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Real Estate

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167 River Road Rhinebeck, New York 12572, \$3,750,000, MLS ID: 360483

First Quarter 2017
Hudson Valley Luxury Market Overview

*Written by Randy Myers,
in collaboration with Heather Croner and Pete Hubbell*



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HUDSON VALLEY LUXURY REAL ESTATE MARKET OVERVIEW

Dutchess, Columbia and Ulster County residential sales over \$750,000

Extending a trend that began last summer, the Hudson Valley luxury real estate market registered another strong performance during the first quarter of 2017.

Forty-two properties changed hands during the period, up from 26 in the year-earlier first quarter. Homes also sold much faster, and closer to asking price, than they did a year ago. The average transaction settled just 186 days after listing, down from 287 days in the first quarter of 2016. The final price, on average, was 8.6% below the asking price, versus an average discount of -15.5% a year earlier.

That average listing discount—the sale price versus the listing price—has now been less than -10% for three consecutive quarters after averaging -11% for the prior four calendar years. Supply and demand also seem to be evening out a bit. During this year's first quarter there were just 385 luxury properties on the market, down from 480 in the



921 Duell Road Stanfordville, New York 12581, \$3,150,000, MLS ID: 356046

year-earlier first quarter, and an average of 481 from 2013 through 2016.

Despite these improvements in the data, it's still too early to call this a seller's market. While the time it took to sell a house in the first quarter improved dramatically from a year ago, it was not materially different than the 192-day average of the prior four years.

Dutchess County

The Dutchess County luxury market saw some of the biggest improvements during the first

quarter, not so much in numbers of transactions—17 versus 14 a year earlier—but rather in how quickly homes sold and how close they sold to the asking price. The average sale settled 227 days after listing, down from 423 days a year earlier. The average listing discount narrowed to -8.6% from -21.5%.

Among the more notable sales was a prime example of Hudson Valley farmland, with house and stunning views, that sold for \$3,750,000 just outside the village of Millbrook. In Pawling, in the southeast corner of the county, a home built in the late 1800s, and reported to have



921 Duell Road Stanfordville, New York 12587, \$3,150,000, MLS ID: 360483

once been owned by the sister of renowned broadcaster and Quaker Hill resident Lowell Thomas, sold for \$750,000. The house is a six-bedroom, five-and-a-half bath Colonial minutes from Pawling Village and Metro North rail service.

As we have long known but perhaps too often failed to mention, it is not necessary to spend a fortune to live in luxury in the Hudson Valley. Just west of Pawling, in Hopewell Junction, new owners took possession last quarter of a graciously appointed four-bedroom two-story that features a resort-like backyard. Among its highlights: a heated 40' x 40' salt-water pool, limestone patio, and pool house with great room, kitchenette, full

bath and dressing room. Situated on just over one lushly landscaped acre, the property sold for \$792,500.

Columbia County

Properties sold much more quickly in the first quarter of 2017 than they did a year earlier across the Hudson Valley, but in Columbia County they practically flew to settlement, at least by recent norms in the luxury real estate market. On average, the 13 properties that went to settlement closed a scant 106 days after listing, down from 191 days in the first quarter of 2016. The average listing discount contracted as well, to -6.3% from -13.4% a year earlier.

A 45-acre Hillsdale estate abutting

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the Audubon Wildlife Sanctuary fetched the highest price in Columbia County for the quarter. A stately farmhouse with large front porch and multiple fireplaces is the property's main attraction, but a whimsical guest cottage, with fireplace and sauna overlooking a heated pool, competes for the attention of visitors—as do sweeping views of the Catskills.

Ulster County

Although it is the largest of the three counties in the Hudson Valley market, geographically, more rugged Ulster County traditionally closes on fewer luxury real estate transactions than its neighbors in any given time period. That proved the case again in the first quarter of 2017, although the 12 properties sold doubled the six from a year earlier and numbered just one less than the 13 sales registered in Columbia County. The median sale price rang in at \$980,000, up from \$939,500 a year earlier. It was the highest figure for Ulster County since the fourth quarter of 2015.

In other respects, the Ulster market lagged its neighbors, with the average days on market edging up to 225 from 195 a year earlier, and the average listing discount widening to -10.3% from -8.3%.



