

# Monthly Indicators



## June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings increased 5.9 percent to 14,985. Pending Sales increased 3.1 percent to 10,642. Inventory increased 3.9 percent to 30,254.

Median Sales Price increased 1.8 percent from \$440,000 to \$448,115. Days on Market decreased 4.4 percent to 43. Months Supply of Inventory increased 3.0 percent to 3.4.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Activity Snapshot

- 1.3%	+ 1.8%	+ 3.9%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

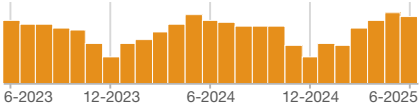
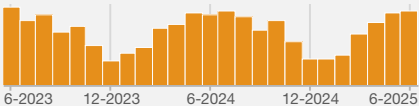
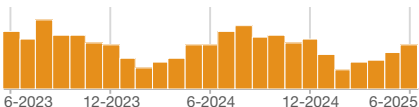






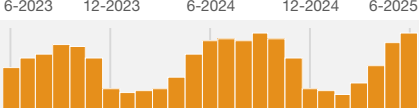
Residential activity in New York State composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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# Activity Overview

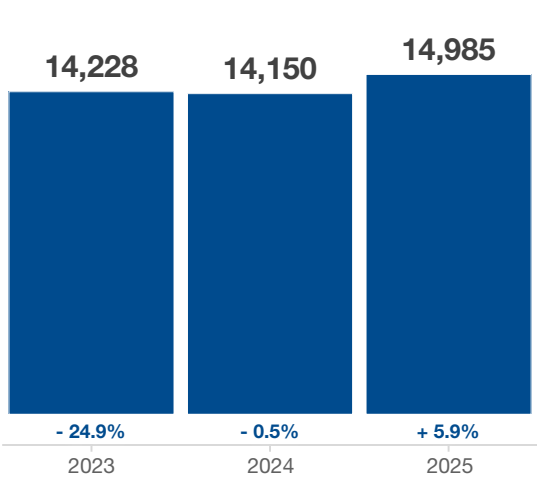
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		14,150	<b>14,985</b>	+ 5.9%	72,929	<b>74,714</b>	+ 2.4%
Pending Sales		10,327	<b>10,642</b>	+ 3.1%	53,518	<b>52,440</b>	- 2.0%
Closed Sales		8,996	<b>8,879</b>	- 1.3%	45,934	<b>45,128</b>	- 1.8%
Days on Market Until Sale		45	<b>43</b>	- 4.4%	56	<b>54</b>	- 3.6%
Median Sales Price		\$440,000	<b>\$448,115</b>	+ 1.8%	\$405,000	<b>\$429,900</b>	+ 6.1%
Average Sales Price		\$584,976	<b>\$601,992</b>	+ 2.9%	\$546,215	<b>\$565,794</b>	+ 3.6%
Percent of List Price Received		103.3%	<b>103.1%</b>	- 0.2%	101.5%	<b>101.4%</b>	- 0.1%
Housing Affordability Index		88	<b>87</b>	- 1.1%	96	<b>91</b>	- 5.2%
Inventory of Homes for Sale		29,110	<b>30,254</b>	+ 3.9%	—	—	—
Months Supply of Inventory		3.3	<b>3.4</b>	+ 3.0%	—	—	—

