

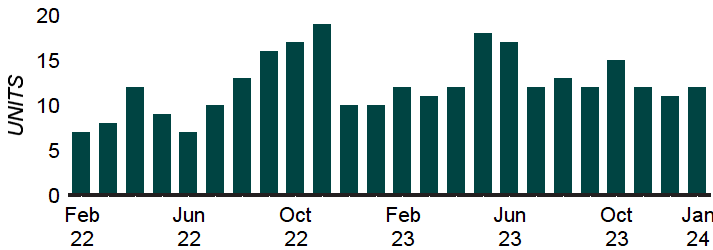
# JANUARY 2024 MARKET REPORT

Stanford  
Residential Detached

	January 2024	CHANGE FROM December 2023	CHANGE FROM January 2023
MEDIAN SALE PRICE	\$1,350,000	▼ -16.70%	0.00%
AVERAGE SALE PRICE	\$1,350,000	▼ -16.70%	0.00%
UNITS SOLD	1	▼ -50.00%	0.00%
AVERAGE DAYS ON MARKET	28	▼ -82.80%	0.00%
% OF SALES PRICE	100.00	▼ -5.90%	0.00%
UNITS FOR SALE	12	▲ 9.10%	▲ 20.00%
MONTHS OF INVENTORY	12.00	▲ 118.20%	0.00%

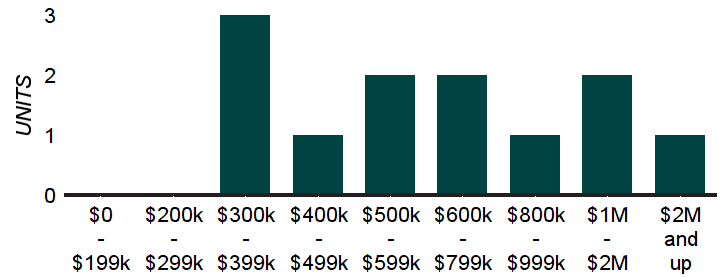
## HOMES FOR SALE

Number of homes listed for sale, end of month



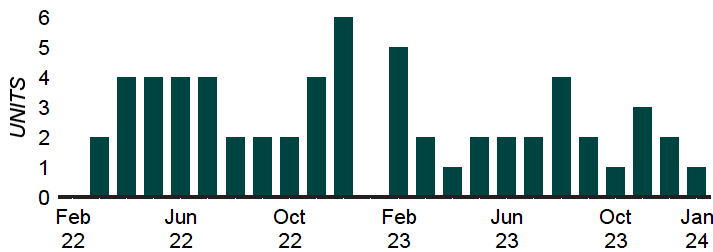
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



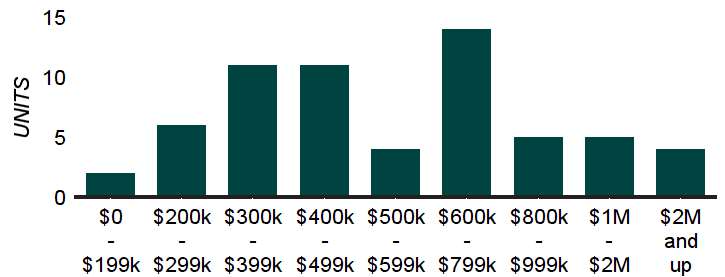
## HOMES SOLD

Number of homes sold



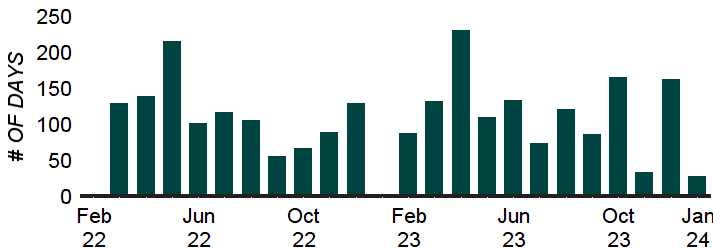
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



