

# Monthly Indicators

## July 2023

Affordability constraints have continued to limit homebuying activity this summer, with existing-home sales falling 3.3% month-over-month nationwide as of last measure, according to the National Association of REALTORS® (NAR). Mortgage rates have approached 7% in recent months, leading many prospective buyers to put their home purchase plans temporarily on hold. But higher rates have also kept many existing homeowners from listing their homes for fear of giving up the low-rate mortgages they locked in a few years ago, when rates were significantly lower.

New Listings were down 18.6 percent to 13,320. Pending Sales decreased 10.8 percent to 10,326. Inventory shrank 28.4 percent to 27,911 units.

Prices moved lower as the Median Sales Price was down 2.0 percent to \$400,000. Days on Market increased 12.5 percent to 45 days. Months Supply of Inventory was down 11.8 percent to 3.0 months.

Despite a drop in existing-home sales, home prices have remained near record highs, with a national median sales price of \$410,200 as of last measure, 0.9% below the all-time high of \$413,800 recorded in June 2022, according to NAR. With only 3.1 months' supply heading into July, the lack of inventory has boosted competition among buyers and put upward pressure on sales prices, especially in more affordable markets, where competition for homes remains particularly strong.

## Activity Snapshot

**- 24.9%**      **- 2.0%**      **- 28.4%**

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 composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days on Market	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>
Activity by County	<b>13</b>

# 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	7-2022	7-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>New Listings</b>		16,366	<b>13,320</b>	- 18.6%	109,120	<b>87,143</b>	- 20.1%
<b>Pending Sales</b>		11,572	<b>10,326</b>	- 10.8%	78,535	<b>67,188</b>	- 14.4%
<b>Closed Sales</b>		12,487	<b>9,381</b>	- 24.9%	76,198	<b>57,137</b>	- 25.0%
<b>Days on Market</b>		40	<b>45</b>	+ 12.5%	53	<b>58</b>	+ 9.4%
<b>Median Sales Price</b>		\$408,000	<b>\$400,000</b>	- 2.0%	\$399,000	<b>\$385,000</b>	- 3.5%
<b>Avg. Sales Price</b>		\$537,818	<b>\$527,108</b>	- 2.0%	\$526,597	<b>\$507,877</b>	- 3.6%
<b>Pct. of List Price Received</b>		103.6%	<b>103.3%</b>	- 0.3%	102.0%	<b>100.9%</b>	- 1.1%
<b>Affordability Index</b>		99	<b>90</b>	- 9.1%	101	<b>93</b>	- 7.9%
<b>Homes for Sale</b>		38,969	<b>27,911</b>	- 28.4%	--	--	--
<b>Months Supply</b>		3.4	<b>3.0</b>	- 11.8%	--	--	--

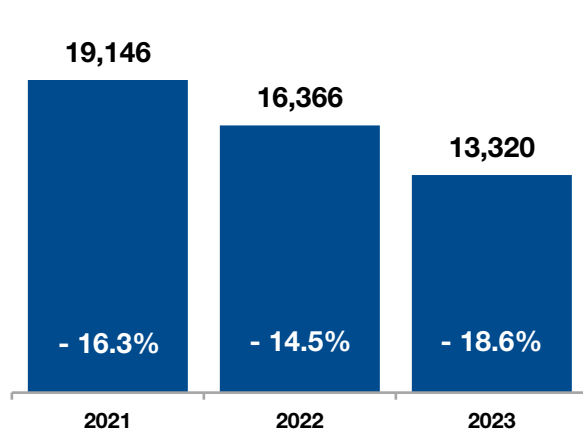
# New Listings

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

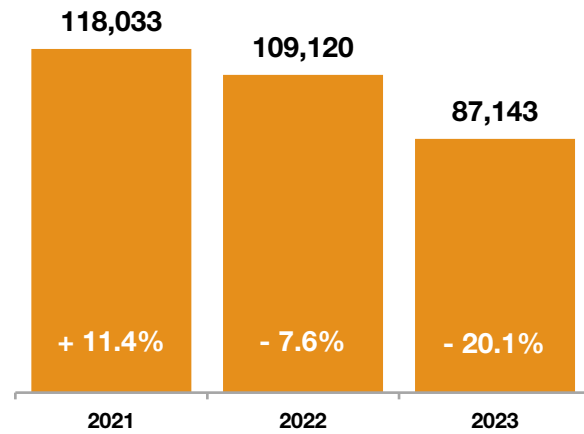


New York State Association of REALTORS®, Inc.

## July

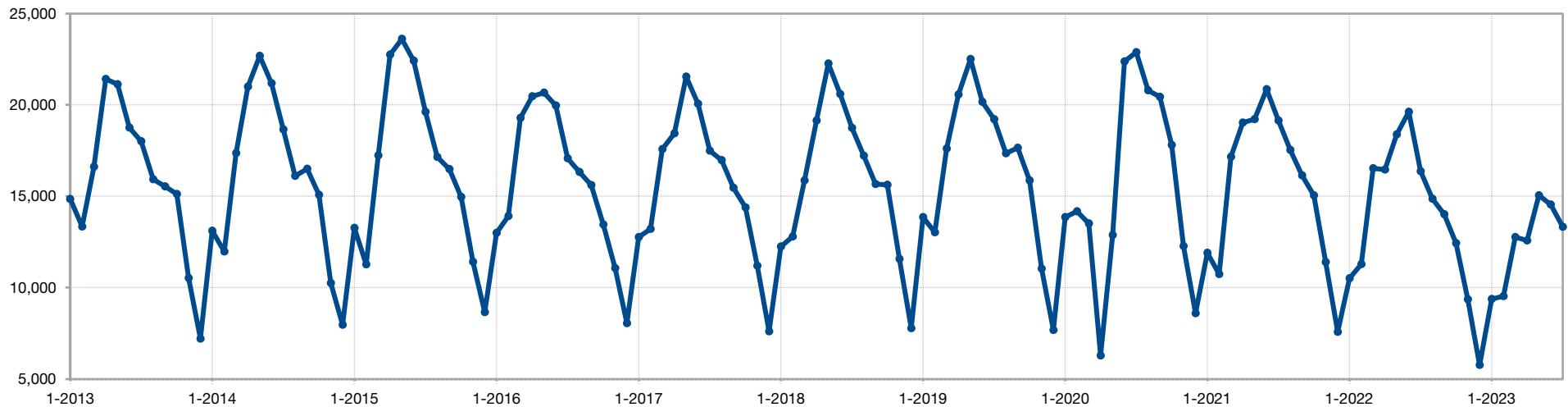


## Year to Date



	New Listings	Prior Year	Percent Change
August 2022	14,860	17,531	-15.2%
September 2022	14,013	16,143	-13.2%
October 2022	12,434	15,041	-17.3%
November 2022	9,354	11,393	-17.9%
December 2022	5,764	7,573	-23.9%
January 2023	9,373	10,502	-10.8%
February 2023	9,524	11,285	-15.6%
March 2023	12,766	16,522	-22.7%
April 2023	12,572	16,449	-23.6%
May 2023	15,042	18,381	-18.2%
June 2023	14,546	19,615	-25.8%
<b>July 2023</b>	<b>13,320</b>	<b>16,366</b>	<b>-18.6%</b>
12-Month Avg	11,964	14,733	-18.8%

