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Third Quarter 2020 Hudson Valley Luxury Real Estate Market Overview

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Third Quarter 2020

HUDSON VALLEY LUXURY REAL ESTATE MARKET OVERVIEW

Dutchess, Columbia, and Ulster County residential sales over \$750,000

The surge of people leaving cities for suburbs and countryside turned into a stampede during the third quarter of 2020, with the ripple effects extending all the way to the Hudson Valley. An astonishing 174 luxury properties sold in Dutchess, Columbia and Ulster counties during the third quarter, up from 65 a year earlier. That was more sales in the past three months than were recorded in any entire year from 2008 through 2016.

The catalyst, of course, was the COVID-19 pandemic. Approximately 4 million people work in New York City just south of the Hudson Valley, but when the novel coronavirus began spreading earlier this year many of those people—like their counterparts across the country—were advised to work from home and avoid public gatherings or crowds. Confined to their apartments and unable to take full advantage of the city's amenities, some began looking for homes with more indoor and outdoor space. The Hudson Valley, whose rolling hills, lush farms and picturesque villages have always been attractive, became an even more appealing destination.





Stone Ridge, NY \$3,300,000 Web ID: R8E6N6

Those who moved to the Hudson Valley during the third quarter were a diverse group, including some who knew the region by reputation but had spent little time in it and were unfamiliar with its towns and geography. Some were families looking for a permanent residence. Others, especially at the higher end of the market, had been contemplating the purchase of a second home for some time and found in the pandemic the catalyst they needed to pull the trigger.

Those who still have jobs in the city have several options after the pandemic passes. Some may continue to work from home, having learned they can be just as productive, if not more so, while working remotely and connecting with colleagues and clients via videoconferencing. Others may split the difference, working from home some days and traveling into the city by car or train on others—an undertaking not that much different from commuting from parts of Long Island or New Jersey. Commuting to Manhattan by train or car from some of the valley's southernmost towns only takes about 90 minutes or so.

With so much demand for property during the third quarter, owners were able to sell at, near or in some cases above their asking price. The average listing discount across the three-county region narrowed to -2.2% from -7.8% a year earlier. In Dutchess County, luxury properties actually sold at a modest premium to their asking price, on average. The median sale price across the region rose modestly to \$985,000 from \$960,000 a year earlier, while the average sale price contracted slightly to \$1.3 million from \$1.4 million.

Not surprisingly, homes sold quickly. The average number of days on market fell to 120 from 161 a year earlier. With so much activity, the inventory of luxury properties for sale fell to 370 by the end of September, down from 520 a year earlier.



Germantown, NY \$4,950,000 Web ID: 7C47Y9

Columbia County

Thirty-seven properties sold in Columbia County, up from 15 a year earlier. The median sale price held steady at about \$1.2 million, although the average price fell to \$1.4 million from \$2 million. The average listing discount narrowed slightly to -3% from -4.8%, and homes sold in 87 days on average, down from 122.

The most expensive property to change hands was an 86-acre estate in Livingston that features a grand 10,211-square-foot house with panoramic views of the Catskill Mountains to the west and the Hudson River in the foreground. Among the property's many amenities are stream footage stretching for three quarters of a mile along the Roeliff Jansen Kill—a major tributary to the Hudson River—as well as apple orchards, a swimming pool and a movie theater.

Other notable transactions in Columbia County included the sale of two distinctively modern homes by renowned architects. The first, sited on 78.6 acres in Ghent about 15 minutes from the small but bustling city of Hudson, sold for \$3 million. Designed by the American architecture studio Thomas Phifer and Partners, the property's 4,097-square-foot home consists of seven striking black boxes built into a hillside, each featuring, on one side, glass doors or windows looking out over an expansive view. The boxes are connected to each other by concealed, barrel-ceilinged passageways. The other home, in Taghkanic, was designed by architect Toshiko Mori. Perched on an outcropping of rocks, it sold for \$2.4 million. The home's living and dining area, with double-height glass walls, is wrapped by an exterior deck cantilevered over the rock's edge and features sweeping views of the Catskills.

