

Corcoran 5 Year Report

2H 2019 – 1H 2024 | EAST END

corcoran



Contents

South Fork Single Family p. 1

Amagansett p. 2

Bridgehampton/Sagaponack p. 3

East Hampton p. 4

East Hampton Village p. 5

East Quogue/Hampton Bays p. 6

Montauk p. 7

Quogue p. 8

Westhampton/Remsenburg p. 9

Westhampton Beach p. 10

Sag Harbor/North Haven p. 11

Shelter Island p. 12

Southampton p. 13

Southampton Village p. 14

Water Mill p. 15

North Fork Single Family p. 16

Aquebogue/Jamesport p. 17

Cutchogue p. 18

Mattituck/Laurel p. 19

East Marion Orient p. 20

Greenport p. 21

Southold/Peconic p. 22

South Fork Condos p. 23

North Fork Condos p. 24

corcoran



5 Year Report | South Fork Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+13.6%

MEDIAN PRICE

+9.5%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 96 | 401 | 251 | 109 | 76 | 63 | 996 | -3% |
| 1H 2020 | 76 | 354 | 256 | 127 | 95 | 76 | 984 | +6% |
| 2H 2020 | 71 | 572 | 625 | 305 | 272 | 215 | 2,060 | +107% |
| 1H 2021 | 48 | 440 | 532 | 269 | 217 | 186 | 1,692 | +72% |
| 2H 2021 | 38 | 358 | 377 | 222 | 191 | 198 | 1,384 | -33% |
| 1H 2022 | 28 | 285 | 371 | 189 | 162 | 167 | 1,202 | -29% |
| 2H 2022 | 14 | 206 | 258 | 138 | 113 | 119 | 848 | -39% |
| 1H 2023 | 11 | 167 | 213 | 130 | 118 | 85 | 724 | -40% |
| 2H 2023 | 7 | 140 | 225 | 120 | 108 | 101 | 701 | -42% |
| 1H 2024 | 6 | 118 | 218 | 118 | 113 | 114 | 687 | -19% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.011M | +1% | \$1.953M | +8% | \$1.945B | +5% |
| 1H 2020 | \$1.200M | +21% | \$2.315M | +21% | \$2.278B | +29% |
| 2H 2020 | \$1.575M | +56% | \$2.607M | +33% | \$5.370B | +176% |
| 1H 2021 | \$1.606M | +34% | \$2.774M | +20% | \$4.694B | +106% |
| 2H 2021 | \$1.734M | +10% | \$3.137M | +20% | \$4.342B | -19% |
| 1H 2022 | \$1.743M | +8% | \$3.128M | +13% | \$3.760B | -20% |
| 2H 2022 | \$1.678M | -3% | \$2.923M | -7% | \$2.478B | -43% |
| 1H 2023 | \$1.855M | +6% | \$3.030M | -3% | \$2.194B | -42% |
| 2H 2023 | \$1.875M | +8% | \$3.313M | +6% | \$2.322B | -38% |
| 1H 2024 | \$2.000M | +19% | \$3.325M | +14% | \$2.285B | -8% |

Highest Price Sale Per Half Year

| | | |
|---------|----------------------|------------|
| 2H 2019 | 950 Meadow Lane | \$29.875M |
| 1H 2020 | 650 Meadow Lane | \$84.446M |
| 2H 2020 | 15 West Dune Lane | \$61.000M |
| 1H 2021 | 75 West End Road | \$75.000M |
| 2H 2021 | 90 Jule Pond Drive | \$105.000M |
| 1H 2022 | 153 Lily Pond Lane | \$84.500M |
| 2H 2022 | 160 Ox Pasture Road | \$69.800M |
| 1H 2023 | 32 Windmill Lane | \$77.775M |
| 2H 2023 | 700 Meadow Lane | \$112.500M |
| 1H 2024 | 31 West Water Street | \$66.500M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Amagansett Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+28.3%
MEDIAN PRICE

+15.2%
AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 2 | 12 | 4 | 5 | 7 | 30 | -17% |
| 1H 2020 | 0 | 1 | 12 | 8 | 5 | 7 | 33 | +10% |
| 2H 2020 | 0 | 7 | 22 | 18 | 27 | 20 | 94 | +213% |
| 1H 2021 | 0 | 7 | 14 | 19 | 14 | 8 | 62 | +88% |
| 2H 2021 | 1 | 3 | 11 | 6 | 12 | 12 | 45 | -52% |
| 1H 2022 | 0 | 4 | 3 | 4 | 9 | 21 | 41 | -34% |
| 2H 2022 | 0 | 0 | 4 | 5 | 5 | 9 | 23 | -49% |
| 1H 2023 | 0 | 0 | 0 | 5 | 6 | 4 | 15 | -63% |
| 2H 2023 | 0 | 0 | 6 | 7 | 8 | 7 | 28 | +22% |
| 1H 2024 | 0 | 0 | 0 | 2 | 4 | 10 | 16 | +7% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$2.475M | +16% | \$3.455M | +16% | \$103.652M | -4% |
| 1H 2020 | \$2.275M | +1% | \$3.800M | +41% | \$125.394M | +55% |
| 2H 2020 | \$2.998M | +21% | \$3.956M | +15% | \$371.879M | +259% |
| 1H 2021 | \$2.680M | +18% | \$3.440M | -9% | \$213.290M | +70% |
| 2H 2021 | \$3.000M | 0% | \$4.884M | +23% | \$219.765M | -41% |
| 1H 2022 | \$5.000M | +87% | \$8.675M | +152% | \$355.664M | +67% |
| 2H 2022 | \$3.200M | +7% | \$4.350M | -11% | \$100.041M | -54% |
| 1H 2023 | \$3.235M | -35% | \$7.073M | -18% | \$106.091M | -70% |
| 2H 2023 | \$3.100M | -3% | \$5.054M | +16% | \$141.524M | +41% |
| 1H 2024 | \$6.170M | +91% | \$6.681M | -6% | \$106.895M | +1% |

Highest Price Sale Per Half Year

| | |
|---------|-------------------------------------|
| 2H 2019 | 341 Town Lane \$12.500M |
| 1H 2020 | 189 Marine Boulevard \$21.000M |
| 2H 2020 | 290 Further Lane \$57.040M |
| 1H 2021 | 97 Marine Blvd \$16.400M |
| 2H 2021 | 442 Further Lane \$55.000M |
| 1H 2022 | 11 Beach Plum Court \$42.000M |
| 2H 2022 | 130 Meeting House Lane \$10.700M |
| 1H 2023 | 442 Further Lane \$51.000M |
| 2H 2023 | 298 Further Lane \$40.000M |
| 1H 2024 | 65 Miankoma Lane \$12.250M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Bridgehampton/Sagaponack Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+3.2%

MEDIAN PRICE

+7.0%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 5 | 8 | 9 | 9 | 15 | 46 | -18% |
| 1H 2020 | 0 | 5 | 12 | 5 | 15 | 13 | 50 | +11% |
| 2H 2020 | 0 | 8 | 29 | 20 | 35 | 55 | 147 | +220% |
| 1H 2021 | 0 | 6 | 19 | 17 | 26 | 42 | 110 | +120% |
| 2H 2021 | 1 | 4 | 10 | 15 | 20 | 45 | 95 | -35% |
| 1H 2022 | 0 | 4 | 7 | 10 | 15 | 29 | 65 | -41% |
| 2H 2022 | 0 | 4 | 8 | 8 | 8 | 21 | 49 | -48% |
| 1H 2023 | 0 | 1 | 6 | 9 | 9 | 15 | 40 | -38% |
| 2H 2023 | 0 | 0 | 2 | 6 | 12 | 20 | 40 | -18% |
| 1H 2024 | 0 | 0 | 5 | 9 | 11 | 16 | 41 | +2% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$3.110M | -4% | \$4.879M | +1% | \$224.430M | -17% |
| 1H 2020 | \$3.373M | +16% | \$4.795M | -8% | \$239.758M | +2% |
| 2H 2020 | \$4.000M | +29% | \$5.568M | +14% | \$818.522M | +265% |
| 1H 2021 | \$3.963M | +17% | \$5.588M | +17% | \$614.632M | +156% |
| 2H 2021 | \$4.350M | +9% | \$6.738M | +21% | \$640.120M | -22% |
| 1H 2022 | \$4.400M | +11% | \$6.456M | +16% | \$419.656M | -32% |
| 2H 2022 | \$3.495M | -20% | \$6.000M | -11% | \$294.006M | -54% |
| 1H 2023 | \$3.675M | -16% | \$5.802M | -10% | \$232.096M | -45% |
| 2H 2023 | \$4.825M | +38% | \$7.282M | +21% | \$291.278M | -1% |
| 1H 2024 | \$3.823M | +4% | \$6.289M | +8% | \$257.860M | +11% |

