



Monthly Market Activity Report

August 2008

Monthly Analysis

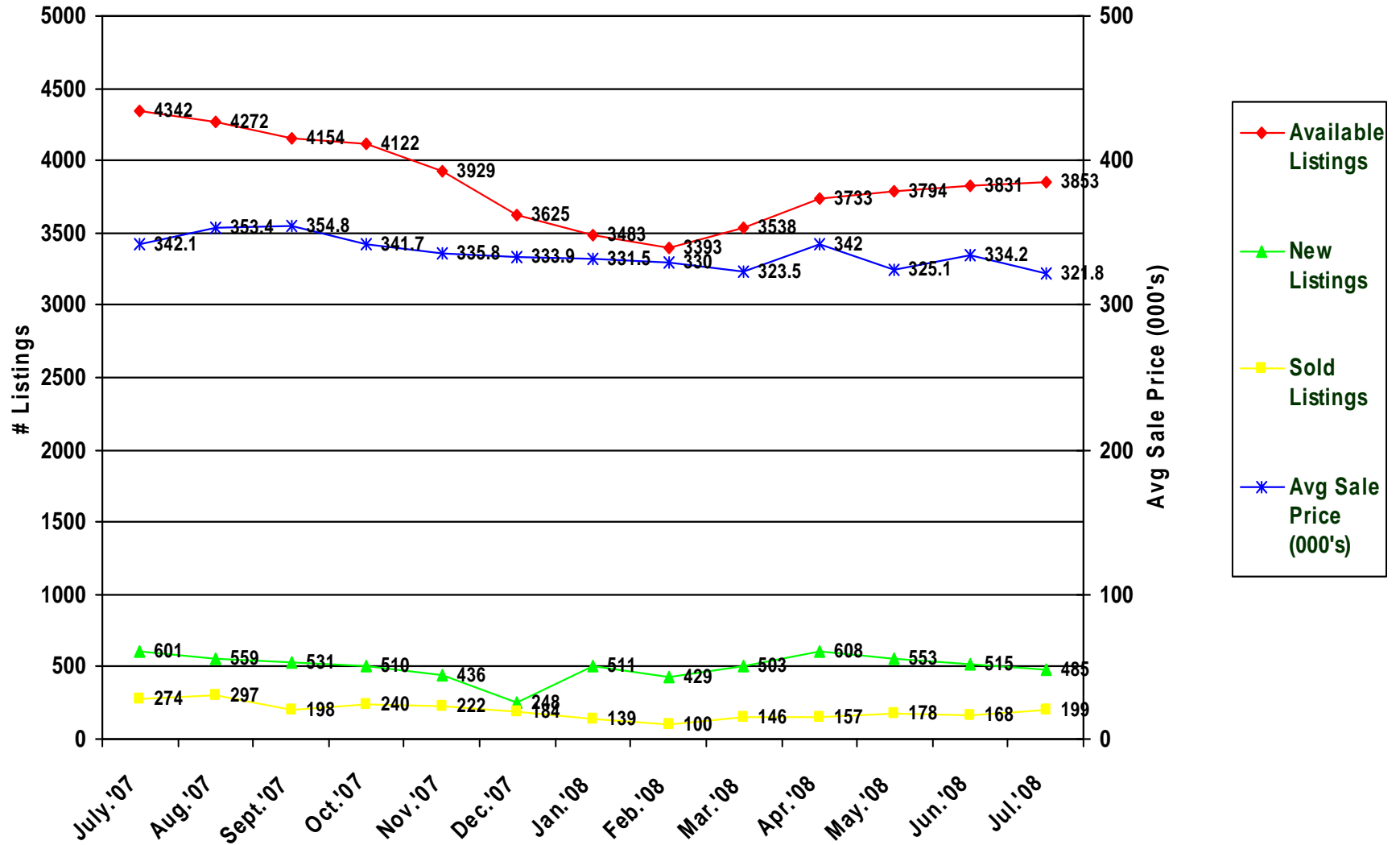
Figures for the month of July can best be described as more of the same in both Orange and Rockland Counties. Year to date residential sales show a 31% drop year over year in Rockland and a 32% drop in Orange. Median price is down 8% in Rockland and 7% in Orange. These figures show a degree of consistency for Orange and Rockland as well as for the region. Inventory of unsold homes remains historically high but not growing. Condo sales in Orange, for the month of July, took a battering; they were down 54%. Year over year condo sales are down 39% in Orange and 33% in Rockland. Prices in Orange actually indicate a year over year increase of 2% and a decline of 6% in Rockland. Conventional wisdom is that the market will begin to stabilize in 2009.

