

# 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	5-2015	5-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>		27,221	<b>23,901</b>	- 12.2%	102,429	<b>100,943</b>	- 1.5%
<b>Pending Sales</b>		12,998	<b>13,990</b>	+ 7.6%	50,806	<b>59,177</b>	+ 16.5%
<b>Closed Sales</b>		9,385	<b>10,298</b>	+ 9.7%	39,616	<b>45,793</b>	+ 15.6%
<b>Days on Market</b>		106	<b>96</b>	- 9.4%	108	<b>102</b>	- 5.6%
<b>Median Sales Price</b>		\$206,000	<b>\$212,500</b>	+ 3.2%	\$210,000	<b>\$211,000</b>	+ 0.5%
<b>Avg. Sales Price</b>		\$305,700	<b>\$303,818</b>	- 0.6%	\$302,789	<b>\$302,063</b>	- 0.2%
<b>Pct. of List Price Received</b>		95.8%	<b>96.2%</b>	+ 0.4%	95.2%	<b>95.6%</b>	+ 0.4%
<b>Affordability Index</b>		173	<b>166</b>	- 4.0%	170	<b>168</b>	- 1.2%
<b>Homes for Sale</b>		101,202	<b>87,153</b>	- 13.9%	--	--	--
<b>Months Supply</b>		10.0	<b>7.5</b>	- 25.0%	--	--	--

