



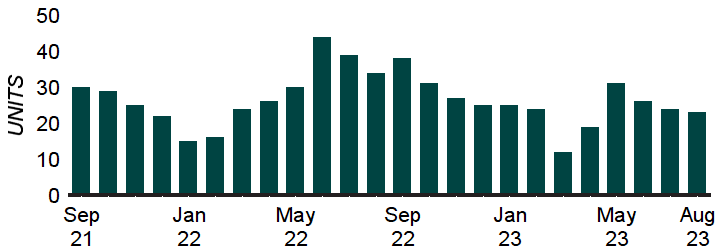
# AUGUST 2023 MARKET REPORT

Putnam Valley  
Single Family

|                        | August 2023 | CHANGE FROM July 2023 | CHANGE FROM August 2022 |
|------------------------|-------------|-----------------------|-------------------------|
| MEDIAN SALE PRICE      | \$499,000   | ▲ 20.50%              | ▲ 15.80%                |
| AVERAGE SALE PRICE     | \$543,000   | ▲ 21.50%              | ▲ 20.30%                |
| UNITS SOLD             | 13          | ▲ 225.00%             | ▼ -18.80%               |
| AVERAGE DAYS ON MARKET | 36          | ▲ 16.10%              | ▲ 2.90%                 |
| % OF SALES PRICE       | 103.57      | ▲ 1.60%               | ▲ 1.20%                 |
| UNITS FOR SALE         | 23          | ▼ -4.20%              | ▼ -32.40%               |
| MONTHS OF INVENTORY    | 1.80        | ▼ -70.00%             | ▼ -14.30%               |

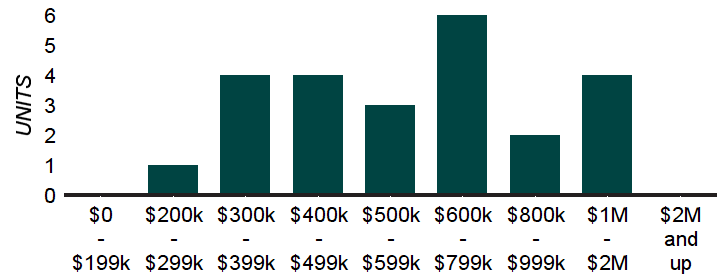
## HOMES FOR SALE

Number of homes listed for sale, end of month



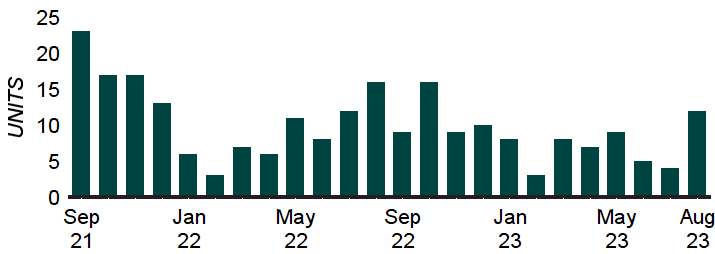
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



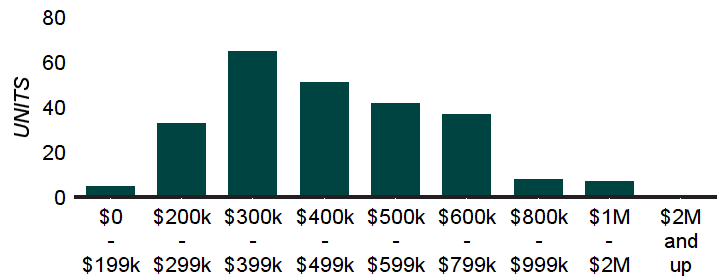
## HOMES SOLD

Number of homes sold



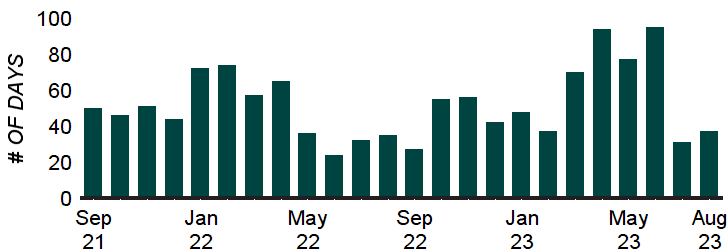
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



