

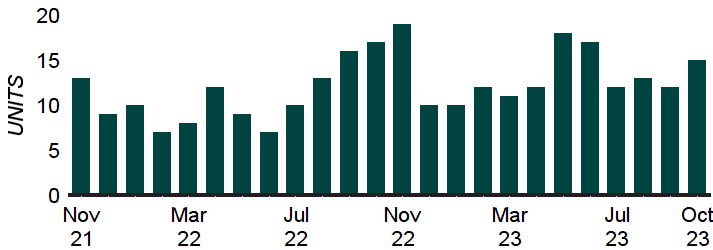
OCTOBER 2023 MARKET REPORT

Stanford
Residential Detached

	October 2023	CHANGE FROM September 2023	CHANGE FROM October 2022
MEDIAN SALE PRICE	\$425,000	▼ -44.60%	▼ -11.00%
AVERAGE SALE PRICE	\$425,000	▼ -62.30%	▼ -11.00%
UNITS SOLD	1	▼ -66.70%	▼ -50.00%
AVERAGE DAYS ON MARKET	165	▼ -2.90%	▲ 150.00%
% OF SALES PRICE	100.00	▲ 1.30%	▲ 2.10%
UNITS FOR SALE	15	▲ 25.00%	▼ -11.80%
MONTHS OF INVENTORY	15.00	▲ 275.00%	▲ 76.50%

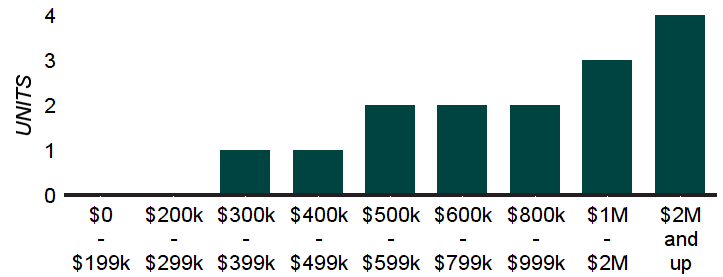
HOMES FOR SALE

Number of homes listed for sale, end of month



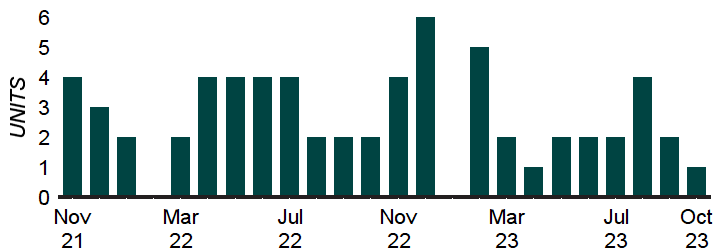
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



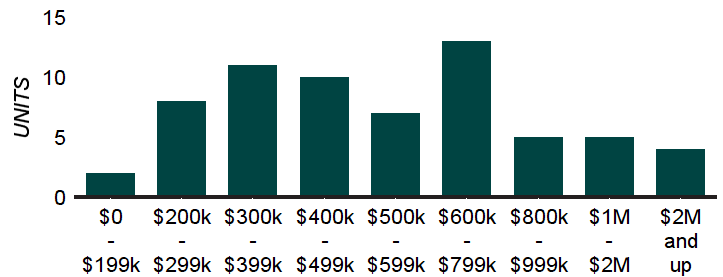
HOMES SOLD

Number of homes sold



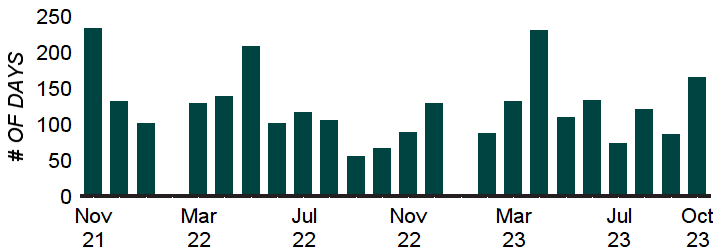
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



