

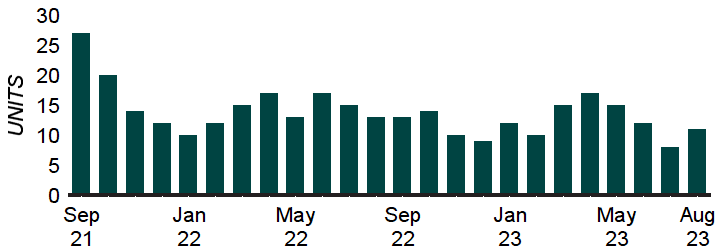
AUGUST 2023 MARKET REPORT

North Salem
Single Family

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$923,500	▲ 31.60%	▲ 59.20%
AVERAGE SALE PRICE	\$1,131,833	▼ -0.20%	▲ 42.60%
UNITS SOLD	6	▼ -33.30%	▼ -33.30%
AVERAGE DAYS ON MARKET	22	▼ -52.20%	▼ -68.60%
% OF SALES PRICE	109.64	▲ 8.20%	▲ 11.00%
UNITS FOR SALE	11	▲ 37.50%	▼ -15.40%
MONTHS OF INVENTORY	1.80	▲ 100.00%	▲ 28.60%

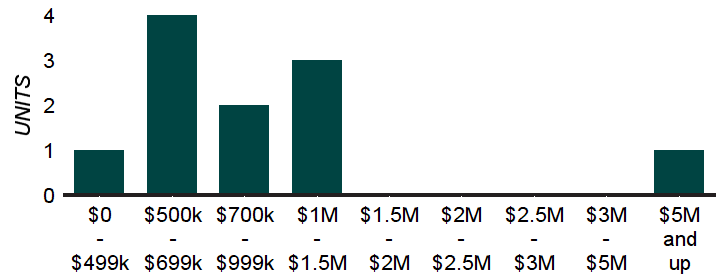
HOMES FOR SALE

Number of homes listed for sale, end of month



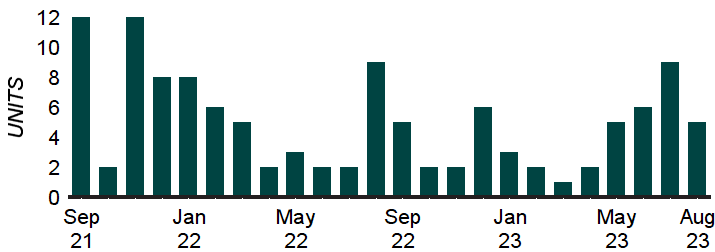
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



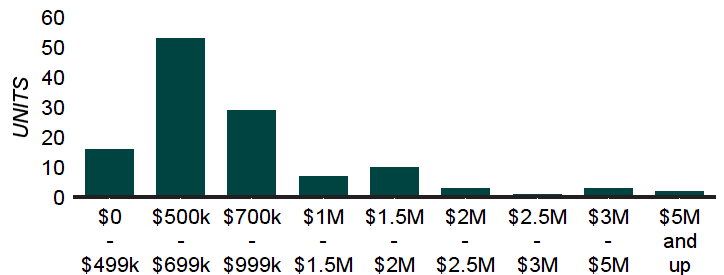
HOMES SOLD

Number of homes sold



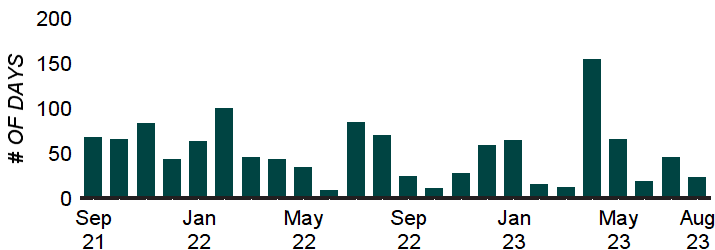
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