## Historical New Listings by Month

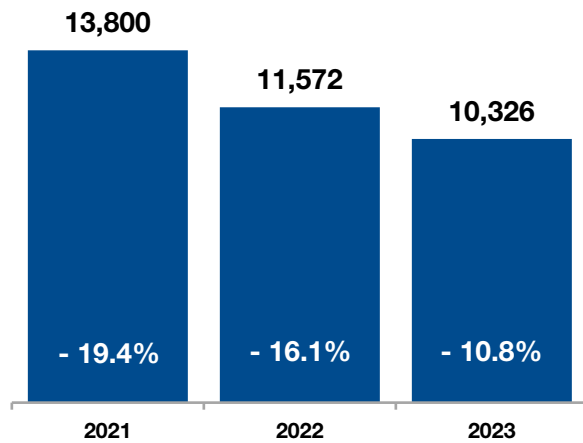


# Pending Sales

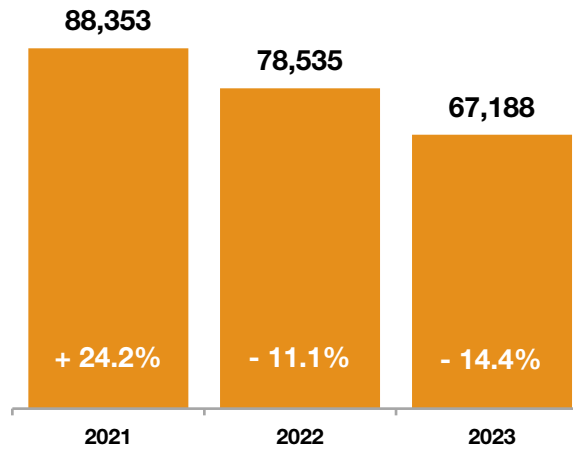
A count of the properties on which offers have been accepted in a given month.



## July

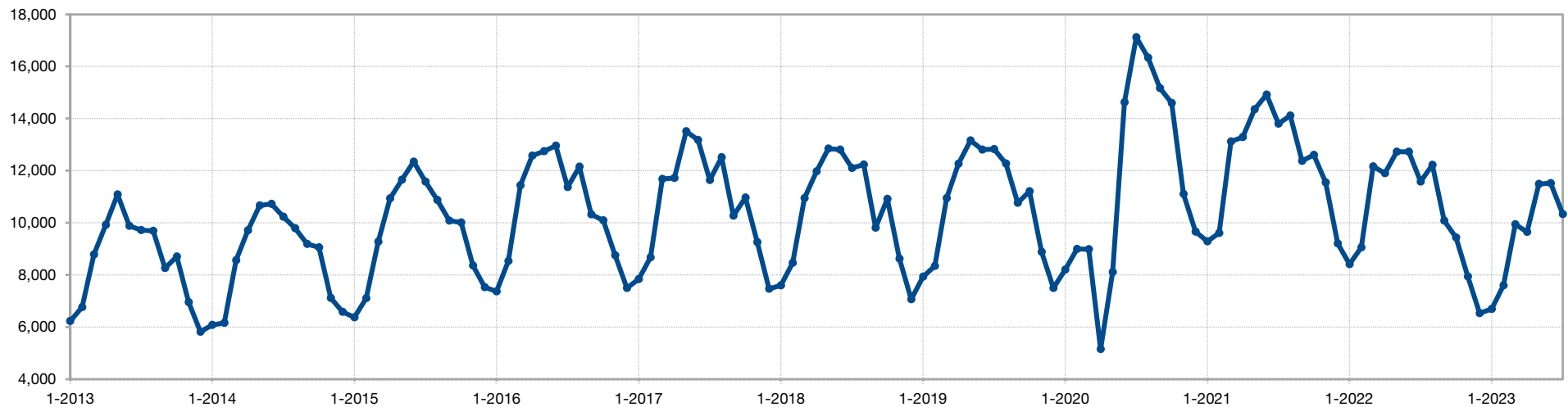


## Year to Date



	Pending Sales	Prior Year	Percent Change
August 2022	12,224	14,112	-13.4%
September 2022	10,077	12,371	-18.5%
October 2022	9,431	12,601	-25.2%
November 2022	7,940	11,543	-31.2%
December 2022	6,533	9,199	-29.0%
January 2023	6,686	8,409	-20.5%
February 2023	7,594	9,048	-16.1%
March 2023	9,937	12,161	-18.3%
April 2023	9,643	11,898	-19.0%
May 2023	11,484	12,727	-9.8%
June 2023	11,518	12,720	-9.4%
<b>July 2023</b>	<b>10,326</b>	<b>11,572</b>	<b>-10.8%</b>
12-Month Avg	9,449	11,530	-18.0%

## Historical Pending Sales by Month

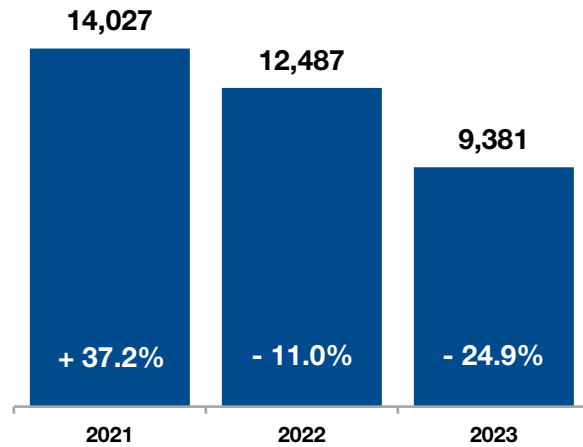


# Closed Sales

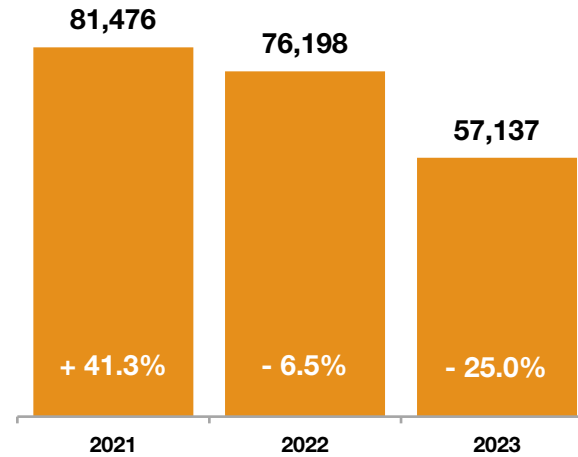
A count of the actual sales that closed in a given month.



