

# Quarterly Indicators

## Q2-2017

There has been a general slowdown in sales across the country, and this cannot be blamed on negative economic news. Unemployment remains low and wage growth, though nothing to overly celebrate, has held steady or increased for several years in a row. There is strong demand for home buying, emphasized by higher prices and multiple offers on homes for sale in many submarkets. As has been the case for month after month – and now year after year – low inventory is the primary culprit for any sales malaise rather than lack of offers.

New Listings decreased 2.8 percent to 64,173. Pending Sales were up 2.0 percent to 41,478. Inventory levels shrank 14.8 percent to 71,064 units.

Prices continued to gain traction. The Median Sales Price increased 6.5 percent to \$245,000. Days on Market was down 9.5 percent to 86 days. Sellers were encouraged as Months Supply of Inventory was down 17.1 percent to 6.3 months.

With job creation increasing and mortgage rates remaining low, the pull toward homeownership is expected to continue. Yet housing starts have been drifting lower, and some are beginning to worry that a more serious housing shortage could be in the cards if new construction and building permit applications continue to come in lower in year-over-year comparisons while demand remains high. Homebuilder confidence suggests otherwise, so predictions of a gloomy future should be curbed for the time being.

## Activity Snapshot

**+ 0.9%**      **+ 6.5%**      **- 14.8%**

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 reported quarter and for year-to-date (YTD) starting from the first of the year.



New York State Association of REALTORS®, Inc.

Key Metrics	Historical Sparkbars	Q2-2016	Q2-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		66,040	<b>64,173</b>	- 2.8%	116,057	<b>111,104</b>	- 4.3%
<b>Pending Sales</b>		40,647	<b>41,478</b>	+ 2.0%	69,722	<b>71,726</b>	+ 2.9%
<b>Closed Sales</b>		32,141	<b>32,444</b>	+ 0.9%	56,855	<b>58,490</b>	+ 2.9%
<b>Days on Market</b>		95	<b>86</b>	- 9.5%	99	<b>90</b>	- 9.1%
<b>Median Sales Price</b>		\$230,000	<b>\$245,000</b>	+ 6.5%	\$230,000	<b>\$244,000</b>	+ 6.1%
<b>Avg. Sales Price</b>		\$325,756	<b>\$345,321</b>	+ 6.0%	\$323,695	<b>\$340,594</b>	+ 5.2%
<b>Pct. of List Price Received</b>		96.4%	<b>97.0%</b>	+ 0.6%	96.0%	<b>96.7%</b>	+ 0.7%
<b>Affordability Index</b>		156	<b>142</b>	- 9.0%	156	<b>142</b>	- 9.0%
<b>Homes for Sale</b>		83,454	<b>71,064</b>	- 14.8%	--	--	--
<b>Months Supply</b>		7.6	<b>6.3</b>	- 17.1%	--	--	--

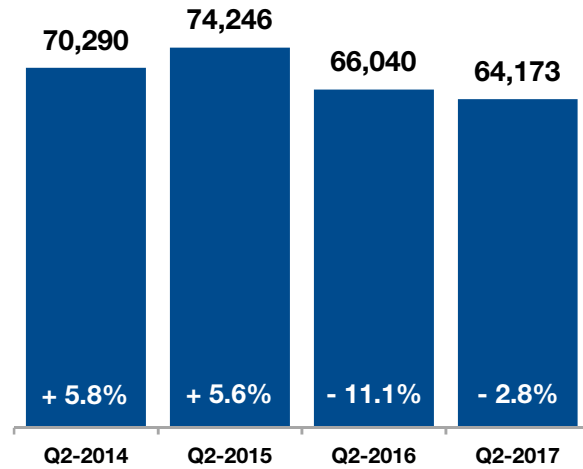
# New Listings

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

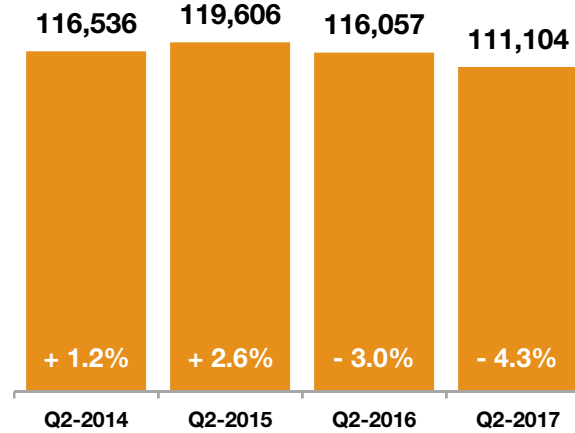


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## Second Quarter

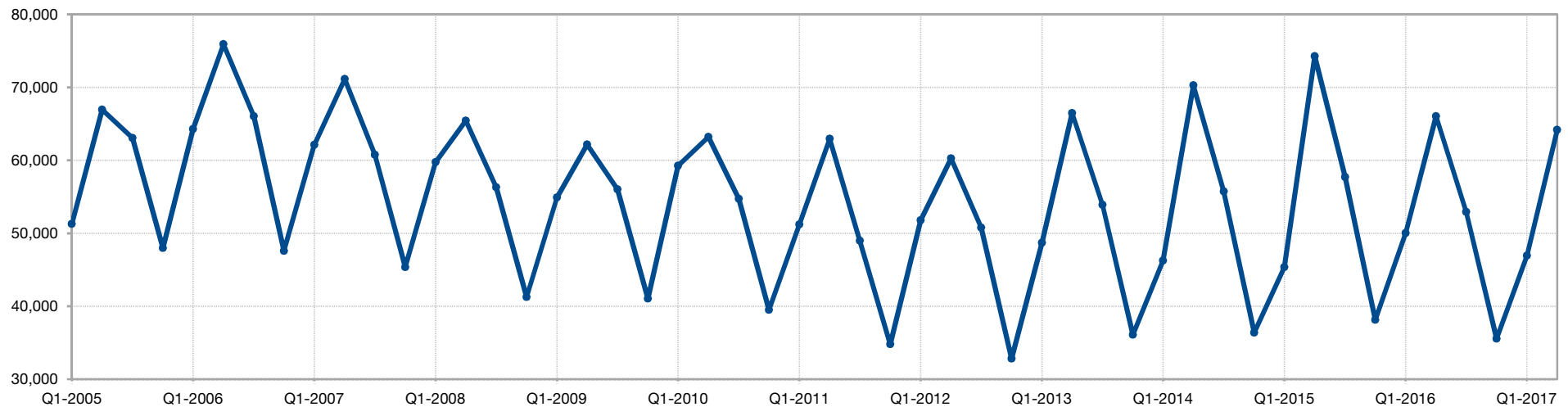


## Year to Date



	New Listings	Percent Change
Q3-2014	55,742	+3.4%
Q4-2014	36,364	+0.8%
Q1-2015	45,360	-1.9%
Q2-2015	74,246	+5.6%
Q3-2015	57,692	+3.5%
Q4-2015	38,121	+4.8%
Q1-2016	50,017	+10.3%
Q2-2016	66,040	-11.1%
Q3-2016	52,920	-8.3%
Q4-2016	35,534	-6.8%
Q1-2017	46,931	-6.2%
<b>Q2-2017</b>	<b>64,173</b>	<b>-2.8%</b>

