

# Monthly Indicators

## April 2019

The first quarter of 2019 provided several disruptive weather patterns that contributed to less foot traffic toward potential home sales. Coupled with low affordability, higher prices and an inventory situation in its infancy of recovering from record lows – not to mention several more days of wintry weather in April – slower sales persisted across most local residential real estate markets. However, buyers are beginning to return in force this spring. For well-priced homes in desirable locations, competition is fierce.

New Listings were up 2.4 percent to 21,192. Pending Sales increased 1.2 percent to 12,835. Inventory grew 1.1 percent to 64,531 units.

Prices moved higher as the Median Sales Price was up 6.3 percent to \$271,000. Days on Market decreased 2.4 percent to 83 days. Months Supply of Inventory was up 3.6 percent to 5.8 months.

Hiring and wage gains have been below expectations, and the New York unemployment rate ticked up by 0.1 percent to 4.0 percent during March 2019, which was higher than the comparative national rate of 3.8 percent. In order for sales to increase on a grand scale, buyers will need more spending power, or sellers will need to reduce prices to land where buyers are most active. Neither situation is likely to occur in 2019, and yet inventory is straining to keep pace in the most competitive price ranges.

## Activity Snapshot

**- 2.3%**      **+ 6.3%**      **+ 1.1%**

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	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		20,696	<b>21,192</b>	+ 2.4%	65,319	<b>67,845</b>	+ 3.9%
<b>Pending Sales</b>		12,679	<b>12,835</b>	+ 1.2%	41,432	<b>41,858</b>	+ 1.0%
<b>Closed Sales</b>		9,143	<b>8,931</b>	- 2.3%	35,145	<b>33,613</b>	- 4.4%
<b>Days on Market</b>		85	<b>83</b>	- 2.4%	86	<b>82</b>	- 4.7%
<b>Median Sales Price</b>		\$255,000	<b>\$271,000</b>	+ 6.3%	\$256,900	<b>\$273,000</b>	+ 6.3%
<b>Avg. Sales Price</b>		\$351,798	<b>\$356,049</b>	+ 1.2%	\$354,229	<b>\$358,947</b>	+ 1.3%
<b>Pct. of List Price Received</b>		97.1%	<b>97.2%</b>	+ 0.1%	96.8%	<b>96.8%</b>	0.0%
<b>Affordability Index</b>		131	<b>125</b>	- 4.6%	130	<b>124</b>	- 4.6%
<b>Homes for Sale</b>		63,812	<b>64,531</b>	+ 1.1%	--	--	--
<b>Months Supply</b>		5.6	<b>5.8</b>	+ 3.6%	--	--	--

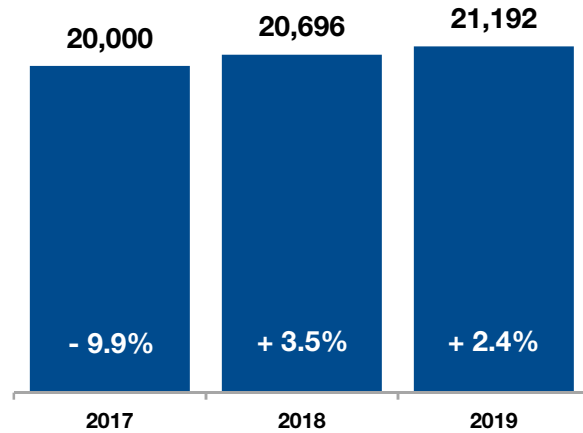
# New Listings

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

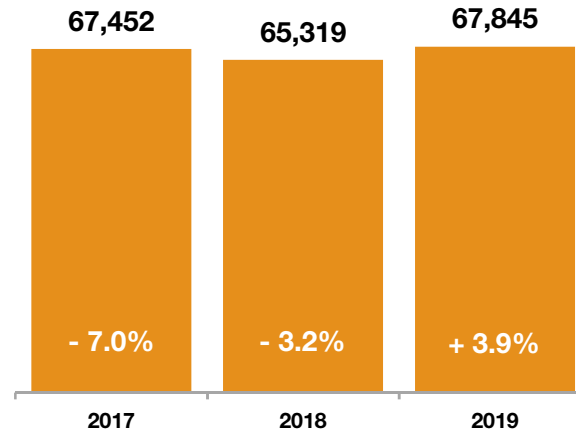


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## April

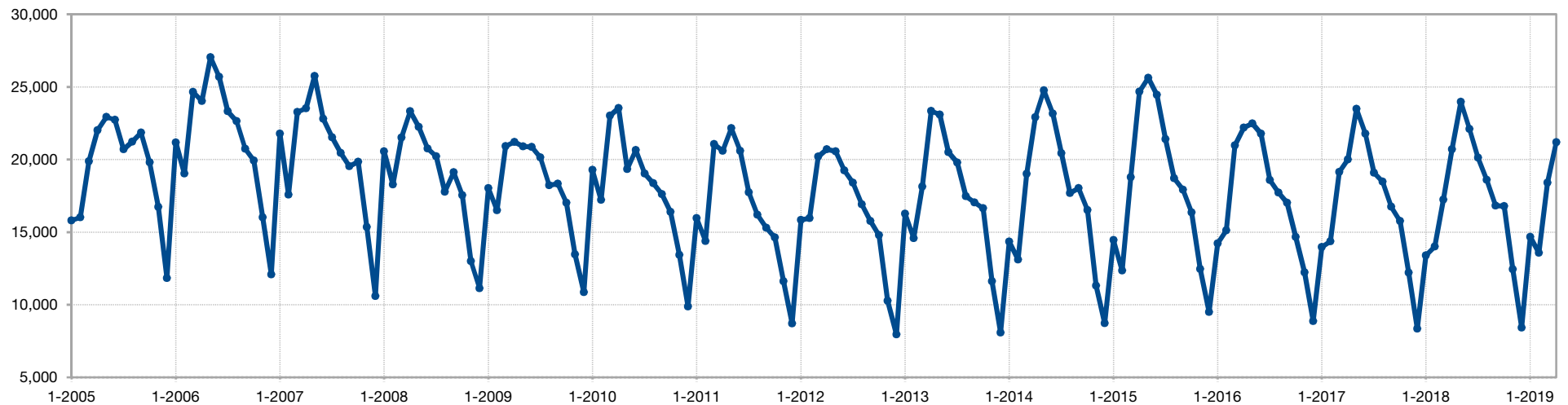


## Year to Date



	New Listings	Prior Year	Percent Change
May 2018	23,974	23,481	+2.1%
June 2018	22,101	21,778	+1.5%
July 2018	20,131	19,093	+5.4%
August 2018	18,600	18,472	+0.7%
September 2018	16,831	16,759	+0.4%
October 2018	16,786	15,768	+6.5%
November 2018	12,437	12,212	+1.8%
December 2018	8,422	8,343	+0.9%
January 2019	14,676	13,390	+9.6%
February 2019	13,570	13,999	-3.1%
March 2019	18,407	17,234	+6.8%
<b>April 2019</b>	<b>21,192</b>	<b>20,696</b>	<b>+2.4%</b>
12-Month Avg	17,261	16,769	+2.9%

