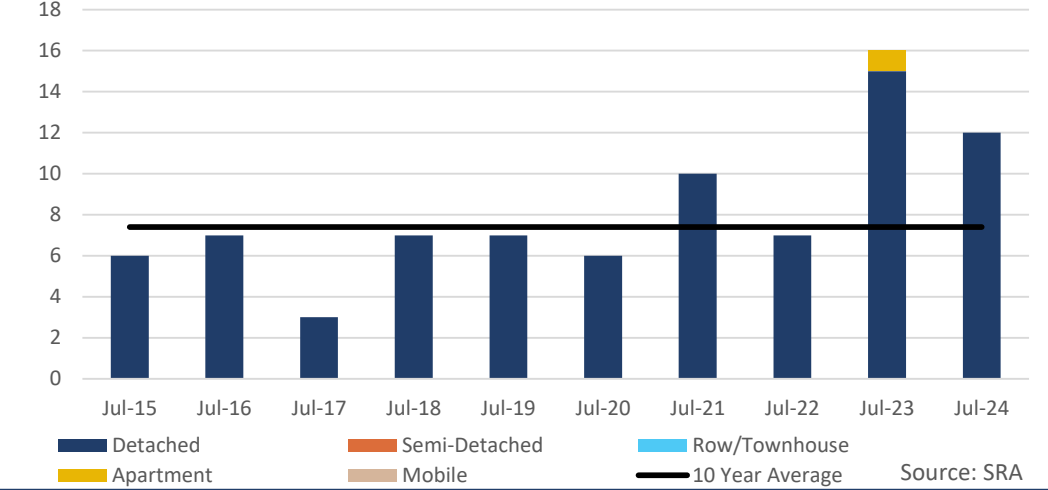


Monthly Sales Comparison



SALES

13

↓ 18.8% Y/Y | ↑ 56.1% YTD

VS. 10-YEAR AVERAGE

↑ 75.7% | ↑ 60.8% YTD

NEW LISTINGS

4

↓ 71.4% Y/Y | ↓ 22.1% YTD

VS. 10-YEAR AVERAGE

↓ 70.4% | ↓ 23.5% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 117,800 ↓ **1.7%** Y/Y

Monthly trend*

INVENTORY

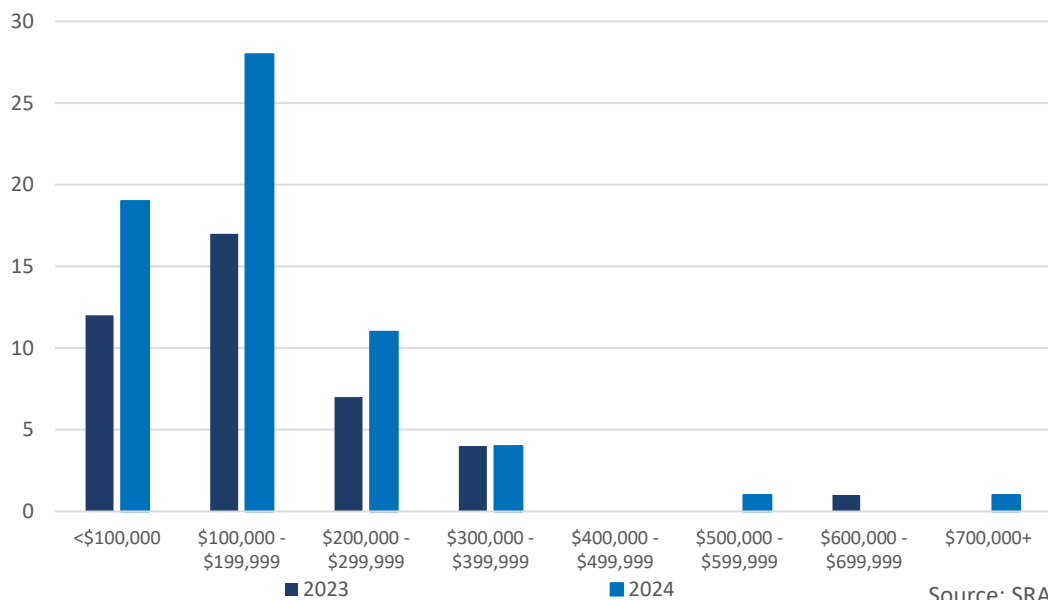
23

↓ 53.1% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 55.9% | ↓ 25.9% YTD

Residential Sales by Price Range



MONTHS OF SUPPLY

1.77

↓ 42.2% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 79.6% | ↓ 57.5% YTD



MELVILLE - JULY 2024

July 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	12	-20%	4	-69%	18	-61%	1.50	-51%	69	\$117,700	-2%	\$120,417	-16%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	0	-100%	0	-	4	-	-	-	-	-	-	-	-
Acreage	0	-	0	-100%	0	-100%	-	-	-	-	-	-	-
Mobile	0	-	0	-	1	0%	-	-	-	-	-	-	-
Muti-Family	1	-	0	-	0	-100%	0.00	-	231	-	-	\$245,000	-
Total Residential	13	-19%	4	-71%	23	-53%	1.77	-42%	81	\$117,800	-2%	\$130,000	-9%

