

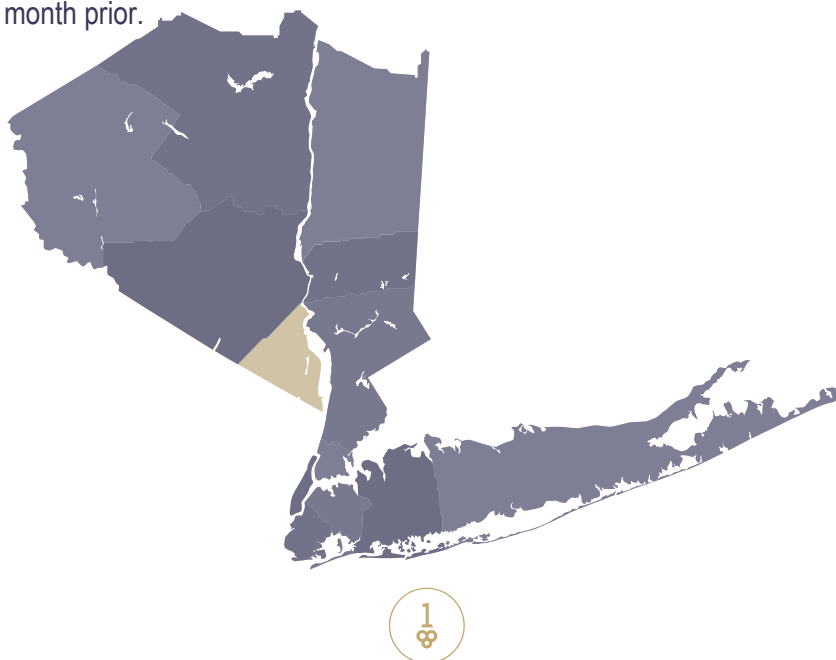
# One<sup>1</sup>Key<sup>®</sup> Rockland County MLS Market Update

*The One Source Real Estate Marketplace*

## August 2023

Rockland County reported a residential closed median sales price of \$625,000 in August 2023, which is an increase of 1.10% from \$618,500 reported on the MLS in August 2022. There were 273 closed residential sales transactions and 197 pending transactions in August 2023, following 185 closed and 217 pending transactions reported in the prior month.

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.

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:

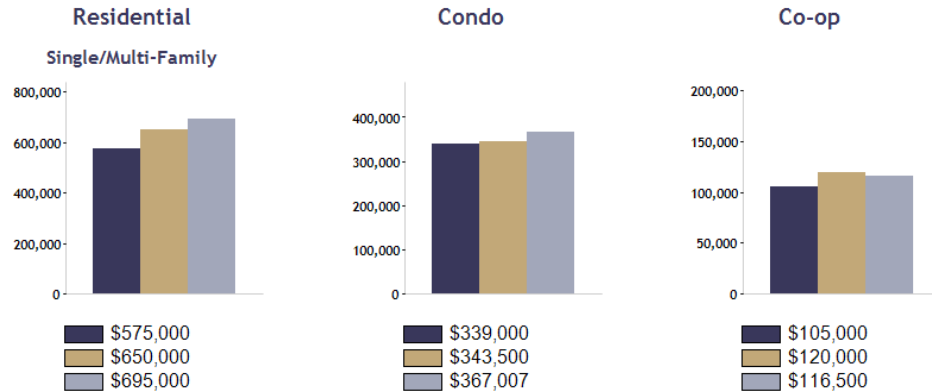
### Location: Rockland (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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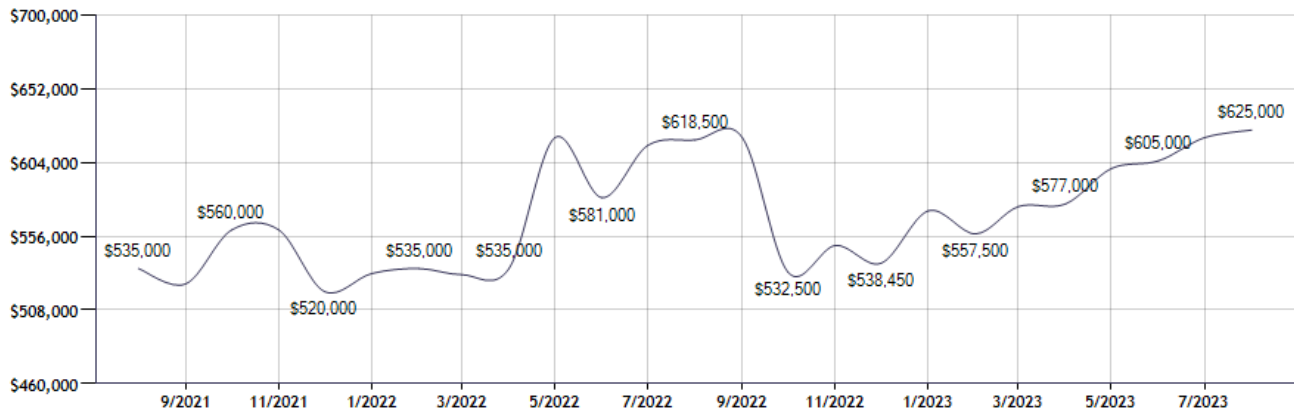
Current Available Inventory - 420  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$625,000	\$618,500	1.1
Jul-2023	\$620,000	\$615,000	0.8
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