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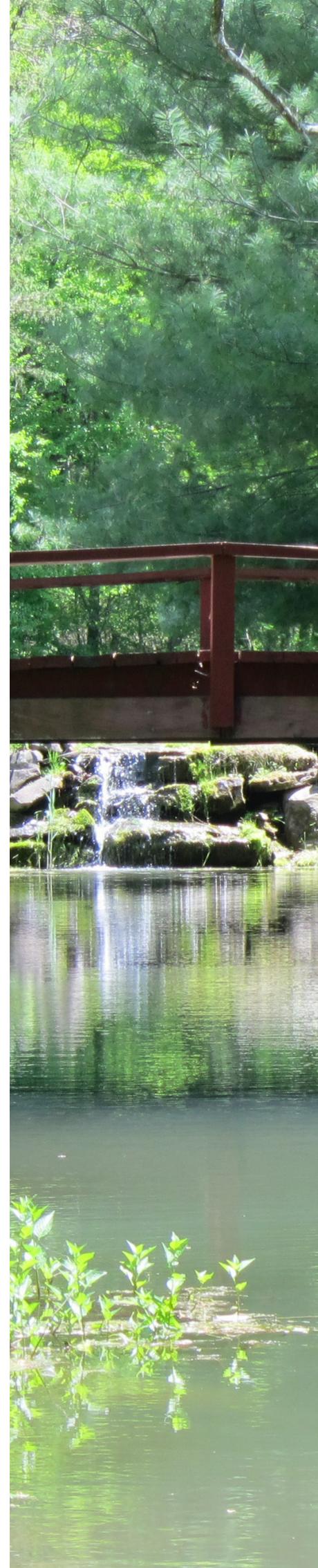
The highlight of the quarter's activity was the sale, for \$3,050,000, of a 74-acre property in tiny Hurley, New York. The property is anchored by a meticulously renovated early 1700s Dutch stone house. Sometimes called the "Captain Newkirk House" after an early owner, the house, with subsequent additions, now includes five bedrooms and three and a half baths, as well as a recently constructed guest house and gunite pool. Hurley is less than 10 miles from the even smaller hamlet of Stone Ridge, an enclave of well-preserved 18th century stone homes and a favorite haunt, over the years, of many Hollywood actors and actresses.

Commentary

It can be difficult to pinpoint exactly why a given real estate market starts to become more active, as happened with the Hudson Valley beginning last summer. Certainly a strengthening business climate can help. The U.S.



626 Cold Spring Road Stanfordville, New York 12581. Rental \$3,500. MLS ID: 345001



400-424 New Salem Rd Kingston, New York 12429, \$3,700,000, MLS ID: 20162194

economy did perform better in the second half of 2016 than it did in the first, boosting investor and consumer sentiment. Sentiment then continued to improve on the heels of Donald Trump's election to the presidency, with many voters speculating that a Trump administration would lead to a more business-friendly regulatory environment. That, in turn, helped push the stock market to record levels in early March (after which, through mid-April, the rally seemed to have stalled).

Beyond economic trends, there's also some evidence that buyers from the New York City region who once might have flocked to the Hamptons have more recently turned their attention to the Hudson Valley. The Wall Street Journal and online news sites Business Insider and Yahoo Finance both published articles early this year detailing a downturn in the Hamptons luxury real estate market, with the latter two also documenting a corresponding uptick in interest in the Hudson Valley. Yahoo Finance writer Lawrence Lewitinn wrote that the Hudson Valley was attracting particular attention from "tech entrepreneurs, artists, chefs and fashionistas" who prefer experiences over things.

We've seen evidence of this in our own office. More strikingly, we're seeing increased interest in the region from potential buyers and sellers alike at the higher end of the market, where homes and properties sell for \$4 million and up. Whether this will translate to sales remains to be seen, especially if the economy doesn't deliver on the heady expectations that arose following the election.

As to what's motivating potential buyers, we've seen that people are drawn to the Hudson Valley for many reasons: peace and quiet; beautiful river, farm and wooded views; charming villages; bucolic estates. More recently, we've also seen a growing interest among people looking to tap into the farm-to-table movement, including one recent visitor looking to outfit a farm with an agricultural training center, possibly including housing for interns and guests, an experimental kitchen for developing recipes from homegrown produce, and a restaurant.