## July



## Year to Date



	Closed Sales	Prior Year	Percent Change
August 2022	13,925	15,083	-7.7%
September 2022	12,332	13,519	-8.8%
October 2022	11,295	14,100	-19.9%
November 2022	10,223	12,872	-20.6%
December 2022	9,850	13,843	-28.8%
January 2023	7,453	11,037	-32.5%
February 2023	6,178	9,098	-32.1%
March 2023	7,754	10,387	-25.3%
April 2023	7,053	9,594	-26.5%
May 2023	8,844	10,793	-18.1%
June 2023	10,474	12,802	-18.2%
<b>July 2023</b>	<b>9,381</b>	<b>12,487</b>	<b>-24.9%</b>
12-Month Avg	9,564	12,135	-21.2%

## Historical Closed Sales by Month

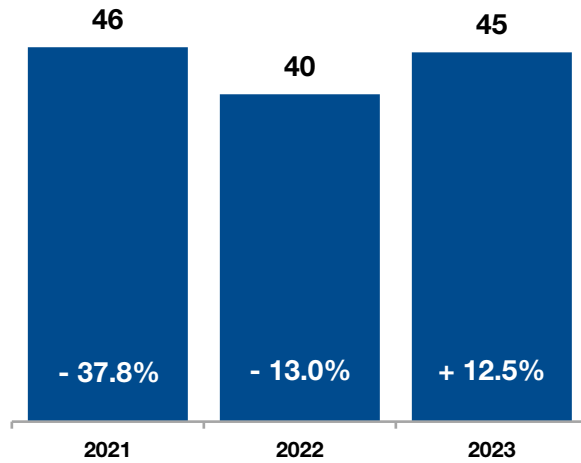


# Days on Market

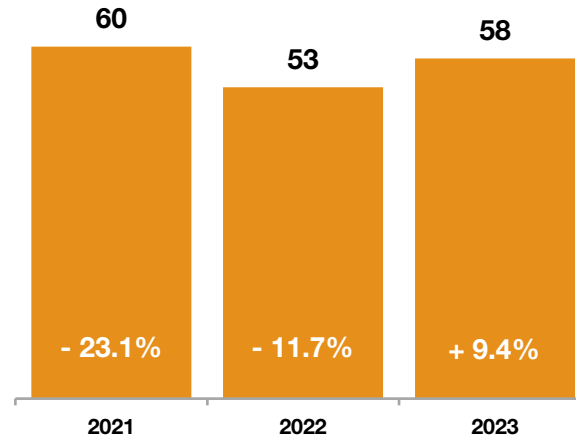
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



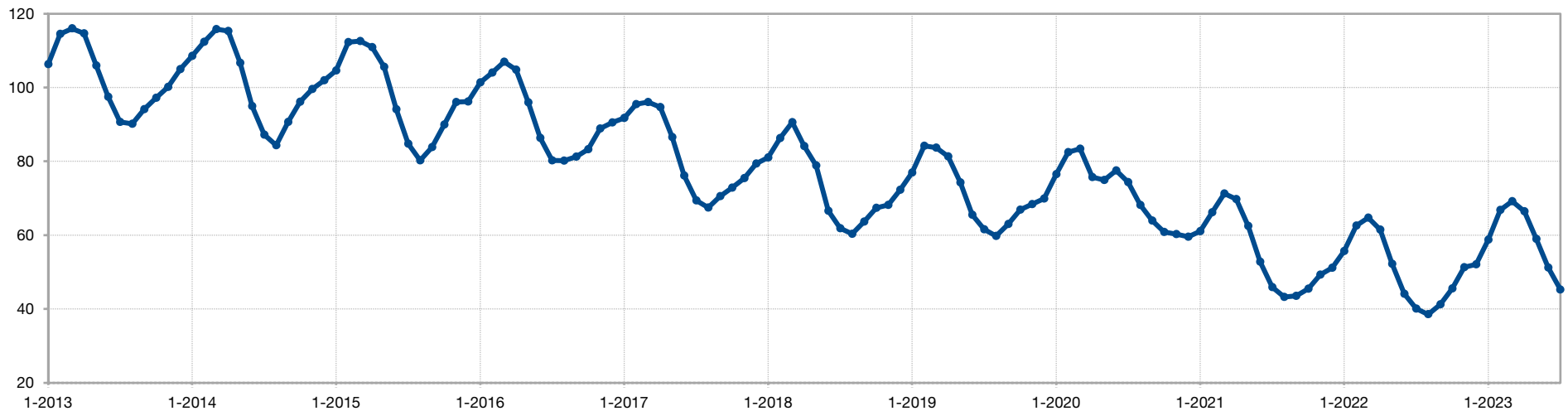
## Year to Date



Days on Market	Prior Year	Percent Change	
August 2022	39	43	-9.3%
September 2022	41	43	-4.7%
October 2022	46	45	+2.2%
November 2022	51	49	+4.1%
December 2022	52	51	+2.0%
January 2023	59	56	+5.4%
February 2023	67	63	+6.3%
March 2023	69	65	+6.2%
April 2023	66	61	+8.2%
May 2023	59	52	+13.5%
June 2023	51	44	+15.9%
<b>July 2023</b>	<b>45</b>	<b>40</b>	<b>+12.5%</b>
12-Month Avg*	52	50	+4.0%

\* Average Days on Market of all properties from August 2022 through July 2023. This is not the average of the individual figures above.

