Monthly Indicators

New York State Association of REALTORS®, Inc.

April 2024

U.S. existing-home sales recently fell from a one-year high, dropping 4.3% month-over-month to a seasonally adjusted annual rate of 4.19 million, according to the National Association of REALTORS® (NAR), as higher interest rates and rising sales prices continue to keep some prospective buyers on the sidelines. Average 30-year mortgage rates have topped 7% in recent weeks, while the median existing-home sales price hit $393,500 as of last measure, a 4.8% increase from the previous month, according to NAR.

New Listings were up 10.0 percent to 13,725. Pending Sales increased 6.3 percent to 9,946. Inventory shrank 9.4 percent to 25,524 units.

Prices moved higher as the Median Sales Price was up 9.5 percent to $413,750. Days on Market decreased 9.1 percent to 60 days. Months Supply of Inventory was down 3.4 percent to 2.8 months.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Activity Snapshot

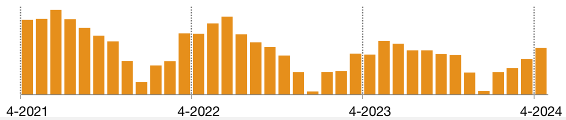
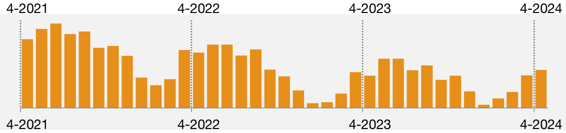
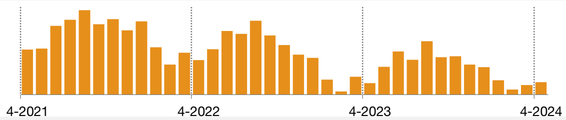
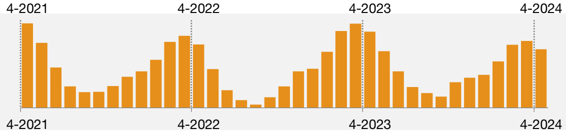
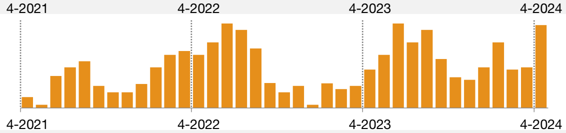
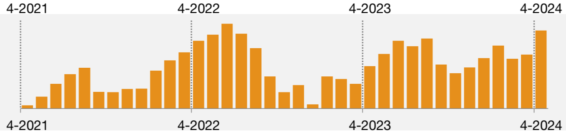
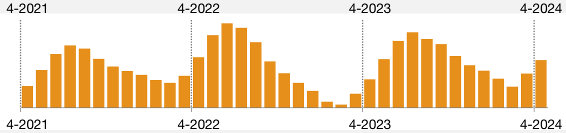
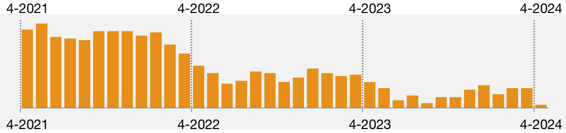
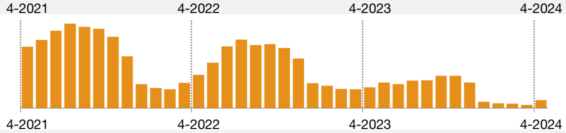
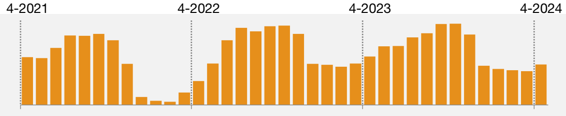
+ 1.5%	+ 9.5%	- 9.4%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Homes for Sale**

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

Activity Overview

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

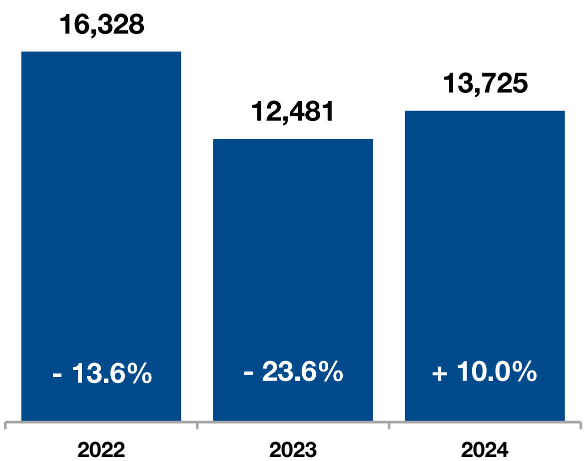
nysar
New York State Association of REALTORS®, Inc.

Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		12,481	**13,725**	+ 10.0%	43,966	**44,741**	+ 1.8%
Pending Sales		9,357	**9,946**	+ 6.3%	33,079	**33,893**	+ 2.5%
Closed Sales		7,046	**7,155**	+ 1.5%	28,348	**27,666**	- 2.4%
Days on Market		66	**60**	- 9.1%	65	**59**	- 9.2%
Median Sales Price		$378,000	**$413,750**	+ 9.5%	$369,000	**$390,000**	+ 5.7%
Avg. Sales Price		$503,879	**$543,176**	+ 7.8%	$492,397	**$525,026**	+ 6.6%
Pct. of List Price Received		100.3%	**101.5%**	+ 1.2%	99.3%	**100.6%**	+ 1.3%
Affordability Index		106	**91**	- 14.2%	109	**97**	- 11.0%
Homes for Sale		28,179	**25,524**	- 9.4%	--	--	--
Months Supply		2.9	**2.8**	- 3.4%	--	--	--

