



COMPASS

June 2023

# North Fork Market Insights

# Long Island Market Report

## NORTH FORK JUNE 2023 CLOSED SALES

Town		June 2022	June 2023	% Change
Aquebogue NORTH FORK	# SINGLE-FAMILY SALES	5	1	-80.0%
	SINGLE-FAMILY AVG. PRICE	\$1,221,100	\$540,000	-55.8%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$6,105,500	\$540,000	-91.2%
	DAYS ON MARKET	75	13	-82.7%
Baiting Hollow NORTH FORK	# SINGLE-FAMILY SALES	3	3	0.0%
	SINGLE-FAMILY AVG. PRICE	\$480,500	\$708,333	47.4%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$550,000	\$522,500	-5.0%
	SALES VOLUME	\$1,991,500	\$2,647,500	32.9%
	DAYS ON MARKET	18	75	316.7%
Cutchogue NORTH FORK	# SINGLE-FAMILY SALES	7	4	-42.9%
	SINGLE-FAMILY AVG. PRICE	\$1,595,714	\$1,078,500	-32.4%
	# CONDO/CO-OP SALES	1	1	0.0%
	CONDO/CO-OP AVG. PRICE	\$865,000	\$950,000	9.8%
	SALES VOLUME	\$12,035,000	\$5,264,000	-56.3%
	DAYS ON MARKET	35	60	71.4%
East Marion NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$610,000	\$2,568,500	321.1%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$805,000	-
	SALES VOLUME	\$610,000	\$5,942,000	874.1%
	DAYS ON MARKET	8	55	587.5%
Greenport NORTH FORK	# SINGLE-FAMILY SALES	6	5	-16.7%
	SINGLE-FAMILY AVG. PRICE	\$764,833	\$1,010,100	32.1%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,589,000	\$5,050,500	10.1%
	DAYS ON MARKET	80	14	-82.5%

Town		June 2022	June 2023	% Change
Jamesport NORTH FORK	# SINGLE-FAMILY SALES	4	6	50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,045,500	\$928,667	-11.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$4,182,000	\$5,572,000	33.2%
	DAYS ON MARKET	61	54	-11.5%
Laurel NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$2,850,000	\$894,500	-68.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,850,000	\$1,788,999	-37.2%
	DAYS ON MARKET	16	19	18.8%
Mattituck NORTH FORK	# SINGLE-FAMILY SALES	6	3	-50.0%
	SINGLE-FAMILY AVG. PRICE	\$1,214,617	\$1,188,333	-2.2%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$7,287,700	\$3,565,000	-51.1%
	DAYS ON MARKET	48	104	116.7%
New Suffolk NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$2,220,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$2,220,000	-
	DAYS ON MARKET	-	26	-
Orient NORTH FORK	# SINGLE-FAMILY SALES	2	2	0.0%
	SINGLE-FAMILY AVG. PRICE	\$1,499,500	\$921,000	-38.6%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$2,999,000	\$1,842,000	-38.6%
	DAYS ON MARKET	23	21	-8.7%
Peconic NORTH FORK	# SINGLE-FAMILY SALES	0	1	0.0%
	SINGLE-FAMILY AVG. PRICE	-	\$1,700,000	-
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	-	\$1,700,000	-
	DAYS ON MARKET	-	150	-

Town		June 2022	June 2023	% Change
Shelter Island NORTH FORK	# SINGLE-FAMILY SALES	1	2	100.0%
	SINGLE-FAMILY AVG. PRICE	\$1,845,000	\$1,587,500	-14.0%
	# CONDO/CO-OP SALES	0	0	0.0%
	CONDO/CO-OP AVG. PRICE	-	-	-
	SALES VOLUME	\$1,845,000	\$3,174,999	72.1%
	DAYS ON MARKET	129	205	58.9%
Southold NORTH FORK	# SINGLE-FAMILY SALES	15	7	-53.3%
	SINGLE-FAMILY AVG. PRICE	\$1,137,100	\$1,474,500	29.7%
	# CONDO/CO-OP SALES	0	1	0.0%
	CONDO/CO-OP AVG. PRICE	-	\$542,000	-
	SALES VOLUME	\$17,056,500	\$10,863,498	-36.3%
	DAYS ON MARKET	46	85	84.8%



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