



New York State Association of REALTORS®, Inc.

# Monthly Indicators

## August 2018

Rising home prices, higher interest rates and increased building material costs have pressured housing affordability to a ten-year low, according to the National Association of Home Builders. Keen market observers have been watching this situation take shape for quite some time. Nationally, median household income has risen 2.6% in the last 12 months, while home prices are up 6.0%. That kind of gap will eventually create fewer sales due to affordability concerns, which is happening in several markets, especially in the middle to high-middle price ranges.

New Listings were up 0.2 percent to 18,456. Pending Sales decreased 3.2 percent to 12,848. Inventory shrank 3.7 percent to 71,795 units.

Prices moved higher as the Median Sales Price was up 5.7 percent to \$280,000. Days on Market decreased 8.8 percent to 62 days. Months Supply of Inventory was down 3.0 percent to 6.4 months.

While some are starting to look for recessionary signs like fewer sales, dropping prices and even foreclosures, others are taking a more cautious and research-based approach to their predictions. The fact remains that the trends do not yet support a dramatic shift away from what has been experienced over the last several years. Housing starts are performing admirably if not excitingly, prices are still inching upward, supply remains low and consumers are optimistic. The U.S. economy is under scrutiny but certainly not deteriorating.

## Activity Snapshot

**- 7.8%**      **+ 5.7%**      **- 3.7%**

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.



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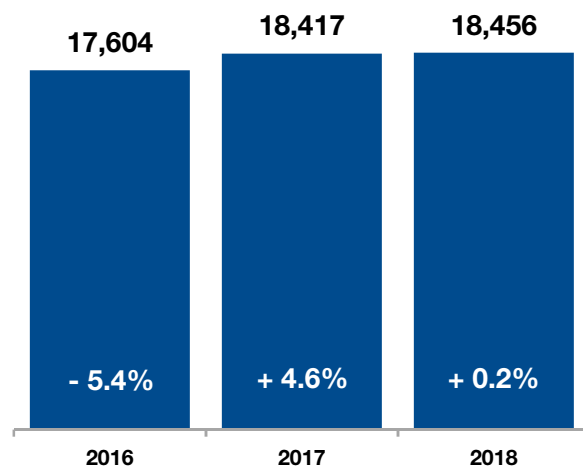
Key Metrics	Historical Sparkbars	8-2017	8-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		18,417	<b>18,456</b>	+ 0.2%	149,728	<b>150,073</b>	+ 0.2%
<b>Pending Sales</b>		13,272	<b>12,848</b>	- 3.2%	95,871	<b>94,704</b>	- 1.2%
<b>Closed Sales</b>		15,022	<b>13,852</b>	- 7.8%	87,600	<b>85,276</b>	- 2.7%
<b>Days on Market</b>		68	<b>62</b>	- 8.8%	83	<b>75</b>	- 9.6%
<b>Median Sales Price</b>		\$265,000	<b>\$280,000</b>	+ 5.7%	\$249,900	<b>\$267,500</b>	+ 7.0%
<b>Avg. Sales Price</b>		\$364,407	<b>\$378,992</b>	+ 4.0%	\$346,696	<b>\$366,177</b>	+ 5.6%
<b>Pct. of List Price Received</b>		97.4%	<b>97.8%</b>	+ 0.4%	97.0%	<b>97.4%</b>	+ 0.4%
<b>Affordability Index</b>		136	<b>120</b>	- 11.8%	144	<b>126</b>	- 12.5%
<b>Homes for Sale</b>		74,554	<b>71,795</b>	- 3.7%	--	<b>--</b>	--
<b>Months Supply</b>		6.6	<b>6.4</b>	- 3.0%	--	<b>--</b>	--

# New Listings

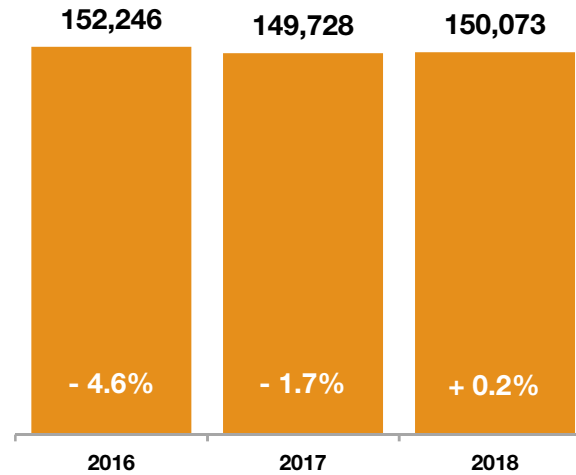
A count of the properties that have been newly listed on the market in a given month.



## August

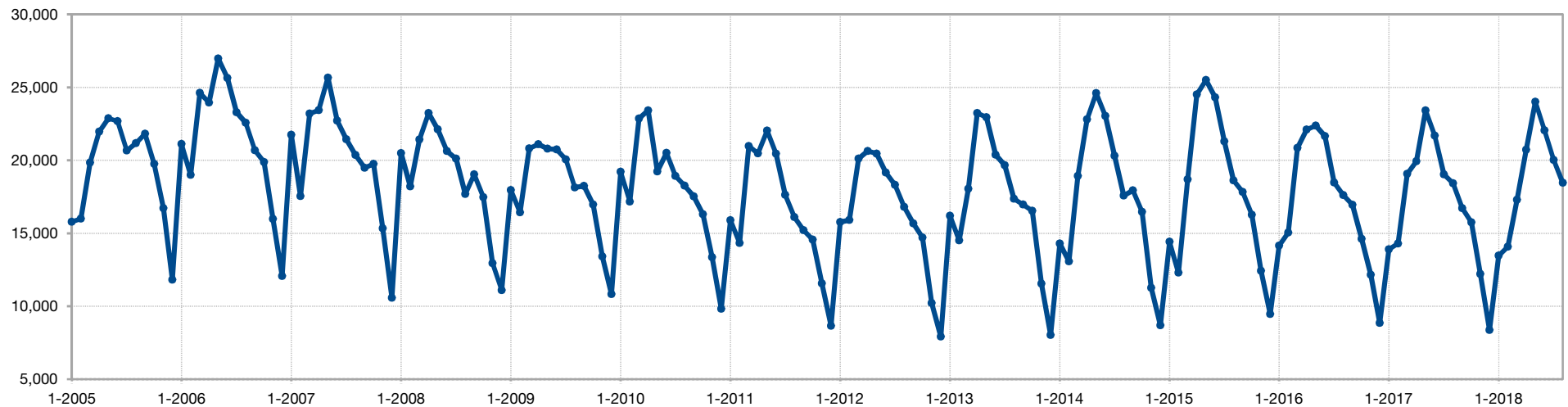


## Year to Date



	New Listings	Prior Year	Percent Change
September 2017	16,723	16,945	-1.3%
October 2017	15,749	14,621	+7.7%
November 2017	12,209	12,161	+0.4%
December 2017	8,362	8,842	-5.4%
January 2018	13,463	13,903	-3.2%
February 2018	14,076	14,288	-1.5%
March 2018	17,294	19,063	-9.3%
April 2018	20,721	19,933	+4.0%
May 2018	24,000	23,408	+2.5%
June 2018	22,050	21,681	+1.7%
July 2018	20,013	19,035	+5.1%
<b>August 2018</b>	<b>18,456</b>	<b>18,417</b>	<b>+0.2%</b>
12-Month Avg	16,926	16,858	+0.4%

