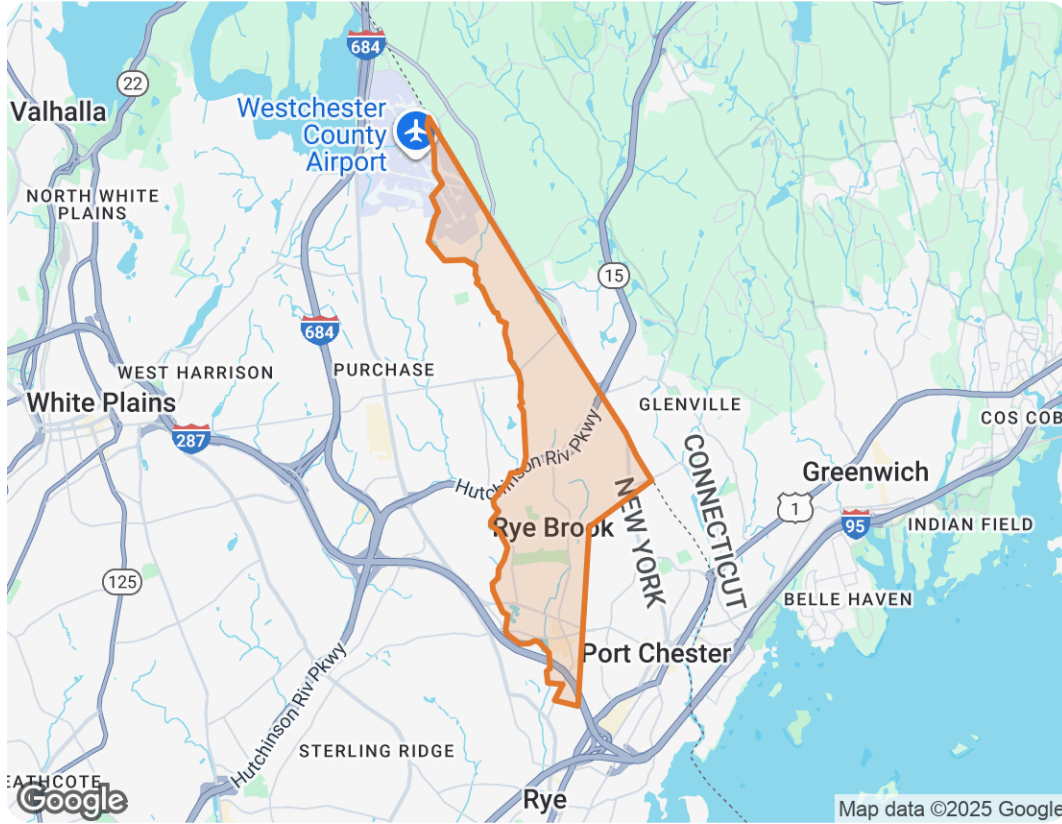


Rye Brook, New York



John Pontillo

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Fishkill

584 Route 9

Fishkill, NY 12524

Market Trends

Market Trends for Rye Brook, New York

Single Family + Condo/Townhouse/Apt.

