

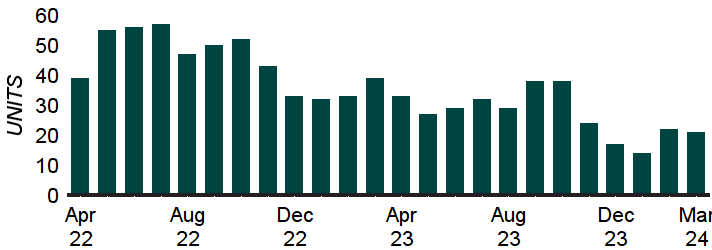
MARCH 2024 MARKET REPORT

Byram Hills
Single Family

	March 2024	CHANGE FROM February 2024	CHANGE FROM March 2023
MEDIAN SALE PRICE	\$1,850,000	▲ 29.80%	▲ 3.60%
AVERAGE SALE PRICE	\$1,622,428	▼ -14.00%	▼ -21.70%
UNITS SOLD	7	▼ -22.20%	▲ 40.00%
AVERAGE DAYS ON MARKET	85	▲ 142.90%	▼ -44.10%
% OF SALES PRICE	103.88	▲ 3.00%	▲ 8.20%
UNITS FOR SALE	21	▼ -4.50%	▼ -46.20%
MONTHS OF INVENTORY	3.00	▲ 25.00%	▼ -61.50%

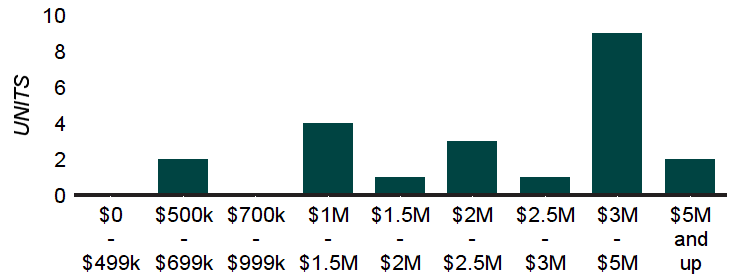
HOMES FOR SALE

Number of homes listed for sale, end of month



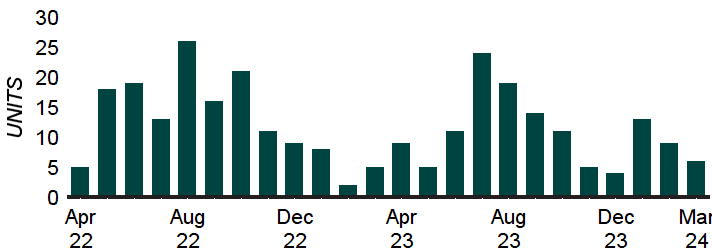
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



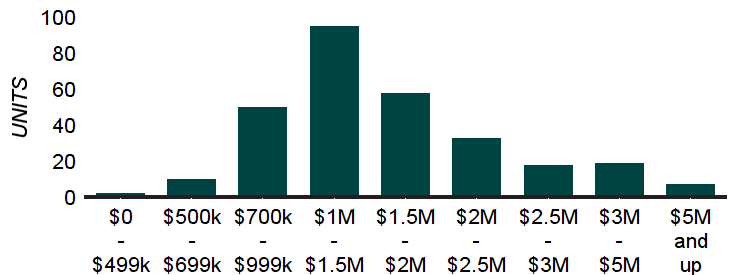
HOMES SOLD

Number of homes sold



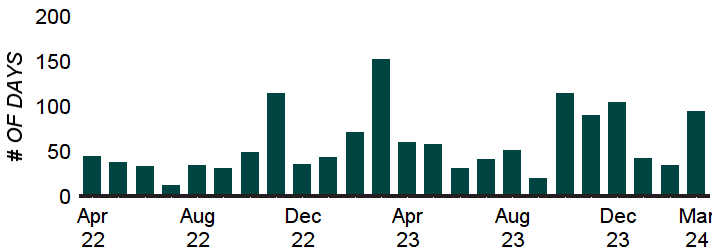
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



