



COMPASS

April 2023

# River Vale Market Insights

# River Vale

APRIL 2023

## UNDER CONTRACT

**13**  
Total  
Properties

**\$826K**  
Average  
Price

**\$839K**  
Median  
Price

**-7%**  
Decrease From  
Apr 2022

**25%**  
Increase From  
Apr 2022

**22%**  
Increase From  
Apr 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$727K**  
Average  
Price

**\$885K**  
Median  
Price

**-36%**  
Decrease From  
Apr 2022

**13%**  
Increase From  
Apr 2022

**51%**  
Increase From  
Apr 2022

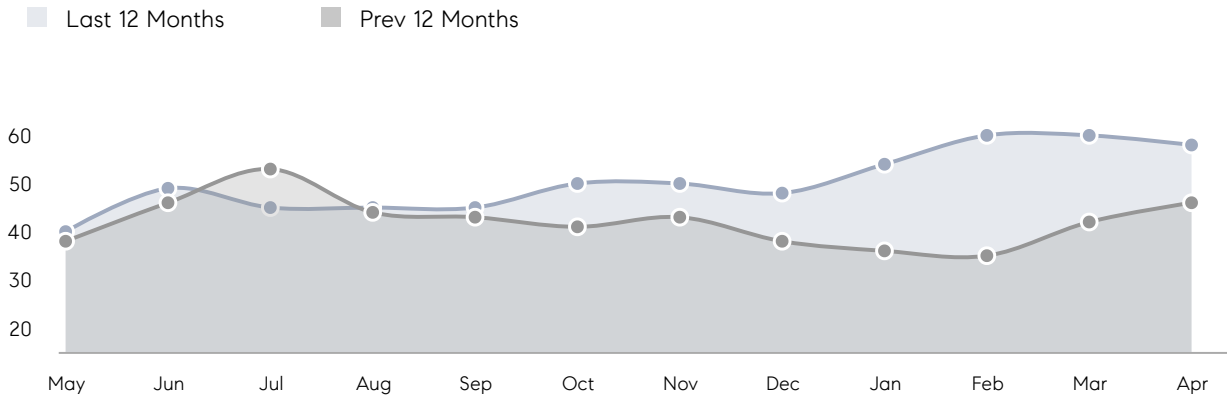
## Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	26	54%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$727,857	\$645,991	12.7%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$702,750	\$683,090	3%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	65	35	86%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$761,333	\$275,000	177%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	6	5	20%

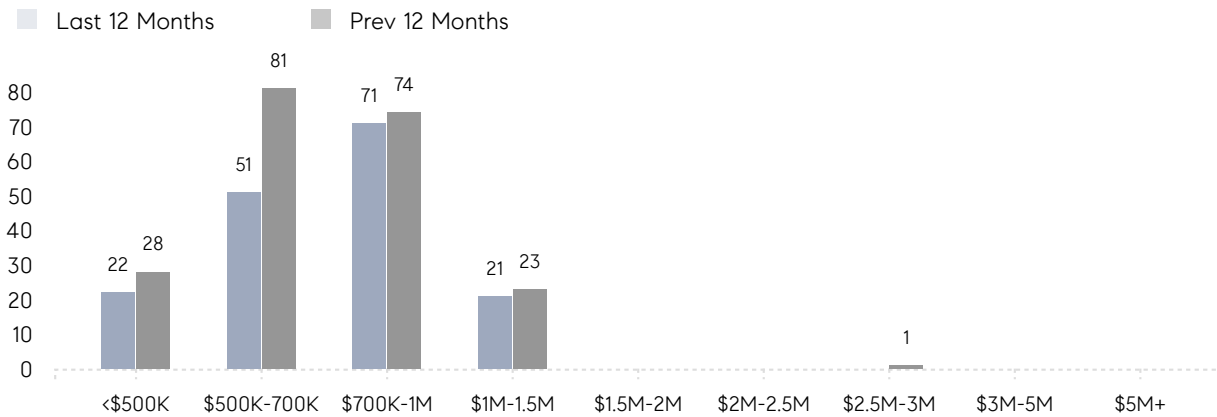
# River Vale

APRIL 2023

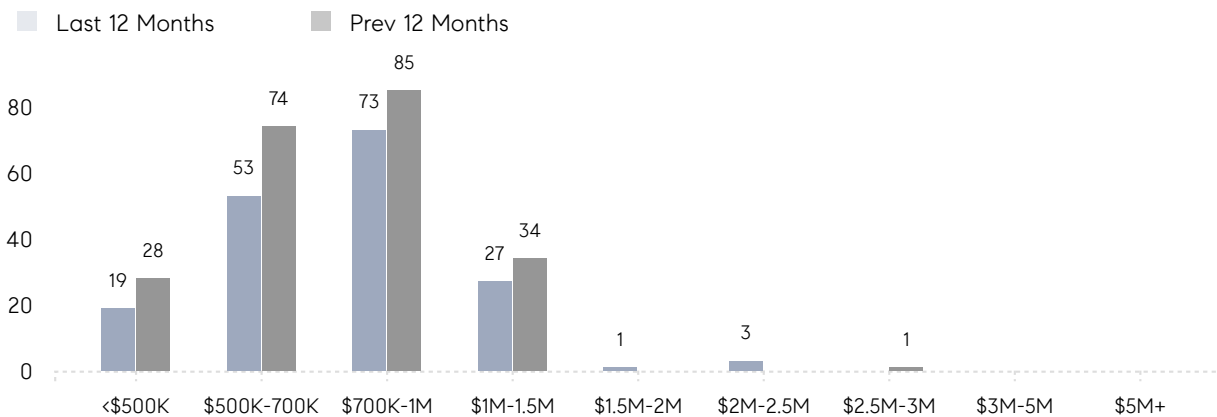
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





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