# 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		
	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	120	83	<b>-30.8%</b>	25	24	<b>-4.0%</b>	\$67,500	\$73,500	<b>+8.9%</b>	488	634	<b>+29.9%</b>	16.5	19.3	<b>+17.0%</b>
<b>Bronx</b>	226	202	<b>-10.6%</b>	101	101	<b>0.0%</b>	\$275,000	\$295,000	<b>+7.3%</b>	1,072	824	<b>-23.1%</b>	11.2	7.0	<b>-37.5%</b>
<b>Broome</b>	333	277	<b>-16.8%</b>	121	122	<b>+0.8%</b>	\$111,702	\$97,400	<b>-12.8%</b>	1,170	1,037	<b>-11.4%</b>	10.2	8.0	<b>-21.6%</b>
<b>Cattaraugus*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Cayuga</b>	211	169	<b>-19.9%</b>	51	66	<b>+29.4%</b>	\$96,230	\$105,000	<b>+9.1%</b>	899	736	<b>-18.1%</b>	13.6	10.3	<b>-24.3%</b>
<b>Chautauqua</b>	304	250	<b>-17.8%</b>	67	87	<b>+29.9%</b>	\$96,500	\$77,500	<b>-19.7%</b>	1,054	995	<b>-5.6%</b>	12.2	10.1	<b>-17.2%</b>
<b>Chemung</b>	139	113	<b>-18.7%</b>	59	77	<b>+30.5%</b>	\$80,500	\$93,000	<b>+15.5%</b>	472	430	<b>-8.9%</b>	7.4	6.8	<b>-8.1%</b>
<b>Chenango</b>	115	101	<b>-12.2%</b>	23	40	<b>+73.9%</b>	\$99,980	\$97,385	<b>-2.6%</b>	563	523	<b>-7.1%</b>	20.1	16.7	<b>-16.9%</b>
<b>Clinton</b>	138	113	<b>-18.1%</b>	38	42	<b>+10.5%</b>	\$123,456	\$115,750	<b>-6.2%</b>	504	415	<b>-17.7%</b>	11.5	7.7	<b>-33.0%</b>
<b>Columbia</b>	220	226	<b>+2.7%</b>	45	53	<b>+17.8%</b>	\$185,500	\$220,200	<b>+18.7%</b>	1,020	988	<b>-3.1%</b>	18.5	15.6	<b>-15.7%</b>
<b>Cortland</b>	114	107	<b>-6.1%</b>	36	41	<b>+13.9%</b>	\$110,000	\$102,000	<b>-7.3%</b>	483	434	<b>-10.1%</b>	13.6	10.5	<b>-22.8%</b>
<b>Delaware</b>	206	161	<b>-21.8%</b>	33	40	<b>+21.2%</b>	\$121,000	\$105,000	<b>-13.2%</b>	982	919	<b>-6.4%</b>	28.7	20.3	<b>-29.3%</b>
<b>Dutchess</b>	705	566	<b>-19.7%</b>	196	242	<b>+23.5%</b>	\$238,750	\$236,500	<b>-0.9%</b>	2,787	2,333	<b>-16.3%</b>	13.6	9.2	<b>-32.4%</b>
<b>Erie*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Essex</b>	130	121	<b>-6.9%</b>	24	35	<b>+45.8%</b>	\$175,000	\$147,900	<b>-15.5%</b>	886	836	<b>-5.6%</b>	24.5	20.5	<b>-16.3%</b>
<b>Franklin</b>	105	75	<b>-28.6%</b>	17	24	<b>+41.2%</b>	\$85,000	\$79,000	<b>-7.1%</b>	539	457	<b>-15.2%</b>	22.0	15.4	<b>-30.0%</b>
<b>Fulton</b>	142	115	<b>-19.0%</b>	49	39	<b>-20.4%</b>	\$99,900	\$123,880	<b>+24.0%</b>	572	447	<b>-21.9%</b>	13.1	10.6	<b>-19.1%</b>
<b>Genesee*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Greene</b>	243	216	<b>-11.1%</b>	60	34	<b>-43.3%</b>	\$149,000	\$197,790	<b>+32.7%</b>	1,214	1,047	<b>-13.8%</b>	23.1	15.4	<b>-33.3%</b>
<b>Hamilton</b>	34	24	<b>-29.4%</b>	4	4	<b>0.0%</b>	\$137,750	\$195,000	<b>+41.6%</b>	169	156	<b>-7.7%</b>	26.6	22.3	<b>-16.2%</b>
<b>Herkimer</b>	98	97	<b>-1.0%</b>	21	29	<b>+38.1%</b>	\$87,000	\$130,000	<b>+49.4%</b>	518	571	<b>+10.2%</b>	18.6	15.3	<b>-17.7%</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		
	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -
<b>Jefferson</b>	435	392	<b>-9.9%</b>	115	112	<b>-2.6%</b>	\$140,000	\$69,950	<b>-50.0%</b>	2,159	1,990	<b>-7.8%</b>	18.8	18.0	<b>-4.3%</b>
<b>Kings</b>	312	292	<b>-6.4%</b>	132	142	<b>+7.6%</b>	\$370,000	\$442,500	<b>+19.6%</b>	2,302	1,936	<b>-15.9%</b>	13.6	11.2	<b>-17.6%</b>
<b>Lewis</b>	75	66	<b>-12.0%</b>	19	17	<b>-10.5%</b>	\$84,250	\$130,600	<b>+55.0%</b>	438	400	<b>-8.7%</b>	21.6	17.1	<b>-20.8%</b>
<b>Livingston*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Madison</b>	172	155	<b>-9.9%</b>	46	65	<b>+41.3%</b>	\$121,500	\$129,750	<b>+6.8%</b>	846	737	<b>-12.9%</b>	13.3	11.3	<b>-15.0%</b>
<b>Monroe</b>	1,917	1,698	<b>-11.4%</b>	803	862	<b>+7.3%</b>	\$127,950	\$127,632	<b>-0.2%</b>	3,833	3,207	<b>-16.3%</b>	4.9	3.7	<b>-24.5%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	2,353	2,086	<b>-11.3%</b>	851	874	<b>+2.7%</b>	\$435,000	\$457,000	<b>+5.1%</b>	8,343	7,185	<b>-13.9%</b>	8.6	6.4	<b>-25.6%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oneida</b>	456	390	<b>-14.5%</b>	145	160	<b>+10.3%</b>	\$105,985	\$112,050	<b>+5.7%</b>	1,882	1,882	<b>0.0%</b>	11.8	10.4	<b>-11.9%</b>
<b>Onondaga</b>	1,224	1,000	<b>-18.3%</b>	420	477	<b>+13.6%</b>	\$135,000	\$125,525	<b>-7.0%</b>	3,752	2,981	<b>-20.5%</b>	7.8	5.9	<b>-24.4%</b>
<b>Ontario</b>	333	321	<b>-3.6%</b>	129	112	<b>-13.2%</b>	\$149,200	\$156,250	<b>+4.7%</b>	1,125	974	<b>-13.4%</b>	9.2	7.5	<b>-18.5%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oswego</b>	308	258	<b>-16.2%</b>	79	98	<b>+24.1%</b>	\$102,000	\$96,230	<b>-5.7%</b>	1,349	1,270	<b>-5.9%</b>	14.3	13.2	<b>-7.7%</b>
<b>Otsego</b>	157	128	<b>-18.5%</b>	31	35	<b>+12.9%</b>	\$99,000	\$134,123	<b>+35.5%</b>	838	740	<b>-11.7%</b>	24.4	16.9	<b>-30.7%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,471	1,306	<b>-11.2%</b>	656	617	<b>-5.9%</b>	\$408,000	\$450,000	<b>+10.3%</b>	5,782	4,878	<b>-15.6%</b>	7.7	6.3	<b>-18.2%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	567	539	<b>-4.9%</b>	275	257	<b>-6.5%</b>	\$405,000	\$445,000	<b>+9.9%</b>	2,387	1,554	<b>-34.9%</b>	8.4	4.4	<b>-47.6%</b>
<b>Rockland*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

