

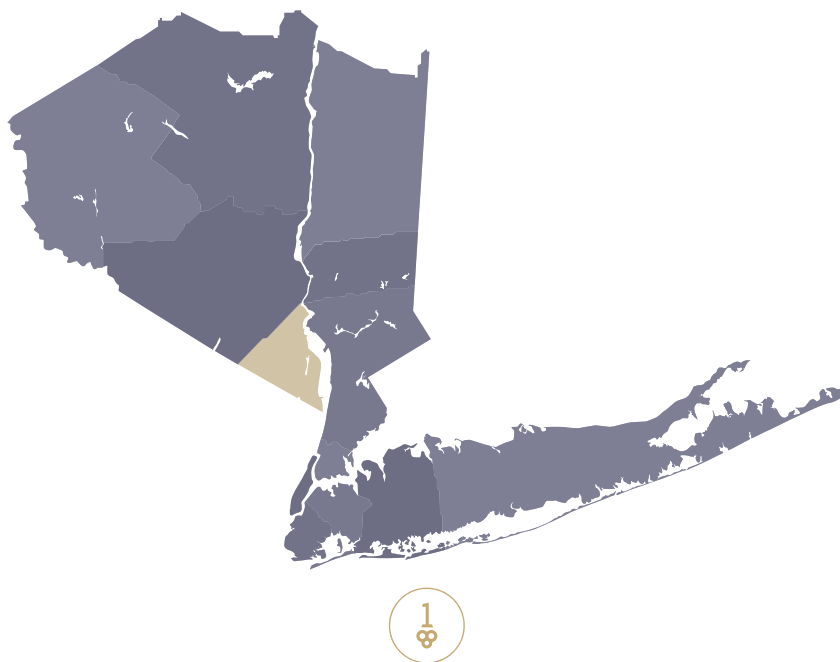
One Key[®] Rockland County MLS **Market Update**

The One Source Real Estate Marketplace

February 2023

Rockland County reported a residential closed median sales price of \$555,000 in February 2023, which is an increase of 3.70% from the reported figure of \$535,000 in February 2022. There were 136 closed residential sales transactions and 155 pending transactions in February 2023, following 153 closed and 139 pending transactions reported in the prior month.

The OneKey MLS Regional Area reported a closed median sale price of \$550,000 in February 2023, representing a decrease of 3.50% as compared to the reported \$570,000 in February 2022. Across the regional coverage area, there were 2,988 closed residential transactions and 3,974 pending transactions, following the reported 3,621 closed and 3,224 pending 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:

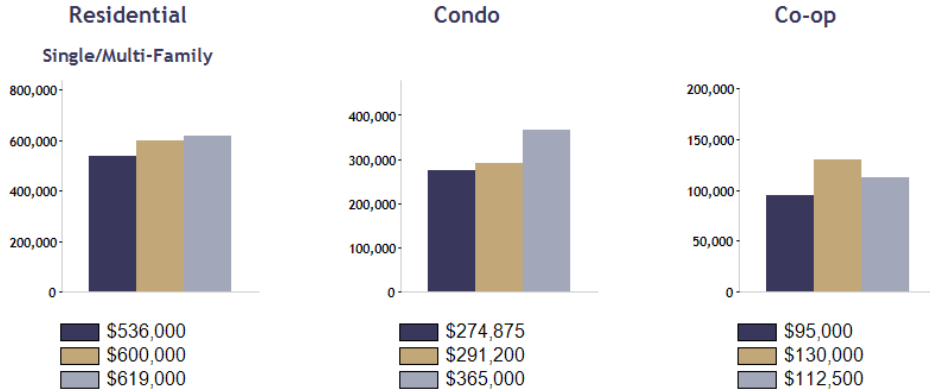
Location: Rockland (County)