## Historical New Listings by Month



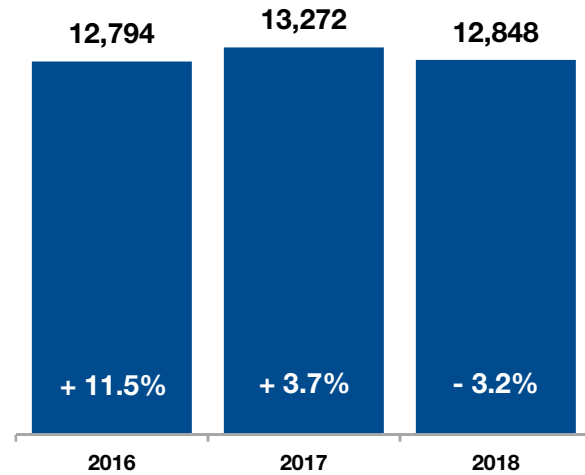
# Pending Sales

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

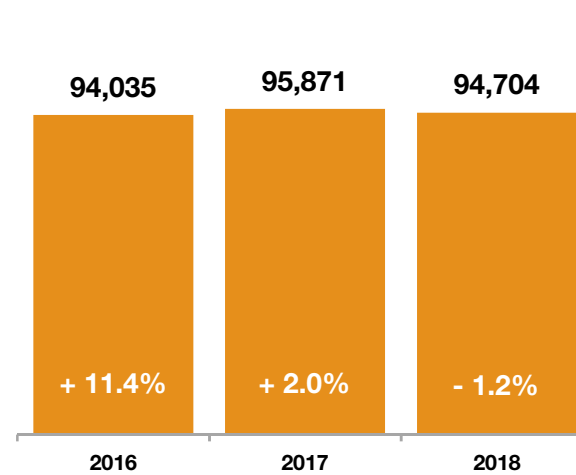


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## August



## Year to Date



	Pending Sales	Prior Year	Percent Change
September 2017	10,957	10,952	+0.0%
October 2017	11,649	10,682	+9.1%
November 2017	9,925	9,382	+5.8%
December 2017	8,027	8,094	-0.8%
January 2018	8,197	8,357	-1.9%
February 2018	9,059	9,174	-1.3%
March 2018	11,710	12,308	-4.9%
April 2018	12,794	12,344	+3.6%
May 2018	13,672	14,231	-3.9%
June 2018	13,584	13,888	-2.2%
July 2018	12,840	12,297	+4.4%
<b>August 2018</b>	<b>12,848</b>	<b>13,272</b>	<b>-3.2%</b>
12-Month Avg	11,272	11,248	+0.2%

## Historical Pending Sales by Month



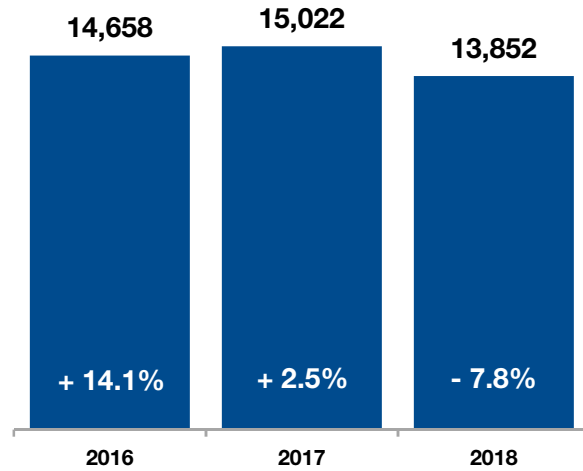
# Closed Sales

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

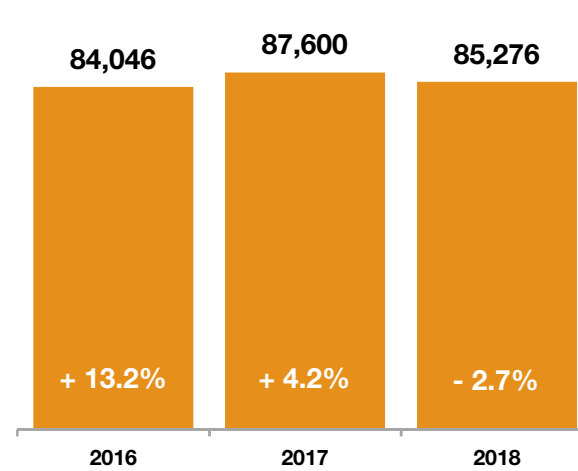


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## August

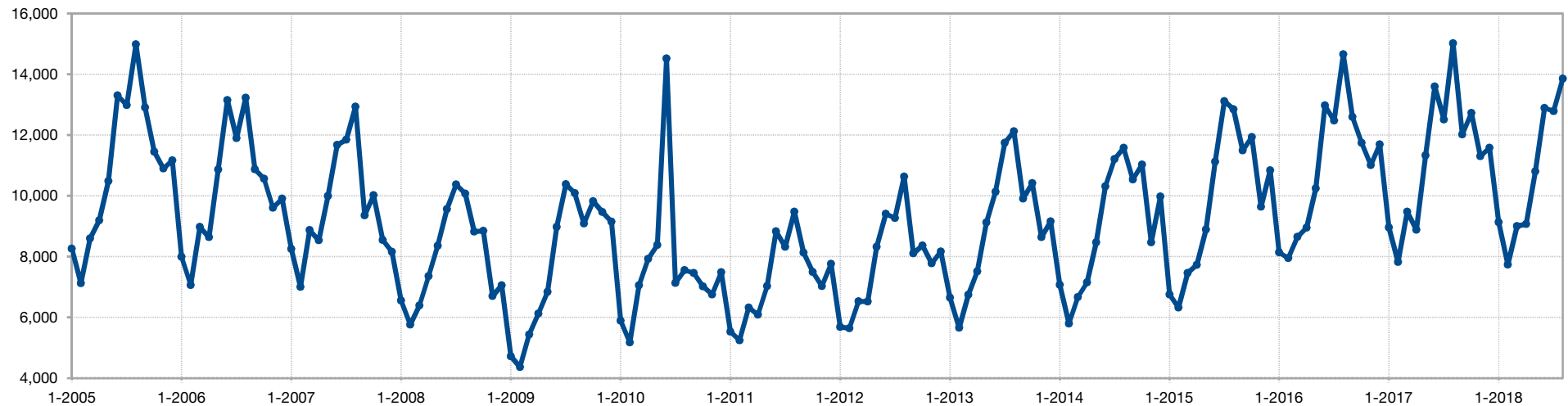


## Year to Date



	Closed Sales	Prior Year	Percent Change
September 2017	12,022	12,594	-4.5%
October 2017	12,723	11,746	+8.3%
November 2017	11,308	11,014	+2.7%
December 2017	11,578	11,690	-1.0%
January 2018	9,131	8,956	+2.0%
February 2018	7,732	7,822	-1.2%
March 2018	9,006	9,475	-4.9%
April 2018	9,070	8,885	+2.1%
May 2018	10,805	11,330	-4.6%
June 2018	12,891	13,596	-5.2%
July 2018	12,789	12,514	+2.2%
<b>August 2018</b>	<b>13,852</b>	<b>15,022</b>	<b>-7.8%</b>
12-Month Avg	11,076	11,220	-1.3%

