

# Monthly Indicators

## August 2014

Most local markets continue to recover from a soft patch earlier this year. The macro trend is still positive; the micro trend involves more moderate pinching up and down the month-to-month timeline. This is not uncommon in a balanced market, but it's been so long since we've seen one that we're watching it with perhaps too much trepidation. Metrics to watch include inventory and prices, but also days on market, months' supply and percent of list price received at sale. Declines in pending and closed sales activity may reflect strong decreases at lower price points and may not indicate softening demand.

New Listings were down 1.0 percent to 17,228. Pending Sales decreased 1.5 percent to 10,241. Inventory shrank 1.5 percent to 94,366 units.

Prices moved higher as the Median Sales Price was up 0.2 percent to \$239,000. Days on Market increased 32.2 percent to 119 days. Months Supply of Inventory was down 4.6 percent to 10.4 months, indicating that demand increased relative to supply.

Sustained job growth, lower mortgage rates and a slow rise in the number of homes for sale appear to have unleashed at least some pent-up demand. Since housing demand relies heavily on an economy churning out good jobs, it's encouraging to see second quarter GDP growth revised upwards to a 4.2 percent annualized rate and stronger-than-expected job growth in recent months. Further improvements are still needed by way of wage growth and consumer confidence but recovery continues.

## Activity Snapshot

**- 9.5%**      **+ 0.2%**      **- 1.5%**

One-Year Change in **Closed Sales**      One-Year Change in **Median Sales Price**      One-Year Change in **Homes for Sale**

Residential activity in New York State, comprised of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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# Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



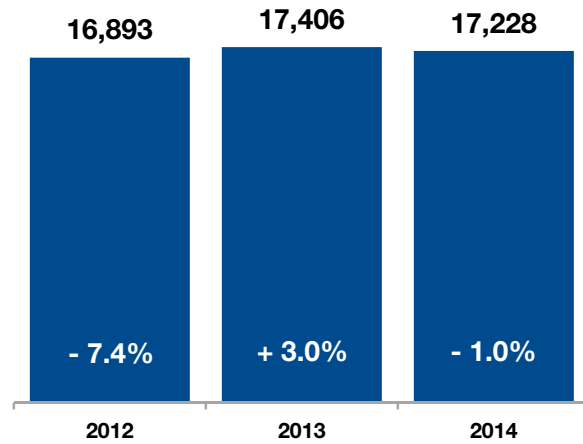
New York State Association of REALTORS®, Inc.

Key Metrics	Historical Sparkbars	8-2013	8-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
<b>New Listings</b>		17,406	<b>17,228</b>	- 1.0%	152,669	<b>152,508</b>	- 0.1%
<b>Pending Sales</b>		10,402	<b>10,241</b>	- 1.5%	77,942	<b>76,748</b>	- 1.5%
<b>Closed Sales</b>		12,127	<b>10,978</b>	- 9.5%	69,693	<b>66,635</b>	- 4.4%
<b>Days on Market</b>		90	<b>119</b>	+ 32.2%	105	<b>108</b>	+ 2.9%
<b>Median Sales Price</b>		\$238,600	<b>\$239,000</b>	+ 0.2%	\$225,500	<b>\$225,000</b>	- 0.2%
<b>Avg. Sales Price</b>		\$336,268	<b>\$338,172</b>	+ 0.6%	\$316,451	<b>\$321,312</b>	+ 1.5%
<b>Pct. of List Price Received</b>		95.6%	<b>96.0%</b>	+ 0.4%	95.1%	<b>95.5%</b>	+ 0.4%
<b>Affordability Index</b>		133	<b>138</b>	+ 3.8%	140	<b>147</b>	+ 5.0%
<b>Homes for Sale</b>		95,838	<b>94,366</b>	- 1.5%	--	--	--
<b>Months Supply</b>		10.9	<b>10.4</b>	- 4.6%	--	--	--

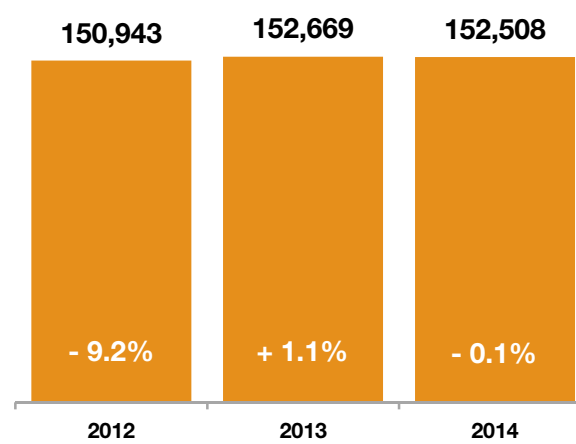
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## August



## Year to Date



	New Listings	Prior Year	Percent Change
September 2013	16,985	15,767	+7.7%
October 2013	16,607	14,763	+12.5%
November 2013	11,591	10,287	+12.7%
December 2013	8,081	7,981	+1.3%
January 2014	14,177	16,255	-12.8%
February 2014	12,897	14,568	-11.5%
March 2014	18,727	18,095	+3.5%
April 2014	22,470	23,311	-3.6%
May 2014	24,270	22,929	+5.8%
June 2014	22,748	20,405	+11.5%
July 2014	19,991	19,700	+1.5%
<b>August 2014</b>	<b>17,228</b>	<b>17,406</b>	<b>-1.0%</b>
12-Month Avg	17,148	16,789	+2.1%

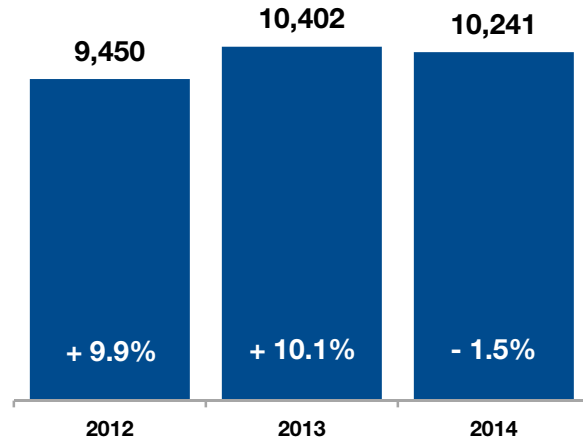
## Historical New Listings by Month



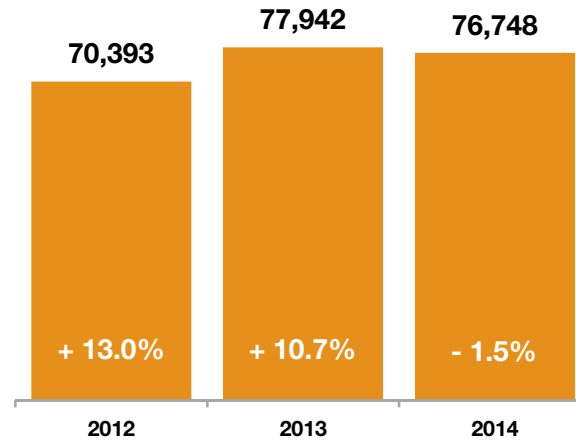
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## August