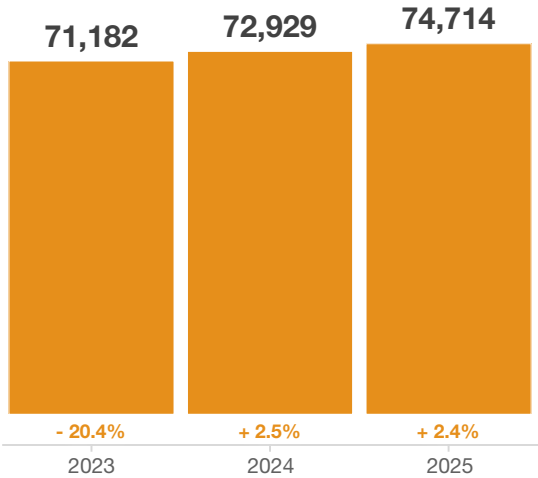
# New Listings

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

## June

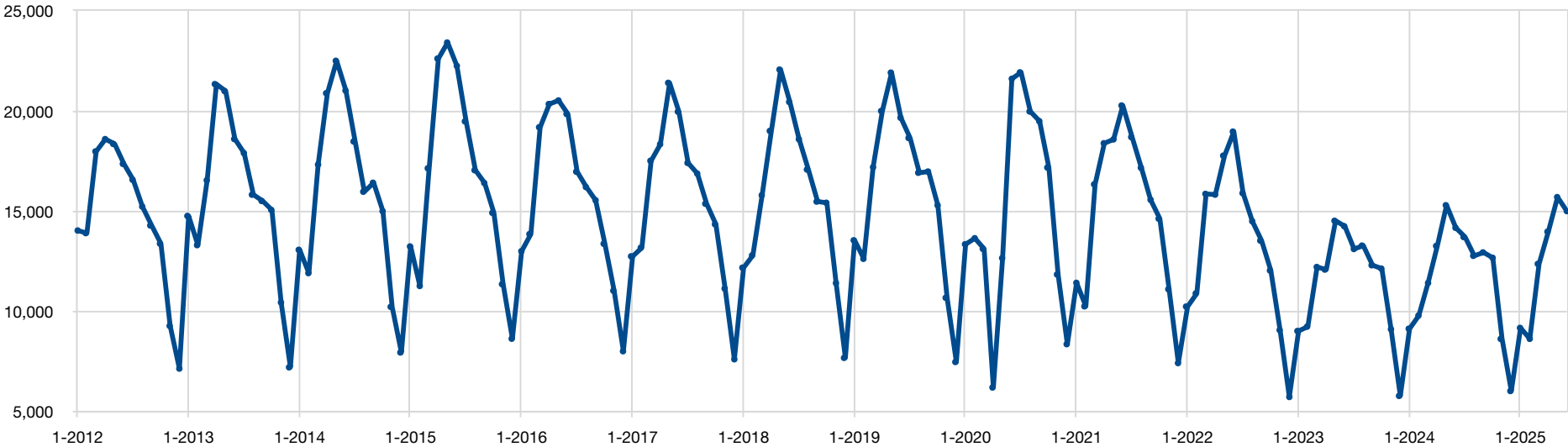


## Year to Date



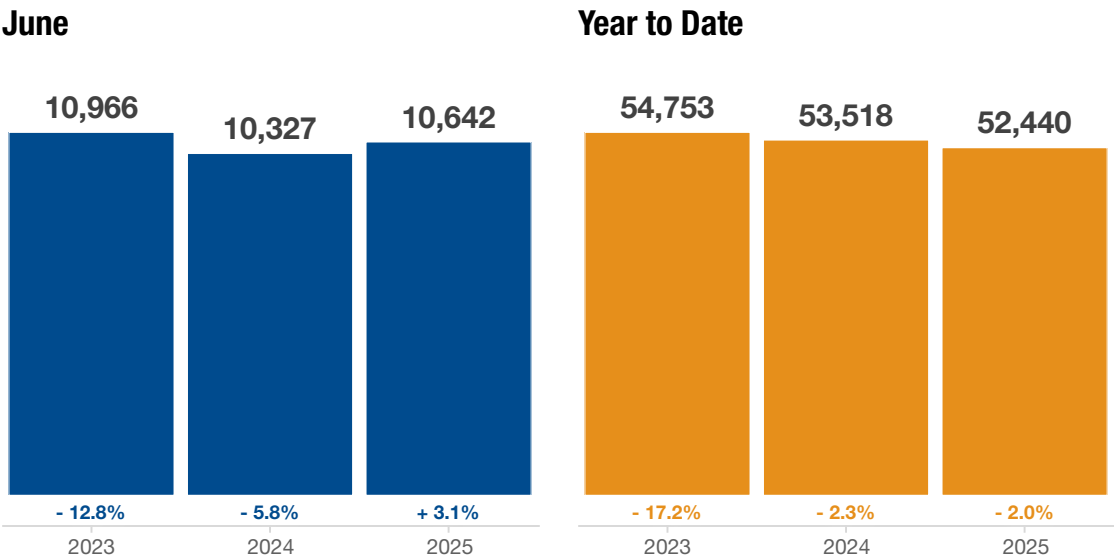
New Listings		Prior Year	Percent Change
July 2024	13,688	13,090	+ 4.6%
August 2024	12,750	13,260	- 3.8%
September 2024	12,919	12,278	+ 5.2%
October 2024	12,650	12,110	+ 4.5%
November 2024	8,595	9,082	- 5.4%
December 2024	5,992	5,747	+ 4.3%
January 2025	9,145	9,105	+ 0.4%
February 2025	8,600	9,760	- 11.9%
March 2025	12,346	11,394	+ 8.4%
April 2025	13,955	13,242	+ 5.4%
May 2025	15,683	15,278	+ 2.7%
June 2025	14,985	14,150	+ 5.9%
12-Month Avg	11,776	11,541	+ 2.0%

## Historical New Listings by Month



# Pending Sales

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



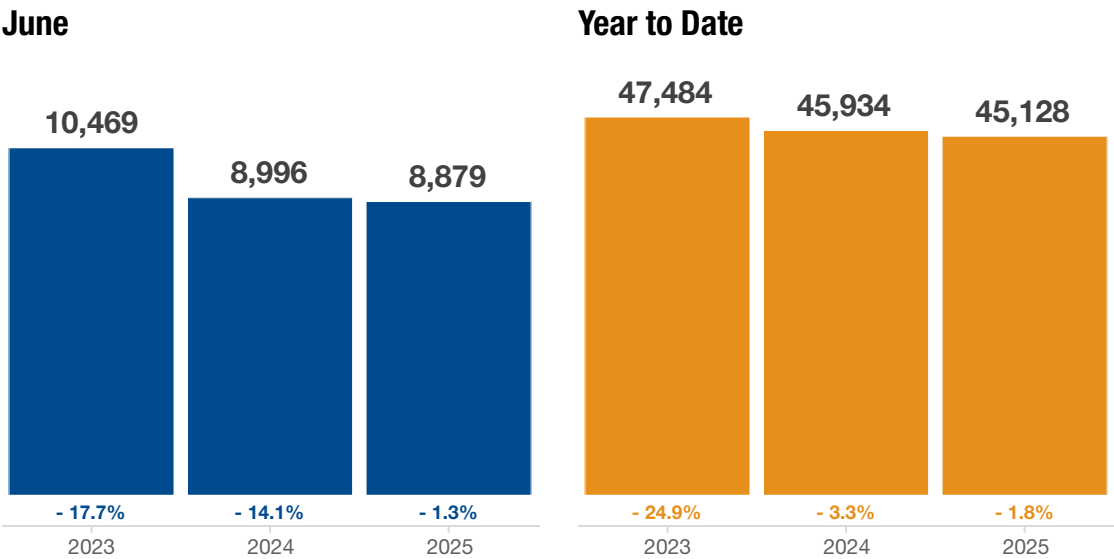
	Pending Sales	Prior Year	Percent Change
July 2024	10,628	9,816	+ 8.3%
August 2024	10,052	10,376	- 3.1%
September 2024	9,008	8,849	+ 1.8%
October 2024	9,870	9,249	+ 6.7%
November 2024	7,889	7,581	+ 4.1%
December 2024	6,302	6,206	+ 1.5%
January 2025	6,402	6,869	- 6.8%
February 2025	6,785	7,399	- 8.3%
March 2025	8,657	9,044	- 4.3%
April 2025	9,563	9,464	+ 1.0%
May 2025	10,391	10,415	- 0.2%
June 2025	10,642	10,327	+ 3.1%
12-Month Avg	8,849	8,800	+ 0.6%