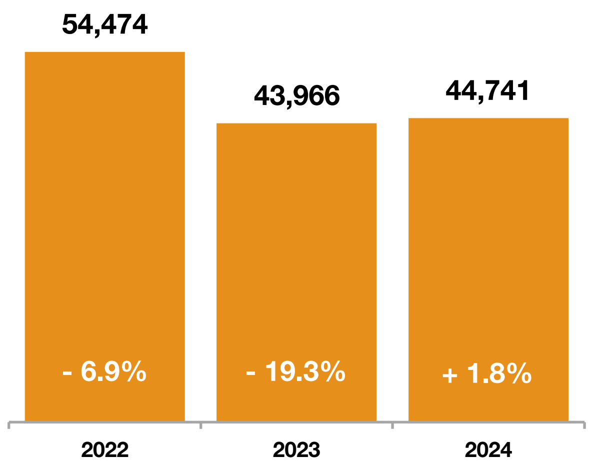
New Listings

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

April

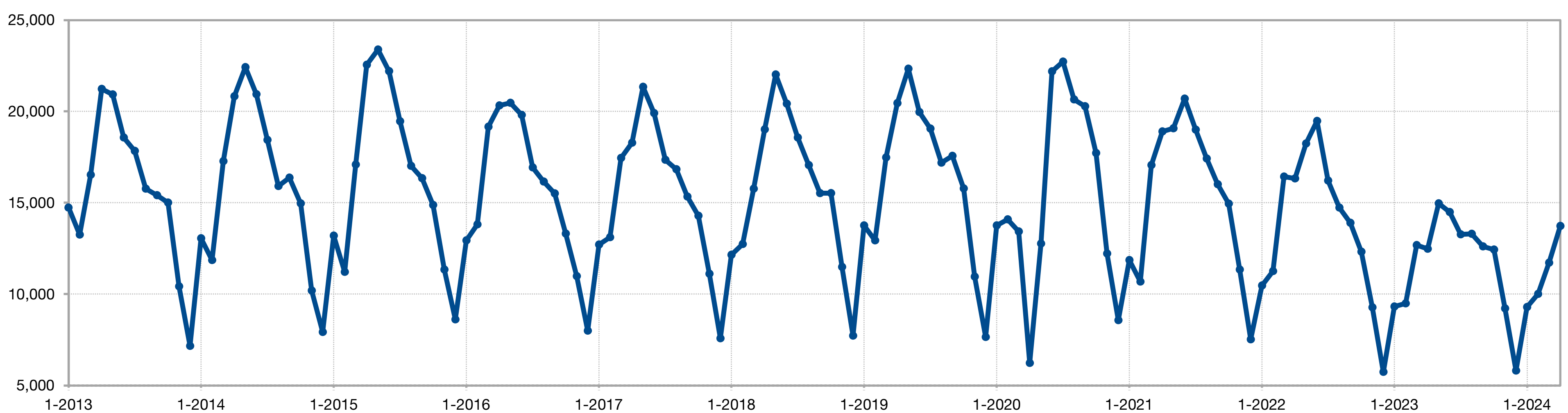


Year to Date



New Listings		Prior Year	Percent Change
May 2023	14,956	18,232	-18.0%
June 2023	14,490	19,465	-25.6%
July 2023	13,270	16,207	-18.1%
August 2023	13,292	14,736	-9.8%
September 2023	12,605	13,891	-9.3%
October 2023	12,428	12,322	+0.9%
November 2023	9,222	9,272	-0.5%
December 2023	5,814	5,738	+1.3%
January 2024	9,285	9,322	-0.4%
February 2024	10,011	9,482	+5.6%
March 2024	11,720	12,681	-7.6%
April 2024	**13,725**	**12,481**	**+10.0%**
12-Month Avg	11,735	12,819	-8.5%

Historical New Listings by Month



Pending Sales

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

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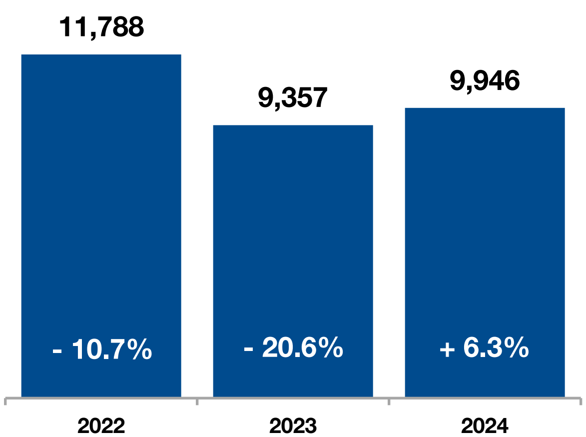
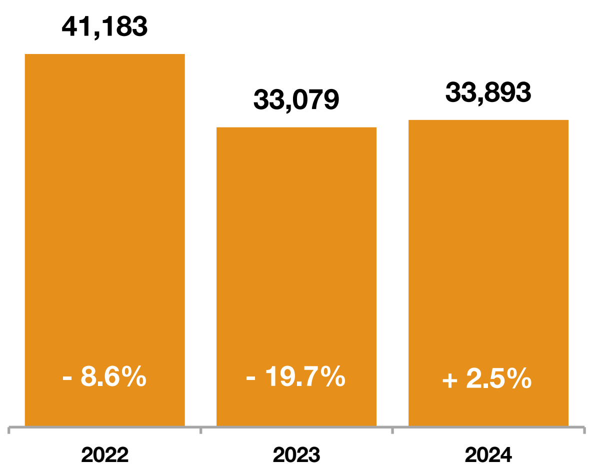
April

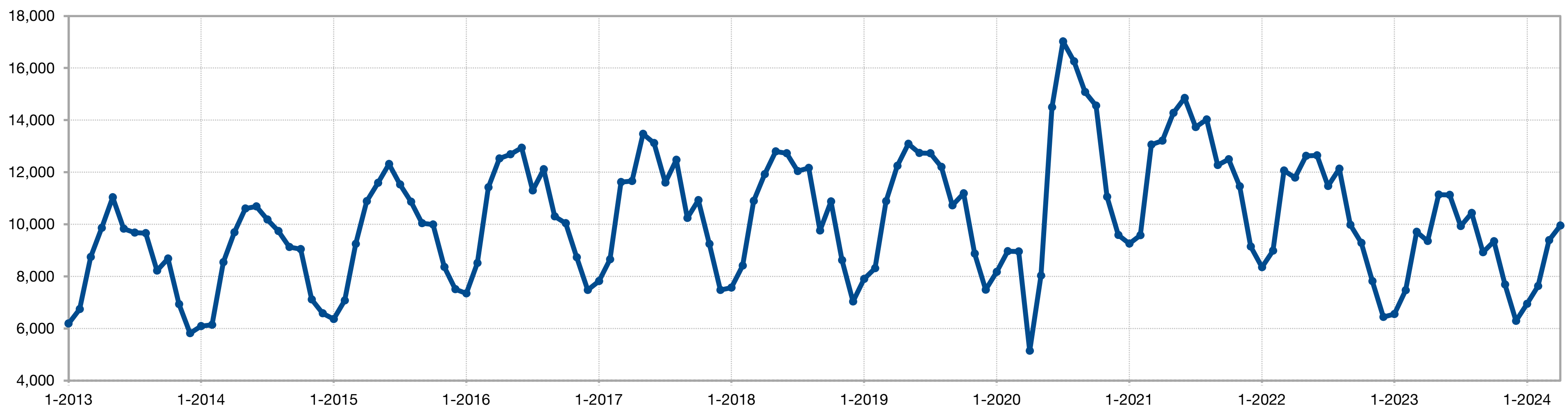


Year to Date



Pending Sales		Prior Year	Percent Change
May 2023	11,134	12,617	-11.8%
June 2023	11,124	12,640	-12.0%
July 2023	9,926	11,465	-13.4%
August 2023	10,434	12,132	-14.0%
September 2023	8,917	9,981	-10.7%
October 2023	9,341	9,285	+0.6%
November 2023	7,689	7,811	-1.6%
December 2023	6,290	6,433	-2.2%
January 2024	6,944	6,550	+6.0%
February 2024	7,624	7,463	+2.2%
March 2024	9,379	9,709	-3.4%
April 2024	**9,946**	**9,357**	**+6.3%**
12-Month Avg	9,062	9,620	-5.8%

