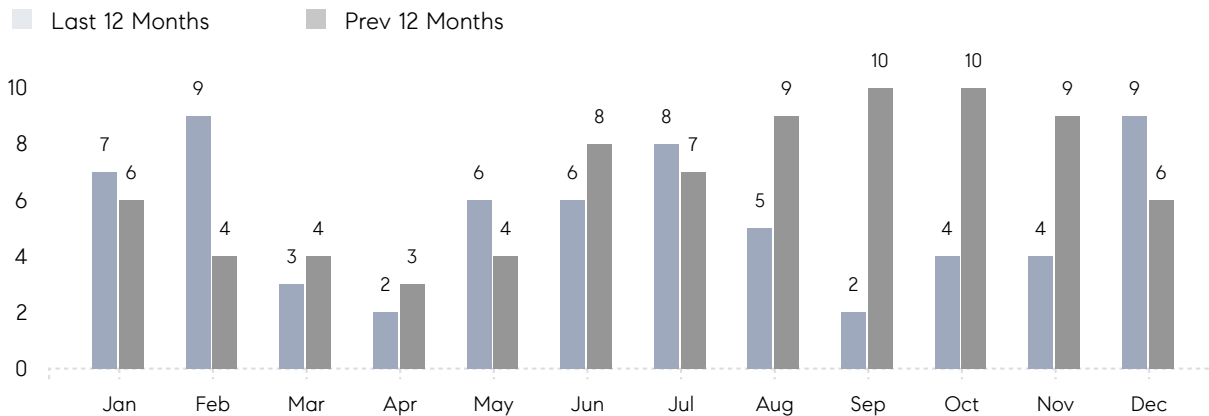
Mattituck

NORTH FORK, DECEMBER 2022

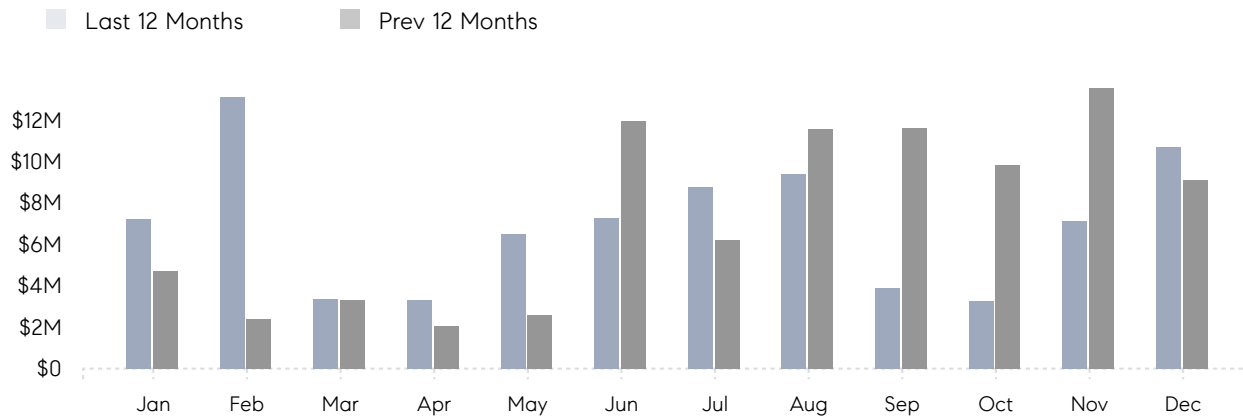
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	9	6	50.0%
	SALES VOLUME	\$10,720,000	\$9,126,000	17.5%
	AVERAGE PRICE	\$1,191,111	\$1,521,000	-21.7%
	AVERAGE DOM	98	22	345.5%

