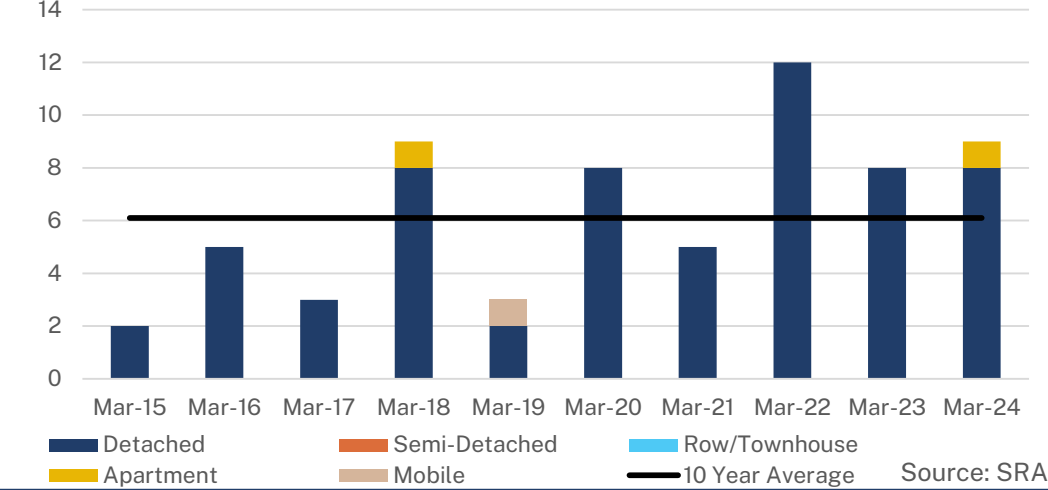




MELVILLE - MARCH 2024

Monthly Sales Comparison



SALES

9

0.0% Y/Y | ↑ 83.3% YTD

VS. 10-YEAR AVERAGE

↑ 47.5% | ↑ 78.9% YTD

NEW LISTINGS

12

↑ 71.4% Y/Y | ↑ 20.0% YTD

VS. 10-YEAR AVERAGE

↑ 15.4% | ↓ 7.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 113,600 | **↑ 2.4%** Y/Y

Monthly trend*

INVENTORY

36

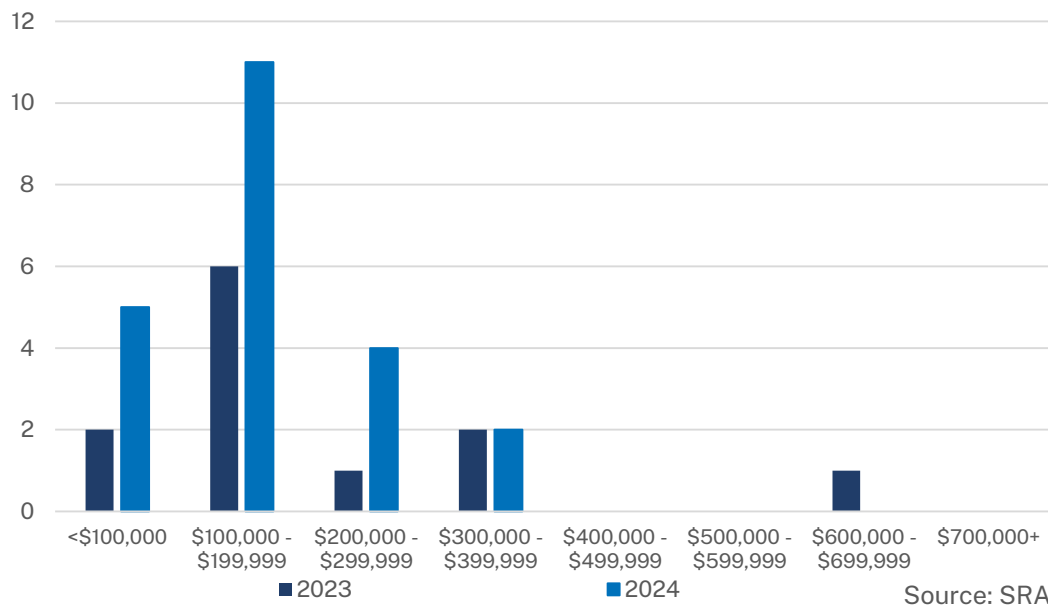
↑ 20.0% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 16.1% | ↓ 13.3% YTD