Highest Price Sale Per Half Year

| | |
|---------|---|
| 2H 2019 | 128 Surfside Drive \$17.200M |
| 1H 2020 | 113 Mid Ocean Drive \$20.000M |
| 2H 2020 | 187 Dune Road \$50.150M |
| 1H 2021 | 67 Surfside Drive \$28.500M |
| 2H 2021 | 249 Surfside Drive \$32.000M |
| 1H 2022 | 7 Fairfield Pond Lane \$50.000M |
| 2H 2022 | 194 Meadowlark Lane \$37.500M |
| 1H 2023 | 35 Dune Road \$33.480M |
| 2H 2023 | 219 Sagaponack Main Street \$24.500M |
| 1H 2024 | 305 Halsey Lane \$26.880M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | East Hampton Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+14.6%

MEDIAN PRICE

+11.2%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 20 | 96 | 59 | 15 | 5 | 4 | 199 | +5% |
| 1H 2020 | 7 | 100 | 67 | 28 | 18 | 5 | 225 | +22% |
| 2H 2020 | 11 | 148 | 166 | 57 | 34 | 11 | 427 | +115% |
| 1H 2021 | 6 | 87 | 145 | 69 | 30 | 13 | 350 | +56% |
| 2H 2021 | 4 | 74 | 122 | 56 | 28 | 16 | 300 | -30% |
| 1H 2022 | 2 | 50 | 102 | 68 | 39 | 11 | 272 | -22% |
| 2H 2022 | 2 | 25 | 87 | 40 | 32 | 11 | 197 | -34% |
| 1H 2023 | 0 | 26 | 66 | 36 | 28 | 6 | 162 | -40% |
| 2H 2023 | 0 | 17 | 75 | 28 | 25 | 9 | 154 | -22% |
| 1H 2024 | 0 | 16 | 61 | 35 | 19 | 12 | 143 | -12% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$943K | -9% | \$1.333M | -4% | \$265.214M | +1% |
| 1H 2020 | \$1.100M | +10% | \$1.605M | +12% | \$361.092M | +36% |
| 2H 2020 | \$1.299M | +38% | \$1.714M | +29% | \$731.677M | +176% |
| 1H 2021 | \$1.475M | +34% | \$2.202M | +37% | \$770.603M | +113% |
| 2H 2021 | \$1.563M | +20% | \$2.274M | +33% | \$682.173M | -7% |
| 1H 2022 | \$1.750M | +19% | \$2.144M | -3% | \$583.073M | -24% |
| 2H 2022 | \$1.690M | +8% | \$2.242M | -1% | \$441.676M | -35% |
| 1H 2023 | \$1.790M | +2% | \$2.162M | +1% | \$350.260M | -40% |
| 2H 2023 | \$1.732M | +2% | \$2.280M | +2% | \$351.170M | -20% |
| 1H 2024 | \$1.900M | +6% | \$2.453M | +13% | \$350.733M | 0% |

Highest Price Sale Per Half Year

| | |
|---------|---|
| 2H 2019 | 40 Association Road \$24.300M |
| 1H 2020 | 106 Wainscott Main Street \$18.000M |
| 2H 2020 | 55 Town Line Road \$21.670MM |
| 1H 2021 | 66 Wainscott Main Street \$66.000M |
| 2H 2021 | 115 Beach Lane \$45.000M |
| 1H 2022 | 172 Cedar Street \$12.450M |
| 2H 2022 | 12 Gallatin Lane \$12.000M |
| 1H 2023 | 12 Eileens Path \$11.500M |
| 2H 2023 | Town Line Road \$40.000M |
| 1H 2024 | 10 Association Road \$15.000M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | East Hampton Village Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+11.4%

MEDIAN PRICE

+4.3%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 1 | 5 | 5 | 9 | 9 | 29 | -9% |
| 1H 2020 | 0 | 1 | 3 | 6 | 6 | 11 | 27 | +29% |
| 2H 2020 | 0 | 1 | 12 | 14 | 12 | 27 | 66 | +128% |
| 1H 2021 | 0 | 1 | 11 | 11 | 22 | 23 | 68 | +152% |
| 2H 2021 | 0 | 3 | 5 | 2 | 10 | 22 | 42 | -36% |
| 1H 2022 | 0 | 0 | 3 | 6 | 5 | 15 | 29 | -57% |
| 2H 2022 | 0 | 0 | 2 | 4 | 8 | 9 | 23 | -45% |
| 1H 2023 | 0 | 0 | 3 | 6 | 2 | 11 | 22 | -24% |
| 2H 2023 | 0 | 0 | 5 | 1 | 4 | 9 | 19 | -17% |
| 1H 2024 | 0 | 0 | 5 | 2 | 5 | 14 | 26 | +18% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$3.276M | -28% | \$5.279M | -2% | \$153.086M | -11% |
| 1H 2020 | \$3.825M | +2% | \$6.906M | +37% | \$186.450M | +76% |
| 2H 2020 | \$3.875M | +18% | \$6.307M | +19% | \$416.239M | +172% |
| 1H 2021 | \$4.108M | +7% | \$7.310M | +6% | \$497.097M | +167% |
| 2H 2021 | \$5.113M | +32% | \$6.973M | +11% | \$262.907M | -37% |
| 1H 2022 | \$5.100M | +24% | \$9.532M | +30% | \$276.415M | -44% |
| 2H 2022 | \$3.850M | -25% | \$6.614M | -5% | \$152.118M | -42% |
| 1H 2023 | \$5.000M | -2% | \$11.943M | +25% | \$262.737M | -5% |
| 2H 2023 | \$4.800M | +25% | \$12.955M | +96% | \$246.147M | +62% |
| 1H 2024 | \$5.900M | +18% | \$8.180M | -32% | \$212.691M | -19% |

Highest Price Sale Per Half Year

| | |
|---------|---------------------------------|
| 2H 2019 | 7 West End Avenue \$22.500M |
| 1H 2020 | 32 Windmill Lane \$37.000M |
| 2H 2020 | 15 West Dune Lane \$61.000M |
| 1H 2021 | 75 West End Road \$75.000M |
| 2H 2021 | 19 Windmill Lane \$20.000M |
| 1H 2022 | 153 Lily Pond Lane \$84.500M |
| 2H 2022 | 47 West End Road \$35.000M |
| 1H 2023 | 32 Windmill Lane \$77.775M |
| 2H 2023 | 121 Further Lane \$52.000M |
| 1H 2024 | 21 Spaeth Lane \$29.600M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | East Quogue/Hampton Bays Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+14.1%

MEDIAN PRICE

+18.3%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 60 | 113 | 16 | 2 | 1 | 0 | 192 | -9% |
| 1H 2020 | 56 | 79 | 15 | 2 | 1 | 0 | 153 | -15% |
| 2H 2020 | 48 | 166 | 50 | 4 | 3 | 1 | 272 | +42% |
| 1H 2021 | 31 | 145 | 57 | 6 | 1 | 0 | 240 | +57% |
| 2H 2021 | 14 | 156 | 38 | 5 | 2 | 2 | 217 | -20% |
| 1H 2022 | 16 | 132 | 54 | 8 | 1 | 0 | 211 | -12% |
| 2H 2022 | 9 | 105 | 35 | 7 | 1 | 0 | 157 | -28% |
| 1H 2023 | 10 | 84 | 31 | 4 | 4 | 0 | 133 | -37% |
| 2H 2023 | 5 | 79 | 30 | 10 | 1 | 0 | 125 | -20% |
| 1H 2024 | 4 | 66 | 34 | 8 | 1 | 5 | 118 | -11% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$573K | +5% | \$659K | -14% | \$126.567M | -21% |
| 1H 2020 | \$575K | +3% | \$692K | +8% | \$105.866M | -8% |
| 2H 2020 | \$690K | +20% | \$875K | +33% | \$237.904M | +88% |
| 1H 2021 | \$743K | +29% | \$893K | +29% | \$214.412M | +103% |
| 2H 2021 | \$759K | +10% | \$992K | +13% | \$215.220M | -10% |
| 1H 2022 | \$839K | +13% | \$960K | +7% | \$202.615M | -6% |
| 2H 2022 | \$799K | +5% | \$957K | -4% | \$150.243M | -30% |
| 1H 2023 | \$768K | -9% | \$1.005M | +5% | \$133.703M | -34% |
| 2H 2023 | \$885K | +11% | \$1.090M | +14% | \$136.204M | -9% |
| 1H 2024 | \$975K | +27% | \$1.355M | +36% | \$159.891M | +20% |

Highest Price Sale Per Half Year

| | |
|---------|----------------------------------|
| 2H 2019 | 18 Cedar Point Road \$3.900M |
| 1H 2020 | 73B Dune Road \$4.038M |
| 2H 2020 | 59 Dune Road \$12.625M |
| 1H 2021 | 43 Head of Lots Road \$3.000M |
| 2H 2021 | 83 Dune Road \$18.750M |
| 1H 2022 | 7 Candace Drive \$4.148M |
| 2H 2022 | 17 Cormorant Drive \$3.900M |
| 1H 2023 | 20 Peconic Crescent \$4.565M |
| 2H 2023 | 46 Punchbowl Lane \$3.938M |
| 1H 2024 | 65 Punchbowl Lane \$9.450M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Montauk Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+9.5%