## Historical New Listings by Quarter



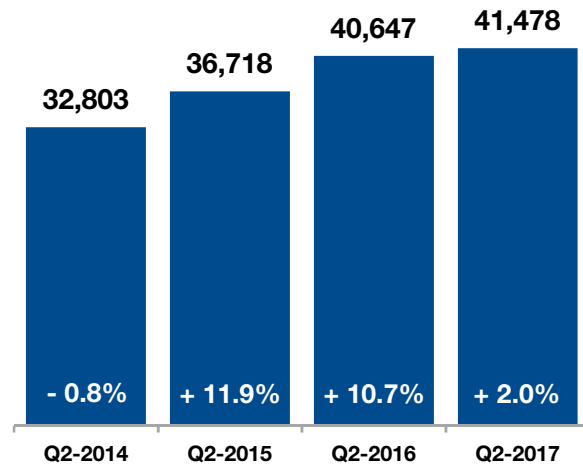
# Pending Sales

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

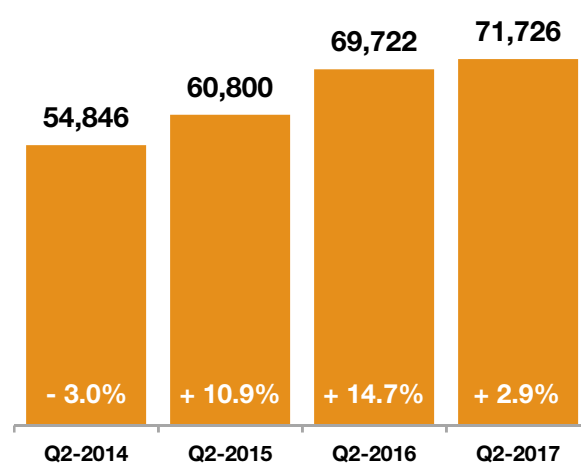


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## Second Quarter

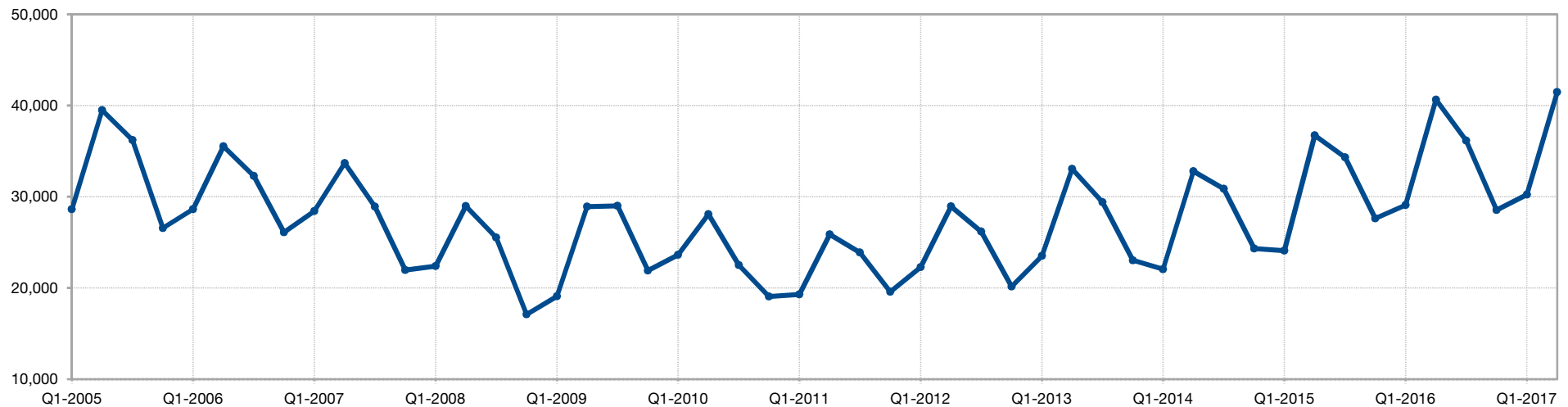


## Year to Date



	Pending Sales	Percent Change
Q3-2014	30,866	+5.0%
Q4-2014	24,314	+5.5%
Q1-2015	24,082	+9.3%
Q2-2015	36,718	+11.9%
Q3-2015	34,325	+11.2%
Q4-2015	27,628	+13.6%
Q1-2016	29,075	+20.7%
Q2-2016	40,647	+10.7%
Q3-2016	36,170	+5.4%
Q4-2016	28,537	+3.3%
Q1-2017	30,248	+4.0%
<b>Q2-2017</b>	<b>41,478</b>	<b>+2.0%</b>