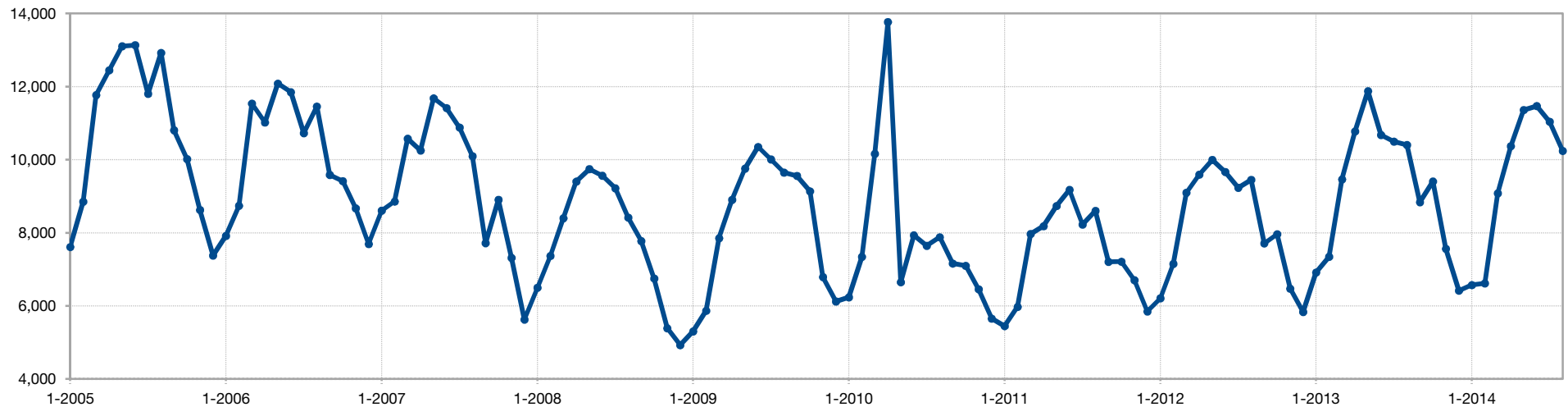


## Year to Date



	Pending Sales	Prior Year	Percent Change
September 2013	8,837	7,711	+14.6%
October 2013	9,404	7,961	+18.1%
November 2013	7,562	6,472	+16.8%
December 2013	6,419	5,835	+10.0%
January 2014	6,571	6,915	-5.0%
February 2014	6,618	7,345	-9.9%
March 2014	9,081	9,462	-4.0%
April 2014	10,369	10,773	-3.8%
May 2014	11,361	11,876	-4.3%
June 2014	11,469	10,675	+7.4%
July 2014	11,038	10,494	+5.2%
<b>August 2014</b>	<b>10,241</b>	<b>10,402</b>	<b>-1.5%</b>
12-Month Avg	9,081	8,827	+2.9%

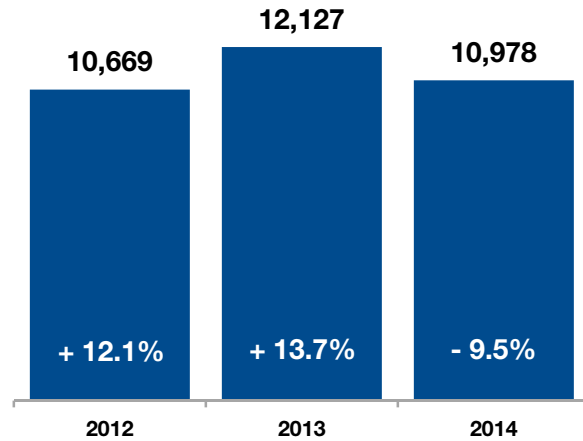
## Historical Pending Sales by Month



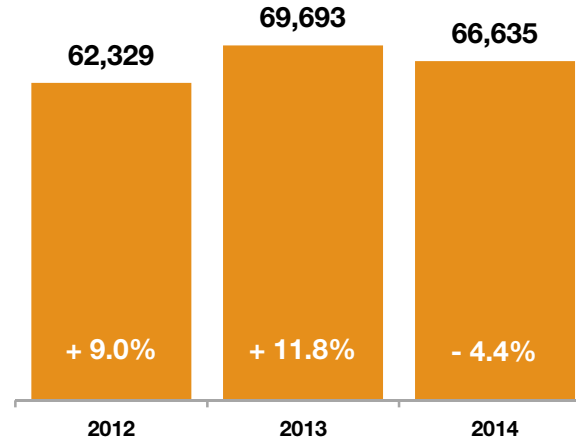
# Closed Sales

A count of the actual sales that closed in a given month.

## August

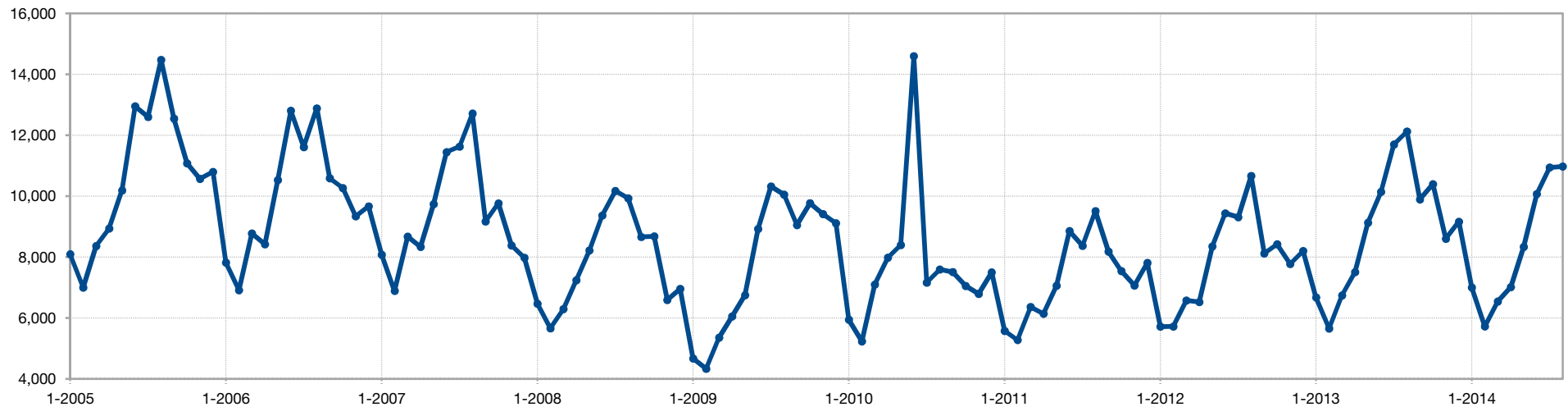


## Year to Date



	Closed Sales	Prior Year	Percent Change
September 2013	9,895	8,121	+21.8%
October 2013	10,397	8,424	+23.4%
November 2013	8,604	7,777	+10.6%
December 2013	9,163	8,205	+11.7%
January 2014	7,004	6,678	+4.9%
February 2014	5,730	5,659	+1.3%
March 2014	6,546	6,745	-3.0%
April 2014	7,018	7,510	-6.6%
May 2014	8,340	9,131	-8.7%
June 2014	10,073	10,144	-0.7%
July 2014	10,946	11,699	-6.4%
<b>August 2014</b>	<b>10,978</b>	<b>12,127</b>	<b>-9.5%</b>
12-Month Avg	8,725	8,518	+2.4%