MEDIAN PRICE

+12.4%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 22 | 16 | 7 | 4 | 2 | 51 | -7% |
| 1H 2020 | 0 | 12 | 16 | 4 | 4 | 1 | 37 | -26% |
| 2H 2020 | 0 | 25 | 43 | 27 | 7 | 4 | 106 | +108% |
| 1H 2021 | 0 | 8 | 33 | 15 | 7 | 5 | 68 | +84% |
| 2H 2021 | 2 | 8 | 27 | 13 | 8 | 8 | 66 | -38% |
| 1H 2022 | 0 | 2 | 19 | 13 | 9 | 8 | 51 | -25% |
| 2H 2022 | 0 | 2 | 16 | 6 | 6 | 4 | 34 | -48% |
| 1H 2023 | 0 | 3 | 11 | 4 | 4 | 4 | 26 | -49% |
| 2H 2023 | 0 | 1 | 8 | 8 | 5 | 3 | 25 | -26% |
| 1H 2024 | 0 | 1 | 16 | 5 | 5 | 5 | 32 | +23% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.200M | +20% | \$1.888M | +22% | \$96.309M | +13% |
| 1H 2020 | \$1.340M | +3% | \$1.796M | -20% | \$66.437M | -40% |
| 2H 2020 | \$1.506M | +26% | \$1.955M | +4% | \$207.232M | +115% |
| 1H 2021 | \$1.763M | +32% | \$2.455M | +37% | \$166.945M | +151% |
| 2H 2021 | \$1.783M | +18% | \$2.704M | +38% | \$178.474M | -14% |
| 1H 2022 | \$2.100M | +19% | \$2.954M | +20% | \$150.646M | -10% |
| 2H 2022 | \$1.875M | +5% | \$3.082M | +14% | \$104.772M | -41% |
| 1H 2023 | \$1.713M | -18% | \$3.062M | +4% | \$79.612M | -47% |
| 2H 2023 | \$2.300M | +23% | \$3.300M | +7% | \$82.489M | -21% |
| 1H 2024 | \$1.925M | +12% | \$2.870M | -6% | \$91.831M | +15% |

Highest Price Sale Per Half Year

| | |
|---------|--------------------------------------|
| 2H 2019 | 642 Old Montauk Highway \$15.600M |
| 1H 2020 | 225 Old Montauk Highway \$8.000M |
| 2H 2020 | 10 Pocahontas Lane \$10.350M |
| 1H 2021 | 206 Old Montauk Highway \$12.500M |
| 2H 2021 | 165 Deforest Road \$23.600M |
| 1H 2022 | 20 Hamilton Drive \$8.850M |
| 2H 2022 | 66 Surfside Avenue \$17.500M |
| 1H 2023 | 216 Old Montauk Highway \$14.000M |
| 2H 2023 | 42 Old Montauk Highway \$18.500M |
| 1H 2024 | 71 South Emerson Avenue \$12.979M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Quogue Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+3.9%

MEDIAN PRICE

+4.7%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 6 | 6 | 8 | 0 | 2 | 22 | 0% |
| 1H 2020 | 0 | 7 | 7 | 5 | 7 | 4 | 30 | +36% |
| 2H 2020 | 0 | 3 | 11 | 10 | 11 | 12 | 47 | +114% |
| 1H 2021 | 0 | 7 | 18 | 6 | 15 | 4 | 50 | +67% |
| 2H 2021 | 0 | 2 | 4 | 11 | 9 | 4 | 30 | -36% |
| 1H 2022 | 0 | 0 | 8 | 1 | 2 | 6 | 17 | -66% |
| 2H 2022 | 0 | 1 | 4 | 5 | 1 | 6 | 17 | -43% |
| 1H 2023 | 0 | 0 | 2 | 6 | 4 | 1 | 13 | -24% |
| 2H 2023 | 0 | 0 | 7 | 3 | 2 | 4 | 16 | -6% |
| 1H 2024 | 0 | 2 | 8 | 4 | 4 | 5 | 23 | +77% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.883M | +32% | \$1.917M | -10% | \$42.166M | -10% |
| 1H 2020 | \$2.188M | +82% | \$3.426M | +80% | \$102.795M | +145% |
| 2H 2020 | \$2.750M | +46% | \$3.747M | +96% | \$176.131M | +318% |
| 1H 2021 | \$2.100M | -4% | \$2.868M | -16% | \$143.421M | +40% |
| 2H 2021 | \$2.867M | +4% | \$3.573M | -5% | \$107.189M | -39% |
| 1H 2022 | \$2.950M | +40% | \$4.746M | +65% | \$80.681M | -44% |
| 2H 2022 | \$2.650M | -8% | \$4.589M | +28% | \$78.005M | -27% |
| 1H 2023 | \$2.410M | -18% | \$3.047M | -36% | \$39.615M | -51% |
| 2H 2023 | \$2.400M | -9% | \$3.615M | -21% | \$57.845M | -26% |
| 1H 2024 | \$2.550M | +6% | \$4.122M | +35% | \$94.800M | +139% |

Highest Price Sale Per Half Year

| | |
|---------|---------------------------------|
| 2H 2019 | 176 Dune Road \$5.900M |
| 1H 2020 | 216 Dune Road \$15.770M |
| 2H 2020 | 124 Dune Road \$22.500M |
| 1H 2021 | 90 Dune Road \$12.528M |
| 2H 2021 | 244 Dune Road \$18.500M |
| 1H 2022 | 232 Dune Road \$17.550M |
| 2H 2022 | 214 Dune Road \$12.000M |
| 1H 2023 | 30 Second Neck Lane \$7.600M |
| 2H 2023 | 10 Dune Road \$13.350M |
| 1H 2024 | 182 Dune Road \$20.000M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Westhampton/Remsenburg Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+12.5%

MEDIAN PRICE

+9.7%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 3 | 28 | 14 | 1 | 4 | 0 | 50 | -12% |
| 1H 2020 | 2 | 24 | 13 | 2 | 1 | 0 | 42 | -5% |
| 2H 2020 | 4 | 35 | 53 | 15 | 1 | 0 | 108 | +116% |
| 1H 2021 | 1 | 24 | 31 | 8 | 3 | 1 | 68 | +62% |
| 2H 2021 | 4 | 18 | 21 | 11 | 6 | 3 | 63 | -42% |
| 1H 2022 | 3 | 13 | 25 | 4 | 5 | 1 | 51 | -25% |
| 2H 2022 | 1 | 11 | 19 | 6 | 4 | 0 | 41 | -35% |
| 1H 2023 | 1 | 10 | 16 | 6 | 1 | 0 | 34 | -33% |
| 2H 2023 | 1 | 6 | 13 | 5 | 8 | 3 | 36 | -12% |
| 1H 2024 | 1 | 11 | 14 | 3 | 5 | 0 | 34 | 0% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$955K | +9% | \$1.220M | +21% | \$60.986M | +6% |
| 1H 2020 | \$969K | +21% | \$1.129M | +19% | \$47.405M | +13% |
| 2H 2020 | \$1.303M | +36% | \$1.363M | +12% | \$147.218M | +141% |
| 1H 2021 | \$1.255M | +30% | \$1.470M | +30% | \$99.930M | +111% |
| 2H 2021 | \$1.350M | +4% | \$1.766M | +30% | \$111.239M | -24% |
| 1H 2022 | \$1.500M | +20% | \$1.638M | +11% | \$83.557M | -16% |
| 2H 2022 | \$1.408M | +4% | \$1.633M | -8% | \$66.942M | -40% |
| 1H 2023 | \$1.494M | 0% | \$1.479M | -10% | \$50.295M | -40% |
| 2H 2023 | \$1.833M | +30% | \$2.379M | +46% | \$85.655M | +28% |
| 1H 2024 | \$1.550M | +4% | \$1.633M | +10% | \$55.532M | +10% |

Highest Price Sale Per Half Year

| | |
|---------|------------------------------------|
| 2H 2019 | 10 Mallard Lane \$4.550M |
| 1H 2020 | 26 Ring Neck Road \$3.499M |
| 2H 2020 | 15 Sandpiper Court \$3.248M |
| 1H 2021 | 35 Cedar Lane \$5.400M |
| 2H 2021 | 28 Ring Neck Road \$6.575M |
| 1H 2022 | 19 Pine Tree Lane \$5.600M |
| 2H 2022 | 120 South Country Road \$4.900M |
| 1H 2023 | 11 Fiddler Crab Trail \$3.075M |
| 2H 2023 | 7 Woodcock Lane \$6.400M |
| 1H 2024 | 1 Cedar Lane \$4.100M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Westhampton Beach Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+15.7%