Historical Pending Sales by Month



Closed Sales

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

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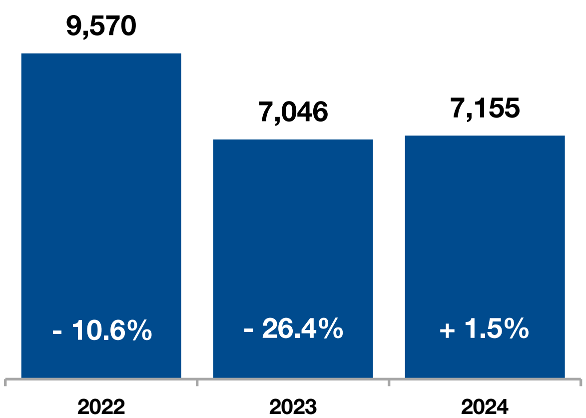
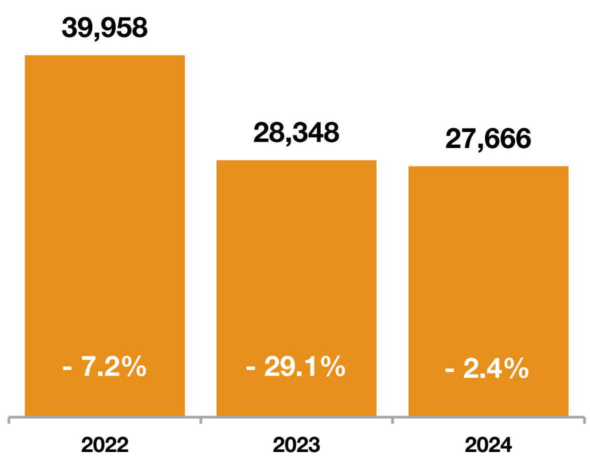
April

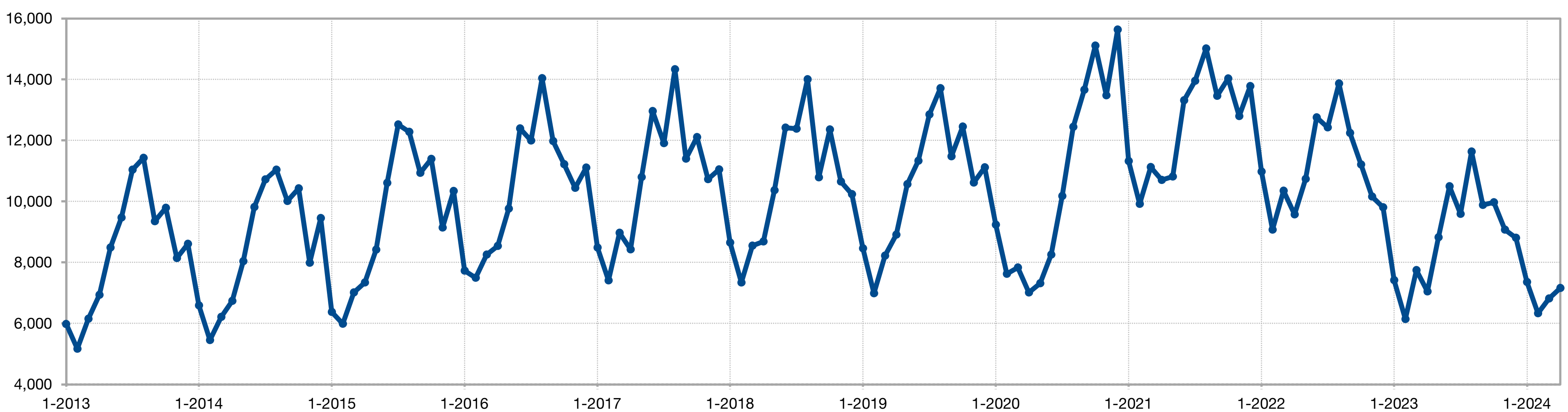


Year to Date



Closed Sales		Prior Year	Percent Change
May 2023	8,824	10,737	-17.8%
June 2023	10,494	12,752	-17.7%
July 2023	9,589	12,421	-22.8%
August 2023	11,631	13,862	-16.1%
September 2023	9,886	12,242	-19.2%
October 2023	9,964	11,213	-11.1%
November 2023	9,072	10,161	-10.7%
December 2023	8,802	9,804	-10.2%
January 2024	7,360	7,416	-0.8%
February 2024	6,335	6,145	+3.1%
March 2024	6,816	7,741	-11.9%
April 2024	**7,155**	**7,046**	**+1.5%**
12-Month Avg	8,827	10,128	-12.8%

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.

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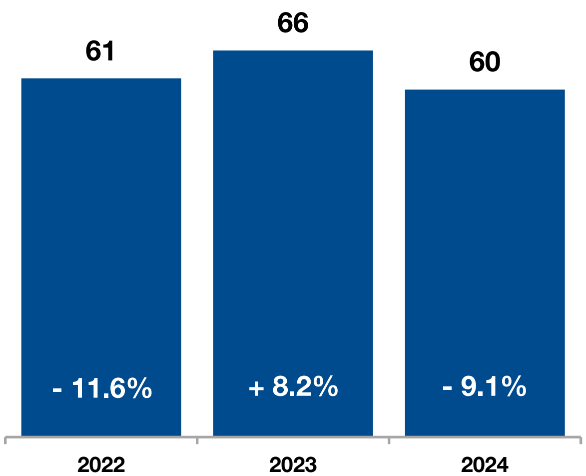
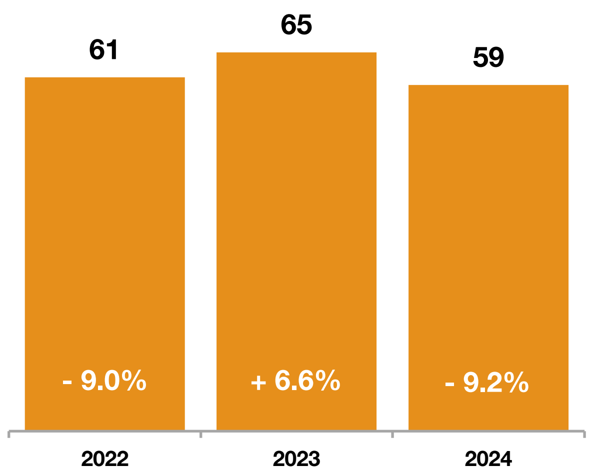
April