## Historical New Listings by Month

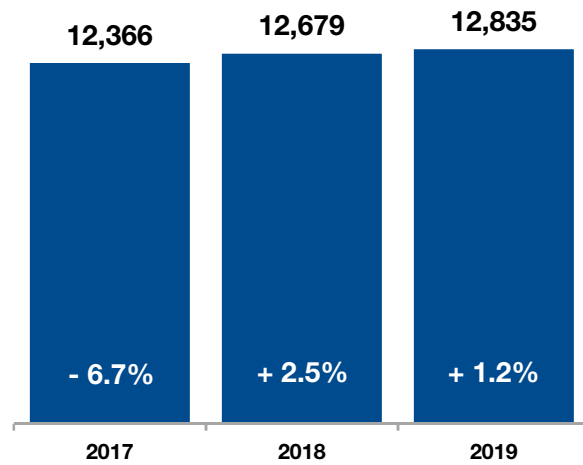


# Pending Sales

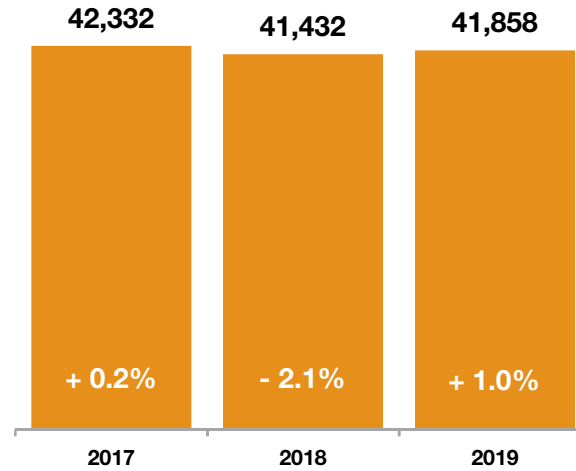
A count of the properties on which offers have been accepted in a given month.



## April

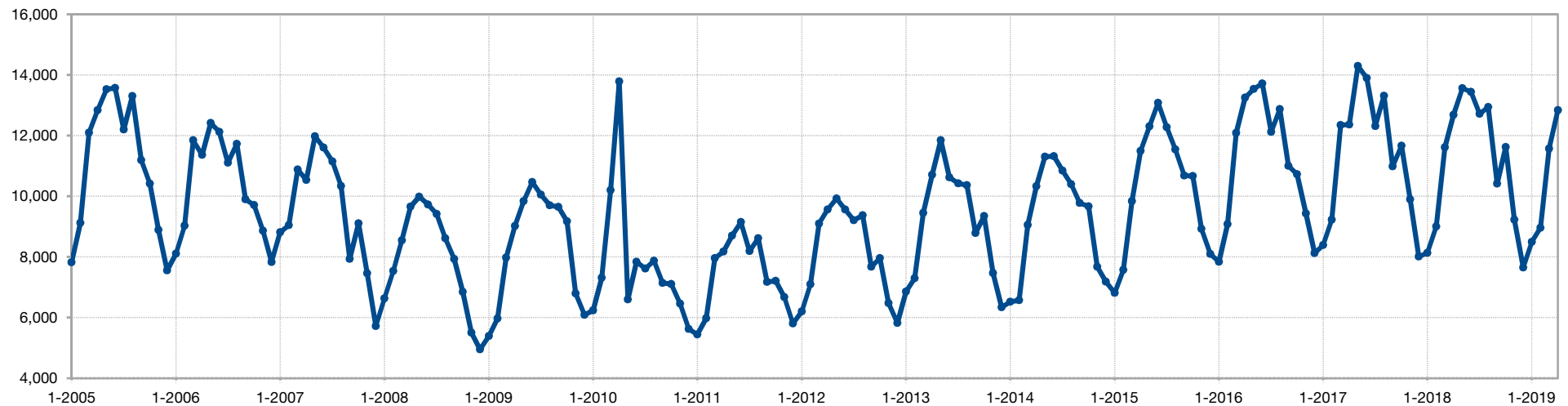


## Year to Date



	Pending Sales	Prior Year	Percent Change
May 2018	13,560	14,298	-5.2%
June 2018	13,438	13,899	-3.3%
July 2018	12,719	12,311	+3.3%
August 2018	12,944	13,315	-2.8%
September 2018	10,413	10,984	-5.2%
October 2018	11,619	11,665	-0.4%
November 2018	9,227	9,897	-6.8%
December 2018	7,647	8,009	-4.5%
January 2019	8,494	8,134	+4.4%
February 2019	8,956	9,004	-0.5%
March 2019	11,573	11,615	-0.4%
<b>April 2019</b>	<b>12,835</b>	<b>12,679</b>	<b>+1.2%</b>
12-Month Avg	11,119	11,318	-1.8%