## Historical Pending Sales by Month



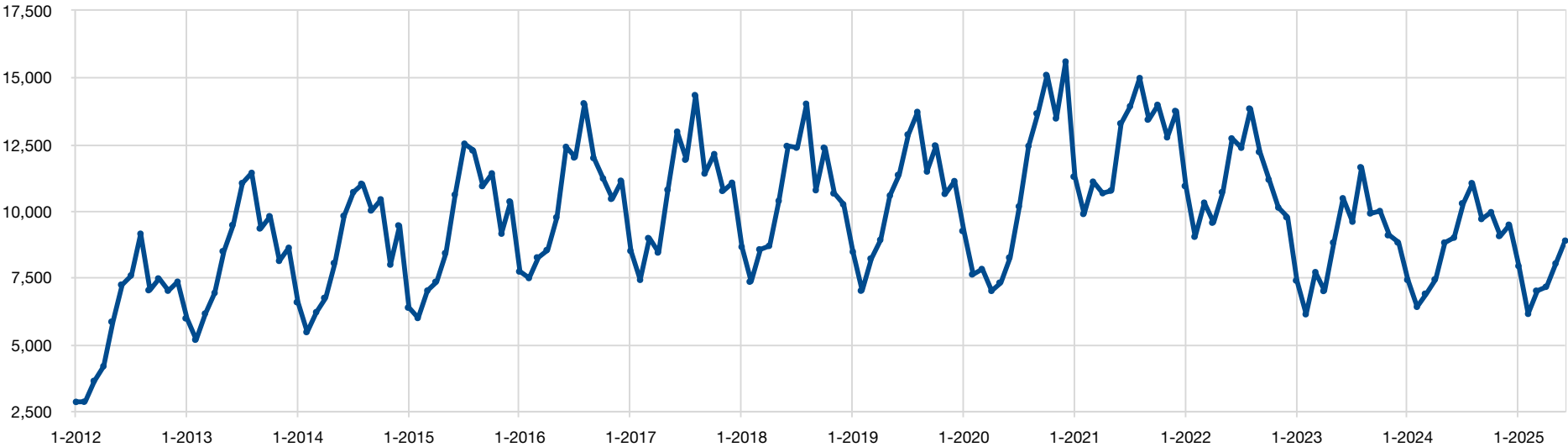
# Closed Sales

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



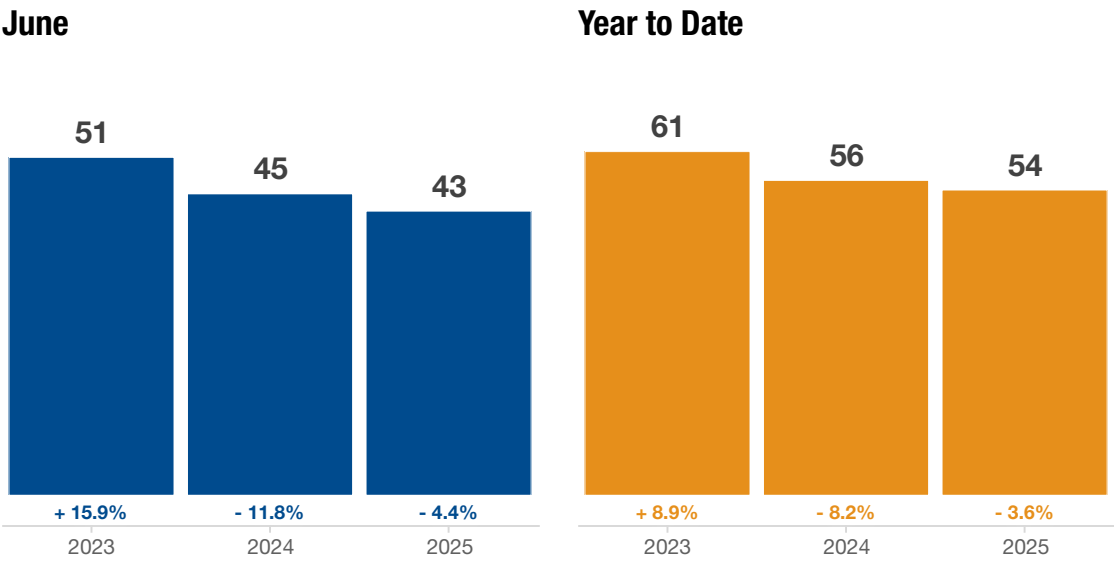
	Closed Sales	Prior Year	Percent Change
July 2024	10,279	9,594	+ 7.1%
August 2024	11,037	11,633	- 5.1%
September 2024	9,694	9,903	- 2.1%
October 2024	9,947	9,991	- 0.4%
November 2024	9,056	9,086	- 0.3%
December 2024	9,476	8,816	+ 7.5%
January 2025	7,932	7,412	+ 7.0%
February 2025	6,138	6,401	- 4.1%
March 2025	7,003	6,890	+ 1.6%
April 2025	7,151	7,427	- 3.7%
May 2025	8,025	8,808	- 8.9%
June 2025	8,879	8,996	- 1.3%
12-Month Avg	8,718	8,746	- 0.3%

## Historical Closed Sales by Month



# Days on Market Until Sale

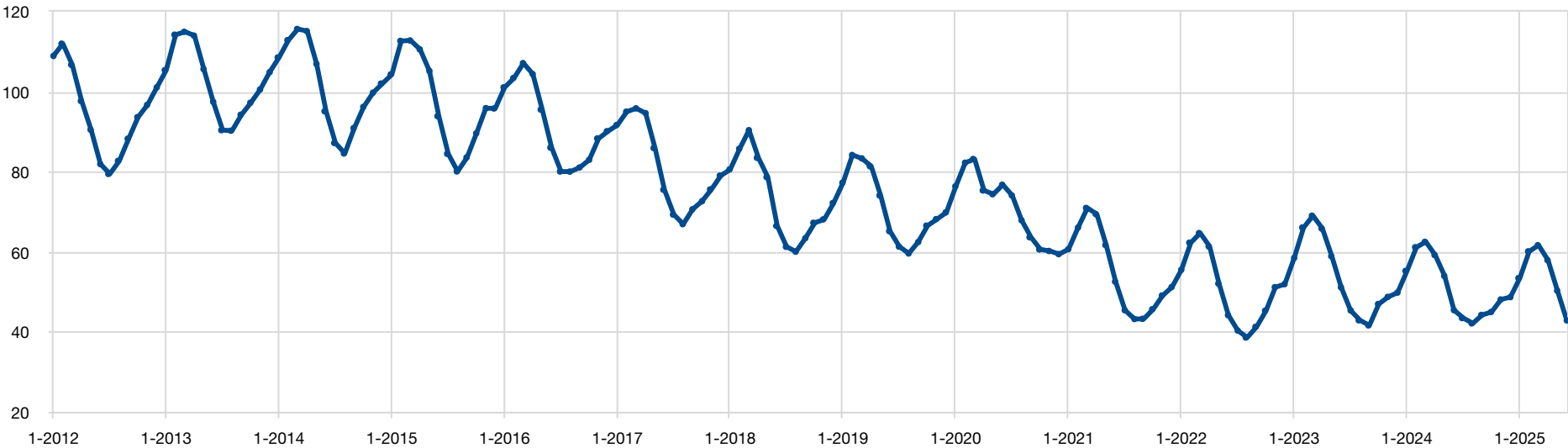
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2024	43	45	- 4.4%
August 2024	42	43	- 2.3%
September 2024	44	42	+ 4.8%
October 2024	45	47	- 4.3%
November 2024	48	49	- 2.0%
December 2024	49	50	- 2.0%
January 2025	53	55	- 3.6%
February 2025	60	61	- 1.6%
March 2025	62	62	0.0%
April 2025	58	59	- 1.7%
May 2025	50	54	- 7.4%
June 2025	43	45	- 4.4%
12-Month Avg*	49	50	- 2.4%

\* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

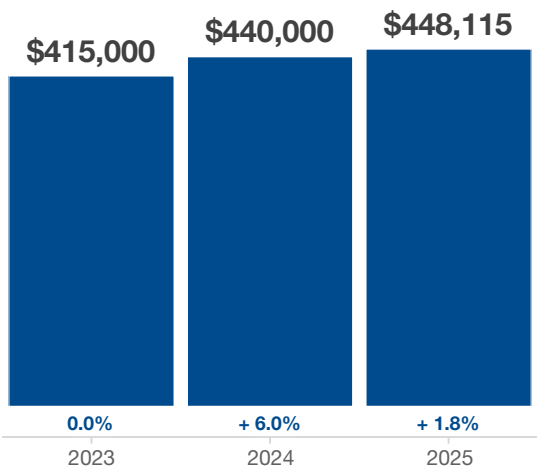


# Median Sales Price

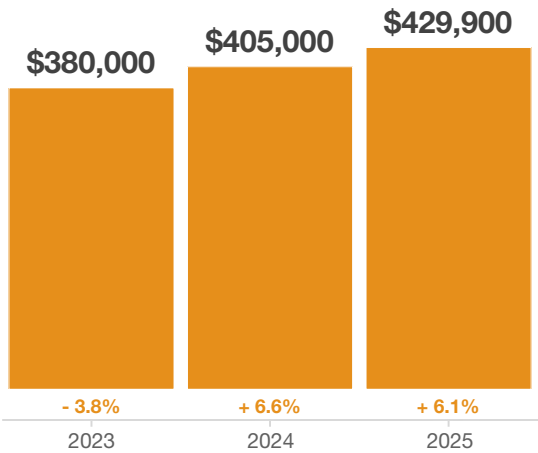
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



