

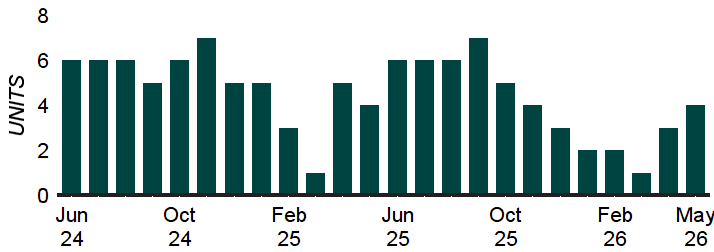
# MAY 2026 MARKET REPORT

Phoenixia  
Residential

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$818,250	▲ 0.40%	▲ 47.40%
AVERAGE SALE PRICE	\$818,250	▲ 0.40%	▲ 47.40%
UNITS SOLD	2	▲ 100.00%	▲ 100.00%
AVERAGE DAYS ON MARKET	131	▼ -46.10%	▲ 52.30%
% OF SALES PRICE	102.28	▲ 6.50%	▲ 15.20%
UNITS FOR SALE	6	▲ 100.00%	0.00%
MONTHS OF INVENTORY	3.00	0.00%	▼ -50.00%

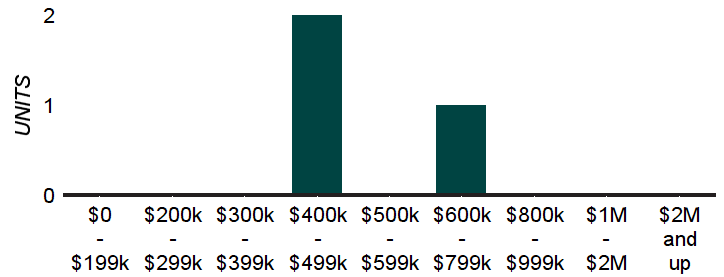
## HOMES FOR SALE

Number of homes listed for sale, end of month



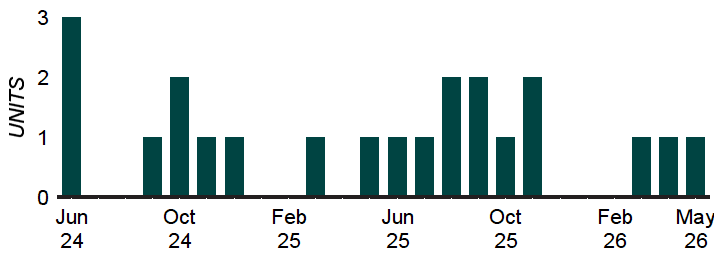
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



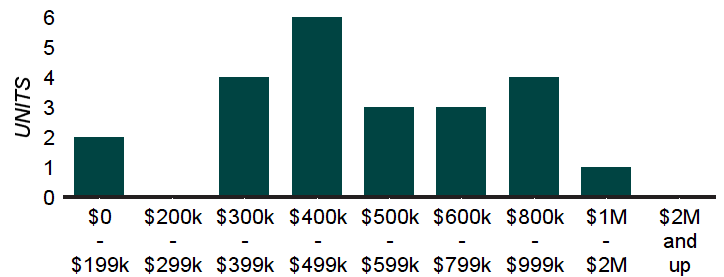
## HOMES SOLD

Number of homes sold



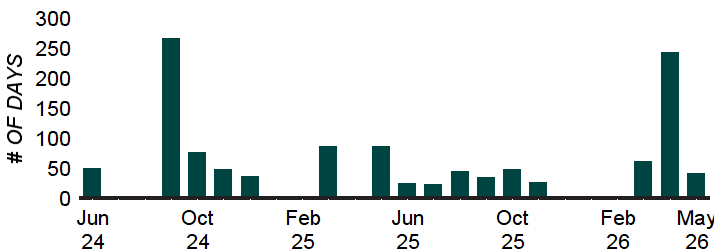
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