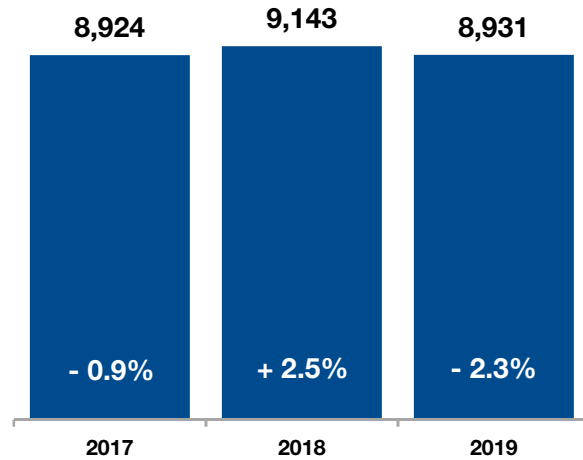
## Historical Pending Sales by Month



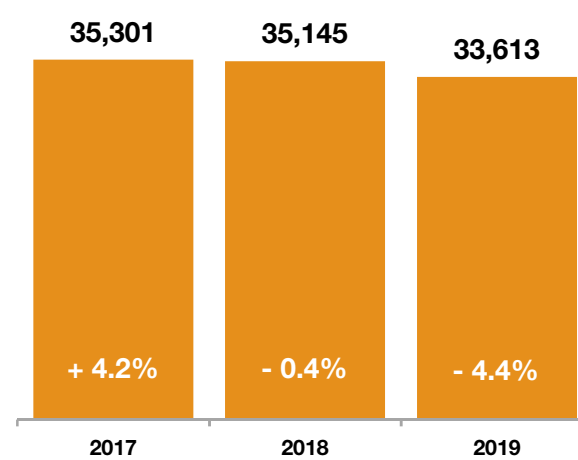
# Closed Sales

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

## April

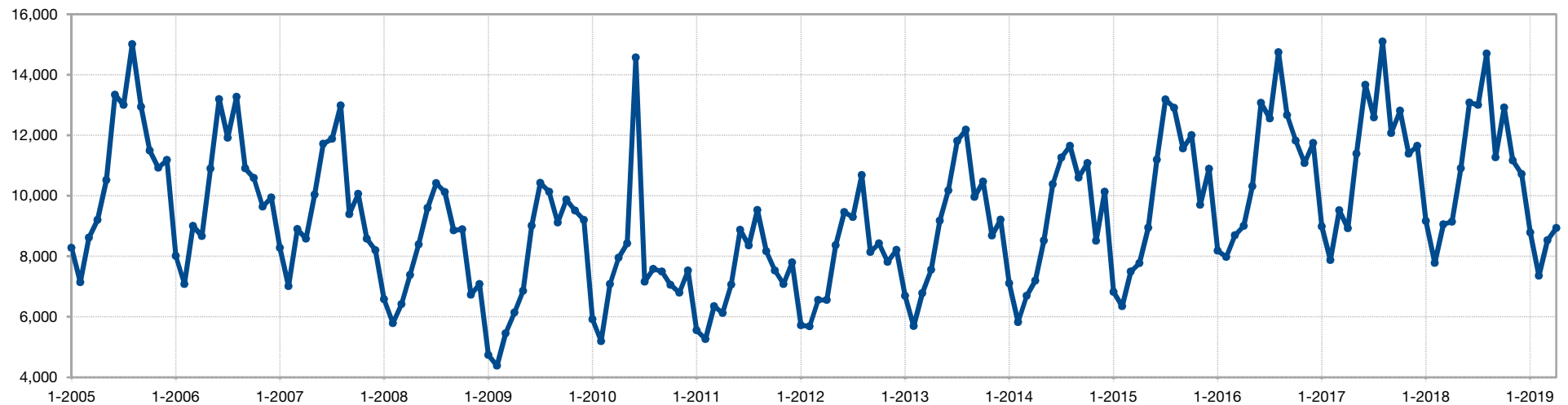


## Year to Date



	Closed Sales	Prior Year	Percent Change
May 2018	10,910	11,390	-4.2%
June 2018	13,079	13,666	-4.3%
July 2018	12,999	12,586	+3.3%
August 2018	14,698	15,098	-2.6%
September 2018	11,268	12,074	-6.7%
October 2018	12,917	12,813	+0.8%
November 2018	11,166	11,386	-1.9%
December 2018	10,716	11,651	-8.0%
January 2019	8,790	9,165	-4.1%
February 2019	7,360	7,781	-5.4%
March 2019	8,532	9,056	-5.8%
<b>April 2019</b>	<b>8,931</b>	<b>9,143</b>	<b>-2.3%</b>
12-Month Avg	10,947	11,317	-3.3%

## Historical Closed Sales by Month



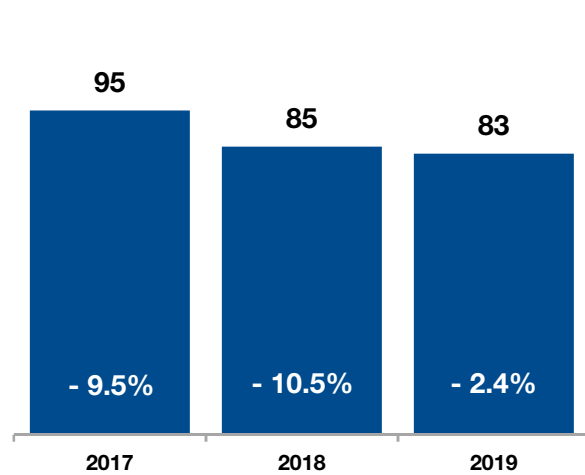
# Days on Market

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

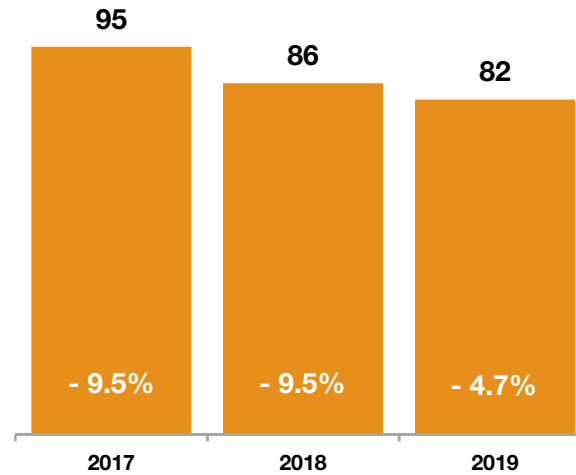


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## April



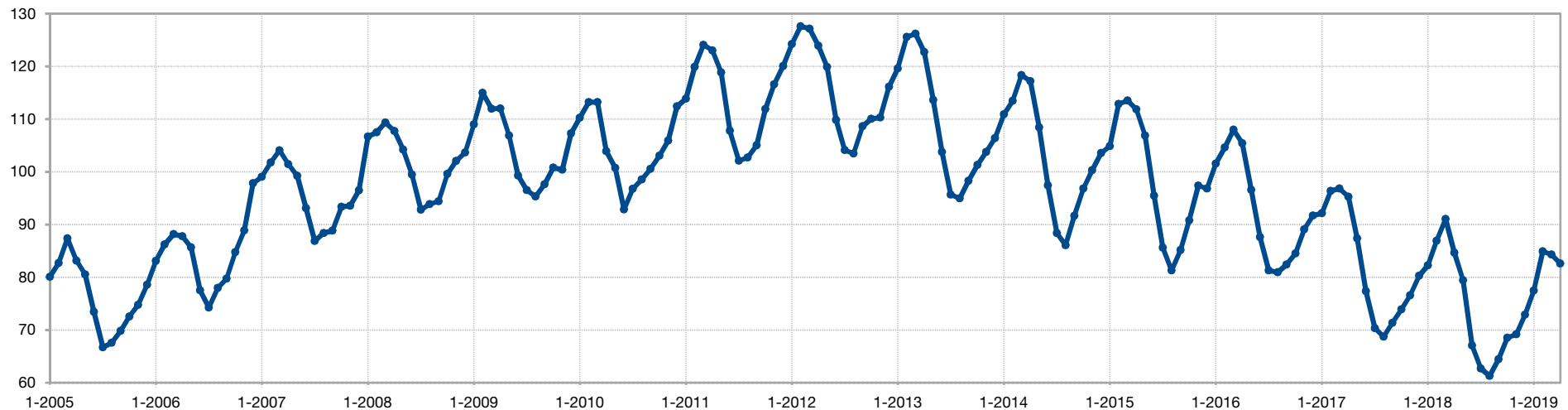
## Year to Date



Days on Market	Prior Year	Percent Change	
May 2018	79	87	-9.2%
June 2018	67	77	-13.0%
July 2018	63	70	-10.0%
August 2018	61	69	-11.6%
September 2018	64	71	-9.9%
October 2018	69	74	-6.8%
November 2018	69	77	-10.4%
December 2018	73	80	-8.8%
January 2019	77	82	-6.1%
February 2019	85	87	-2.3%
March 2019	84	91	-7.7%
<b>April 2019</b>	<b>83</b>	<b>85</b>	<b>-2.4%</b>
12-Month Avg*	71	78	-9.0%

\* Average Days on Market of all properties from May 2018 through April 2019. This is not the average of the individual figures above.