Overall, the Hudson Valley luxury real estate market appears to us as it has long appeared—a relatively stable, steady market in which prices go up less in good times than some glitzier locales but down less in difficult times. Typically, one can buy a property here and enjoy it, and the lifestyle it provides, for many years, knowing that one's money can be recovered when it's time to sell. To our way of thinking, it is one of the most attractive real estate markets in the world, regardless of market conditions. But it is nice when, like now, those conditions appear to be on the upswing.



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HUDSON VALLEY LUXURY MARKET SALES IN Q1 2017 BY MARKET SUBSET

| Category | Region | # Sales | Median Price |
|--------------------------------|--------------------------|-----------|--------------------|
| \$750,000-\$999,999 | All Hudson Valley | 20 | \$877,500 |
| | Columbia County | 6 | \$862,500 |
| | Dutchess County | 8 | \$922,500 |
| | Ulster County | 6 | \$875,000 |
| \$1,000,000-\$1,999,999 | All Hudson Valley | 17 | \$1,400,000 |
| | Columbia County | 4 | \$1,561,250 |
| | Dutchess County | 8 | \$1,467,500 |
| | Ulster County | 5 | \$1,065,000 |
| \$2,000,000-\$3,999,999 | All Hudson Valley | 5 | \$2,525,000 |
| | Columbia County | 3 | \$2,500,000 |
| | Dutchess County | 1 | \$3,750,000 |
| | Ulster County | 1 | \$3,050,000 |
| \$4,000,000 + | All Hudson Valley | 0 | n/a |
| | Columbia County | 0 | n/a |
| | Dutchess County | 0 | n/a |
| | Ulster County | 0 | n/a |



35 Killbuck Road, Millbrook, New York 12545, \$7,425,000, MLS ID: 359356

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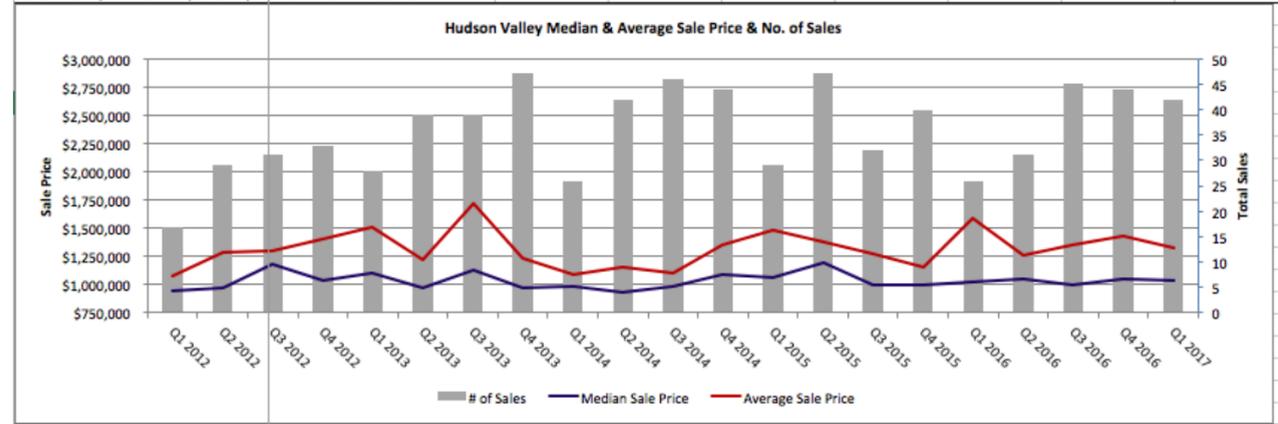
HUDSON VALLEY LUXURY MARKET OVERVIEW

| Period | # of Sales | Median Sale Price | Average Sale Price | Avg. Days on Market | Avg. Listing Discount | Listing Inventory |
|---------|------------|-------------------|--------------------|---------------------|-----------------------|-------------------|
| Q1 2017 | 42 | \$1,042,500 | \$1,320,886 | 186 | -8.6% | 385 |
| Q4 2016 | 44 | \$1,050,000 | \$1,429,681 | 210 | -7.2% | 430 |
| Q3 2016 | 45 | \$1,000,000 | \$1,353,329 | 190 | -9.2% | 476 |
| Q2 2016 | 31 | \$1,050,000 | \$1,264,052 | 183 | -12.4% | 611 |
| Q1 2016 | 26 | \$1,022,500 | \$1,589,721 | 287 | -15.5% | 480 |