## Historical Days on Market by Month

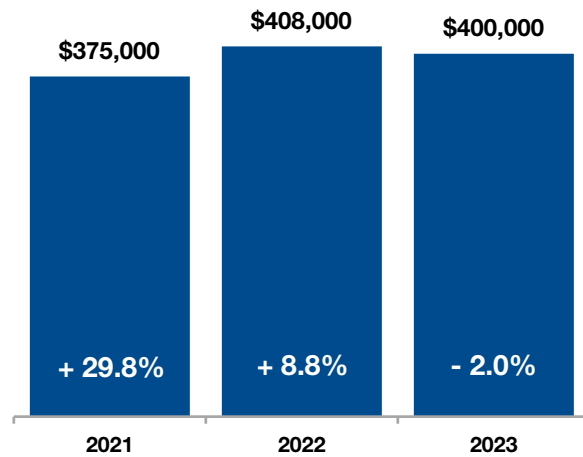


# Median Sales Price

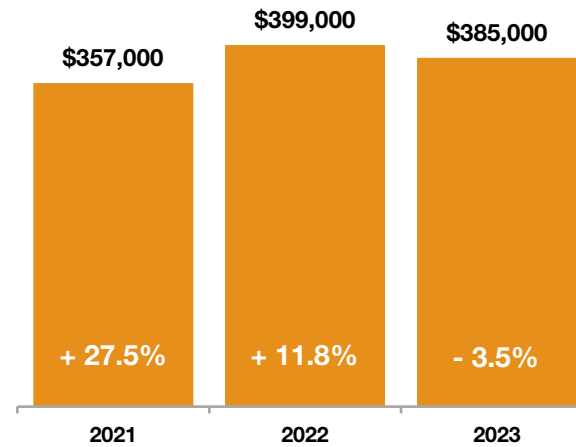
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



## Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2022	\$392,340	\$380,000	+3.2%
September 2022	\$365,000	\$362,000	+0.8%
October 2022	\$359,000	\$360,000	-0.3%
November 2022	\$360,000	\$357,500	+0.7%
December 2022	\$347,500	\$365,000	-4.8%
January 2023	\$365,000	\$380,000	-3.9%
February 2023	\$360,000	\$390,000	-7.7%
March 2023	\$361,200	\$390,000	-7.4%
April 2023	\$375,000	\$389,950	-3.8%
May 2023	\$386,800	\$400,000	-3.3%
June 2023	\$412,000	\$412,500	-0.1%
<b>July 2023</b>	<b>\$400,000</b>	<b>\$408,000</b>	<b>-2.0%</b>
12-Month Med*	\$375,000	\$380,000	-1.3%

\* Median Sales Price of all properties from August 2022 through July 2023. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

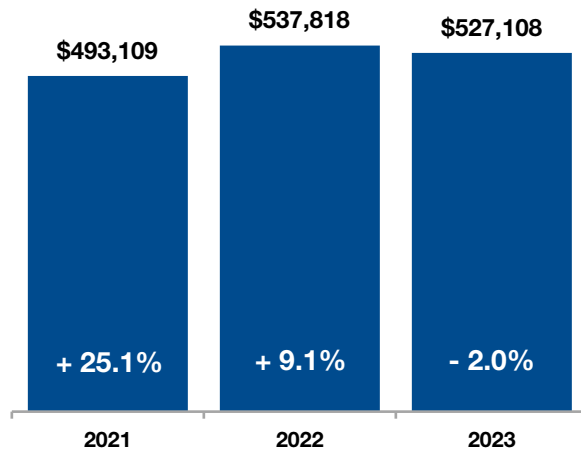


# Average Sales Price

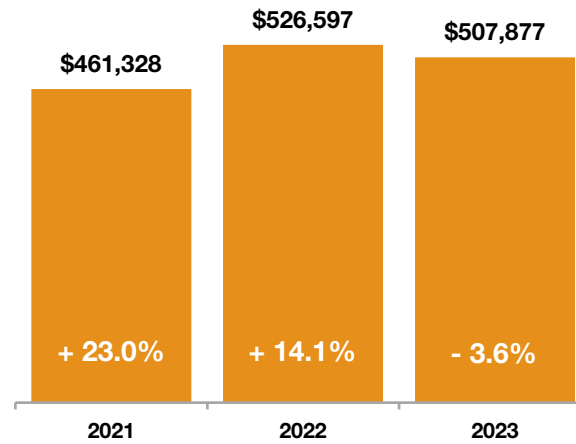
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



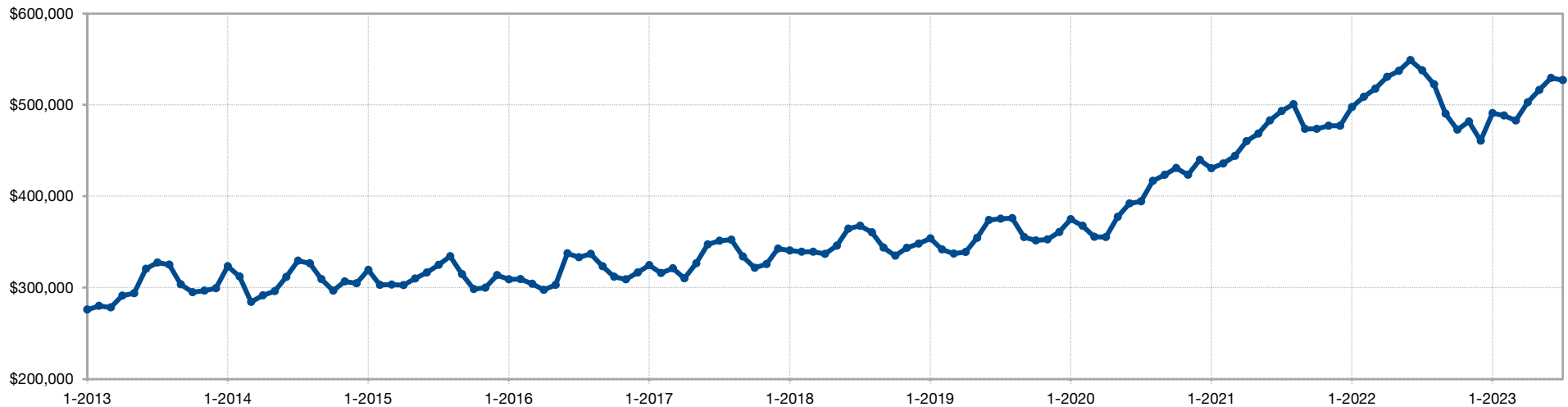
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
August 2022	\$522,418	\$500,733	+4.3%
September 2022	\$490,278	\$473,636	+3.5%
October 2022	\$472,641	\$473,610	-0.2%
November 2022	\$481,538	\$477,120	+0.9%
December 2022	\$460,621	\$476,988	-3.4%
January 2023	\$490,802	\$497,410	-1.3%
February 2023	\$488,329	\$508,671	-4.0%
March 2023	\$482,725	\$517,703	-6.8%
April 2023	\$502,790	\$530,592	-5.2%
May 2023	\$516,159	\$537,057	-3.9%
June 2023	\$529,363	\$548,969	-3.6%
<b>July 2023</b>	<b>\$527,108</b>	<b>\$537,818</b>	<b>-2.0%</b>
12-Month Avg*	\$497,878	\$504,778	-1.4%

\* Avg. Sales Price of all properties from August 2022 through July 2023. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