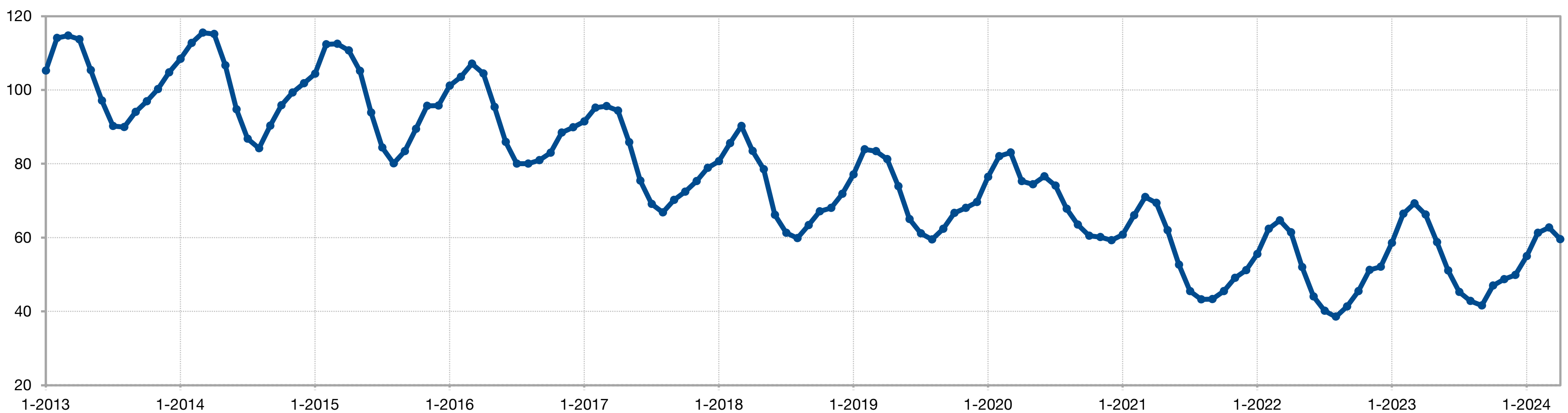
Year to Date



Days on Market		Prior Year	Percent Change
May 2023	59	52	+13.5%
June 2023	51	44	+15.9%
July 2023	45	40	+12.5%
August 2023	43	39	+10.3%
September 2023	42	41	+2.4%
October 2023	47	45	+4.4%
November 2023	49	51	-3.9%
December 2023	50	52	-3.8%
January 2024	55	59	-6.8%
February 2024	61	66	-7.6%
March 2024	63	69	-8.7%
April 2024	**60**	**66**	**-9.1%**
12-Month Avg*	51	50	+2.0%

* Average Days on Market of all properties from May 2023 through April 2024. 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.

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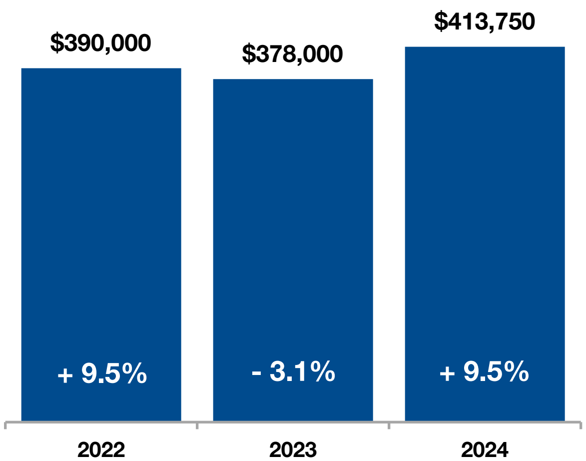
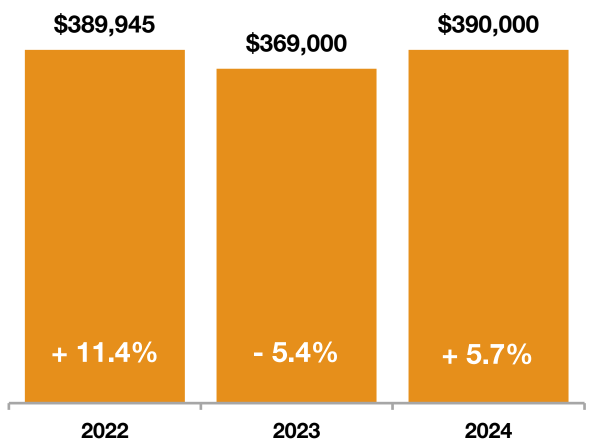
April



Year to Date



Median Sales Price		Prior Year	Percent Change
May 2023	$390,000	$400,000	-2.5%
June 2023	$415,000	$415,000	0.0%
July 2023	$400,000	$410,000	-2.4%
August 2023	$410,000	$395,000	+3.8%
September 2023	$386,500	$367,250	+5.2%
October 2023	$372,000	$360,000	+3.3%
November 2023	$370,000	$365,000	+1.4%
December 2023	$380,000	$350,000	+8.6%
January 2024	$400,000	$367,000	+9.0%
February 2024	$378,000	$362,500	+4.3%
March 2024	$380,000	$365,000	+4.1%
April 2024	**$413,750**	**$378,000**	**+9.5%**
12-Month Med*	$391,000	$380,000	+2.9%

* Median Sales Price of all properties from May 2023 through April 2024. 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.

New York State Association of REALTORS®, Inc.

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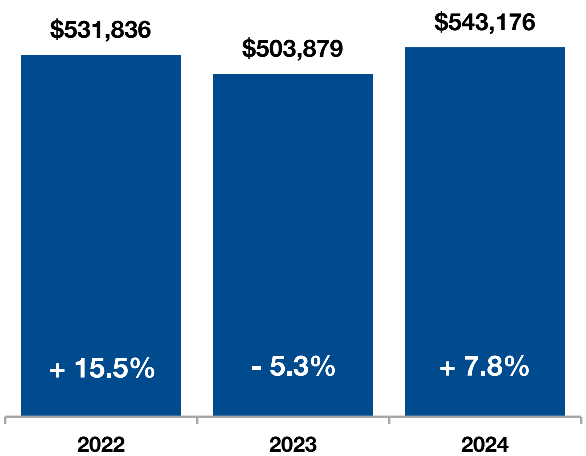
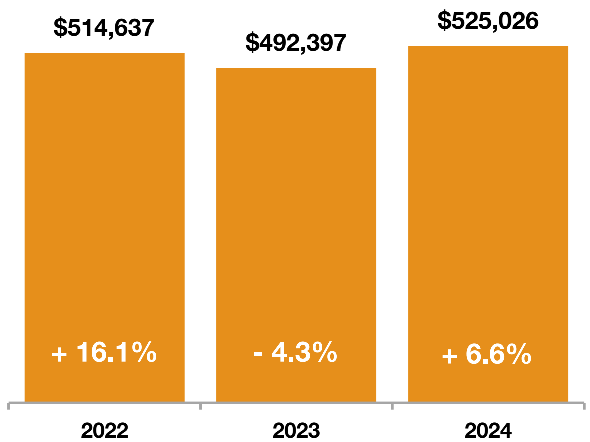


