

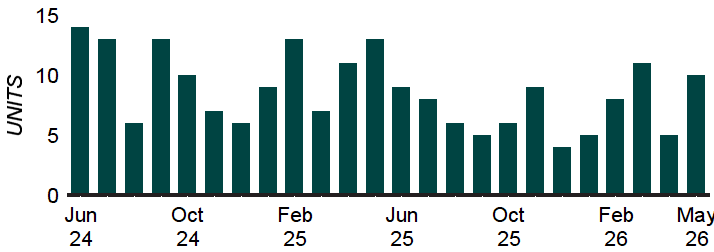
MAY 2026 MARKET REPORT

Dobbs Ferry
Single Family

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$1,204,500	▼ -38.40%	▼ -29.80%
AVERAGE SALE PRICE	\$1,406,000	▼ -29.00%	▼ -14.80%
UNITS SOLD	4	▲ 33.30%	0.00%
AVERAGE DAYS ON MARKET	27	▼ -75.70%	▲ 50.00%
% OF SALES PRICE	114.33	▲ 15.40%	▼ -2.60%
UNITS FOR SALE	10	▲ 100.00%	▼ -28.60%
MONTHS OF INVENTORY	2.50	▲ 47.10%	▼ -28.60%

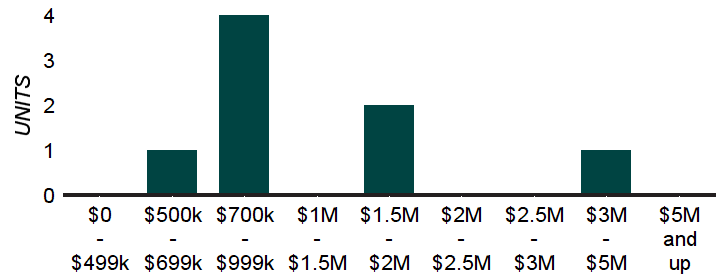
HOMES FOR SALE

Number of homes listed for sale, end of month



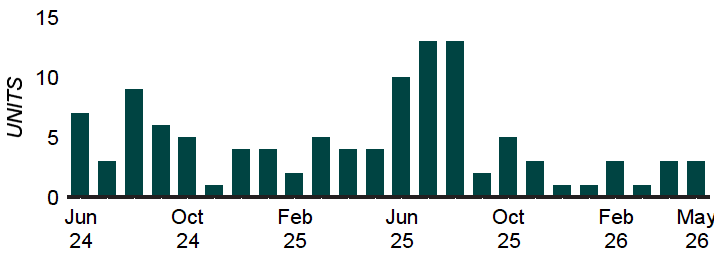
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



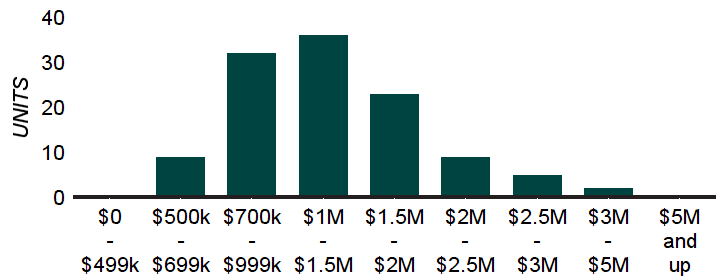
HOMES SOLD

Number of homes sold



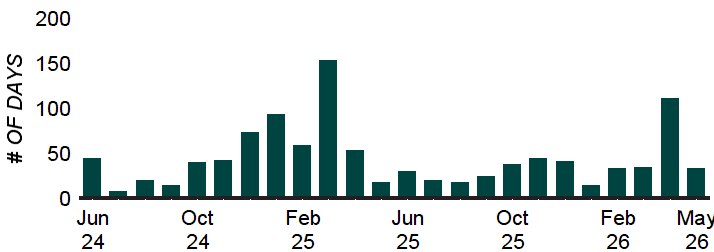
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