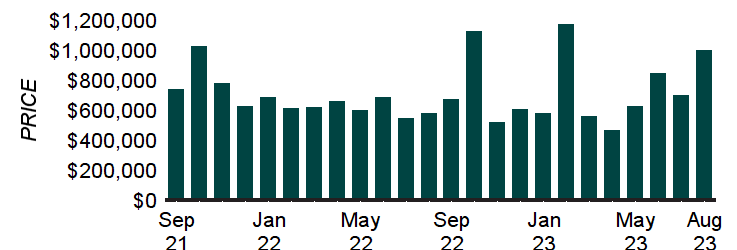
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



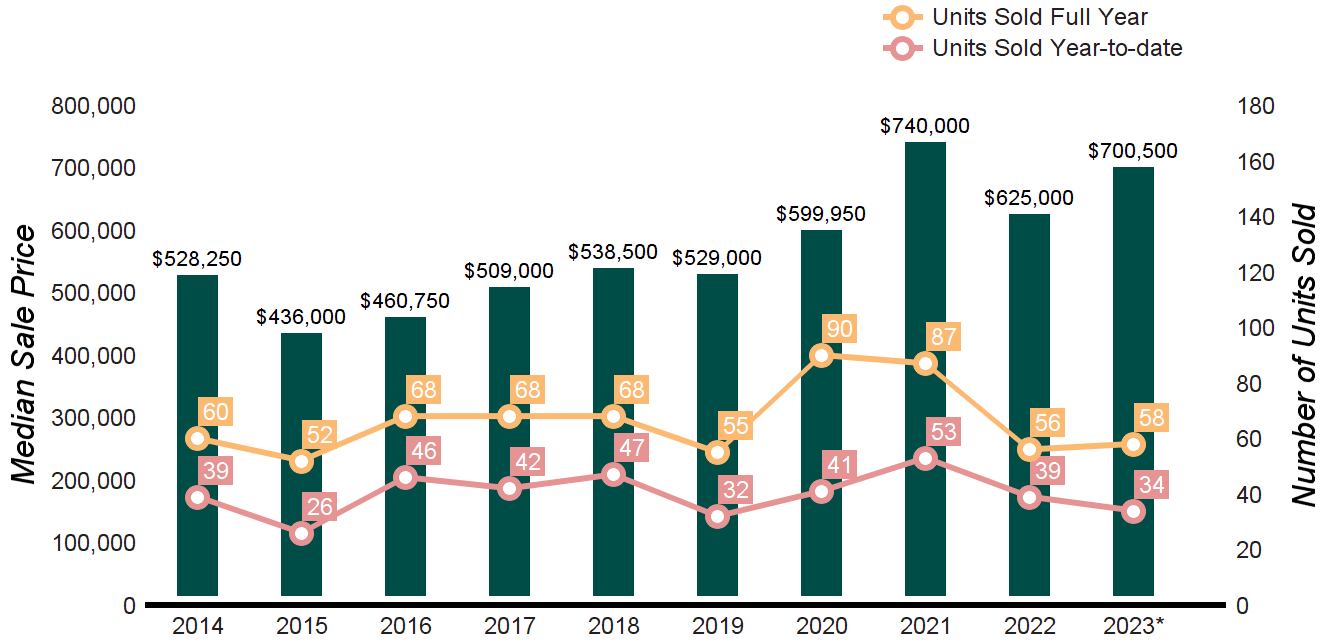
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

North Salem
Single Family



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	60	52	68	68	68	55	90	87	56	58
	0%	▼ 13%	▲ 31%	0%	0%	▼ 19%	▲ 64%	▼ 3%	▼ 36%	▲ 4%
MEDIAN SOLD PRICE	\$528,250	\$436,000	\$460,750	\$509,000	\$538,500	\$529,000	\$599,950	\$740,000	\$625,000	\$700,500
	▲ 8%	▼ 17%	▲ 6%	▲ 10%	▲ 6%	▼ 2%	▲ 13%	▲ 23%	▼ 16%	▲ 12%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.
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 * 2023 year-to-date Homes and Median Price are through 8/31/2023
 For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date