## Historical Closed Sales by Month



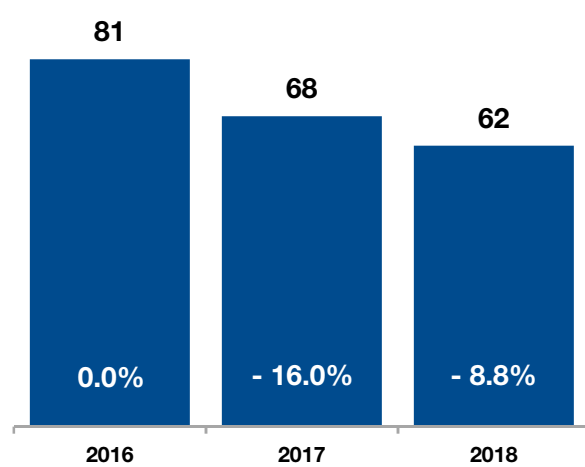
# Days on Market

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

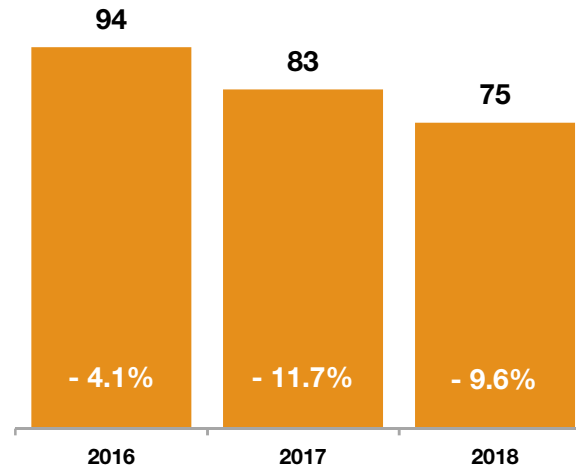


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## August



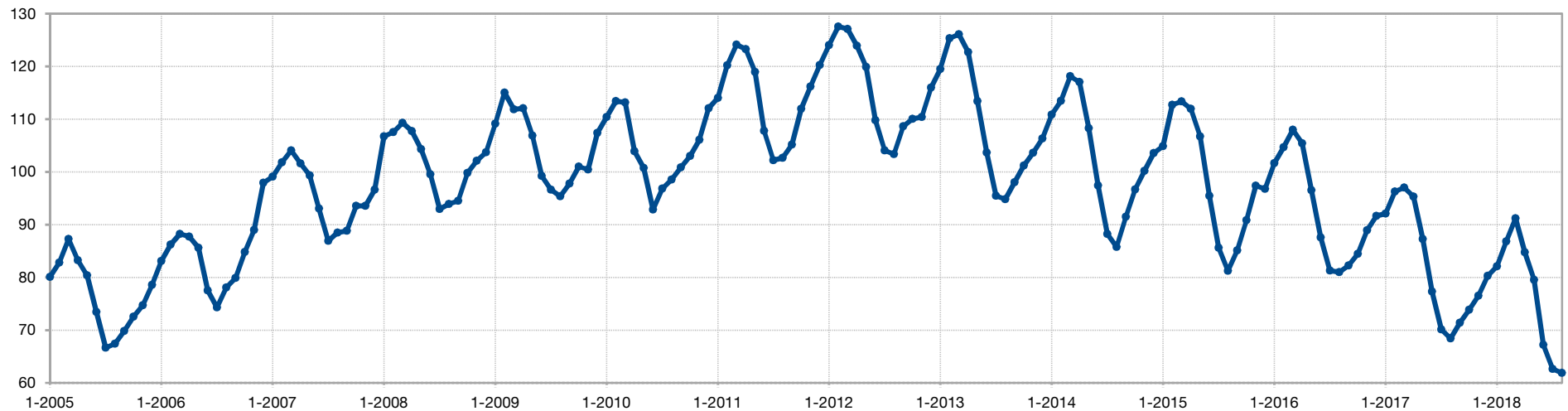
## Year to Date



Days on Market		Prior Year	Percent Change
September 2017	71	82	-13.4%
October 2017	74	84	-11.9%
November 2017	77	89	-13.5%
December 2017	80	92	-13.0%
January 2018	82	92	-10.9%
February 2018	87	96	-9.4%
March 2018	91	97	-6.2%
April 2018	85	95	-10.5%
May 2018	80	87	-8.0%
June 2018	67	77	-13.0%
July 2018	63	70	-10.0%
<b>August 2018</b>	<b>62</b>	<b>68</b>	<b>-8.8%</b>
12-Month Avg*	75	84	-10.7%

\* Average Days on Market of all properties from September 2017 through August 2018. This is not the average of the individual figures above.

## Historical Days on Market by Month

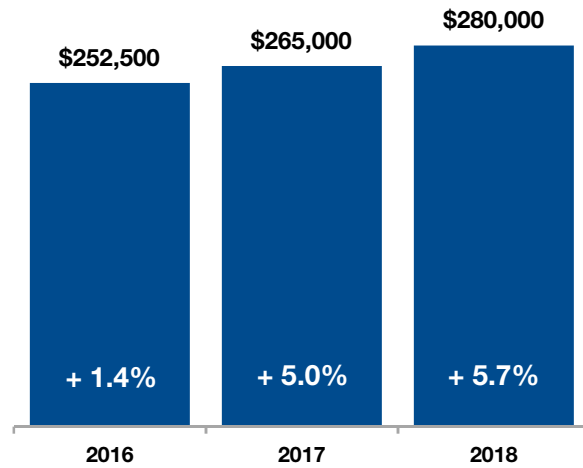


# Median Sales Price

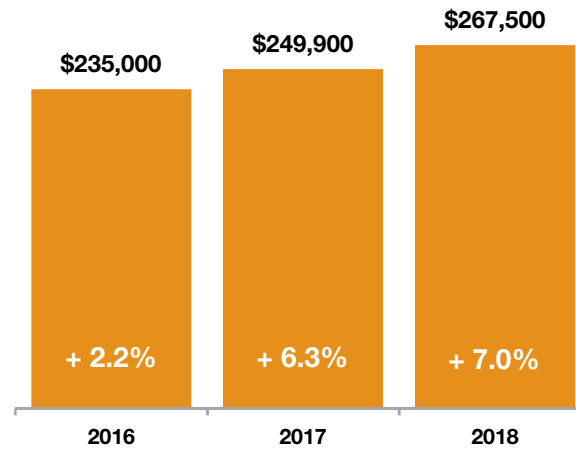
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## August