# Activity by County (continued)

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	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -	5-2015	5-2016	+ / -
<b>St Lawrence</b>	261	229	<b>-12.3%</b>	62	56	<b>-9.7%</b>	\$94,500	\$79,000	<b>-16.4%</b>	1,350	1,246	<b>-7.7%</b>	21.8	18.1	<b>-17.0%</b>
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	51	31	<b>-39.2%</b>	14	11	<b>-21.4%</b>	\$142,500	\$165,000	<b>+15.8%</b>	206	160	<b>-22.3%</b>	13.2	10.5	<b>-20.5%</b>
<b>Seneca</b>	85	106	<b>+24.7%</b>	23	31	<b>+34.8%</b>	\$125,000	\$92,788	<b>-25.8%</b>	331	305	<b>-7.9%</b>	12.2	10.4	<b>-14.8%</b>
<b>Steuben</b>	202	181	<b>-10.4%</b>	62	78	<b>+25.8%</b>	\$82,500	\$89,900	<b>+9.0%</b>	898	893	<b>-0.6%</b>	11.3	10.2	<b>-9.7%</b>
<b>Suffolk</b>	2,962	2,509	<b>-15.3%</b>	977	1,123	<b>+14.9%</b>	\$329,000	\$340,000	<b>+3.3%</b>	12,395	10,503	<b>-15.3%</b>	11.4	8.0	<b>-29.8%</b>
<b>Sullivan</b>	302	296	<b>-2.0%</b>	59	54	<b>-8.5%</b>	\$85,000	\$103,000	<b>+21.2%</b>	1,629	1,494	<b>-8.3%</b>	26.5	17.9	<b>-32.5%</b>
<b>Tioga</b>	89	66	<b>-25.8%</b>	19	29	<b>+52.6%</b>	\$143,617	\$113,300	<b>-21.1%</b>	293	279	<b>-4.8%</b>	12.7	10.7	<b>-15.7%</b>
<b>Tompkins</b>	167	132	<b>-21.0%</b>	53	75	<b>+41.5%</b>	\$211,000	\$229,000	<b>+8.5%</b>	408	358	<b>-12.3%</b>	7.2	5.2	<b>-27.8%</b>
<b>Ulster</b>	499	461	<b>-7.6%</b>	133	129	<b>-3.0%</b>	\$195,000	\$195,000	<b>0.0%</b>	2,236	1,970	<b>-11.9%</b>	15.9	12.1	<b>-23.9%</b>
<b>Warren</b>	224	207	<b>-7.6%</b>	89	95	<b>+6.7%</b>	\$193,000	\$206,000	<b>+6.7%</b>	1,156	980	<b>-15.2%</b>	15.9	11.5	<b>-27.7%</b>
<b>Washington</b>	149	130	<b>-12.8%</b>	58	61	<b>+5.2%</b>	\$128,210	\$142,000	<b>+10.8%</b>	697	623	<b>-10.6%</b>	15.2	10.7	<b>-29.6%</b>
<b>Wayne</b>	257	186	<b>-27.6%</b>	92	86	<b>-6.5%</b>	\$91,000	\$110,000	<b>+20.9%</b>	846	642	<b>-24.1%</b>	9.9	6.7	<b>-32.3%</b>
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming*</b> (3)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Yates</b>	76	62	<b>-18.4%</b>	17	23	<b>+35.3%</b>	\$129,000	\$140,000	<b>+8.5%</b>	311	288	<b>-7.4%</b>	11.2	10.5	<b>-6.2%</b>
<b>New York State</b>	27,221	23,901	<b>-12.2%</b>	9,385	10,298	<b>+9.7%</b>	\$206,000	\$212,500	<b>+3.2%</b>	101,202	87,153	<b>-13.9%</b>	10.0	7.5	<b>-25.0%</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®, 60 South Broadway, White Plains, NY 10601, 914-681-0833

(3) Buffalo Niagara Association of REALTORS®, 200 John James Audubon Pkwy, Amherst, NY 14228, 716-636-9000