Monthly Sales



Monthly Total Sales Volume



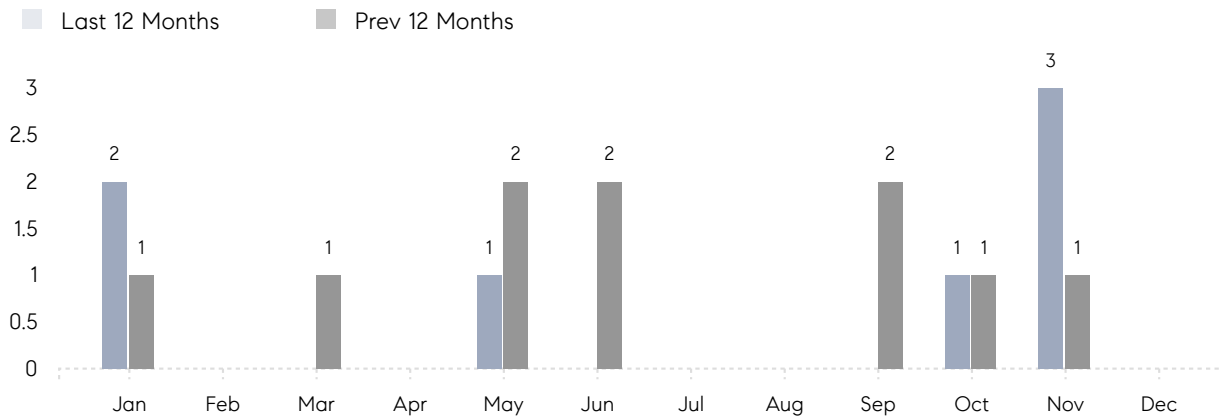
New Suffolk

NORTH FORK, DECEMBER 2022

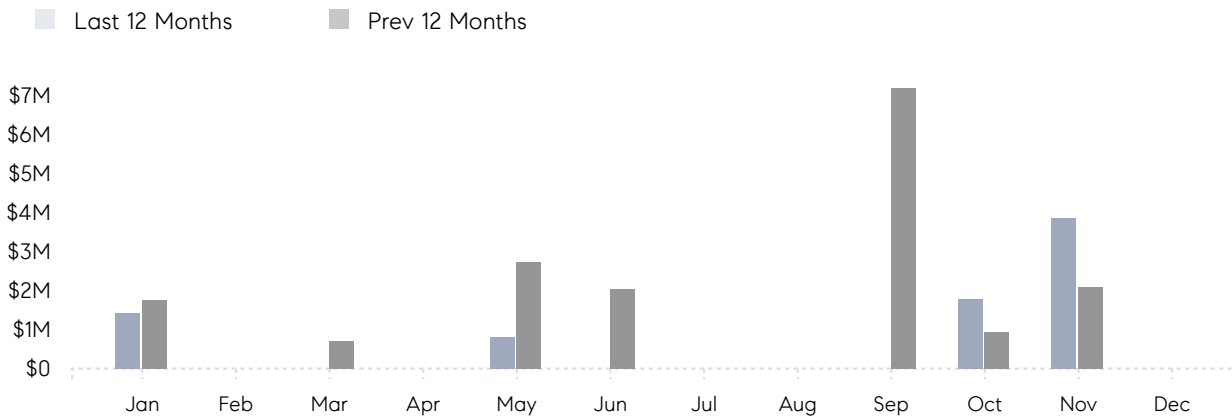
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	-
	AVERAGE PRICE	\$0	\$0	-
	AVERAGE DOM	0	0	-