July 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.68

↓ 64.02% MoM

Sold to List Price %

112.4%

↑ 13.29% MoM

Median Days in RPR

15

↓ 66.67% MoM

Median Sold Price

\$1,081,000

↓ 1.05% MoM

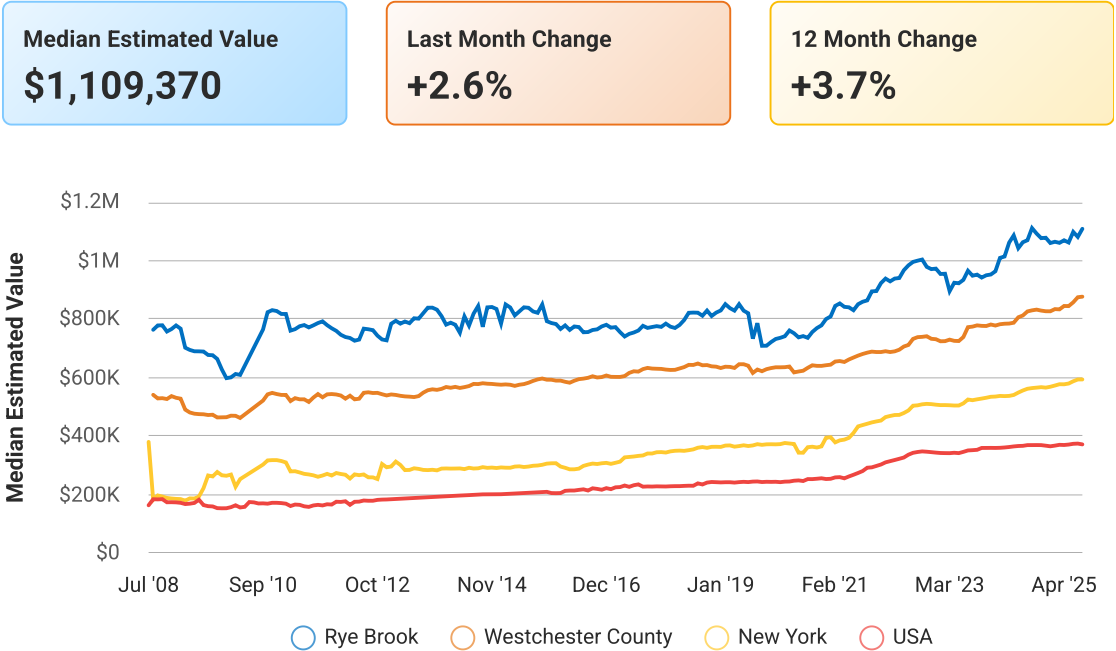
August 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Rye Brook, New York

July 2025 Active Listings

Rye Brook, New York

Single Family + Condo/Townhouse/Apt.

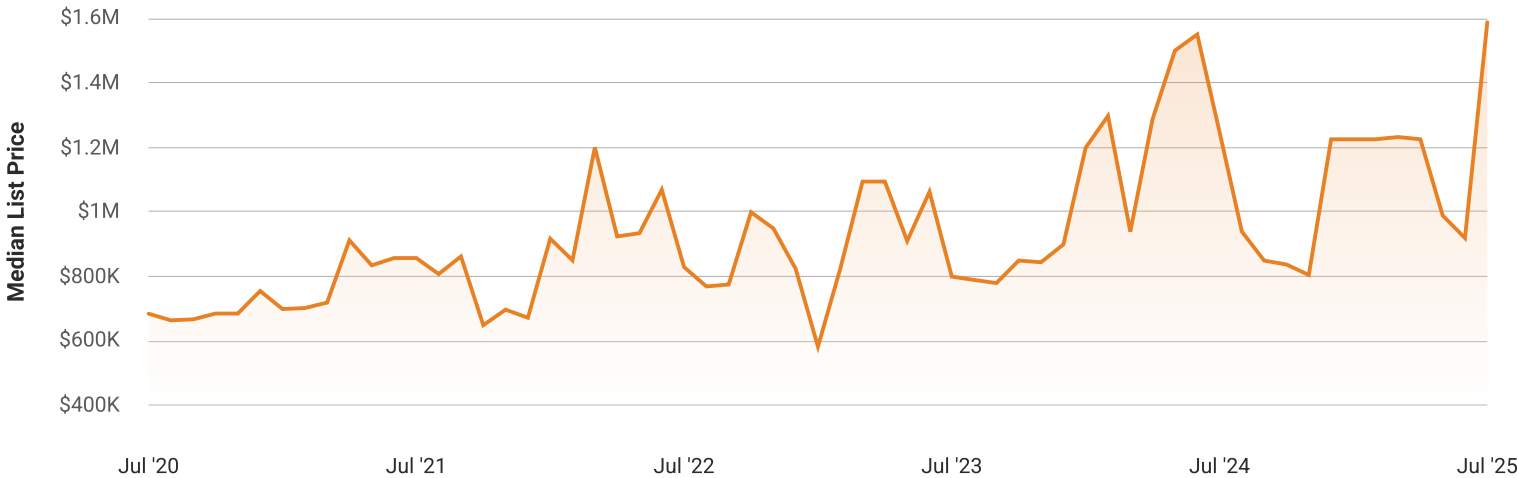
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,587,500