## Historical Days on Market by Month

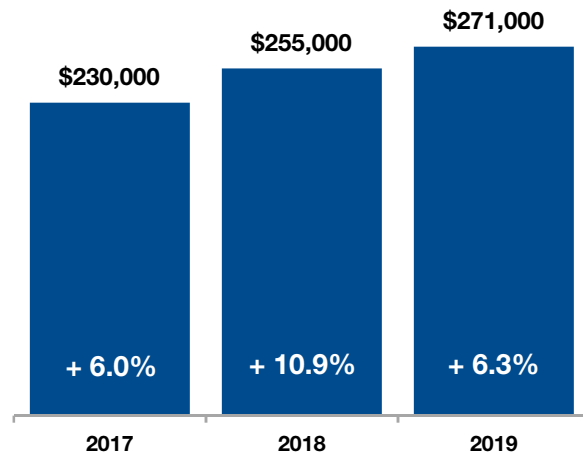


# Median Sales Price

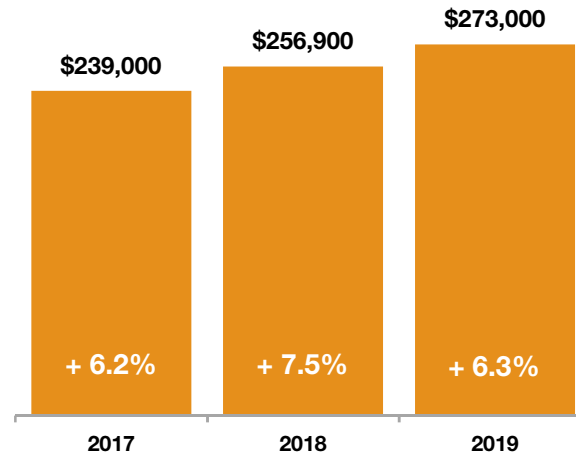
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



## Year to Date



Median Sales Price	Prior Year	Percent Change
May 2018	\$258,000	\$235,000 +9.8%
June 2018	\$275,000	\$253,450 +8.5%
July 2018	\$280,000	\$260,000 +7.7%
August 2018	\$275,000	\$265,000 +3.8%
September 2018	\$265,000	\$250,000 +6.0%
October 2018	\$259,900	\$245,000 +6.1%
November 2018	\$270,000	\$250,000 +8.0%
December 2018	\$269,900	\$257,072 +5.0%
January 2019	\$275,000	\$262,575 +4.7%
February 2019	\$275,000	\$255,000 +7.8%
March 2019	\$269,000	\$255,000 +5.5%
<b>April 2019</b>	<b>\$271,000</b>	<b>\$255,000 +6.3%</b>
12-Month Med*	\$270,000	\$253,000 +6.7%

\* Median Sales Price of all properties from May 2018 through April 2019. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

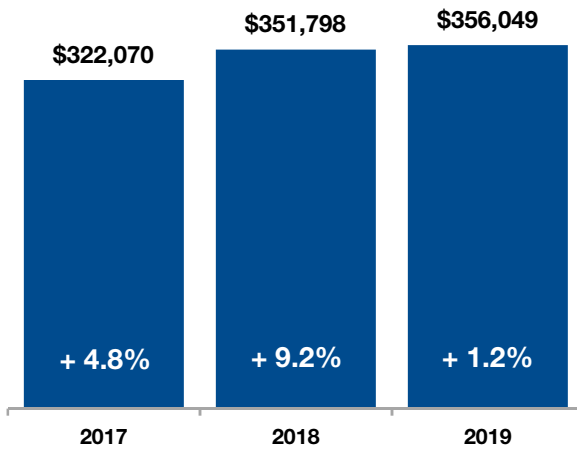


# Average Sales Price

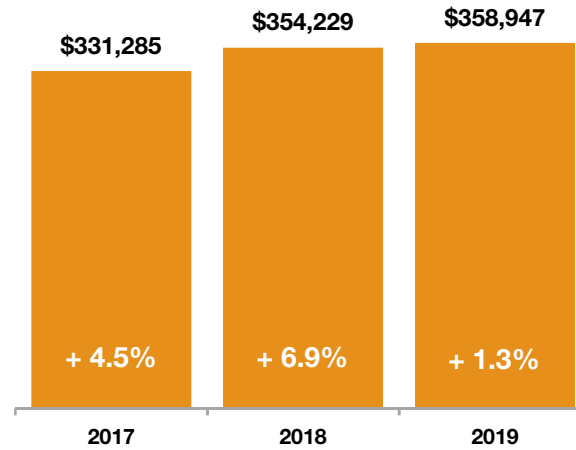
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



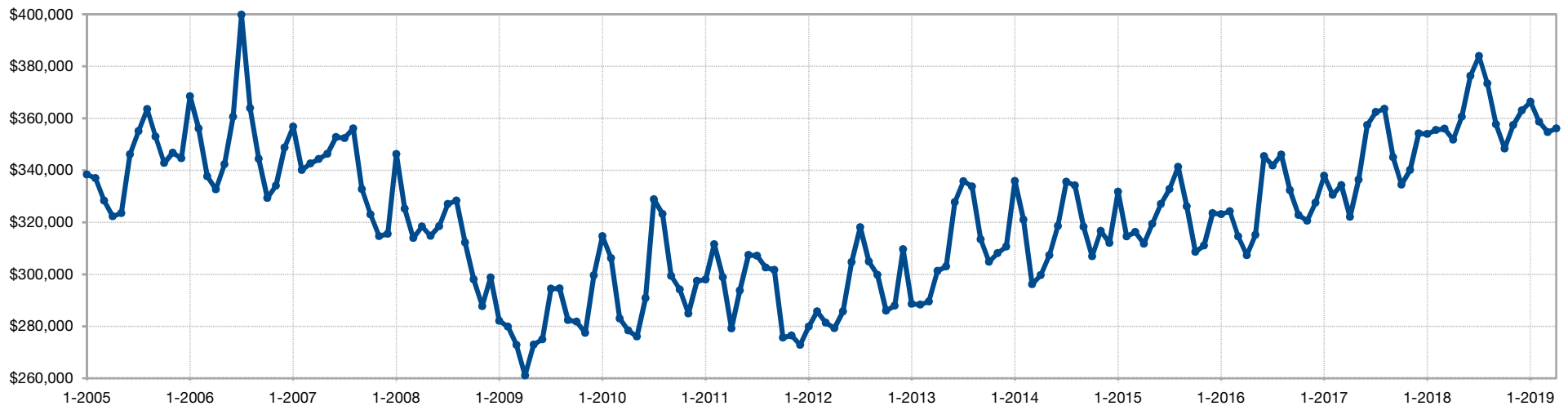
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2018	\$360,647	\$336,380	+7.2%
June 2018	\$376,258	\$357,369	+5.3%
July 2018	\$383,890	\$362,417	+5.9%
August 2018	\$373,324	\$363,621	+2.7%
September 2018	\$357,653	\$345,052	+3.7%
October 2018	\$348,325	\$334,502	+4.1%
November 2018	\$357,408	\$340,069	+5.1%
December 2018	\$363,024	\$354,121	+2.5%
January 2019	\$366,299	\$353,933	+3.5%
February 2019	\$358,665	\$355,446	+0.9%
March 2019	\$354,650	\$355,941	-0.4%
<b>April 2019</b>	<b>\$356,049</b>	<b>\$351,798</b>	<b>+1.2%</b>
12-Month Avg*	\$363,932	\$350,981	+3.7%

