

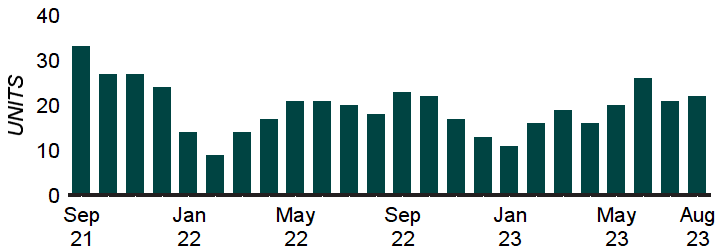
# AUGUST 2023 MARKET REPORT

Beacon  
Residential Detached

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$542,750	▲ 1.00%	▼ -9.50%
AVERAGE SALE PRICE	\$539,312	▼ -6.20%	▼ -18.00%
UNITS SOLD	8	▼ -20.00%	▼ -46.70%
AVERAGE DAYS ON MARKET	59	▼ -27.20%	▼ -29.80%
% OF SALES PRICE	102.45	▲ 2.60%	▲ 1.00%
UNITS FOR SALE	22	▲ 4.80%	▲ 22.20%
MONTHS OF INVENTORY	2.80	▲ 33.30%	▲ 133.30%

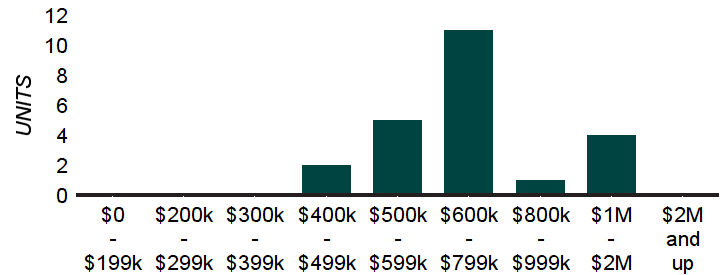
## HOMES FOR SALE

Number of homes listed for sale, end of month



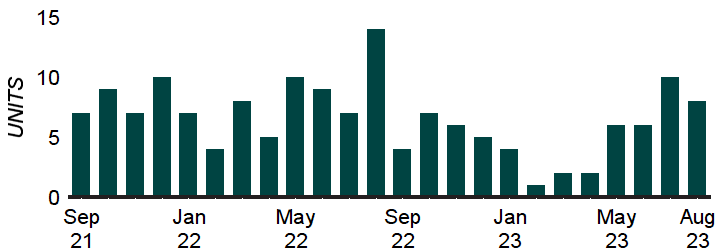
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



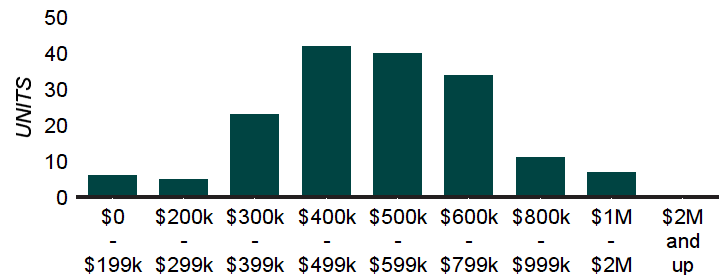
## HOMES SOLD

Number of homes sold



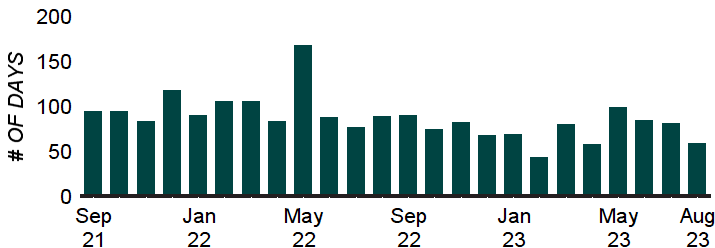
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



