

Local Market Update – October 2018

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Monroe Town

Orange County (Includes Harriman, Kiryas Joel and Monroe Village)

| Single-Family Homes | October | | | Last 12 Months | | |
|--|-----------|-----------|----------|----------------|--------------|----------|
| | 2017 | 2018 | % Change | Thru 10-2017 | Thru 10-2018 | % Change |
| Key Metrics | | | | | | |
| New Listings | 24 | 21 | - 12.5% | 326 | 375 | + 15.0% |
| Closed Sales | 26 | 27 | + 3.8% | 249 | 252 | + 1.2% |
| Days on Market Until Sale | 83 | 91 | + 9.6% | 97 | 91 | - 6.2% |
| Median Sales Price* | \$326,800 | \$260,000 | - 20.4% | \$294,500 | \$325,000 | + 10.4% |
| Percent of Original List Price Received* | 97.6% | 93.8% | - 3.9% | 94.8% | 95.4% | + 0.6% |
| Inventory of Homes for Sale | 93 | 127 | + 36.6% | 105 | 109 | + 3.8% |

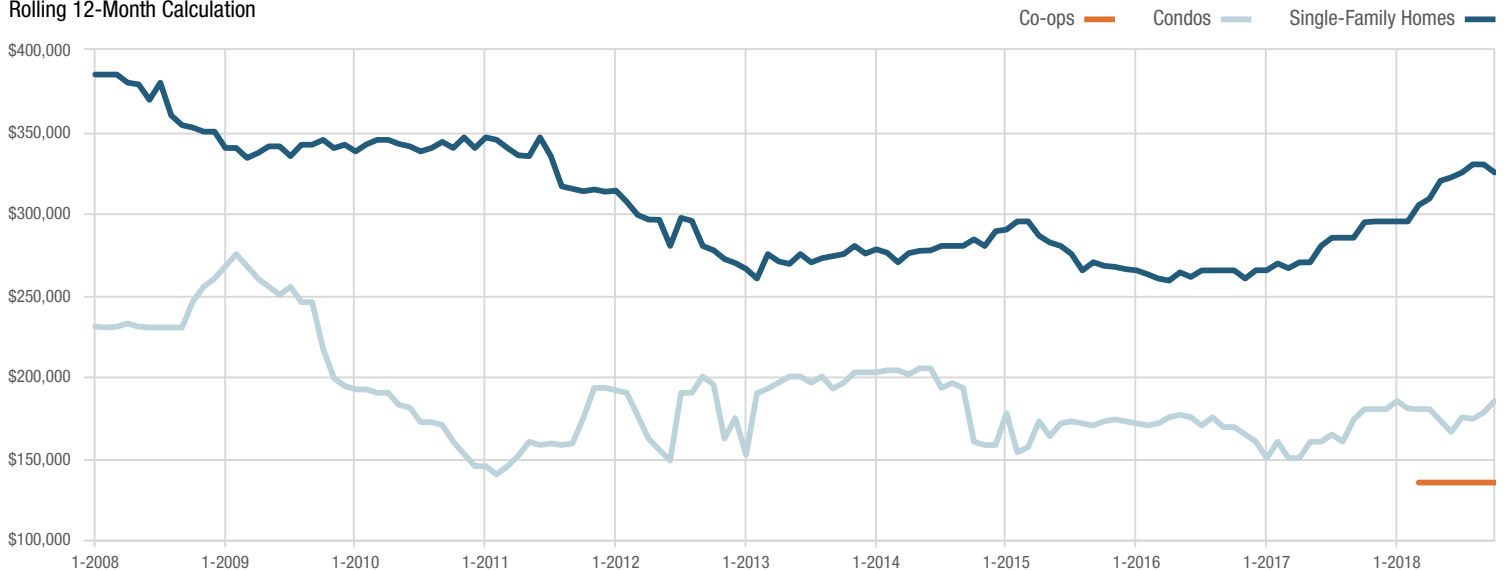
| Condos | October | | | Last 12 Months | | |
|--|-----------|-----------|----------|----------------|--------------|----------|
| | 2017 | 2018 | % Change | Thru 10-2017 | Thru 10-2018 | % Change |
| Key Metrics | | | | | | |
| New Listings | 8 | 11 | + 37.5% | 103 | 108 | + 4.9% |
| Closed Sales | 11 | 9 | - 18.2% | 75 | 76 | + 1.3% |
| Days on Market Until Sale | 72 | 73 | + 1.4% | 100 | 83 | - 17.0% |
| Median Sales Price* | \$199,500 | \$309,000 | + 54.9% | \$180,000 | \$185,000 | + 2.8% |
| Percent of Original List Price Received* | 95.2% | 94.6% | - 0.6% | 94.1% | 94.8% | + 0.7% |
| Inventory of Homes for Sale | 21 | 30 | + 42.9% | 29 | 28 | - 3.4% |

| Co-ops | October | | | Last 12 Months | | |
|--|---------|------|----------|----------------|--------------|----------|
| | 2017 | 2018 | % Change | Thru 10-2017 | Thru 10-2018 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 0 | 5 | — |
| Closed Sales | 0 | 0 | 0.0% | 0 | 1 | — |
| Days on Market Until Sale | — | — | — | — | 81 | — |
| Median Sales Price* | — | — | — | — | \$135,000 | — |
| Percent of Original List Price Received* | — | — | — | — | 100.0% | — |
| Inventory of Homes for Sale | 0 | 2 | — | 0 | 2 | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.