Dutchess County

Sixty-eight luxury properties changed hands in Dutchess County during the third quarter, up from 19 a year earlier. Strong demand resulted in properties selling at a 0.3% premium to the asking price, on average, compared with discount of -11.5% in the year-earlier third quarter. While the average sale price held steady at about \$1.4 million, the median sale price rose to \$995,000 from \$940,000.

The crowning transaction during the third quarter—in Dutchess County and across the region—was the sale for \$10,250,000 of Lightning Tree Farm, a 476-acre estate in Millbrook, built in 1850. The property features a 17,960-square-foot Greek Revival mansion and, among other amenities, an 18-stall barn with a second-floor artist's workshop, an outdoor riding ring, a three-bedroom guest house, a garage with a caretaker's apartment, a large swimming pool and a heliport.

An even older Millbrook estate also sold during the third quarter for \$3,950,000. Known as Lithgow, the lushly landscaped property spreads over 204 acres of woodland and pastures. Anchored by an 8,862-square-foot house dating to 1758, the property also includes a swimming pool and a broad loggia that overlooks a sweeping lawn bordered by trees and English gardens.





Germantown, NY \$985,000 Web ID: DS2DYT

Ulster

Ulster was the busiest of the three counties in terms of properties sold, with 69 changing hands during the third quarter, up from 32 a year earlier. The median sale price edged up to \$946,500 from \$937,500, while the average sale price rose to \$1.1 million from \$1 million. The average listing discount narrowed to -3.2% from -7.2%. Homes sold in 87 days on average, down from 135 a year earlier.

A pair of historically significant properties in the town of New Paltz highlighted the third-quarter's sales activity. One, built in 1872, is the last remaining farm in the town proper and sold for \$2,449,000. Less than 90 minutes by car from midtown Manhattan, the 103-acre property includes a renovated 3,832-square-foot farmhouse, a large three-story barn and more than 1,000 feet of frontage along the Wallkill River.

Just south of New Paltz, the historic Shuart Van Orden House—dating to 1740—sold for \$2.2 million. Situated on 7.2 acres of land, the 3,850-square-foot stone and brick house is a highly stylized version of the typical Hudson Valley Dutch Colonial, complete with gambrel roof. Restored with both original and modern amenities, it is listed on the National Register of Historic Places and features six fireplaces, including an 8-foot-wide summer cooking hearth with a beehive oven. The property also includes a barn that has been converted into a guest house with a second-floor movie theater.



Germantown, NY \$985,000 Web ID: DS2DYT

Outlook

The Hudson Valley real estate market may never experience another quarter like the one just completed. Still, we anticipate continued heavy activity as the year winds to a close. While the market does not feel as frantic as it did a couple of months ago, it remains busier than it has been at any other time, save the just-completed quarter, since 2008.

Lower levels of inventory may dampen sales to some extent, although we have seen some new properties being brought to market and are

optimistic that more will follow. For any property owner who has been contemplating a sale but holding out for “the right time,” this may be it.

In closing, we wish to acknowledge the terrible price this pandemic has exacted on many families, and add our voice to all those hoping that it will soon be behind us. In the meantime, we are thankful that we are able to live and work in what we believe to be one of the most beautiful and tranquil regions in our country, and we welcome our new neighbors.



White Creek, NY \$959,000 Web ID: RV7V9Z

HUDSON VALLEY LUXURY MARKET SALES IN Q3 2020 BY MARKET SUBSET

| Category | Region | # Sales | Median Price |
|--------------------------------|--------------------------|-----------|---------------------|
| \$750,000-\$999,999 | All Hudson Valley | 96 | \$856,200 |
| | Columbia County | 17 | \$895,000 |
| | Dutchess County | 37 | \$860,000 |
| | Ulster County | 42 | \$845,000 |
| \$1,000,000-\$1,999,999 | All Hudson Valley | 62 | \$1,356,500 |
| | Columbia County | 15 | \$1,375,000 |
| | Dutchess County | 24 | \$1,325,000 |
| | Ulster County | 23 | \$1,363,000 |
| \$2,000,000-\$3,999,999 | All Hudson Valley | 15 | \$3,000,000 |
| | Columbia County | 4 | \$3,000,000 |
| | Dutchess County | 6 | \$3,717,500 |
| | Ulster County | 4 | \$2,137,500 |
| \$4,000,000 + | All Hudson Valley | 1 | \$10,250,000 |
| | Columbia County | 0 | n/a |
| | Dutchess County | 1 | \$10,250,000 |
| | Ulster County | 0 | n/a |