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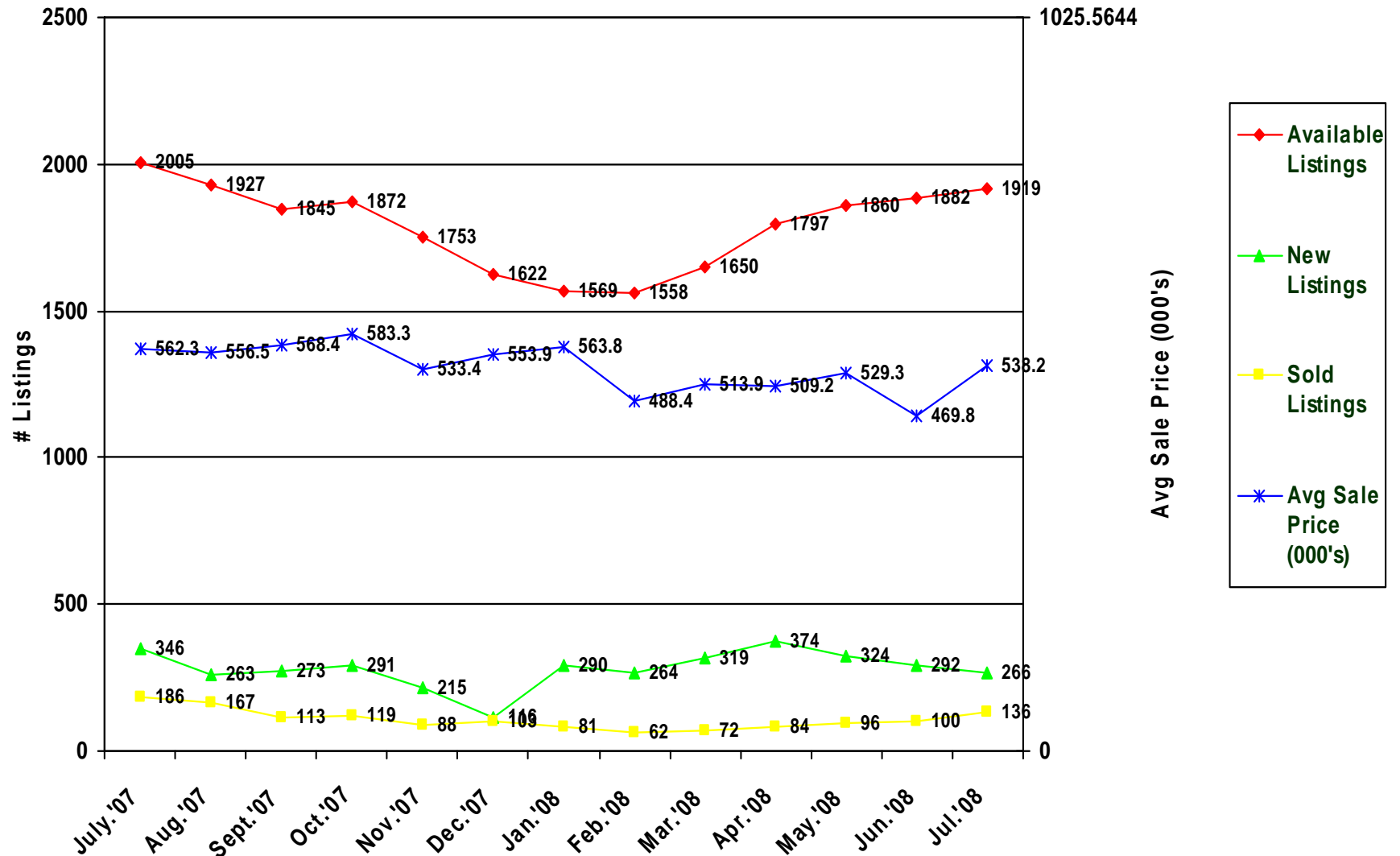
Market Area Activity