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	7	76%	14	-70%	52	-56%	8.66	-80%	69	\$114,130	3%	\$141,916	-8%

Year-to-Date

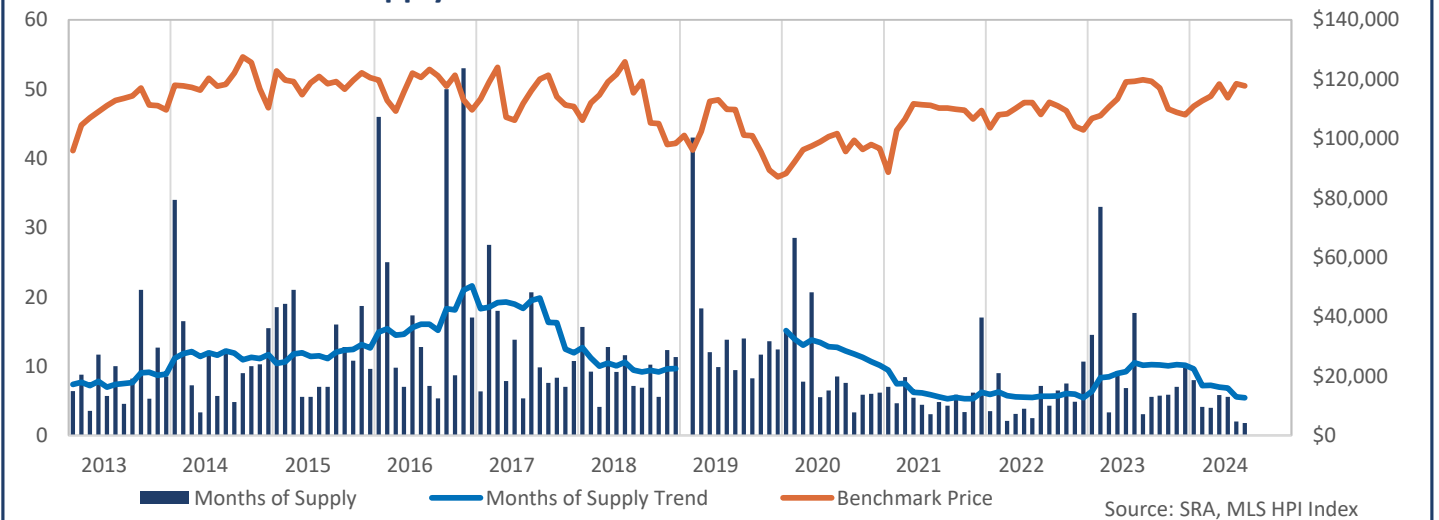
July 2024

	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	59	51%	58	-21%	27	-26%	3.19	-51%	82	\$115,114	1%	\$148,793	-6%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	1	0%	0	-100%	4	500%	30.00	500%	191	-	-	\$144,000	3%
Acreage	1	-	0	-100%	1	300%	4.00	-	162	-	-	\$725,000	-
Mobile	2	-	2	100%	1	43%	5.00	-	120	-	-	\$314,000	-
Muti-Family	1	0%	0	-100%	1	50%	6.00	50%	231	-	-	\$245,000	-60%
Total Residential	64	56%	60	-22%	34	-13%	3.72	-44%	89	\$115,200	1%	\$164,387	-3%

10-Year Averages

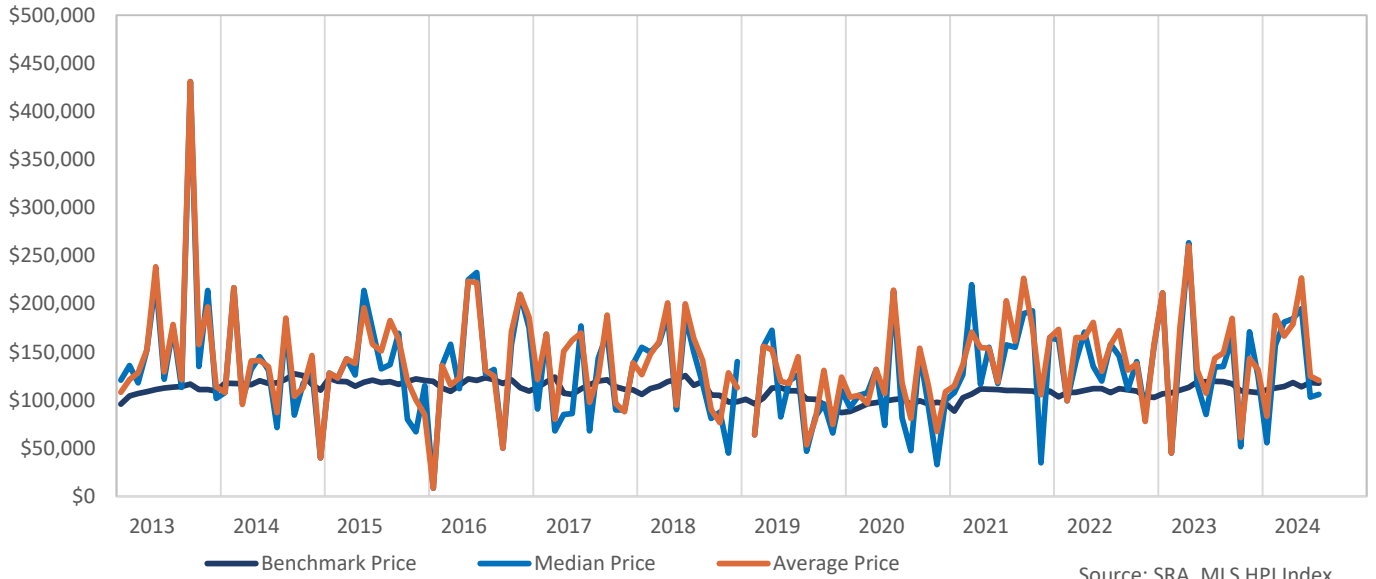
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	40	61%	78	-23%	46	-26%	8.74	-57%	94	\$111,687	3%	\$147,113	12%