This information contained in this Market Overview has been compiled from NYS ORPS, Mid-Hudson MLS, Columbia Northern Dutchess MLS, and Ulster MLS. We believe this information to be true and accurate. Heather Croner Real Estate, R. P. Hubbell and Company, Inc. and Randy Myers assume no responsibility for the accuracy and reliability of this information and disclaim any liability for damages real or imagined caused by any error or omission on the researching or recording of these records and data.

| Hudson Valley Market Matrix, All Sales \$750,000 and over | 2013 | 2014 | 2015 | 2016 | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 999,999 | \$ 988,750 | \$ 1,037,500 | \$ 1,047,500 | \$ 1,022,500 | \$ 1,050,000 | \$ 1,000,000 | \$ 1,050,000 | \$ 1,042,500 |
| Average Sale Price | \$ 1,421,541 | \$ 1,187,938 | \$ 1,317,201 | \$ 1,399,480 | \$ 1,589,721 | \$ 1,264,052 | \$ 1,353,329 | \$ 1,429,681 | \$ 1,320,886 |
| # of Sales | 153 | 158 | 148 | 146 | 26 | 31 | 45 | 44 | 42 |
| Avg. DOM | 192 | 205 | 152 | 218 | 287 | 183 | 190 | 210 | 186 |
| Avg. List Price | \$ 1,909,131 | \$ 1,856,298 | \$ 1,448,072 | \$ 1,279,133 | \$ 1,729,100 | \$ 1,795,890 | \$ 1,851,148 | \$ 1,543,623 | \$ 1,381,584 |
| Listing Discount | -10.49% | -14.47% | -9.16% | -9.78% | -15.52% | -12.43% | -9.20% | -7.15% | -8.56% |
| Listing Inventory | 462 | 469 | 492 | 499 | 480 | 611 | 476 | 430 | 385 |

| Hudson Valley Median Sale Price by Market Subset | 2013 | 2014 | 2015 | 2016 | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | | | | | |
| Median | \$ 850,000 | \$ 869,725 | \$ 870,000 | \$ 825,000 | \$ 832,750 | \$ 815,000 | \$ 827,500 | \$ 825,000 | \$ 877,500 |
| # of Sales | 77 | 87 | 70 | 71 | 13 | 15 | 22 | 21 | 20 |
| \$1,000,000 - \$1,999,999 | | | | | | | | | |
| Median | \$ 1,285,000 | \$ 1,325,000 | \$ 1,286,500 | \$ 1,395,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 1,400,000 | \$ 1,290,000 | \$ 1,400,000 |
| # of Sales | 56 | 60 | 59 | 55 | 9 | 11 | 17 | 18 | 17 |
| \$2,000,000 - \$3,999,999 | | | | | | | | | |
| Median | \$ 2,700,000 | \$ 2,287,500 | \$ 2,549,000 | \$ 2,275,000 | \$ 2,612,500 | \$ 2,185,000 | \$ 2,275,000 | \$ 3,116,000 | \$ 2,525,000 |
| # of Sales | 16 | 10 | 18 | 16 | 3 | 5 | 5 | 3 | 5 |
| \$4,000,000 + | | | | | | | | | |
| Median | \$ 8,300,000 | \$ 5,000,000 | \$ 4,682,091 | \$ 6,750,000 | \$ 9,400,000 | \$ - | \$ 6,500,000 | \$ 6,000,000 | - |
| # of Sales | 4 | 1 | 1 | 4 | 1 | 0 | 1 | 2 | 0 |