Residential Sales by Price Range

YTD-MAR



MONTHS OF SUPPLY

4.00

↑ 20.0% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 60.0% | ↓ 63.6% YTD



MELVILLE - MARCH 2024

March 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	8	0%	12	71%	29	4%	3.63	4%	130	\$113,600	3%	\$166,663	-5%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	1	-	0	-	4	300%	4.00	-	191	-	-	\$144,000	-
Acreage	0	-	0	-	1	-	-	-	-	-	-	-	-
Mobile	0	-	0	-	1	0%	-	-	-	-	-	-	-
Mutli-Family	0	-100%	0	-	1	-	-	-	-	-	-	-	-
Total Residential	9	0%	12	71%	36	20%	4.00	20%	136	\$113,600	2%	\$164,144	-26%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	6	48%	10	15%	43	-16%	10.01	-60%	113	\$111,060	2%	\$140,867	17%

Year-to-Date

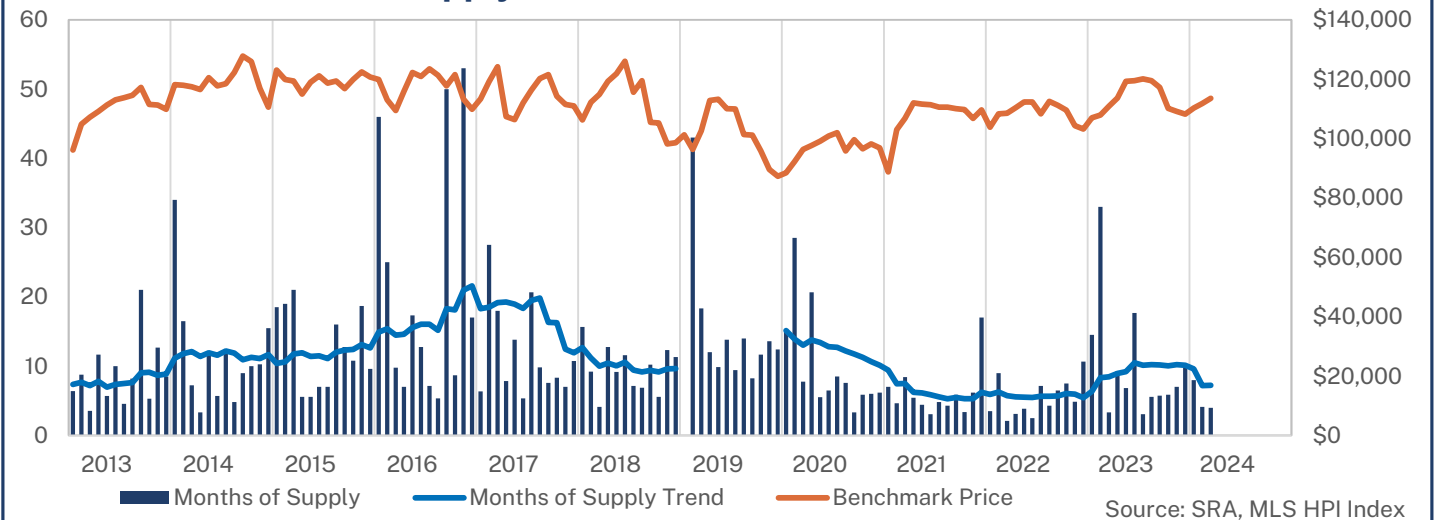
March 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	21	91%	24	33%	28	0%	4.05	-48%	82	\$111,900	3%	\$154,952	-9%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	1	-	0	-100%	5	600%	14.00	-	191	-	-	\$144,000	-
Acreage	0	-	0	-	1	-	-	-	-	-	-	-	-
Mobile	0	-	0	-100%	1	33%	-	-	-	-	-	-	-
Mutli-Family	0	-100%	0	-	1	50%	-	-	-	-	-	-	-
Total Residential	22	83%	24	20%	36	18%	4.95	-35%	87	\$111,900	3%	\$154,455	-25%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	12	79%	26	-8%	42	-13%	13.62	-64%	115	\$109,033	3%	\$138,267	12%