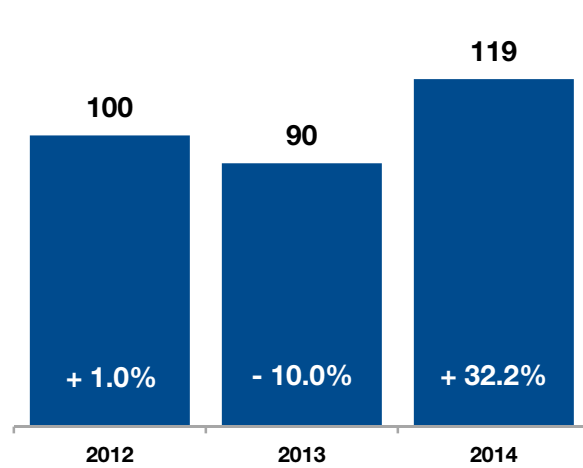
## Historical Closed Sales by Month



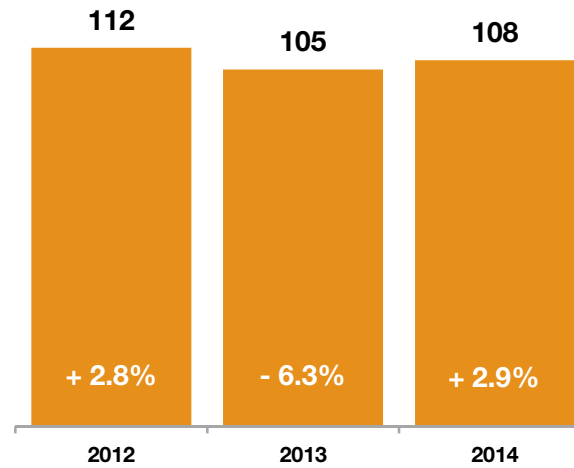
# Days on Market

Average number of days between when a property is listed and when an offer is accepted in a given month.

## August



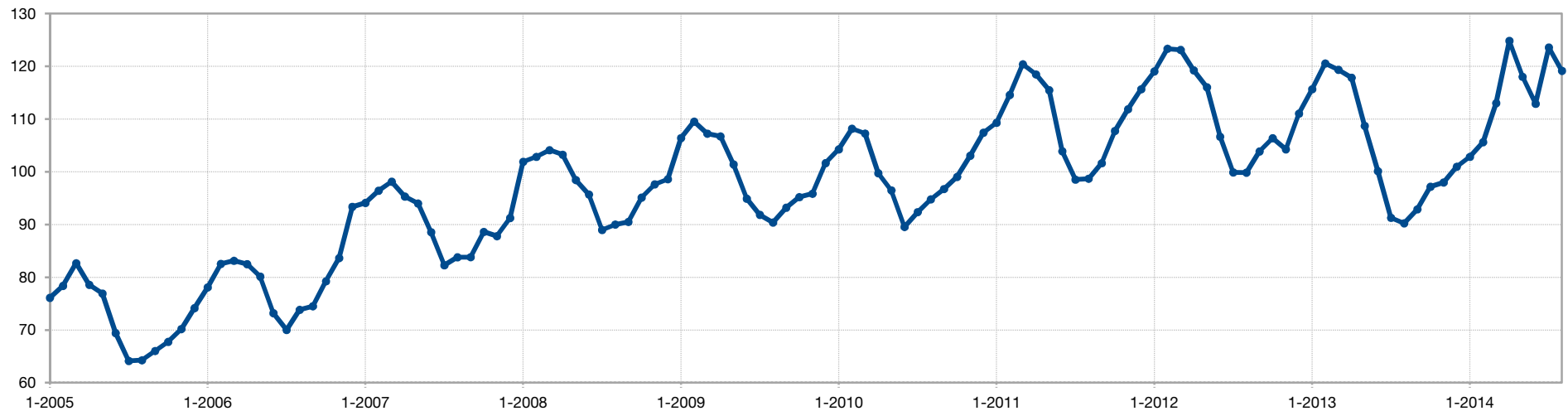
## Year to Date



Days on Market		Prior Year	Percent Change
September 2013	93	104	-10.6%
October 2013	97	106	-8.5%
November 2013	98	104	-5.8%
December 2013	101	111	-9.0%
January 2014	103	116	-11.2%
February 2014	106	121	-12.4%
March 2014	113	119	-5.0%
April 2014	125	118	+5.9%
May 2014	118	109	+8.3%
June 2014	113	100	+13.0%
July 2014	124	91	+36.3%
<b>August 2014</b>	<b>119</b>	<b>90</b>	<b>+32.2%</b>
12-Month Avg*	100	105	-4.8%

\* Average Days on Market of all properties from September 2013 through August 2014. This is not the average of the individual figures above.

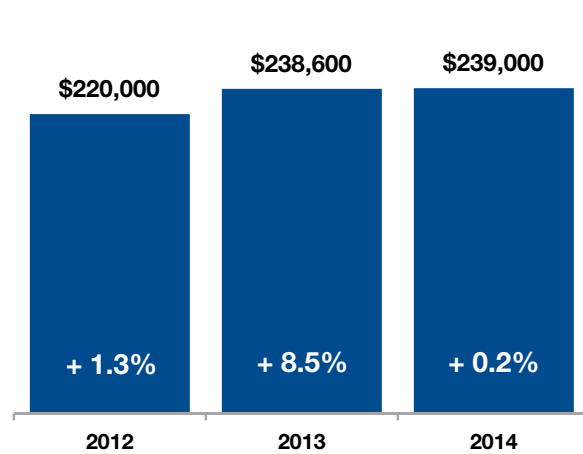
## Historical Days on Market by Month



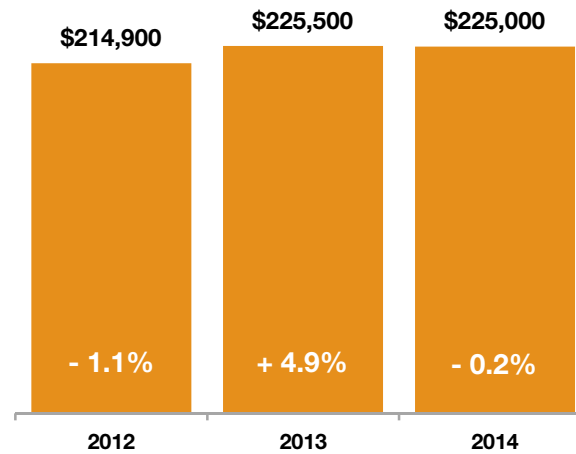
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## August



