

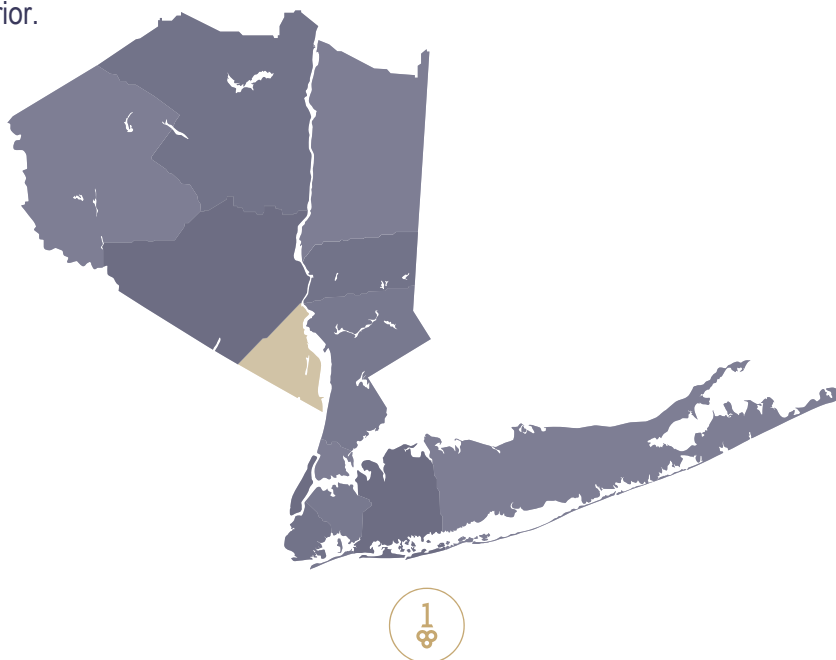
One¹Key[®] Rockland County MLS Market Update

The One Source Real Estate Marketplace

July 2023

Rockland County reported a residential closed median sales price of \$617,500 in July 2023, which is an increase of less than 1.00% from the reported figure of \$615,000 in July 2022. There were 184 closed residential sales transactions and 223 pending transactions in July 2023, following 223 closed and 264 pending transactions reported in the prior month.

The OneKey MLS Regional Area reported a closed median sale price of \$633,000 in July 2023, representing an increase of 2.10% as compared to the reported \$620,000 in July 2022. Across the regional coverage area, there were 4,288 closed residential transactions and 4,642 pending transactions, following the reported 4,899 closed and 5,313 pending transactions the month prior.



Closed Median Home Price **2**

Closed Transactions **3**

Pending Transactions **4**

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Rockland may be the smallest mainland NY county, but located mere miles from Manhattan, it's home to many city commuters looking for a quieter, greener, suburban environment with convenient public transportation options. The region is famous for numerous public and private golf courses, riverside parks, and hiking trails. The local economy is flourishing.

Sold Property Median Price for:

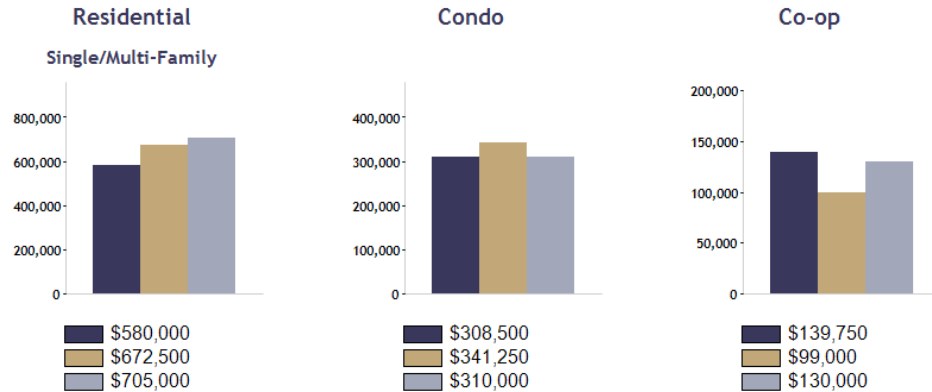
Location: Rockland (County)