MEDIAN PRICE

+14.2%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 7 | 12 | 19 | 7 | 1 | 0 | 46 | -16% |
| 1H 2020 | 3 | 17 | 17 | 9 | 8 | 2 | 56 | +6% |
| 2H 2020 | 3 | 17 | 28 | 20 | 20 | 8 | 96 | +109% |
| 1H 2021 | 4 | 19 | 22 | 14 | 12 | 6 | 77 | +38% |
| 2H 2021 | 7 | 16 | 12 | 11 | 14 | 6 | 66 | -31% |
| 1H 2022 | 4 | 10 | 6 | 11 | 11 | 5 | 47 | -39% |
| 2H 2022 | 1 | 9 | 10 | 7 | 9 | 5 | 41 | -38% |
| 1H 2023 | 0 | 5 | 9 | 2 | 4 | 5 | 25 | -47% |
| 2H 2023 | 0 | 6 | 8 | 6 | 6 | 5 | 31 | -24% |
| 1H 2024 | 0 | 5 | 9 | 11 | 5 | 6 | 36 | +44% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.275M | +18% | \$1.295M | -17% | \$59.576M | -31% |
| 1H 2020 | \$1.285M | +28% | \$1.793M | +10% | \$100.399M | +17% |
| 2H 2020 | \$1.975M | +55% | \$2.479M | +91% | \$237.943M | +299% |
| 1H 2021 | \$1.675M | +30% | \$2.204M | +23% | \$169.734M | +69% |
| 2H 2021 | \$1.675M | -15% | \$2.347M | -5% | \$154.917M | -35% |
| 1H 2022 | \$2.315M | +38% | \$2.700M | +22% | \$126.894M | -25% |
| 2H 2022 | \$2.100M | +25% | \$2.616M | +11% | \$107.260M | -31% |
| 1H 2023 | \$1.725M | -25% | \$2.805M | +4% | \$70.120M | -45% |
| 2H 2023 | \$2.699M | +29% | \$2.766M | +6% | \$85.738M | -20% |
| 1H 2024 | \$2.300M | +33% | \$3.046M | +9% | \$109.657M | +56% |

Highest Price Sale Per Half Year

| | |
|---------|------------------------------|
| 2H 2019 | 165 Dune Road \$4.100M |
| 1H 2020 | 43 Dune Road \$6.300M |
| 2H 2020 | 182 Dune Road \$11.450M |
| 1H 2021 | 132 Dune Road \$9.700M |
| 2H 2021 | 28 Halsey Avenue \$9.149M |
| 1H 2022 | 339 Dune Road \$11.000M |
| 2H 2022 | 199 Dune Road \$8.000M |
| 1H 2023 | 121 Jessup Lane \$8.100M |
| 2H 2023 | 9 Stacy Drive \$7.300M |
| 1H 2024 | 491 Dune Road \$8.900M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Sag Harbor/North Haven Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+14.5%

MEDIAN PRICE

+10.7%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 33 | 35 | 18 | 9 | 4 | 99 | +3% |
| 1H 2020 | 1 | 27 | 39 | 16 | 13 | 7 | 103 | 0% |
| 2H 2020 | 2 | 52 | 68 | 33 | 36 | 14 | 205 | +107% |
| 1H 2021 | 2 | 37 | 72 | 37 | 34 | 15 | 197 | +91% |
| 2H 2021 | 2 | 16 | 51 | 30 | 30 | 11 | 140 | -32% |
| 1H 2022 | 1 | 25 | 66 | 20 | 21 | 19 | 152 | -23% |
| 2H 2022 | 0 | 10 | 28 | 17 | 13 | 13 | 81 | -42% |
| 1H 2023 | 0 | 10 | 27 | 15 | 20 | 8 | 80 | -47% |
| 2H 2023 | 0 | 6 | 23 | 13 | 11 | 5 | 58 | -28% |
| 1H 2024 | 1 | 3 | 28 | 14 | 21 | 10 | 77 | -4% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.475M | +11% | \$1.852M | +2% | \$183.318M | +5% |
| 1H 2020 | \$1.366M | -2% | \$2.158M | +14% | \$222.253M | +14% |
| 2H 2020 | \$1.670M | +13% | \$2.309M | +25% | \$473.328M | +158% |
| 1H 2021 | \$1.750M | +28% | \$2.430M | +13% | \$478.670M | +115% |
| 2H 2021 | \$2.000M | +20% | \$2.536M | +10% | \$355.021M | -25% |
| 1H 2022 | \$1.750M | 0% | \$2.868M | +18% | \$435.996M | -9% |
| 2H 2022 | \$2.200M | +10% | \$2.905M | +15% | \$235.310M | -34% |
| 1H 2023 | \$2.220M | +27% | \$2.635M | -8% | \$210.786M | -52% |
| 2H 2023 | \$1.970M | -10% | \$2.686M | -8% | \$155.779M | -34% |
| 1H 2024 | \$2.350M | +6% | \$3.235M | +23% | \$249.071M | +18% |

Highest Price Sale Per Half Year

| | |
|---------|------------------------------------|
| 2H 2019 | 12 East Harbor Drive \$9.250M |
| 1H 2020 | 5 Bay View Drive \$14.000M |
| 2H 2020 | 19 Robertson Drive \$14.307M |
| 1H 2021 | 31 Cedar Avenue \$15.900M |
| 2H 2021 | 14 On The Bluff \$12.000M |
| 1H 2022 | 26 Actors Colony Road \$29.039M |
| 2H 2022 | 35 Ezekills Hollow \$15.000M |
| 1H 2023 | 2568 Noyack Road \$9.450M |
| 2H 2023 | 48 Forest Road \$14.000M |
| 1H 2024 | 31 West Water Street \$66.500M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Shelter Island Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+13.4%

MEDIAN PRICE

+4.8%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 2 | 17 | 16 | 3 | 1 | 0 | 39 | +70% |
| 1H 2020 | 1 | 18 | 8 | 3 | 2 | 1 | 33 | +6% |
| 2H 2020 | 1 | 31 | 27 | 11 | 10 | 5 | 85 | +118% |
| 1H 2021 | 0 | 20 | 21 | 7 | 6 | 1 | 55 | +67% |
| 2H 2021 | 0 | 20 | 13 | 13 | 9 | 6 | 61 | -28% |
| 1H 2022 | 1 | 7 | 12 | 2 | 3 | 0 | 25 | -55% |
| 2H 2022 | 0 | 8 | 10 | 7 | 6 | 3 | 34 | -44% |
| 1H 2023 | 0 | 5 | 8 | 3 | 2 | 1 | 19 | -24% |
| 2H 2023 | 0 | 5 | 10 | 4 | 0 | 2 | 21 | -38% |
| 1H 2024 | 0 | 2 | 10 | 6 | 1 | 0 | 19 | 0% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$1.123M | +12% | \$1.195M | -1% | \$46.617M | +67% |
| 1H 2020 | \$945K | +5% | \$1.493M | +11% | \$49.263M | +19% |
| 2H 2020 | \$1.349M | +20% | \$1.991M | +67% | \$169.229M | +263% |
| 1H 2021 | \$1.300M | +38% | \$1.692M | +13% | \$93.040M | +89% |
| 2H 2021 | \$1.800M | +33% | \$2.402M | +21% | \$146.543M | -13% |
| 1H 2022 | \$1.600M | +23% | \$1.783M | +5% | \$44.578M | -52% |
| 2H 2022 | \$1.826M | +1% | \$2.347M | -2% | \$79.792M | -46% |
| 1H 2023 | \$1.325M | -17% | \$2.030M | +14% | \$38.575M | -13% |
| 2H 2023 | \$1.400M | -23% | \$2.231M | -5% | \$46.853M | -41% |
| 1H 2024 | \$1.565M | +18% | \$1.799M | -11% | \$34.179M | -11% |

Highest Price Sale Per Half Year

| | |
|---------|---------------------------------------|
| 2H 2019 | • 175 Ram Island Drive \$4.250M |
| 1H 2020 | • 44 Gardiners Bay Drive \$10.179M |
| 2H 2020 | • 42 Gardiners Bay Drive \$10.250M |
| 1H 2021 | • 7 Apple Orchard Lane \$9.100M |
| 2H 2021 | • 10 Lari Lane \$11.575M |
| 1H 2022 | • 62 Winthrop Road \$4.725M |
| 2H 2022 | • 149 Ram Island Drive \$9.700M |
| 1H 2023 | • 29 Winthrop Road \$8.725M |
| 2H 2023 | • 2 Charlies Lane \$12.950M |
| 1H 2024 | • 17 Westmoreland Drive \$3.000M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Southampton Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+20.0%