## Historical Pending Sales by Quarter



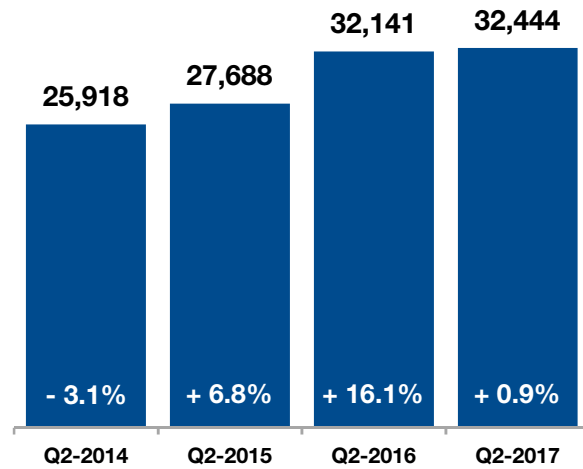
# Closed Sales

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

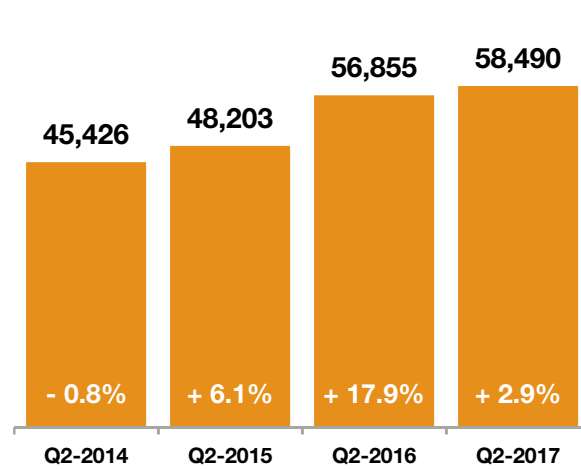


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## Second Quarter

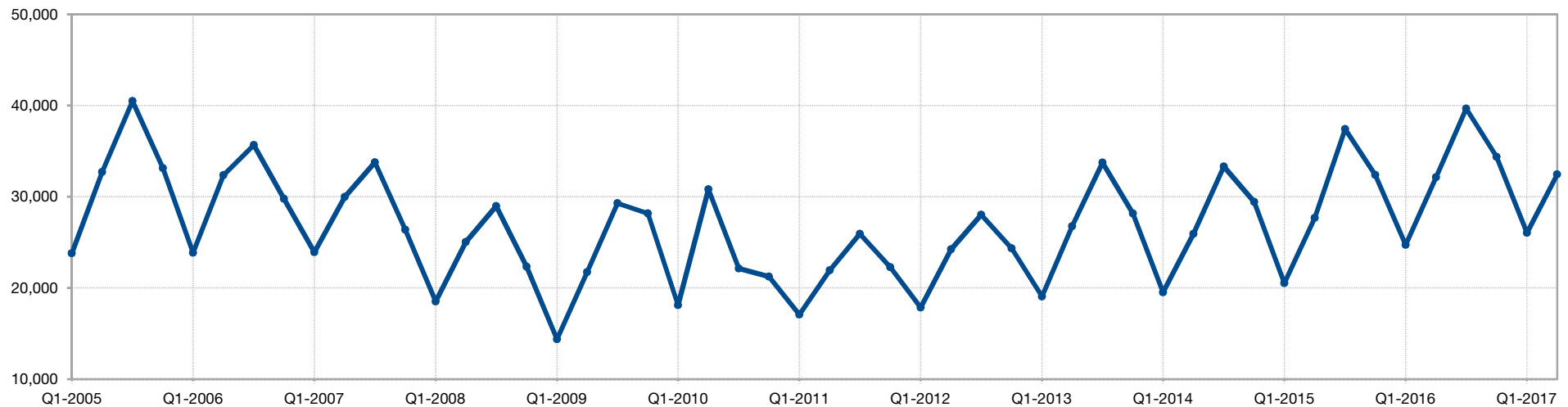


## Year to Date



	Closed Sales	Percent Change
Q3-2014	33,300	-1.3%
Q4-2014	29,445	+4.5%
Q1-2015	20,515	+5.2%
Q2-2015	27,688	+6.8%
Q3-2015	37,424	+12.4%
Q4-2015	32,392	+10.0%
Q1-2016	24,714	+20.5%
Q2-2016	32,141	+16.1%
Q3-2016	39,671	+6.0%
Q4-2016	34,362	+6.1%
Q1-2017	26,046	+5.4%
<b>Q2-2017</b>	<b>32,444</b>	<b>+0.9%</b>

## Historical Closed Sales by Quarter



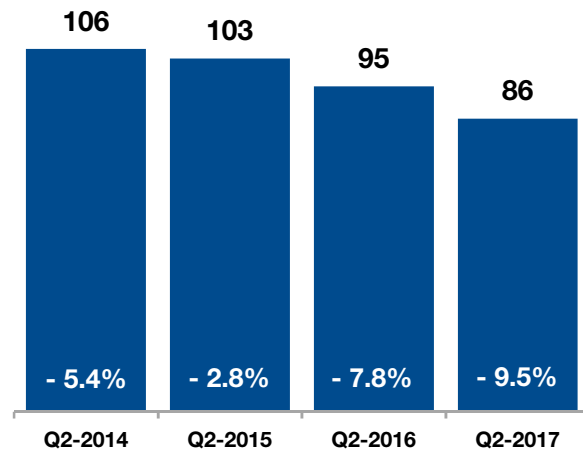
# Days on Market

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

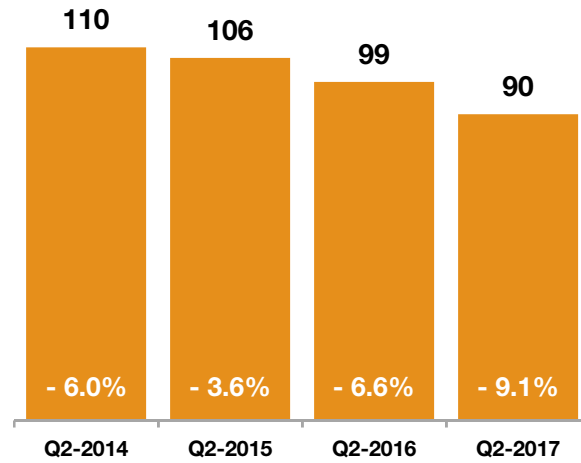


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## Second Quarter

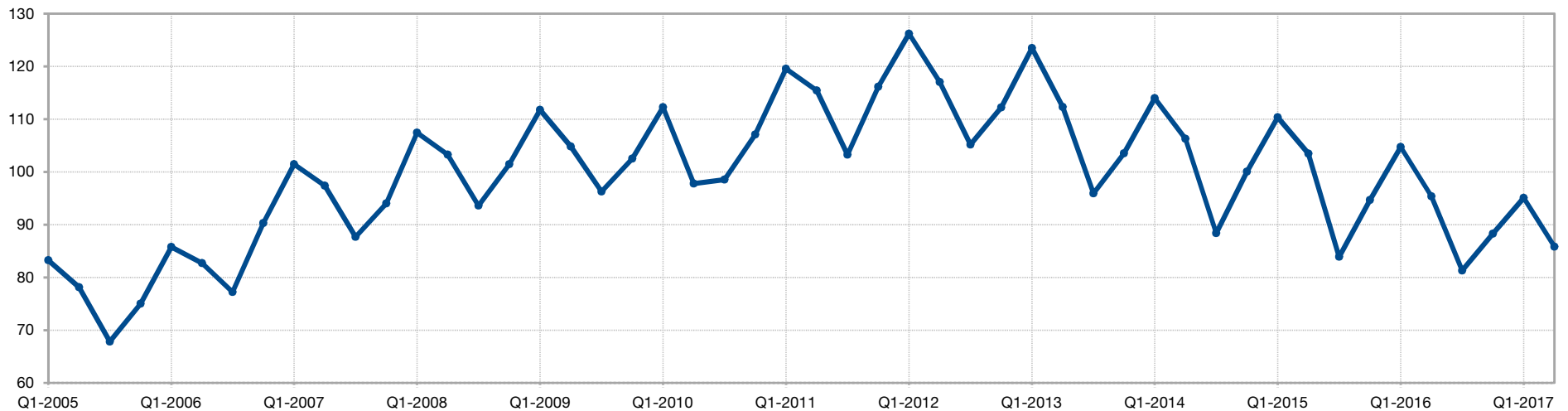


## Year to Date



	Days on Market	Percent Change
Q3-2014	88	-8.3%
Q4-2014	100	-2.9%
Q1-2015	110	-3.5%
Q2-2015	103	-2.8%
Q3-2015	84	-4.5%
Q4-2015	95	-5.0%
Q1-2016	105	-4.5%
Q2-2016	95	-7.8%
Q3-2016	81	-3.6%
Q4-2016	88	-7.4%
Q1-2017	95	-9.5%
<b>Q2-2017</b>	<b>86</b>	<b>-9.5%</b>