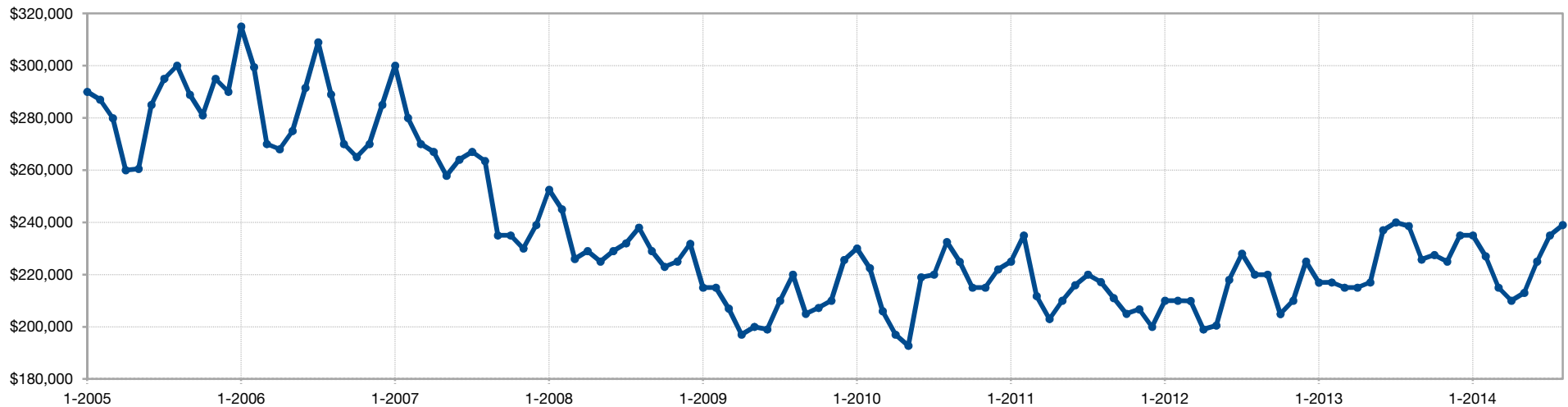
## Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2013	\$225,750	\$220,000	+2.6%
October 2013	\$227,500	\$204,900	+11.0%
November 2013	\$225,000	\$210,000	+7.1%
December 2013	\$235,000	\$225,000	+4.4%
January 2014	\$235,000	\$216,955	+8.3%
February 2014	\$227,000	\$217,000	+4.6%
March 2014	\$215,000	\$215,000	0.0%
April 2014	\$210,000	\$215,000	-2.3%
May 2014	\$213,000	\$217,000	-1.8%
June 2014	\$225,000	\$237,000	-5.1%
July 2014	\$235,000	\$240,000	-2.1%
<b>August 2014</b>	<b>\$239,000</b>	<b>\$238,600</b>	<b>+0.2%</b>
12-Month Med*	\$226,000	\$223,000	+1.3%

\* Median Sales Price of all properties from September 2013 through August 2014. This is not the average of the individual figures above.

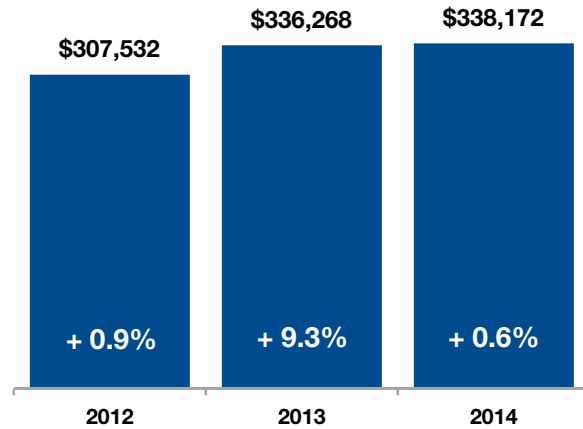
## Historical Median Sales Price by Month



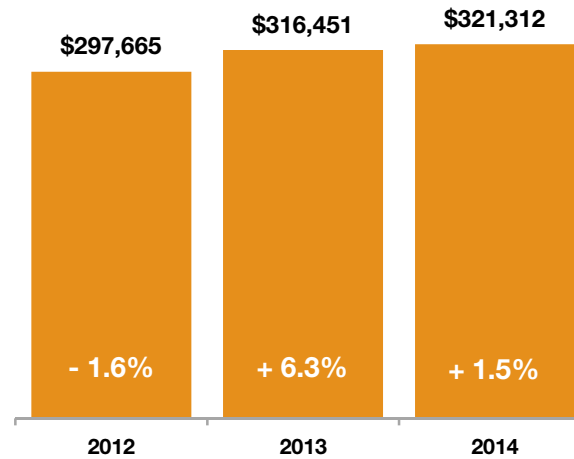
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## August



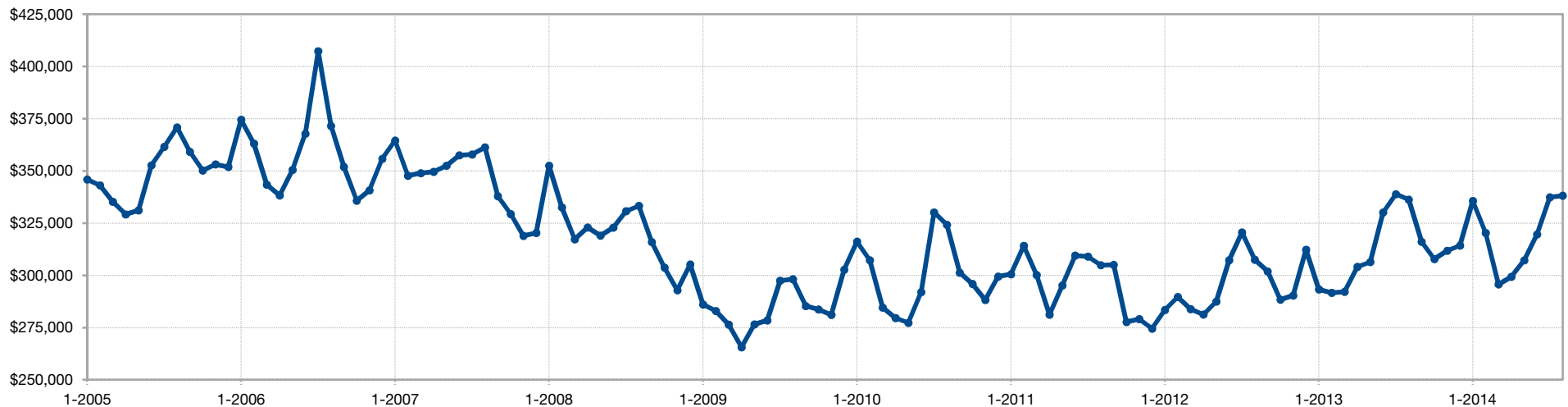
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
September 2013	\$316,092	\$301,913	+4.7%
October 2013	\$307,816	\$288,418	+6.7%
November 2013	\$311,821	\$290,403	+7.4%
December 2013	\$314,325	\$312,307	+0.6%
January 2014	\$335,673	\$293,320	+14.4%
February 2014	\$320,340	\$291,687	+9.8%
March 2014	\$295,723	\$292,170	+1.2%
April 2014	\$299,356	\$304,126	-1.6%
May 2014	\$307,211	\$306,416	+0.3%
June 2014	\$319,625	\$330,118	-3.2%
July 2014	\$337,386	\$338,872	-0.4%
<b>August 2014</b>	<b>\$338,172</b>	<b>\$336,268</b>	<b>+0.6%</b>
12-Month Avg*	\$318,086	\$310,673	+2.4%