MEDIAN PRICE

+19.6%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 4 | 60 | 22 | 16 | 8 | 2 | 112 | -4% |
| 1H 2020 | 4 | 58 | 23 | 19 | 6 | 0 | 110 | +20% |
| 2H 2020 | 2 | 72 | 63 | 34 | 20 | 4 | 195 | +74% |
| 1H 2021 | 2 | 68 | 62 | 26 | 13 | 7 | 178 | +62% |
| 2H 2021 | 3 | 32 | 42 | 25 | 19 | 7 | 128 | -34% |
| 1H 2022 | 1 | 30 | 45 | 24 | 14 | 7 | 121 | -32% |
| 2H 2022 | 1 | 28 | 32 | 14 | 9 | 4 | 88 | -31% |
| 1H 2023 | 0 | 20 | 25 | 15 | 15 | 5 | 80 | -34% |
| 2H 2023 | 1 | 16 | 29 | 11 | 9 | 5 | 71 | -19% |
| 1H 2024 | 0 | 10 | 24 | 9 | 20 | 5 | 68 | -15% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$925K | +9% | \$1.610M | +38% | \$180.327M | +32% |
| 1H 2020 | \$946K | +15% | \$1.323M | +8% | \$145.577M | +29% |
| 2H 2020 | \$1.320M | +43% | \$1.707M | +6% | \$332.782M | +85% |
| 1H 2021 | \$1.250M | +32% | \$1.687M | +27% | \$300.280M | +106% |
| 2H 2021 | \$1.623M | +23% | \$2.051M | +20% | \$262.530M | -21% |
| 1H 2022 | \$1.680M | +34% | \$2.234M | +32% | \$270.298M | -10% |
| 2H 2022 | \$1.398M | -14% | \$2.005M | -2% | \$176.421M | -33% |
| 1H 2023 | \$1.813M | +8% | \$2.282M | +2% | \$182.530M | -32% |
| 2H 2023 | \$1.625M | +16% | \$2.119M | +6% | \$150.479M | -15% |
| 1H 2024 | \$1.960M | +8% | \$2.705M | +19% | \$183.913M | +1% |

Highest Price Sale Per Half Year

| | |
|---------|--------------------------------------|
| 2H 2019 | 370 Fowler Street \$24.500M |
| 1H 2020 | 48 Woodland Farm Road \$4.800M |
| 2H 2020 | 475 David Whites Lane \$7.400M |
| 1H 2021 | 21 Fordune Drive \$9.450M |
| 2H 2021 | 25 Fordune Court \$9.000M |
| 1H 2022 | 20 Westway Drive \$15.500M |
| 2H 2022 | 160 Jule Pond Drive \$15.000M |
| 1H 2023 | 425 North Main Street \$9.711M |
| 2H 2023 | 86 West Neck Point Road \$12.150M |
| 1H 2024 | 17 Channel Pond Court \$22.775M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Southampton Village Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+8.2%

MEDIAN PRICE

-2.1%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 1 | 6 | 10 | 6 | 8 | 12 | 43 | -2% |
| 1H 2020 | 2 | 3 | 8 | 13 | 5 | 15 | 46 | +31% |
| 2H 2020 | 0 | 4 | 33 | 25 | 32 | 31 | 125 | +191% |
| 1H 2021 | 2 | 10 | 17 | 20 | 17 | 29 | 95 | +107% |
| 2H 2021 | 0 | 2 | 13 | 14 | 9 | 34 | 72 | -42% |
| 1H 2022 | 0 | 6 | 12 | 11 | 16 | 29 | 74 | -22% |
| 2H 2022 | 0 | 2 | 4 | 8 | 6 | 17 | 37 | -49% |
| 1H 2023 | 0 | 3 | 4 | 10 | 12 | 13 | 42 | -43% |
| 2H 2023 | 0 | 4 | 4 | 11 | 10 | 11 | 40 | +8% |
| 1H 2024 | 0 | 2 | 2 | 6 | 9 | 13 | 32 | -24% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$2.750M | +15% | \$5.982M | +61% | \$257.207M | +57% |
| 1H 2020 | \$2.825M | -4% | \$8.643M | +45% | \$397.587M | +91% |
| 2H 2020 | \$3.065M | +11% | \$5.571M | -7% | \$696.314M | +171% |
| 1H 2021 | \$2.950M | +4% | \$5.670M | -34% | \$538.694M | +35% |
| 2H 2021 | \$4.496M | +47% | \$6.690M | +20% | \$428.925M | -38% |
| 1H 2022 | \$3.518M | +19% | \$6.751M | +19% | \$499.576M | -7% |
| 2H 2022 | \$4.000M | -11% | \$8.817M | +32% | \$326.229M | -24% |
| 1H 2023 | \$3.975M | +13% | \$5.921M | -12% | \$248.702M | -50% |
| 2H 2023 | \$3.023M | -24% | \$6.802M | -23% | \$272.093M | -17% |
| 1H 2024 | \$3.875M | -3% | \$7.947M | +34% | \$254.317M | +2% |

Highest Price Sale Per Half Year

| | |
|---------|----------------------------------|
| 2H 2019 | 950 Meadow Lane \$29.875M |
| 1H 2020 | 650 Meadow Lane \$84.446M |
| 2H 2020 | 1400 Meadow Lane \$39.500M |
| 1H 2021 | 40 Meadow Lane \$42.924M |
| 2H 2021 | 840 Meadow Lane \$70.000M |
| 1H 2022 | 1116 Meadow Lane \$48.000M |
| 2H 2022 | 160 Ox Pasture Road \$69.800M |
| 1H 2023 | 1 Boatmans Lane \$28.075M |
| 2H 2023 | 700 Meadow Lane \$112.500M |
| 1H 2024 | 376 Gin Lane \$45.661M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Water Mill Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+23.1%

MEDIAN PRICE

+15.6%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 6 | 13 | 9 | 12 | 6 | 46 | +28% |
| 1H 2020 | 0 | 3 | 16 | 7 | 4 | 10 | 40 | +14% |
| 2H 2020 | 0 | 3 | 20 | 17 | 24 | 23 | 87 | +89% |
| 1H 2021 | 0 | 1 | 10 | 14 | 17 | 32 | 74 | +85% |
| 2H 2021 | 0 | 4 | 8 | 10 | 15 | 22 | 59 | -32% |
| 1H 2022 | 0 | 2 | 9 | 7 | 12 | 16 | 46 | -38% |
| 2H 2022 | 0 | 1 | 1 | 4 | 5 | 17 | 28 | -53% |
| 1H 2023 | 0 | 0 | 5 | 9 | 7 | 12 | 33 | -28% |
| 2H 2023 | 0 | 0 | 5 | 7 | 7 | 18 | 37 | +32% |
| 1H 2024 | 0 | 0 | 2 | 4 | 3 | 13 | 22 | -33% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$2.079M | -5% | \$3.309M | +13% | \$152.210M | +44% |
| 1H 2020 | \$2.074M | -26% | \$3.200M | -14% | \$127.983M | -2% |
| 2H 2020 | \$3.295M | +59% | \$4.059M | +23% | \$353.169M | +132% |
| 1H 2021 | \$3.853M | +86% | \$5.314M | +66% | \$393.219M | +207% |
| 2H 2021 | \$3.800M | +15% | \$8.375M | +106% | \$494.148M | +40% |
| 1H 2022 | \$3.623M | -6% | \$4.998M | -6% | \$229.921M | -42% |
| 2H 2022 | \$5.498M | +45% | \$6.025M | -28% | \$168.692M | -66% |
| 1H 2023 | \$4.000M | +10% | \$5.714M | +14% | \$188.560M | -18% |
| 2H 2023 | \$4.775M | -13% | \$5.914M | -2% | \$218.825M | +30% |
| 1H 2024 | \$5.763M | +44% | \$5.599M | -2% | \$123.171M | -35% |

Highest Price Sale Per Half Year

| | |
|---------|------------------------------------|
| 2H 2019 | 64 Holly Lane \$14.000M |
| 1H 2020 | 97 Wild Goose Lane \$11.500M |
| 2H 2020 | 178 Bay Lane \$15.000M |
| 1H 2021 | 258 Horsemill Lane \$28.000M |
| 2H 2021 | 90 Jule Pond Drive \$105.000M |
| 1H 2022 | 82 Wheaton Way \$23.000M |
| 2H 2022 | 89 Wild Goose Lane \$12.675M |
| 1H 2023 | 180 Rose Hill Road \$20.000M |
| 2H 2023 | 111 Rose Hill Road \$20.000M |
| 1H 2024 | 635 Flying Point Road \$11.375M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | North Fork Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+10.6%
MEDIAN PRICE