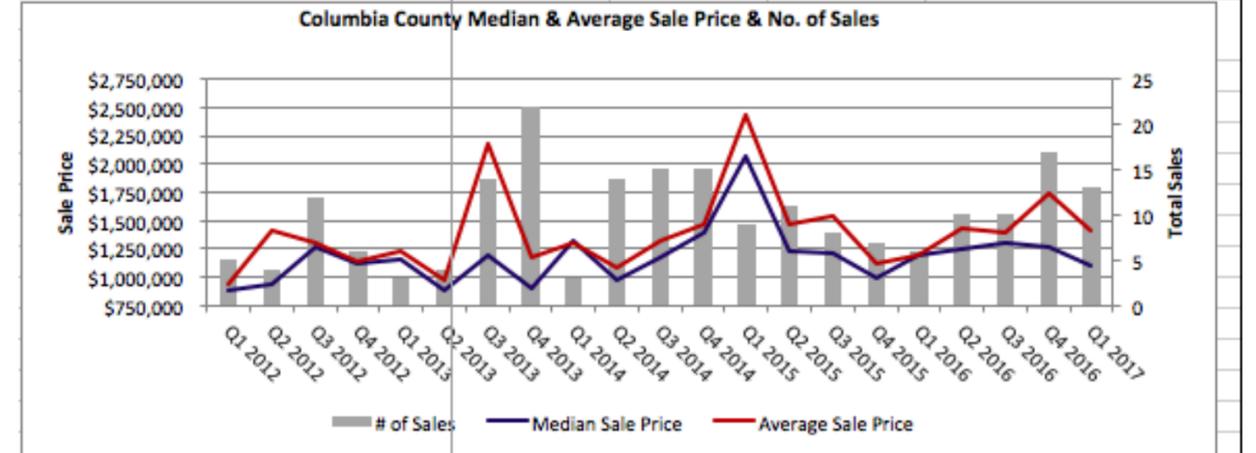


| Columbia County Market Matrix | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,037,500 | \$ 968,750 | \$ 1,090,000 | \$ 1,235,000 | 1260000 |
| Average Sale Price | \$ 1,209,000 | \$ 1,476,050 | \$ 1,287,485 | \$ 1,662,692 | 1481739 |
| # of Sales | 27 | 44 | 47 | 35 | 43 |
| Avg. DOM | 185 | 179 | 208 | 124 | 181 |
| Avg. List Price | \$ 1,908,446 | \$ 1,859,082 | \$ 1,859,264 | \$ 1,350,528 | \$ 1,700,459 |
| Listing Discount | -10.86% | -9.85% | -12.89% | -8.36% | -10.51% |

| Median Sale Price by Market Subset | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 877,500 | \$ 872,000 | \$ 865,000 | \$ 861,250 | \$ 853,750 |
| # of Sales | 12 | 24 | 19 | 10 | 16 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,262,500 | \$ 1,277,500 | \$ 1,325,000 | \$ 1,235,000 | \$ 1,409,000 |
| # of Sales | 12 | 14 | 23 | 15 | 20 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ 2,037,000 | \$ 2,772,500 | \$ 2,075,000 | \$ 2,257,500 | \$ 2,465,625 |
| # of Sales | 3 | 4 | 5 | 9 | 6 |
| \$4,000,000 + | | | | | |
| Median | --- | \$ 7,500,000 | --- | \$ 4,682,091 | \$ 7,000,000 |
| # of Sales | 0 | 2 | 0 | 1 | 1 |

| Columbia County Market Matrix | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,197,500 | \$ 1,247,500 | \$ 1,300,000 | \$ 1,260,000 | \$ 1,097,500 |
| Average Sale Price | \$ 1,193,750 | \$ 1,420,225 | \$ 1,398,600 | \$ 1,742,353 | \$ 1,410,962 |
| # of Sales | 6 | 10 | 10 | 17 | 13 |
| Avg. DOM | 191 | 118 | 284 | 145 | 106 |
| Avg. List Price | \$ 1,725,999 | \$ 1,717,162 | \$ 1,645,723 | \$ 1,927,353 | \$ 1,446,300 |
| Listing Discount | -13.36% | -13.18% | -9.95% | -9.60% | -6.28% |
| Listing Inventory | 126 | 179 | 132 | 157 | 140 |

| Median Sale Price by Market Subset | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 806,250 | \$ 807,500 | \$ 915,000 | \$ 850,000 | \$ 862,500 |
| # of Sales | 2 | 4 | 3 | 7 | 6 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,450,000 | \$ 1,595,500 | \$ 1,300,000 | \$ 1,450,000 | \$ 1,561,250 |
| # of Sales | 4 | 4 | 5 | 7 | 4 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ - | \$ 2,420,625 | \$ 2,187,750 | \$ 3,308,000 | \$ 2,500,000 |
| # of Sales | 0 | 2 | 2 | 2 | 3 |
| \$4,000,000 + | | | | | |
| Median | --- | --- | --- | \$ 7,000,000 | --- |
| # of Sales | 0 | 0 | 0 | 1 | 0 |