## Year to Date



	Median Sales Price	Prior Year	Percent Change
July 2024	\$430,000	\$400,000	+ 7.5%
August 2024	\$435,000	\$410,000	+ 6.1%
September 2024	\$415,000	\$389,000	+ 6.7%
October 2024	\$410,000	\$375,000	+ 9.3%
November 2024	\$400,000	\$370,000	+ 8.1%
December 2024	\$415,000	\$380,000	+ 9.2%
January 2025	\$420,000	\$400,000	+ 5.0%
February 2025	\$430,000	\$378,000	+ 13.8%
March 2025	\$422,000	\$380,000	+ 11.1%
April 2025	\$420,000	\$410,000	+ 2.4%
May 2025	\$434,479	\$420,000	+ 3.4%
June 2025	\$448,115	\$440,000	+ 1.8%
12-Month Avg*	\$425,000	\$399,000	+ 6.5%

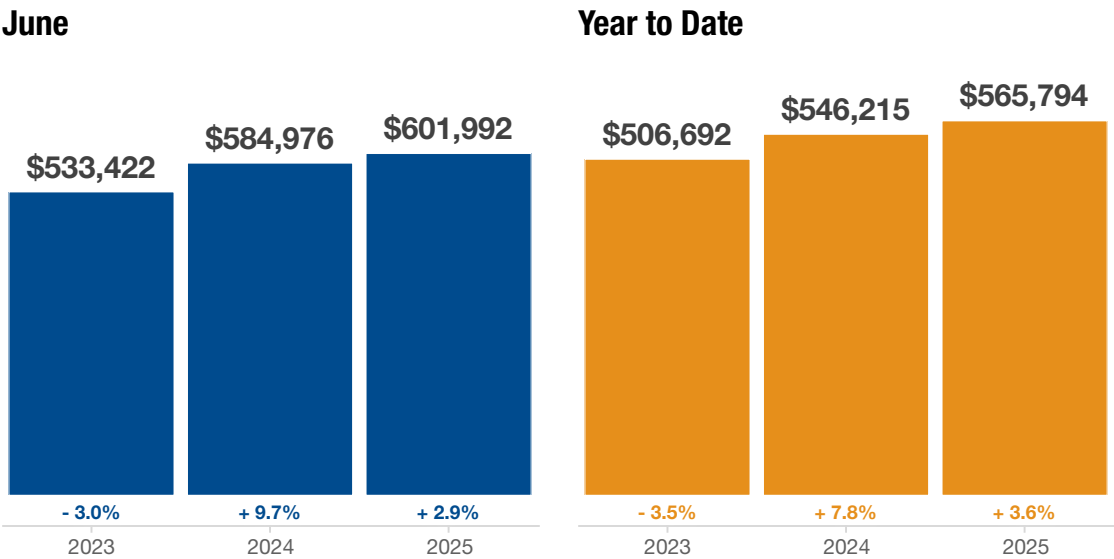
\* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



# Average Sales Price

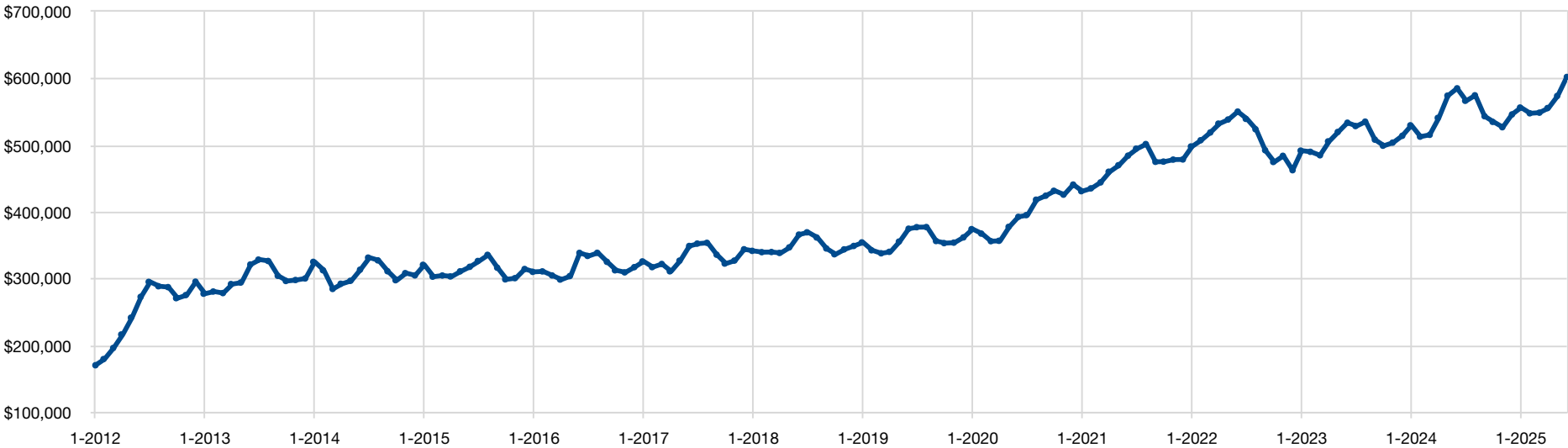
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



	Avg. Sales Price	Prior Year	Percent Change
July 2024	\$566,300	\$528,401	+ 7.2%
August 2024	\$574,510	\$535,032	+ 7.4%
September 2024	\$543,145	\$508,040	+ 6.9%
October 2024	\$534,686	\$498,940	+ 7.2%
November 2024	\$526,673	\$503,577	+ 4.6%
December 2024	\$545,846	\$513,805	+ 6.2%
January 2025	\$556,160	\$529,542	+ 5.0%
February 2025	\$547,545	\$512,522	+ 6.8%
March 2025	\$548,475	\$515,272	+ 6.4%
April 2025	\$555,359	\$540,640	+ 2.7%
May 2025	\$573,537	\$574,006	- 0.1%
June 2025	\$601,992	\$584,976	+ 2.9%
12-Month Avg*	\$556,519	\$528,830	+ 5.2%

\* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

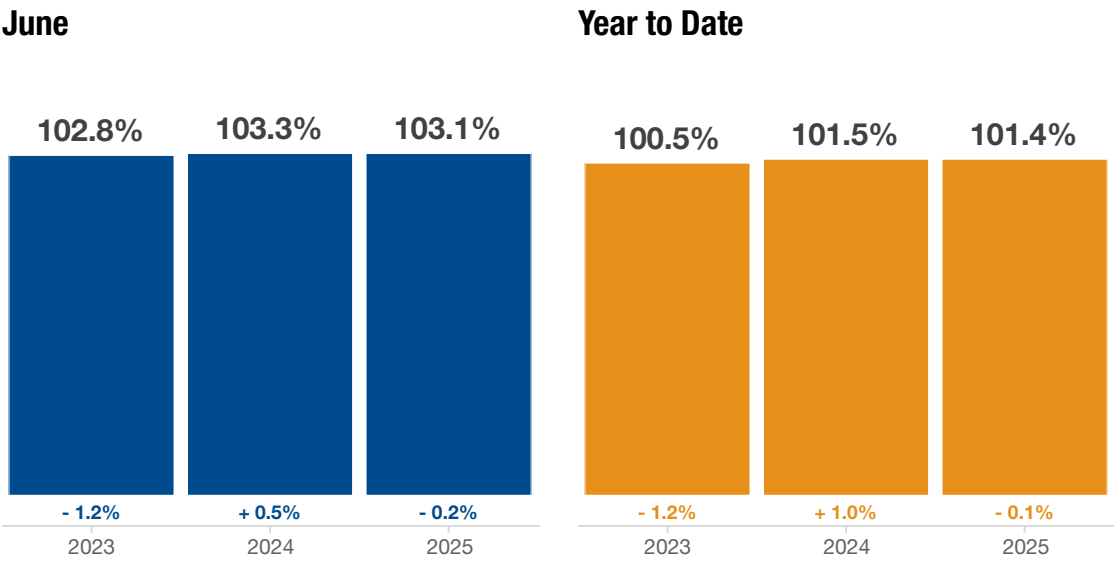
## Historical Average Sales Price by Month