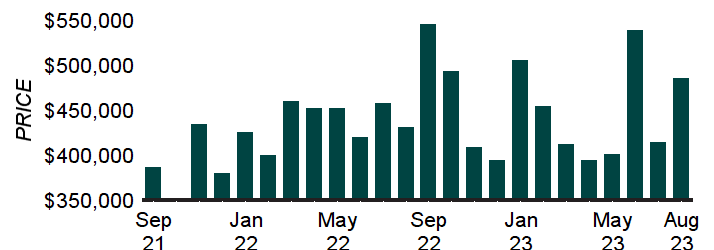
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



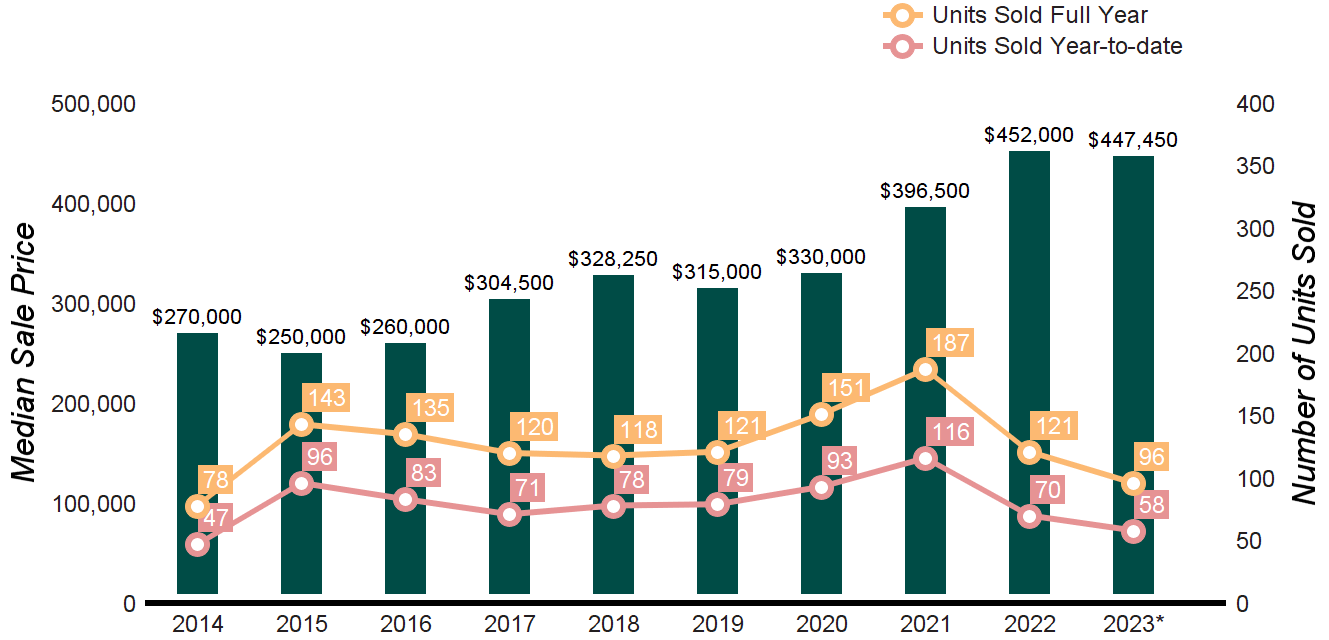
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Putnam Valley  
Single Family



|                          | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023*     |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>UNITS SOLD</b>        | 78        | 143       | 135       | 120       | 118       | 121       | 151       | 187       | 121       | 96        |
|                          | ▼ 9%      | ▲ 83%     | ▼ 6%      | ▼ 11%     | ▼ 2%      | ▲ 3%      | ▲ 25%     | ▲ 24%     | ▼ 35%     | ▼ 21%     |
| <b>MEDIAN SOLD PRICE</b> | \$270,000 | \$250,000 | \$260,000 | \$304,500 | \$328,250 | \$315,000 | \$330,000 | \$396,500 | \$452,000 | \$447,450 |
|                          | ▲ 10%     | ▼ 7%      | ▲ 4%      | ▲ 17%     | ▲ 8%      | ▼ 4%      | ▲ 5%      | ▲ 20%     | ▲ 14%     | ▼ 1%      |

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