Monthly Sales



Monthly Total Sales Volume



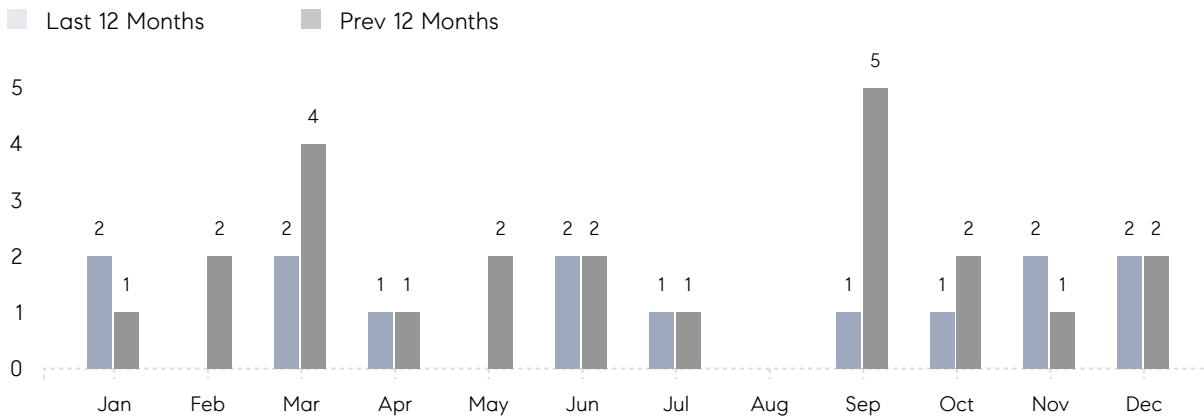
Orient

NORTH FORK, DECEMBER 2022

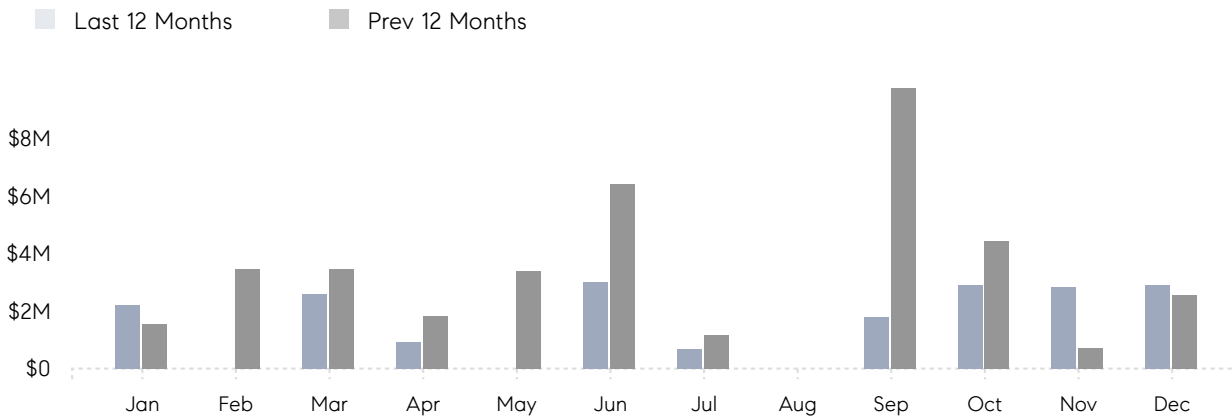
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	2	2	0.0%
	SALES VOLUME	\$2,899,000	\$2,547,000	13.8%
	AVERAGE PRICE	\$1,449,500	\$1,273,500	13.8%
	AVERAGE DOM	93	12	675.0%