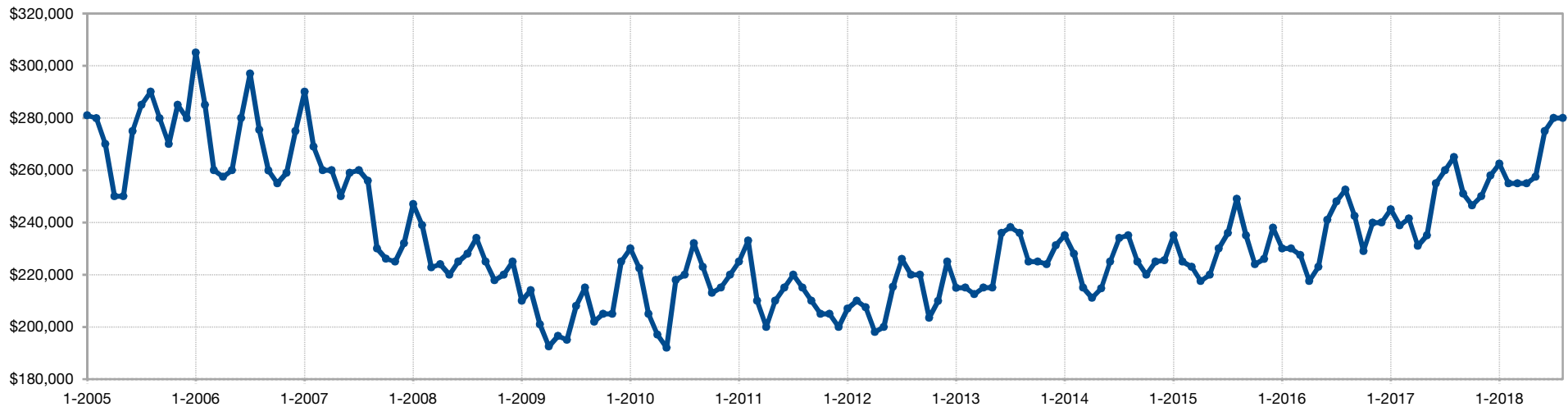
## Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2017	\$251,000	\$242,500	+3.5%
October 2017	\$246,500	\$229,000	+7.6%
November 2017	\$250,000	\$239,900	+4.2%
December 2017	\$257,950	\$240,000	+7.5%
January 2018	\$262,500	\$245,000	+7.1%
February 2018	\$255,000	\$238,900	+6.7%
March 2018	\$255,000	\$241,500	+5.6%
April 2018	\$255,000	\$231,053	+10.4%
May 2018	\$257,500	\$235,000	+9.6%
June 2018	\$275,000	\$255,000	+7.8%
July 2018	\$280,000	\$260,000	+7.7%
<b>August 2018</b>	<b>\$280,000</b>	<b>\$265,000</b>	<b>+5.7%</b>
12-Month Med*	\$260,000	\$245,000	+6.1%

\* Median Sales Price of all properties from September 2017 through August 2018. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

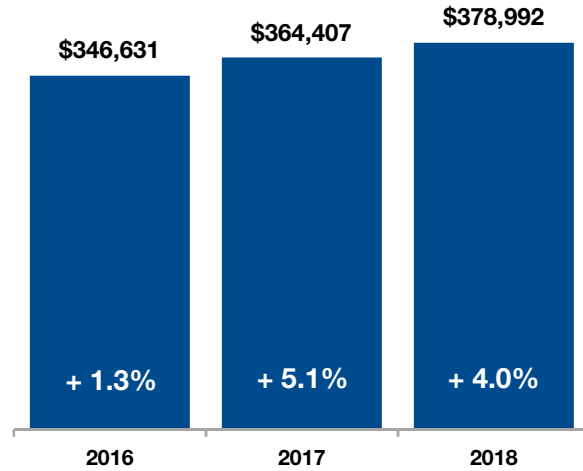


# Average Sales Price

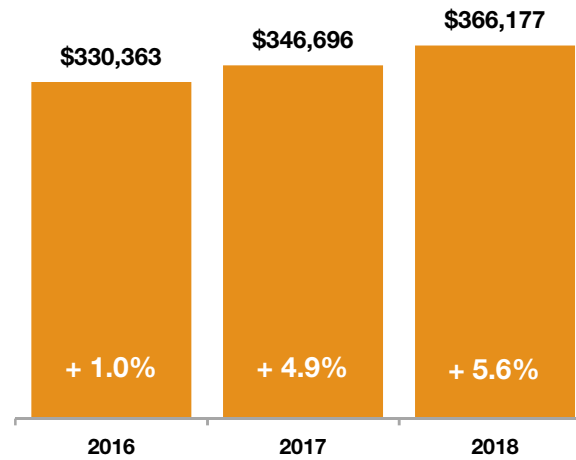
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## August



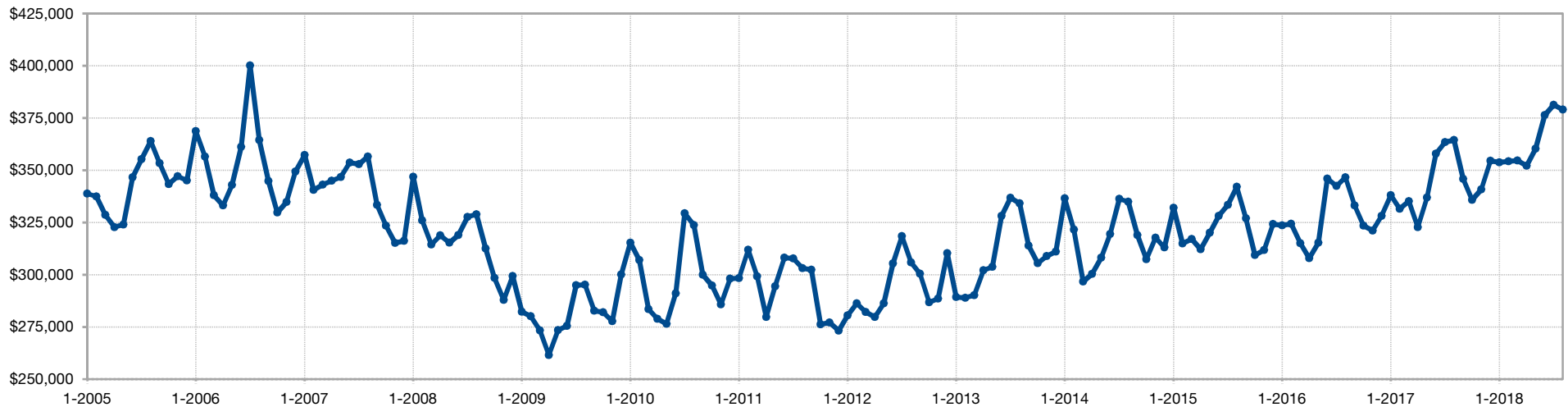
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
September 2017	\$345,795	\$333,150	+3.8%
October 2017	\$335,732	\$323,426	+3.8%
November 2017	\$340,766	\$321,051	+6.1%
December 2017	\$354,556	\$328,099	+8.1%
January 2018	\$353,796	\$338,087	+4.6%
February 2018	\$354,274	\$331,509	+6.9%
March 2018	\$354,605	\$335,166	+5.8%
April 2018	\$352,107	\$322,743	+9.1%
May 2018	\$360,244	\$336,888	+6.9%
June 2018	\$376,335	\$357,931	+5.1%
July 2018	\$381,232	\$363,443	+4.9%
<b>August 2018</b>	<b>\$378,992</b>	<b>\$364,407</b>	<b>+4.0%</b>
12-Month Avg*	\$358,245	\$339,686	+5.5%