\* Avg. Sales Price of all properties from May 2018 through April 2019. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



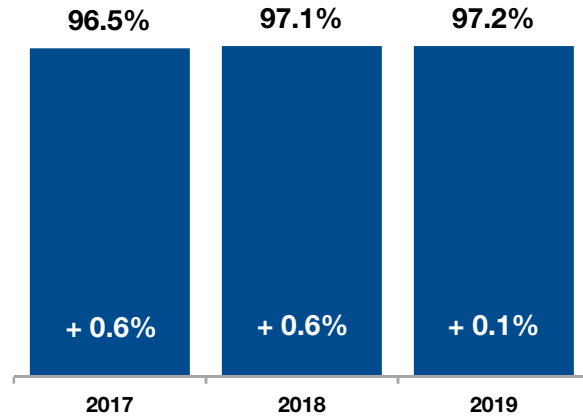


# Percent of List Price Received

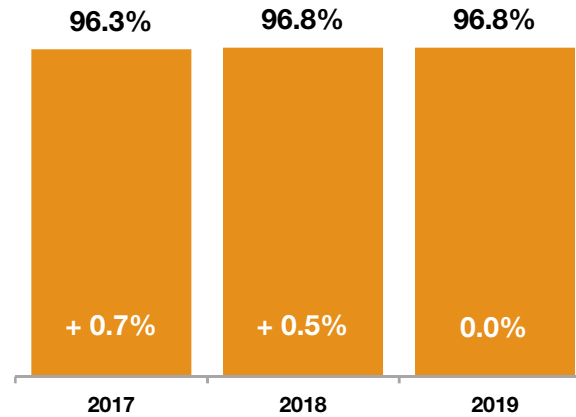
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April



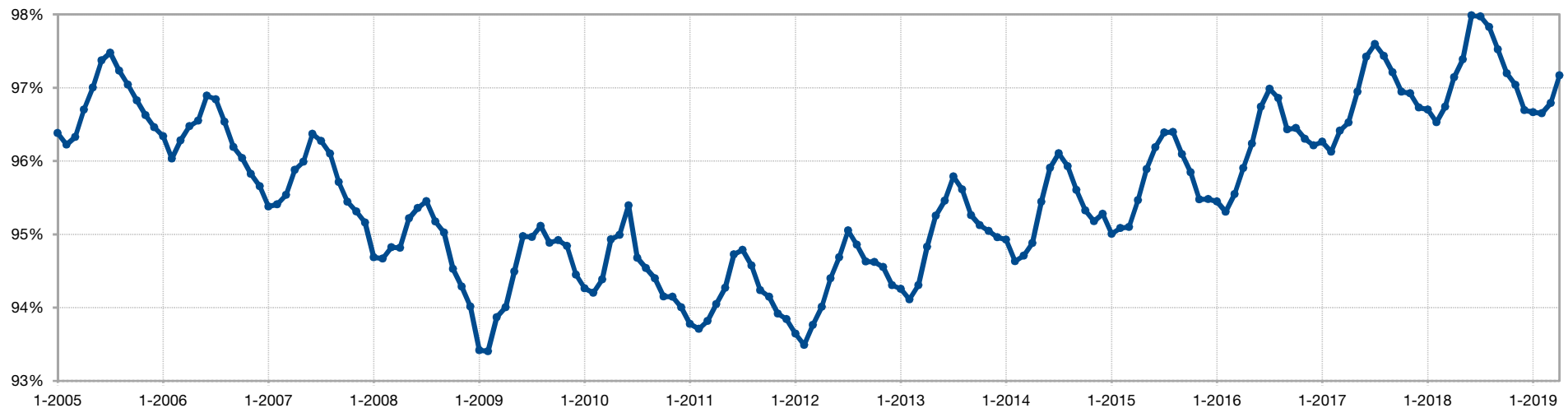
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
May 2018	97.4%	96.9%	+0.5%
June 2018	98.0%	97.4%	+0.6%
July 2018	98.0%	97.6%	+0.4%
August 2018	97.8%	97.4%	+0.4%
September 2018	97.5%	97.2%	+0.3%
October 2018	97.2%	96.9%	+0.3%
November 2018	97.0%	96.9%	+0.1%
December 2018	96.7%	96.7%	0.0%
January 2019	96.7%	96.7%	0.0%
February 2019	96.7%	96.5%	+0.2%
March 2019	96.8%	96.7%	+0.1%
<b>April 2019</b>	<b>97.2%</b>	<b>97.1%</b>	<b>+0.1%</b>
12-Month Avg*	97.3%	97.1%	+0.2%

\* Average Pct. of List Price Received for all properties from May 2018 through April 2019. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

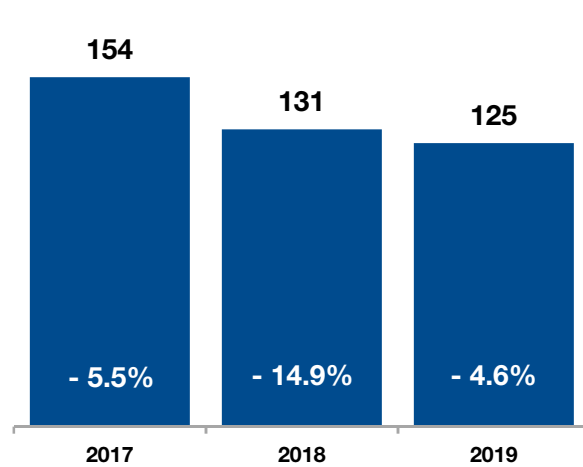


# Housing Affordability Index

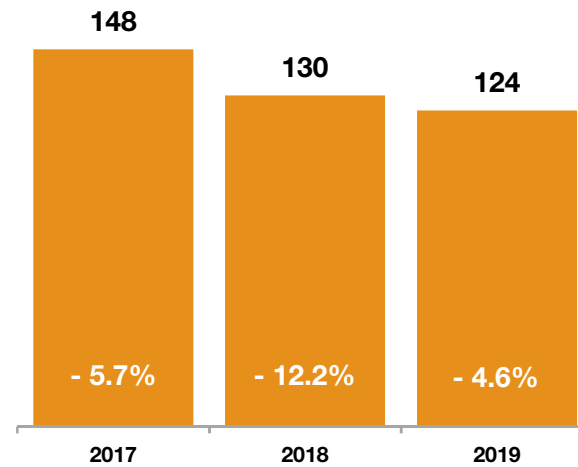
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## April



## Year to Date



	Affordability Index	Prior Year	Percent Change
May 2018	129	151	-14.6%
June 2018	122	140	-12.9%
July 2018	120	137	-12.4%
August 2018	122	136	-10.3%
September 2018	127	144	-11.8%
October 2018	117	144	-18.8%
November 2018	115	143	-19.6%
December 2018	125	137	-8.8%
January 2019	123	130	-5.4%
February 2019	123	134	-8.2%
March 2019	126	133	-5.3%
<b>April 2019</b>	<b>125</b>	<b>131</b>	<b>-4.6%</b>
12-Month Avg	123	138	-11.2%