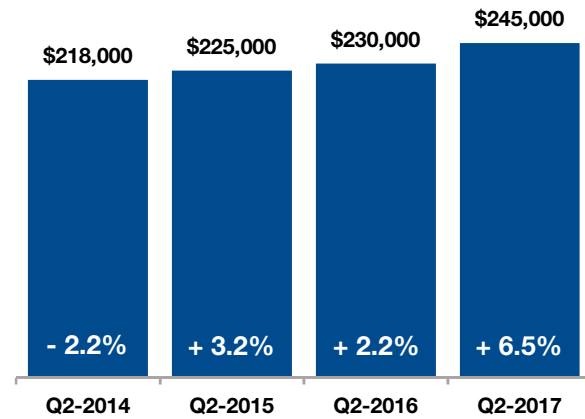
## Historical Days on Market by Quarter



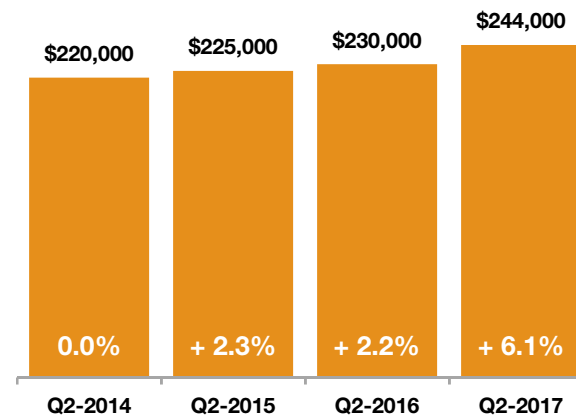
# Median Sales Price

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

## Second Quarter

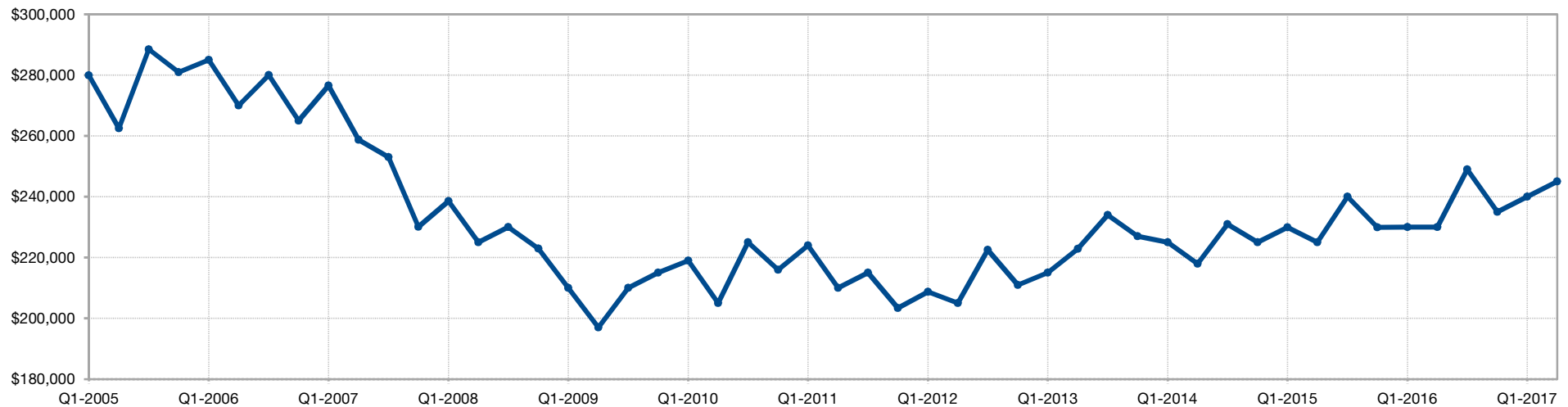


## Year to Date



	Median Sales Price	Percent Change
Q3-2014	\$231,000	-1.3%
Q4-2014	\$225,000	-0.9%
Q1-2015	\$229,900	+2.2%
Q2-2015	\$225,000	+3.2%
Q3-2015	\$240,000	+3.9%
Q4-2015	\$229,900	+2.2%
Q1-2016	\$230,000	+0.0%
Q2-2016	\$230,000	+2.2%
Q3-2016	\$249,000	+3.8%
Q4-2016	\$235,000	+2.2%
Q1-2017	\$240,000	+4.3%
<b>Q2-2017</b>	<b>\$245,000</b>	<b>+6.5%</b>

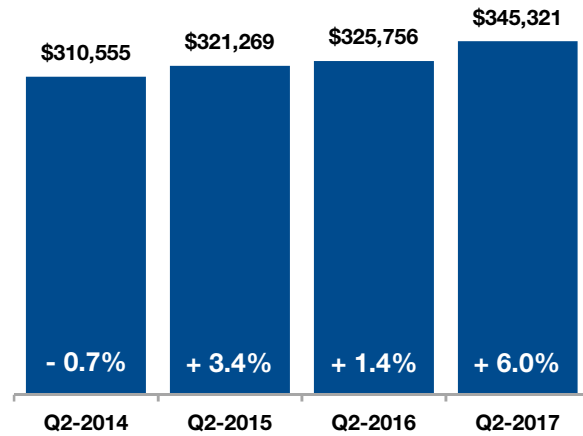
## Historical Median Sales Price by Quarter



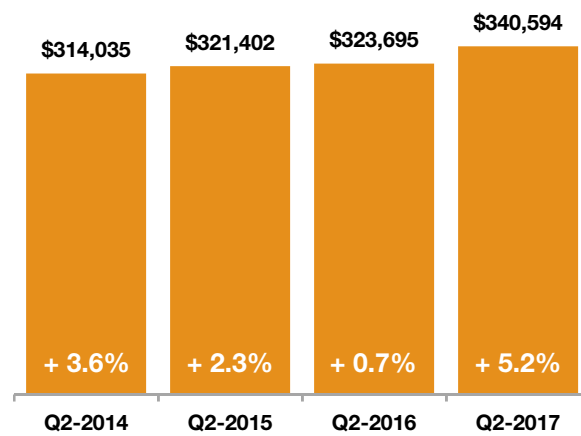
# Average Sales Price

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

## Second Quarter



## Year to Date



	Avg. Sales Price	Percent Change
Q3-2014	\$330,506	+0.4%
Q4-2014	\$312,337	+1.3%
Q1-2015	\$321,580	+0.9%
Q2-2015	\$321,269	+3.4%
Q3-2015	\$334,581	+1.2%
Q4-2015	\$315,219	+0.9%
Q1-2016	\$321,011	-0.2%
Q2-2016	\$325,756	+1.4%
Q3-2016	\$341,216	+2.0%
Q4-2016	\$324,267	+2.9%
Q1-2017	\$334,705	+4.3%
<b>Q2-2017</b>	<b>\$345,321</b>	<b>+6.0%</b>

## Historical Average Sales Price by Quarter

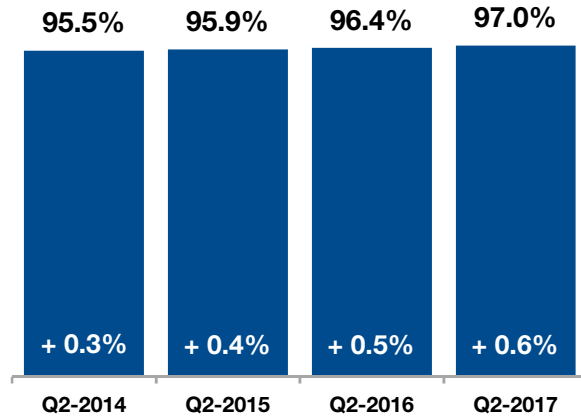




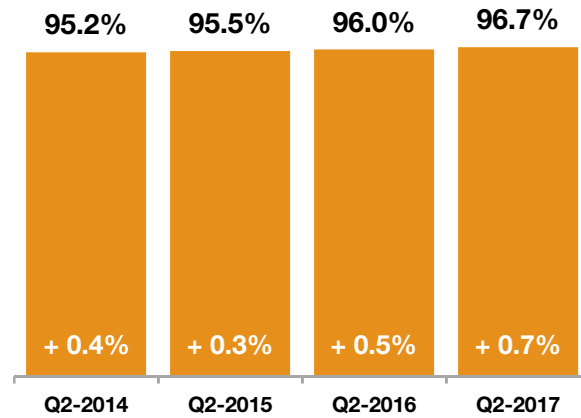
# Percent of List Price Received

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 quarter, not accounting for seller concessions.