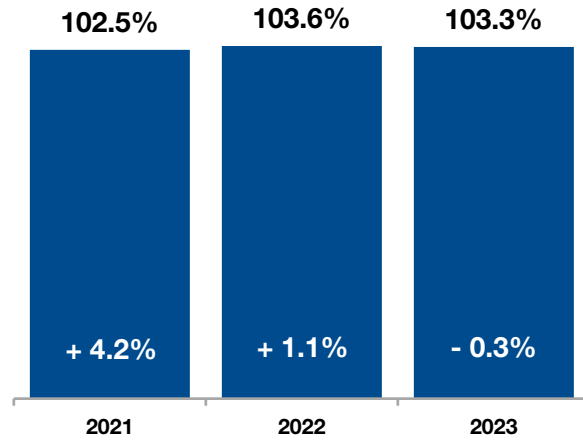


# Percent of List Price Received

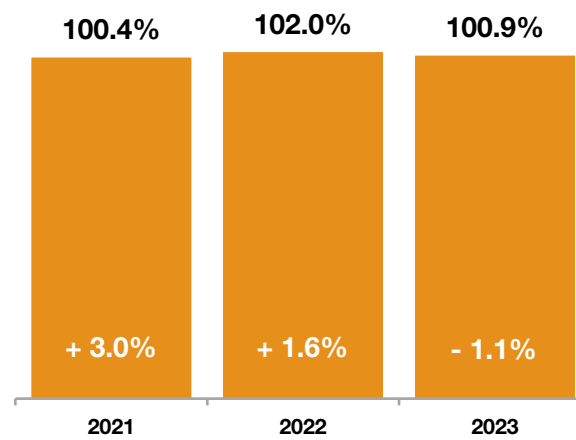
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## July



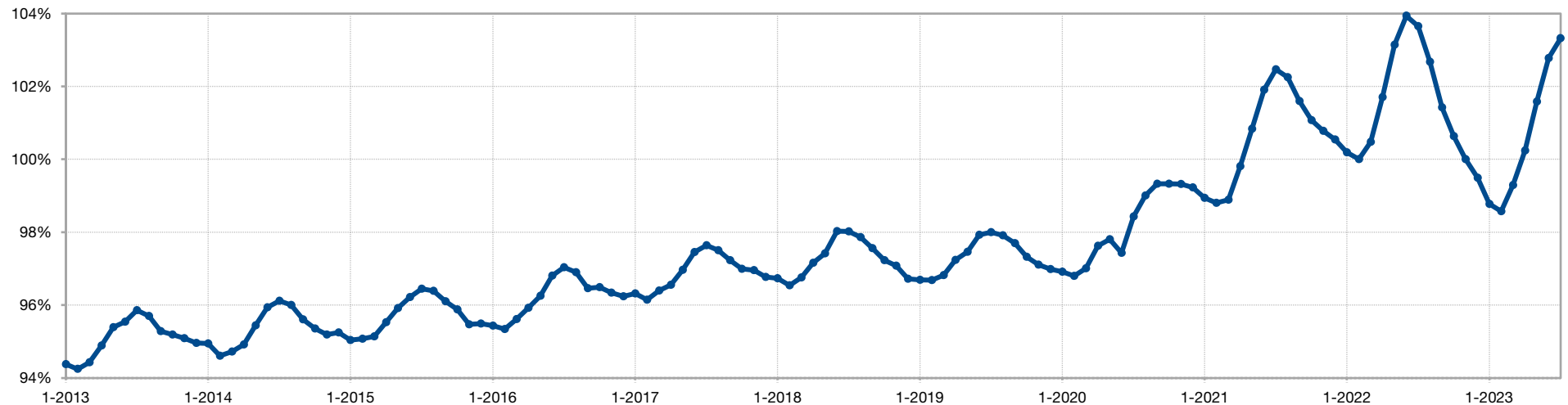
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
August 2022	102.7%	102.2%	+0.5%
September 2022	101.4%	101.6%	-0.2%
October 2022	100.6%	101.1%	-0.5%
November 2022	100.0%	100.8%	-0.8%
December 2022	99.5%	100.5%	-1.0%
January 2023	98.8%	100.2%	-1.4%
February 2023	98.6%	100.0%	-1.4%
March 2023	99.3%	100.5%	-1.2%
April 2023	100.2%	101.7%	-1.5%
May 2023	101.6%	103.1%	-1.5%
June 2023	102.8%	103.9%	-1.1%
<b>July 2023</b>	<b>103.3%</b>	<b>103.6%</b>	<b>-0.3%</b>
12-Month Avg*	101.0%	101.7%	-0.7%

\* Average Pct. of List Price Received for all properties from August 2022 through July 2023. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

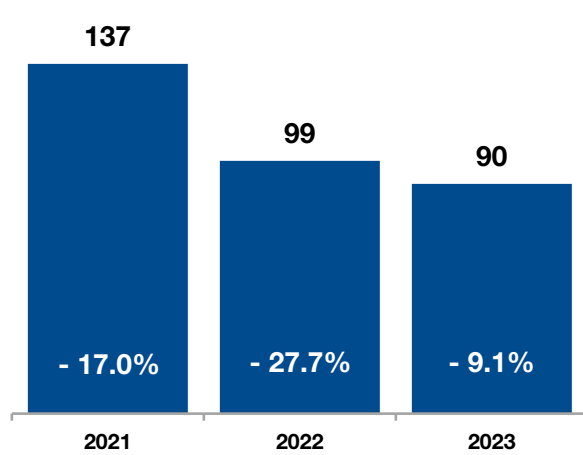


# Housing Affordability Index

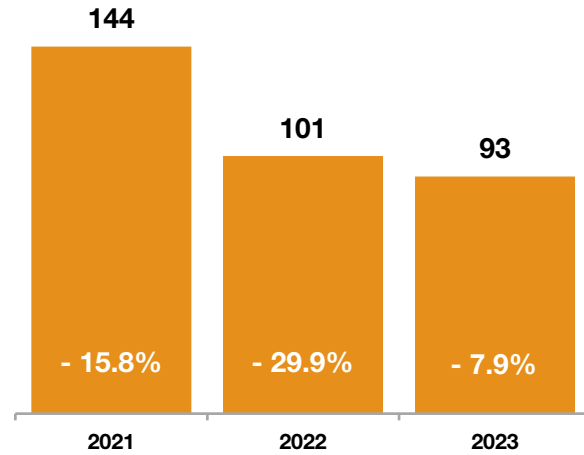
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## July



## Year to Date



	Affordability Index	Prior Year	Percent Change
August 2022	105	135	-22.2%
September 2022	104	141	-26.2%
October 2022	98	140	-30.0%
November 2022	101	141	-28.4%
December 2022	107	137	-21.9%
January 2023	104	128	-18.8%
February 2023	102	121	-15.7%
March 2023	103	116	-11.2%
April 2023	99	108	-8.3%
May 2023	94	103	-8.7%
June 2023	88	97	-9.3%
<b>July 2023</b>	<b>90</b>	<b>99</b>	<b>-9.1%</b>
12-Month Avg	100	122	-18.5%