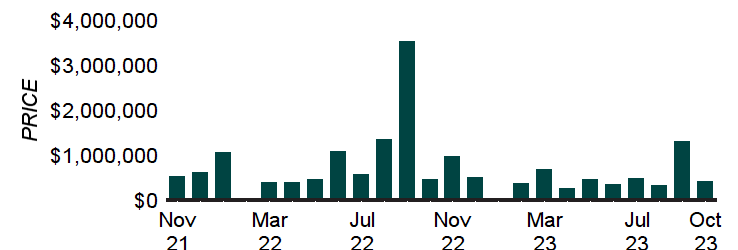
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



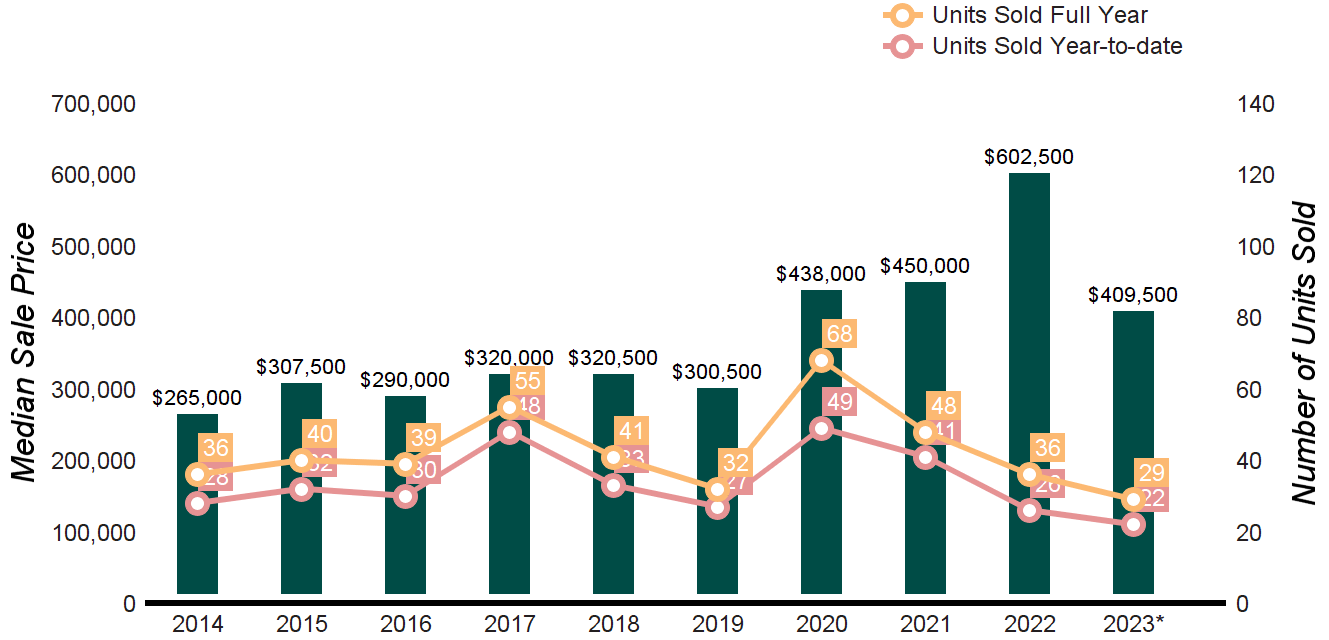
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Stanford
Residential Detached



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	36	40	39	55	41	32	68	48	36	29
	▲ 24%	▲ 11%	▼ 3%	▲ 41%	▼ 25%	▼ 22%	▲ 113%	▼ 29%	▼ 25%	▼ 19%
MEDIAN SOLD PRICE	\$265,000	\$307,500	\$290,000	\$320,000	\$320,500	\$300,500	\$438,000	\$450,000	\$602,500	\$409,500
	▼ 12%	▲ 16%	▼ 6%	▲ 10%	0%	▼ 6%	▲ 46%	▲ 3%	▲ 34%	▼ 32%

Data source: Mid-Hudson MLS, Residential Detached Homes. Information believed to be accurate but not warranted.
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 *2023 year-to-date Homes and Median Price are through 10/31/2023
 For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date