## Second Quarter

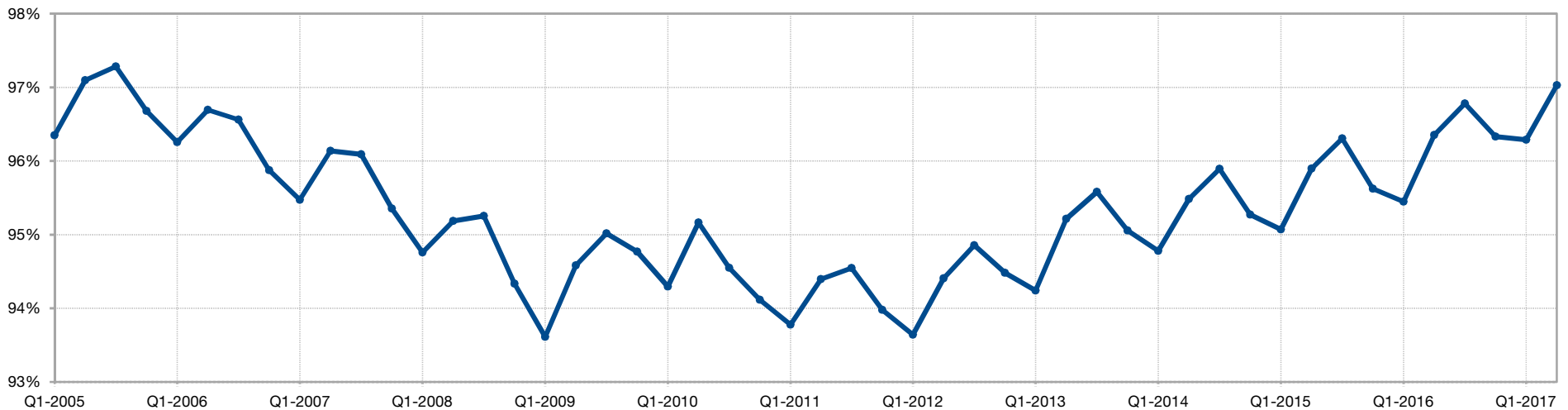


## Year to Date



	Pct. of List Price Received	Percent Change
Q3-2014	95.9%	+0.3%
Q4-2014	95.3%	+0.2%
Q1-2015	95.1%	+0.3%
Q2-2015	95.9%	+0.4%
Q3-2015	96.3%	+0.4%
Q4-2015	95.6%	+0.3%
Q1-2016	95.4%	+0.3%
Q2-2016	96.4%	+0.5%
Q3-2016	96.8%	+0.5%
Q4-2016	96.3%	+0.7%
Q1-2017	96.3%	+0.9%
<b>Q2-2017</b>	<b>97.0%</b>	<b>+0.6%</b>

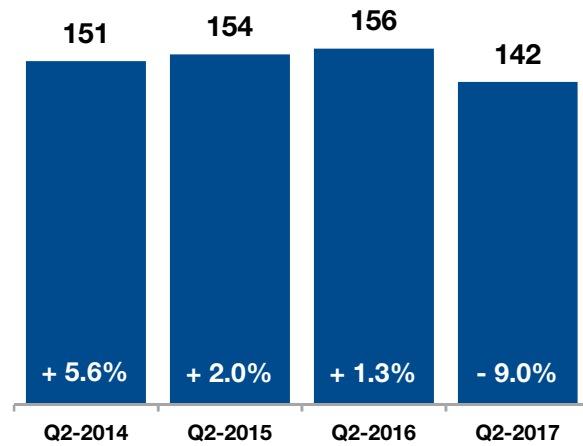
## Historical Percent of List Price Received by Quarter



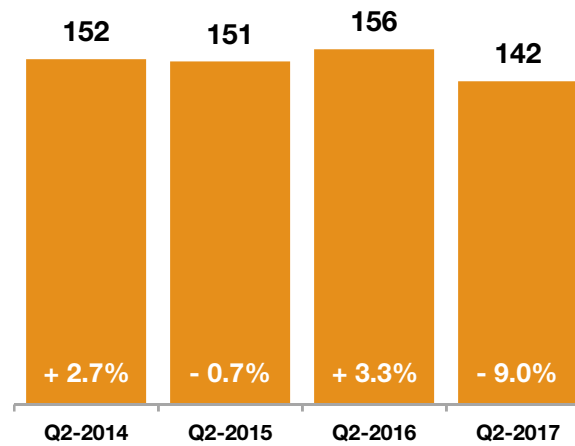
# Housing Affordability Index

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.

## Second Quarter

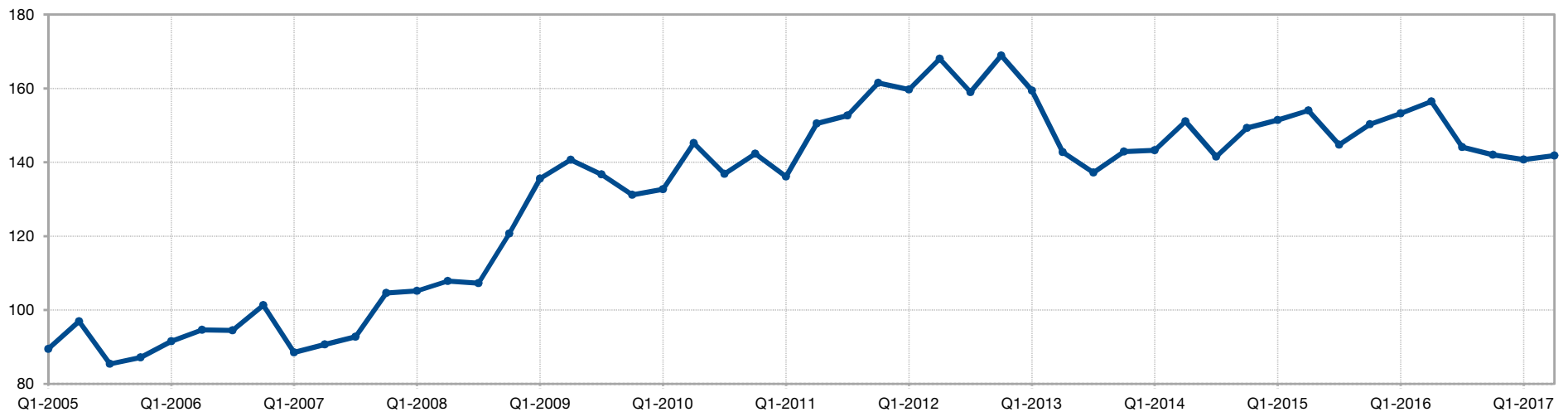


## Year to Date



	Affordability Index	Percent Change
Q3-2014	141	+2.9%
Q4-2014	149	+4.2%
Q1-2015	151	+5.6%
Q2-2015	154	+2.0%
Q3-2015	145	+2.8%
Q4-2015	150	+0.7%
Q1-2016	153	+1.3%
Q2-2016	156	+1.3%
Q3-2016	144	-0.7%
Q4-2016	142	-5.3%
Q1-2017	141	-7.8%
<b>Q2-2017</b>	<b>142</b>	<b>-9.0%</b>