\* Avg. Sales Price of all properties from September 2013 through August 2014. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

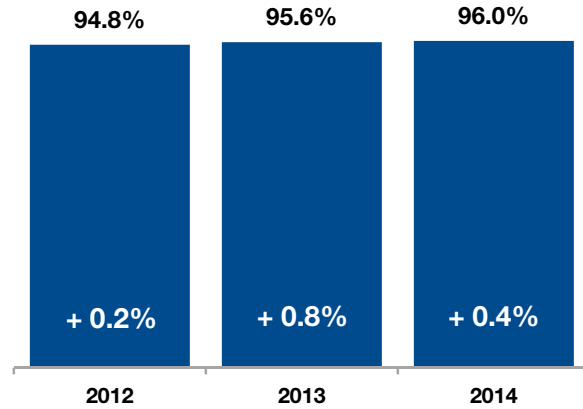




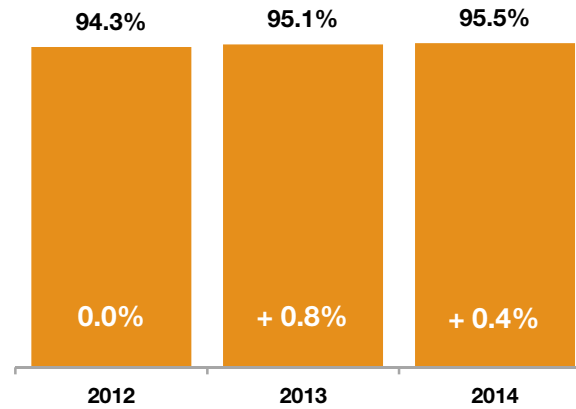
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## August



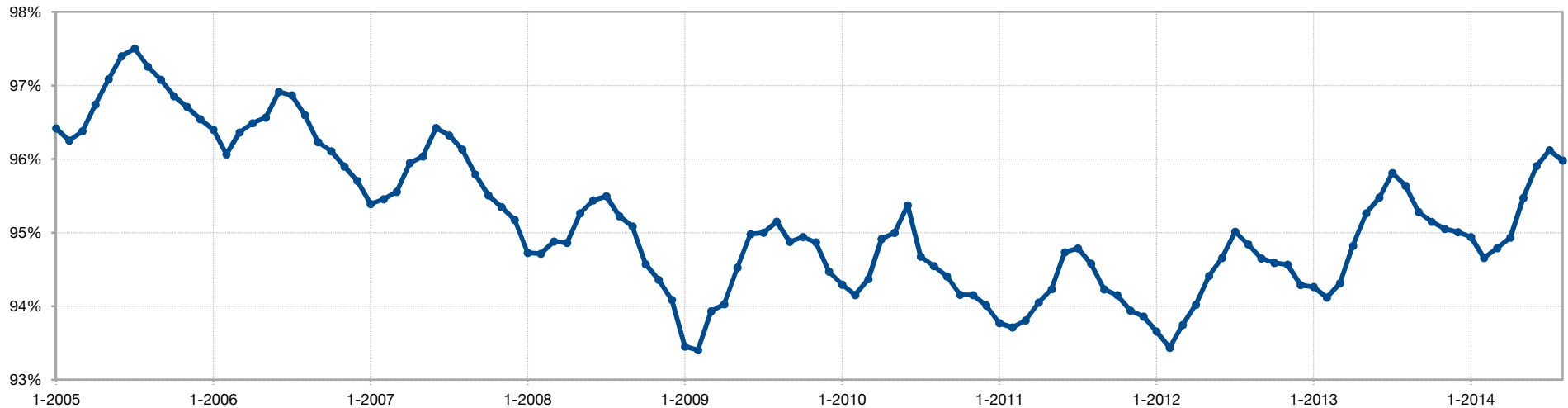
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
September 2013	95.3%	94.7%	+0.6%
October 2013	95.1%	94.6%	+0.5%
November 2013	95.1%	94.6%	+0.5%
December 2013	95.0%	94.3%	+0.7%
January 2014	94.9%	94.3%	+0.6%
February 2014	94.7%	94.1%	+0.6%
March 2014	94.8%	94.3%	+0.5%
April 2014	94.9%	94.8%	+0.1%
May 2014	95.5%	95.3%	+0.2%
June 2014	95.9%	95.5%	+0.4%
July 2014	96.1%	95.8%	+0.3%
<b>August 2014</b>	<b>96.0%</b>	<b>95.6%</b>	<b>+0.4%</b>
12-Month Avg*	95.4%	94.9%	+0.5%

\* Average Pct. of List Price Received for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

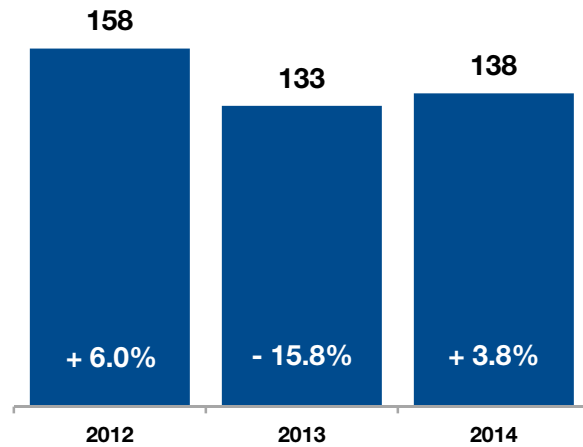
## Historical Percent of List Price Received by Month



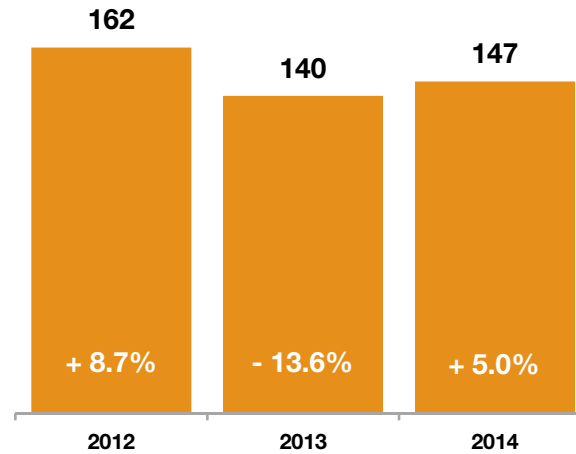
# Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## August



## Year to Date



	Affordability Index	Prior Year	Percent Change
September 2013	142	161	-11.8%
October 2013	141	172	-18.0%
November 2013	151	168	-10.1%
December 2013	138	158	-12.7%
January 2014	135	162	-16.7%
February 2014	142	158	-10.1%
March 2014	150	159	-5.7%
April 2014	153	162	-5.6%
May 2014	155	155	0.0%
June 2014	146	134	+9.0%
July 2014	140	133	+5.3%
<b>August 2014</b>	<b>138</b>	<b>133</b>	<b>+3.8%</b>
12-Month Avg	144	155	-6.8%

