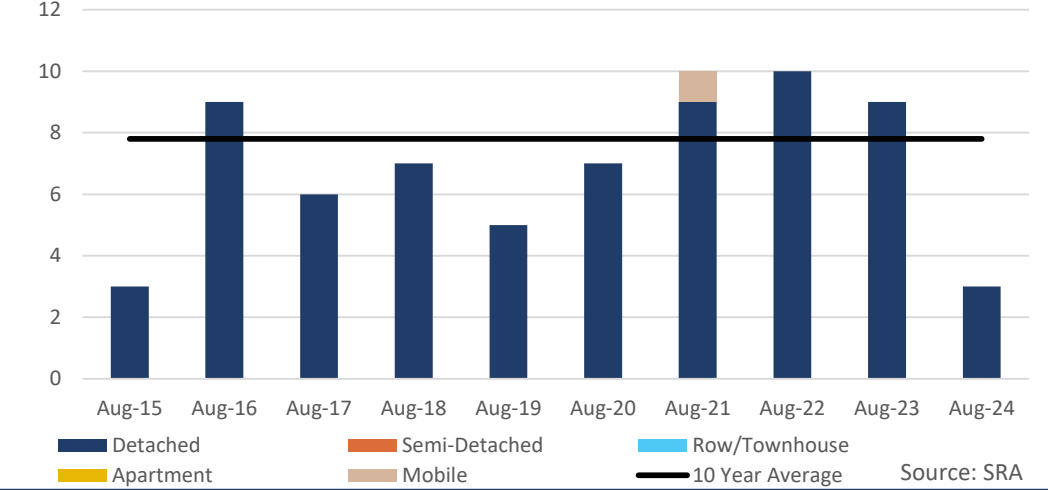


Monthly Sales Comparison



SALES

3

↓ 66.7% Y/Y | ↑ 34.0% YTD

VS. 10-YEAR AVERAGE

↓ 61.5% | ↑ 40.8% YTD

NEW LISTINGS

7

↓ 46.2% Y/Y | ↓ 25.6% YTD

VS. 10-YEAR AVERAGE

↓ 46.2% | ↓ 26.7% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 123,000 | **↑ 3.1%** Y/Y

Monthly trend*

INVENTORY

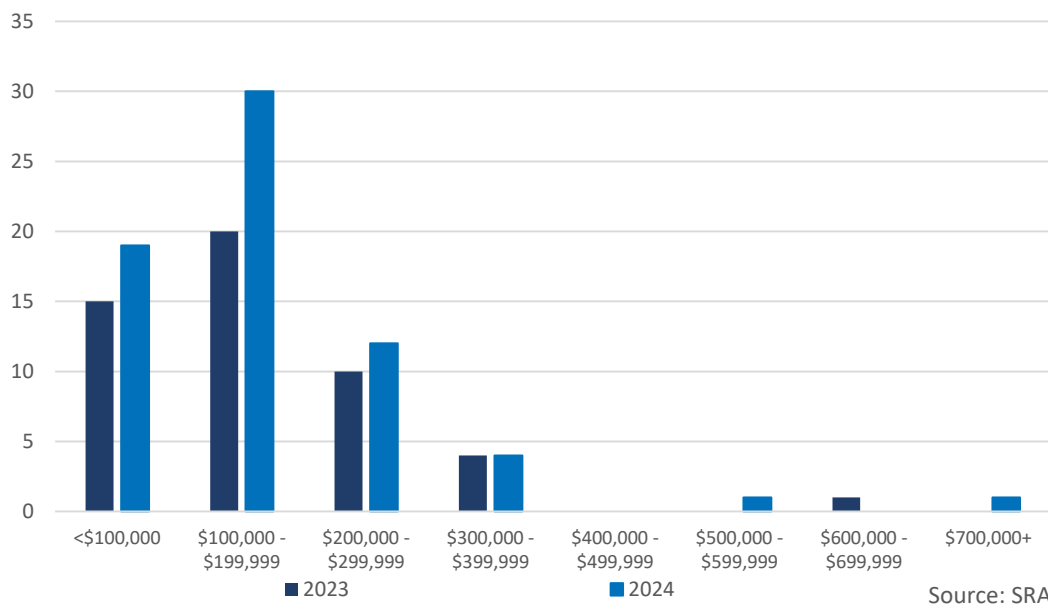
24

↓ 52.0% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 53.9% | ↓ 29.8% YTD

Residential Sales by Price Range



MONTHS OF SUPPLY

8.00

↑ 44.0% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↑ 1.9% | ↓ 53.8% YTD



MELVILLE - AUGUST 2024

August 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	3	-67%	6	-45%	18	-60%	6.00	20%	77	\$122,900	3%	\$154,000	3%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	0	-	0	-	4	-	-	-	-	-	-	-	-
Acreage	0	-	0	-100%	0	-100%	-	-	-	-	-	-	-
Mobile	0	-	1	0%	2	0%	-	-	-	-	-	-	-
Muti-Family	0	-	0	-	0	-100%	-	-	-	-	-	-	-
Total Residential	3	-67%	7	-46%	24	-52%	8.00	44%	77	\$123,000	3%	\$154,000	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	8	-62%	13	-46%	52	-54%	7.85	2%	93	\$114,030	8%	\$138,151	11%

