

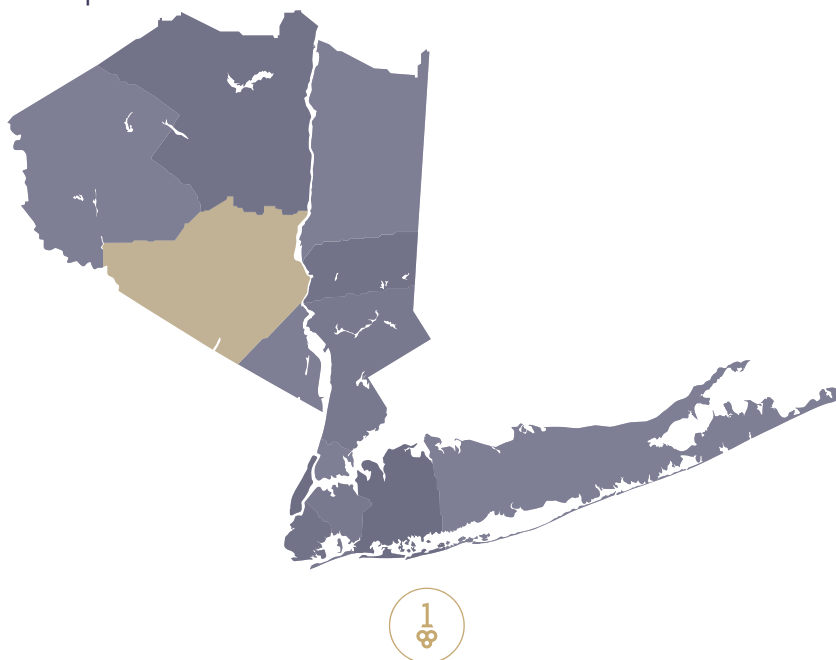
One¹Key[®] Orange County MLS Market Update

The One Source Real Estate Marketplace

August 2023

Orange County reported a closed median sale price of \$430,000 in August 2023, an increase of 9.00% as compared to the reported figure in August 2022 of \$394,500. There were 389 closed residential sales and 310 pending sales transactions in August 2023, following 306 closed and 318 pending sales in July 2023.

The OneKey MLS Regional Area reported a closed median sale price of \$635,000 in August 2023, representing an increase of 2.40% as compared to the reported \$620,000 in August 2022. Across the regional coverage area, there were 5,243 closed residential transactions and 4,848 pending transactions, following the reported 4,383 closed and 4,566 pending transactions reported 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.

As one of the fastest growing counties in the NY Metro area, **Orange** offers convenient, commuter-friendly rail service and boasts some of NY's biggest landmarks, including West Point, Storm King Arts Center and the Appalachian Trail. Drift down the Delaware, dine at riverside bistros, and enjoy award-winning wineries in the nation's first wine-producing region.

Sold Property Median Price for:

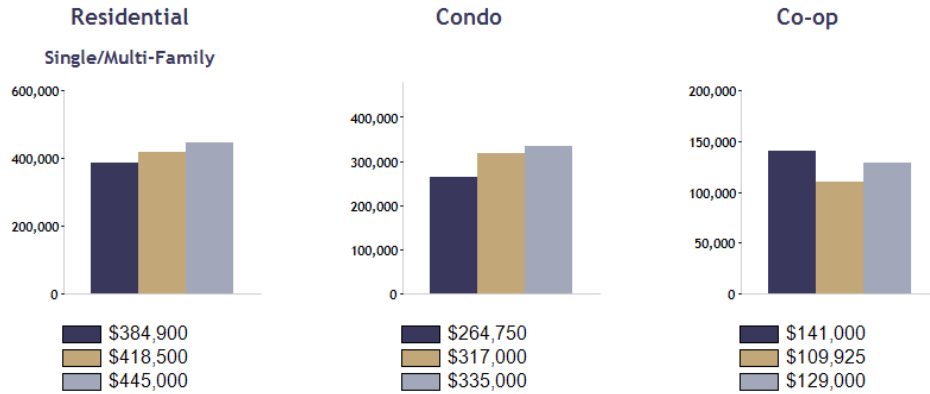
Location: Orange (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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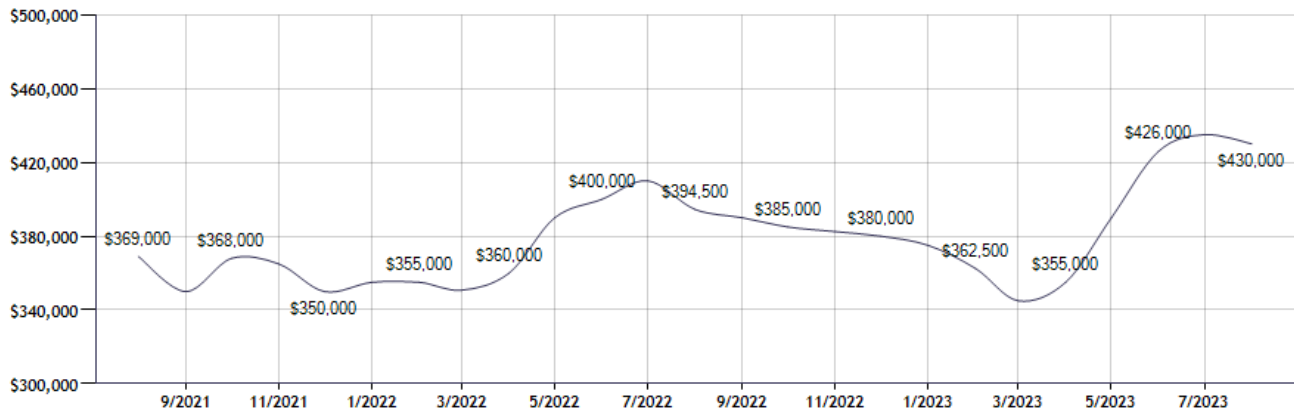
Current Available Inventory - 838
Current Median List Price - \$488,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$430,000	\$394,500	9.0
Jul-2023	\$435,000	\$410,000	6.1
Jun-2023	\$426,000	\$400,000	6.5
May-2023	\$390,000	\$390,000	0.0
Apr-2023	\$355,000	\$360,000	-1.4
Mar-2023	\$345,000	\$350,750	-1.6
Feb-2023	\$362,500	\$355,000	2.1
Jan-2023	\$375,000	\$355,000	5.6
Dec-2022	\$380,000	\$350,000	8.6
Nov-2022	\$382,500	\$365,000	4.8
Oct-2022	\$385,000	\$368,000	4.6
Sep-2022	\$390,000	\$350,000	11.4

Sold Property Median Price for: Location: Orange (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:

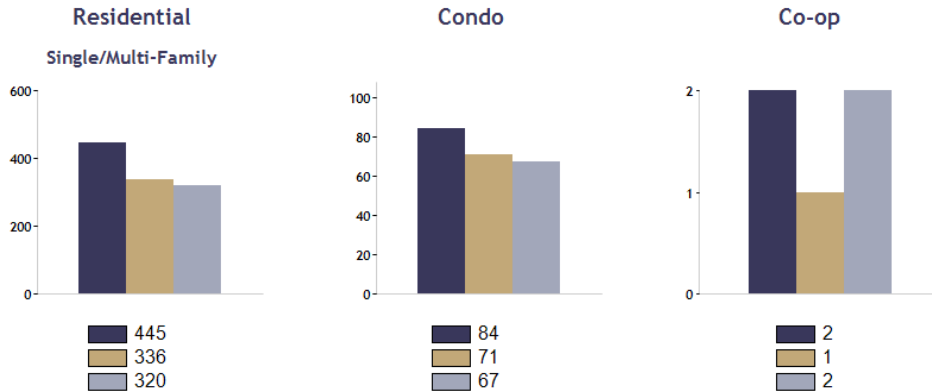
Location: Orange (County)

Date Range

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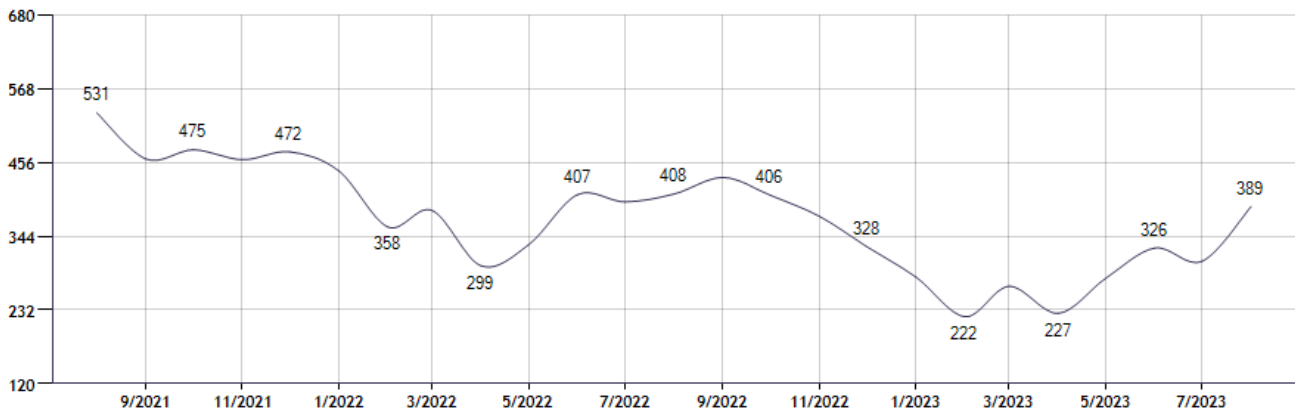
Current Available Inventory - 838
Current Median List Price - \$488,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	389	408	-4.7
Jul-2023	306	396	-22.7
Jun-2023	326	407	-19.9
May-2023	280	331	-15.4
Apr-2023	227	299	-24.1
Mar-2023	268	383	-30.0
Feb-2023	222	358	-38.0
Jan-2023	282	443	-36.3
Dec-2022	328	472	-30.5
Nov-2022	374	460	-18.7
Oct-2022	406	475	-14.5
Sep-2022	433	461	-6.1