↑ 72.7% Month over Month



July 2025 Sold Listings

Rye Brook, New York

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

Median Sold Price - \$1,081,000

↓ 1.1% Month over Month

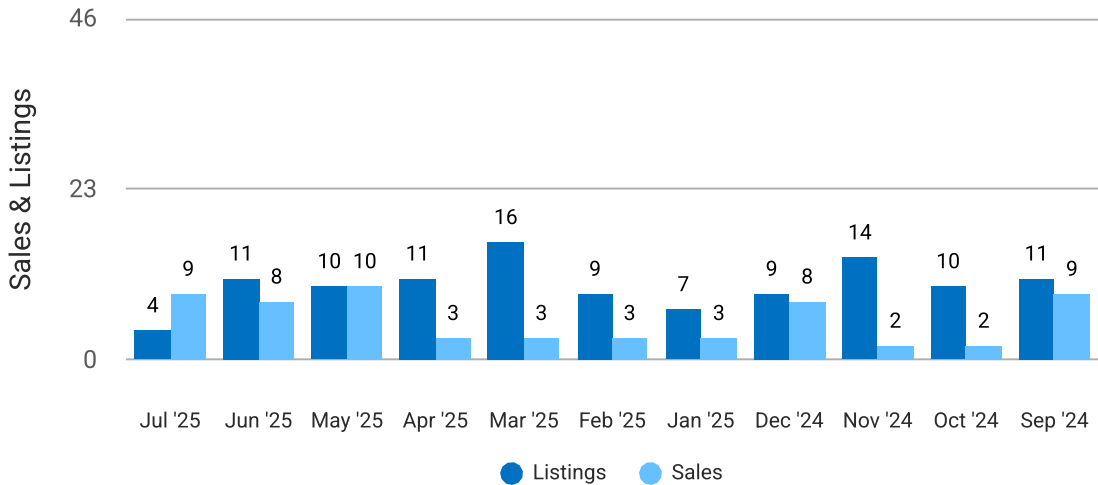


Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



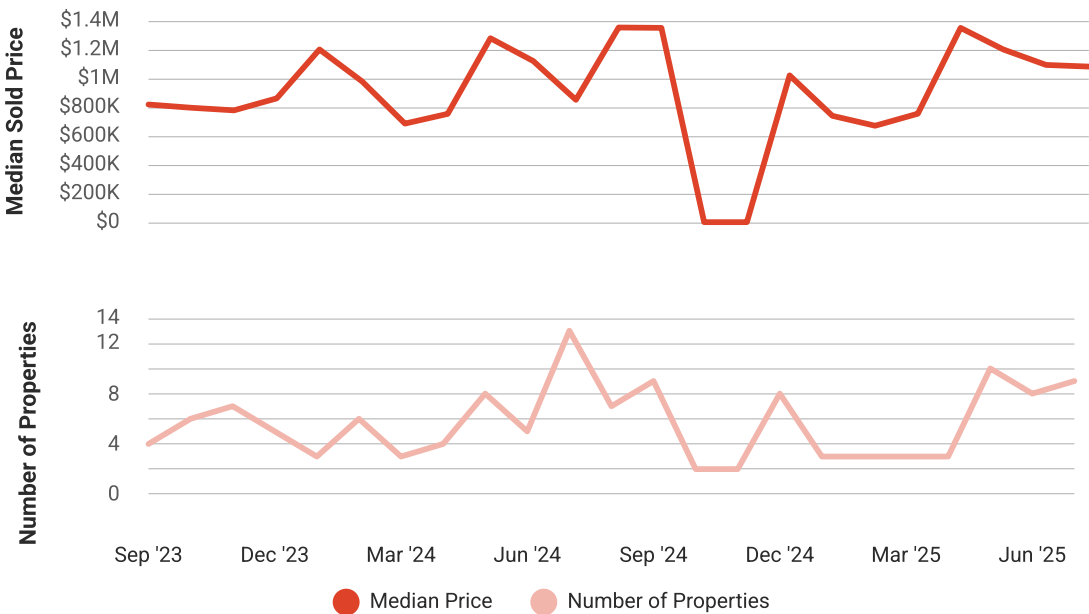
Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 8/31/2025	\$1,109,370	\$1,081,560 +2.57%	\$1,062,390 +4.42%	\$1,070,220 +3.66%	\$948,870 +16.91%	\$1,000,280 +10.91%
Median Sold Price Last Updated: 7/31/2025	\$1,081,000	\$1,092,500 -1.05%	\$1,350,000 -19.93%	\$850,000 +27.18%	\$849,000 +27.33%	\$935,000 +15.61%
Median List Price Last Updated: 7/31/2025	\$1,587,500	\$919,000 +72.74%	\$1,225,000 +29.59%	\$1,247,450 +27.26%	\$799,500 +98.56%	\$829,000 +91.5%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Price