## Historical Housing Affordability Index by Month



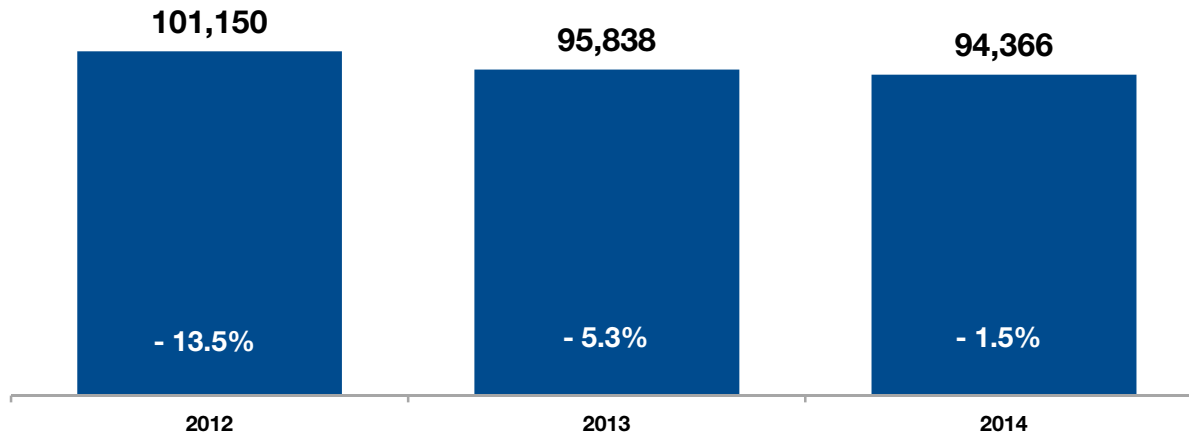
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



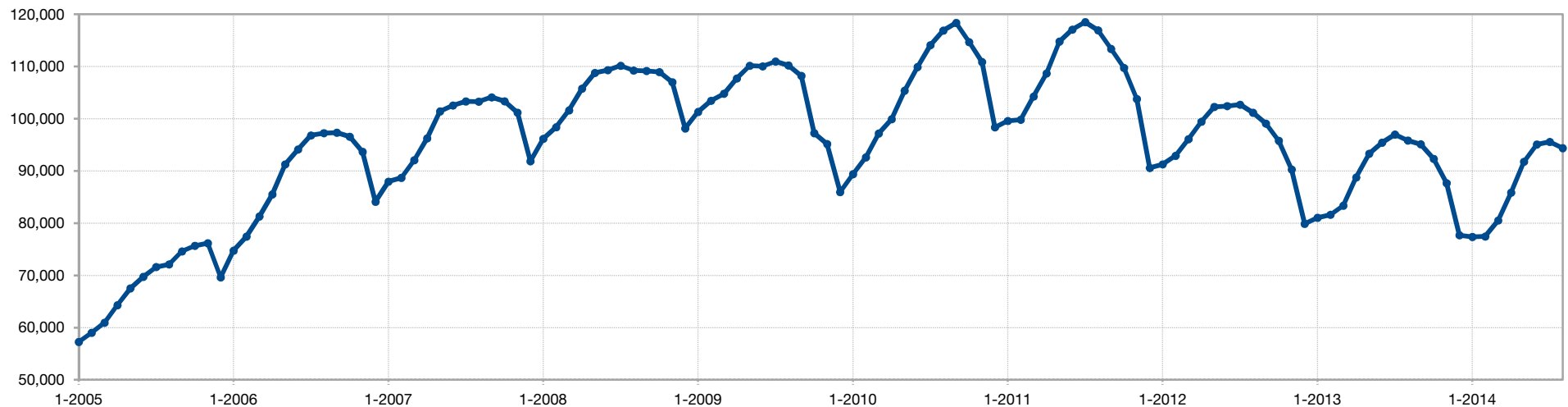
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## August



	Homes for Sale	Prior Year	Percent Change
September 2013	95,112	99,070	-4.0%
October 2013	92,326	95,775	-3.6%
November 2013	87,664	90,272	-2.9%
December 2013	77,695	79,875	-2.7%
January 2014	77,375	81,046	-4.5%
February 2014	77,453	81,620	-5.1%
March 2014	80,522	83,358	-3.4%
April 2014	85,847	88,764	-3.3%
May 2014	91,776	93,297	-1.6%
June 2014	95,081	95,429	-0.4%
July 2014	95,562	96,973	-1.5%
<b>August 2014</b>	<b>94,366</b>	<b>95,838</b>	<b>-1.5%</b>
12-Month Avg	87,565	90,110	-2.8%

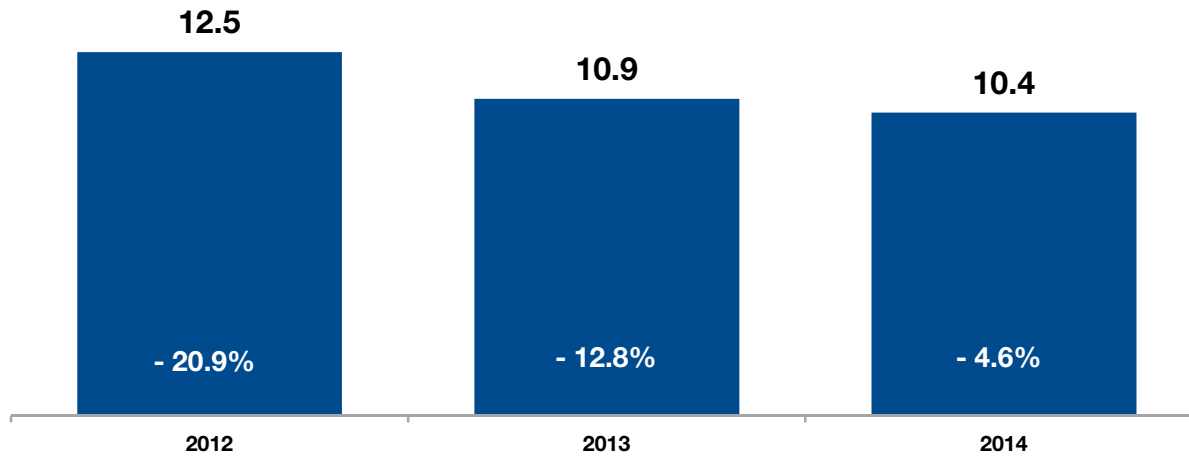
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