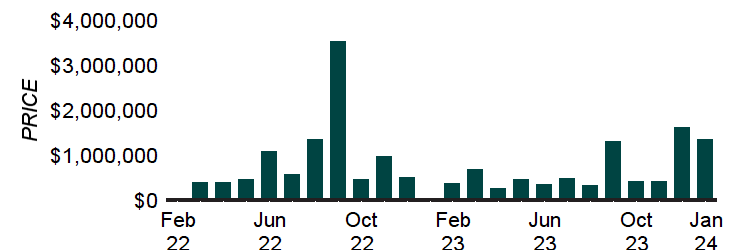
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



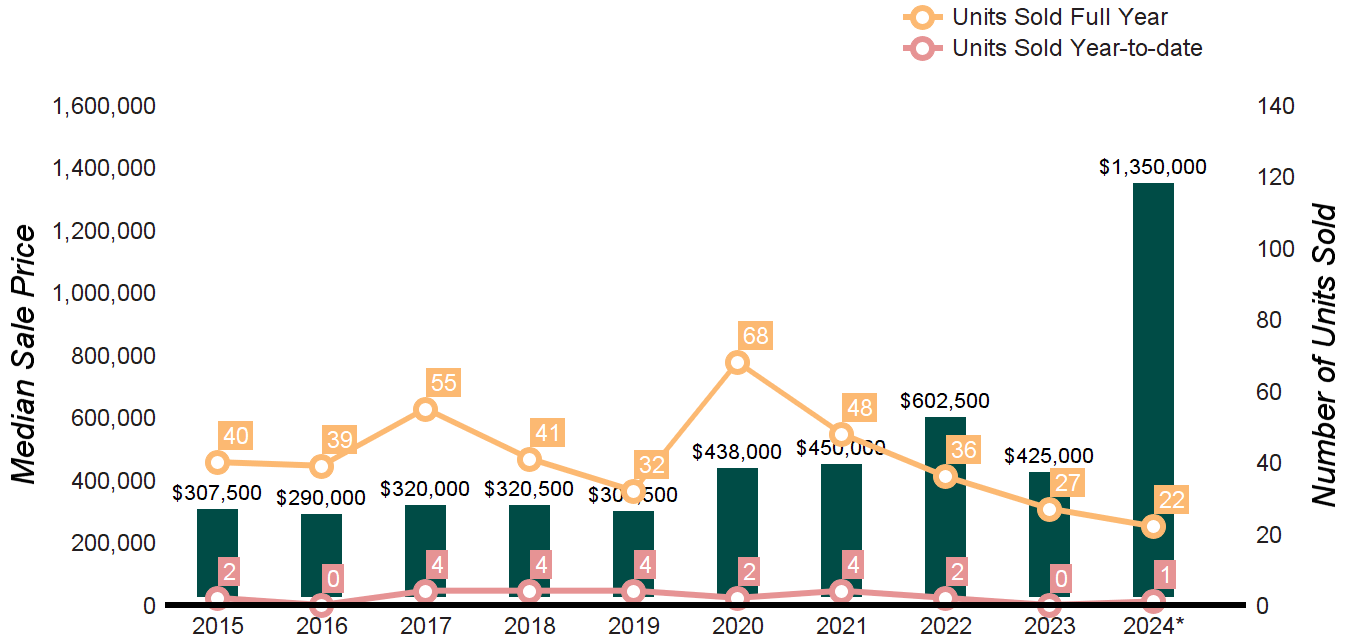
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Stanford  
Residential Detached



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	40	39	55	41	32	68	48	36	27	22
	▲ 11%	▼ 3%	▲ 41%	▼ 25%	▼ 22%	▲ 113%	▼ 29%	▼ 25%	▼ 25%	▼ 19%
<b>MEDIAN SOLD PRICE</b>	\$307,500	\$290,000	\$320,000	\$320,500	\$300,500	\$438,000	\$450,000	\$602,500	\$425,000	\$1,350,000
	▲ 16%	▼ 6%	▲ 10%	0%	▼ 6%	▲ 46%	▲ 3%	▲ 34%	▼ 29%	▲ 218%

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