HUDSON VALLEY LUXURY MARKET OVERVIEW

| Period | # of Sales | Median Sale Price | Average Sale Price | Avg. Days on Market | Avg. Listing Discount | Listing Inventory |
|----------|------------|-------------------|--------------------|---------------------|-----------------------|-------------------|
| Q 3 2020 | 174 | \$985,000 | \$1,297,817 | 120 | -2.2% | 370 |
| Q 2 2020 | 52 | \$992,500 | \$1,626,173 | 200* | -3.9% | 355 |
| Q 1 2020 | 39 | \$1,100,000 | \$1,184,845 | 188 | -7.0% | 436 |
| Q 4 2019 | 59 | \$949,000 | \$1,158,881 | 187 | -5.8% | 442 |
| Q 3 2019 | 66 | \$960,000 | \$1,369,833 | 161 | -7.8% | 520 |

* Columbia Greene Northern Dutchess MLS recalculated its Days on Market for all listings during the second quarter to exclude the days between March 22 and May 21, the period during which business was most disrupted by the COVID-19 pandemic.



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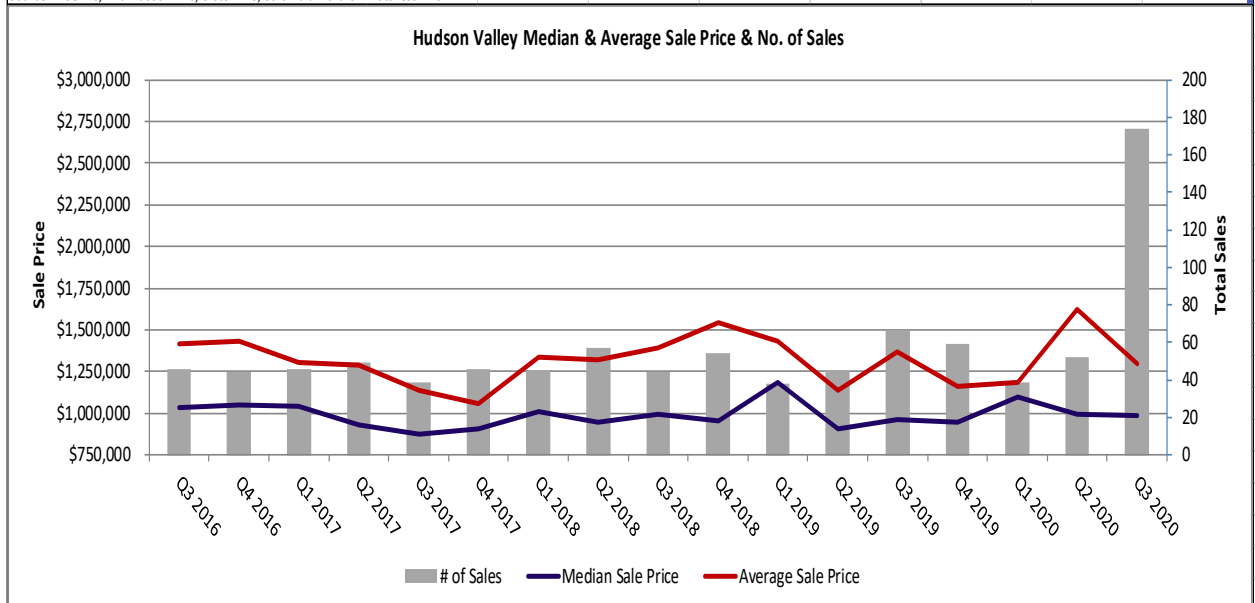
This information contained in this Market Overview has been compiled from NYS ORPS, Mid-Hudson MLS, Columbia Northern Dutchess MLS, and Ulster MLS. We believe this information to be true and accurate. Heather Croner Real Estate, Ackerly & Hubbell Appraisal Corp. and Randy Myers assume no responsibility for the accuracy and reliability of this information and disclaim any liability for damages real or imagined caused by any error or omission on the researching or recording of these records and data.