## Historical Housing Affordability Index by Quarter



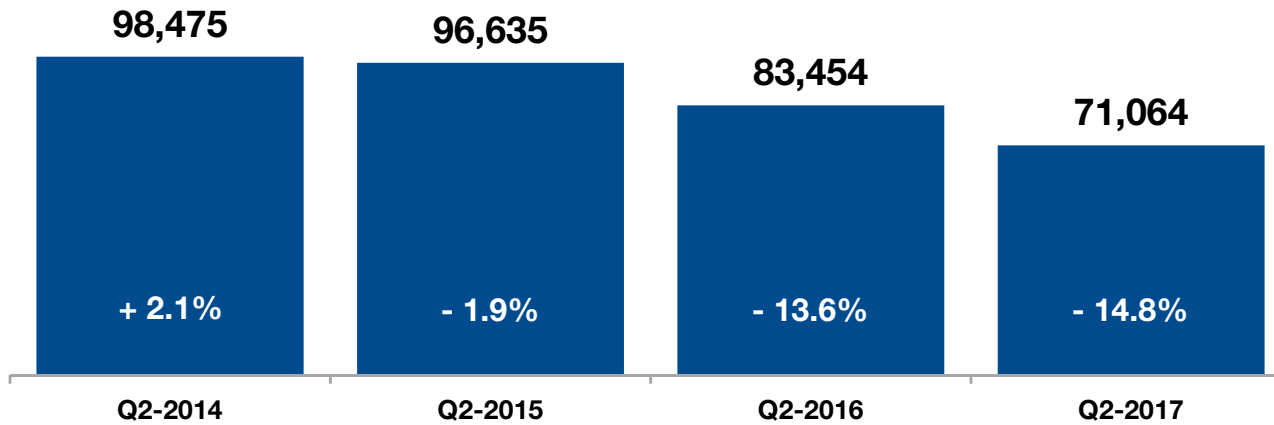
# Inventory of Homes for Sale

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



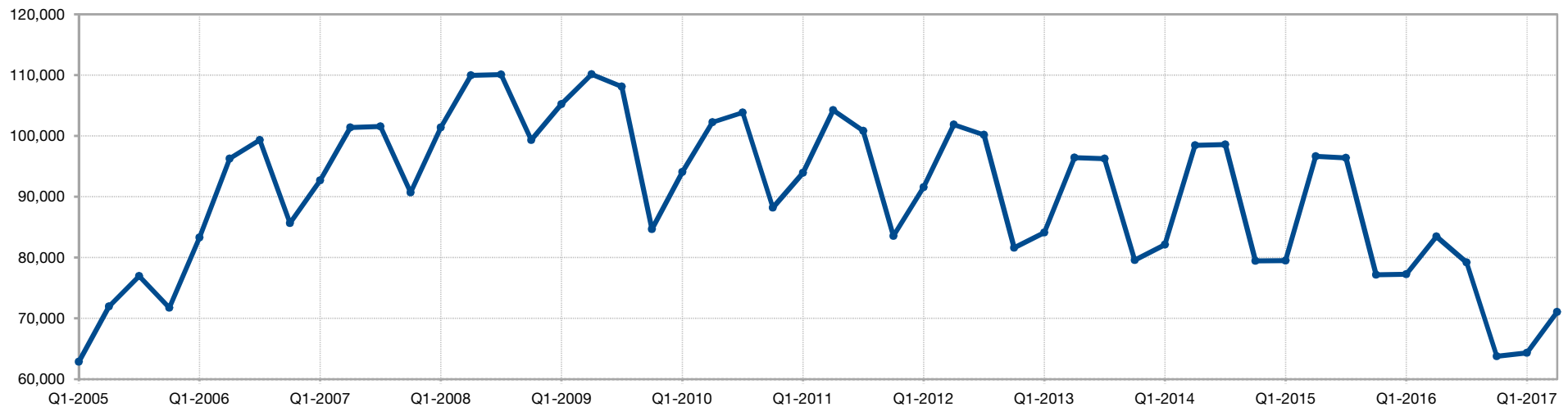
New York State Association of REALTORS®, Inc.

## Second Quarter



	Homes for Sale	Percent Change
Q3-2014	98,608	+2.4%
Q4-2014	79,440	-0.2%
Q1-2015	79,506	-3.2%
Q2-2015	96,635	-1.9%
Q3-2015	96,385	-2.3%
Q4-2015	77,173	-2.9%
Q1-2016	77,259	-2.8%
Q2-2016	83,454	-13.6%
Q3-2016	79,176	-17.9%
Q4-2016	63,754	-17.4%
Q1-2017	64,342	-16.7%
<b>Q2-2017</b>	<b>71,064</b>	<b>-14.8%</b>