Maximum Properties Per Change Type: 10

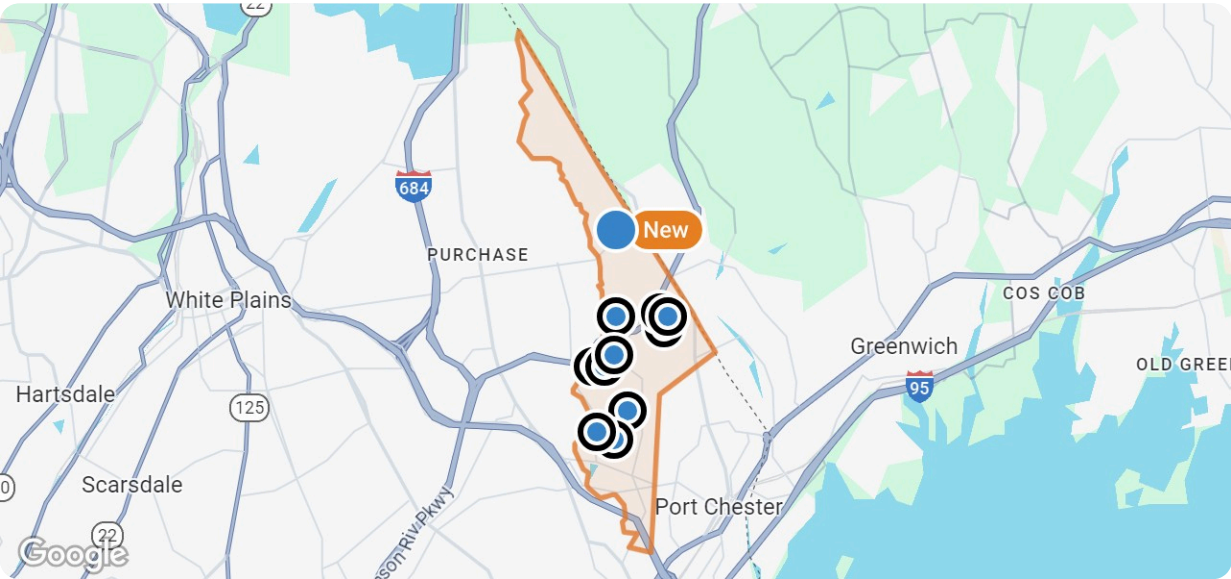
Change Types: New Listings, Distressed, Pending