Date Range

Jul 2021	Jul 2022	Jul 2023
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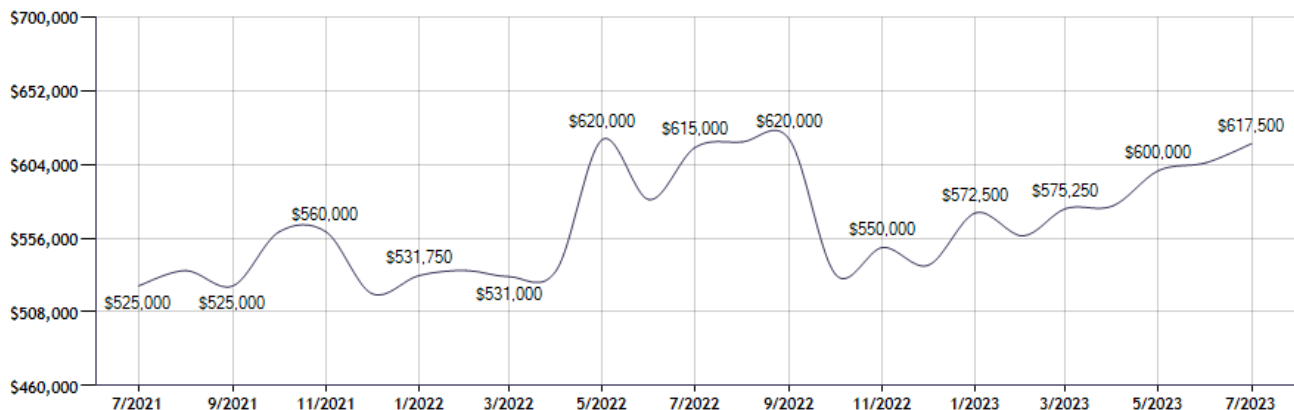
Current Available Inventory - 395
Current Median List Price - \$800,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	\$617,500	\$615,000	0.4
Jun-2023	\$605,000	\$581,000	4.1
May-2023	\$600,000	\$620,000	-3.2
Apr-2023	\$577,000	\$535,000	7.9
Mar-2023	\$575,250	\$531,000	8.3
Feb-2023	\$557,500	\$535,000	4.2
Jan-2023	\$572,500	\$531,750	7.7
Dec-2022	\$538,450	\$520,000	3.5
Nov-2022	\$550,000	\$560,000	-1.8
Oct-2022	\$532,500	\$560,000	-4.9
Sep-2022	\$620,000	\$525,000	18.1
Aug-2022	\$618,500	\$535,000	15.6

Sold Property Median Price for: Location: Rockland (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Sold Property Counts for:

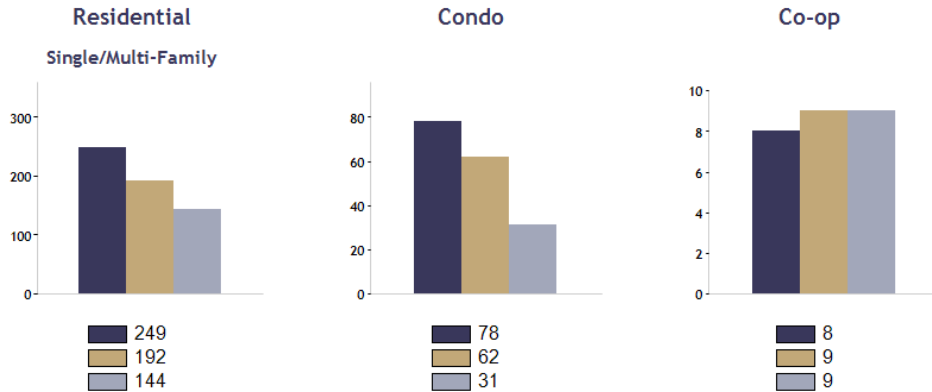
Location: Rockland (County)

Date Range



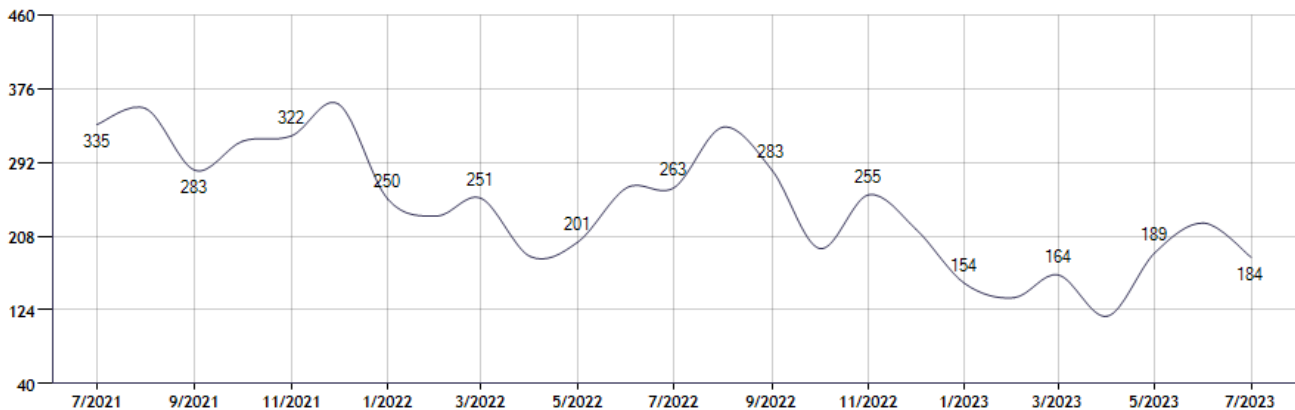
Current Available Inventory - 395
Current Median List Price - \$800,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	184	263	-30.0
Jun-2023	223	263	-15.2
May-2023	189	201	-6.0
Apr-2023	117	185	-36.8
Mar-2023	164	251	-34.7
Feb-2023	138	231	-40.3
Jan-2023	154	250	-38.4
Dec-2022	216	358	-39.7
Nov-2022	255	322	-20.8
Oct-2022	194	316	-38.6
Sep-2022	283	283	0.0
Aug-2022	332	353	-5.9