Monthly Sales



Monthly Total Sales Volume



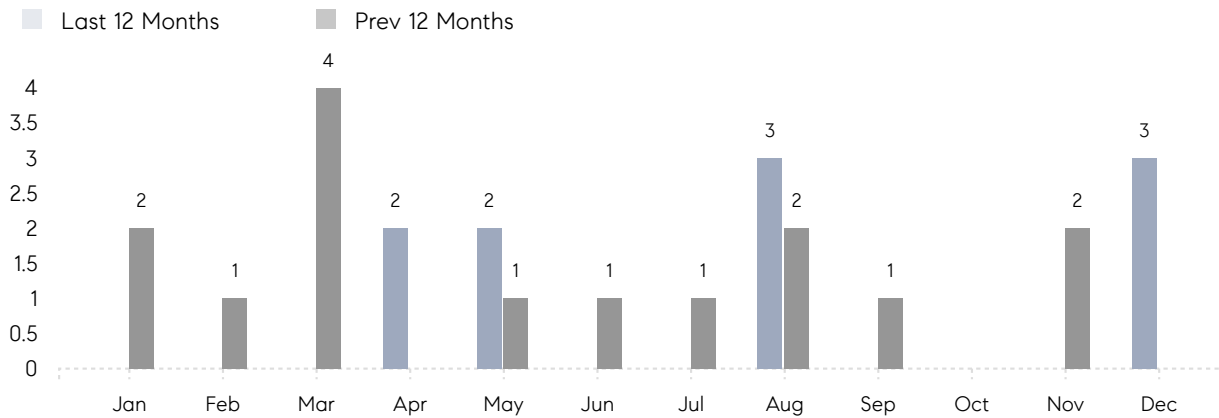
Peconic

NORTH FORK, DECEMBER 2022

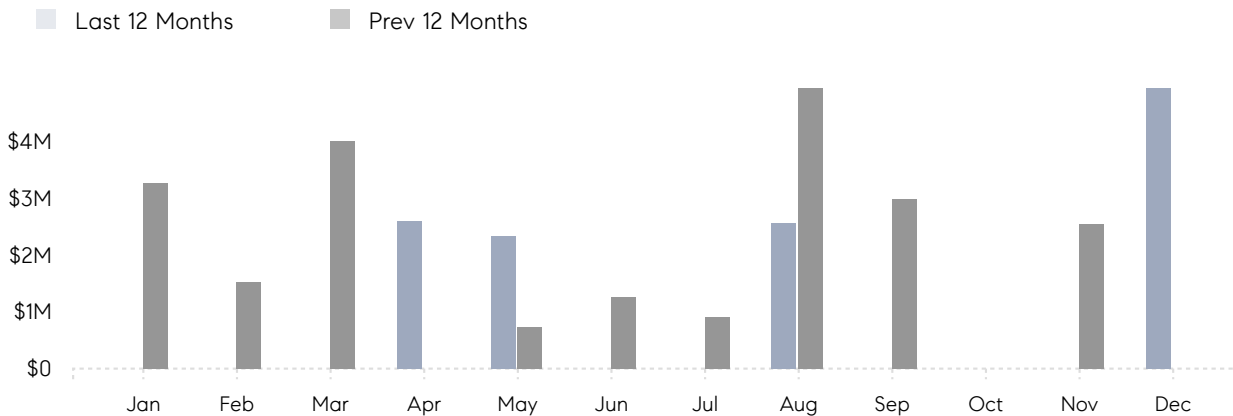
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	3	0	0.0%
	SALES VOLUME	\$4,947,599	\$0	-
	AVERAGE PRICE	\$1,649,200	\$0	-
	AVERAGE DOM	41	0	-