## Historical Housing Affordability Index by Month



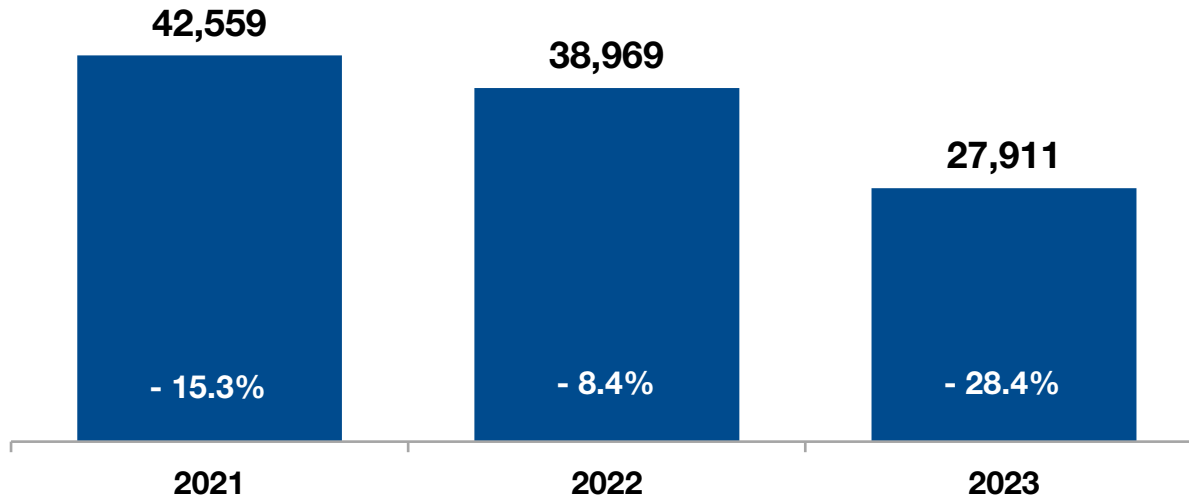
# Inventory of Homes for Sale

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



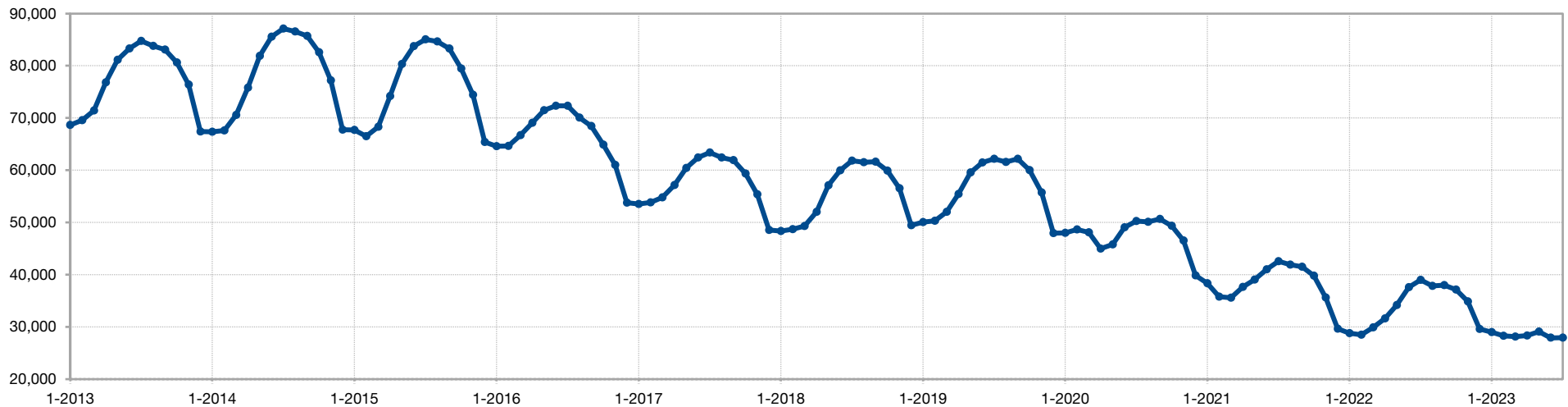
New York State Association of REALTORS®, Inc.

## July



Homes for Sale		Prior Year	Percent Change
August 2022	37,823	41,891	-9.7%
September 2022	37,987	41,477	-8.4%
October 2022	37,131	39,775	-6.6%
November 2022	34,853	35,622	-2.2%
December 2022	29,587	29,640	-0.2%
January 2023	28,970	28,774	+0.7%
February 2023	28,278	28,473	-0.7%
March 2023	28,117	29,879	-5.9%
April 2023	28,308	31,581	-10.4%
May 2023	29,069	34,169	-14.9%
June 2023	27,896	37,572	-25.8%
<b>July 2023</b>	<b>27,911</b>	<b>38,969</b>	<b>-28.4%</b>
12-Month Avg	31,328	34,819	-10.0%

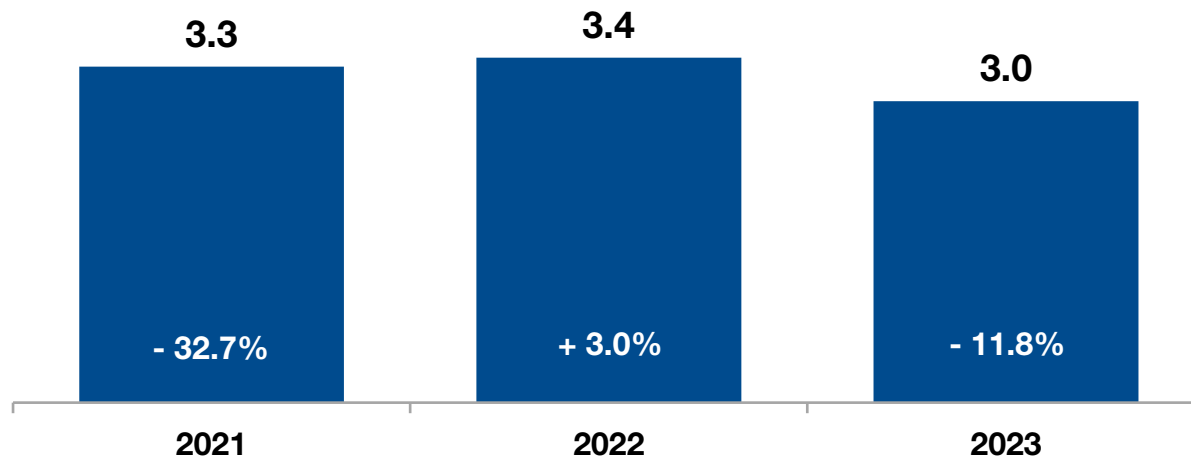
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