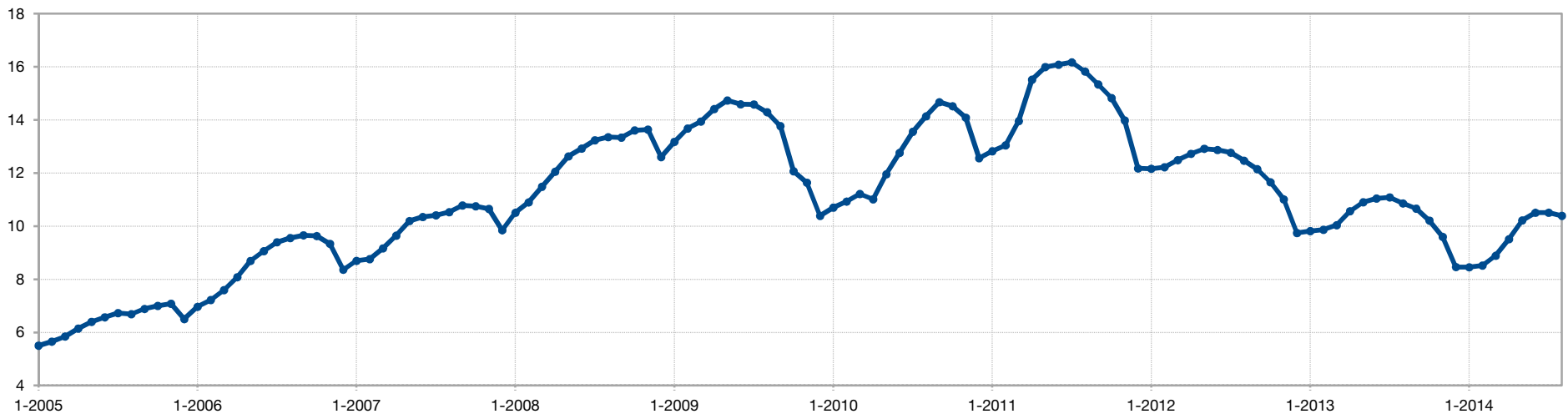
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## August



	Months Supply	Prior Year	Percent Change
September 2013	10.7	12.1	-11.6%
October 2013	10.2	11.7	-12.8%
November 2013	9.6	11.0	-12.7%
December 2013	8.5	9.7	-12.4%
January 2014	8.5	9.8	-13.3%
February 2014	8.5	9.9	-14.1%
March 2014	8.9	10.0	-11.0%
April 2014	9.5	10.6	-10.4%
May 2014	10.2	10.9	-6.4%
June 2014	10.5	11.0	-4.5%
July 2014	10.5	11.1	-5.4%
<b>August 2014</b>	<b>10.4</b>	<b>10.9</b>	<b>-4.6%</b>
12-Month Avg	9.7	10.7	-9.3%

## Historical Months Supply of Inventory by Month



# Activity by County

Key metrics by report month for the counties in the state of New York.



New York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	49	52	<b>+6.1%</b>	26	29	<b>+11.5%</b>	\$77,500	\$70,000	<b>-9.7%</b>	526	555	<b>+5.5%</b>	23.8	21.6	<b>-9.2%</b>
<b>Bronx</b>	19	21	<b>+10.5%</b>	3	10	<b>+233.3%</b>	\$92,000	\$225,000	<b>+144.6%</b>	157	145	<b>-7.6%</b>	20.3	16.1	<b>-20.7%</b>
<b>Broome</b>	210	234	<b>+11.4%</b>	146	136	<b>-6.8%</b>	\$115,165	\$113,000	<b>-1.9%</b>	1,065	1,204	<b>+13.1%</b>	10.2	11.6	<b>+13.7%</b>
<b>Cattaraugus*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Cayuga</b>	112	109	<b>-2.7%</b>	61	64	<b>+4.9%</b>	\$115,000	\$119,000	<b>+3.5%</b>	638	563	<b>-11.8%</b>	13.9	10.9	<b>-21.6%</b>
<b>Chautauqua</b>	148	144	<b>-2.7%</b>	98	69	<b>-29.6%</b>	\$80,000	\$99,820	<b>+24.8%</b>	1,635	2,126	<b>+30.0%</b>	22.0	32.3	<b>+46.8%</b>
<b>Chemung</b>	116	102	<b>-12.1%</b>	78	75	<b>-3.8%</b>	\$122,450	\$128,000	<b>+4.5%</b>	474	554	<b>+16.9%</b>	9.2	10.8	<b>+17.4%</b>
<b>Chenango</b>	67	76	<b>+13.4%</b>	38	40	<b>+5.3%</b>	\$86,931	\$87,500	<b>+0.7%</b>	577	565	<b>-2.1%</b>	20.5	19.7	<b>-3.9%</b>
<b>Clinton</b>	77	83	<b>+7.8%</b>	71	47	<b>-33.8%</b>	\$135,000	\$136,500	<b>+1.1%</b>	482	492	<b>+2.1%</b>	12.0	11.6	<b>-3.3%</b>
<b>Columbia</b>	97	83	<b>-14.4%</b>	48	42	<b>-12.5%</b>	\$240,000	\$192,000	<b>-20.0%</b>	722	720	<b>-0.3%</b>	24.5	18.5	<b>-24.5%</b>
<b>Cortland</b>	61	52	<b>-14.8%</b>	23	34	<b>+47.8%</b>	\$122,960	\$106,500	<b>-13.4%</b>	347	362	<b>+4.3%</b>	15.0	12.7	<b>-15.3%</b>
<b>Delaware</b>	113	102	<b>-9.7%</b>	39	35	<b>-10.3%</b>	\$122,000	\$130,000	<b>+6.6%</b>	1,046	1,072	<b>+2.5%</b>	39.0	35.3	<b>-9.5%</b>
<b>Dutchess</b>	305	345	<b>+13.1%</b>	165	154	<b>-6.7%</b>	\$245,000	\$260,000	<b>+6.1%</b>	1,815	2,104	<b>+15.9%</b>	15.3	15.6	<b>+2.0%</b>
<b>Erie*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Essex</b>	84	90	<b>+7.1%</b>	38	38	<b>0.0%</b>	\$175,000	\$140,000	<b>-20.0%</b>	879	941	<b>+7.1%</b>	27.1	29.2	<b>+7.7%</b>
<b>Franklin</b>	59	47	<b>-20.3%</b>	22	23	<b>+4.5%</b>	\$99,500	\$120,000	<b>+20.6%</b>	556	554	<b>-0.4%</b>	26.9	23.2	<b>-13.8%</b>
<b>Fulton</b>	81	101	<b>+24.7%</b>	52	44	<b>-15.4%</b>	\$141,550	\$132,100	<b>-6.7%</b>	683	662	<b>-3.1%</b>	19.3	18.1	<b>-6.2%</b>
<b>Genesee*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Greene</b>	120	127	<b>+5.8%</b>	30	34	<b>+13.3%</b>	\$174,000	\$150,000	<b>-13.8%</b>	978	998	<b>+2.0%</b>	33.4	30.0	<b>-10.2%</b>
<b>Hamilton</b>	20	24	<b>+20.0%</b>	7	5	<b>-28.6%</b>	\$110,000	\$207,000	<b>+88.2%</b>	165	162	<b>-1.8%</b>	27.9	27.0	<b>-3.2%</b>
<b>Herkimer</b>	59	69	<b>+16.9%</b>	26	27	<b>+3.8%</b>	\$132,700	\$134,900	<b>+1.7%</b>	414	485	<b>+17.1%</b>	19.1	20.0	<b>+4.7%</b>

# Activity by County (continued)

Key metrics by report month for the counties in the state of New York.