## Historical Housing Affordability Index by Month



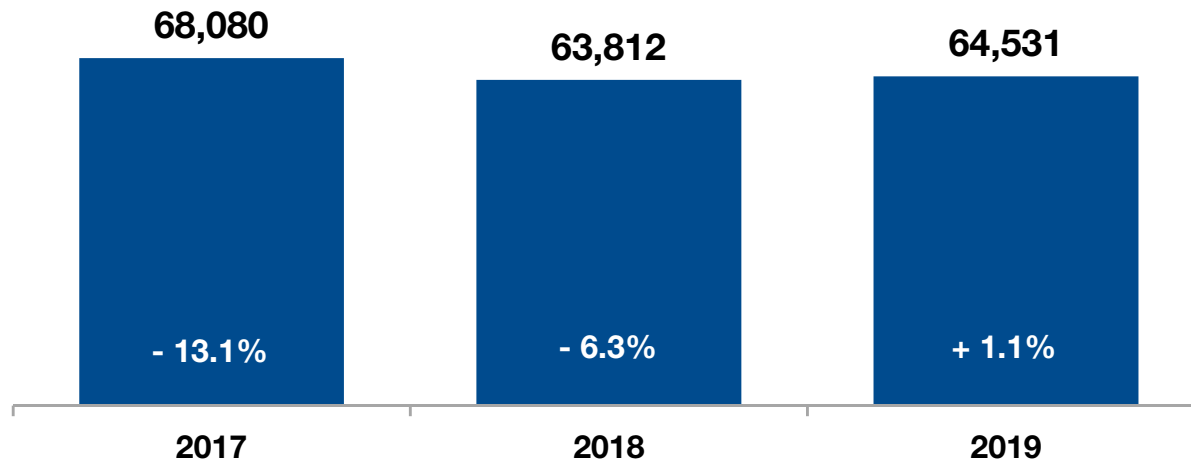
# Inventory of Homes for Sale

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



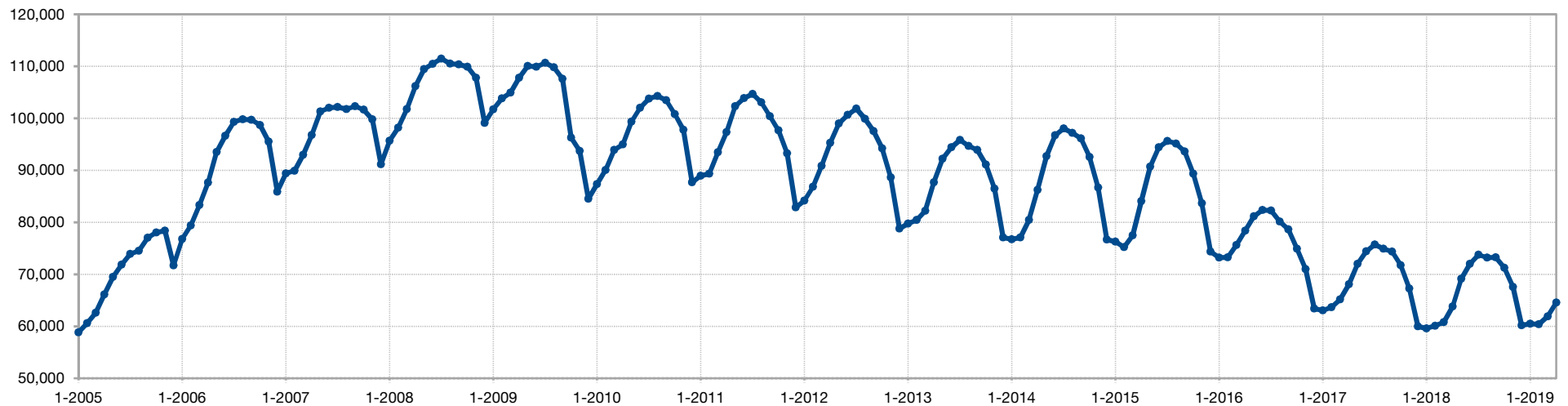
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## April



Homes for Sale		Prior Year	Percent Change
May 2018	69,116	72,012	-4.0%
June 2018	71,998	74,428	-3.3%
July 2018	73,752	75,712	-2.6%
August 2018	73,178	74,906	-2.3%
September 2018	73,250	74,341	-1.5%
October 2018	71,263	71,722	-0.6%
November 2018	67,562	67,265	+0.4%
December 2018	60,193	59,973	+0.4%
January 2019	60,468	59,557	+1.5%
February 2019	60,397	60,069	+0.5%
March 2019	61,885	60,756	+1.9%
<b>April 2019</b>	<b>64,531</b>	<b>63,812</b>	<b>+1.1%</b>
12-Month Avg	67,299	67,879	-0.9%

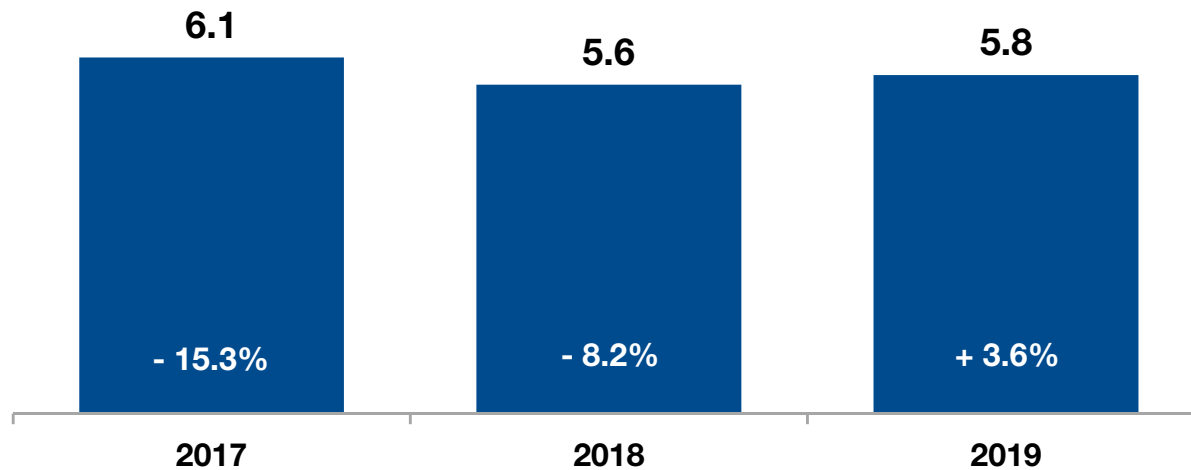
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