| Hudson Valley Market Matrix, All Sales \$750,000 and over | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2016 | 2017 | 2018 | 2019 | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
| Median Sale Price | \$ 1,050,000 | \$ 935,000 | \$ 975,000 | \$ 960,000 | \$ 960,000 | \$ 949,000 | \$ 1,100,000 | \$ 992,500 | \$ 985,000 |
| Average Sale Price | \$ 1,419,212 | \$ 1,196,059 | \$ 1,410,551 | \$ 1,270,744 | \$ 1,369,833 | \$ 1,158,881 | \$ 1,184,845 | \$ 1,626,173 | \$ 1,297,817 |
| # of Sales | 147 | 181 | 200 | 208 | 66 | 59 | 39 | 52 | 174 |
| Avg. DOM | 218 | 179 | 189 | 187 | 161 | 187 | 188 | 200 | 120 |
| Avg. List Price | \$ 1,279,133 | \$ 1,267,000 | \$ 1,310,105 | \$ 1,350,561 | \$ 1,553,182 | \$ 1,238,419 | \$ 1,248,297 | \$ 1,631,753 | \$ 1,334,246 |
| Listing Discount | -9.78% | -7.36% | -6.28% | -7.49% | -7.82% | -5.81% | -7.04% | -3.86% | -2.17% |
| Listing Inventory | 499 | 435 | 474 | 483 | 520 | 442 | 436 | 355 | 370 |

Source: all tables & graphs: NYSORPS, Mid-Hudson MLS, Ulster MLS, Columbia-Northern Dutchess MLS

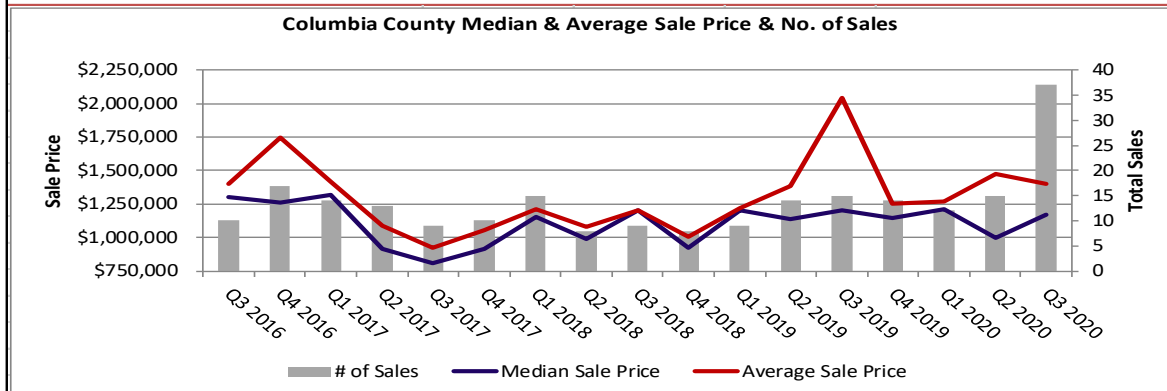
| Hudson Valley Median Sale Price by Market Subset | | | | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| | 2016 | 2017 | 2018 | 2019 | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
| \$750,000 - \$999,999 | | | | | | | | | |
| Median | \$ 825,000 | \$ 847,750 | \$ 860,000 | \$ 842,000 | \$ 871,526 | \$ 822,500 | \$ 852,038 | \$ 875,000 | \$ 856,250 |
| # of Sales | 71 | 106 | 112 | 113 | 36 | 34 | 16 | 28 | 96 |
| \$1,000,000 - \$1,999,999 | | | | | | | | | |
| Median | \$ 1,395,000 | \$ 1,325,000 | \$ 1,332,500 | \$ 1,300,000 | \$ 1,300,000 | \$ 1,275,000 | \$ 1,225,000 | \$ 1,430,000 | \$ 1,356,500 |
| # of Sales | 55 | 57 | 64 | 75 | 25 | 21 | 21 | 16 | 62 |
| \$2,000,000 - \$3,999,999 | | | | | | | | | |
| Median | \$ 2,275,000 | \$ 2,500,000 | \$ 2,571,848 | \$ 2,725,000 | \$ 2,529,600 | \$ 2,632,500 | \$ 2,250,000 | \$ 2,675,000 | \$ 3,000,000 |
| # of Sales | 16 | 17 | 17 | 17 | 2 | 4 | 2 | 6 | 15 |
| \$4,000,000 + | | | | | | | | | |
| Median | \$ 6,500,000 | \$ 6,300,000 | \$ 5,650,000 | \$ 7,210,000 | \$ 7,210,000 | - | - | \$ 10,450,000 | \$ 10,250,000 |
| # of Sales | 5 | 1 | 7 | 3 | 3 | 0 | 0 | 2 | 1 |