Monthly Sales



Monthly Total Sales Volume



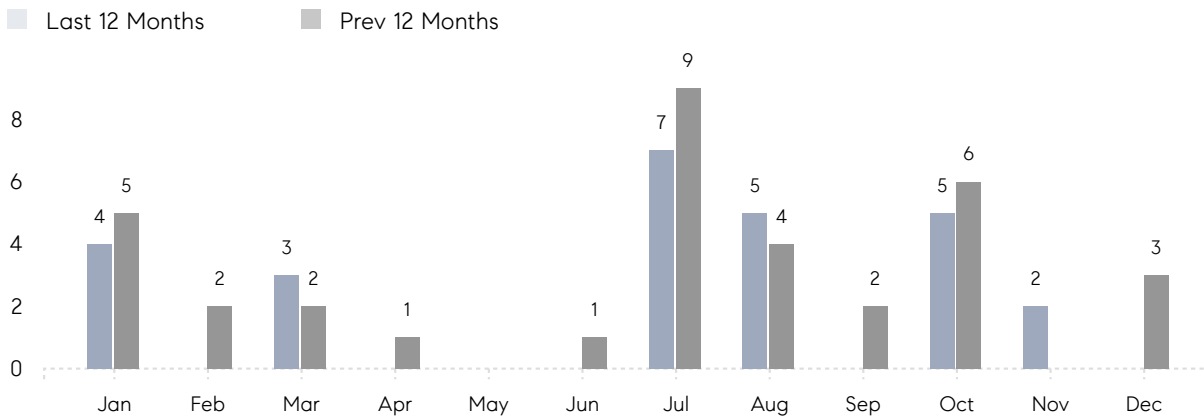
Shelter Island

NORTH FORK, DECEMBER 2022

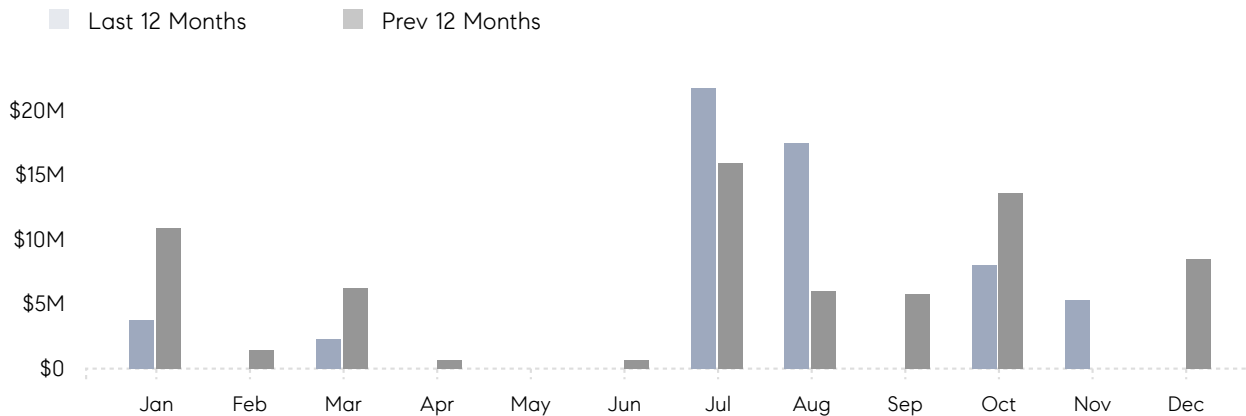
Property Statistics

		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	0	3	0.0%
	SALES VOLUME	\$0	\$8,440,000	-
	AVERAGE PRICE	\$0	\$2,813,333	-
	AVERAGE DOM	0	112	-