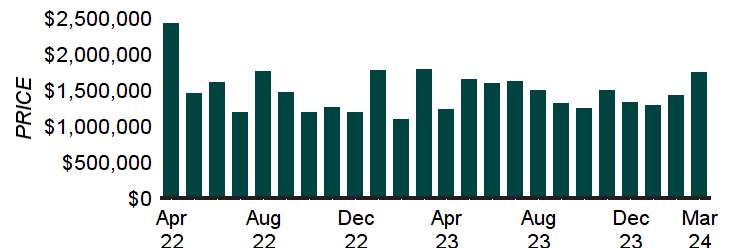
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



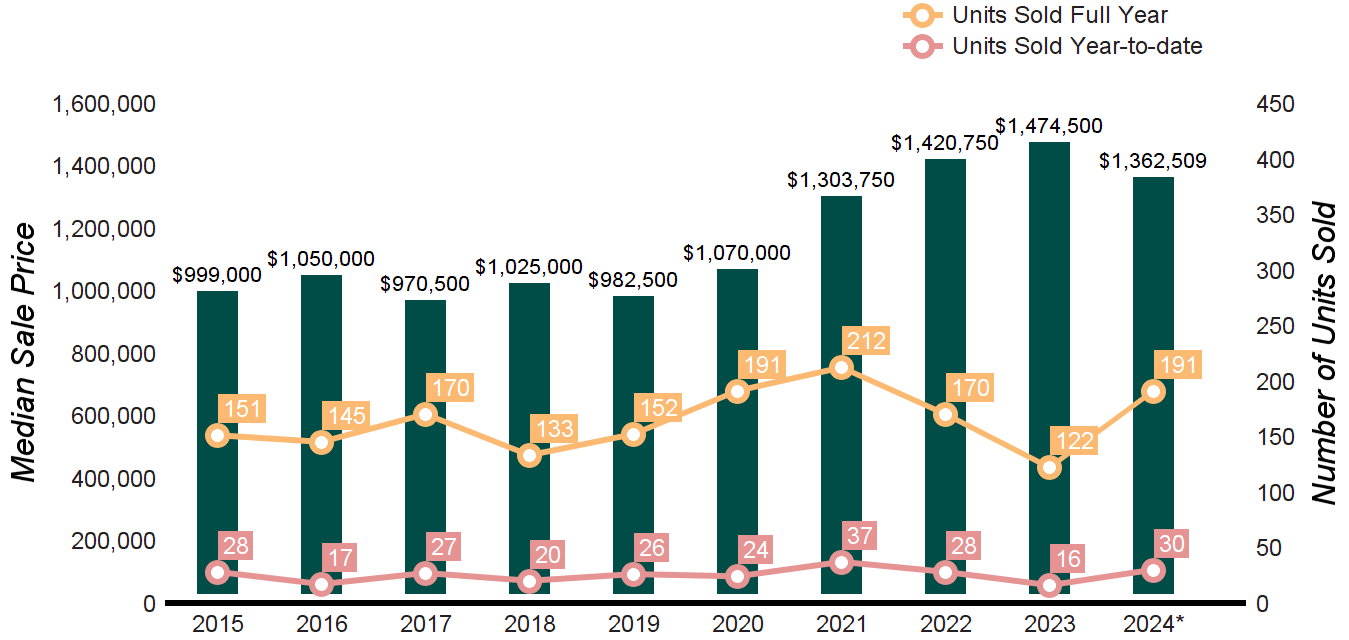
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Byram Hills
Single Family



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
UNITS SOLD	151	145	170	133	152	191	212	170	122	191
	▲ 14%	▼ 4%	▲ 17%	▼ 22%	▲ 14%	▲ 26%	▲ 11%	▼ 20%	▼ 28%	▲ 57%
MEDIAN SOLD PRICE	\$999,000	\$1,050,000	\$970,500	\$1,025,000	\$982,500	\$1,070,000	\$1,303,750	\$1,420,750	\$1,474,500	\$1,362,509
	▼ 5%	▲ 5%	▼ 8%	▲ 6%	▼ 4%	▲ 9%	▲ 22%	▲ 9%	▲ 4%	▼ 8%