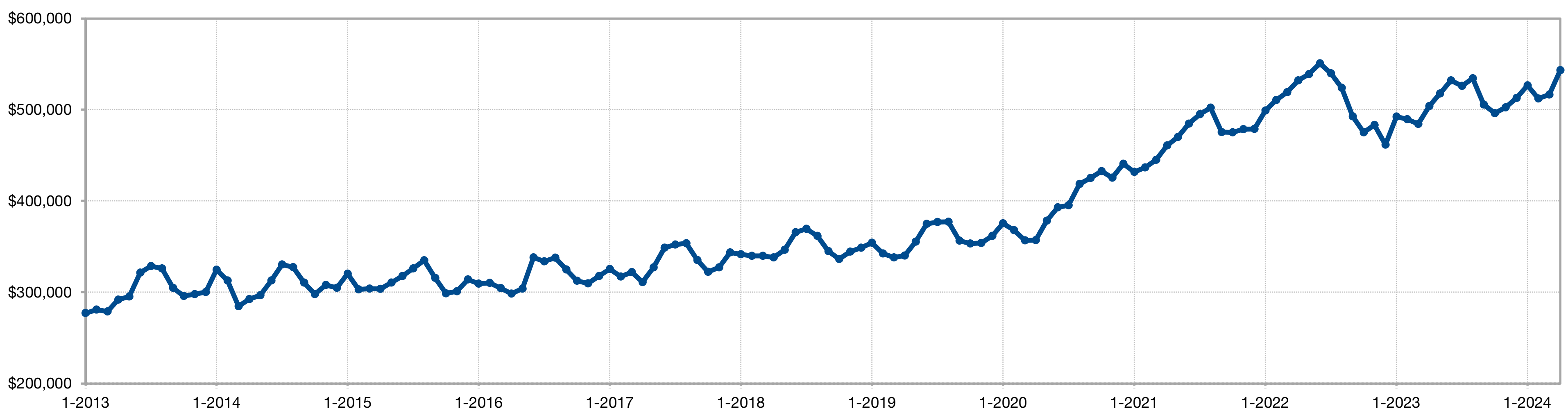
Year to Date



Avg. Sales Price		Prior Year	Percent Change
May 2023	$517,488	$538,789	-4.0%
June 2023	$531,841	$550,752	-3.4%
July 2023	$526,017	$539,803	-2.6%
August 2023	$534,358	$523,821	+2.0%
September 2023	$505,653	$492,629	+2.6%
October 2023	$496,031	$475,047	+4.4%
November 2023	$502,381	$483,011	+4.0%
December 2023	$512,642	$461,632	+11.0%
January 2024	$526,474	$492,385	+6.9%
February 2024	$511,989	$489,526	+4.6%
March 2024	$516,520	$484,288	+6.7%
April 2024	**$543,176**	**$503,879**	**+7.8%**
12-Month Avg*	$518,684	$506,211	+2.5%

* Avg. Sales Price of all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Average Sales Price by Month

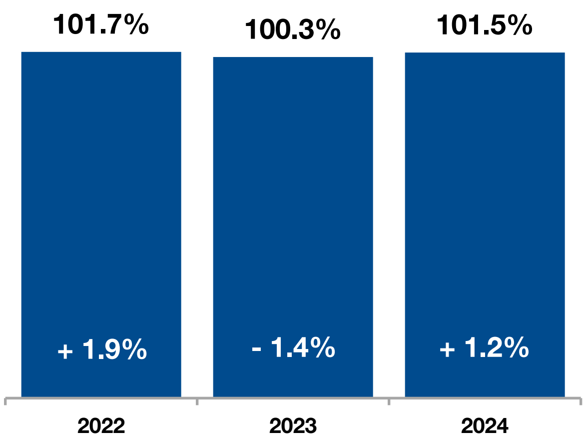


Percent of List Price Received

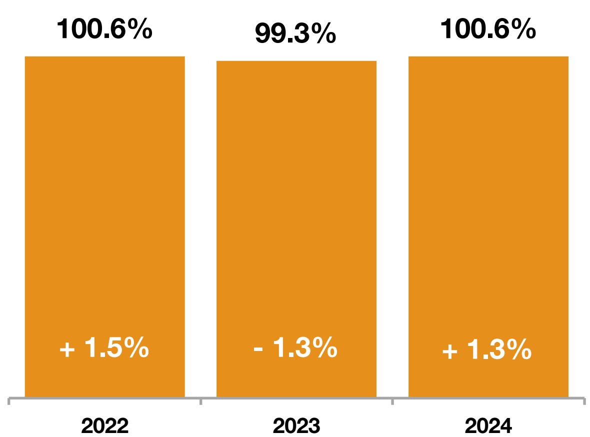
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

New York State Association of REALTORS®, Inc.

April



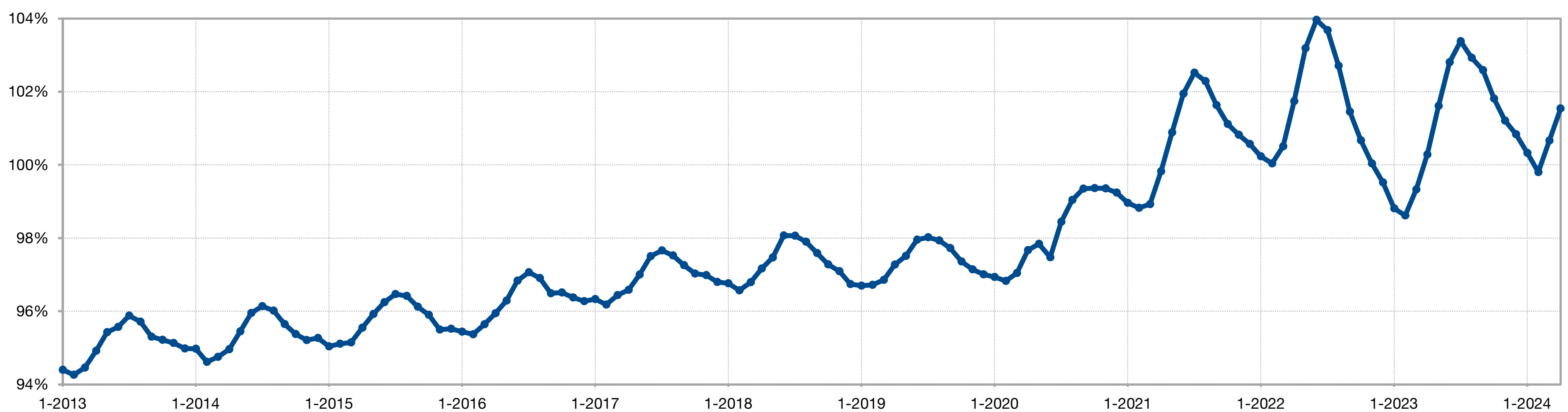
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
May 2023	101.6%	103.2%	-1.6%
June 2023	102.8%	104.0%	-1.2%
July 2023	103.4%	103.7%	-0.3%
August 2023	102.9%	102.7%	+0.2%
September 2023	102.6%	101.5%	+1.1%
October 2023	101.8%	100.7%	+1.1%
November 2023	101.2%	100.0%	+1.2%
December 2023	100.8%	99.5%	+1.3%
January 2024	100.3%	98.8%	+1.5%
February 2024	99.8%	98.6%	+1.2%
March 2024	100.7%	99.3%	+1.4%
April 2024	**101.5%**	**100.3%**	**+1.2%**
12-Month Avg*	101.8%	101.4%	+0.4%

