

Sunday, June 2, 2024

MARKET SUMMARY TABLE				131 PENDING ^[2]				118 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		277 ACTIVE ^[1]				288 SOLD/CLOSED (last 6 months) ^[4]								Est. Mos.	
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio		
Low	High														
\$0	\$99,999	21	A 256 M 167	\$ 63,743 \$ 61,000	3	13%	15	11	A 64 M 36	\$ 83,200 \$ 80,000	\$ 77,936 \$ 80,000	\$ 72,909 \$ 78,500	94% 98%	11.5	
\$100,000	\$199,999	35	A 171 M 136	\$ 153,159 \$ 150,000	11	24%	10	31	A 48 M 18	\$ 161,929 \$ 160,000	\$ 154,006 \$ 159,000	\$ 145,755 \$ 141,250	95% 89%	6.8	
\$200,000	\$299,999	30	A 97 M 43	\$ 249,192 \$ 249,000	16	35%	17	67	A 44 M 19	\$ 273,587 \$ 269,000	\$ 263,015 \$ 265,000	\$ 256,278 \$ 262,000	97% 99%	2.7	
\$300,000	\$399,999	48	A 89 M 50	\$ 355,375 \$ 350,000	43	47%	23	84	A 46 M 21	\$ 365,612 \$ 365,000	\$ 356,240 \$ 350,000	\$ 351,477 \$ 346,000	99% 99%	3.4	
\$400,000	\$499,999	41	A 49 M 18	\$ 463,160 \$ 470,000	28	41%	16	48	A 82 M 77	\$ 474,760 \$ 449,450	\$ 451,385 \$ 439,000	\$ 437,059 \$ 429,450	97% 98%	5.1	
\$500,000	\$599,999	22	A 97 M 70	\$ 554,009 \$ 549,950	9	29%	11	21	A 85 M 26	\$ 579,110 \$ 575,000	\$ 563,924 \$ 560,000	\$ 550,410 \$ 565,000	98% 101%	6.3	
\$600,000	\$699,999	20	A 123 M 72	\$ 664,825 \$ 672,000	4	17%	6	7	A 47 M 24	\$ 673,500 \$ 675,000	\$ 652,786 \$ 649,000	\$ 631,071 \$ 622,500	97% 96%	17.1	
\$700,000	\$799,999	9	A 179 M 182	\$ 744,156 \$ 745,000	7	44%	5	10	A 118 M 28	\$ 811,750 \$ 777,500	\$ 765,250 \$ 775,000	\$ 755,000 \$ 757,500	99% 98%	5.4	
\$800,000	\$899,999	13	A 111 M 42	\$ 878,792 \$ 889,000	4	24%	3	3	A 77 M 20	\$ 960,667 \$ 989,000	\$ 919,667 \$ 895,000	\$ 856,667 \$ 860,000	93% 96%	26	
\$900,000	\$999,999	8	A 201 M 120	\$ 961,784 \$ 959,636	3	27%	4	2	A 21 M 21	\$ 1,044,500 \$ 1,044,500	\$ 1,044,500 \$ 1,044,500	\$ 945,000 \$ 945,000	90% 90%	24	
\$1,000,000	\$1,099,999	0			0		0	0							
\$1,100,000	\$1,199,999	2	A 35 M 35	\$ 1,100,000 \$ 1,100,000	1	33%	1	0							
\$1,200,000	\$1,299,999	6	A 120 M 60	\$ 1,208,333 \$ 1,200,000	1	14%	1	1	A M	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	100% 100%	36	
\$1,300,000	\$1,399,999	7	A 165 M 93	\$ 1,359,571 \$ 1,350,000	0		0	0							
\$1,400,000	+	15	A 246 M 214	\$ 1,809,667 \$ 1,700,000	1	6%	6	3	A 138 M 154	\$ 2,108,333 \$ 1,775,000	\$ 2,108,333 \$ 1,775,000	\$ 1,841,667 \$ 1,775,000	87% 100%	30	
Market Totals		277			131	32%	118	288						5.8	
Market Averages		128			\$ 532,979			59 \$ 400,189 \$ 386,394 \$ 373,976 97%						↑	
Market Medians		56			\$ 420,000			26 \$ 359,000 \$ 348,250 \$ 339,250 97%							

Date Range (Off-Market & Sold) = 12/03/2023 to 06/02/2024

Data believed to be accurate but not guaranteed.

Status = [1] A; [2] P; [3] E, W, L; [4] C

Property Type = Residential

Borough/Census Area = 1B

Favors Sellers     Favors Buyers