APPENDIX

Dutchess

APPENDIX

Ulster

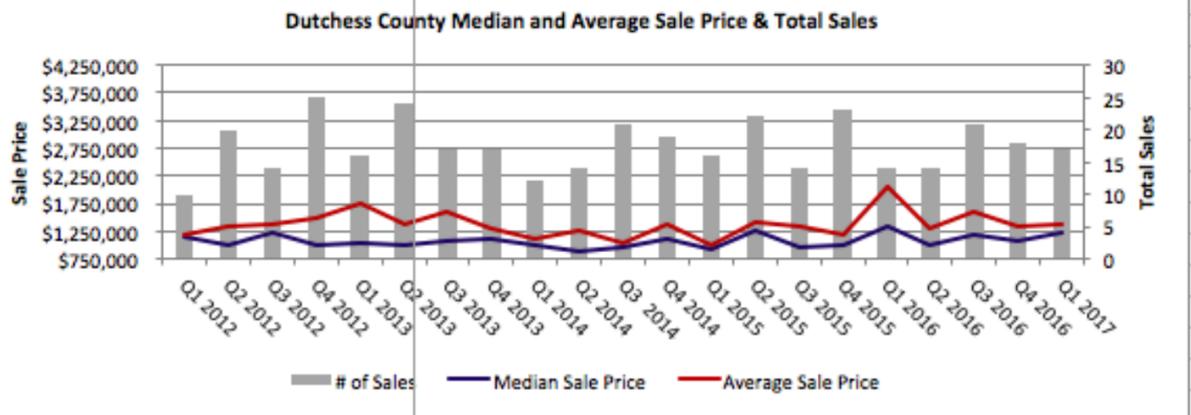
| Dutchess County Market Matrix | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,050,000 | \$ 1,037,500 | \$ 985,000 | \$ 999,999 | \$ 1,132,500 |
| Average Sale Price | \$ 1,177,802 | \$ 1,488,527 | \$ 1,203,050 | \$ 1,236,350 | \$ 1,558,098 |
| # of Sales | 63 | 74 | 66 | 75 | 67 |
| Avg. DOM | 215 | 185 | 218 | 235 | 226 |
| Avg. List Price | \$ 2,325,820 | \$ 2,329,958 | \$ 2,107,503 | \$ 1,607,587 | \$ 1,411,920 |
| Listing Discount | -11.13% | -10.50% | -15.20% | -8.45% | -9.70% |

| Median Sale Price by Market Subset | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 826,769 | \$ 840,000 | \$ 869,000 | \$ 852,500 | \$ 807,500 |
| # of Sales | 28 | 36 | 38 | 38 | 30 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,300,000 | \$ 1,350,000 | \$ 1,325,000 | \$ 1,317,500 | \$ 1,400,000 |
| # of Sales | 25 | 27 | 23 | 31 | 24 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ 2,937,500 | \$ 2,700,000 | \$ 2,387,500 | \$ 2,649,000 | \$ 2,339,175 |
| # of Sales | 7 | 9 | 4 | 6 | 10 |
| \$4,000,000 + | | | | | |
| Median | \$ 4,694,500 | \$ 8,300,000 | \$ 5,000,000 | -- | \$ 6,500,000 |
| # of Sales | 2 | 2 | 1 | 0 | 3 |