\* Avg. Sales Price of all properties from September 2017 through August 2018. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



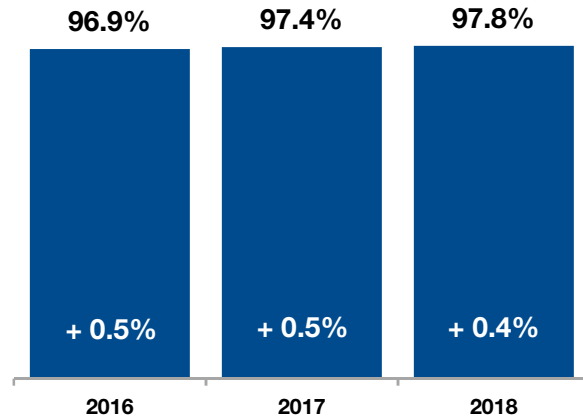


# Percent of List Price Received

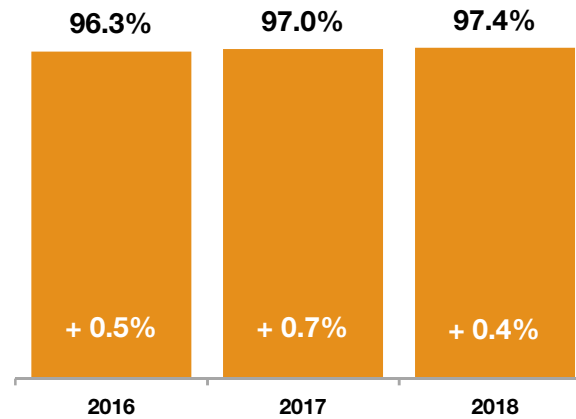
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## August



## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
September 2017	97.2%	96.4%	+0.8%
October 2017	97.0%	96.5%	+0.5%
November 2017	96.9%	96.3%	+0.6%
December 2017	96.7%	96.2%	+0.5%
January 2018	96.7%	96.3%	+0.4%
February 2018	96.5%	96.1%	+0.4%
March 2018	96.7%	96.4%	+0.3%
April 2018	97.2%	96.5%	+0.7%
May 2018	97.4%	96.9%	+0.5%
June 2018	98.0%	97.4%	+0.6%
July 2018	98.0%	97.6%	+0.4%
<b>August 2018</b>	<b>97.8%</b>	<b>97.4%</b>	<b>+0.4%</b>
12-Month Avg*	97.2%	96.7%	+0.5%

\* Average Pct. of List Price Received for all properties from September 2017 through August 2018. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

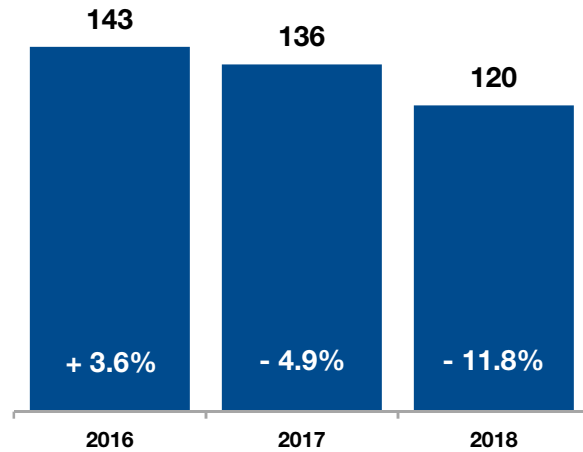


# Housing Affordability Index

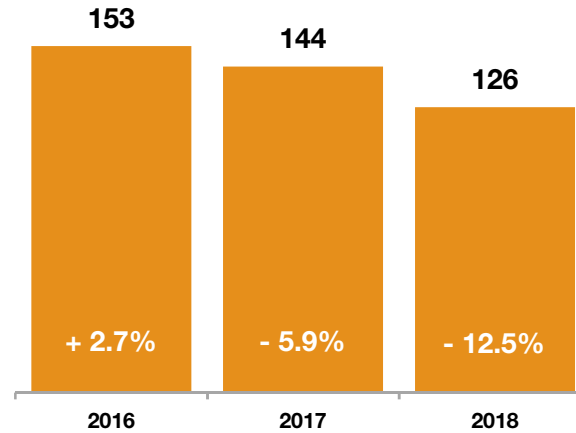
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## August



## Year to Date



	Affordability Index	Prior Year	Percent Change
September 2017	143	148	-3.4%
October 2017	143	159	-10.1%
November 2017	143	144	-0.7%
December 2017	137	139	-1.4%
January 2018	130	138	-5.8%
February 2018	134	145	-7.6%
March 2018	133	143	-7.0%
April 2018	131	153	-14.4%
May 2018	130	151	-13.9%
June 2018	122	139	-12.2%
July 2018	120	137	-12.4%
<b>August 2018</b>	<b>120</b>	<b>136</b>	<b>-11.8%</b>
12-Month Avg	132	144	-8.4%