Date Range

Feb 2021	Feb 2022	Feb 2023
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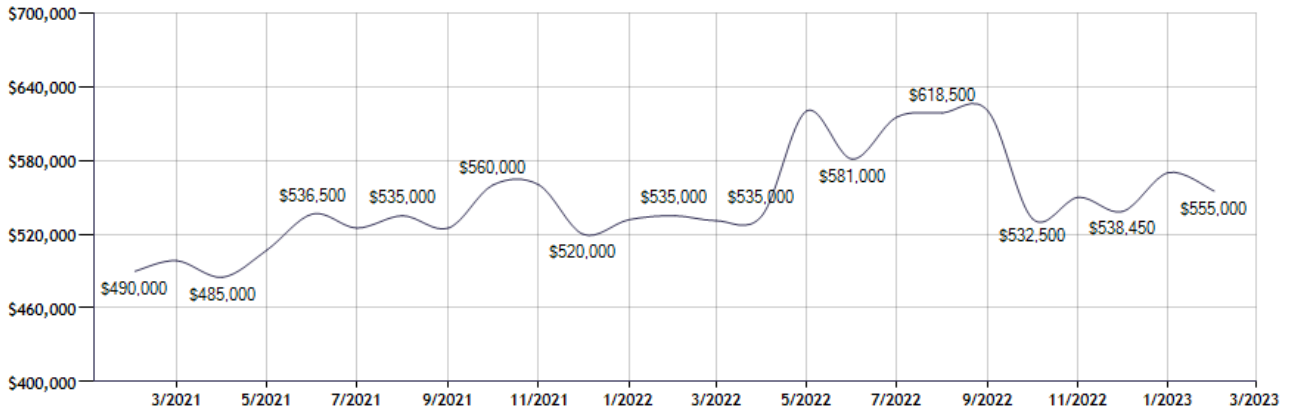
Current Available Inventory - 327
 Current Median List Price - \$699,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$555,000	\$535,000	3.7
Jan-2023	\$570,000	\$531,750	7.2
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
Aug-2022	\$618,500	\$535,000	15.6
Jul-2022	\$615,000	\$525,000	17.1
Jun-2022	\$581,000	\$536,500	8.3
May-2022	\$620,000	\$507,000	22.3
Apr-2022	\$535,000	\$485,000	10.3
Mar-2022	\$531,000	\$498,500	6.5

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:

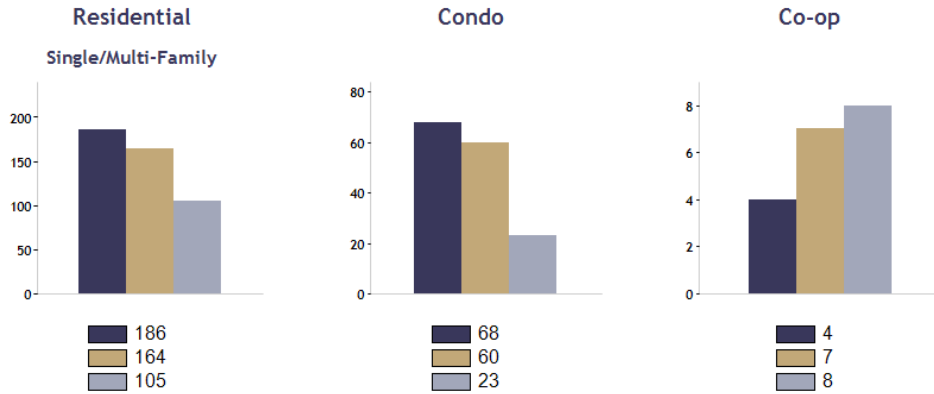
Location: Rockland (County)

Date Range



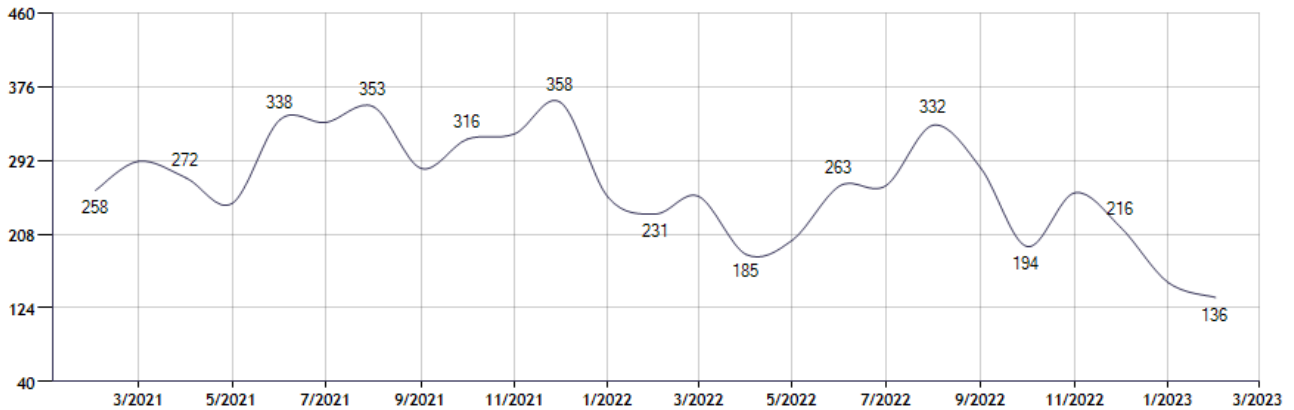
Current Available Inventory - 327
 Current Median List Price - \$699,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	136	231	-41.1
Jan-2023	153	250	-38.8
Dec-2022	216	358	-39.7
Nov-2022	255	322	-20.8
Oct-2022	194	316	-38.6
Sep-2022	283	283	0.0
Aug-2022	332	353	-5.9
Jul-2022	263	335	-21.5
Jun-2022	263	338	-22.2
May-2022	201	243	-17.3
Apr-2022	185	272	-32.0
Mar-2022	251	291	-13.7