Property Types: Single Family, Condo/Townhouse/Apt, CoOp

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



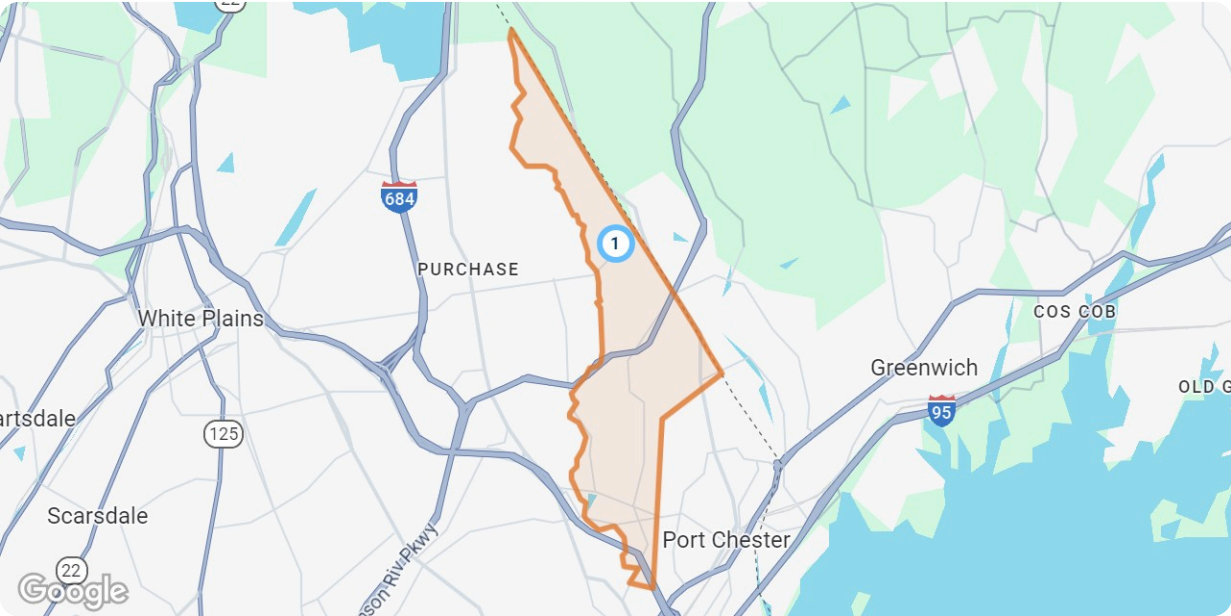
- Legend
- For Sale
 - For Sale Pending

	New	Pending
Number of Properties	1	10
Lowest Listing Price / Est.Value	\$1,029,000	\$635,000
Median Listing Price / Est.Value	\$1,029,000	\$989,000
Highest Listing Price / Est.Value	\$1,029,000	\$1,975,000
Average Price / sqft	\$580	\$484
Median Price / sqft	\$580	\$473
Average Days in RPR	12	78
Median Days in RPR	12	69
Total Volume	\$1,029,000	\$10,729,000
Source	Listings	Listings

Market Activity Breakdown


New

Source: Listings



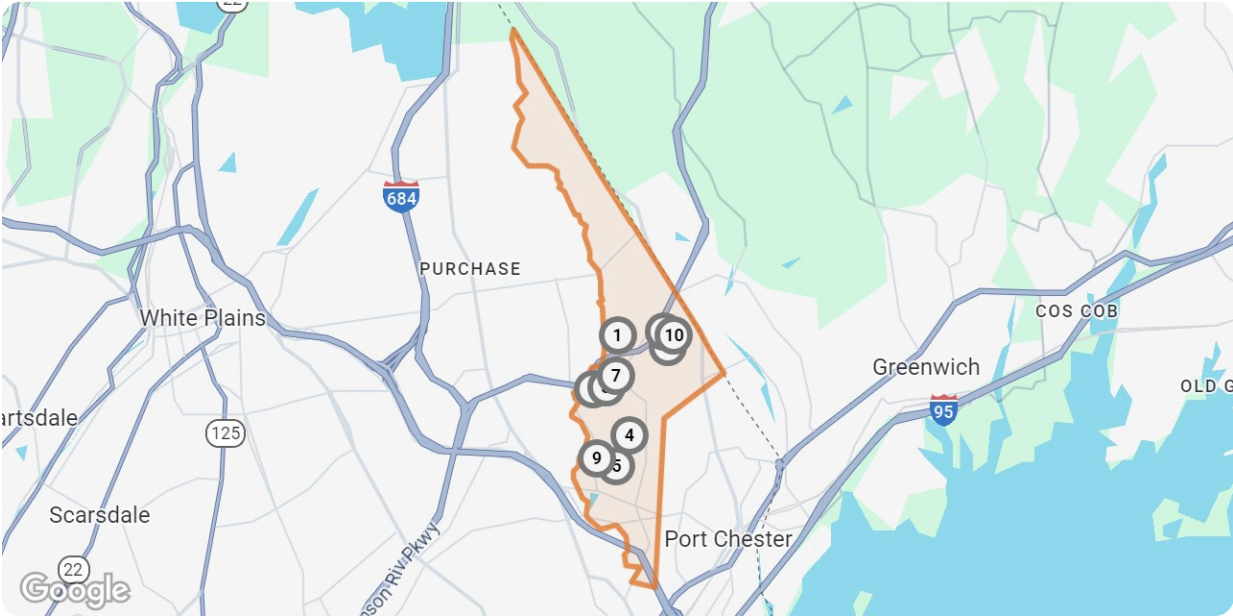
Legend

● Active For Sale

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
1		146 Doral Greens Dr W Rye Brook, NY 10573 MLS ID: 899900	Condo/Townhouse/Apt.	3/3	1,774	2,459 sq ft	1994	8/20/2025 12 days	\$1,029,000 \$580/sq ft
	● Active / For Sale								
	Listing Courtesy of Coldwell Banker Realty								

