

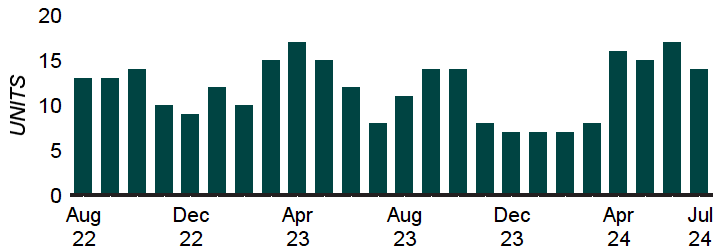
# JULY 2024 MARKET REPORT

North Salem  
Single Family

	July 2024	CHANGE FROM June 2024	CHANGE FROM July 2023
MEDIAN SALE PRICE	\$890,000	▼ -12.00%	▲ 26.80%
AVERAGE SALE PRICE	\$892,233	▼ -63.00%	▼ -21.30%
UNITS SOLD	6	▲ 50.00%	▼ -33.30%
AVERAGE DAYS ON MARKET	13	▼ -27.80%	▼ -71.70%
% OF SALES PRICE	112.38	▲ 0.40%	▲ 10.90%
UNITS FOR SALE	14	▼ -17.60%	▲ 75.00%
MONTHS OF INVENTORY	2.30	▼ -46.50%	▲ 155.60%

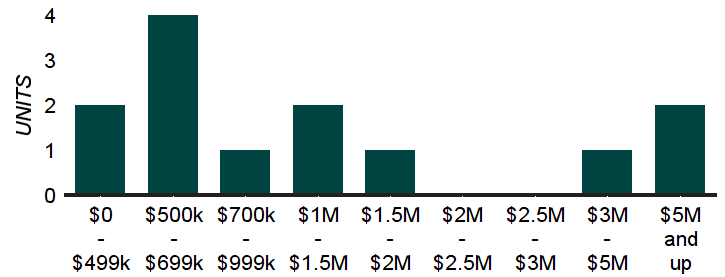
## HOMES FOR SALE

Number of homes listed for sale, end of month



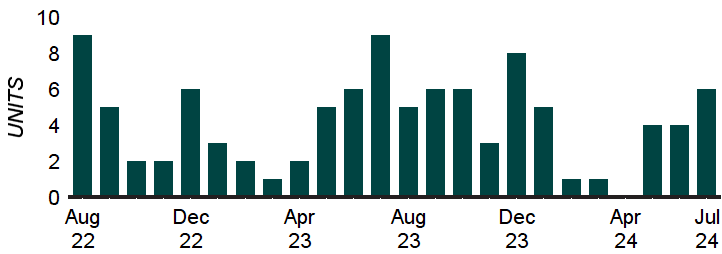
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



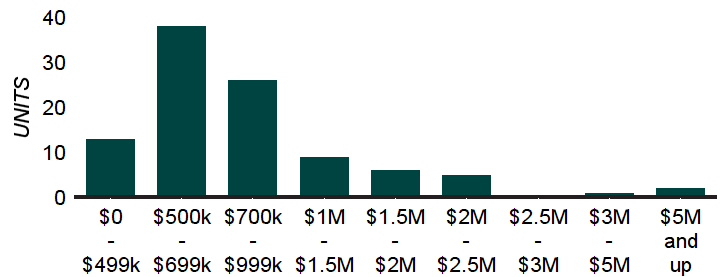
## HOMES SOLD

Number of homes sold



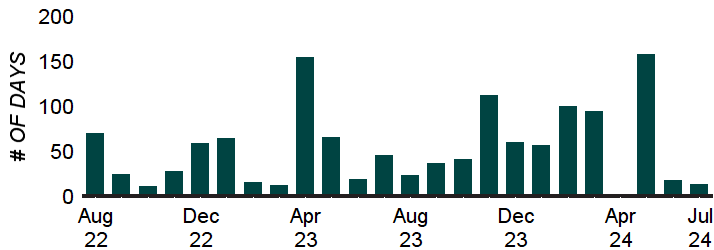
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