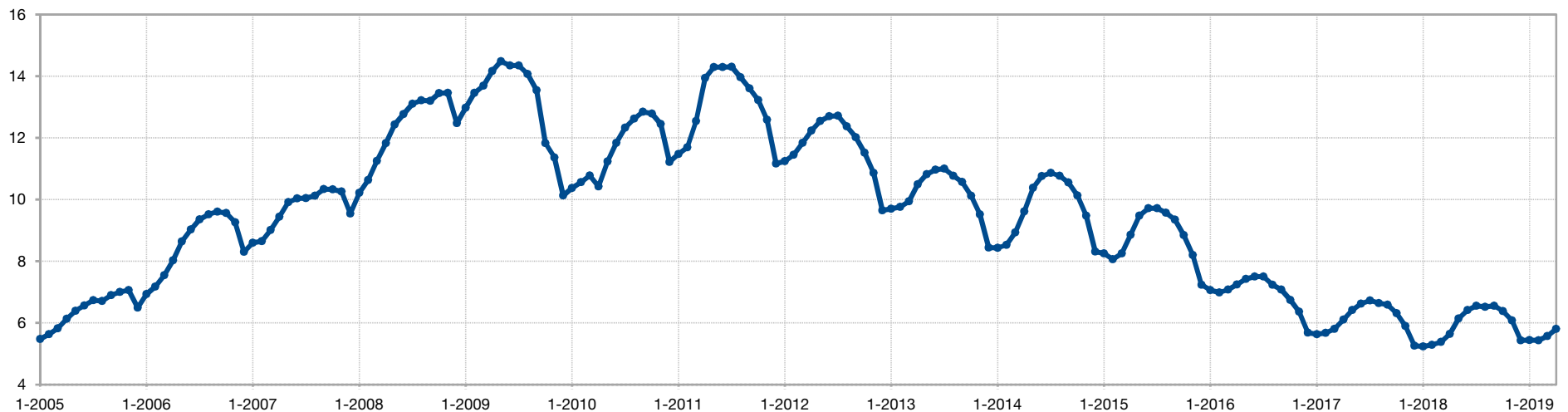
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## April



Months Supply		Prior Year	Percent Change
May 2018	6.1	6.4	-4.7%
June 2018	6.4	6.6	-3.0%
July 2018	6.6	6.7	-1.5%
August 2018	6.5	6.6	-1.5%
September 2018	6.6	6.6	0.0%
October 2018	6.4	6.3	+1.6%
November 2018	6.1	5.9	+3.4%
December 2018	5.4	5.3	+1.9%
January 2019	5.4	5.2	+3.8%
February 2019	5.4	5.3	+1.9%
March 2019	5.6	5.4	+3.7%
<b>April 2019</b>	<b>5.8</b>	<b>5.6</b>	<b>+3.6%</b>
12-Month Avg	6.0	6.0	0.0%