Pending

Source: Listings



Legend

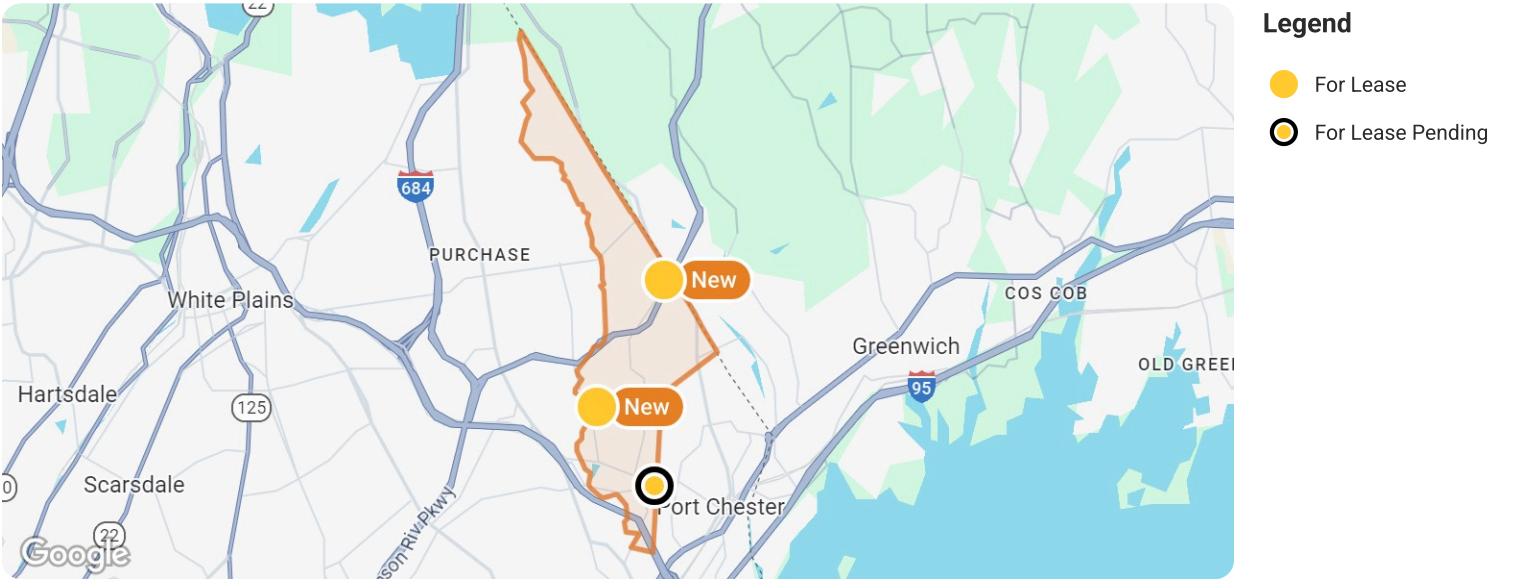
● Pending

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		20 Country Ridge Cir Rye Brook, NY 10573 MLS ID: 873033 ● Pending / For Sale <i>Listing Courtesy of Compass Greater NY, LLC</i>	Single Family	4/5	3,697	0.39 acres 1966	6/4/2025 \$1,975,000 \$534/sq ft	8/12/2025 89 days
2		5 Mark Dr Rye Brook, NY 10573 MLS ID: 887365 ● Pending / For Sale <i>Listing Courtesy of Compass Greater NY, LLC</i>	Single Family	4/3	3,161	0.35 acres 1960	7/9/2025 \$1,349,000 \$427/sq ft	7/24/2025 54 days
3		65 Windingwood Rd S Rye Brook, NY 10573 MLS ID: 894496 ● Pending / For Sale <i>Listing Courtesy of Compass Greater NY, LLC</i>	Single Family	3/2	2,078	0.34 acres 1953	7/28/2025 \$1,200,000 \$577/sq ft	8/16/2025 35 days
4		8 Elm Hill Dr Rye Brook, NY 10573 MLS ID: 882539 ● Pending / For Sale <i>Listing Courtesy of Compass Greater NY, LLC</i>	Single Family	3/3	1,742	0.34 acres 1960	6/27/2025 \$999,000 \$573/sq ft	7/18/2025 66 days
5		17 Wilton Rd Rye Brook, NY 10573 MLS ID: 886487 ● Pending / For Sale <i>Listing Courtesy of Houlihan Lawrence Inc.</i>	Single Family	3/3	2,552	10,018 sq ft 1950	7/10/2025 \$999,000 \$391/sq ft	7/21/2025 53 days