Orange County Single Family Residential - Past 12 Months



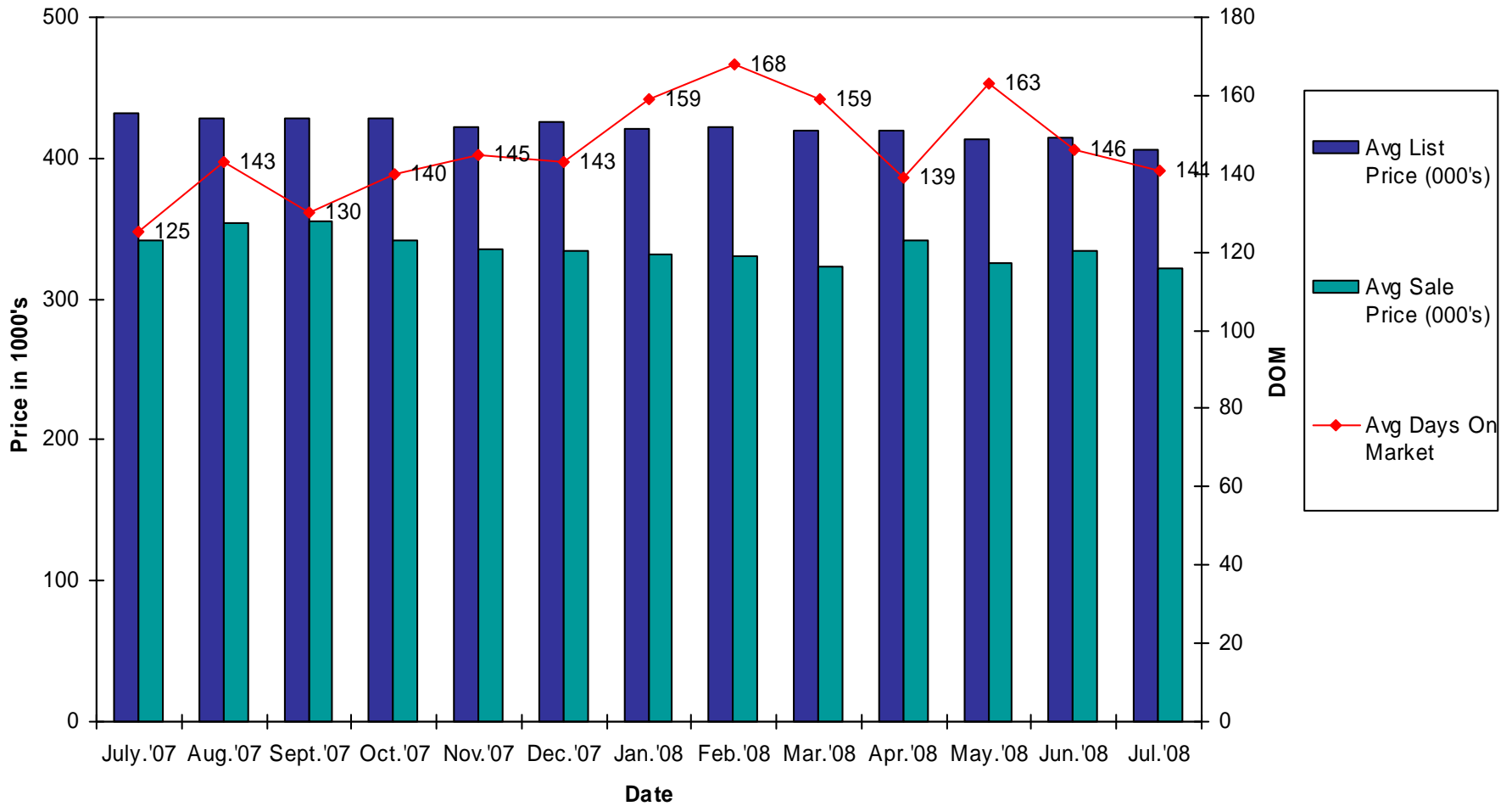
Market Area Activity

Rockland County Residential Single Family- Past 12 Months



Market Area List Price/Sale Price & Days On Market

Orange County Residential Single Family Properties