* Average Pct. of List Price Received for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

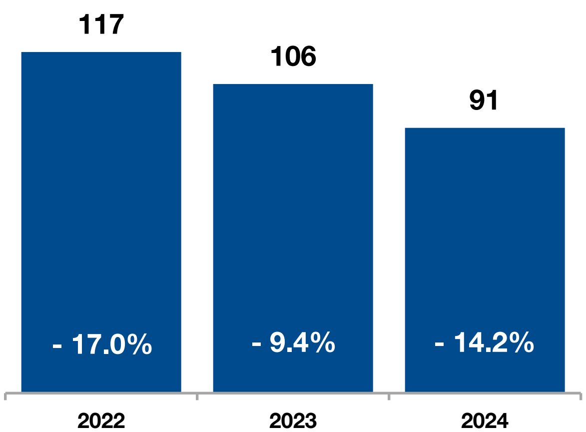


Housing Affordability Index

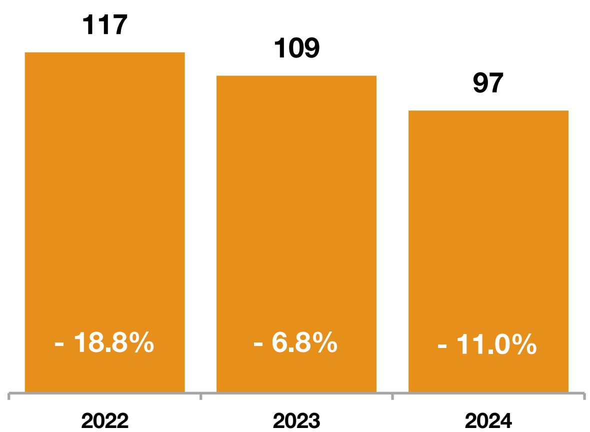
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

New York State Association of REALTORS®, Inc.

April



Year to Date



Affordability Index		Prior Year	Percent Change
May 2023	102	112	-8.9%
June 2023	94	105	-10.5%
July 2023	97	107	-9.3%
August 2023	92	113	-18.6%
September 2023	96	112	-14.3%
October 2023	96	106	-9.4%
November 2023	101	109	-7.3%
December 2023	104	115	-9.6%
January 2024	98	112	-12.5%
February 2024	102	110	-7.3%
March 2024	102	111	-8.1%
April 2024	**91**	**106**	**-14.2%**
12-Month Avg	98	110	-10.8%

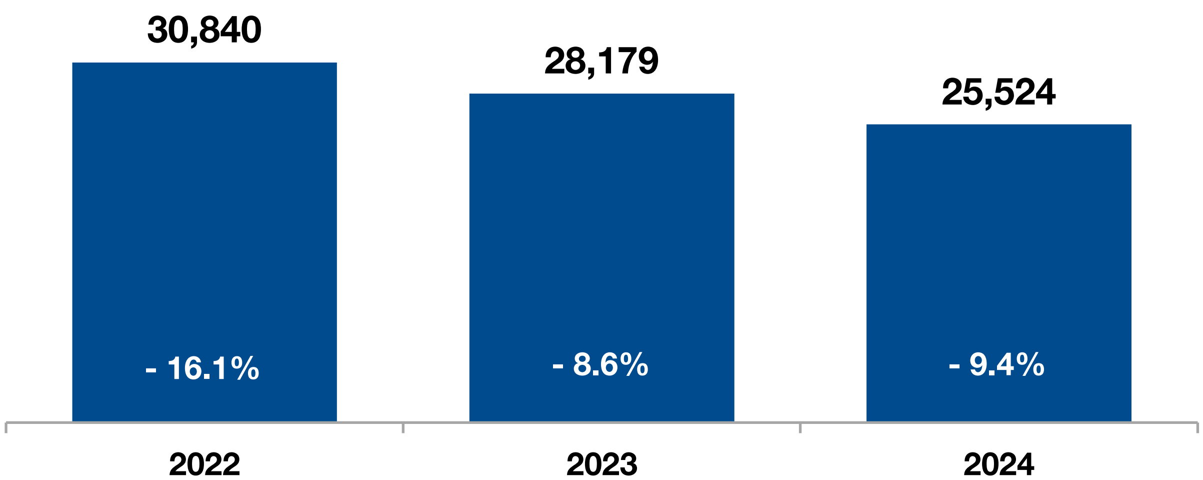
Historical Housing Affordability Index by Month

Inventory of Homes for Sale

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

New York State Association of REALTORS®, Inc.

April



Homes for Sale		Prior Year	Percent Change
May 2023	29,222	33,414	-12.5%
June 2023	28,873	36,794	-21.5%
July 2023	29,588	38,206	-22.6%
August 2023	29,696	37,106	-20.0%
September 2023	30,603	37,285	-17.9%
October 2023	30,656	36,489	-16.0%
November 2023	29,215	34,237	-14.7%
December 2023	25,151	29,070	-13.5%
January 2024	24,862	28,509	-12.8%
February 2024	24,737	27,882	-11.3%
March 2024	24,517	27,782	-11.8%
April 2024	**25,524**	**28,179**	**-9.4%**
12-Month Avg	27,720	32,913	-15.8%