Sold Property Counts for: Location: Rockland (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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Pending Sales Counts for:

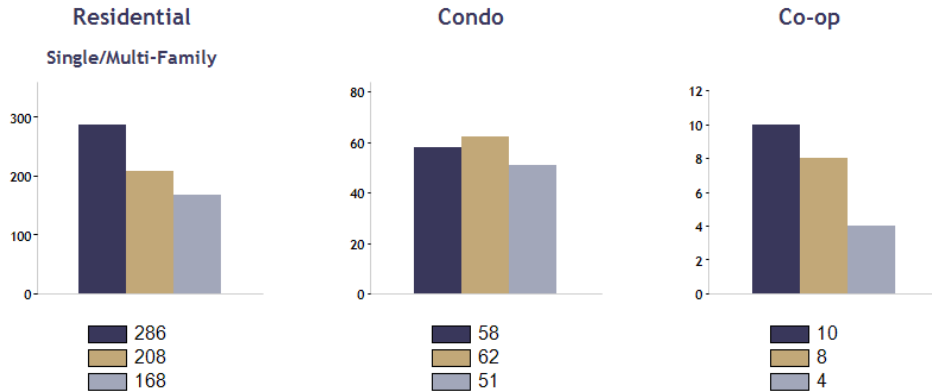
Location: Rockland (County)

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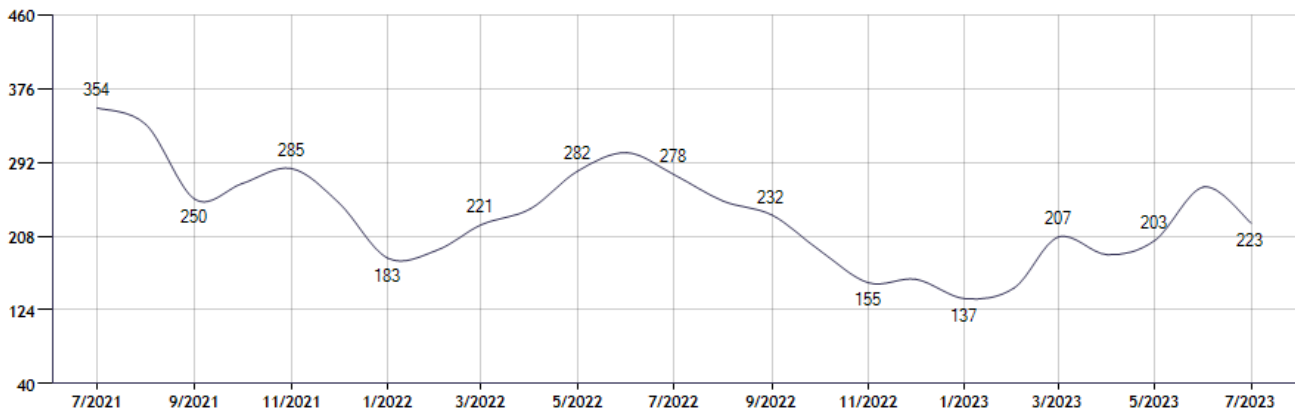
Current Available Inventory - 395
Current Median List Price - \$800,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2023	223	278	-19.8
Jun-2023	264	303	-12.9
May-2023	203	282	-28.0
Apr-2023	187	239	-21.8
Mar-2023	207	221	-6.3
Feb-2023	149	192	-22.4
Jan-2023	137	183	-25.1
Dec-2022	159	246	-35.4
Nov-2022	155	285	-45.6
Oct-2022	192	268	-28.4
Sep-2022	232	250	-7.2
Aug-2022	248	335	-26.0

Pending Sales Counts for: Location: Rockland (County) (Last 24 Months - Residential, Condo, Co-op Properties)



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