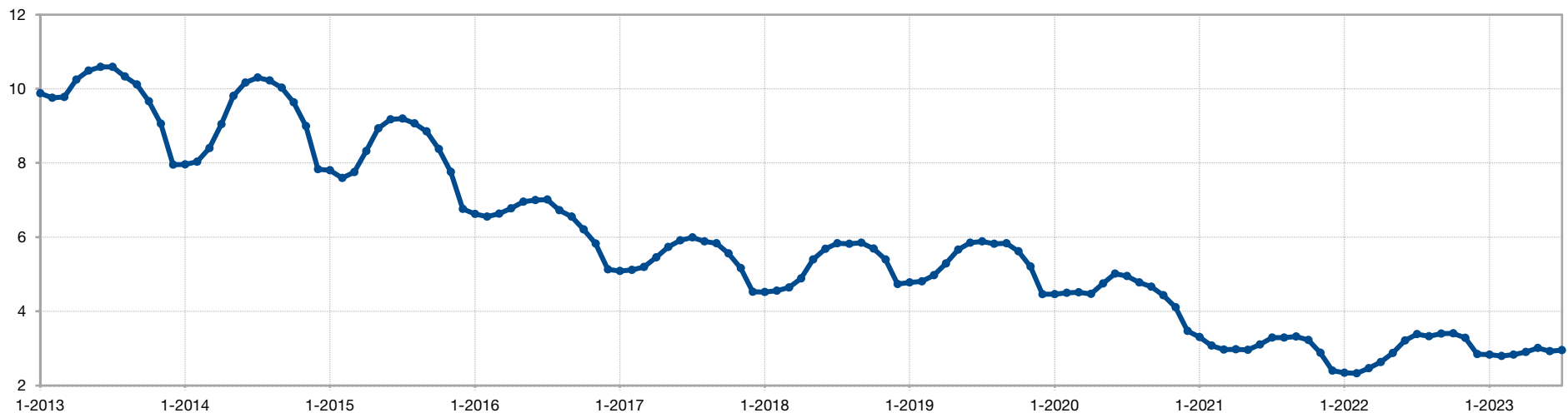
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## July



Months Supply		Prior Year	Percent Change
August 2022	3.3	3.3	0.0%
September 2022	3.4	3.3	+3.0%
October 2022	3.4	3.2	+6.3%
November 2022	3.3	2.9	+13.8%
December 2022	2.8	2.4	+16.7%
January 2023	2.8	2.3	+21.7%
February 2023	2.8	2.3	+21.7%
March 2023	2.8	2.5	+12.0%
April 2023	2.9	2.6	+11.5%
May 2023	3.0	2.9	+3.4%
June 2023	2.9	3.2	-9.4%
<b>July 2023</b>	<b>3.0</b>	<b>3.4</b>	<b>-11.8%</b>
12-Month Avg	3.0	2.9	+3.4%

## 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		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	55	50	-9.1%	30	29	-3.3%	\$121,000	\$129,000	+6.6%	82	88	+7.3%	2.7	3.3	+22.2%
<b>Bronx</b>	244	208	-14.8%	152	129	-15.1%	\$394,000	\$350,000	-11.2%	1,122	784	-30.1%	8.0	6.1	-23.8%
<b>Broome</b>	222	166	-25.2%	178	113	-36.5%	\$173,950	\$165,650	-4.8%	412	240	-41.7%	2.7	1.8	-33.3%
<b>Cattaraugus</b>	87	74	-14.9%	70	45	-35.7%	\$159,447	\$152,500	-4.4%	161	165	+2.5%	2.5	3.0	+20.0%
<b>Cayuga</b>	90	72	-20.0%	67	36	-46.3%	\$187,500	\$246,250	+31.3%	145	103	-29.0%	2.6	2.3	-11.5%
<b>Chautauqua</b>	190	141	-25.8%	106	88	-17.0%	\$155,500	\$165,000	+6.1%	242	220	-9.1%	2.2	2.3	+4.5%
<b>Chemung</b>	113	99	-12.4%	72	64	-11.1%	\$154,000	\$184,750	+20.0%	194	123	-36.6%	2.5	1.9	-24.0%
<b>Chenango</b>	65	68	+4.6%	37	32	-13.5%	\$125,000	\$154,500	+23.6%	176	150	-14.8%	4.7	4.4	-6.4%
<b>Clinton</b>	55	68	+23.6%	42	39	-7.1%	\$189,000	\$207,000	+9.5%	177	137	-22.6%	3.4	2.9	-14.7%
<b>Columbia</b>	103	105	+1.9%	58	54	-6.9%	\$433,000	\$364,500	-15.8%	380	313	-17.6%	6.3	5.9	-6.3%
<b>Cortland</b>	51	44	-13.7%	35	26	-25.7%	\$212,000	\$179,000	-15.6%	57	65	+14.0%	1.6	2.7	+68.8%
<b>Delaware</b>	104	101	-2.9%	47	36	-23.4%	\$219,000	\$186,250	-15.0%	325	248	-23.7%	5.9	5.6	-5.1%
<b>Dutchess</b>	396	277	-30.1%	281	220	-21.7%	\$416,500	\$449,500	+7.9%	1,015	756	-25.5%	3.9	3.4	-12.8%
<b>Erie</b>	1,069	894	-16.4%	829	642	-22.6%	\$260,000	\$260,617	+0.2%	981	850	-13.4%	1.4	1.4	0.0%
<b>Essex</b>	77	76	-1.3%	43	34	-20.9%	\$178,000	\$295,000	+65.7%	231	199	-13.9%	5.0	4.9	-2.0%
<b>Franklin</b>	61	52	-14.8%	35	35	0.0%	\$196,100	\$175,000	-10.8%	208	156	-25.0%	6.3	5.3	-15.9%
<b>Fulton*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Genesee</b>	64	47	-26.6%	54	32	-40.7%	\$180,000	\$178,500	-0.8%	56	44	-21.4%	1.3	1.2	-7.7%
<b>Greene</b>	114	93	-18.4%	49	47	-4.1%	\$405,000	\$359,000	-11.4%	476	371	-22.1%	7.1	6.8	-4.2%
<b>Hamilton</b>	26	21	-19.2%	7	7	0.0%	\$275,000	\$135,000	-50.9%	55	45	-18.2%	6.1	5.1	-16.4%
<b>Herkimer</b>	66	67	+1.5%	33	39	+18.2%	\$149,350	\$175,000	+17.2%	143	145	+1.4%	3.3	3.9	+18.2%