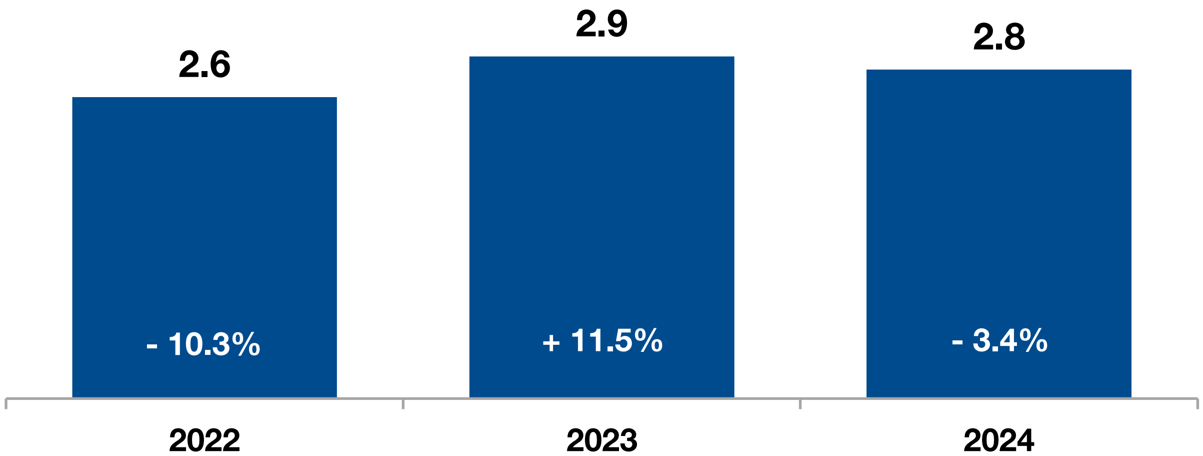
Historical Inventory of Homes for Sale by Month

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.

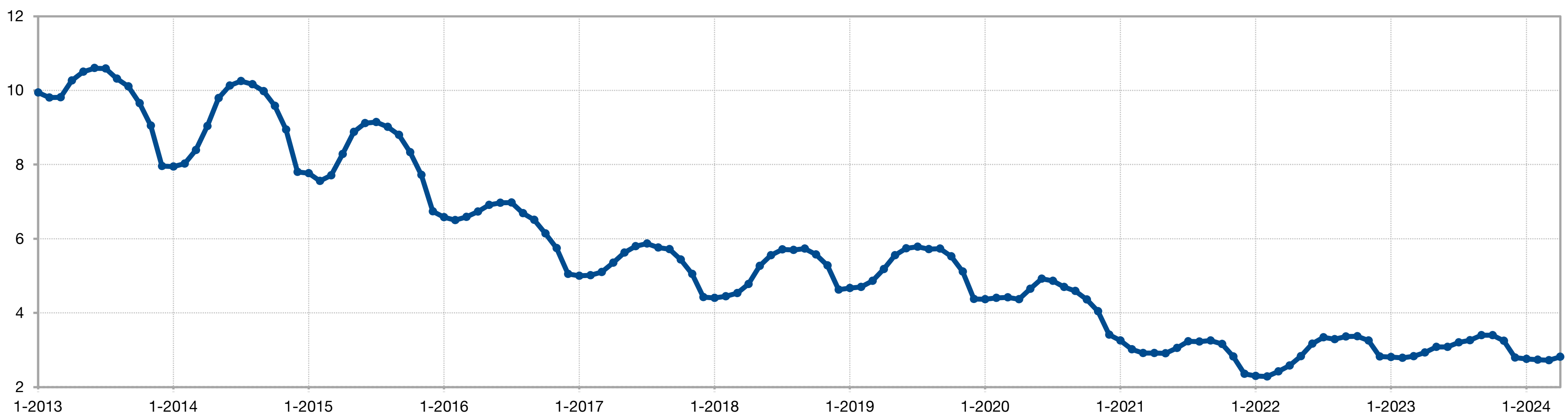
New York State Association of REALTORS®, Inc.

April



Months Supply		Prior Year	Percent Change
May 2023	3.1	2.8	+10.7%
June 2023	3.1	3.2	-3.1%
July 2023	3.2	3.3	-3.0%
August 2023	3.3	3.3	0.0%
September 2023	3.4	3.4	0.0%
October 2023	3.4	3.4	0.0%
November 2023	3.2	3.3	-3.0%
December 2023	2.8	2.8	0.0%
January 2024	2.8	2.8	0.0%
February 2024	2.7	2.8	-3.6%
March 2024	2.7	2.8	-3.6%
April 2024	**2.8**	**2.9**	**-3.4%**
12-Month Avg	3.0	3.1	-3.2%

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		
	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –
Albany* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Allegany	36	40	**+11.1%**	16	19	**+18.8%**	$121,950	$120,000	**-1.6%**	62	64	**+3.2%**	2.4	2.3	**-4.2%**
Bronx	206	231	**+12.1%**	98	93	**-5.1%**	$475,000	$358,750	**-24.5%**	927	727	**-21.6%**	7.7	5.9	**-23.4%**
Broome	144	166	**+15.3%**	103	120	**+16.5%**	$155,000	$160,000	**+3.2%**	252	194	**-23.0%**	1.8	1.4	**-22.2%**
Cattaraugus	60	66	**+10.0%**	39	32	**-17.9%**	$131,000	$196,800	**+50.2%**	109	138	**+26.6%**	1.9	2.5	**+31.6%**
Cayuga	58	44	**-24.1%**	27	27	**0.0%**	$164,950	$192,000	**+16.4%**	67	78	**+16.4%**	1.4	1.7	**+21.4%**
Chautauqua	119	121	**+1.7%**	78	64	**-17.9%**	$145,500	$137,000	**-5.8%**	181	177	**-2.2%**	1.8	1.9	**+5.6%**
Chemung	85	86	**+1.2%**	47	39	**-17.0%**	$150,000	$148,400	**-1.1%**	128	100	**-21.9%**	1.9	1.7	**-10.5%**
Chenango	36	40	**+11.1%**	29	31	**+6.9%**	$142,000	$162,000	**+14.1%**	128	98	**-23.4%**	3.9	3.0	**-23.1%**
Clinton	72	43	**-40.3%**	33	42	**+27.3%**	$144,000	$223,800	**+55.4%**	125	105	**-16.0%**	2.7	2.3	**-14.8%**
Columbia	76	103	**+35.5%**	32	48	**+50.0%**	$552,500	$375,000	**-32.1%**	298	270	**-9.4%**	6.0	5.2	**-13.3%**
Cortland	32	24	**-25.0%**	16	27	**+68.8%**	$190,500	$200,000	**+5.0%**	45	42	**-6.7%**	1.6	1.6	**0.0%**
Delaware	64	53	**-17.2%**	36	42	**+16.7%**	$180,000	$190,250	**+5.7%**	181	193	**+6.6%**	3.9	4.6	**+17.9%**
Dutchess	303	351	**+15.8%**	185	163	**-11.9%**	$389,000	$435,000	**+11.8%**	781	629	**-19.5%**	3.3	2.9	**-12.1%**
Erie	692	831	**+20.1%**	399	429	**+7.5%**	$215,000	$260,000	**+20.9%**	612	674	**+10.1%**	1.0	1.1	**+10.0%**
Essex	55	41	**-25.5%**	31	37	**+19.4%**	$213,800	$299,000	**+39.9%**	191	180	**-5.8%**	5.0	4.6	**-8.0%**
Franklin	44	26	**-40.9%**	22	16	**-27.3%**	$155,000	$149,500	**-3.5%**	133	114	**-14.3%**	4.6	4.5	**-2.2%**
Fulton* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Genesee	30	35	**+16.7%**	27	30	**+11.1%**	$134,000	$185,000	**+38.1%**	20	32	**+60.0%**	0.5	0.9	**+80.0%**
Greene	101	97	**-4.0%**	41	38	**-7.3%**	$346,000	$364,500	**+5.3%**	383	344	**-10.2%**	6.8	7.2	**+5.9%**
Hamilton	12	12	**0.0%**	4	4	**0.0%**	$127,500	$363,000	**+184.7%**	37	37	**0.0%**	4.2	4.8	**+14.3%**
Herkimer	44	58	**+31.8%**	30	22	**-26.7%**	$153,221	$172,750	**+12.7%**	104	113	**+8.7%**	2.7	3.0	**+11.1%**

