

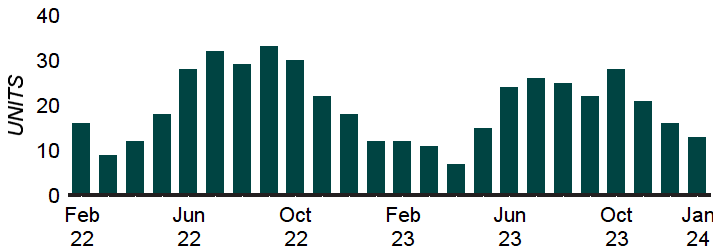
# JANUARY 2024 MARKET REPORT

Pleasant Valley  
Residential Detached

	January 2024	CHANGE FROM December 2023	CHANGE FROM January 2023
MEDIAN SALE PRICE	\$460,000	▲ 22.70%	▲ 87.00%
AVERAGE SALE PRICE	\$476,200	▲ 41.90%	▲ 134.70%
UNITS SOLD	5	0.00%	0.00%
AVERAGE DAYS ON MARKET	123	▼ -14.60%	▲ 25.50%
% OF SALES PRICE	97.19	▼ -5.30%	▲ 2.80%
UNITS FOR SALE	13	▼ -18.80%	▲ 8.30%
MONTHS OF INVENTORY	2.60	▼ -18.80%	▲ 8.30%

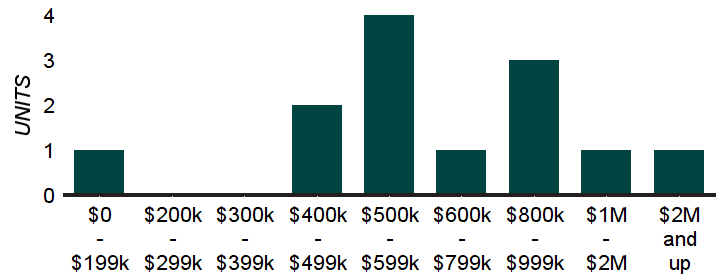
## HOMES FOR SALE

Number of homes listed for sale, end of month



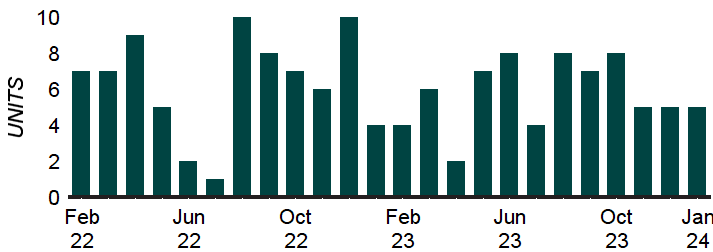
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



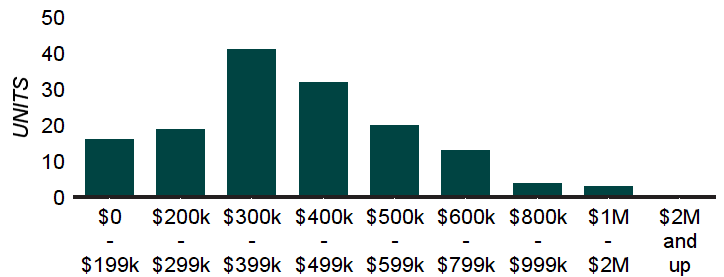
## HOMES SOLD

Number of homes sold



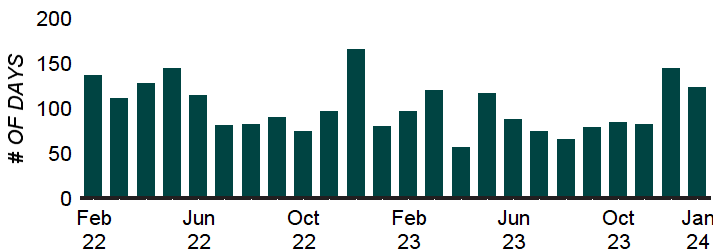
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