# Percent of List Price Received

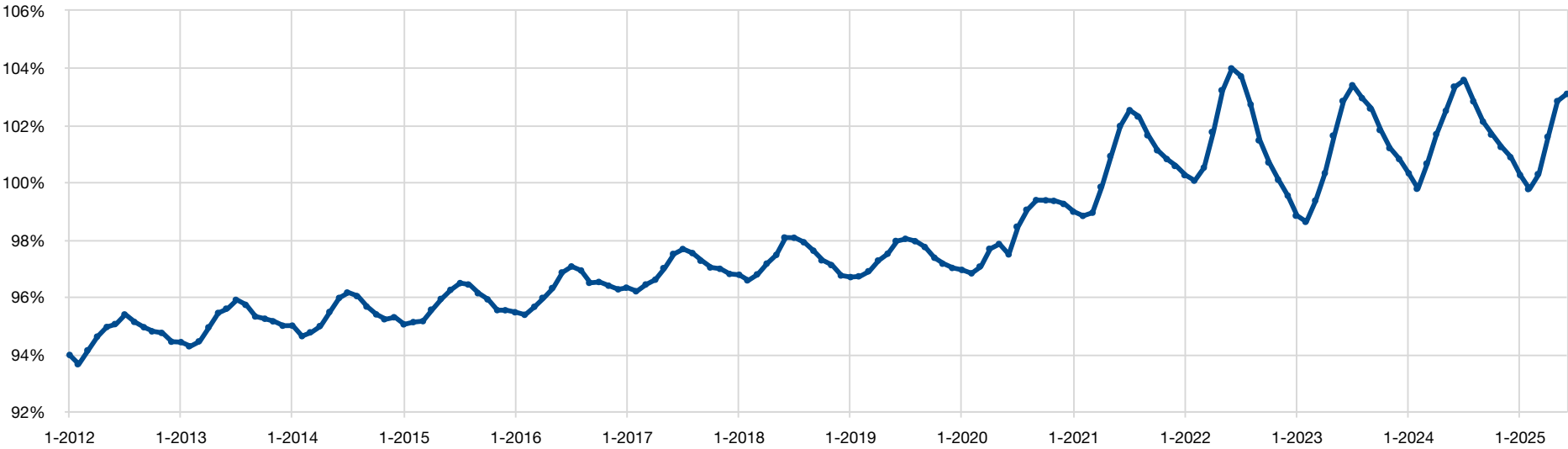
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Percent Change
July 2024	103.6%	103.4%	+ 0.2%
August 2024	102.8%	102.9%	- 0.1%
September 2024	102.1%	102.6%	- 0.5%
October 2024	101.7%	101.8%	- 0.1%
November 2024	101.2%	101.2%	0.0%
December 2024	100.9%	100.8%	+ 0.1%
January 2025	100.3%	100.3%	0.0%
February 2025	99.8%	99.8%	0.0%
March 2025	100.3%	100.7%	- 0.4%
April 2025	101.6%	101.7%	- 0.1%
May 2025	102.8%	102.5%	+ 0.3%
<b>June 2025</b>	<b>103.1%</b>	<b>103.3%</b>	<b>- 0.2%</b>
12-Month Avg*	101.8%	101.9%	- 0.1%

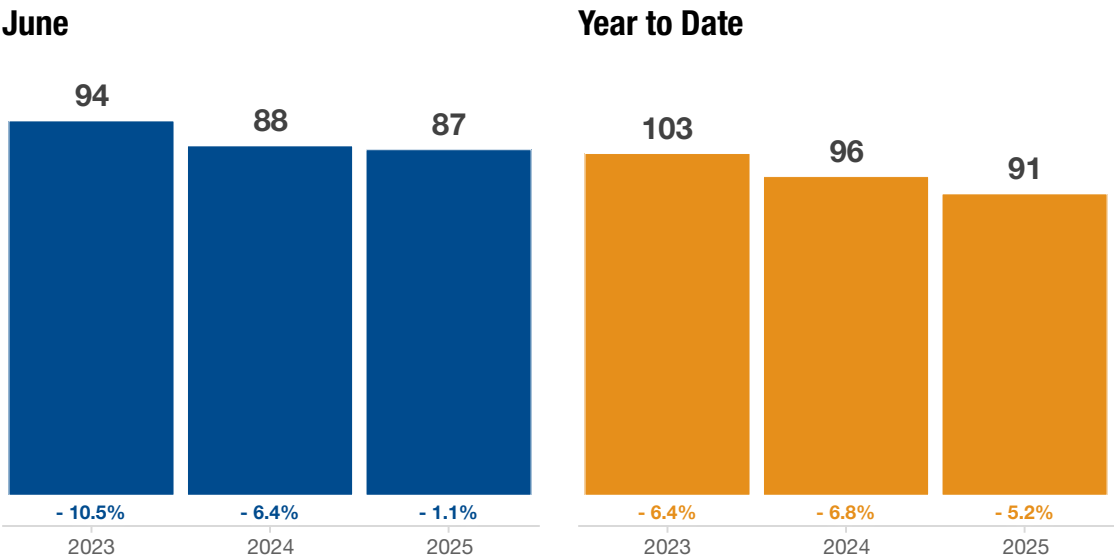
\* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