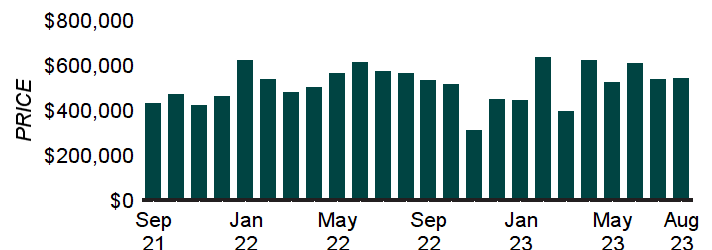
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



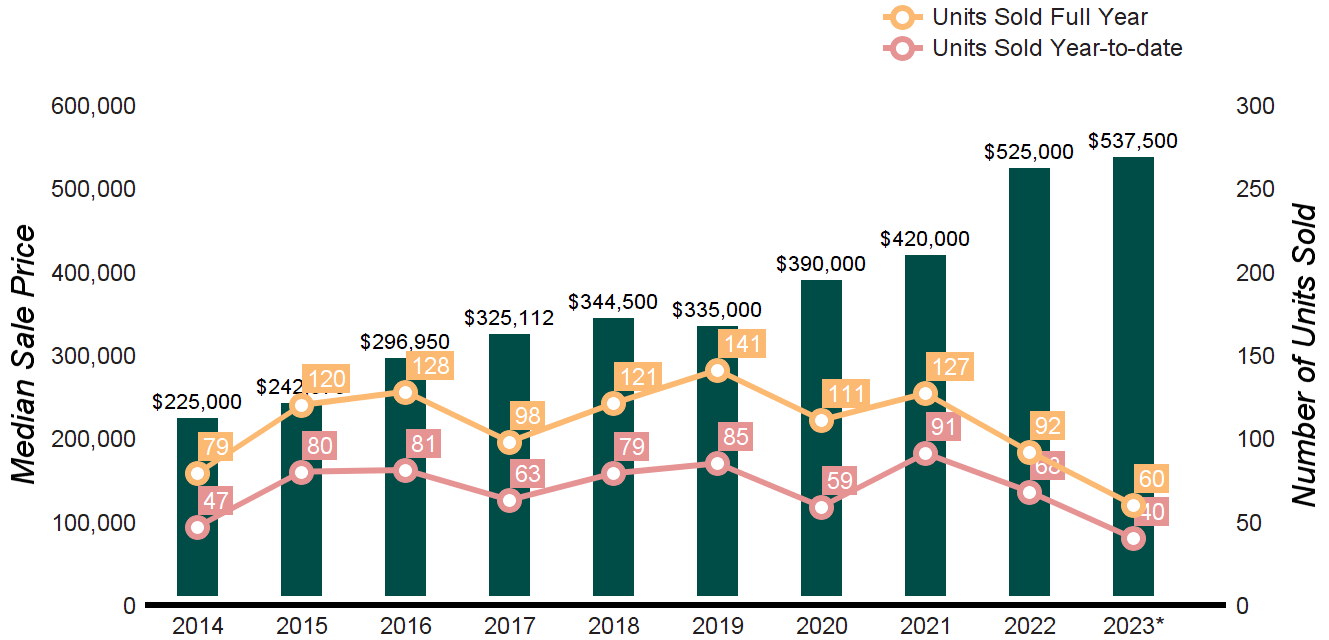
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Beacon  
Residential Detached



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	79	120	128	98	121	141	111	127	92	60
	▼ 16%	▲ 52%	▲ 7%	▼ 23%	▲ 23%	▲ 17%	▼ 21%	▲ 14%	▼ 28%	▼ 35%
<b>MEDIAN SOLD PRICE</b>	\$225,000	\$242,975	\$296,950	\$325,112	\$344,500	\$335,000	\$390,000	\$420,000	\$525,000	\$537,500
	▼ 8%	▲ 8%	▲ 22%	▲ 9%	▲ 6%	▼ 3%	▲ 16%	▲ 8%	▲ 25%	▲ 2%

Data source: Mid-Hudson MLS, Residential Detached Homes. Information believed to be accurate but not warranted.

Copyright ©2023 Houlihan Lawrence. All rights reserved.

\* 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