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
6		81 Greenway Close Rye Brook, NY 10573 MLS ID: 865173 Pending / For Sale	Condo/Townhouse/Apt.	4/3	2,306	2,584 sq ft 1979	5/21/2025 \$979,000 \$425/sq ft	7/20/2025 103 days
Listing Courtesy of Owner Entry.com								
7		12 Paddock Rd Rye Brook, NY 10573 MLS ID: 880781 Pending / For Sale	Single Family	3/2	1,967	0.35 acres 1951	6/25/2025 \$919,000 \$467/sq ft	7/23/2025 68 days
Listing Courtesy of Christie's Int. Real Estate								
8		138 Brush Hollow Cres Rye Brook, NY 10573 MLS ID: 881379 Pending / For Sale	Condo/Townhouse/Apt.	3/3	1,824	3,772 sq ft 1979	6/23/2025 \$875,000 \$480/sq ft	7/3/2025 70 days
Listing Courtesy of Compass Greater NY, LLC								
9		1 Lee Ln Rye Brook, NY 10573 MLS ID: 845241 Pending / For Sale	Single Family	3/2	1,807	10,204 sq ft 1950	4/7/2025 \$799,000 \$442/sq ft	6/6/2025 147 days
Listing Courtesy of Christie's Int. Real Estate								
10		240 Treetop Cres Rye Brook, NY 10573 MLS ID: 872640 Pending / For Sale	Single Family	2/2	1,210	1,646 sq ft 1979	6/3/2025 \$635,000 \$525/sq ft	7/8/2025 90 days
Listing Courtesy of Coldwell Banker Realty								

Summary

For Lease Activity in the Last 3 Months

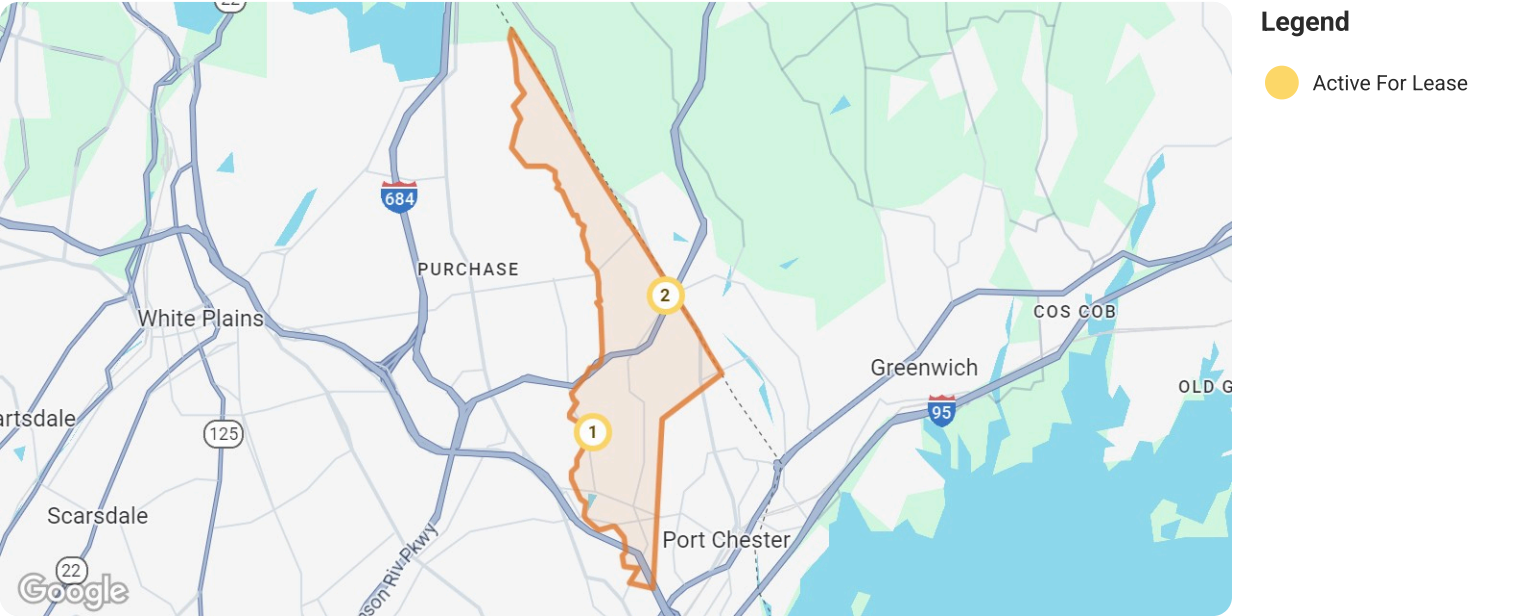



	New	Pending
Number of Properties	2	1
Lowest Listing Price / Est.Value	\$8,500	\$2,400
Median Listing Price / Est.Value	\$8,748	\$2,400
Highest Listing Price / Est.Value	\$8,995	\$2,400
Average Price / sqft	\$3	\$3
Median Price / sqft	\$3	\$3
Average Days in RPR	78	58
Median Days in RPR	78	58
Total Volume	\$17,495	\$2,400
Source	Listings	Listings