## Historical Inventory of Homes for Sale by Quarter



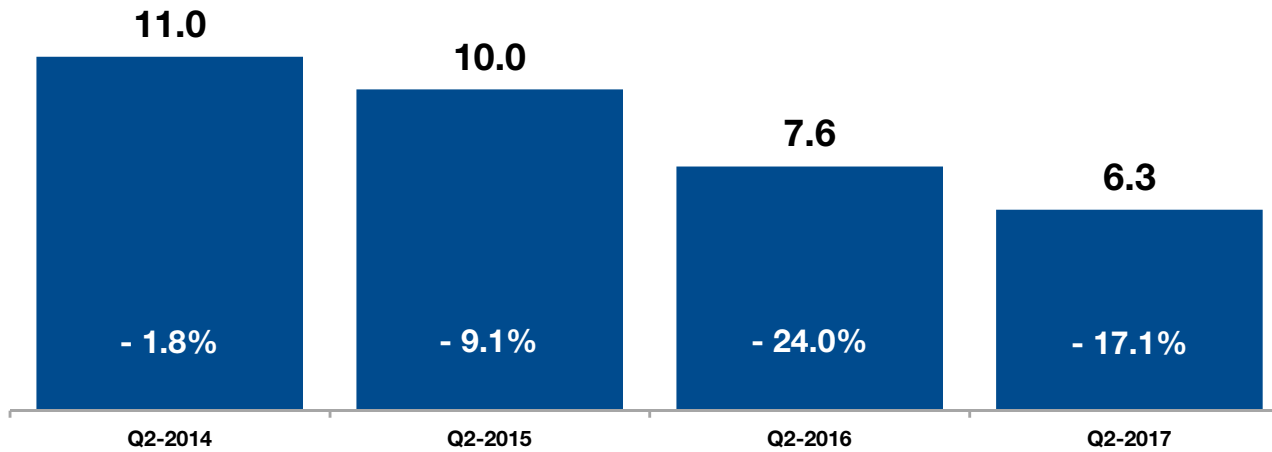
# Months Supply of Inventory

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



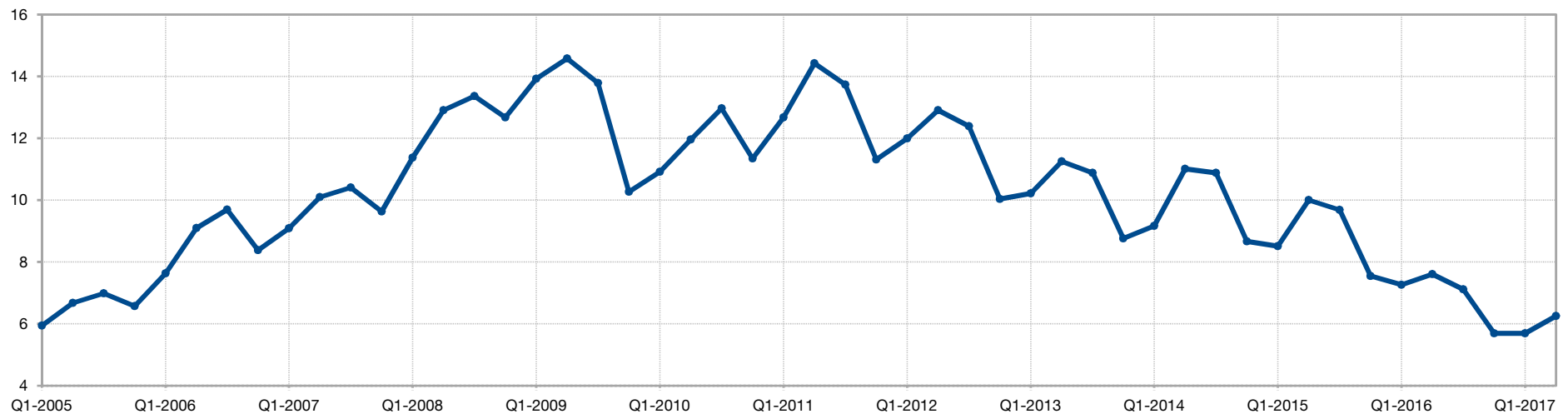
New York State Association of REALTORS®, Inc.

## Second Quarter



	Months Supply	Percent Change
Q3-2014	10.9	0.0%
Q4-2014	8.7	-1.1%
Q1-2015	8.5	-7.6%
Q2-2015	10.0	-9.1%
Q3-2015	9.7	-11.0%
Q4-2015	7.5	-13.8%
Q1-2016	7.3	-14.1%
Q2-2016	7.6	-24.0%
Q3-2016	7.1	-26.8%
Q4-2016	5.7	-24.0%
Q1-2017	5.7	-21.9%
<b>Q2-2017</b>	<b>6.3</b>	<b>-17.1%</b>

## Historical Months Supply of Inventory by Quarter



# Activity by County

Key metrics by report quarter 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		
	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	193	189	-2.1%	66	97	+47.0%	\$72,000	\$64,300	-10.7%	308	247	-19.8%	12.1	7.9	-34.7%
<b>Bronx</b>	684	649	-5.1%	305	335	+9.8%	\$287,000	\$300,000	+4.5%	930	677	-27.2%	8.5	5.3	-37.6%
<b>Broome</b>	852	856	+0.5%	390	439	+12.6%	\$100,000	\$110,000	+10.0%	1,104	898	-18.7%	8.6	6.4	-25.6%
<b>Cattaraugus*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Cayuga</b>	344	355	+3.2%	173	164	-5.2%	\$101,596	\$109,750	+8.0%	481	335	-30.4%	8.3	5.6	-32.5%
<b>Chautauqua</b>	663	691	+4.2%	289	275	-4.8%	\$76,500	\$82,500	+7.8%	1,034	1,459	+41.1%	10.3	14.5	+40.8%
<b>Chemung</b>	360	373	+3.6%	221	205	-7.2%	\$114,808	\$112,000	-2.4%	442	354	-19.9%	7.2	5.3	-26.4%
<b>Chenango</b>	298	301	+1.0%	104	114	+9.6%	\$82,000	\$88,000	+7.3%	553	474	-14.3%	16.9	13.2	-21.9%
<b>Clinton</b>	338	289	-14.5%	139	156	+12.2%	\$131,500	\$150,000	+14.1%	453	314	-30.7%	8.8	6.0	-31.8%
<b>Columbia</b>	603	558	-7.5%	175	170	-2.9%	\$225,000	\$244,500	+8.7%	1,132	859	-24.1%	19.2	12.3	-35.9%
<b>Cortland</b>	252	186	-26.2%	94	101	+7.4%	\$109,500	\$116,000	+5.9%	317	217	-31.5%	9.3	5.9	-36.6%
<b>Delaware</b>	483	488	+1.0%	140	159	+13.6%	\$124,000	\$146,000	+17.7%	1,009	846	-16.2%	21.8	16.1	-26.1%
<b>Dutchess</b>	1,771	1,812	+2.3%	761	824	+8.3%	\$249,750	\$255,000	+2.1%	2,510	2,036	-18.9%	10.2	6.9	-32.4%
<b>Erie*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Essex</b>	321	350	+9.0%	117	120	+2.6%	\$145,000	\$143,500	-1.0%	896	821	-8.4%	22.0	19.7	-10.5%
<b>Franklin</b>	213	210	-1.4%	75	82	+9.3%	\$77,000	\$110,500	+43.5%	538	424	-21.2%	18.2	14.1	-22.5%
<b>Fulton</b>	308	292	-5.2%	140	117	-16.4%	\$112,445	\$100,000	-11.1%	487	369	-24.2%	11.1	8.2	-26.1%
<b>Genesee*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Greene</b>	606	543	-10.4%	183	152	-16.9%	\$165,000	\$180,243	+9.2%	1,165	936	-19.7%	18.4	14.6	-20.7%
<b>Hamilton</b>	80	85	+6.3%	17	24	+41.2%	\$156,900	\$151,960	-3.1%	181	161	-11.0%	25.9	20.3	-21.6%
<b>Herkimer</b>	279	286	+2.5%	106	140	+32.1%	\$92,300	\$87,050	-5.7%	601	550	-8.5%	16.7	12.0	-28.1%