Market Area List Price/Sale Price & Days On Market

Rockland County Residential Single Family Properties

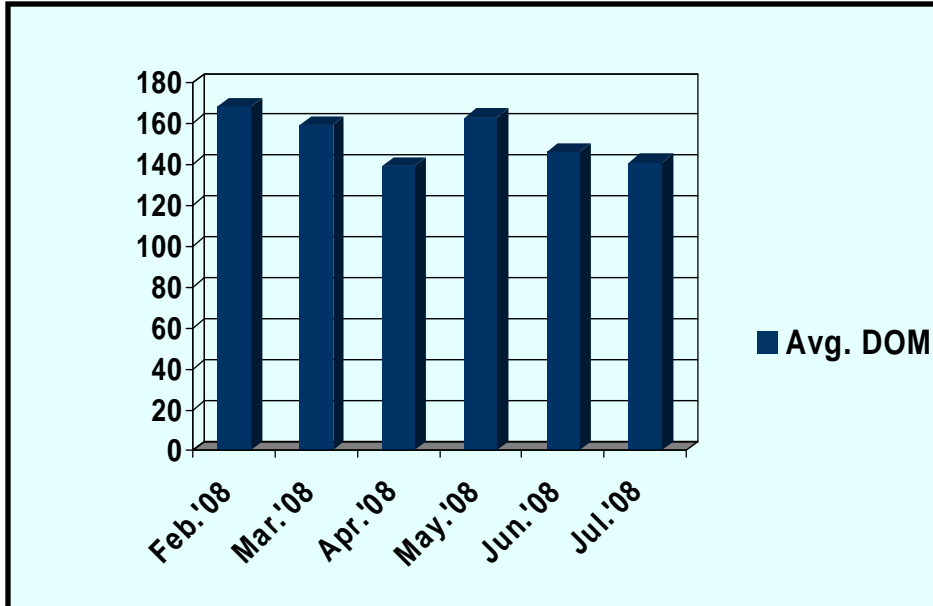
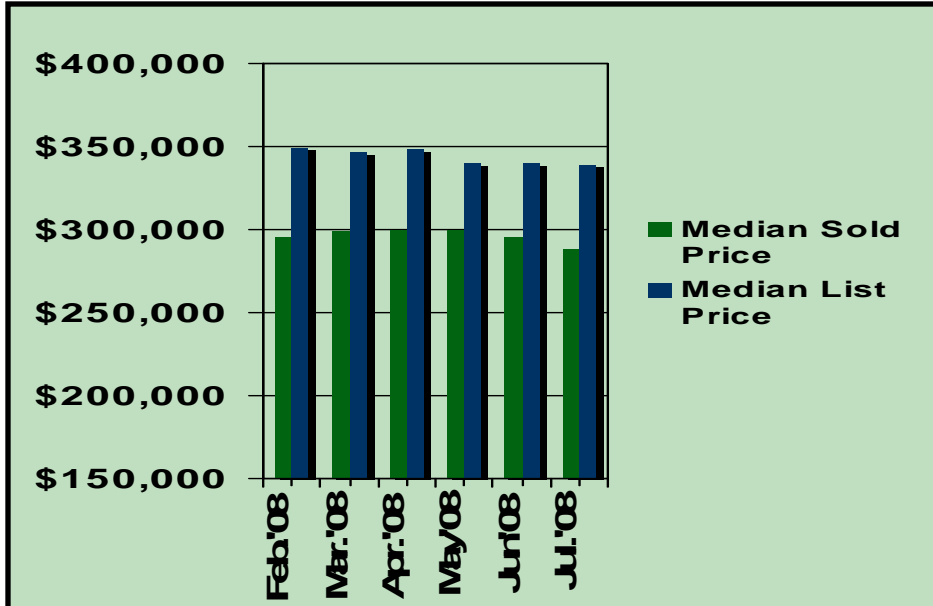
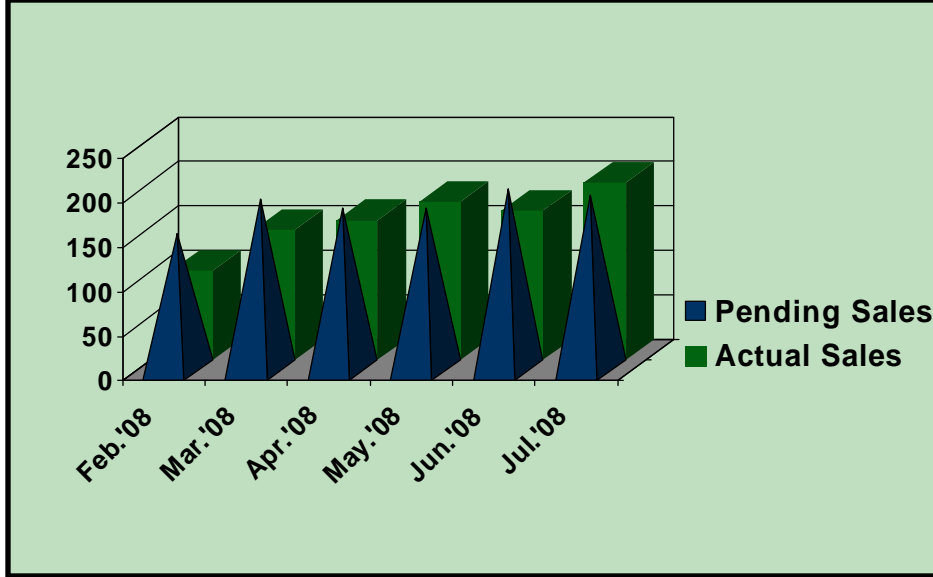
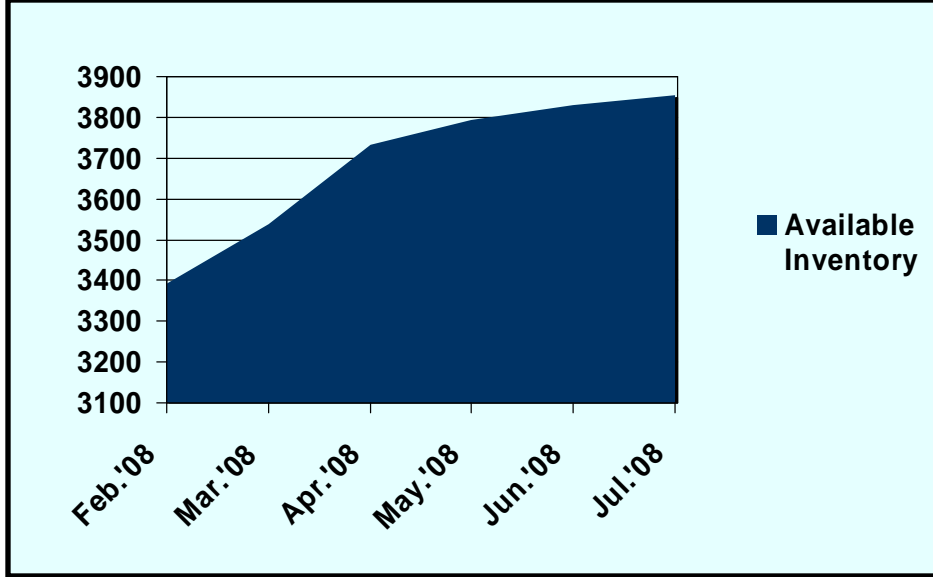