New York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
<b>Jefferson</b>	179	183	<b>+2.2%</b>	89	111	<b>+24.7%</b>	\$168,000	\$157,000	<b>-6.5%</b>	1,280	1,390	<b>+8.6%</b>	17.6	20.3	<b>+15.3%</b>
<b>Kings</b>	481	283	<b>-41.2%</b>	251	154	<b>-38.6%</b>	\$487,500	\$370,000	<b>-24.1%</b>	2,992	2,146	<b>-28.3%</b>	12.9	11.0	<b>-14.7%</b>
<b>Lewis</b>	37	45	<b>+21.6%</b>	18	23	<b>+27.8%</b>	\$118,000	\$117,000	<b>-0.8%</b>	268	270	<b>+0.7%</b>	18.1	18.5	<b>+2.2%</b>
<b>Livingston*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Madison</b>	102	83	<b>-18.6%</b>	89	54	<b>-39.3%</b>	\$165,000	\$135,950	<b>-17.6%</b>	613	509	<b>-17.0%</b>	12.9	10.3	<b>-20.2%</b>
<b>Monroe</b>	1,110	1,078	<b>-2.9%</b>	955	788	<b>-17.5%</b>	\$135,000	\$130,000	<b>-3.7%</b>	3,298	3,009	<b>-8.8%</b>	5.1	4.8	<b>-5.9%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	1,506	1,522	<b>+1.1%</b>	1,345	1,152	<b>-14.3%</b>	\$445,000	\$470,000	<b>+5.6%</b>	7,792	8,026	<b>+3.0%</b>	8.5	8.6	<b>+1.2%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oneida</b>	277	312	<b>+12.6%</b>	172	163	<b>-5.2%</b>	\$129,450	\$120,000	<b>-7.3%</b>	1,343	1,573	<b>+17.1%</b>	10.7	11.9	<b>+11.2%</b>
<b>Onondaga</b>	671	672	<b>+0.1%</b>	515	486	<b>-5.6%</b>	\$141,000	\$147,000	<b>+4.3%</b>	2,928	2,538	<b>-13.3%</b>	8.0	6.8	<b>-15.0%</b>
<b>Ontario</b>	206	211	<b>+2.4%</b>	128	143	<b>+11.7%</b>	\$155,000	\$150,000	<b>-3.2%</b>	788	705	<b>-10.5%</b>	8.2	7.1	<b>-13.4%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oswego</b>	148	153	<b>+3.4%</b>	114	90	<b>-21.1%</b>	\$100,250	\$96,250	<b>-4.0%</b>	898	834	<b>-7.1%</b>	13.2	11.0	<b>-16.7%</b>
<b>Otsego</b>	104	97	<b>-6.7%</b>	41	39	<b>-4.9%</b>	\$111,702	\$131,325	<b>+17.6%</b>	819	836	<b>+2.1%</b>	27.1	24.5	<b>-9.6%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,575	1,347	<b>-14.5%</b>	890	790	<b>-11.2%</b>	\$389,075	\$405,000	<b>+4.1%</b>	7,202	6,623	<b>-8.0%</b>	9.0	8.3	<b>-7.8%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	392	435	<b>+11.0%</b>	330	310	<b>-6.1%</b>	\$400,000	\$385,000	<b>-3.8%</b>	2,801	2,237	<b>-20.1%</b>	11.0	8.0	<b>-27.3%</b>
<b>Rockland*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

# Activity by County (continued)

Key metrics by report month for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
<b>St Lawrence</b>	143	156	<b>+9.1%</b>	61	64	<b>+4.9%</b>	\$85,000	\$95,700	<b>+12.6%</b>	882	1,080	<b>+22.4%</b>	17.0	21.5	<b>+26.5%</b>
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	32	31	<b>-3.1%</b>	18	14	<b>-22.2%</b>	\$150,000	\$141,000	<b>-6.0%</b>	179	193	<b>+7.8%</b>	14.8	15.0	<b>+1.4%</b>
<b>Seneca</b>	51	54	<b>+5.9%</b>	34	31	<b>-8.8%</b>	\$91,000	\$112,500	<b>+23.6%</b>	252	277	<b>+9.9%</b>	11.3	12.9	<b>+14.2%</b>
<b>Steuben</b>	162	165	<b>+1.9%</b>	83	94	<b>+13.3%</b>	\$122,500	\$85,300	<b>-30.4%</b>	965	1,043	<b>+8.1%</b>	15.3	15.9	<b>+3.9%</b>
<b>Suffolk</b>	2,000	2,025	<b>+1.3%</b>	1,358	1,229	<b>-9.5%</b>	\$345,000	\$335,000	<b>-2.9%</b>	11,369	12,124	<b>+6.6%</b>	11.5	11.5	<b>0.0%</b>
<b>Sullivan</b>	104	105	<b>+1.0%</b>	33	40	<b>+21.2%</b>	\$127,000	\$147,250	<b>+15.9%</b>	995	1,054	<b>+5.9%</b>	32.4	32.4	<b>0.0%</b>
<b>Tioga</b>	59	65	<b>+10.2%</b>	35	35	<b>0.0%</b>	\$124,000	\$152,000	<b>+22.6%</b>	290	316	<b>+9.0%</b>	13.8	14.5	<b>+5.1%</b>
<b>Tompkins</b>	70	84	<b>+20.0%</b>	95	80	<b>-15.8%</b>	\$196,000	\$220,000	<b>+12.2%</b>	368	310	<b>-15.8%</b>	6.0	4.6	<b>-23.3%</b>
<b>Ulster</b>	265	316	<b>+19.2%</b>	144	122	<b>-15.3%</b>	\$212,500	\$225,000	<b>+5.9%</b>	1,998	2,139	<b>+7.1%</b>	19.6	19.8	<b>+1.0%</b>
<b>Warren</b>	147	160	<b>+8.8%</b>	89	98	<b>+10.1%</b>	\$177,983	\$206,500	<b>+16.0%</b>	1,219	1,246	<b>+2.2%</b>	17.3	19.2	<b>+11.0%</b>
<b>Washington</b>	112	114	<b>+1.8%</b>	54	47	<b>-13.0%</b>	\$147,500	\$148,000	<b>+0.3%</b>	818	761	<b>-7.0%</b>	19.9	17.6	<b>-11.6%</b>
<b>Wayne</b>	128	129	<b>+0.8%</b>	88	99	<b>+12.5%</b>	\$113,500	\$110,000	<b>-3.1%</b>	592	574	<b>-3.0%</b>	8.7	8.6	<b>-1.1%</b>
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Yates</b>	45	40	<b>-11.1%</b>	23	19	<b>-17.4%</b>	\$122,500	\$155,950	<b>+27.3%</b>	250	242	<b>-3.2%</b>	12.3	12.4	<b>+0.8%</b>
<b>New York State</b>	17,406	17,228	<b>-1.0%</b>	12,127	10,978	<b>-9.5%</b>	\$238,600	\$239,000	<b>+0.2%</b>	95,838	94,366	<b>-1.5%</b>	10.9	10.4	<b>-4.6%</b>

† Data is included in the calculation of state totals. However, New York County data is incomplete and does not accurately represent activity.

\* Data is included in the calculation of the state totals. For this county's statistical data, contact the corresponding local board/association listed below:

(1) Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518-464-0191

(2) Hudson Gateway Association of REALTORS®, 60 South Broadway, White Plains, NY 10601, 914-681-0833

(3) Buffalo Niagara Association of REALTORS®, 200 John James Audubon Pkwy, Amherst, NY 14228, 716-636-9000