Market Activity Breakdown

New

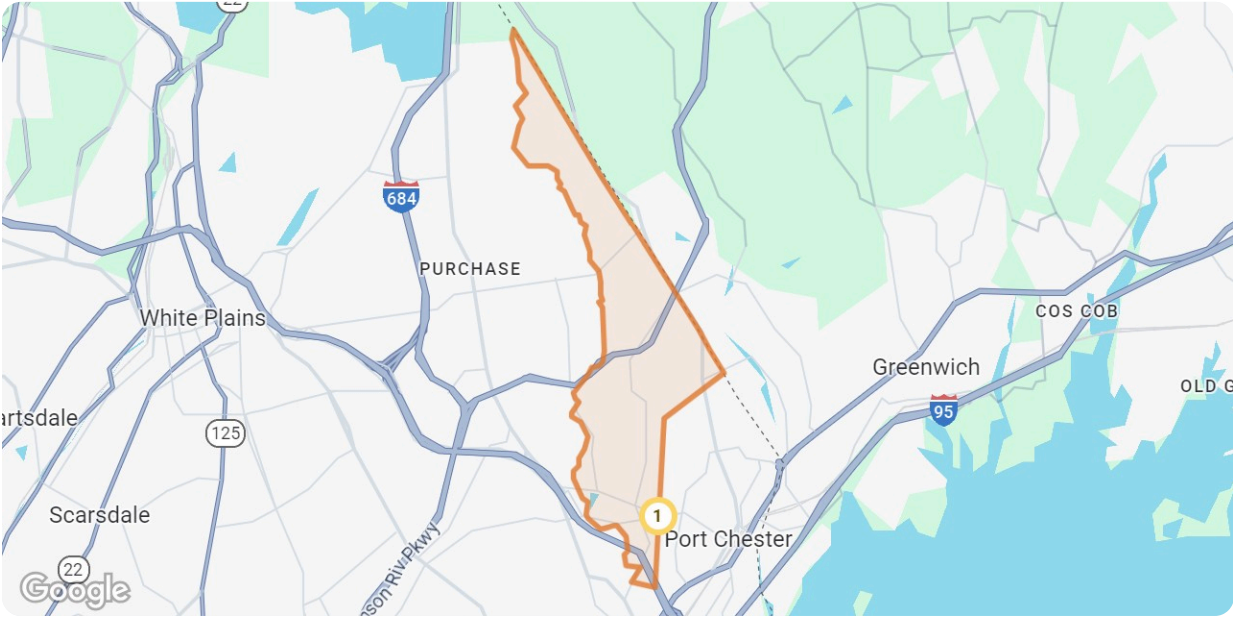
Source: Listings



New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><div>16 Talcott Rd</div><div>Rye Brook, NY 10573</div><div>MLS ID: 878195</div><div>● Active / For Lease</div></div><div>Courtesy of Coldwell Banker Realty</div></div>	Single Family	4/4	2,542	6,443 sq ft	1979	6/18/2025 75 days	\$8,995 mo. \$4/sq ft
2	<div><div><div>7 Country Ridge Dr</div><div>Rye Brook, NY 10573</div><div>MLS ID: 876663</div><div>● Active / For Lease</div></div><div>Courtesy of Shoen Realty, Inc.</div></div>	Single Family	5/3	3,297	0.35 acres	1960	6/13/2025 80 days	\$8,500 mo. \$3/sq ft

Pending

Source: Listings



Legend

● Active For Lease

Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		17 Bowman Ave, #B Rye Brook, NY 10573 MLS ID: 884926	Condo/Townhouse/Apt.	1/1	700	0.41 acres 1996	7/5/2025 \$2,400 mo. \$3/sq ft	7/29/2025 58 days
		● Pending / For Lease						

Courtesy of eXp Realty

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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