

Sunday, September 28, 2025

MARKET SUMMARY TABLE				287 PENDING ^[2]			201 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				357 ACTIVE ^[1]			1300 SOLD/CLOSED (last 6 months) ^[4]							
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	Est. Mos.
Low	High													
\$0	\$99,999	1	A 3 M 3	\$ 75,000 \$ 75,000	0		1	1	A 162 M 162	\$ 139,900 \$ 139,900	\$ 99,900 \$ 99,900	\$ 99,900 \$ 99,900	100% 100%	6
\$100,000	\$199,999	5	A 106 M 9	\$ 172,360 \$ 160,000	3	38%	6	22	A 44 M 19	\$ 182,859 \$ 177,500	\$ 165,091 \$ 170,000	\$ 150,382 \$ 142,500	91% 84%	1.4
\$200,000	\$299,999	12	A 55 M 14	\$ 274,658 \$ 285,000	22	65%	14	87	A 22 M 5	\$ 267,065 \$ 270,000	\$ 262,732 \$ 269,900	\$ 260,883 \$ 265,000	99% 98%	0.8
\$300,000	\$399,999	39	A 41 M 37	\$ 358,591 \$ 359,900	65	63%	21	239	A 13 M 4	\$ 368,073 \$ 358,900	\$ 351,351 \$ 350,000	\$ 355,467 \$ 360,000	101% 103%	1
\$400,000	\$499,999	66	A 46 M 38	\$ 461,101 \$ 465,000	80	55%	37	349	A 16 M 4	\$ 450,962 \$ 449,000	\$ 446,458 \$ 449,000	\$ 448,294 \$ 450,000	100% 100%	1.1
\$500,000	\$599,999	62	A 57 M 42	\$ 553,618 \$ 549,950	41	40%	30	226	A 21 M 5	\$ 547,940 \$ 544,950	\$ 541,963 \$ 539,900	\$ 544,778 \$ 540,000	101% 100%	1.6
\$600,000	\$699,999	42	A 77 M 57	\$ 657,237 \$ 654,450	29	41%	30	138	A 21 M 4	\$ 648,031 \$ 645,000	\$ 642,131 \$ 643,170	\$ 646,472 \$ 649,000	101% 101%	1.8
\$700,000	\$799,999	38	A 62 M 50	\$ 748,834 \$ 740,000	17	31%	18	81	A 35 M 6	\$ 758,083 \$ 750,000	\$ 745,412 \$ 749,000	\$ 744,762 \$ 745,000	100% 99%	2.8
\$800,000	\$899,999	25	A 91 M 72	\$ 870,096 \$ 869,000	14	36%	14	69	A 31 M 6	\$ 864,098 \$ 850,000	\$ 851,415 \$ 850,000	\$ 849,442 \$ 850,000	100% 100%	2.2
\$900,000	\$999,999	16	A 102 M 52	\$ 964,575 \$ 967,450	1	6%	7	37	A 24 M 5	\$ 970,437 \$ 950,000	\$ 953,110 \$ 950,000	\$ 944,813 \$ 939,000	99% 99%	2.6
\$1,000,000	\$1,099,999	4	A 102 M 99	\$ 1,061,250 \$ 1,058,000	1	20%	3	12	A 11 M 4	\$ 1,066,667 \$ 1,025,000	\$ 1,039,583 \$ 1,027,500	\$ 1,035,383 \$ 1,015,000	100% 99%	2
\$1,100,000	\$1,199,999	9	A 183 M 99	\$ 1,154,722 \$ 1,150,000	3	25%	5	17	A 55 M 4	\$ 1,167,088 \$ 1,150,000	\$ 1,152,635 \$ 1,150,000	\$ 1,131,231 \$ 1,125,000	98% 98%	3.2
\$1,200,000	\$1,299,999	9	A 65 M 70	\$ 1,238,333 \$ 1,250,000	1	10%	3	11	A 14 M 7	\$ 1,213,545 \$ 1,200,000	\$ 1,215,818 \$ 1,225,000	\$ 1,247,013 \$ 1,250,000	103% 102%	4.9
\$1,300,000	\$1,399,999	6	A 62 M 46	\$ 1,361,129 \$ 1,365,888	4	40%	3	5	A 2 M 2	\$ 1,344,354 \$ 1,350,000	\$ 1,344,354 \$ 1,350,000	\$ 1,347,725 \$ 1,350,500	100% 100%	7.2
\$1,400,000	+	23	A 141 M 77	\$ 1,964,778 \$ 1,795,000	6	21%	9	6	A 25 M 9	\$ 1,827,500 \$ 1,725,000	\$ 1,822,500 \$ 1,725,000	\$ 1,778,333 \$ 1,722,500	98% 100%	23
Market Totals		357			287	45%	201	1300						1.6
Market Averages		70		\$ 715,292				20		\$ 543,558	\$ 534,589	\$ 535,789	100%	
Market Medians		48		\$ 594,900				4		\$ 485,000	\$ 479,950	\$ 480,000	100%	

Date Range (Off-Market & Sold) = 03/30/2025 to 09/28/2025

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 = 1A

Favors Sellers     Favors Buyers