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



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Pending Sales Counts for:

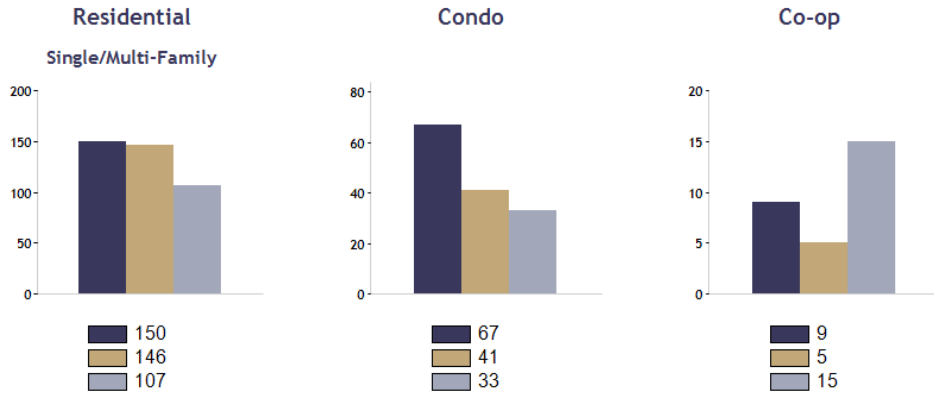
Location: Rockland (County)

Date Range



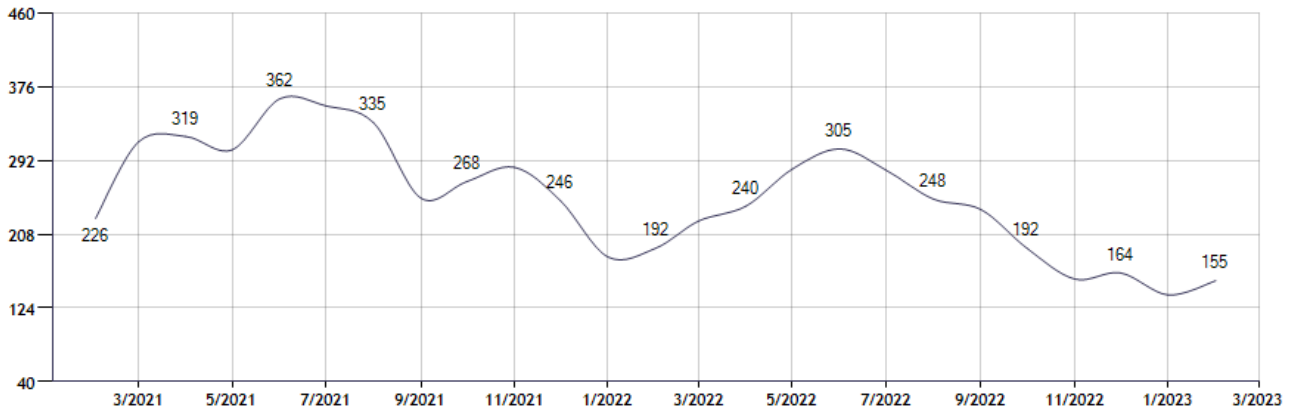
Current Available Inventory - 327
 Current Median List Price - \$699,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	155	192	-19.3
Jan-2023	139	182	-23.6
Dec-2022	164	246	-33.3
Nov-2022	157	284	-44.7
Oct-2022	192	268	-28.4
Sep-2022	236	249	-5.2
Aug-2022	248	335	-26.0
Jul-2022	281	354	-20.6
Jun-2022	305	362	-15.7
May-2022	282	304	-7.2
Apr-2022	240	319	-24.8
Mar-2022	223	313	-28.8

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



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