

MARKET REPORT DATA BRIEF - NOT FOR DISTRIBUTION

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HREA Market Report

2Q-2026 North Fork Sales

THE NORTH FORK MARKET

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$1,679,988	10.3%	\$1,523,782	11.5%	\$1,507,376
Median Sales Price	\$979,000	-2.1%	\$999,999	-10.4%	\$1,092,338
Number of Sales	113	36.1%	83	-2.6%	116
Days on Market (From Last List Date)	106	-11.7%	120	41.3%	75
Listing Discount (From Last List Price)	3.9%		7.7%		6.2%
Listing Inventory	139	15.8%	120	5.3%	132
Months of Supply	3.7	-14.0%	4.3	8.8%	3.4
Bidding War Market Share	5.8%		8.1%		23.3%

MARKET BY PROPERTY TYPE

SINGLE FAMILY

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$1,196,897	-22.0%	\$1,533,535	-21.2%	\$1,519,181
Median Sales Price	\$945,000	-5.4%	\$999,000	-13.5%	\$1,092,338
Number of Sales	94	16.0%	81	-17.5%	114
Days on Market (From Last List Date)	107	-13.7%	124	42.7%	75
Listing Discount (From Last List Price)	4.2%		5.6%		6.2%
Listing Inventory	139	15.8%	120	6.9%	130
Months of Supply	4.4	0.0%	4.4	29.4%	3.4

CONDO

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$1,382,500	22.5%	\$1,128,750	65.7%	\$834,500
Median Sales Price	\$1,382,500	22.5%	\$1,128,750	65.7%	\$834,500
Number of Sales (Closed)	2	0.0%	2	0.0%	2
Days on Market (From Last List Date)	22	-37.1%	35	0.0%	22
Listing Discount (From Last List Price)	4.2%		1.9%		0.0%
Listing Inventory	0	#DIV/0!	0	-100.0%	2
Months of Supply	0.0	#DIV/0!	0.0	-100.0%	3.0

LUXURY [highest 10% of all sales]

	2Q-2026	%Chg (Qtr)	1Q-2026	%Chg (Yr)	2Q-2025
Average Sales Price	\$2,699,250	-51.0%	\$5,512,500	-42.5%	\$4,693,333
Median Sales Price	\$2,350,000	-42.0%	\$4,050,000	-46.6%	\$4,400,000
Number of Sales	10	66.7%	6	-16.7%	12
Days on Market (From Last List Date)	153	37.8%	111	131.8%	66
Listing Discount (From Last List Price)	6.2%		4.5%		6.3%
Listing Inventory	92	124.4%	41	41.5%	65
Months of Supply	27.6	34.6%	20.5	69.3%	16.3
Entry Threshold	\$1,900,000	-41.5%	\$3,250,000	-28.6%	\$2,660,000