+12.0%
AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 14 | 80 | 103 | 40 | 29 | 15 | 281 | -6% |
| 1H 2020 | 9 | 58 | 72 | 32 | 22 | 14 | 207 | -7% |
| 2H 2020 | 10 | 66 | 171 | 129 | 60 | 48 | 484 | +72% |
| 1H 2021 | 11 | 46 | 98 | 84 | 47 | 51 | 337 | +63% |
| 2H 2021 | 7 | 22 | 106 | 84 | 57 | 50 | 326 | -33% |
| 1H 2022 | 1 | 13 | 76 | 81 | 49 | 47 | 267 | -21% |
| 2H 2022 | 1 | 17 | 54 | 61 | 40 | 52 | 225 | -31% |
| 1H 2023 | 2 | 6 | 38 | 69 | 27 | 44 | 186 | -30% |
| 2H 2023 | 1 | 9 | 39 | 65 | 58 | 40 | 212 | -6% |
| 1H 2024 | 1 | 6 | 51 | 53 | 37 | 40 | 188 | +1% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$590K | 0% | \$722K | -4% | \$202.845M | -10% |
| 1H 2020 | \$605K | -2% | \$747K | -1% | \$154.539M | -8% |
| 2H 2020 | \$739K | +25% | \$899K | +25% | \$435.031M | +114% |
| 1H 2021 | \$780K | +29% | \$964K | +29% | \$325.015M | +110% |
| 2H 2021 | \$810K | +10% | \$1.046M | +16% | \$341.058M | -22% |
| 1H 2022 | \$880K | +13% | \$1.113M | +15% | \$297.268M | -9% |
| 2H 2022 | \$925K | +14% | \$1.176M | +12% | \$264.584M | -22% |
| 1H 2023 | \$943K | +7% | \$1.275M | +15% | \$237.130M | -20% |
| 2H 2023 | \$987K | +7% | \$1.187M | +1% | \$251.586M | -5% |
| 1H 2024 | \$905K | -4% | \$1.177M | -8% | \$221.240M | -7% |

Highest Price Sale Per Half Year

| | |
|---------|--------------------------------------|
| 2H 2019 | 1470 Jackson Street \$2.926M |
| 1H 2020 | 805 Meadow Beach Lane \$3.300M |
| 2H 2020 | 12600 New Suffolk Avenue \$5.950M |
| 1H 2021 | 845 Maple Lane \$7.000M |
| 2H 2021 | 1780 Jackson Street \$6.500M |
| 1H 2022 | 1430 The Esplanade \$8.000M |
| 2H 2022 | 12600 New Suffolk Avenue \$7.250M |
| 1H 2023 | 630 North Sea Drive \$14.950M |
| 2H 2023 | 255 Oregon Road \$6.298M |
| 1H 2024 | 750 Paradise Point Road \$7.200M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Aquebogue/Jamesport Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+11.2%

MEDIAN PRICE

+12.4%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 2 | 22 | 9 | 2 | 3 | 0 | 38 | -5% |
| 1H 2020 | 2 | 12 | 6 | 3 | 1 | 0 | 24 | -25% |
| 2H 2020 | 3 | 24 | 27 | 8 | 2 | 0 | 64 | +68% |
| 1H 2021 | 2 | 10 | 16 | 12 | 2 | 3 | 45 | +88% |
| 2H 2021 | 4 | 5 | 22 | 13 | 5 | 4 | 53 | -17% |
| 1H 2022 | 0 | 5 | 21 | 10 | 0 | 2 | 38 | -16% |
| 2H 2022 | 0 | 3 | 10 | 11 | 5 | 0 | 29 | -45% |
| 1H 2023 | 0 | 1 | 11 | 13 | 4 | 4 | 33 | -13% |
| 2H 2023 | 0 | 1 | 7 | 10 | 6 | 1 | 25 | -14% |
| 1H 2024 | 0 | 2 | 10 | 7 | 3 | 2 | 24 | -27% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$458K | +8% | \$564K | +6% | \$21.416M | +1% |
| 1H 2020 | \$488K | +1% | \$544K | 0% | \$13.052M | -25% |
| 2H 2020 | \$530K | +16% | \$569K | +1% | \$36.422M | +70% |
| 1H 2021 | \$620K | +27% | \$725K | +33% | \$32.612M | +150% |
| 2H 2021 | \$690K | +30% | \$806K | +42% | \$42.697M | +17% |
| 1H 2022 | \$636K | +3% | \$743K | +3% | \$28.238M | -13% |
| 2H 2022 | \$750K | +9% | \$786K | -2% | \$22.780M | -47% |
| 1H 2023 | \$850K | +34% | \$974K | +31% | \$32.157M | +14% |
| 2H 2023 | \$820K | +9% | \$866K | +10% | \$21.655M | -5% |
| 1H 2024 | \$746K | -12% | \$869K | -11% | \$20.860M | -35% |

Highest Price Sale Per Half Year

| | |
|---------|----------------------------------|
| 2H 2019 | 1967 Main Road \$1.475M |
| 1H 2020 | 53 Harbor Road \$1.287M |
| 2H 2020 | 2 Whites Lane \$1.300M |
| 1H 2021 | 18 Smith Lane \$1.900M |
| 2H 2021 | 1810 Main Road \$2.800M |
| 1H 2022 | 403 Peconic Bay Blvd \$3.000M |
| 2H 2022 | 25 Fox Chaser Place \$1.300M |
| 1H 2023 | 13 Beach Road \$2.600M |
| 2H 2023 | 228 Overlook Drive \$1.675M |
| 1H 2024 | 40 Overlook Drive \$2.425M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Cutchogue Single Family Homes

2H 2019 - 1H 2024
Annualized
Rate of Change

+14.3%
MEDIAN PRICE

+9.4%
AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 0 | 8 | 10 | 10 | 5 | 6 | 39 | -24% |
| 1H 2020 | 1 | 3 | 11 | 5 | 3 | 3 | 26 | -30% |
| 2H 2020 | 3 | 2 | 17 | 29 | 11 | 10 | 72 | +85% |
| 1H 2021 | 2 | 1 | 15 | 16 | 6 | 7 | 47 | +81% |
| 2H 2021 | 0 | 2 | 12 | 10 | 8 | 11 | 43 | -40% |
| 1H 2022 | 1 | 1 | 9 | 13 | 5 | 6 | 35 | -26% |
| 2H 2022 | 0 | 1 | 6 | 13 | 3 | 14 | 37 | -14% |
| 1H 2023 | 0 | 0 | 2 | 10 | 3 | 7 | 22 | -37% |
| 2H 2023 | 1 | 0 | 2 | 8 | 11 | 9 | 31 | -16% |
| 1H 2024 | 1 | 1 | 6 | 4 | 5 | 11 | 28 | +27% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$769K | +18% | \$922K | +8% | \$35.967M | -17% |
| 1H 2020 | \$703K | +2% | \$907K | +7% | \$23.575M | -25% |
| 2H 2020 | \$850K | +11% | \$1.127M | +22% | \$81.117M | +126% |
| 1H 2021 | \$815K | +16% | \$971K | +7% | \$45.641M | +94% |
| 2H 2021 | \$930K | +9% | \$1.382M | +23% | \$59.413M | -27% |
| 1H 2022 | \$885K | +9% | \$1.145M | +18% | \$40.060M | -12% |
| 2H 2022 | \$1.000M | +8% | \$1.494M | +8% | \$55.273M | -7% |
| 1H 2023 | \$995K | +12% | \$1.497M | +31% | \$32.932M | -18% |
| 2H 2023 | \$1.325M | +33% | \$1.565M | +5% | \$48.513M | -12% |
| 1H 2024 | \$1.200M | +21% | \$1.299M | -13% | \$36.380M | +10% |

Highest Price Sale Per Half Year

| | |
|---------|--------------------------------------|
| 2H 2019 | 1470 Jackson Street \$2.926M |
| 1H 2020 | 805 Meadow Beach Lane \$3.300M |
| 2H 2020 | 12600 New Suffolk Avenue \$5.950M |
| 1H 2021 | 9495 Oregon Road \$3.000M |
| 2H 2021 | 1780 Jackson Street \$6.500M |
| 1H 2022 | 23975 County Road 48 \$4.750M |
| 2H 2022 | 12600 New Suffolk Avenue \$7.250M |
| 1H 2023 | 3915 Stillwater Avenue \$4.250M |
| 2H 2023 | 1335 Fleetwood Road \$5.800M |
| 1H 2024 | 9180 Nassau Point Road \$3.200M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Mattituck/Laurel Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+8.3%