## Historical Housing Affordability Index by Month



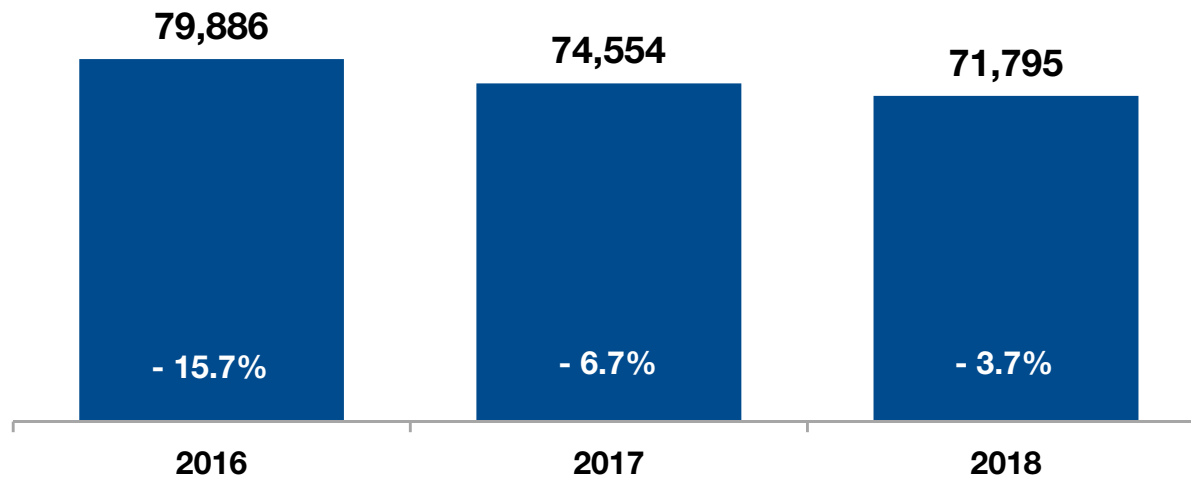
# Inventory of Homes for Sale

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



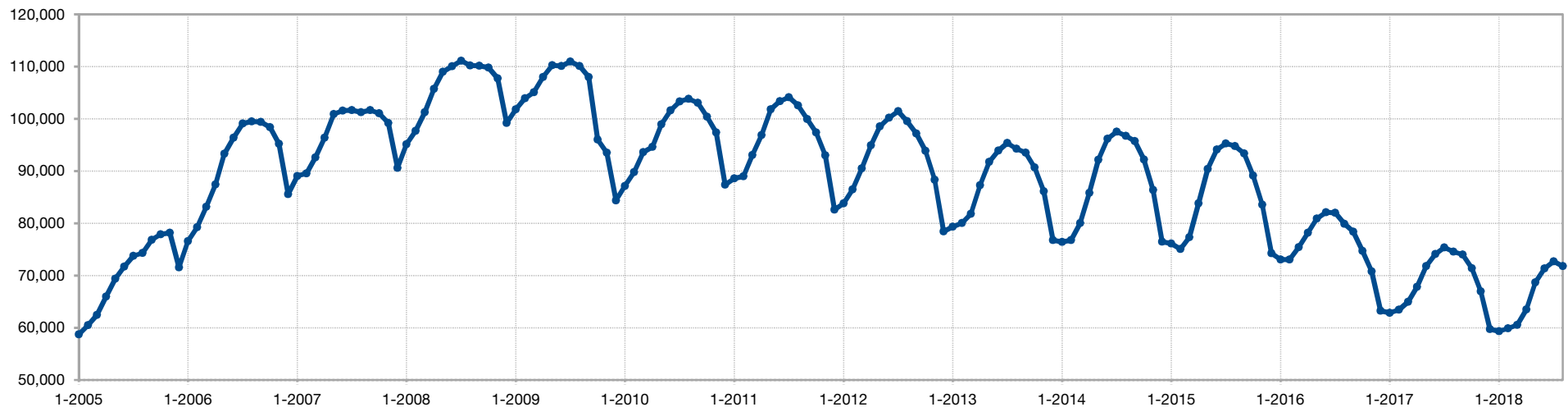
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## August



Homes for Sale		Prior Year	Percent Change
September 2017	73,988	78,378	-5.6%
October 2017	71,398	74,724	-4.5%
November 2017	66,966	70,793	-5.4%
December 2017	59,720	63,254	-5.6%
January 2018	59,325	62,860	-5.6%
February 2018	59,871	63,455	-5.6%
March 2018	60,546	64,931	-6.8%
April 2018	63,512	67,838	-6.4%
May 2018	68,693	71,793	-4.3%
June 2018	71,327	74,117	-3.8%
July 2018	72,707	75,343	-3.5%
<b>August 2018</b>	<b>71,795</b>	<b>74,554</b>	<b>-3.7%</b>
12-Month Avg	66,654	70,170	-5.0%

## Historical Inventory of Homes for Sale by Month



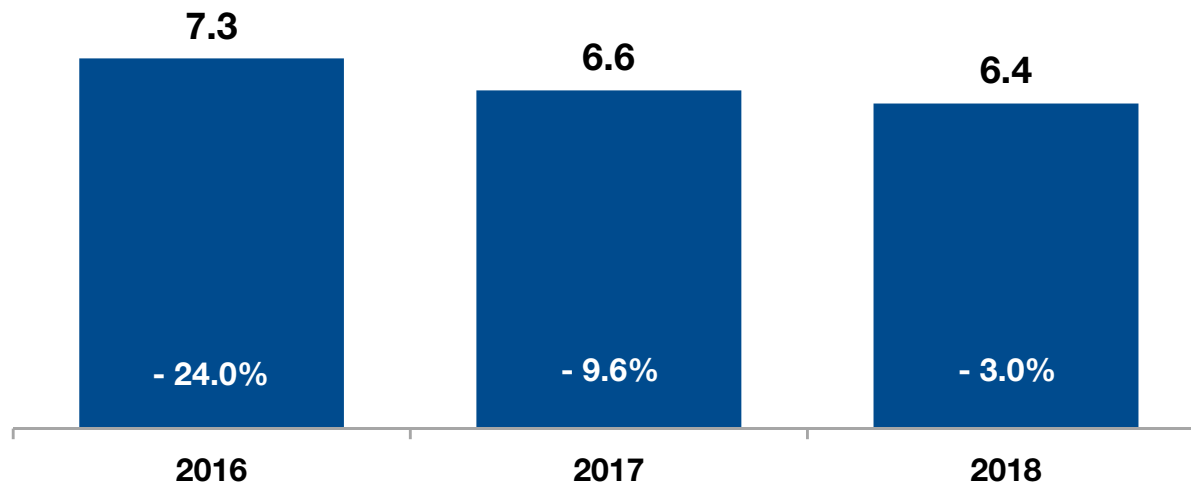
# Months Supply of Inventory

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.



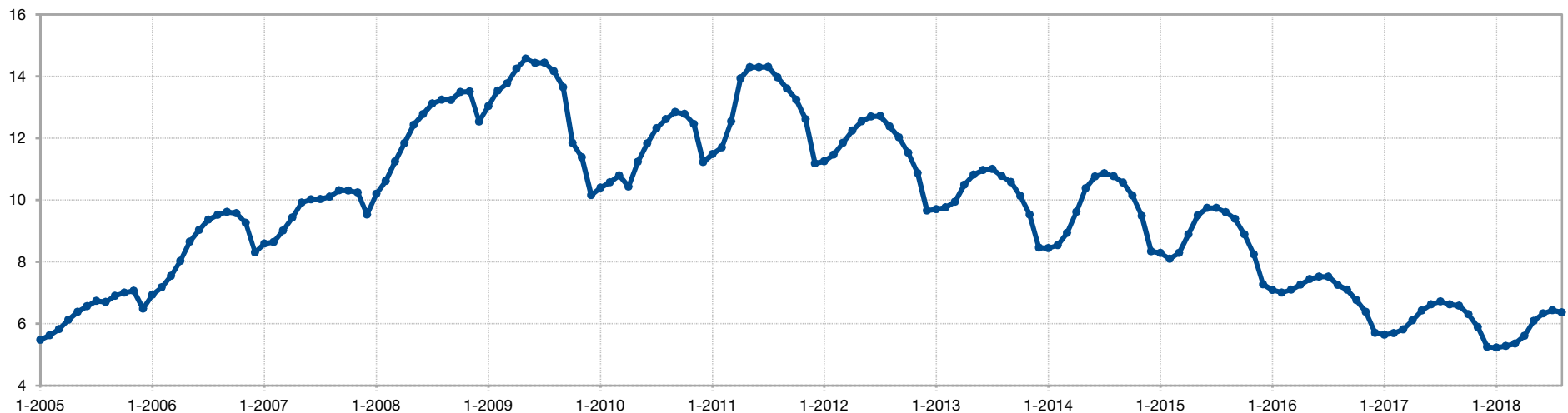
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Months Supply		Prior Year	Percent Change
September 2017	6.6	7.1	-7.0%
October 2017	6.3	6.8	-7.4%
November 2017	5.9	6.4	-7.8%
December 2017	5.3	5.7	-7.0%
January 2018	5.2	5.6	-7.1%
February 2018	5.3	5.7	-7.0%
March 2018	5.4	5.8	-6.9%
April 2018	5.6	6.1	-8.2%
May 2018	6.1	6.4	-4.7%
June 2018	6.3	6.6	-4.5%
July 2018	6.4	6.7	-4.5%
<b>August 2018</b>	<b>6.4</b>	<b>6.6</b>	<b>-3.0%</b>
12-Month Avg	5.9	6.3	-6.3%