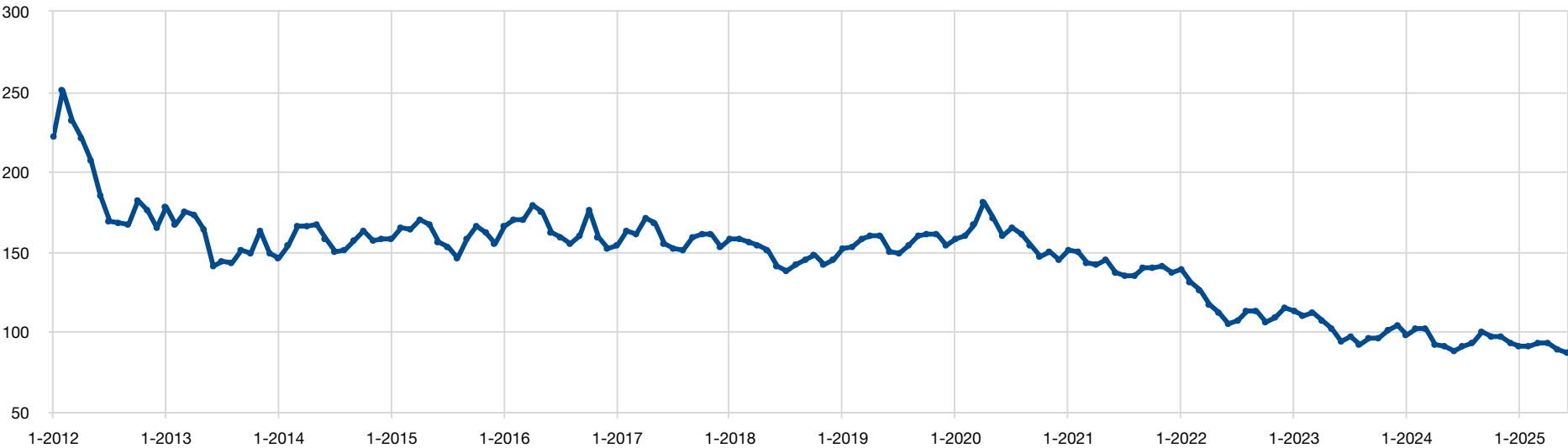
# Housing Affordability Index

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.



	Affordability Index	Prior Year	Percent Change
July 2024	91	97	- 6.2%
August 2024	93	92	+ 1.1%
September 2024	100	96	+ 4.2%
October 2024	97	96	+ 1.0%
November 2024	97	101	- 4.0%
December 2024	93	104	- 10.6%
January 2025	91	98	- 7.1%
February 2025	91	102	- 10.8%
March 2025	93	102	- 8.8%
April 2025	93	92	+ 1.1%
May 2025	89	91	- 2.2%
June 2025	87	88	- 1.1%
12-Month Avg	93	97	- 4.1%

## Historical Housing Affordability Index by Month

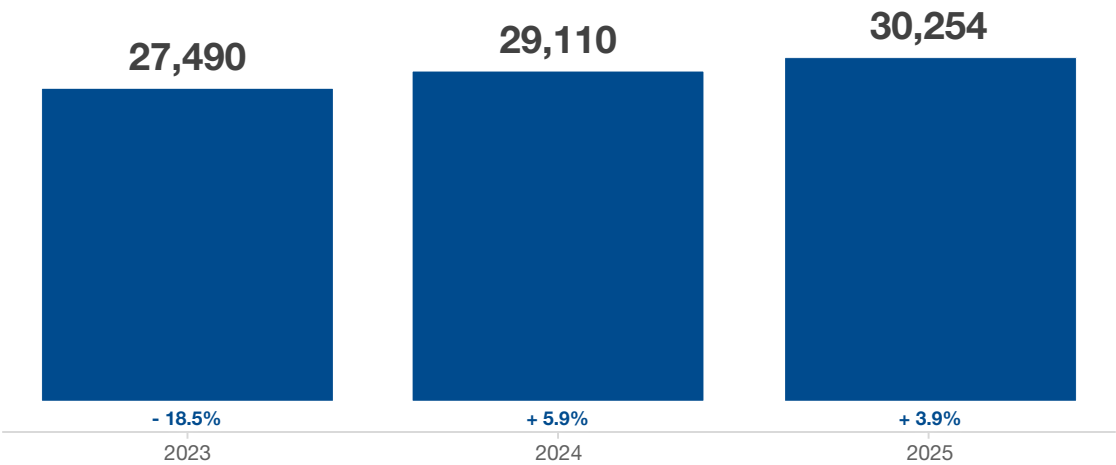


# Inventory of Homes for Sale

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

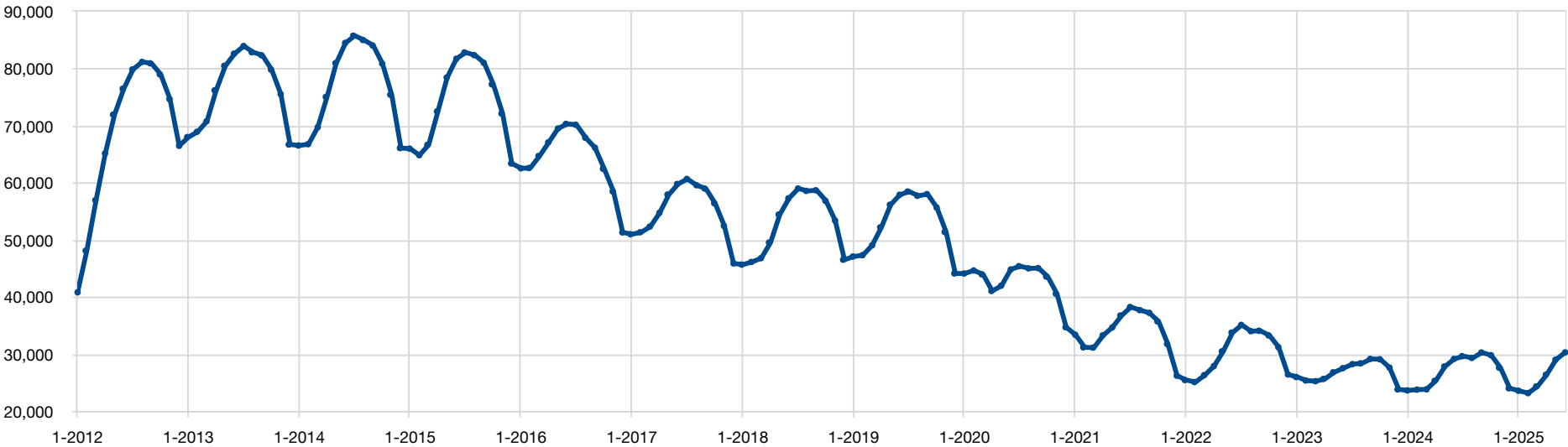


## June



Homes for Sale		Prior Year	Percent Change
July 2024	29,596	28,204	+ 4.9%
August 2024	29,285	28,339	+ 3.3%
September 2024	30,238	29,113	+ 3.9%
October 2024	29,760	29,051	+ 2.4%
November 2024	27,579	27,590	- 0.0%
December 2024	23,970	23,768	+ 0.8%
January 2025	23,533	23,589	- 0.2%
February 2025	23,117	23,730	- 2.6%
March 2025	24,282	23,786	+ 2.1%
April 2025	26,338	25,280	+ 4.2%
May 2025	28,969	27,794	+ 4.2%
June 2025	30,254	29,110	+ 3.9%
12-Month Avg	27,243	26,613	+ 2.4%

