

Elliman Report

Q3-2025

North Fork, NY Sales

“Sales above the \$1 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	\$840,000		2		4	-77.8%	6.0	
Peconic	\$1,580,000	-26.5%	16	14.3%	2	-50.0%	0.4	-55.6%
Shelter Island	\$962,500	-9.6%	22	-42.1%	20	-60.8%	2.7	-32.5%
Southold	\$900,000	-6.5%	18	-28.0%	16	-72.4%	2.7	-61.4%

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