

# Monthly Indicators

## September 2023

National sales of existing homes recently fell to a 7-month low, as surging borrowing costs, rising sales prices, and limited inventory continue to keep many would-be buyers out of the market. Borrowers have become increasingly sensitive to fluctuations in mortgage rates, which have remained above 7% since mid-August. With fewer buyers able to afford the costs of homeownership, existing-home sales declined 0.7% month-over-month and were down 15.3% year-over-year, according to the National Association of REALTORS®(NAR).

New Listings were down 10.2 percent to 12,592. Pending Sales decreased 8.1 percent to 9,232. Inventory shrank 24.0 percent to 28,943 units.

Prices moved higher as the Median Sales Price was up 6.8 percent to \$390,000. Days on Market increased 2.4 percent to 42 days. Months Supply of Inventory was down 8.8 percent to 3.1 months.

Prices have continued to increase this fall despite softening home sales nationwide, as a lack of inventory has kept the market competitive for prospective buyers, sparking bidding wars and causing homes to sell for above asking price in some areas. Heading into September there were only 1.1 million units available for sale, 0.9% fewer than a month ago and 14.1% fewer than the same period last year, according to NAR. As a result, the U.S. median existing-home sales price rose 3.9% year-over-year to \$407,100, marking the third consecutive month that the median sales price topped \$400,000.

## Activity Snapshot

**- 22.5%**      **+ 6.8%**      **- 24.0%**

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.

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# 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	9-2022	9-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>New Listings</b>		14,017	<b>12,592</b>	- 10.2%	138,009	<b>113,098</b>	- 18.1%
<b>Pending Sales</b>		10,049	<b>9,232</b>	- 8.1%	100,760	<b>86,565</b>	- 14.1%
<b>Closed Sales</b>		12,335	<b>9,564</b>	- 22.5%	102,452	<b>78,624</b>	- 23.3%
<b>Days on Market</b>		41	<b>42</b>	+ 2.4%	50	<b>54</b>	+ 8.0%
<b>Median Sales Price</b>		\$365,000	<b>\$390,000</b>	+ 6.8%	\$390,930	<b>\$388,000</b>	- 0.7%
<b>Avg. Sales Price</b>		\$490,198	<b>\$508,235</b>	+ 3.7%	\$521,634	<b>\$510,996</b>	- 2.0%
<b>Pct. of List Price Received</b>		101.4%	<b>102.5%</b>	+ 1.1%	102.0%	<b>101.4%</b>	- 0.6%
<b>Affordability Index</b>		104	<b>88</b>	- 15.4%	97	<b>89</b>	- 8.2%
<b>Homes for Sale</b>		38,082	<b>28,943</b>	- 24.0%	--	--	--
<b>Months Supply</b>		3.4	<b>3.1</b>	- 8.8%	--	--	--

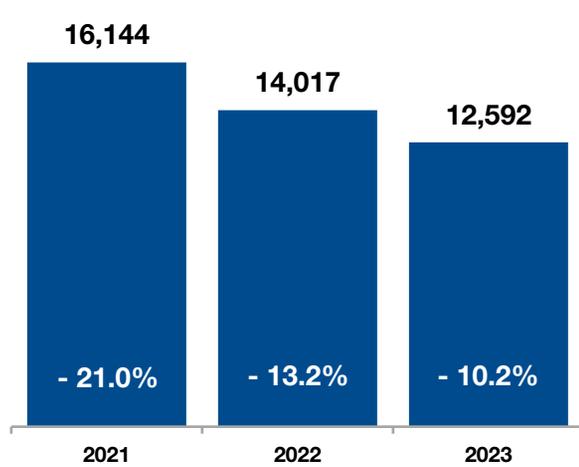
# New Listings

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

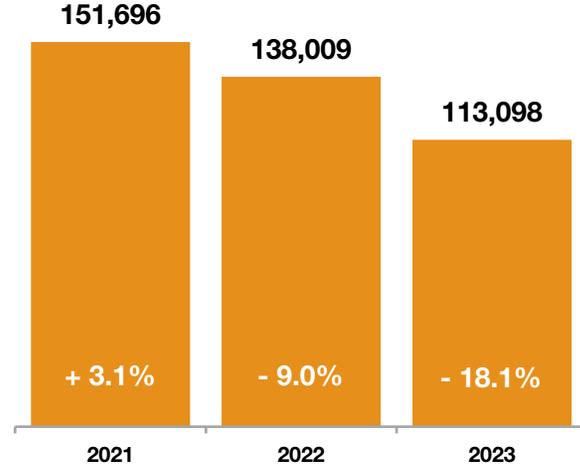


New York State Association of REALTORS®, Inc.