# Activity by County (continued)

Key metrics by report quarter 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		
	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -
<b>Jefferson</b>	839	709	<b>-15.5%</b>	238	276	<b>+16.0%</b>	\$138,000	\$143,000	<b>+3.6%</b>	1,374	947	<b>-31.1%</b>	17.1	9.6	<b>-43.9%</b>
<b>Kings</b>	919	1,091	<b>+18.7%</b>	471	476	<b>+1.1%</b>	\$475,000	\$535,000	<b>+12.6%</b>	1,376	1,268	<b>-7.8%</b>	7.9	7.9	<b>0.0%</b>
<b>Lewis</b>	141	160	<b>+13.5%</b>	50	65	<b>+30.0%</b>	\$118,250	\$100,000	<b>-15.4%</b>	274	242	<b>-11.7%</b>	14.9	12.2	<b>-18.1%</b>
<b>Livingston*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Madison</b>	371	339	<b>-8.6%</b>	150	169	<b>+12.7%</b>	\$128,260	\$143,750	<b>+12.1%</b>	498	363	<b>-27.1%</b>	9.0	6.2	<b>-31.1%</b>
<b>Monroe</b>	4,217	3,784	<b>-10.3%</b>	2,590	2,279	<b>-12.0%</b>	\$133,000	\$138,500	<b>+4.1%</b>	2,538	1,586	<b>-37.5%</b>	3.4	2.1	<b>-38.2%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	6,304	5,932	<b>-5.9%</b>	3,028	3,021	<b>-0.2%</b>	\$461,000	\$490,000	<b>+6.3%</b>	7,331	7,029	<b>-4.1%</b>	6.5	6.3	<b>-3.1%</b>
<b>New York</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oneida</b>	1,030	1,045	<b>+1.5%</b>	453	465	<b>+2.6%</b>	\$113,500	\$115,005	<b>+1.3%</b>	1,773	1,808	<b>+2.0%</b>	10.5	10.6	<b>+1.0%</b>
<b>Onondaga</b>	2,461	2,334	<b>-5.2%</b>	1,359	1,407	<b>+3.5%</b>	\$134,090	\$137,625	<b>+2.6%</b>	2,178	1,360	<b>-37.6%</b>	4.9	2.9	<b>-40.8%</b>
<b>Ontario</b>	721	660	<b>-8.5%</b>	324	312	<b>-3.7%</b>	\$159,500	\$155,000	<b>-2.8%</b>	645	510	<b>-20.9%</b>	5.9	4.9	<b>-16.9%</b>
<b>Orange</b>	1,866	2,036	<b>+9.1%</b>	962	1,081	<b>+12.4%</b>	\$205,000	\$222,298	<b>+8.4%</b>	2,833	2,331	<b>-17.7%</b>	9.0	6.4	<b>-28.9%</b>
<b>Orleans*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Oswego</b>	651	565	<b>-13.2%</b>	229	308	<b>+34.5%</b>	\$94,647	\$95,000	<b>+0.4%</b>	849	575	<b>-32.3%</b>	10.2	5.6	<b>-45.1%</b>
<b>Otsego</b>	398	367	<b>-7.8%</b>	123	124	<b>+0.8%</b>	\$125,450	\$119,000	<b>-5.1%</b>	790	649	<b>-17.8%</b>	17.9	14.4	<b>-19.6%</b>
<b>Putnam</b>	673	601	<b>-10.7%</b>	305	284	<b>-6.9%</b>	\$300,000	\$320,750	<b>+6.9%</b>	882	668	<b>-24.3%</b>	8.6	6.3	<b>-26.7%</b>
<b>Queens</b>	4,151	3,960	<b>-4.6%</b>	1,972	1,971	<b>-0.1%</b>	\$459,500	\$490,000	<b>+6.6%</b>	5,216	5,521	<b>+5.8%</b>	6.7	7.5	<b>+11.9%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	1,592	1,789	<b>+12.4%</b>	877	985	<b>+12.3%</b>	\$440,000	\$495,000	<b>+12.5%</b>	1,736	1,434	<b>-17.4%</b>	5.0	4.1	<b>-18.0%</b>
<b>Rockland</b>	1,381	1,374	<b>-0.5%</b>	631	685	<b>+8.6%</b>	\$395,000	\$400,000	<b>+1.3%</b>	1,641	1,337	<b>-18.5%</b>	7.7	5.6	<b>-27.3%</b>

# Activity by County (continued)

Key metrics by report quarter 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		
	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -	Q2-2016	Q2-2017	+ / -
<b>St Lawrence</b>	591	492	<b>-16.8%</b>	183	194	<b>+6.0%</b>	\$78,000	\$76,500	<b>-1.9%</b>	1,837	922	<b>-49.8%</b>	20.2	7.6	<b>-62.4%</b>
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	102	101	<b>-1.0%</b>	36	48	<b>+33.3%</b>	\$158,250	\$142,500	<b>-10.0%</b>	132	116	<b>-12.1%</b>	10.0	7.4	<b>-26.0%</b>
<b>Seneca</b>	205	168	<b>-18.0%</b>	72	73	<b>+1.4%</b>	\$106,000	\$114,000	<b>+7.5%</b>	221	159	<b>-28.1%</b>	8.7	5.9	<b>-32.2%</b>
<b>Steuben</b>	455	426	<b>-6.4%</b>	195	227	<b>+16.4%</b>	\$111,500	\$112,500	<b>+0.9%</b>	620	458	<b>-26.1%</b>	8.4	5.9	<b>-29.8%</b>
<b>Suffolk</b>	7,591	7,479	<b>-1.5%</b>	3,784	4,003	<b>+5.8%</b>	\$333,000	\$348,750	<b>+4.7%</b>	10,698	10,180	<b>-4.8%</b>	8.1	7.3	<b>-9.9%</b>
<b>Sullivan</b>	816	744	<b>-8.8%</b>	214	247	<b>+15.4%</b>	\$100,000	\$121,250	<b>+21.3%</b>	1,573	1,317	<b>-16.3%</b>	19.0	15.2	<b>-20.0%</b>
<b>Tioga</b>	192	183	<b>-4.7%</b>	80	85	<b>+6.3%</b>	\$112,500	\$116,000	<b>+3.1%</b>	291	208	<b>-28.5%</b>	10.9	7.6	<b>-30.3%</b>
<b>Tompkins</b>	374	416	<b>+11.2%</b>	231	223	<b>-3.5%</b>	\$225,000	\$239,100	<b>+6.3%</b>	399	319	<b>-20.1%</b>	6.5	4.9	<b>-24.6%</b>
<b>Ulster</b>	1,291	1,270	<b>-1.6%</b>	525	518	<b>-1.3%</b>	\$195,000	\$208,950	<b>+7.2%</b>	2,109	1,699	<b>-19.4%</b>	12.2	9.1	<b>-25.4%</b>
<b>Warren</b>	574	591	<b>+3.0%</b>	273	286	<b>+4.8%</b>	\$206,000	\$182,000	<b>-11.7%</b>	1,053	896	<b>-14.9%</b>	12.1	10.4	<b>-14.0%</b>
<b>Washington</b>	400	363	<b>-9.3%</b>	186	202	<b>+8.6%</b>	\$134,750	\$123,500	<b>-8.3%</b>	671	540	<b>-19.5%</b>	11.4	8.7	<b>-23.7%</b>
<b>Wayne</b>	468	456	<b>-2.6%</b>	242	253	<b>+4.5%</b>	\$115,000	\$127,900	<b>+11.2%</b>	402	344	<b>-14.4%</b>	4.8	4.0	<b>-16.7%</b>
<b>Westchester</b>	4,649	4,597	<b>-1.1%</b>	2,496	2,502	<b>+0.2%</b>	\$480,750	\$506,000	<b>+5.3%</b>	5,007	4,159	<b>-16.9%</b>	6.3	5.1	<b>-19.0%</b>
<b>Wyoming*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Yates</b>	152	141	<b>-7.2%</b>	73	67	<b>-8.2%</b>	\$152,000	\$143,000	<b>-5.9%</b>	196	146	<b>-25.5%</b>	9.1	7.0	<b>-23.1%</b>
<b>New York State</b>	66,040	64,173	<b>-2.8%</b>	32,141	32,444	<b>+0.9%</b>	\$230,000	\$245,000	<b>+6.5%</b>	83,454	71,064	<b>-14.8%</b>	7.6	6.3	<b>-17.1%</b>

\* These data are 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) Buffalo Niagara Association of REALTORS®, 200 John James Audubon Pkwy, Amherst, NY 14228, 716-636-9000