MEDIAN PRICE

+6.9%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 3 | 15 | 18 | 7 | 4 | 5 | 52 | -15% |
| 1H 2020 | 1 | 13 | 12 | 3 | 6 | 5 | 40 | -11% |
| 2H 2020 | 2 | 21 | 34 | 22 | 11 | 6 | 96 | +85% |
| 1H 2021 | 2 | 15 | 19 | 11 | 8 | 7 | 62 | +55% |
| 2H 2021 | 2 | 6 | 27 | 15 | 11 | 11 | 72 | -25% |
| 1H 2022 | 0 | 3 | 14 | 16 | 10 | 20 | 63 | +2% |
| 2H 2022 | 1 | 8 | 15 | 9 | 5 | 12 | 50 | -31% |
| 1H 2023 | 1 | 3 | 3 | 13 | 4 | 8 | 32 | -49% |
| 2H 2023 | 0 | 1 | 14 | 15 | 6 | 10 | 46 | -8% |
| 1H 2024 | 0 | 0 | 12 | 11 | 5 | 9 | 37 | +16% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$570K | -5% | \$744K | +12% | \$38.700M | -5% |
| 1H 2020 | \$607K | +11% | \$852K | +32% | \$34.092M | +18% |
| 2H 2020 | \$665K | +17% | \$806K | +8% | \$77.423M | +100% |
| 1H 2021 | \$685K | +13% | \$873K | +2% | \$54.135M | +59% |
| 2H 2021 | \$754K | +13% | \$1.061M | +32% | \$76.416M | -1% |
| 1H 2022 | \$999K | +46% | \$1.270M | +45% | \$79.998M | +48% |
| 2H 2022 | \$768K | +2% | \$1.063M | 0% | \$53.130M | -30% |
| 1H 2023 | \$882K | -12% | \$1.196M | -6% | \$38.276M | -52% |
| 2H 2023 | \$938K | +22% | \$1.179M | +11% | \$54.234M | +2% |
| 1H 2024 | \$835K | -5% | \$1.114M | -7% | \$41.208M | +8% |

Highest Price Sale Per Half Year

| | |
|---------|---|
| 2H 2019 | 2400 Ruth Road \$2.150M |
| 1H 2020 | 670 Old Salt Road \$2.900M |
| 2H 2020 | 770 Old Salt Road \$2.875M |
| 1H 2021 | 4355 Aldrich Lane Extension \$3.400M |
| 2H 2021 | 1505 Naugles Drive \$4.250M |
| 1H 2022 | 2100 Park Avenue \$4.500M |
| 2H 2022 | 3875 Hallock Lane \$3.925M |
| 1H 2023 | 8380 Peconic Bay Blvd \$3.375M |
| 2H 2023 | 255 Oregon Road \$6.298M |
| 1H 2024 | 4230 Peconic Bay Blvd \$2.503M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | East Marion/Orient Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+11.0%

MEDIAN PRICE

+9.2%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 1 | 3 | 15 | 2 | 6 | 0 | 27 | 0% |
| 1H 2020 | 1 | 4 | 4 | 7 | 4 | 2 | 22 | -4% |
| 2H 2020 | 0 | 3 | 13 | 16 | 6 | 5 | 43 | +59% |
| 1H 2021 | 0 | 1 | 5 | 8 | 6 | 8 | 28 | +27% |
| 2H 2021 | 0 | 0 | 6 | 10 | 8 | 5 | 29 | -33% |
| 1H 2022 | 0 | 0 | 7 | 6 | 4 | 3 | 20 | -29% |
| 2H 2022 | 0 | 1 | 3 | 5 | 5 | 10 | 24 | -17% |
| 1H 2023 | 0 | 0 | 2 | 7 | 5 | 9 | 23 | +15% |
| 2H 2023 | 0 | 0 | 0 | 7 | 7 | 5 | 19 | -21% |
| 1H 2024 | 0 | 2 | 1 | 3 | 8 | 3 | 17 | -26% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$620K | -16% | \$762K | -38% | \$20.584M | -38% |
| 1H 2020 | \$780K | -17% | \$860K | -21% | \$18.917M | -24% |
| 2H 2020 | \$865K | +40% | \$993K | +30% | \$42.699M | +107% |
| 1H 2021 | \$1.010M | +29% | \$1.313M | +53% | \$36.777M | +94% |
| 2H 2021 | \$875K | +1% | \$1.103M | +11% | \$31.973M | -25% |
| 1H 2022 | \$875K | -13% | \$1.066M | -19% | \$21.330M | -42% |
| 2H 2022 | \$1.288M | +47% | \$1.521M | +38% | \$36.509M | +14% |
| 1H 2023 | \$1.150M | +31% | \$1.541M | +45% | \$32.448M | +66% |
| 2H 2023 | \$1.075M | -17% | \$1.311M | -14% | \$24.913M | -32% |
| 1H 2024 | \$1.185M | +3% | \$1.222M | -21% | \$20.773M | -41% |

Highest Price Sale Per Half Year

| | |
|---------|----------------------------------|
| 2H 2019 | 2395 King Street \$1.475M |
| 1H 2020 | 2830 Grandview Drive \$2.350M |
| 2H 2020 | 18603 Old Main Road \$2.850M |
| 1H 2021 | 825 Stephensons Road \$4.170M |
| 2H 2021 | 335 Village Lane \$2.496M |
| 1H 2022 | 1495 Village Lane \$2.000M |
| 2H 2022 | 20 Harbor River Road \$6.000M |
| 1H 2023 | 18603 Old Main Road \$4.150M |
| 2H 2023 | 400 Diedricks Road \$2.800M |
| 1H 2024 | 1920 The Strand \$2.900M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Greenport Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+9.0%

MEDIAN PRICE

+9.4%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 2 | 9 | 16 | 8 | 6 | 1 | 42 | +27% |
| 1H 2020 | 1 | 6 | 14 | 4 | 1 | 0 | 26 | -16% |
| 2H 2020 | 1 | 7 | 29 | 14 | 9 | 5 | 65 | +55% |
| 1H 2021 | 3 | 7 | 16 | 8 | 4 | 4 | 42 | +62% |
| 2H 2021 | 0 | 1 | 18 | 9 | 7 | 7 | 42 | -35% |
| 1H 2022 | 0 | 4 | 6 | 13 | 8 | 4 | 35 | -17% |
| 2H 2022 | 0 | 1 | 7 | 9 | 10 | 5 | 32 | -24% |
| 1H 2023 | 1 | 1 | 11 | 6 | 3 | 6 | 28 | -20% |
| 2H 2023 | 0 | 3 | 9 | 7 | 11 | 5 | 35 | +9% |
| 1H 2024 | 0 | 1 | 12 | 9 | 7 | 1 | 30 | +7% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$665K | +4% | \$746K | +4% | \$31.340M | +33% |
| 1H 2020 | \$585K | -16% | \$613K | -17% | \$15.947M | -30% |
| 2H 2020 | \$715K | +8% | \$847K | +13% | \$55.029M | +76% |
| 1H 2021 | \$641K | +10% | \$813K | +33% | \$34.153M | +114% |
| 2H 2021 | \$775K | +8% | \$1.017M | +20% | \$42.698M | -22% |
| 1H 2022 | \$906K | +41% | \$1.023M | +26% | \$35.795M | +5% |
| 2H 2022 | \$967K | +25% | \$1.134M | +12% | \$36.274M | -15% |
| 1H 2023 | \$861K | -5% | \$984K | -4% | \$27.560M | -23% |
| 2H 2023 | \$890K | -8% | \$1.019M | -10% | \$35.682M | -2% |
| 1H 2024 | \$825K | -4% | \$879K | -11% | \$26.377M | -4% |

Highest Price Sale Per Half Year

| | |
|---------|---------------------------------|
| 2H 2019 | 1355 Shore Road \$2.000M |
| 1H 2020 | 1980 August Road \$1.200M |
| 2H 2020 | 222 4th Street \$2.600M |
| 1H 2021 | 63875 Route 48 \$3.585M |
| 2H 2021 | 2055 Albertson Lane \$2.950M |
| 1H 2022 | 120 Caiola Court \$2.499M |
| 2H 2022 | 133 6th Street \$2.600M |
| 1H 2023 | 605 Gus Drive \$2.250M |
| 2H 2023 | 311 5th Avenue \$3.000M |
| 1H 2024 | 950 Tasker Lane \$1.870M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | Southhold/Peconic Single Family Homes

2H 2019 - 1H 2024

Annualized
Rate of Change

+13.0%

MEDIAN PRICE

+19.7%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 6 | 23 | 35 | 11 | 5 | 3 | 83 | -6% |
| 1H 2020 | 3 | 20 | 25 | 10 | 7 | 4 | 69 | +25% |
| 2H 2020 | 1 | 9 | 51 | 40 | 21 | 22 | 144 | +73% |
| 1H 2021 | 2 | 12 | 27 | 29 | 21 | 22 | 113 | +64% |
| 2H 2021 | 1 | 8 | 21 | 27 | 18 | 12 | 87 | -40% |
| 1H 2022 | 0 | 0 | 19 | 23 | 22 | 12 | 76 | -33% |
| 2H 2022 | 0 | 3 | 13 | 14 | 12 | 11 | 53 | -39% |
| 1H 2023 | 0 | 1 | 9 | 20 | 8 | 10 | 48 | -37% |
| 2H 2023 | 0 | 4 | 7 | 18 | 17 | 10 | 56 | +6% |
| 1H 2024 | 0 | 0 | 10 | 19 | 9 | 14 | 52 | +8% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$580K | +3% | \$661K | -9% | \$54.838M | -14% |
| 1H 2020 | \$590K | -6% | \$710K | -7% | \$48.956M | +17% |
| 2H 2020 | \$799K | +38% | \$988K | +50% | \$142.341M | +160% |
| 1H 2021 | \$829K | +41% | \$1.077M | +52% | \$121.698M | +149% |
| 2H 2021 | \$880K | +10% | \$1.010M | +2% | \$87.861M | -38% |
| 1H 2022 | \$985K | +19% | \$1.209M | +12% | \$91.847M | -25% |
| 2H 2022 | \$975K | +11% | \$1.144M | +13% | \$60.619M | -31% |
| 1H 2023 | \$964K | -2% | \$1.474M | +22% | \$70.758M | -23% |
| 2H 2023 | \$999K | +2% | \$1.191M | +4% | \$65.489M | +8% |
| 1H 2024 | \$962K | 0% | \$1.455M | -1% | \$75.642M | +7% |

