HREA Market Report

3Q-2026 North Fork Sales

THE NORTH FORK MARKET	3Q-2026	%Chg (Qtr)	2Q-2026	%Chg (Yr)	3Q-2025
Average Sales Price	$1,625,795	-3.2%	$1,679,988	19.7%	$1,358,128
Median Sales Price	$1,249,500	27.6%	$979,000	19.6%	$1,045,000
Number of Sales	110	14.6%	96	-12.0%	125
Days on Market (From Last List Date)	71	-33.0%	106	-22.0%	91
Listing Discount (From Last List Price)	2.7%		3.9%		7.5%
Listing Inventory	144	3.6%	139	1.4%	142
Months of Supply	3.9	-9.3%	4.3	14.7%	3.4
Bidding War Market Share	15.5%		5.8%		19.4%

MARKET BY PROPERTY TYPE

SINGLE FAMILY

	3Q-2026	%Chg (Qtr)	2Q-2026	%Chg (Yr)	3Q-2025
Average Sales Price	$1,692,869	41.4%	$1,196,897	22.8%	$1,378,004
Median Sales Price	$1,250,000	32.3%	$945,000	19.0%	$1,050,000
Number of Sales	103	9.6%	94	-14.9%	121
Days on Market (From Last List Date)	69	-35.5%	107	-24.2%	91
Listing Discount (From Last List Price)	2.8%		4.2%		7.5%
Listing Inventory	144	3.6%	139	1.4%	142
Months of Supply	4.2	-4.5%	4.4	20.0%	3.5

CONDO

	3Q-2026	%Chg (Qtr)	2Q-2026	%Chg (Yr)	3Q-2025
Average Sales Price	$638,857	-53.8%	$1,382,500	-15.6%	$756,875
Median Sales Price	$640,000	-53.7%	$1,382,500	6.9%	$598,750
Number of Sales (Closed)	7	250.0%	2	75.0%	4
Days on Market (From Last List Date)	87	295.5%	22	-69.4%	284
Listing Discount (From Last List Price)	1.2%		4.2%		9.7%
Listing Inventory	0	#DIV/0!	0	#DIV/0!	0
Months of Supply	0.0	#DIV/0!	0.0	#DIV/0!	0.0

LUXURY [highest 10% of all sales]

	3Q-2026	%Chg (Qtr)	2Q-2026	%Chg (Yr)	3Q-2025
Average Sales Price	$5,239,500	94.1%	$2,699,250	36.6%	$3,836,308
Median Sales Price	$4,937,500	110.1%	$2,350,000	64.6%	$3,000,000
Number of Sales	10	0.0%	10	-23.1%	13
Days on Market (From Last List Date)	117	-23.5%	153	5.4%	111
Listing Discount (From Last List Price)	2.1%		6.2%		7.8%
Listing Inventory	3	-96.7%	92	-96.0%	75
Months of Supply	0.9	-96.7%	27.6	-94.8%	17.3
Entry Threshold	$3,150,000	65.8%	$1,900,000	34.0%	$2,350,000

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3q26 North Fork SF + Condo	Avg Sales Price	YOY	Avg Listing Price	YOY	Listings	In Contract	Sales
Aquebogue	$755,833	-1.1%	$778,508	-1.7%	6	0	6
Cutchogue	$2,008,182	43.2%	$2,134,697	46.5%	16	2	11
Greenport	$1,060,781	-22.4%	$1,113,820	-22.7%	7	3	16
Jamesport	$1,176,286	18.3%	$1,286,857	22.6%	1	1	14
Laurel	$1,923,500	73.4%	$2,002,364	78.9%	5	1	5
Mattituck	$1,234,600	-3.0%	$1,304,972	-2.5%	4	4	10
Orient Point	$2,064,167	46.5%	$2,167,375	49.1%	13	0	6
Peconic	$1,302,500	55.1%	$1,299,895	17.3%	3	0	2
Shelter Island	$3,443,393	47.8%	$3,598,346	25.8%	4	16	14
Southold	$1,204,095	-2.4%	$1,231,789	-8.0%	16	4	21

3q26 North Fork SF + Condo	Median Price	YOY%	Sales	YOY%	Inventory	YOY%	MOS*	YOY%
Aquebogue	$735,500	-3.1%	6	-33.3%	6	-14.3%	3.0	30.4%
Cutchogue	$1,625,000	50.1%	11	-21.4%	16	60.0%	4.4	109.5%
Greenport	$999,999	-18.7%	16	-5.9%	7	-22.2%	1.3	-18.8%
Jamesport	$994,500	20.5%	14	100.0%	1	-83.3%	0.2	-92.3%
Laurel	$1,780,000	84.0%	5	-28.6%	5	25.0%	3.0	76.5%
Mattituck	$1,147,500	-4.4%	10	-23.1%	4	-50.0%	1.2	-33.3%
Orient Point	$2,000,000	14.2%	6	100.0%	13	-7.1%	6.5	-53.6%
Peconic	$1,302,500	55.1%	2	0.0%	3	-25.0%	4.5	-25.0%
Shelter Island	$2,248,750	42.3%	14	-12.5%	4	100.0%	0.9	125.0%
Southold	$961,000	-0.2%	21	-4.5%	16	-20.0%	2.3	-14.8%
*Months of Supply: The number of months to sell all listing inventory at the current sales rate								

Takeaways

- Median sales price surged annually to a record high, with the average rising to the second-highest on record
- Listing inventory edged higher from the prior year but remained sharply below the third-quarter decade average
- Sales declined annually for the third time, restrained by low inventory
- Six of ten sales closed above $1 million, the highest market share on record

The Hamptons Spillover is Pushing Prices to Record Levels

The North Fork saw record-high prices in contrast to its South Fork neighbor. The median sales price surged 19.6% annually to $1,249,500, the highest on record. The average sales price was $1,625,795, the second-highest on record and 19.7% above last year. Listing inventory was essentially stable, rising a nominal 1.4% year over year. But supply remained weak, with the 144-listing total 42.4% below the third-quarter decade average of 250. Six out of ten sales were above the $1 million threshold, the highest market share on record.