## 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:

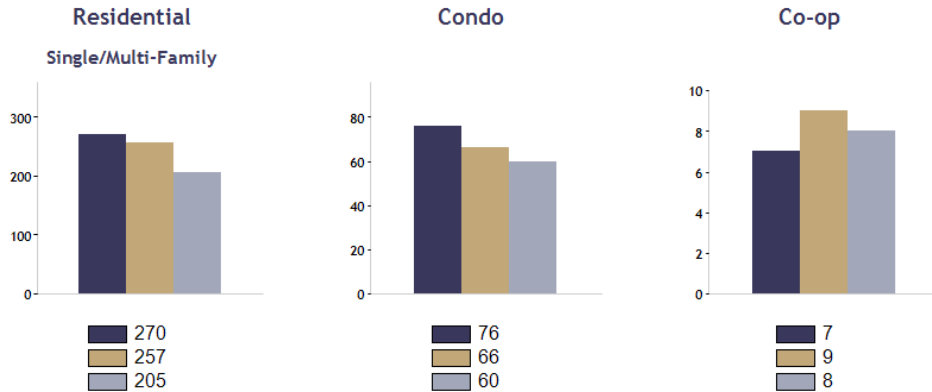
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Date Range

Aug 2021	Aug 2022	Aug 2023
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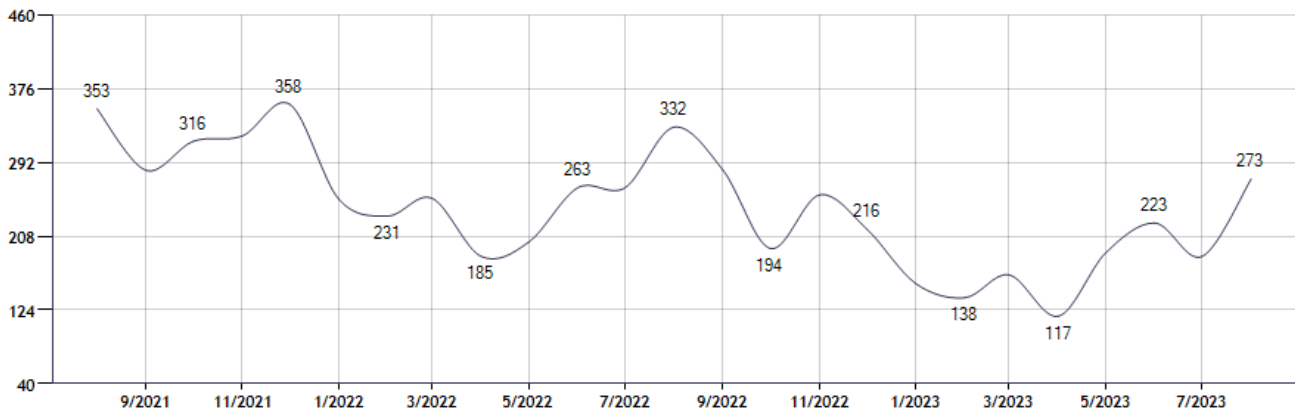
Current Available Inventory - 420  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	273	332	-17.8
Jul-2023	185	263	-29.7
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