Orange County Residential Snapshot



Feb '08 - Jul '08

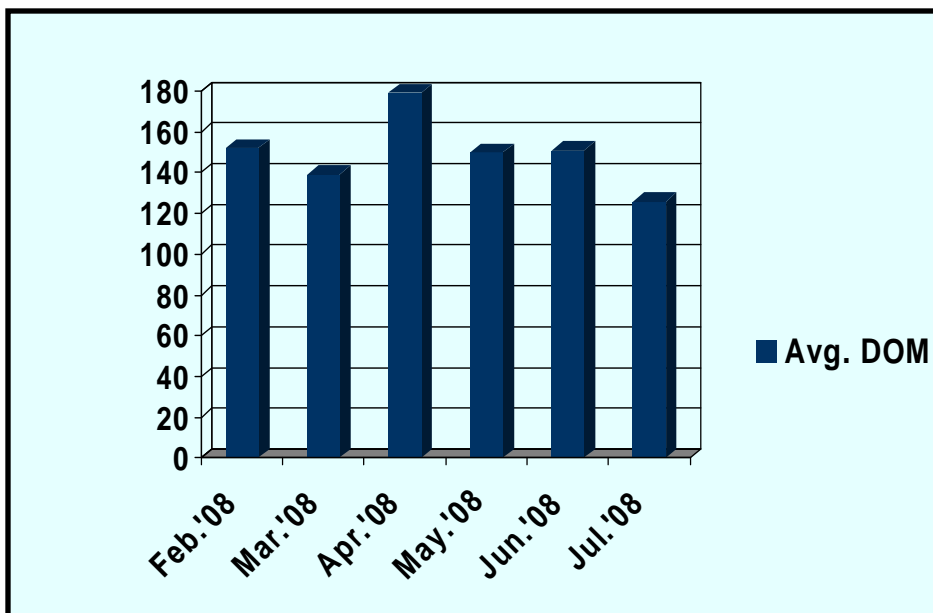
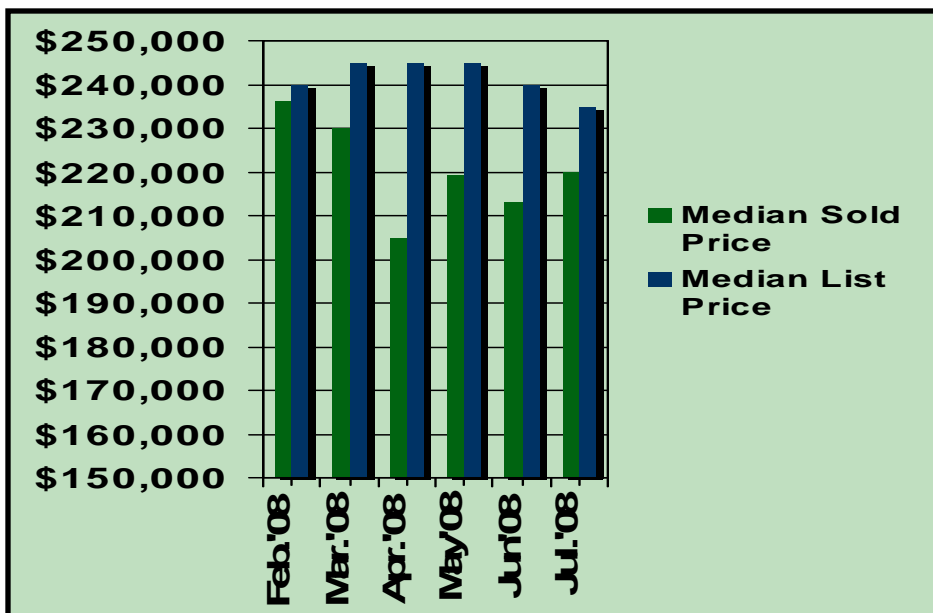