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



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Pending Sales Counts for:

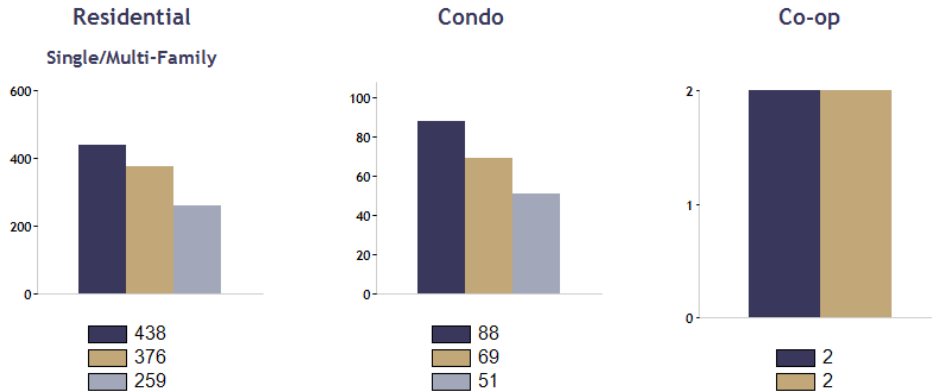
Location: Orange (County)

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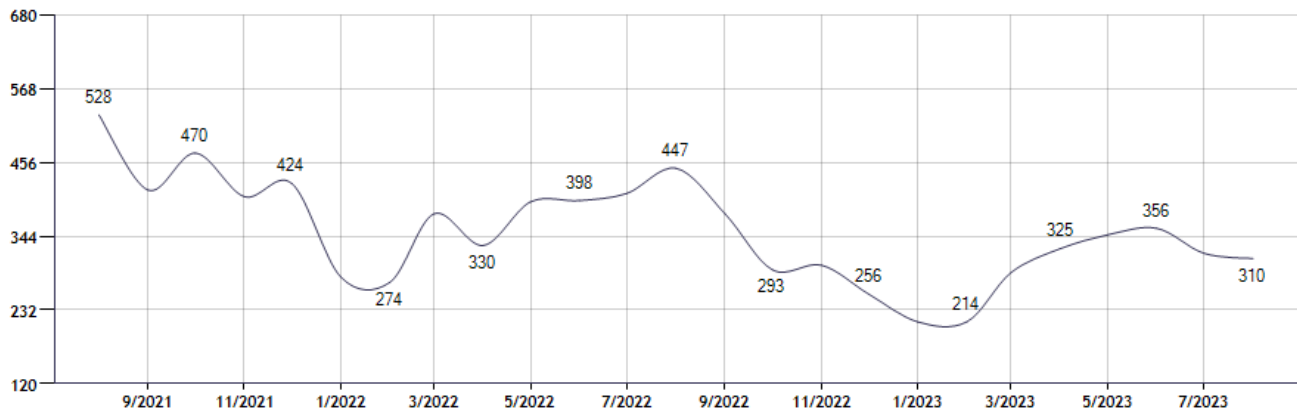
Current Available Inventory - 838
Current Median List Price - \$488,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	310	447	-30.6
Jul-2023	318	409	-22.2
Jun-2023	356	398	-10.6
May-2023	346	396	-12.6
Apr-2023	325	330	-1.5
Mar-2023	289	378	-23.5
Feb-2023	214	274	-21.9
Jan-2023	214	282	-24.1
Dec-2022	256	424	-39.6
Nov-2022	300	404	-25.7
Oct-2022	293	470	-37.7
Sep-2022	378	414	-8.7

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



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