Residential Months of Supply and Price

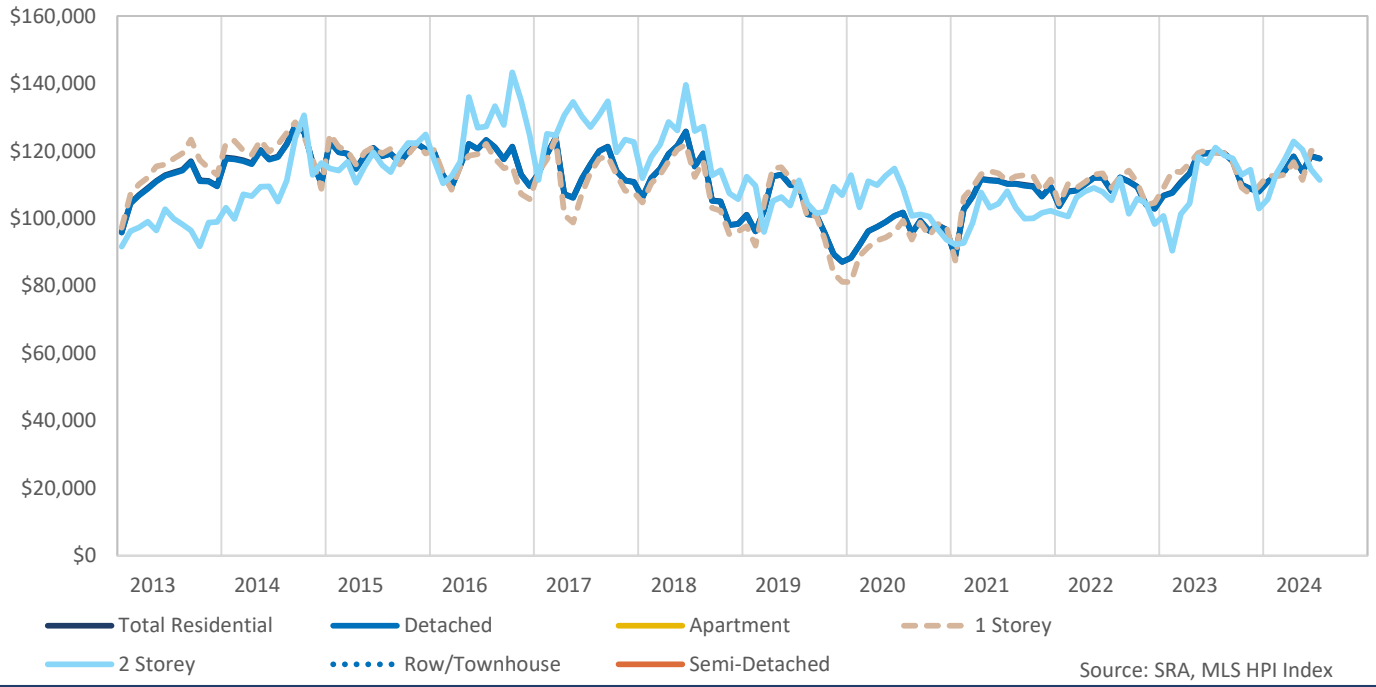




Detached Pricing



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.)	1082
Lot Size	-
Fireplaces, Number of	0
Year Built	1957
July 2024 Benchmark Price	\$117,800
Detached Share of Sales, Last 3 Years	99%
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.)	1083	1017	1228
Lot Size	7000	7000	7000
Fireplaces, Number of	0	0	0
Year Built	1957	1964	1930
July 2024 Benchmark Price	\$117,700	\$120,300	\$111,400
Share of Total Sales, Last 3 Years	99%	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	-	-	-
July 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-