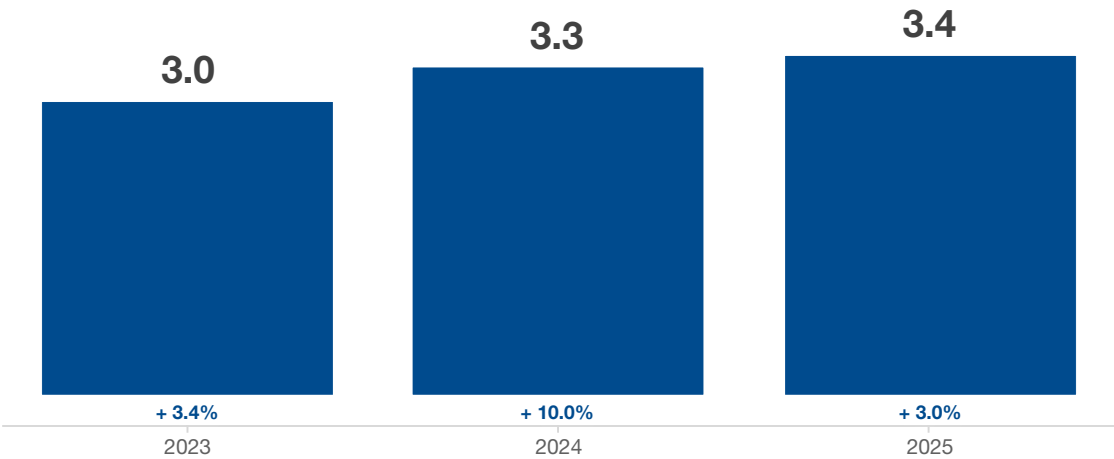
## Historical Inventory of Homes for Sale by Month



# 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.

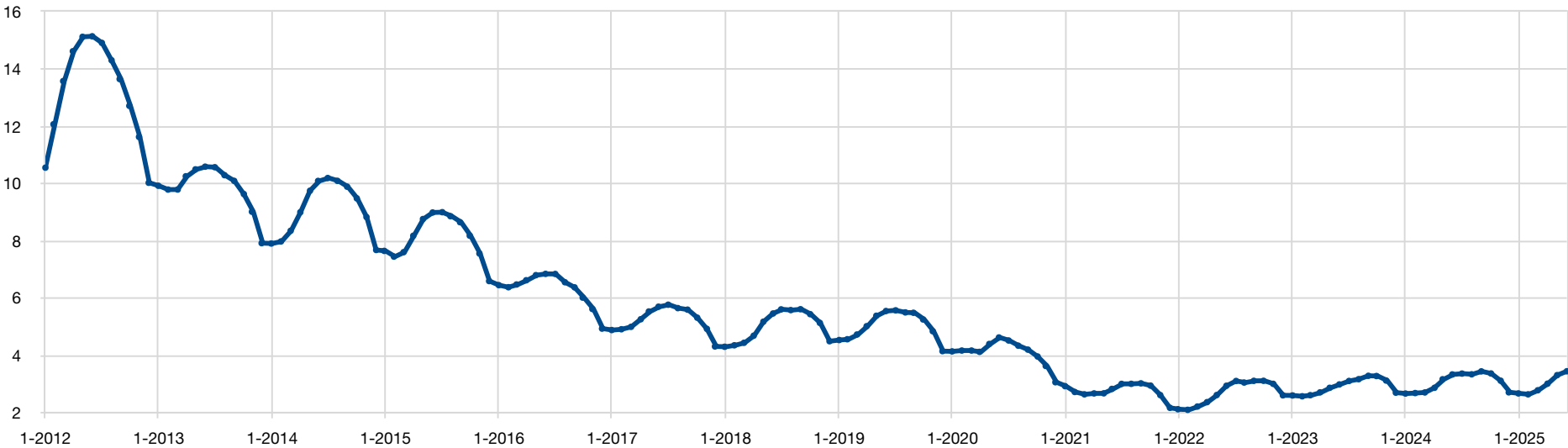
## June



Months Supply		Prior Year	Percent Change
July 2024	3.3	3.1	+ 6.5%
August 2024	3.3	3.1	+ 6.5%
September 2024	3.4	3.3	+ 3.0%
October 2024	3.3	3.3	0.0%
November 2024	3.1	3.1	0.0%
December 2024	2.7	2.7	0.0%
January 2025	2.6	2.6	0.0%
February 2025	2.6	2.7	- 3.7%
March 2025	2.8	2.7	+ 3.7%
April 2025	3.0	2.8	+ 7.1%
May 2025	3.3	3.1	+ 6.5%
June 2025	3.4	3.3	+ 3.0%
12-Month Avg*	3.1	3.0	+ 3.1%

\* Months Supply for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Activity By County

New Listings, Closed Sales, Median Sales Price, Homes for Sale, and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -
<b>Albany* (1)</b>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Allegany</b>	42	59	+ 40.5%	24	19	- 20.8%	\$127,500	\$118,000	- 7.5%	93	128	+ 37.6%	3.7	5.4	+ 45.9%
<b>Bronx</b>	207	207	0.0%	124	97	- 21.8%	\$430,000	\$360,000	- 16.3%	792	868	+ 9.6%	7.2	7.7	+ 6.9%
<b>Broome</b>	184	194	+ 5.4%	145	133	- 8.3%	\$184,000	\$180,000	- 2.2%	295	266	- 9.8%	2.2	2.0	- 9.1%
<b>Cattaraugus</b>	97	110	+ 13.4%	49	46	- 6.1%	\$199,900	\$177,500	- 11.2%	193	226	+ 17.1%	3.6	4.2	+ 16.7%
<b>Cayuga</b>	65	82	+ 26.2%	47	41	- 12.8%	\$193,000	\$222,500	+ 15.3%	81	152	+ 87.7%	1.8	3.6	+ 100.0%
<b>Chautauqua</b>	137	157	+ 14.6%	86	92	+ 7.0%	\$170,000	\$169,750	- 0.1%	234	275	+ 17.5%	2.6	3.1	+ 19.2%
<b>Chemung</b>	98	94	- 4.1%	65	55	- 15.4%	\$162,000	\$159,547	- 1.5%	142	262	+ 84.5%	2.4	4.4	+ 83.3%
<b>Chenango</b>	39	65	+ 66.7%	27	28	+ 3.7%	\$145,000	\$159,500	+ 10.0%	116	125	+ 7.8%	3.8	4.5	+ 18.4%
<b>Clinton</b>	71	101	+ 42.3%	35	48	+ 37.1%	\$250,000	\$230,000	- 8.0%	145	180	+ 24.1%	3.2	4.0	+ 25.0%
<b>Columbia</b>	94	118	+ 25.5%	58	54	- 6.9%	\$526,500	\$495,000	- 6.0%	349	327	- 6.3%	6.6	5.5	- 16.7%
<b>Cortland</b>	27	54	+ 100.0%	25	23	- 8.0%	\$215,144	\$239,900	+ 11.5%	39	82	+ 110.3%	1.4	3.8	+ 171.4%
<b>Delaware</b>	92	99	+ 7.6%	29	32	+ 10.3%	\$215,000	\$243,750	+ 13.4%	235	260	+ 10.6%	5.7	6.7	+ 17.5%
<b>Dutchess</b>	330	341	+ 3.3%	225	183	- 18.7%	\$460,000	\$460,000	0.0%	784	801	+ 2.2%	3.7	3.9	+ 5.4%
<b>Erie</b>	949	1,067	+ 12.4%	633	572	- 9.6%	\$263,000	\$302,000	+ 14.8%	895	1,013	+ 13.2%	1.5	1.6	+ 6.7%
<b>Essex</b>	84	96	+ 14.3%	47	28	- 40.4%	\$317,375	\$345,000	+ 8.7%	258	281	+ 8.9%	6.8	7.0	+ 2.9%
<b>Franklin</b>	49	64	+ 30.6%	22	24	+ 9.1%	\$230,200	\$197,250	- 14.3%	144	207	+ 43.8%	5.9	8.4	+ 42.4%
<b>Fulton* (1)</b>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Genesee</b>	51	52	+ 2.0%	20	35	+ 75.0%	\$164,000	\$226,600	+ 38.2%	49	53	+ 8.2%	1.4	1.5	+ 7.1%
<b>Greene</b>	138	126	- 8.7%	44	43	- 2.3%	\$331,750	\$385,000	+ 16.1%	495	448	- 9.5%	10.2	8.3	- 18.6%
<b>Hamilton</b>	21	37	+ 76.2%	6	10	+ 66.7%	\$525,000	\$325,000	- 38.1%	50	68	+ 36.0%	6.0	10.0	+ 66.7%
<b>Herkimer</b>	67	79	+ 17.9%	35	34	- 2.9%	\$142,500	\$179,450	+ 25.9%	135	162	+ 20.0%	3.6	4.4	+ 22.2%
<b>Jefferson</b>	137	180	+ 31.4%	83	120	+ 44.6%	\$240,000	\$239,150	- 0.4%	275	500	+ 81.8%	3.2	6.3	+ 96.9%
<b>Kings</b>	288	261	- 9.4%	142	126	- 11.3%	\$689,000	\$732,500	+ 6.3%	1,372	1,238	- 9.8%	10.1	8.7	- 13.9%
<b>Lewis</b>	19	28	+ 47.4%	18	11	- 38.9%	\$200,000	\$186,400	- 6.8%	65	79	+ 21.5%	4.3	6.0	+ 39.5%
<b>Livingston</b>	59	67	+ 13.6%	31	37	+ 19.4%	\$230,000	\$241,000	+ 4.8%	59	70	+ 18.6%	1.6	1.9	+ 18.8%
<b>Madison</b>	69	90	+ 30.4%	43	51	+ 18.6%	\$265,000	\$273,000	+ 3.0%	109	128	+ 17.4%	2.4	2.8	+ 16.7%
<b>Monroe</b>	785	968	+ 23.3%	606	633	+ 4.5%	\$277,635	\$300,000	+ 8.1%	471	551	+ 17.0%	0.8	0.9	+ 12.5%
<b>Montgomery* (1)</b>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Nassau</b>	1,233	1,319	+ 7.0%	928	826	- 11.0%	\$772,500	\$825,000	+ 6.8%	2,737	2,679	- 2.1%	3.3	3.2	- 3.0%
<b>New York†</b>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Niagara</b>	246	258	+ 4.9%	124	147	+ 18.5%	\$229,500	\$251,402	+ 9.5%	261	285	+ 9.2%	1.8	1.8	0.0%