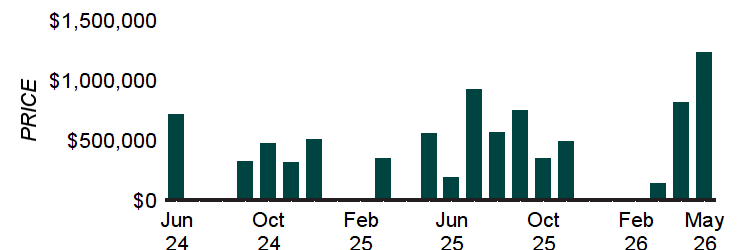
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



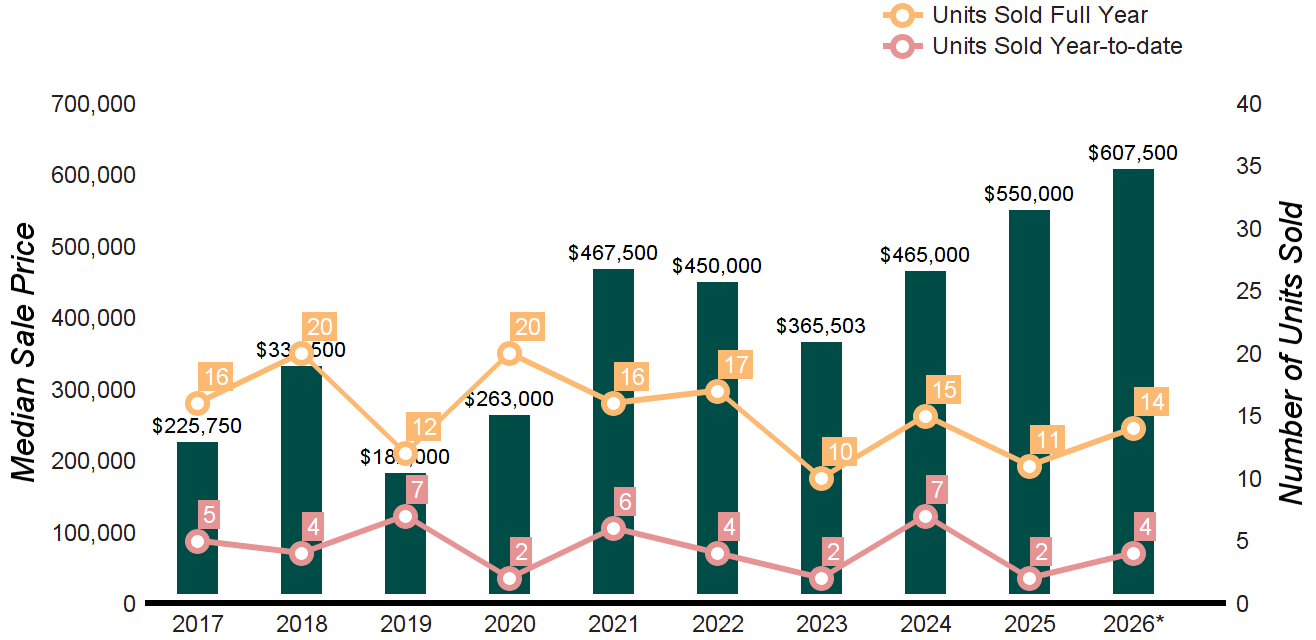
## MEDIAN SALE PRICE

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



# TEN-YEAR MARKET HISTORY

Phoenicia  
Residential



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
<b>UNITS SOLD</b>	16	20	12	20	16	17	10	15	11	14
	▲ 300%	▲ 25%	▼ 40%	▲ 67%	▼ 20%	▲ 6%	▼ 41%	▲ 50%	▼ 27%	▲ 27%
<b>MEDIAN SOLD PRICE</b>	\$225,750	\$331,500	\$182,000	\$263,000	\$467,500	\$450,000	\$365,503	\$465,000	\$550,000	\$607,500
	▼ 27%	▲ 47%	▼ 45%	▲ 45%	▲ 78%	▼ 4%	▼ 19%	▲ 27%	▲ 18%	▲ 10%

Data source: Hudson Valley CRMLS, Residential 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