Monthly Sales



Monthly Total Sales Volume



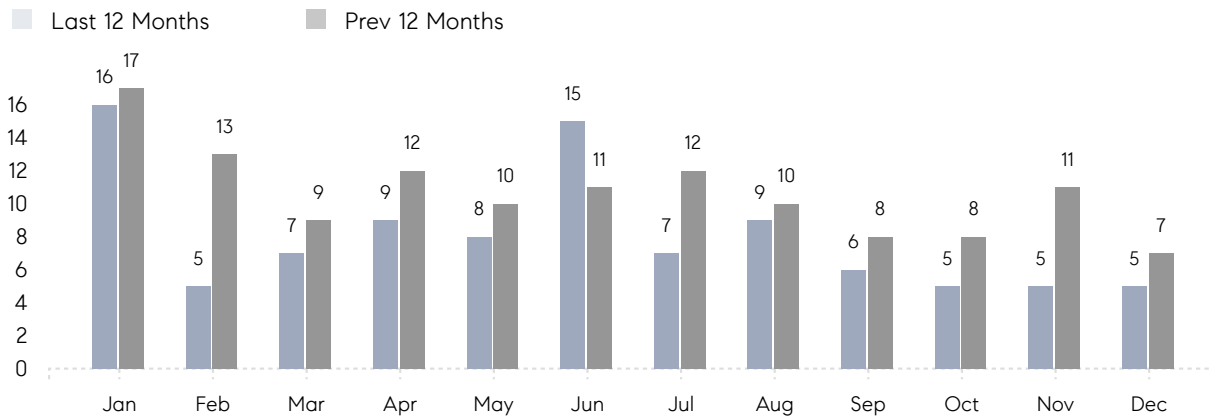
Southhold

NORTH FORK, DECEMBER 2022

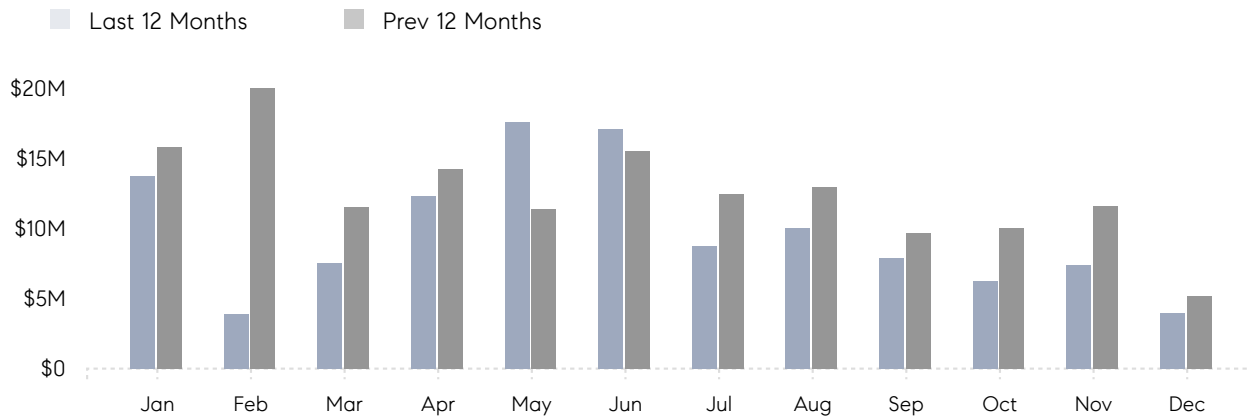
Property Statistics

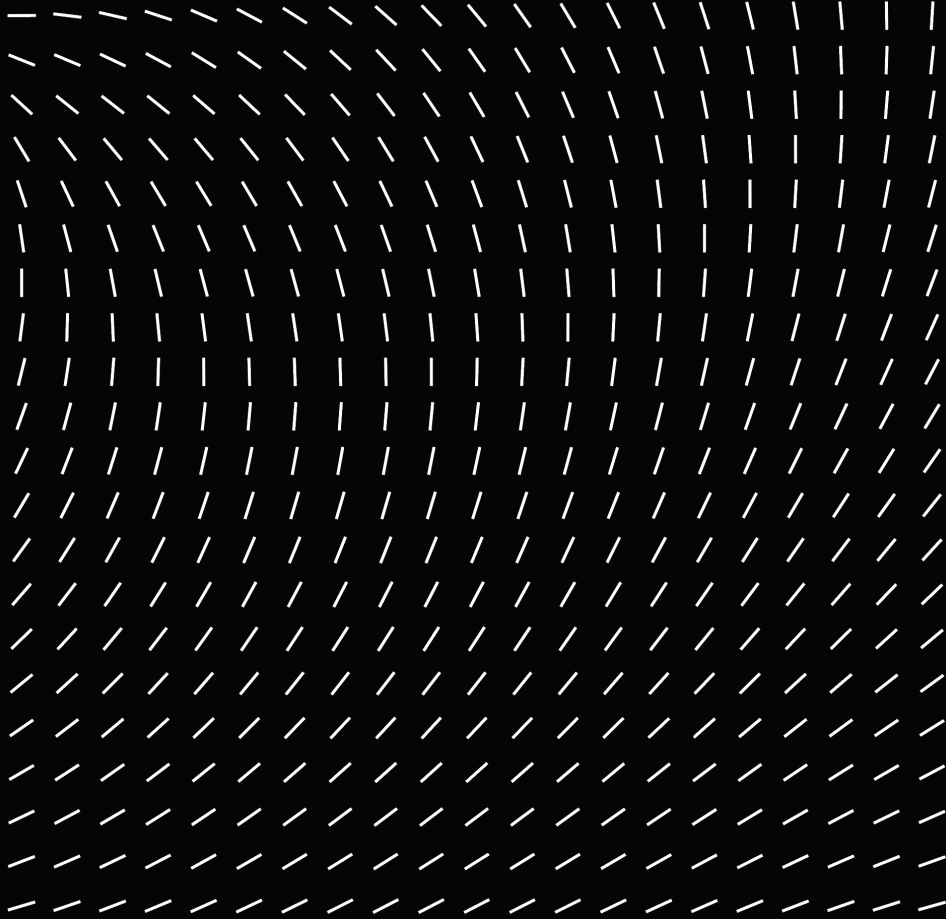
		Dec 2022	Dec 2021	% Change
Single-Family	# OF SALES	5	7	-28.6%
	SALES VOLUME	\$3,970,000	\$5,184,000	-23.4%
	AVERAGE PRICE	\$794,000	\$740,571	7.2%
	AVERAGE DOM	48	42	14.3%

Monthly Sales



Monthly Total Sales Volume





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