

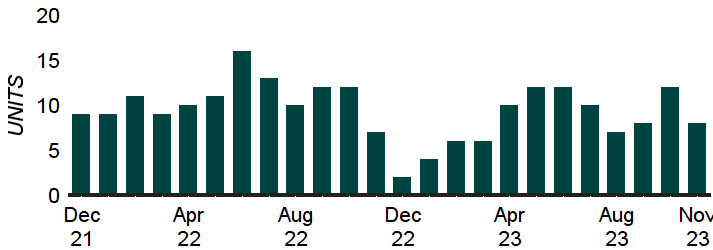
NOVEMBER 2023 MARKET REPORT

Dobbs Ferry
Single Family

	November 2023	CHANGE FROM October 2023	CHANGE FROM November 2022
MEDIAN SALE PRICE	\$922,500	▲ 34.40%	▲ 23.80%
AVERAGE SALE PRICE	\$1,044,833	▲ 39.30%	▲ 50.90%
UNITS SOLD	3	▼ -50.00%	0.00%
AVERAGE DAYS ON MARKET	47	▲ 80.80%	▼ -42.00%
% OF SALES PRICE	100.82	▲ 0.60%	▲ 0.80%
UNITS FOR SALE	8	▼ -33.30%	▲ 14.30%
MONTHS OF INVENTORY	2.70	▲ 35.00%	▲ 17.40%

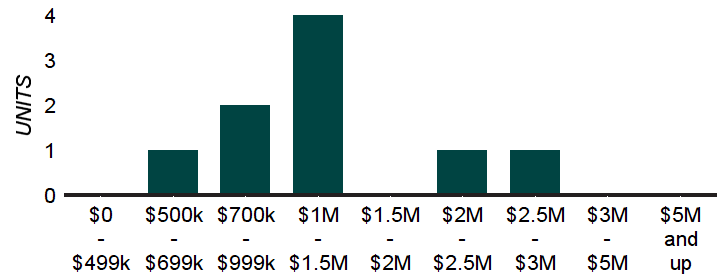
HOMES FOR SALE

Number of homes listed for sale, end of month



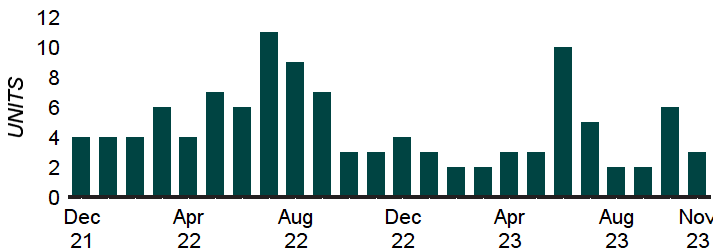
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



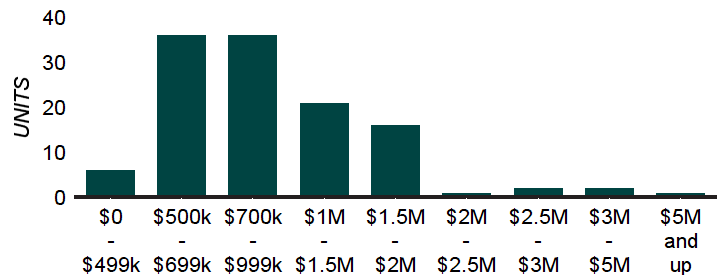
HOMES SOLD

Number of homes sold



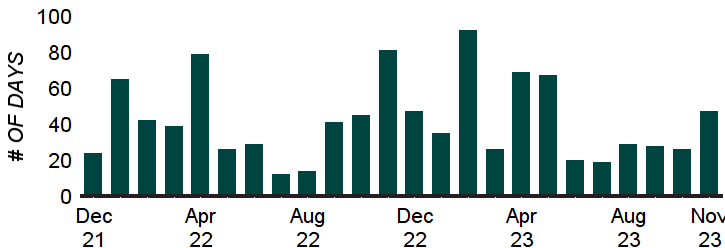
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