Year-to-Date

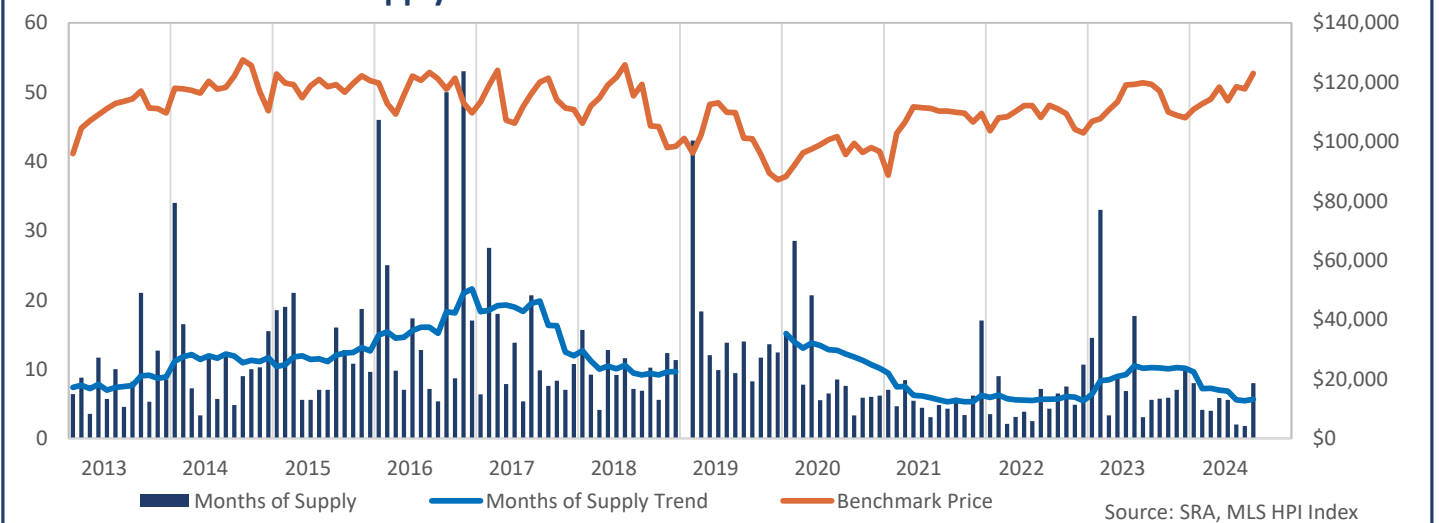
August 2024

	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	62	29%	64	-24%	26	-31%	3.32	-47%	82	\$116,088	1%	\$149,045	-5%
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	1	0%	0	-100%	4	580%	34.00	580%	191	-	-	\$144,000	3%
Acreage	1	-	0	-100%	1	33%	4.00	-	162	-	-	\$725,000	-
Mobile	2	-	3	50%	2	33%	6.00	-	120	-	-	\$314,000	-
Muti-Family	1	0%	0	-100%	1	20%	6.00	20%	231	-	-	\$245,000	-60%
Total Residential	67	34%	67	-26%	33	-19%	3.91	-39%	88	\$116,175	1%	\$163,922	-1%