Source: NYSORPS, Mid-Hudson MLS, Ulster MLS, Columbia-Northern Dutchess MLS



| Columbia County Market Matrix | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,235,000 | \$ 1,260,000 | \$ 937,250 | \$ 1,004,500 | \$ 1,175,000 |
| Average Sale Price | \$ 1,662,692 | \$ 1,481,739 | \$ 1,140,040 | \$ 1,143,304 | \$ 1,508,690 |
| # of Sales | 35 | 43 | 46 | 40 | 52 |
| Avg. DOM | 124 | 181 | 177 | 208 | 177 |
| Avg. List Price | \$ 1,350,528 | \$ 1,700,459 | \$ 1,202,193 | \$ 1,188,736 | \$ 1,572,167 |
| Listing Discount | -8.36% | -10.51% | -7.22% | -7.67% | -5.31% |
| Median Sale Price by Market Subset | | | | | |
| | 2015 | 2016 | 2017 | 2018 | 2019 |
| <i>\$750,000 - \$999,999</i> | | | | | |
| Median | \$ 861,250 | \$ 853,750 | \$ 845,000 | \$ 842,500 | \$ 847,000 |
| # of Sales | 10 | 16 | 29 | 20 | 21 |
| <i>\$1,000,000 - \$1,999,999</i> | | | | | |
| Median | \$ 1,235,000 | \$ 1,409,000 | \$ 1,350,000 | \$ 1,340,000 | \$ 1,362,500 |
| # of Sales | 15 | 20 | 13 | 19 | 25 |
| <i>\$2,000,000 - \$3,999,999</i> | | | | | |
| Median | \$ 2,257,500 | \$ 2,465,625 | \$ 2,500,000 | \$ 2,000,000 | \$ 2,500,000 |
| # of Sales | 9 | 6 | 4 | 1 | 4 |
| <i>\$4,000,000 +</i> | | | | | |
| Median | \$ 4,682,091 | \$ 7,000,000 | --- | --- | \$ 7,605,000 |
| # of Sales | 1 | 1 | 0 | 0 | 2 |