# 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		
	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -	7-2022	7-2023	+ / -
<b>Jefferson</b>	182	138	<b>-24.2%</b>	132	119	<b>-9.8%</b>	\$202,000	\$215,000	<b>+6.4%</b>	291	336	<b>+15.5%</b>	2.4	3.7	<b>+54.2%</b>
<b>Kings</b>	324	267	<b>-17.6%</b>	214	142	<b>-33.6%</b>	\$732,500	\$641,500	<b>-12.4%</b>	1,657	1,493	<b>-9.9%</b>	8.5	10.3	<b>+21.2%</b>
<b>Lewis</b>	31	26	<b>-16.1%</b>	23	18	<b>-21.7%</b>	\$177,300	\$204,950	<b>+15.6%</b>	67	86	<b>+28.4%</b>	3.5	5.6	<b>+60.0%</b>
<b>Livingston</b>	63	59	<b>-6.3%</b>	48	45	<b>-6.3%</b>	\$167,000	\$172,000	<b>+3.0%</b>	72	48	<b>-33.3%</b>	1.7	1.1	<b>-35.3%</b>
<b>Madison</b>	97	71	<b>-26.8%</b>	59	62	<b>+5.1%</b>	\$219,950	\$192,500	<b>-12.5%</b>	136	123	<b>-9.6%</b>	2.6	2.8	<b>+7.7%</b>
<b>Monroe</b>	897	826	<b>-7.9%</b>	789	651	<b>-17.5%</b>	\$235,000	\$252,250	<b>+7.3%</b>	597	481	<b>-19.4%</b>	0.9	0.8	<b>-11.1%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	1,405	1,154	<b>-17.9%</b>	1,122	917	<b>-18.3%</b>	\$715,000	\$720,000	<b>+0.7%</b>	3,481	2,434	<b>-30.1%</b>	3.1	2.7	<b>-12.9%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	266	249	<b>-6.4%</b>	186	156	<b>-16.1%</b>	\$201,750	\$195,000	<b>-3.3%</b>	344	261	<b>-24.1%</b>	1.9	1.6	<b>-15.8%</b>
<b>Oneida</b>	232	199	<b>-14.2%</b>	171	129	<b>-24.6%</b>	\$184,000	\$199,850	<b>+8.6%</b>	372	353	<b>-5.1%</b>	2.3	2.8	<b>+21.7%</b>
<b>Onondaga</b>	568	440	<b>-22.5%</b>	469	373	<b>-20.5%</b>	\$225,500	\$241,000	<b>+6.9%</b>	554	475	<b>-14.3%</b>	1.3	1.4	<b>+7.7%</b>
<b>Ontario</b>	147	150	<b>+2.0%</b>	135	92	<b>-31.9%</b>	\$265,000	\$252,500	<b>-4.7%</b>	189	176	<b>-6.9%</b>	1.7	2.0	<b>+17.6%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans</b>	51	40	<b>-21.6%</b>	36	22	<b>-38.9%</b>	\$165,000	\$188,000	<b>+13.9%</b>	68	50	<b>-26.5%</b>	2.2	1.9	<b>-13.6%</b>
<b>Oswego</b>	110	132	<b>+20.0%</b>	100	74	<b>-26.0%</b>	\$162,000	\$170,500	<b>+5.2%</b>	168	152	<b>-9.5%</b>	1.7	2.0	<b>+17.6%</b>
<b>Otsego</b>	80	64	<b>-20.0%</b>	56	38	<b>-32.1%</b>	\$195,500	\$189,500	<b>-3.1%</b>	230	168	<b>-27.0%</b>	4.7	4.4	<b>-6.4%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,126	1,019	<b>-9.5%</b>	813	524	<b>-35.5%</b>	\$587,000	\$550,000	<b>-6.3%</b>	4,502	3,883	<b>-13.7%</b>	6.1	6.5	<b>+6.6%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	529	368	<b>-30.4%</b>	442	254	<b>-42.5%</b>	\$692,500	\$662,500	<b>-4.3%</b>	1,744	1,042	<b>-40.3%</b>	4.6	3.7	<b>-19.6%</b>
<b>Rockland*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

# 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.

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<b>St Lawrence</b>	135	124	-8.1%	82	69	-15.9%	\$147,450	\$173,500	+17.7%	360	339	-5.8%	4.8	4.8	0.0%
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	27	24	-11.1%	14	5	-64.3%	\$157,650	\$215,000	+36.4%	37	37	0.0%	2.4	3.1	+29.2%
<b>Seneca</b>	25	23	-8.0%	28	18	-35.7%	\$173,750	\$230,250	+32.5%	41	42	+2.4%	1.7	2.3	+35.3%
<b>Steuben</b>	104	104	0.0%	77	71	-7.8%	\$165,000	\$171,875	+4.2%	223	168	-24.7%	3.0	2.6	-13.3%
<b>Suffolk</b>	1,794	1,413	-21.2%	1,417	1,073	-24.3%	\$574,990	\$575,000	+0.0%	4,195	2,708	-35.4%	3.0	2.4	-20.0%
<b>Sullivan</b>	187	127	-32.1%	105	66	-37.1%	\$269,750	\$252,500	-6.4%	579	430	-25.7%	5.9	5.4	-8.5%
<b>Tioga</b>	36	44	+22.2%	32	31	-3.1%	\$195,500	\$187,500	-4.1%	94	67	-28.7%	2.7	2.1	-22.2%
<b>Tompkins</b>	78	67	-14.1%	91	74	-18.7%	\$353,000	\$413,950	+17.3%	114	79	-30.7%	1.7	1.4	-17.6%
<b>Ulster</b>	267	216	-19.1%	172	181	+5.2%	\$390,500	\$399,900	+2.4%	730	615	-15.8%	4.4	4.4	0.0%
<b>Warren</b>	106	85	-19.8%	70	57	-18.6%	\$282,000	\$365,000	+29.4%	218	151	-30.7%	3.1	2.5	-19.4%
<b>Washington*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wayne</b>	106	100	-5.7%	86	71	-17.4%	\$199,950	\$197,500	-1.2%	95	95	0.0%	1.2	1.5	+25.0%
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming</b>	30	39	+30.0%	31	18	-41.9%	\$129,900	\$197,500	+52.0%	54	46	-14.8%	2.0	2.0	0.0%
<b>Yates</b>	35	30	-14.3%	17	10	-41.2%	\$251,000	\$227,500	-9.4%	53	44	-17.0%	2.9	2.4	-17.2%
<b>New York State</b>	16,366	13,320	-18.6%	12,487	9,381	-24.9%	\$408,000	\$400,000	-2.0%	38,969	27,911	-28.4%	3.4	3.0	-11.8%

† 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®, One Maple Avenue, White Plains, NY 10605, 914-681-0833