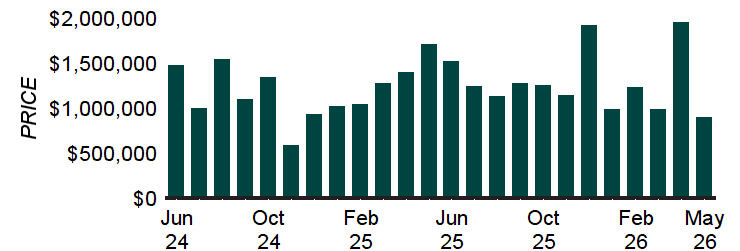
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



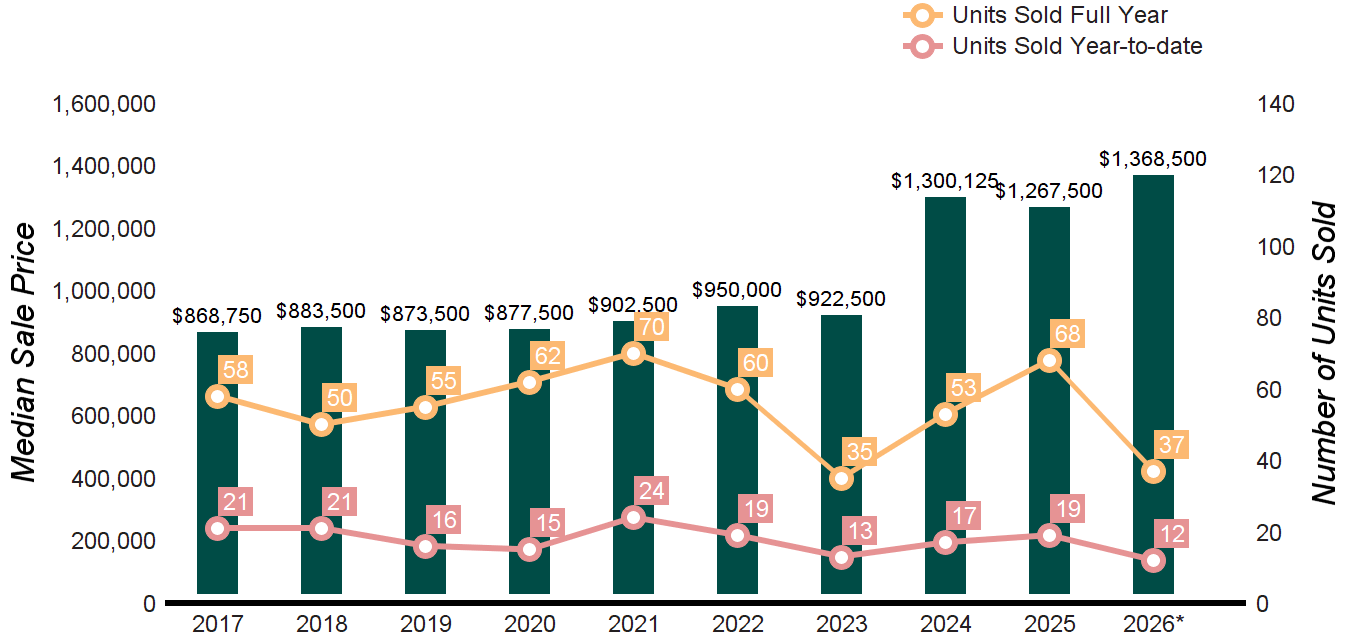
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Dobbs Ferry
Single Family



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
UNITS SOLD	58	50	55	62	70	60	35	53	68	37
	▼ 9%	▼ 14%	▲ 10%	▲ 13%	▲ 13%	▼ 14%	▼ 42%	▲ 51%	▲ 28%	▼ 46%
MEDIAN SOLD PRICE	\$868,750	\$883,500	\$873,500	\$877,500	\$902,500	\$950,000	\$922,500	\$1,300,125	\$1,267,500	\$1,368,500
	▲ 2%	▲ 2%	▼ 1%	0%	▲ 3%	▲ 5%	▼ 3%	▲ 41%	▼ 3%	▲ 8%

Data source: Onekey MLS, Single Family Homes. Information believed to be accurate but not warranted.
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 *2026 year-to-date Homes and Median Price are through 5/31/2026
 For 2026, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date