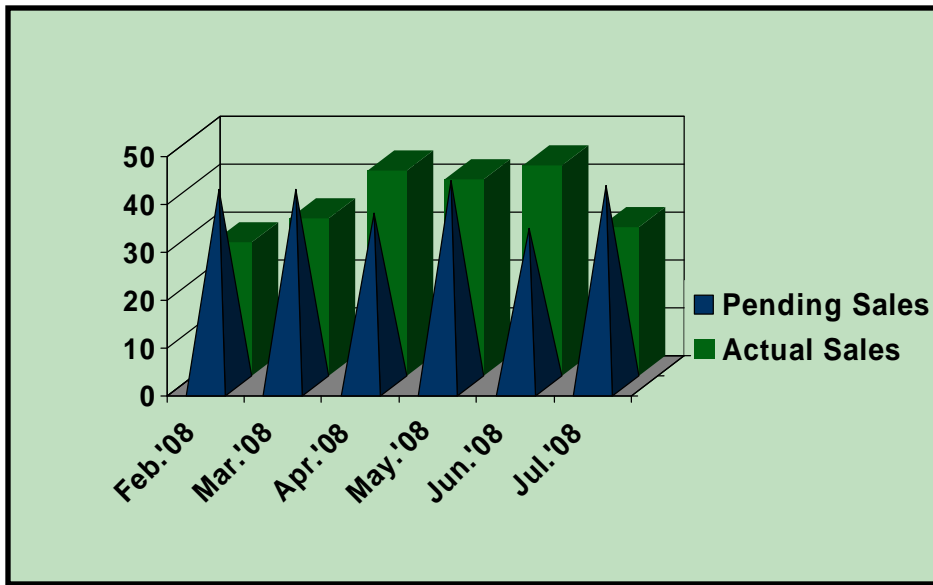
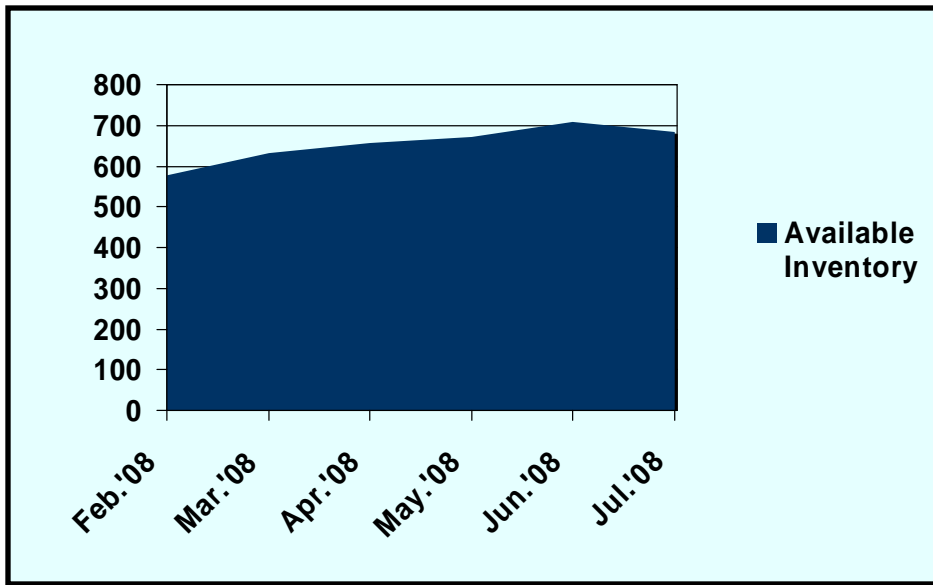
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Orange County Condo/Townhome Snapshot