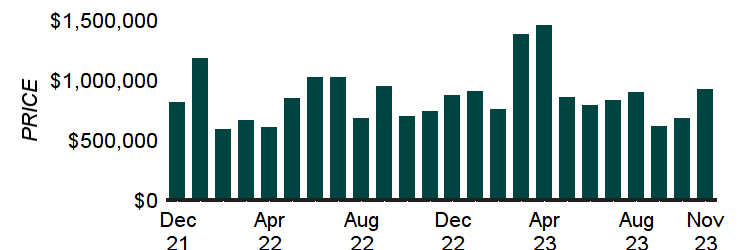
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



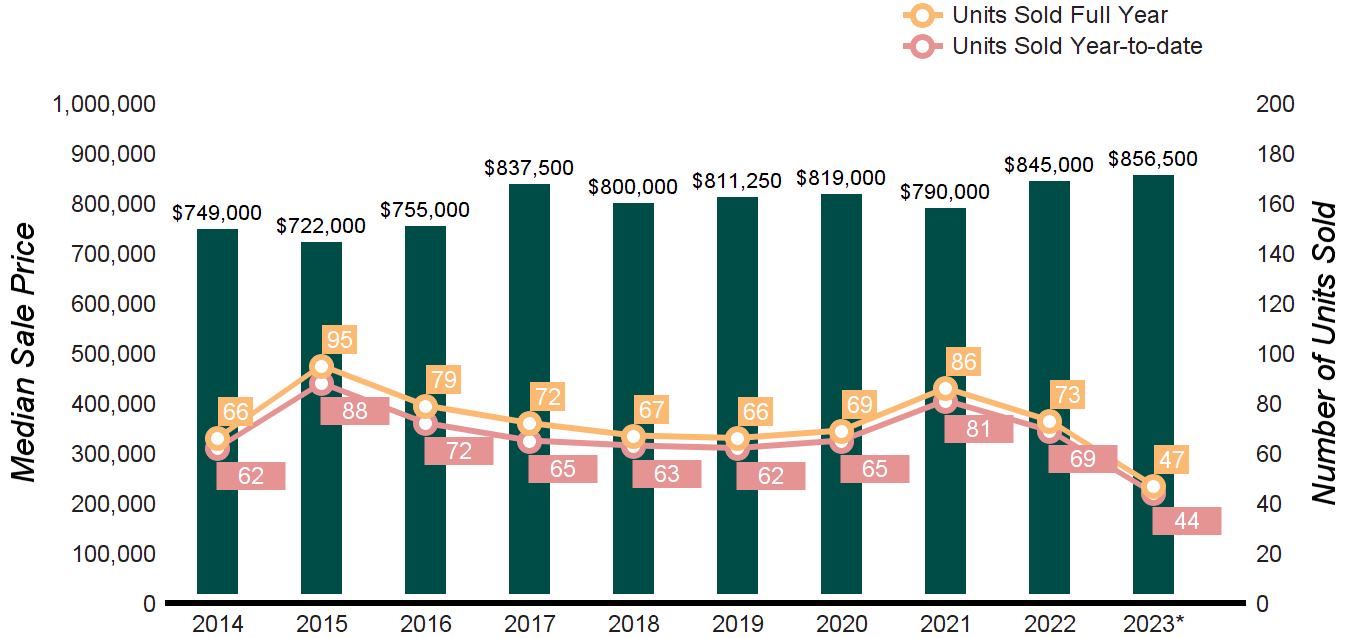
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Dobbs Ferry
Single Family



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	66	95	79	72	67	66	69	86	73	47
	▲ 8%	▲ 44%	▼ 17%	▼ 9%	▼ 7%	▼ 1%	▲ 5%	▲ 25%	▼ 15%	▼ 36%
MEDIAN SOLD PRICE	\$749,000	\$722,000	\$755,000	\$837,500	\$800,000	\$811,250	\$819,000	\$790,000	\$845,000	\$856,500
	▲ 15%	▼ 4%	▲ 5%	▲ 11%	▼ 4%	▲ 1%	▲ 1%	▼ 4%	▲ 7%	▲ 1%

Data source: Onekey MLS, Single Family 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 11/30/2023
 For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date