Source: NYSORPS, Mid-Hudson MLS

| Dutchess County Market Matrix | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 1,350,000 | \$ 1,000,000 | \$ 1,200,000 | \$ 1,075,000 | \$ 1,230,000 |
| Average Sale Price | \$ 2,046,482 | \$ 1,283,918 | \$ 1,589,753 | \$ 1,354,562 | \$ 1,359,041 |
| # of Sales | 14 | 14 | 21 | 18 | 17 |
| Avg. DOM | 423 | 184 | 193 | 199 | 227 |
| Avg. List Price | \$ 2,106,225 | \$ 2,297,958 | \$ 2,377,561 | \$ 1,475,700 | \$ 1,321,053 |
| Listing Discount | -21.51% | -12.25% | -11.78% | -7.90% | -8.64% |
| Listing Inventory | 180 | 177 | 176 | 173 | 137 |

| Median Sale Price by Market Subset | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 777,000 | \$ 815,000 | \$ 797,500 | \$ 820,662 | \$ 922,500 |
| # of Sales | 5 | 7 | 10 | 8 | 8 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,400,000 | \$ 1,300,000 | \$ 1,600,000 | \$ 1,262,500 | \$ 1,467,500 |
| # of Sales | 5 | 4 | 7 | 8 | 8 |
| \$2,000,000 - \$3,999,999 | | | | | |
| Median | \$ 2,612,500 | \$ 2,178,350 | \$ 2,500,000 | \$ 2,000,000 | \$ 3,750,000 |
| # of Sales | 3 | 3 | 3 | 1 | 1 |
| \$4,000,000 + | | | | | |
| Median | \$ 9,400,000 | \$ - | \$ 6,500,000 | \$ 5,000,000 | - |
| # of Sales | 1 | 0 | 1 | 1 | 0 |



| Ulster County Market Matrix | 2012 | 2013 | 2014 | 2015 | 2016 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 900,000 | \$ 1,050,000 | \$ 946,000 | \$ 995,000 | \$ 900,000 |
| Average Sale Price | \$ 1,234,250 | \$ 1,226,486 | \$ 1,061,545 | \$ 1,133,115 | \$ 971,135 |
| # of Sales | 16 | 35 | 45 | 38 | 36 |
| Avg. DOM | 237 | 210 | 166 | 158 | 222 |
| Avg. List Price | \$ 1,262,424 | \$ 1,497,585 | \$ 1,381,877 | \$ 1,074,380 | \$ 1,037,555 |
| Listing Discount | -9.96% | -10.91% | -8.01% | -6.65% | -6.43% |

| Median Sale Price by Market Subset | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 900,000 | \$ 850,000 | \$ 889,750 | \$ 883,500 | \$ 845,000 |
| # of Sales | 10 | 17 | 30 | 22 | 25 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ 1,234,250 | \$ 1,290,000 | \$ 1,292,650 | \$ 1,228,000 | \$ 1,162,500 |
| # of Sales | 6 | 15 | 14 | 13 | 11 |
| \$2,000,000+ | | | | | |
| Median | --- | \$ 2,500,000 | \$ 2,614,700 | \$ 2,500,000 | 0 |
| # of Sales | - | 3 | 1 | 3 | - |

| Ulster County Market Matrix | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|
| Median Sale Price | \$ 939,500 | \$ 900,000 | \$ 874,000 | \$ 860,000 | \$ 980,000 |
| Average Sale Price | \$ 919,917 | \$ 1,001,214 | \$ 966,357 | \$ 989,317 | \$ 1,169,250 |
| # of Sales | 6 | 7 | 14 | 9 | 12 |
| Avg. DOM | 195 | 274 | 121 | 187 | 225 |
| Avg. List Price | \$ 1,341,215 | \$ 1,385,046 | \$ 1,461,074 | \$ 1,024,877 | \$ 1,377,400 |
| Listing Discount | -8.34% | -11.79% | -5.90% | -3.47% | -10.30% |
| Listing Inventory | 174 | 182 | 168 | 100 | 108 |

| Median Sale Price by Market Subset | Q1 2016 | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 |
|------------------------------------|------------|--------------|--------------|--------------|--------------|
| \$750,000 - \$999,999 | | | | | |
| Median | \$ 939,500 | \$ 844,500 | \$ 830,000 | \$ 822,500 | \$ 875,000 |
| # of Sales | 6 | 4 | 9 | 6 | 6 |
| \$1,000,000 - \$1,999,999 | | | | | |
| Median | \$ - | \$ 1,162,500 | \$ 1,142,000 | \$ 1,200,000 | \$ 1,065,000 |
| # of Sales | 0 | 3 | 5 | 3 | 5 |
| \$2,000,000+ | | | | | |
| Median | \$ - | \$ - | \$ - | \$ - | \$ 3,050,000 |
| # of Sales | 0 | 0 | 0 | 0 | 1 |