10-Year Averages

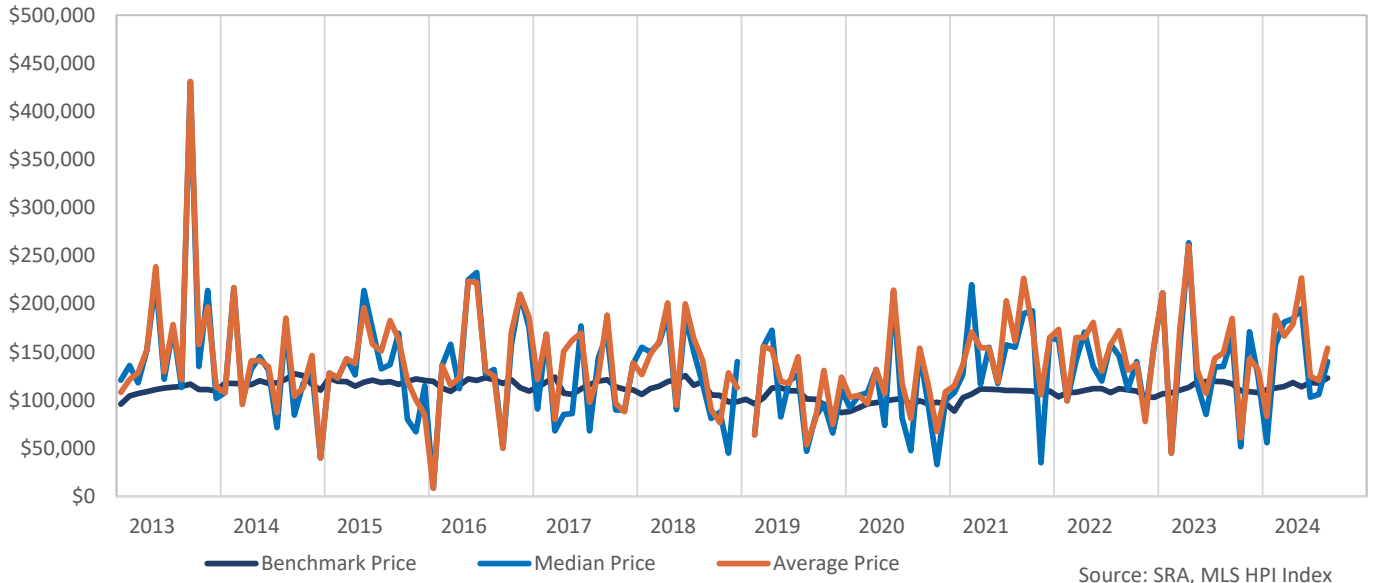
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	48	41%	91	-27%	47	-30%	8.46	-54%	94	\$111,980	4%	\$145,942	12%

Residential Months of Supply and Price

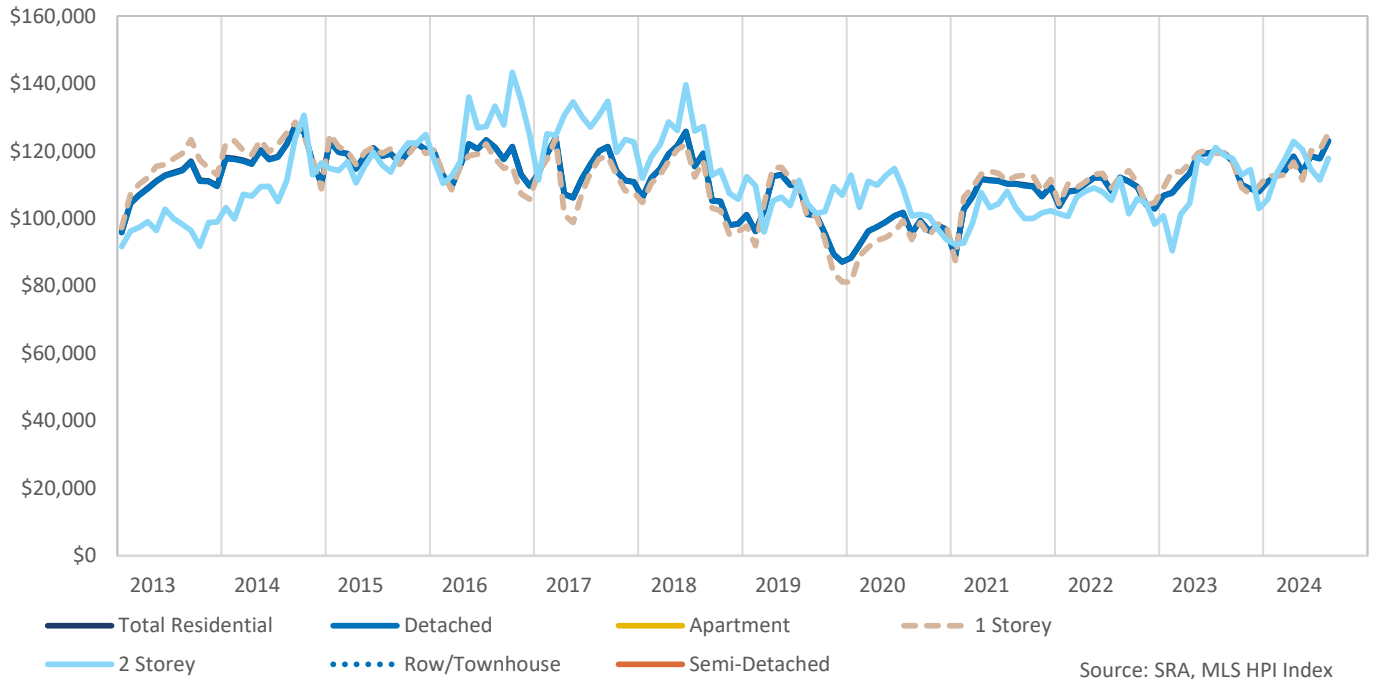




Detached Pricing



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
August 2024 Benchmark Price	\$123,000
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
August 2024 Benchmark Price	\$122,900	\$125,200	\$117,800
Share of Total Sales, Last 3 Years	99%	71%	29%

	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	-	-	-
August 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-