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# Activity By County

New Listings, Closed Sales, Median Sales Price, Homes for Sale, and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -
Oneida	216	243	+ 12.5%	105	137	+ 30.5%	\$226,450	\$236,000	+ 4.2%	269	382	+ 42.0%	2.1	3.0	+ 42.9%
Onondaga	547	533	- 2.6%	336	361	+ 7.4%	\$251,750	\$280,000	+ 11.2%	418	626	+ 49.8%	1.2	1.9	+ 58.3%
Ontario	137	152	+ 10.9%	96	90	- 6.3%	\$284,250	\$325,000	+ 14.3%	152	191	+ 25.7%	1.8	2.1	+ 16.7%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	54	44	- 18.5%	24	25	+ 4.2%	\$167,500	\$180,000	+ 7.5%	49	55	+ 12.2%	1.7	2.0	+ 17.6%
Oswego	117	139	+ 18.8%	67	72	+ 7.5%	\$175,000	\$202,500	+ 15.7%	137	212	+ 54.7%	1.8	2.9	+ 61.1%
Otsego	69	75	+ 8.7%	31	30	- 3.2%	\$210,000	\$214,000	+ 1.9%	149	157	+ 5.4%	4.1	4.6	+ 12.2%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	1,093	1,067	- 2.4%	588	516	- 12.2%	\$637,500	\$640,000	+ 0.4%	3,938	3,727	- 5.4%	6.7	6.2	- 7.5%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	406	325	- 20.0%	250	200	- 20.0%	\$710,000	\$702,500	- 1.1%	1,127	708	- 37.2%	4.3	3.0	- 30.2%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	19	16	- 15.8%	13	18	+ 38.5%	\$139,500	\$243,800	+ 74.8%	40	81	+ 102.5%	3.8	8.6	+ 126.3%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	21	16	- 23.8%	20	11	- 45.0%	\$171,250	\$337,000	+ 96.8%	43	50	+ 16.3%	3.6	4.8	+ 33.3%
Seneca	49	42	- 14.3%	14	20	+ 42.9%	\$220,000	\$205,000	- 6.8%	40	71	+ 77.5%	2.0	3.9	+ 95.0%
Steuben	105	91	- 13.3%	58	69	+ 19.0%	\$161,000	\$170,000	+ 5.6%	195	208	+ 6.7%	3.1	3.3	+ 6.5%
Suffolk	1,700	1,680	- 1.2%	1,107	1,088	- 1.7%	\$637,500	\$675,000	+ 5.9%	3,593	3,611	+ 0.5%	3.4	3.2	- 5.9%
Sullivan	155	165	+ 6.5%	65	68	+ 4.6%	\$299,060	\$318,000	+ 6.3%	475	603	+ 26.9%	7.3	9.0	+ 23.3%
Tioga	38	49	+ 28.9%	26	44	+ 69.2%	\$248,116	\$205,000	- 17.4%	77	92	+ 19.5%	3.0	3.3	+ 10.0%
Tompkins	77	108	+ 40.3%	81	72	- 11.1%	\$425,000	\$434,500	+ 2.2%	107	221	+ 106.5%	2.0	4.6	+ 130.0%
Ulster	283	297	+ 4.9%	136	128	- 5.9%	\$436,000	\$435,000	- 0.2%	667	774	+ 16.0%	5.1	5.4	+ 5.9%
Warren	105	122	+ 16.2%	50	83	+ 66.0%	\$283,500	\$355,000	+ 25.2%	211	248	+ 17.5%	3.8	3.9	+ 2.6%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	102	118	+ 15.7%	79	57	- 27.8%	\$250,000	\$279,000	+ 11.6%	101	93	- 7.9%	1.6	1.4	- 12.5%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	33	49	+ 48.5%	19	19	0.0%	\$210,000	\$165,000	- 21.4%	41	47	+ 14.6%	1.8	2.1	+ 16.7%
Yates	25	34	+ 36.0%	13	16	+ 23.1%	\$380,000	\$356,750	- 6.1%	42	44	+ 4.8%	2.5	2.5	0.0%
<b>New York State</b>	<b>14,150</b>	<b>14,985</b>	<b>+ 5.9%</b>	<b>8,996</b>	<b>8,879</b>	<b>- 1.3%</b>	<b>\$440,000</b>	<b>\$448,115</b>	<b>+ 1.8%</b>	<b>29,110</b>	<b>30,254</b>	<b>+ 3.9%</b>	<b>3.3</b>	<b>3.4</b>	<b>+ 3.0%</b>

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