## 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		
	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	54	49	<b>-9.3%</b>	33	30	<b>-9.1%</b>	\$73,000	\$100,500	<b>+37.7%</b>	249	248	<b>-0.4%</b>	7.9	7.9	<b>0.0%</b>
<b>Bronx</b>	215	201	<b>-6.5%</b>	145	152	<b>+4.8%</b>	\$345,000	\$317,500	<b>-8.0%</b>	767	648	<b>-15.5%</b>	6.4	5.1	<b>-20.3%</b>
<b>Broome</b>	267	228	<b>-14.6%</b>	175	170	<b>-2.9%</b>	\$105,000	\$125,766	<b>+19.8%</b>	933	810	<b>-13.2%</b>	6.7	5.7	<b>-14.9%</b>
<b>Cattaraugus</b>	110	99	<b>-10.0%</b>	66	62	<b>-6.1%</b>	\$85,000	\$82,250	<b>-3.2%</b>	627	565	<b>-9.9%</b>	10.7	9.7	<b>-9.3%</b>
<b>Cayuga</b>	112	104	<b>-7.1%</b>	89	72	<b>-19.1%</b>	\$126,000	\$138,680	<b>+10.1%</b>	363	359	<b>-1.1%</b>	6.3	7.0	<b>+11.1%</b>
<b>Chautauqua</b>	202	197	<b>-2.5%</b>	111	132	<b>+18.9%</b>	\$83,750	\$88,500	<b>+5.7%</b>	914	704	<b>-23.0%</b>	9.1	7.2	<b>-20.9%</b>
<b>Chemung</b>	109	114	<b>+4.6%</b>	90	100	<b>+11.1%</b>	\$127,000	\$118,000	<b>-7.1%</b>	402	377	<b>-6.2%</b>	6.2	5.1	<b>-17.7%</b>
<b>Chenango</b>	95	93	<b>-2.1%</b>	53	45	<b>-15.1%</b>	\$95,000	\$95,000	<b>0.0%</b>	493	416	<b>-15.6%</b>	13.0	11.9	<b>-8.5%</b>
<b>Clinton</b>	80	89	<b>+11.3%</b>	64	70	<b>+9.4%</b>	\$127,250	\$146,500	<b>+15.1%</b>	359	282	<b>-21.4%</b>	7.1	5.3	<b>-25.4%</b>
<b>Columbia</b>	159	130	<b>-18.2%</b>	92	91	<b>-1.1%</b>	\$275,500	\$240,000	<b>-12.9%</b>	952	799	<b>-16.1%</b>	15.3	11.3	<b>-26.1%</b>
<b>Cortland</b>	71	47	<b>-33.8%</b>	53	61	<b>+15.1%</b>	\$131,000	\$120,000	<b>-8.4%</b>	254	242	<b>-4.7%</b>	7.4	6.8	<b>-8.1%</b>
<b>Delaware</b>	118	127	<b>+7.6%</b>	61	43	<b>-29.5%</b>	\$135,000	\$163,500	<b>+21.1%</b>	950	859	<b>-9.6%</b>	18.0	17.8	<b>-1.1%</b>
<b>Dutchess</b>	515	456	<b>-11.5%</b>	386	313	<b>-18.9%</b>	\$275,000	\$308,750	<b>+12.3%</b>	2,201	1,820	<b>-17.3%</b>	8.0	6.5	<b>-18.8%</b>
<b>Erie</b>	1,122	1,125	<b>+0.3%</b>	908	810	<b>-10.8%</b>	\$160,500	\$165,500	<b>+3.1%</b>	1,886	1,889	<b>+0.2%</b>	2.6	2.6	<b>0.0%</b>
<b>Essex</b>	78	82	<b>+5.1%</b>	47	71	<b>+51.1%</b>	\$140,000	\$175,000	<b>+25.0%</b>	855	686	<b>-19.8%</b>	19.6	13.8	<b>-29.6%</b>
<b>Franklin</b>	72	49	<b>-31.9%</b>	32	24	<b>-25.0%</b>	\$100,900	\$106,600	<b>+5.6%</b>	455	376	<b>-17.4%</b>	14.8	12.9	<b>-12.8%</b>
<b>Fulton</b>	86	82	<b>-4.7%</b>	58	52	<b>-10.3%</b>	\$111,870	\$154,500	<b>+38.1%</b>	413	365	<b>-11.6%</b>	9.4	8.0	<b>-14.9%</b>
<b>Genesee</b>	52	63	<b>+21.2%</b>	39	41	<b>+5.1%</b>	\$121,500	\$125,000	<b>+2.9%</b>	151	124	<b>-17.9%</b>	4.1	3.3	<b>-19.5%</b>
<b>Greene</b>	195	146	<b>-25.1%</b>	83	93	<b>+12.0%</b>	\$166,200	\$212,500	<b>+27.9%</b>	1,104	870	<b>-21.2%</b>	18.4	11.8	<b>-35.9%</b>
<b>Hamilton</b>	23	21	<b>-8.7%</b>	5	11	<b>+120.0%</b>	\$375,000	\$175,000	<b>-53.3%</b>	168	174	<b>+3.6%</b>	20.8	18.5	<b>-11.1%</b>
<b>Herkimer</b>	99	92	<b>-7.1%</b>	58	55	<b>-5.2%</b>	\$118,800	\$108,150	<b>-9.0%</b>	605	605	<b>0.0%</b>	13.2	14.8	<b>+12.1%</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		
	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
<b>Jefferson</b>	210	186	<b>-11.4%</b>	142	129	<b>-9.2%</b>	\$135,000	\$156,190	<b>+15.7%</b>	966	1,071	<b>+10.9%</b>	10.1	12.3	<b>+21.8%</b>
<b>Kings</b>	373	329	<b>-11.8%</b>	198	152	<b>-23.2%</b>	\$537,500	\$572,500	<b>+6.5%</b>	1,369	1,444	<b>+5.5%</b>	8.6	8.7	<b>+1.2%</b>
<b>Lewis</b>	27	44	<b>+63.0%</b>	18	20	<b>+11.1%</b>	\$114,500	\$138,250	<b>+20.7%</b>	222	224	<b>+0.9%</b>	11.1	13.8	<b>+24.3%</b>
<b>Livingston</b>	80	84	<b>+5.0%</b>	77	68	<b>-11.7%</b>	\$149,900	\$143,750	<b>-4.1%</b>	206	179	<b>-13.1%</b>	4.6	3.8	<b>-17.4%</b>
<b>Madison</b>	106	106	<b>0.0%</b>	80	66	<b>-17.5%</b>	\$139,000	\$151,750	<b>+9.2%</b>	378	386	<b>+2.1%</b>	6.7	7.5	<b>+11.9%</b>