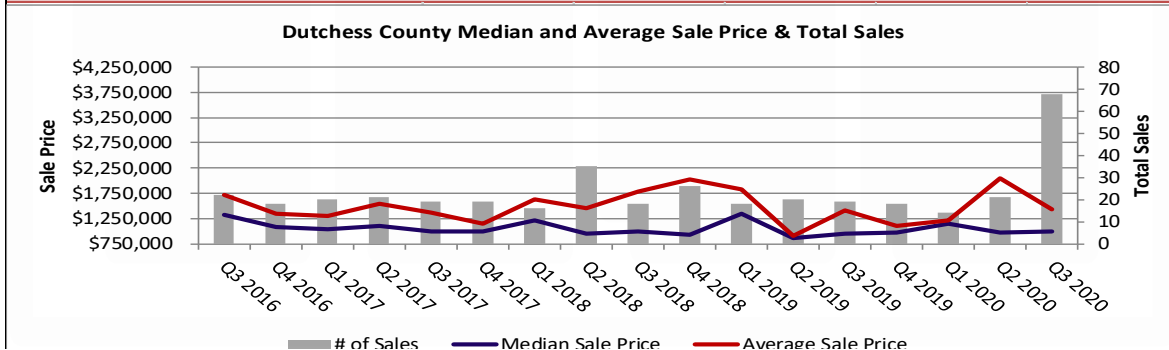
| Columbia County Market Matrix | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
|---|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,200,000 | \$ 1,144,750 | \$ 1,212,500 | \$ 999,000 | \$ 1,170,000 |
| Average Sale Price | \$ 2,041,493 | \$ 1,251,571 | \$ 1,269,583 | \$ 1,470,867 | \$ 1,400,541 |
| # of Sales | 15 | 14 | 12 | 15 | 37 |
| Avg. DOM | 122 | 229 | 245 | 133 | 87 |
| Avg. List Price | \$ 2,238,286 | \$ 1,313,643 | \$ 1,359,909 | \$ 1,550,667 | \$ 1,374,321 |
| Listing Discount | -4.83% | -4.73% | -8.68% | -5.15% | -3.00% |
| Listing Inventory | 166 | 129 | 143 | 109 | 112 |
| Median Sale Price by Market Subset | | | | | |
| | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
| <i>\$750,000 - \$999,999</i> | | | | | |
| Median | \$ 900,000 | \$ 772,500 | \$ 882,500 | \$ 885,000 | \$ 895,000 |
| # of Sales | 5 | 6 | 4 | 8 | 17 |
| <i>\$1,000,000 - \$1,999,999</i> | | | | | |
| Median | \$ 1,350,000 | \$ 1,395,000 | \$ 1,322,500 | \$ 1,200,000 | \$ 1,375,000 |
| # of Sales | 8 | 7 | 7 | 3 | 15 |
| <i>\$2,000,000 - \$3,999,999</i> | | | | | |
| Median | \$ - | \$ 2,700,000 | \$ 2,100,000 | \$ 2,675,000 | \$ 3,000,000 |
| # of Sales | 0 | 1 | 1 | 4 | 5 |
| <i>\$4,000,000 +</i> | | | | | |
| Median | \$ 7,605,000 | --- | --- | --- | --- |
| # of Sales | 2 | 0 | 0 | 0 | 0 |



| Dutchess County Market Matrix | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 999,999 | \$ 1,166,250 | \$ 997,000 | \$ 950,000 | \$ 940,000 |
| Average Sale Price | \$ 1,236,350 | \$ 1,598,420 | \$ 1,338,096 | \$ 1,702,874 | \$ 1,296,479 |
| # of Sales | 75 | 68 | 80 | 95 | 75 |
| Avg. DOM | 235 | 226 | 199 | 228 | 233 |
| Avg. List Price | \$ 1,607,587 | \$ 1,411,920 | \$ 1,482,805 | \$ 1,554,421 | \$ 1,326,968 |
| Listing Discount | -8.45% | -9.70% | -8.54% | -6.70% | -9.61% |
| Median Sale Price by Market Subset | | | | | |
| | 2015 | 2016 | 2017 | 2018 | 2019 |
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 852,500 | \$ 807,500 | \$ 870,000 | \$ 863,325 | \$ 850,000 |
| # of Sales | 38 | 30 | 41 | 54 | 43 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,317,500 | \$ 1,400,000 | \$ 1,375,000 | \$ 1,435,000 | \$ 1,275,000 |
| # of Sales | 31 | 24 | 27 | 20 | 22 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ 2,649,000 | \$ 2,339,175 | \$ 2,140,000 | \$ 2,610,924 | \$ 2,800,000 |
| # of Sales | 6 | 10 | 11 | 14 | 9 |
| \$4,000,000 + | | | | | |
| Median | -- | \$ 5,750,000 | \$ 6,300,000 | \$ 5,650,000 | \$ 4,350,000 |
| # of Sales | 0 | 4 | 1 | 7 | 1 |