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



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## Pending Sales Counts for:

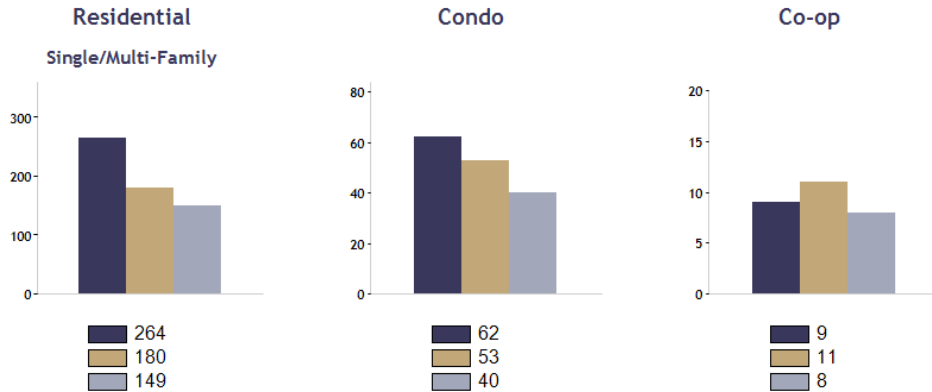
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Date Range

Aug 2021	Aug 2022	Aug 2023
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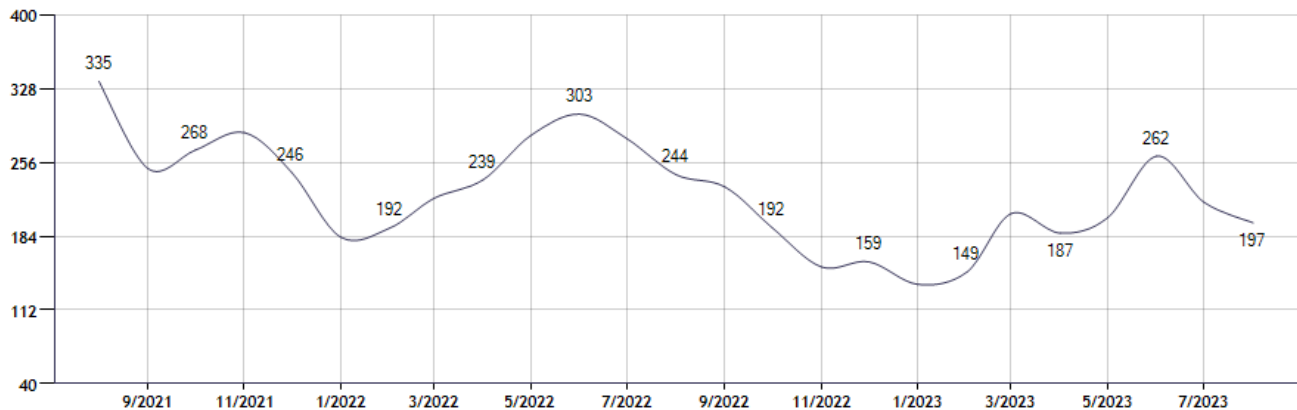
Current Available Inventory - 420  
Current Median List Price - \$775,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	197	244	-19.3
Jul-2023	217	279	-22.2
Jun-2023	262	303	-13.5
May-2023	202	282	-28.4
Apr-2023	187	239	-21.8
Mar-2023	206	221	-6.8
Feb-2023	149	192	-22.4
Jan-2023	137	183	-25.1
Dec-2022	159	246	-35.4
Nov-2022	154	285	-46.0
Oct-2022	192	268	-28.4
Sep-2022	232	250	-7.2

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



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