## 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		
	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	47	59	<b>+25.5%</b>	19	16	<b>-15.8%</b>	\$89,500	\$90,450	<b>+1.1%</b>	188	234	<b>+24.5%</b>	5.9	8.3	<b>+40.7%</b>
<b>Bronx</b>	199	218	<b>+9.5%</b>	114	113	<b>-0.9%</b>	\$289,950	\$325,000	<b>+12.1%</b>	684	649	<b>-5.1%</b>	5.5	5.3	<b>-3.6%</b>
<b>Broome</b>	226	268	<b>+18.6%</b>	138	112	<b>-18.8%</b>	\$104,500	\$115,000	<b>+10.0%</b>	643	678	<b>+5.4%</b>	4.5	4.9	<b>+8.9%</b>
<b>Cattaraugus</b>	83	101	<b>+21.7%</b>	63	51	<b>-19.0%</b>	\$79,000	\$75,087	<b>-5.0%</b>	489	406	<b>-17.0%</b>	8.6	6.7	<b>-22.1%</b>
<b>Cayuga</b>	85	101	<b>+18.8%</b>	26	43	<b>+65.4%</b>	\$123,200	\$137,500	<b>+11.6%</b>	265	269	<b>+1.5%</b>	5.0	4.8	<b>-4.0%</b>
<b>Chautauqua</b>	172	185	<b>+7.6%</b>	82	83	<b>+1.2%</b>	\$92,000	\$72,000	<b>-21.7%</b>	558	537	<b>-3.8%</b>	5.6	5.3	<b>-5.4%</b>
<b>Chemung</b>	132	122	<b>-7.6%</b>	64	67	<b>+4.7%</b>	\$107,060	\$101,000	<b>-5.7%</b>	365	254	<b>-30.4%</b>	5.2	3.4	<b>-34.6%</b>
<b>Chenango</b>	85	81	<b>-4.7%</b>	26	30	<b>+15.4%</b>	\$75,000	\$95,200	<b>+26.9%</b>	384	353	<b>-8.1%</b>	10.5	11.3	<b>+7.6%</b>
<b>Clinton</b>	81	89	<b>+9.9%</b>	43	44	<b>+2.3%</b>	\$129,900	\$138,460	<b>+6.6%</b>	264	189	<b>-28.4%</b>	5.1	3.6	<b>-29.4%</b>
<b>Columbia</b>	140	155	<b>+10.7%</b>	56	38	<b>-32.1%</b>	\$255,250	\$210,000	<b>-17.7%</b>	691	700	<b>+1.3%</b>	10.0	11.2	<b>+12.0%</b>
<b>Cortland</b>	72	55	<b>-23.6%</b>	36	18	<b>-50.0%</b>	\$125,250	\$118,500	<b>-5.4%</b>	197	176	<b>-10.7%</b>	5.5	5.1	<b>-7.3%</b>
<b>Delaware</b>	98	123	<b>+25.5%</b>	34	36	<b>+5.9%</b>	\$133,500	\$157,750	<b>+18.2%</b>	699	638	<b>-8.7%</b>	14.0	12.7	<b>-9.3%</b>
<b>Dutchess</b>	554	570	<b>+2.9%</b>	210	226	<b>+7.6%</b>	\$270,910	\$275,000	<b>+1.5%</b>	1,668	1,658	<b>-0.6%</b>	6.0	6.1	<b>+1.7%</b>
<b>Erie</b>	1,025	1,085	<b>+5.9%</b>	579	526	<b>-9.2%</b>	\$147,134	\$157,940	<b>+7.3%</b>	1,247	1,274	<b>+2.2%</b>	1.7	1.8	<b>+5.9%</b>
<b>Essex</b>	84	78	<b>-7.1%</b>	40	22	<b>-45.0%</b>	\$237,050	\$129,320	<b>-45.4%</b>	646	550	<b>-14.9%</b>	13.6	12.7	<b>-6.6%</b>
<b>Franklin</b>	47	55	<b>+17.0%</b>	16	21	<b>+31.3%</b>	\$106,500	\$100,000	<b>-6.1%</b>	368	285	<b>-22.6%</b>	12.5	9.7	<b>-22.4%</b>
<b>Fulton</b>	80	73	<b>-8.8%</b>	36	36	<b>0.0%</b>	\$70,565	\$108,075	<b>+53.2%</b>	301	326	<b>+8.3%</b>	6.6	7.5	<b>+13.6%</b>
<b>Genesee</b>	54	50	<b>-7.4%</b>	32	20	<b>-37.5%</b>	\$122,500	\$110,500	<b>-9.8%</b>	81	76	<b>-6.2%</b>	2.3	2.2	<b>-4.3%</b>
<b>Greene</b>	137	168	<b>+22.6%</b>	57	50	<b>-12.3%</b>	\$167,700	\$153,440	<b>-8.5%</b>	792	697	<b>-12.0%</b>	11.4	9.9	<b>-13.2%</b>
<b>Hamilton</b>	17	19	<b>+11.8%</b>	6	10	<b>+66.7%</b>	\$180,600	\$157,750	<b>-12.7%</b>	129	126	<b>-2.3%</b>	15.3	11.5	<b>-24.8%</b>
<b>Herkimer</b>	71	84	<b>+18.3%</b>	28	31	<b>+10.7%</b>	\$71,815	\$78,500	<b>+9.3%</b>	553	676	<b>+22.2%</b>	12.5	16.1	<b>+28.8%</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		
	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
<b>Jefferson</b>	195	225	<b>+15.4%</b>	74	82	<b>+10.8%</b>	\$131,000	\$146,500	<b>+11.8%</b>	755	865	<b>+14.6%</b>	7.8	9.9	<b>+26.9%</b>
<b>Kings</b>	391	385	<b>-1.5%</b>	158	146	<b>-7.6%</b>	\$492,500	\$570,000	<b>+15.7%</b>	1,374	1,597	<b>+16.2%</b>	8.0	10.3	<b>+28.8%</b>
<b>Lewis</b>	34	41	<b>+20.6%</b>	14	13	<b>-7.1%</b>	\$107,500	\$105,000	<b>-2.3%</b>	167	198	<b>+18.6%</b>	8.7	13.2	<b>+51.7%</b>
<b>Livingston</b>	64	84	<b>+31.3%</b>	40	34	<b>-15.0%</b>	\$117,473	\$141,000	<b>+20.0%</b>	136	144	<b>+5.9%</b>	2.9	3.1	<b>+6.9%</b>
<b>Madison</b>	92	99	<b>+7.6%</b>	41	34	<b>-17.1%</b>	\$143,000	\$106,810	<b>-25.3%</b>	295	302	<b>+2.4%</b>	5.5	5.9	<b>+7.3%</b>
<b>Monroe</b>	1,177	1,142	<b>-3.0%</b>	622	595	<b>-4.3%</b>	\$140,700	\$145,000	<b>+3.1%</b>	1,107	981	<b>-11.4%</b>	1.5	1.3	<b>-13.3%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	2,205	2,260	<b>+2.5%</b>	859	901	<b>+4.9%</b>	\$490,000	\$505,000	<b>+3.1%</b>	7,243	7,658	<b>+5.7%</b>	6.5	6.9	<b>+6.2%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	248	242	<b>-2.4%</b>	125	161	<b>+28.8%</b>	\$105,000	\$133,000	<b>+26.7%</b>	366	380	<b>+3.8%</b>	2.1	2.2	<b>+4.8%</b>
<b>Oneida</b>	272	278	<b>+2.2%</b>	148	108	<b>-27.0%</b>	\$118,000	\$120,000	<b>+1.7%</b>	1,665	2,039	<b>+22.5%</b>	9.3	12.1	<b>+30.1%</b>
<b>Onondaga</b>	684	663	<b>-3.1%</b>	363	306	<b>-15.7%</b>	\$140,400	\$147,950	<b>+5.4%</b>	1,061	1,086	<b>+2.4%</b>	2.4	2.7	<b>+12.5%</b>
<b>Ontario</b>	252	232	<b>-7.9%</b>	87	76	<b>-12.6%</b>	\$180,000	\$210,500	<b>+16.9%</b>	403	406	<b>+0.7%</b>	3.8	4.0	<b>+5.3%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans</b>	56	41	<b>-26.8%</b>	26	23	<b>-11.5%</b>	\$114,000	\$90,000	<b>-21.1%</b>	117	82	<b>-29.9%</b>	3.6	2.4	<b>-33.3%</b>
<b>Oswego</b>	151	165	<b>+9.3%</b>	92	78	<b>-15.2%</b>	\$83,750	\$110,850	<b>+32.4%</b>	394	396	<b>+0.5%</b>	4.1	4.4	<b>+7.3%</b>
<b>Otsego</b>	109	111	<b>+1.8%</b>	31	29	<b>-6.5%</b>	\$135,000	\$97,500	<b>-27.8%</b>	534	510	<b>-4.5%</b>	11.7	12.8	<b>+9.4%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,499	1,649	<b>+10.0%</b>	649	612	<b>-5.7%</b>	\$551,000	\$557,500	<b>+1.2%</b>	6,090	6,804	<b>+11.7%</b>	8.0	9.3	<b>+16.3%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	662	677	<b>+2.3%</b>	318	250	<b>-21.4%</b>	\$550,000	\$520,000	<b>-5.5%</b>	1,829	1,961	<b>+7.2%</b>	5.1	5.9	<b>+15.7%</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		
	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
<b>St Lawrence</b>	140	128	-8.6%	50	61	+22.0%	\$121,500	\$83,000	-31.7%	911	727	-20.2%	13.6	10.9	-19.9%
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	37	29	-21.6%	9	10	+11.1%	\$162,000	\$160,000	-1.2%	99	65	-34.3%	7.0	4.6	-34.3%
<b>Seneca</b>	52	44	-15.4%	20	21	+5.0%	\$102,500	\$61,500	-40.0%	117	113	-3.4%	4.5	5.2	+15.6%
<b>Steuben</b>	128	139	+8.6%	57	66	+15.8%	\$89,900	\$103,758	+15.4%	400	346	-13.5%	5.5	4.6	-16.4%
<b>Suffolk</b>	2,590	2,636	+1.8%	1,112	1,198	+7.7%	\$360,000	\$380,000	+5.6%	9,704	9,544	-1.6%	6.8	6.5	-4.4%
<b>Sullivan</b>	211	199	-5.7%	97	62	-36.1%	\$105,000	\$162,250	+54.5%	1,121	1,383	+23.4%	11.1	16.3	+46.8%
<b>Tioga</b>	35	52	+48.6%	27	25	-7.4%	\$127,200	\$124,500	-2.1%	164	148	-9.8%	5.5	4.9	-10.9%
<b>Tompkins</b>	135	140	+3.7%	56	52	-7.1%	\$209,250	\$198,875	-5.0%	280	290	+3.6%	4.6	4.5	-2.2%
<b>Ulster</b>	351	346	-1.4%	147	164	+11.6%	\$222,500	\$224,950	+1.1%	1,287	1,141	-11.3%	6.9	6.4	-7.2%
<b>Warren</b>	206	141	-31.6%	60	62	+3.3%	\$167,675	\$202,260	+20.6%	810	569	-29.8%	8.4	7.0	-16.7%
<b>Washington</b>	109	99	-9.2%	60	38	-36.7%	\$118,720	\$136,400	+14.9%	459	322	-29.8%	7.1	5.9	-16.9%
<b>Wayne</b>	138	118	-14.5%	53	73	+37.7%	\$128,250	\$137,500	+7.2%	248	212	-14.5%	3.0	2.5	-16.7%
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming</b>	49	50	+2.0%	16	11	-31.3%	\$95,300	\$106,500	+11.8%	105	96	-8.6%	3.9	3.7	-5.1%
<b>Yates</b>	34	56	+64.7%	14	13	-7.1%	\$236,000	\$152,500	-35.4%	88	107	+21.6%	3.8	5.0	+31.6%
<b>New York State</b>	20,696	21,192	+2.4%	9,143	8,931	-2.3%	\$255,000	\$271,000	+6.3%	63,812	64,531	+1.1%	5.6	5.8	+3.6%

† 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