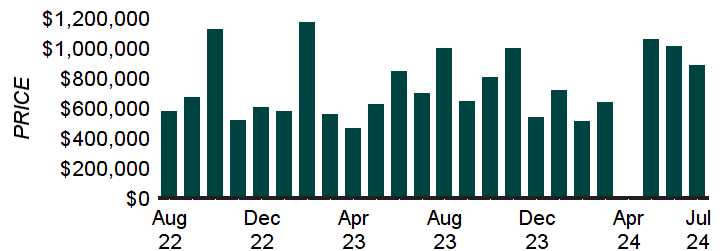
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



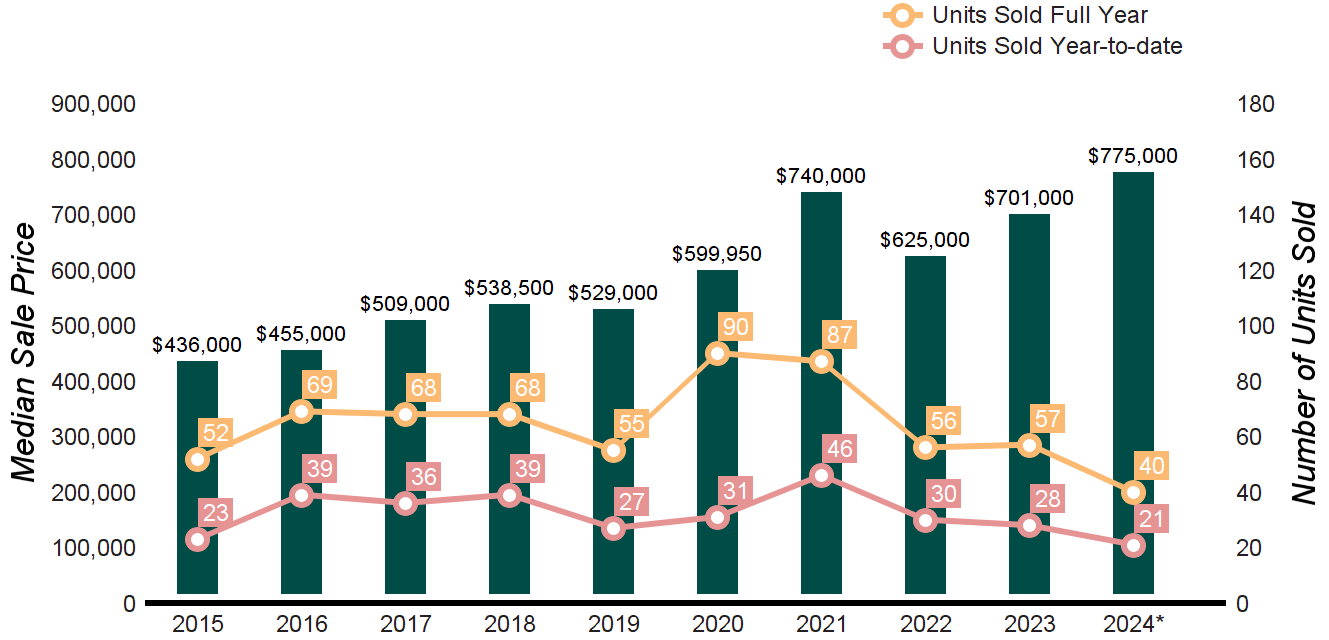
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

North Salem  
Single Family



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
<b>UNITS SOLD</b>	52	69	68	68	55	90	87	56	57	40
	▼ 13%	▲ 33%	▼ 1%	0%	▼ 19%	▲ 64%	▼ 3%	▼ 36%	▲ 2%	▼ 30%
<b>MEDIAN SOLD PRICE</b>	\$436,000	\$455,000	\$509,000	\$538,500	\$529,000	\$599,950	\$740,000	\$625,000	\$701,000	\$775,000
	▼ 17%	▲ 4%	▲ 12%	▲ 6%	▼ 2%	▲ 13%	▲ 23%	▼ 16%	▲ 12%	▲ 11%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.  
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\*2024 year-to-date Homes and Median Price are through 7/31/2024  
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date