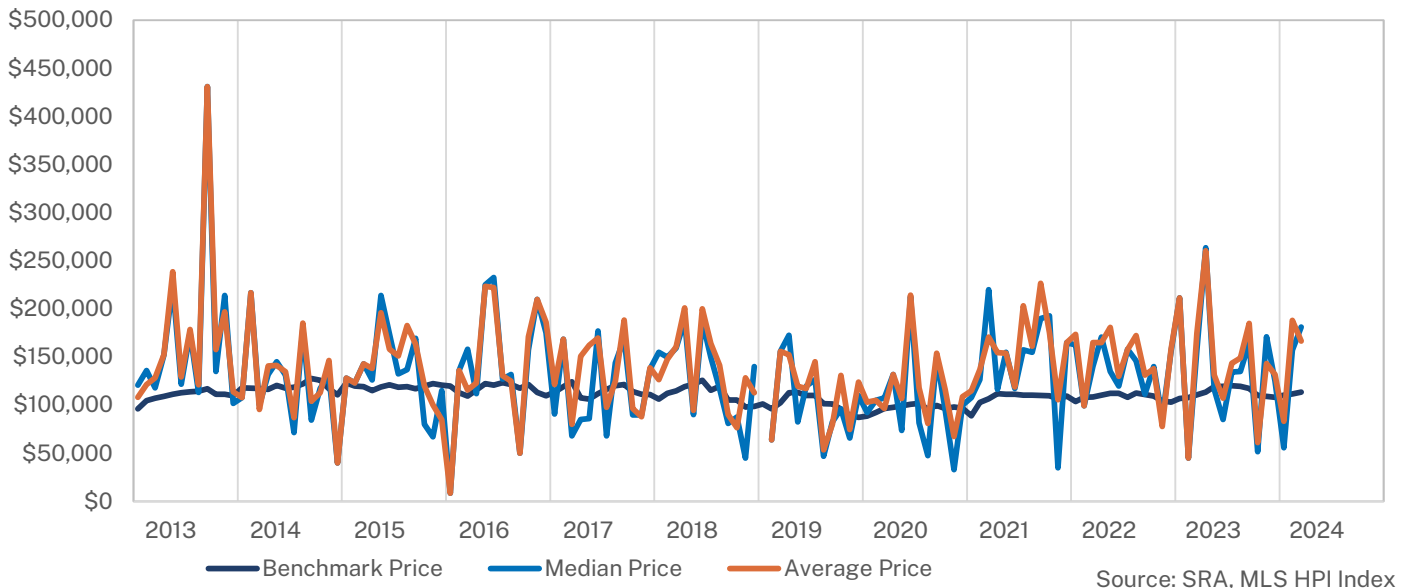
Residential Months of Supply and Price



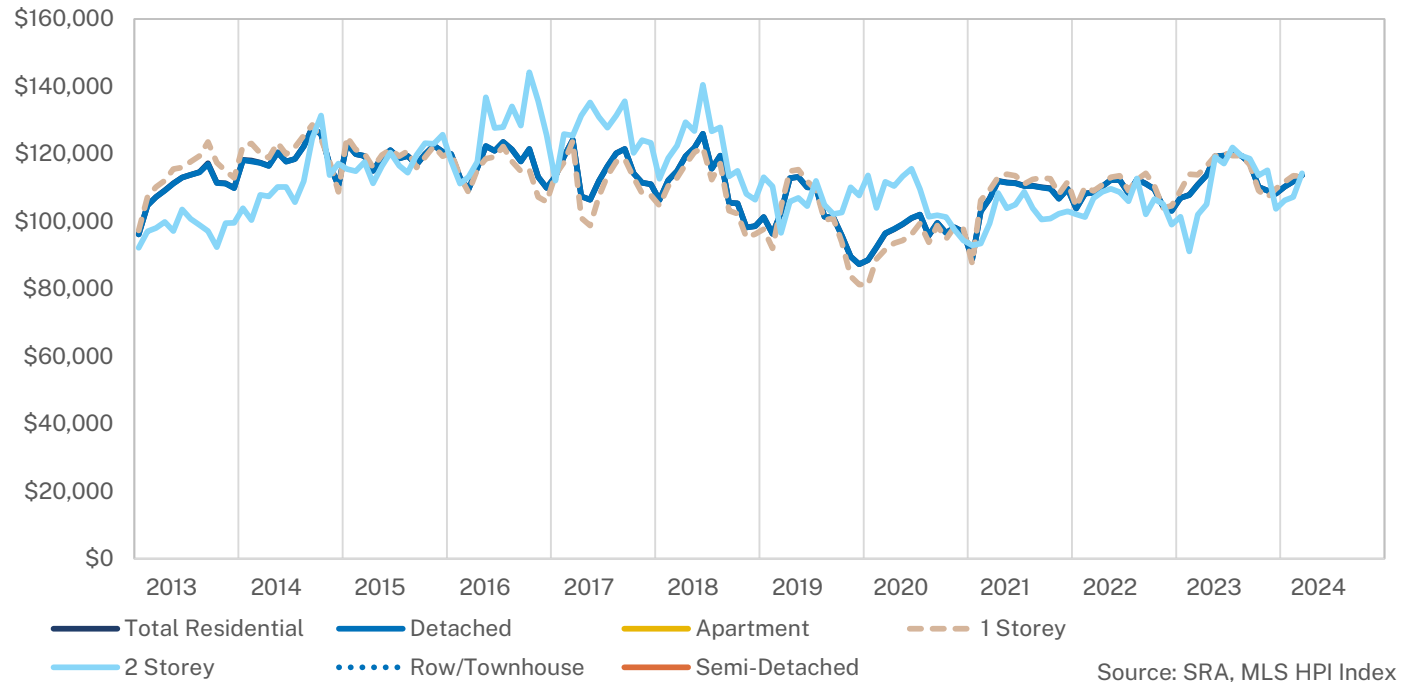


MELVILLE - MARCH 2024

Detached Pricing



Benchmark Price





HPI Benchmark Attributes

	Composite
Bedrooms, Above Ground	3
Bathrooms, Full	1
Bathrooms, Half	0
Garage	Detached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1092
Lot Size	-
Fireplaces, Number of	0
Year Built	1957
March 2024 Benchmark Price	\$113,600
Detached Share of Sales, Last 3 Years	100%
Semi-Detached Share of Sales, Last 3 Years	-
Apartment Share of Sales, Last 3 Years	-
Townhouse Share of Sales, Last 3 Years	-

	Detached	1 Storey	2 Storey
Bedrooms, Above Ground	3	2	3
Bathrooms, Full	1	1	1
Bathrooms, Half	0	0	0
Garage	Detached, Single width	Detached, Single width	Detached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1093	1018	1254
Lot Size	7000	7000	7000
Fireplaces, Number of	0	0	0
Year Built	1956	1964	1935
March 2024 Benchmark Price	\$113,600	\$113,400	\$114,300
Share of Total Sales, Last 3 Years	100%	72%	28%

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	-	-	-
Bathrooms, Full	-	-	-
Bathrooms, Half	-	-	-
Garage	-	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-	-
Fireplaces, Number of	-	-	-
Year Built	-	-	-
March 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-