Activity by County (continued)

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

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New York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –
Jefferson	132	114	**-13.6%**	81	72	**-11.1%**	$180,000	$230,000	**+27.8%**	188	330	**+75.5%**	1.8	4.0	**+122.2%**
Kings	261	255	**-2.3%**	117	103	**-12.0%**	$600,000	$675,000	**+12.5%**	1,369	1,292	**-5.6%**	9.6	9.2	**-4.2%**
Lewis	24	24	**0.0%**	11	10	**-9.1%**	$190,000	$167,550	**-11.8%**	45	69	**+53.3%**	2.5	5.0	**+100.0%**
Livingston	63	56	**-11.1%**	31	20	**-35.5%**	$160,000	$211,000	**+31.9%**	54	41	**-24.1%**	1.3	1.1	**-15.4%**
Madison	55	65	**+18.2%**	29	47	**+62.1%**	$226,000	$179,900	**-20.4%**	91	109	**+19.8%**	2.0	2.4	**+20.0%**
Monroe	670	696	**+3.9%**	423	420	**-0.7%**	$225,500	$251,000	**+11.3%**	445	393	**-11.7%**	0.7	0.7	**0.0%**
Montgomery* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**--**
Nassau	1,178	1,304	**+10.7%**	613	629	**+2.6%**	$655,000	$739,500	**+12.9%**	2,565	2,151	**-16.1%**	2.8	2.5	**-10.7%**
New York†	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**--**
Niagara	183	190	**+3.8%**	119	93	**-21.8%**	$183,500	$182,000	**-0.8%**	190	194	**+2.1%**	1.1	1.3	**+18.2%**
Oneida	148	164	**+10.8%**	91	116	**+27.5%**	$174,000	$195,500	**+12.4%**	175	297	**+69.7%**	1.3	2.3	**+76.9%**
Onondaga	362	374	**+3.3%**	224	246	**+9.8%**	$230,207	$234,900	**+2.0%**	328	386	**+17.7%**	0.9	1.1	**+22.2%**
Ontario	104	110	**+5.8%**	60	61	**+1.7%**	$310,000	$300,000	**-3.2%**	143	121	**-15.4%**	1.5	1.4	**-6.7%**
Orange* (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**--**
Orleans	27	24	**-11.1%**	24	20	**-16.7%**	$136,500	$155,000	**+13.6%**	32	39	**+21.9%**	1.1	1.5	**+36.4%**
Oswego	79	92	**+16.5%**	39	50	**+28.2%**	$161,000	$181,157	**+12.5%**	107	125	**+16.8%**	1.3	1.6	**+23.1%**
Otsego	60	52	**-13.3%**	20	34	**+70.0%**	$220,000	$184,000	**-16.4%**	121	129	**+6.6%**	3.0	3.5	**+16.7%**
Putnam* (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**--**
Queens	1,034	1,107	**+7.1%**	478	497	**+4.0%**	$570,750	$592,500	**+3.8%**	3,942	3,578	**-9.2%**	6.8	5.8	**-14.7%**
Rensselaer* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	**--**
Richmond	371	438	**+18.1%**	240	201	**-16.3%**	$620,000	$675,000	**+8.9%**	1,234	1,001	**-18.9%**	4.3	4.0	**-7.0%**
Rockland* (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		
	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –	4-2023	4-2024	+ / –
St Lawrence	10	11	**+10.0%**	4	11	**+175.0%**	$99,000	$144,200	**+45.7%**	37	36	**-2.7%**	3.7	3.7	**0.0%**
Saratoga* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	22	22	**0.0%**	9	13	**+44.4%**	$165,000	$160,000	**-3.0%**	22	32	**+45.5%**	1.7	2.9	**+70.6%**
Seneca	26	20	**-23.1%**	11	12	**+9.1%**	$190,000	$171,950	**-9.5%**	35	25	**-28.6%**	1.7	1.3	**-23.5%**
Steuben	91	92	**+1.1%**	49	56	**+14.3%**	$155,000	$148,000	**-4.5%**	142	130	**-8.5%**	2.2	2.0	**-9.1%**
Suffolk	1,310	1,655	**+26.3%**	893	891	**-0.2%**	$539,000	$605,000	**+12.2%**	2,708	2,774	**+2.4%**	2.3	2.6	**+13.0%**
Sullivan	121	117	**-3.3%**	70	56	**-20.0%**	$284,900	$292,500	**+2.7%**	382	389	**+1.8%**	4.7	5.6	**+19.1%**
Tioga	29	30	**+3.4%**	14	25	**+78.6%**	$166,750	$195,000	**+16.9%**	57	50	**-12.3%**	1.8	1.9	**+5.6%**
Tompkins	87	111	**+27.6%**	46	42	**-8.7%**	$269,500	$324,600	**+20.4%**	67	154	**+129.9%**	1.1	3.1	**+181.8%**
Ulster	205	211	**+2.9%**	94	111	**+18.1%**	$385,000	$430,000	**+11.7%**	567	502	**-11.5%**	4.0	3.6	**-10.0%**
Warren	67	85	**+26.9%**	53	53	**0.0%**	$297,000	$312,500	**+5.2%**	130	155	**+19.2%**	2.1	2.8	**+33.3%**
Washington* (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	71	88	**+23.9%**	42	48	**+14.3%**	$204,000	$245,000	**+20.1%**	77	79	**+2.6%**	1.1	1.3	**+18.2%**
Westchester* (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wyoming	28	23	**-17.9%**	18	18	**0.0%**	$130,000	$124,450	**-4.3%**	34	36	**+5.9%**	1.7	1.5	**-11.8%**
Yates	24	9	**-62.5%**	12	10	**-16.7%**	$199,500	$207,000	**+3.8%**	23	28	**+21.7%**	1.2	1.7	**+41.7%**
New York State	12,481	13,725	**+10.0%**	7,046	7,155	**+1.5%**	$378,000	$413,750	**+9.5%**	28,179	25,524	**-9.4%**	2.9	2.8	**-3.4%**

† 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