Source: NYSORPS, Mid-Hudson MLS

| Dutchess County Market Matrix | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
|---|--------------|--------------|--------------|---------------|---------------|
| Median Sale Price | \$ 940,000 | \$ 972,500 | \$ 1,155,000 | \$ 970,000 | \$ 995,000 |
| Average Sale Price | \$ 1,402,618 | \$ 1,097,254 | \$ 1,220,748 | \$ 2,052,405 | \$ 1,426,145 |
| # of Sales | 19 | 18 | 14 | 21 | 68 |
| Avg. DOM | 227 | 189 | 168 | 303 | 186 |
| Avg. List Price | \$ 1,288,333 | \$ 1,172,028 | \$ 1,280,153 | \$ 2,061,717 | \$ 1,462,464 |
| Listing Discount | -11.45% | 6.38% | -7.52% | -0.92% | 0.30% |
| Listing Inventory | 218 | 175 | 185 | 147 | 145 |
| Median Sale Price by Market Subset | | | | | |
| | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 875,000 | \$ 850,000 | \$ 845,000 | \$ 892,250 | \$ 860,000 |
| # of Sales | 11 | 11 | 6 | 13 | 37 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,500,000 | \$ 1,211,250 | \$ 1,300,000 | \$ 1,321,875 | \$ 1,325,000 |
| # of Sales | 5 | 6 | 7 | 4 | 24 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ 2,529,600 | \$ 2,400,000 | \$ 2,400,000 | \$ 2,675,000 | \$ 3,717,500 |
| # of Sales | 2 | 1 | 1 | 2 | 6 |
| \$4,000,000 + | | | | | |
| Median | \$ 4,350,000 | --- | --- | \$ 10,450,000 | \$ 10,250,000 |
| # of Sales | 1 | 0 | 0 | 2 | 1 |



| Ulster County Market Matrix | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 995,000 | \$ 900,000 | \$ 875,000 | \$ 975,000 | \$ 925,000 |
| Average Sale Price | \$ 1,133,115 | \$ 971,135 | \$ 1,036,313 | \$ 1,117,591 | \$ 1,094,160 |
| # of Sales | 38 | 36 | 55 | 65 | 81 |
| Avg. DOM | 158 | 222 | 162 | 130 | 184 |
| Avg. List Price | \$ 1,074,380 | \$ 1,037,555 | \$ 1,116,001 | \$ 1,187,159 | \$ 1,185,047 |
| Listing Discount | -6.65% | -6.43% | -6.31% | -4.48% | -6.73% |
| Median Sale Price by Market Subset | | | | | |
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 883,500 | \$ 845,000 | \$ 825,000 | \$ 855,000 | \$ 830,000 |
| # of Sales | 22 | 25 | 36 | 38 | 49 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,228,000 | \$ 1,162,500 | \$ 1,140,000 | \$ 1,300,000 | \$ 1,215,000 |
| # of Sales | 13 | 11 | 17 | 25 | 28 |
| \$2,000,000+ | | | | | |
| Median | \$ 2,500,000 | 0 | \$ 2,973,500 | \$ 2,500,000 | \$ 2,495,000 |
| # of Sales | 3 | - | 2 | 2 | 4 |

| Ulster County Market Matrix | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 |
|---|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 937,500 | \$ 885,000 | \$ 1,040,000 | \$ 1,050,000 | \$ 946,500 |
| Average Sale Price | \$ 1,035,527 | \$ 1,151,904 | \$ 1,067,962 | \$ 1,212,344 | \$ 1,116,265 |
| # of Sales | 32 | 27 | 13 | 16 | 69 |
| Avg. DOM | 135 | 143 | 150 | 165 | 87 |
| Avg. List Price | \$ 1,132,928 | \$ 1,229,585 | \$ 1,222,000 | \$ 1,282,875 | \$ 1,165,953 |
| Listing Discount | -7.17% | -6.32% | -4.82% | -5.50% | -3.22% |
| Listing Inventory | 136 | 138 | 108 | 99 | 113 |
| Median Sale Price by Market Subset | | | | | |
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 850,000 | \$ 829,900 | \$ 910,000 | \$ 800,000 | \$ 845,000 |
| # of Sales | 20 | 17 | 6 | 7 | 42 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,185,000 | \$ 1,387,500 | \$ 1,100,000 | \$ 1,598,000 | \$ 1,363,000 |
| # of Sales | 12 | 8 | 7 | 9 | 23 |
| \$2,000,000+ | | | | | |
| Median | - | \$ 2,767,500 | - | - | \$ 2,137,500 |
| # of Sales | 0 | 2 | 0 | 0 | 4 |