Highest Price Sale Per Half Year

| | |
|---------|-------------------------------------|
| 2H 2019 | 2022 Hyatt Road \$2.451M |
| 1H 2020 | 495 North Parish Drive \$1.830M |
| 2H 2020 | 240 Briar Lane \$4.950M |
| 1H 2021 | 845 Maple Lane \$7.000M |
| 2H 2021 | 3180 Mill Lane \$3.850M |
| 1H 2022 | 1430 The Esplanade \$8.000M |
| 2H 2022 | 54300 County Road 48 \$3.750M |
| 1H 2023 | 630 North Sea Drive \$14.950M |
| 2H 2023 | 2223 Indian Neck Lane \$3.700M |
| 1H 2024 | 750 Paradise Point Road \$7.200M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | South Fork Condominiums

2H 2019 - 1H 2024

Annualized
Rate of Change

+6.2%

MEDIAN PRICE

+9.7%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$500K | \$500K - \$1M | \$1M - \$2M | \$2M - \$3M | \$3M - \$5M | OVER \$5M | TOTAL | % CHG (YR) |
|---------|--------------|---------------|-------------|-------------|-------------|-----------|-------|------------|
| 2H 2019 | 23 | 35 | 10 | 4 | 0 | 0 | 72 | +9% |
| 1H 2020 | 4 | 24 | 7 | 3 | 0 | 0 | 38 | -27% |
| 2H 2020 | 11 | 55 | 18 | 6 | 4 | 0 | 94 | +31% |
| 1H 2021 | 24 | 44 | 16 | 3 | 1 | 0 | 88 | +132% |
| 2H 2021 | 18 | 48 | 29 | 12 | 3 | 1 | 111 | +18% |
| 1H 2022 | 9 | 43 | 15 | 9 | 16 | 0 | 92 | +5% |
| 2H 2022 | 4 | 29 | 14 | 2 | 4 | 0 | 53 | -52% |
| 1H 2023 | 3 | 18 | 13 | 6 | 1 | 1 | 42 | -54% |
| 2H 2023 | 4 | 16 | 24 | 6 | 1 | 0 | 51 | -4% |
| 1H 2024 | 3 | 18 | 15 | 5 | 2 | 0 | 43 | +2% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$695K | -7% | \$799K | -10% | \$57.493M | -2% |
| 1H 2020 | \$787K | +11% | \$920K | -5% | \$34.943M | -30% |
| 2H 2020 | \$830K | +19% | \$1.065M | +33% | \$100.127M | +74% |
| 1H 2021 | \$800K | +2% | \$837K | -9% | \$73.650M | +111% |
| 2H 2021 | \$920K | +11% | \$1.280M | +20% | \$142.045M | +42% |
| 1H 2022 | \$988K | +23% | \$1.576M | +88% | \$145.004M | +97% |
| 2H 2022 | \$940K | +2% | \$1.205M | -6% | \$63.891M | -55% |
| 1H 2023 | \$1.047M | +6% | \$1.432M | -9% | \$60.143M | -59% |
| 2H 2023 | \$1.190M | +27% | \$1.347M | +12% | \$68.697M | +8% |
| 1H 2024 | \$1.000M | -5% | \$1.331M | -7% | \$57.216M | -5% |

Highest Price Sale Per Half Year

| | |
|---------|--|
| 2H 2019 | 2 Sage Street \$2.425M |
| 1H 2020 | 31 Church Street \$2.700M |
| 2H 2020 | 15 Church Street Unit 418 \$3.851M |
| 1H 2021 | 14 Sage Street \$2.620M |
| 2H 2021 | 2 West Water Street Unit C \$15.004M |
| 1H 2022 | 21 West Water Street Unit PHA \$4.850M |
| 2H 2022 | 15 Church Street Unit 402 \$4.850M |
| 1H 2013 | 15 Church Street Unit 404 \$7.250M |
| 2H 2023 | 52 Quogue Street Unit 4 \$3.775M |
| 1H 2024 | 15 Church Street Unit 120 \$3.290M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran

5 Year Report | North Fork Condominiums

2H 2019 - 1H 2024

Annualized
Rate of Change

+8.7%

MEDIAN PRICE

+14.8%

AVERAGE PRICE

NUMBER OF SALES

| | UNDER \$350K | \$350K - \$500K | \$500K - \$750K | \$750K - \$1M | \$1M - \$1.5M | OVER \$1.5M | TOTAL | % CHG (YR) |
|---------|--------------|-----------------|-----------------|---------------|---------------|-------------|-------|------------|
| 2H 2019 | 4 | 5 | 12 | 10 | 0 | 0 | 31 | +158% |
| 1H 2020 | 1 | 4 | 7 | 1 | 0 | 0 | 13 | -48% |
| 2H 2020 | 2 | 5 | 8 | 19 | 1 | 0 | 35 | +13% |
| 1H 2021 | 0 | 5 | 14 | 3 | 0 | 0 | 22 | +69% |
| 2H 2021 | 0 | 6 | 8 | 11 | 5 | 0 | 30 | -14% |
| 1H 2022 | 0 | 1 | 7 | 19 | 3 | 0 | 30 | +36% |
| 2H 2022 | 1 | 1 | 4 | 22 | 0 | 0 | 28 | -7% |
| 1H 2023 | 0 | 0 | 1 | 17 | 2 | 0 | 20 | -33% |
| 2H 2023 | 0 | 0 | 6 | 2 | 2 | 2 | 12 | -57% |
| 1H 2024 | 0 | 0 | 4 | 3 | 6 | 1 | 14 | -30% |

PRICE

| | MEDIAN PRICE | % CHG (YR) | AVERAGE PRICE | % CHG (YR) | VOLUME OF SALES | % CHG (YR) |
|---------|--------------|------------|---------------|------------|-----------------|------------|
| 2H 2019 | \$708K | +83% | \$643K | +24% | \$19.947M | +221% |
| 1H 2020 | \$723K | +4% | \$583K | -14% | \$7.578M | -56% |
| 2H 2020 | \$835K | +18% | \$719K | +12% | \$25.154M | +26% |
| 1H 2021 | \$714K | -1% | \$647K | +11% | \$14.236M | +88% |
| 2H 2021 | \$760K | -9% | \$781K | +9% | \$23.442M | -7% |
| 1H 2022 | \$855K | +20% | \$812K | +26% | \$24.366M | +71% |
| 2H 2022 | \$850K | +12% | \$813K | +4% | \$22.759M | -3% |
| 1H 2023 | \$983K | +15% | \$952K | +17% | \$19.037M | -22% |
| 2H 2023 | \$778K | -9% | \$905K | +11% | \$10.860M | -52% |
| 1H 2024 | \$1.010M | +3% | \$1.012M | +6% | \$14.162M | -26% |

Highest Price Sale Per Half Year

| | |
|---------|---|
| 2H 2019 | 3 Stirling Cove \$975K |
| 1H 2020 | 15 Harvest Pointe Lane \$853K |
| 2H 2020 | 131 6th Street Unit 4 \$1.267M |
| 1H 2021 | 41 Stirling Cove \$999K |
| 2H 2021 | 131 6th Street Unit 3 \$1.350M |
| 1H 2022 | 64 Dune Drive \$1.185M |
| 2H 2022 | 47 Harvest Pointe Lane \$990K |
| 1H 2023 | 755 Meadow Court Apt 19E \$1.300M |
| 2H 2023 | 123 Sterling Avenue Unit D \$1.600M |
| 1H 2024 | 123 Sterling Avenue Unit C \$1.535M |

Price figures may be skewed based on available inventory and the number of closed transactions. Figures are based on sales closed during the time period specified and will therefore differ from quarterly Corcoran reports, which are based on sales reported during this time. There can be a significant period between when a contract is signed, the sale is closed, and then reported publicly. As a result, some closings may have occurred during the most recent period that have not been included in this data. This report uses market-wide data from the Long Island Real Estate Report. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. The Corcoran Group is a licensed real estate broker located at 24 Main Street Southampton NY 11968.

corcoran