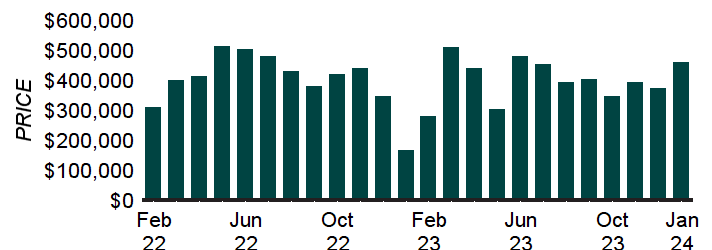
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



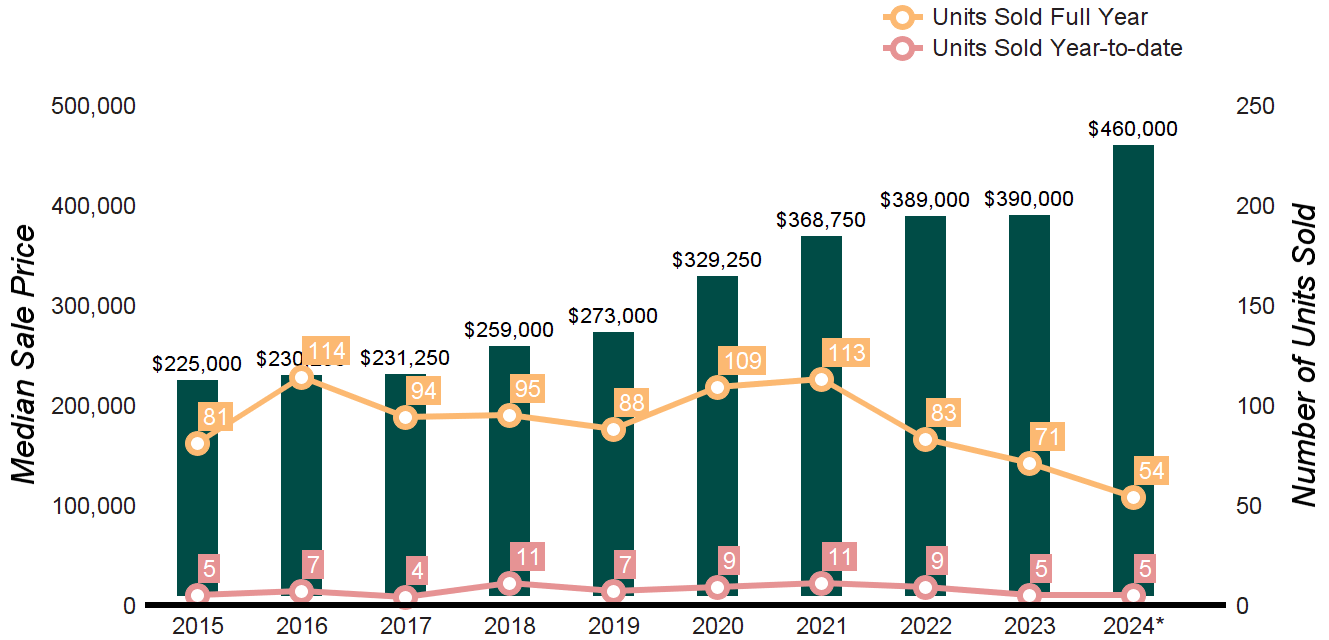
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Pleasant Valley  
Residential Detached



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	81	114	94	95	88	109	113	83	71	54
	▲ 11%	▲ 41%	▼ 18%	▲ 1%	▼ 7%	▲ 24%	▲ 4%	▼ 27%	▼ 14%	▼ 24%
<b>MEDIAN SOLD PRICE</b>	\$225,000	\$230,250	\$231,250	\$259,000	\$273,000	\$329,250	\$368,750	\$389,000	\$390,000	\$460,000
	▲ 3%	▲ 2%	0%	▲ 12%	▲ 5%	▲ 21%	▲ 12%	▲ 5%	0%	▲ 18%

Data source: Mid-Hudson MLS, Residential Detached Homes. Information believed to be accurate but not warranted.  
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\*2024 year-to-date Homes and Median Price are through 1/31/2024  
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date