<b>Monroe</b>	1,114	1,089	<b>-2.2%</b>	1,029	1,004	<b>-2.4%</b>	\$150,000	\$154,900	<b>+3.3%</b>	1,620	1,504	<b>-7.2%</b>	2.2	2.1	<b>-4.5%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	1,607	1,614	<b>+0.4%</b>	1,583	1,454	<b>-8.1%</b>	\$512,000	\$550,000	<b>+7.4%</b>	7,314	7,758	<b>+6.1%</b>	6.6	6.9	<b>+4.5%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	294	293	<b>-0.3%</b>	257	187	<b>-27.2%</b>	\$138,000	\$140,000	<b>+1.4%</b>	568	491	<b>-13.6%</b>	3.2	2.9	<b>-9.4%</b>
<b>Oneida</b>	307	318	<b>+3.6%</b>	222	195	<b>-12.2%</b>	\$128,000	\$137,500	<b>+7.4%</b>	1,820	1,938	<b>+6.5%</b>	10.7	11.4	<b>+6.5%</b>
<b>Onondaga</b>	685	673	<b>-1.8%</b>	638	533	<b>-16.5%</b>	\$145,000	\$150,000	<b>+3.4%</b>	1,464	1,553	<b>+6.1%</b>	3.2	3.8	<b>+18.8%</b>
<b>Ontario</b>	202	198	<b>-2.0%</b>	153	139	<b>-9.2%</b>	\$160,000	\$205,000	<b>+28.1%</b>	503	528	<b>+5.0%</b>	4.8	5.1	<b>+6.3%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans</b>	50	67	<b>+34.0%</b>	48	46	<b>-4.2%</b>	\$117,448	\$92,250	<b>-21.5%</b>	123	171	<b>+39.0%</b>	3.8	5.1	<b>+34.2%</b>
<b>Oswego</b>	155	144	<b>-7.1%</b>	135	129	<b>-4.4%</b>	\$102,500	\$123,050	<b>+20.0%</b>	577	550	<b>-4.7%</b>	5.8	5.9	<b>+1.7%</b>
<b>Otsego</b>	94	90	<b>-4.3%</b>	62	58	<b>-6.5%</b>	\$125,750	\$147,500	<b>+17.3%</b>	699	598	<b>-14.4%</b>	15.4	13.7	<b>-11.0%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,299	1,434	<b>+10.4%</b>	894	724	<b>-19.0%</b>	\$531,250	\$610,000	<b>+14.8%</b>	6,047	6,504	<b>+7.6%</b>	8.0	8.6	<b>+7.5%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	531	523	<b>-1.5%</b>	452	423	<b>-6.4%</b>	\$530,000	\$549,000	<b>+3.6%</b>	1,775	1,822	<b>+2.6%</b>	5.0	5.1	<b>+2.0%</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.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -	8-2017	8-2018	+ / -
<b>St Lawrence</b>	136	136	<b>0.0%</b>	99	96	<b>-3.0%</b>	\$80,000	\$91,000	<b>+13.8%</b>	1,059	905	<b>-14.5%</b>	14.9	13.7	<b>-8.1%</b>
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	33	22	<b>-33.3%</b>	17	25	<b>+47.1%</b>	\$220,000	\$94,000	<b>-57.3%</b>	124	88	<b>-29.0%</b>	7.8	5.9	<b>-24.4%</b>
<b>Seneca</b>	46	46	<b>0.0%</b>	43	29	<b>-32.6%</b>	\$123,000	\$131,511	<b>+6.9%</b>	158	129	<b>-18.4%</b>	5.8	5.3	<b>-8.6%</b>
<b>Steuben</b>	146	155	<b>+6.2%</b>	80	83	<b>+3.8%</b>	\$108,900	\$136,548	<b>+25.4%</b>	542	492	<b>-9.2%</b>	7.3	6.7	<b>-8.2%</b>
<b>Suffolk</b>	2,109	2,289	<b>+8.5%</b>	1,885	1,768	<b>-6.2%</b>	\$371,000	\$405,000	<b>+9.2%</b>	10,660	10,704	<b>+0.4%</b>	7.6	7.4	<b>-2.6%</b>
<b>Sullivan</b>	234	208	<b>-11.1%</b>	118	113	<b>-4.2%</b>	\$148,750	\$147,000	<b>-1.2%</b>	1,491	1,419	<b>-4.8%</b>	15.9	14.7	<b>-7.5%</b>
<b>Tioga</b>	52	62	<b>+19.2%</b>	32	35	<b>+9.4%</b>	\$150,000	\$125,000	<b>-16.7%</b>	214	192	<b>-10.3%</b>	8.2	6.6	<b>-19.5%</b>
<b>Tompkins</b>	90	84	<b>-6.7%</b>	108	93	<b>-13.9%</b>	\$215,000	\$255,000	<b>+18.6%</b>	310	309	<b>-0.3%</b>	4.8	5.1	<b>+6.3%</b>
<b>Ulster</b>	334	352	<b>+5.4%</b>	235	213	<b>-9.4%</b>	\$225,000	\$229,200	<b>+1.9%</b>	1,774	1,459	<b>-17.8%</b>	9.7	7.9	<b>-18.6%</b>
<b>Warren</b>	156	142	<b>-9.0%</b>	118	109	<b>-7.6%</b>	\$243,250	\$205,900	<b>-15.4%</b>	891	857	<b>-3.8%</b>	10.3	10.0	<b>-2.9%</b>
<b>Washington</b>	118	90	<b>-23.7%</b>	73	81	<b>+11.0%</b>	\$125,000	\$160,000	<b>+28.0%</b>	578	426	<b>-26.3%</b>	9.6	7.1	<b>-26.0%</b>
<b>Wayne</b>	128	140	<b>+9.4%</b>	136	81	<b>-40.4%</b>	\$125,000	\$150,000	<b>+20.0%</b>	326	308	<b>-5.5%</b>	3.7	3.8	<b>+2.7%</b>
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming</b>	54	39	<b>-27.8%</b>	36	33	<b>-8.3%</b>	\$98,000	\$122,000	<b>+24.5%</b>	152	114	<b>-25.0%</b>	5.7	4.1	<b>-28.1%</b>
<b>Yates</b>	27	33	<b>+22.2%</b>	23	20	<b>-13.0%</b>	\$164,700	\$204,450	<b>+24.1%</b>	122	147	<b>+20.5%</b>	5.7	6.6	<b>+15.8%</b>
<b>New York State</b>	18,417	18,456	<b>+0.2%</b>	15,022	13,852	<b>-7.8%</b>	\$265,000	\$280,000	<b>+5.7%</b>	74,554	71,795	<b>-3.7%</b>	6.6	6.4	<b>-3.0%</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®, One Maple Avenue, White Plains, NY 10605, 914-681-0833