Feb '08 - Jul '08

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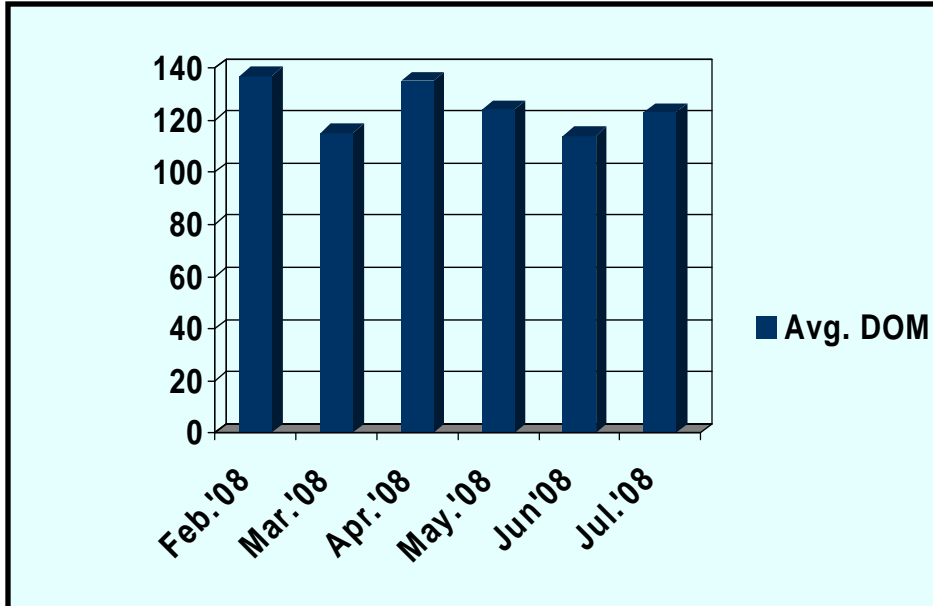
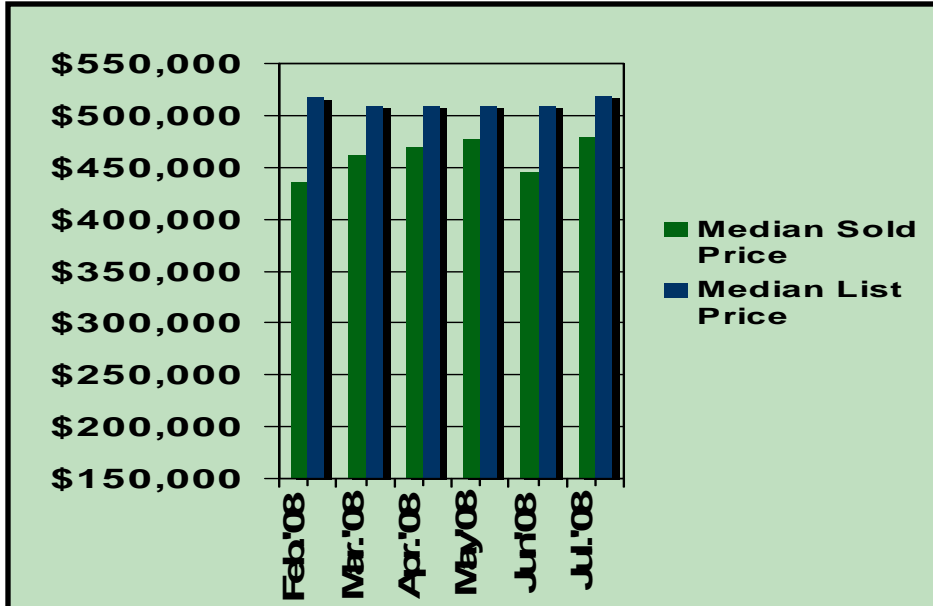
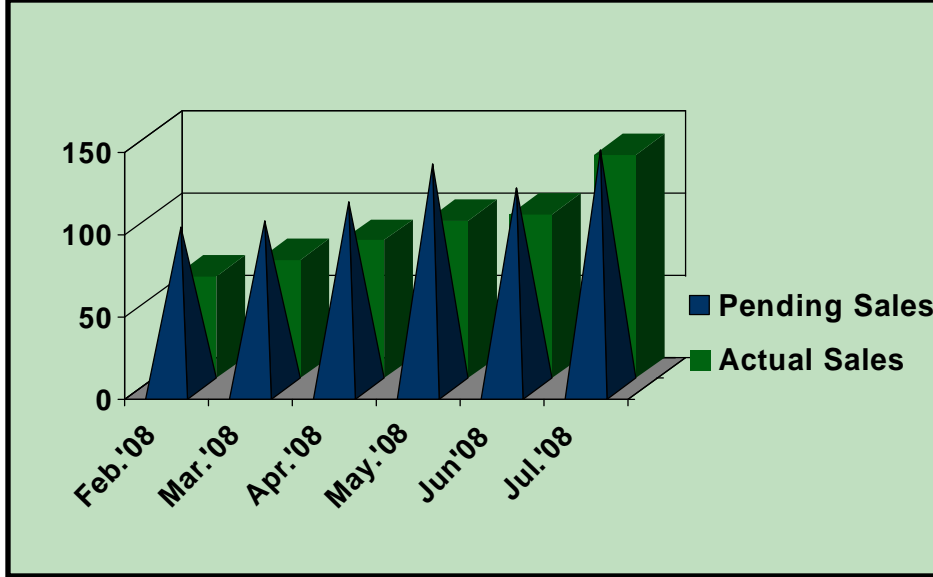
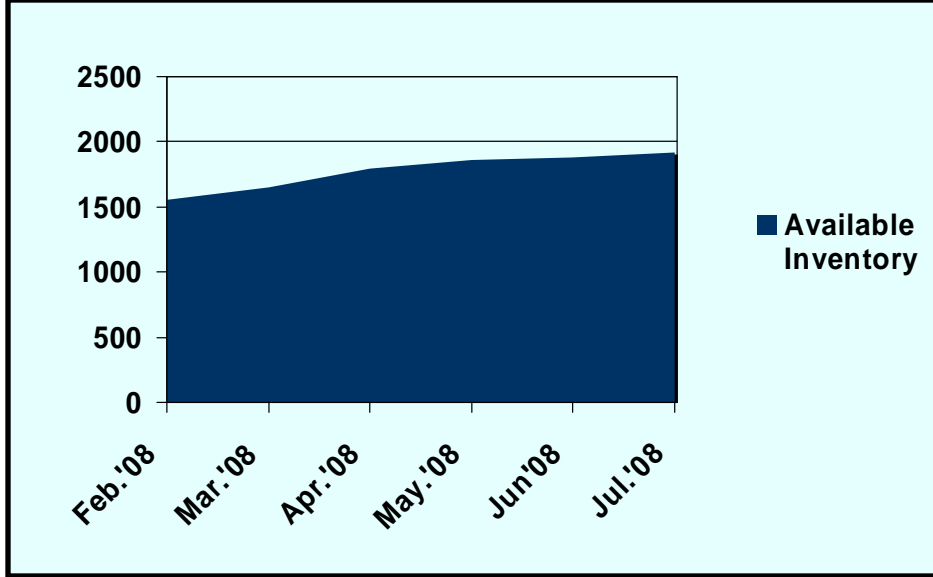


Rockland County Residential Snapshot



Feb '08 - Jul '08

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Rockland County Condo/Townhome Snapshot



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