## September

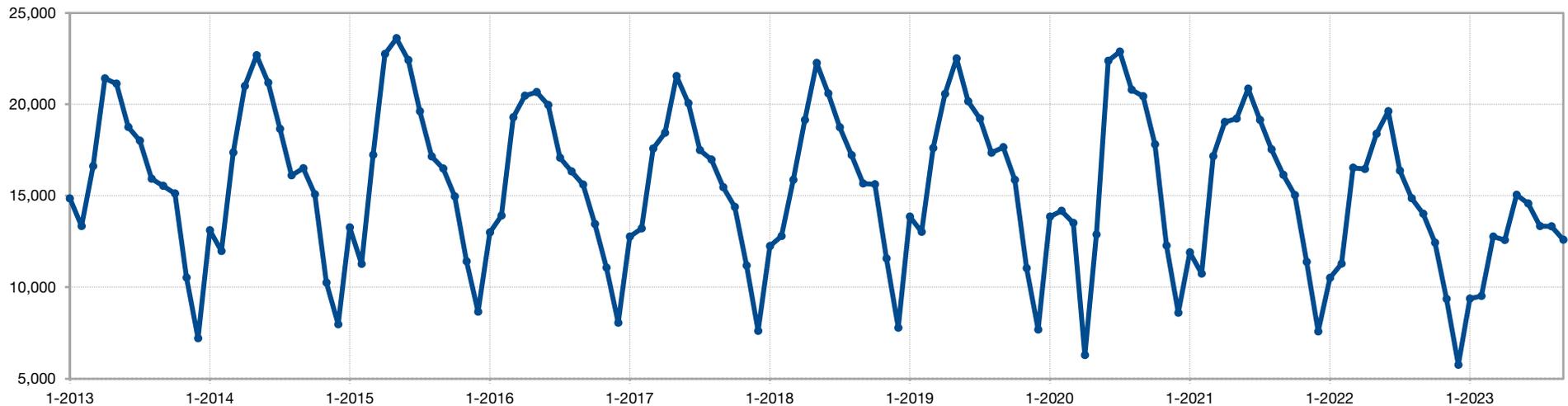


## Year to Date



	New Listings	Prior Year	Percent Change
October 2022	12,439	15,039	-17.3%
November 2022	9,355	11,391	-17.9%
December 2022	5,759	7,573	-24.0%
January 2023	9,368	10,504	-10.8%
February 2023	9,519	11,287	-15.7%
March 2023	12,763	16,523	-22.8%
April 2023	12,575	16,450	-23.6%
May 2023	15,045	18,382	-18.2%
June 2023	14,572	19,612	-25.7%
July 2023	13,335	16,367	-18.5%
August 2023	13,329	14,867	-10.3%
<b>September 2023</b>	<b>12,592</b>	<b>14,017</b>	<b>-10.2%</b>
12-Month Avg	11,721	14,334	-18.2%

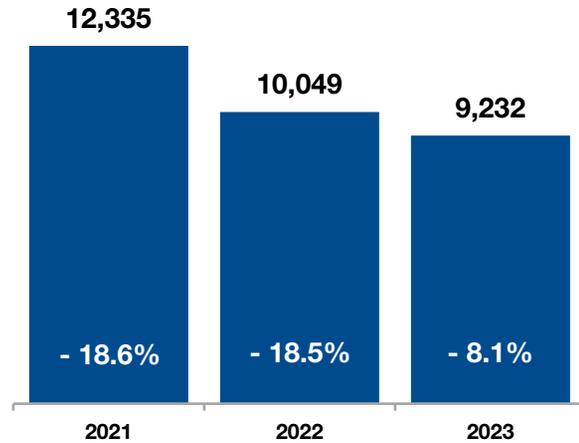
## Historical New Listings by Month



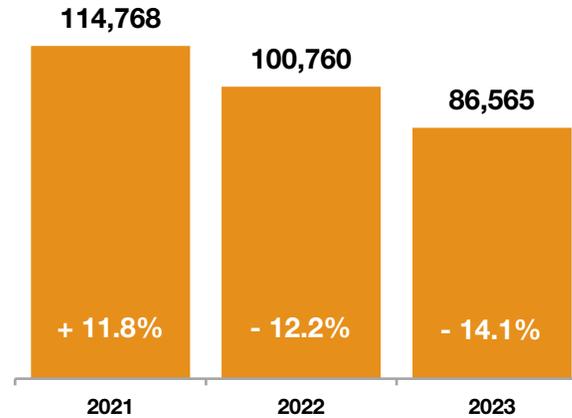
# Pending Sales

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

## September

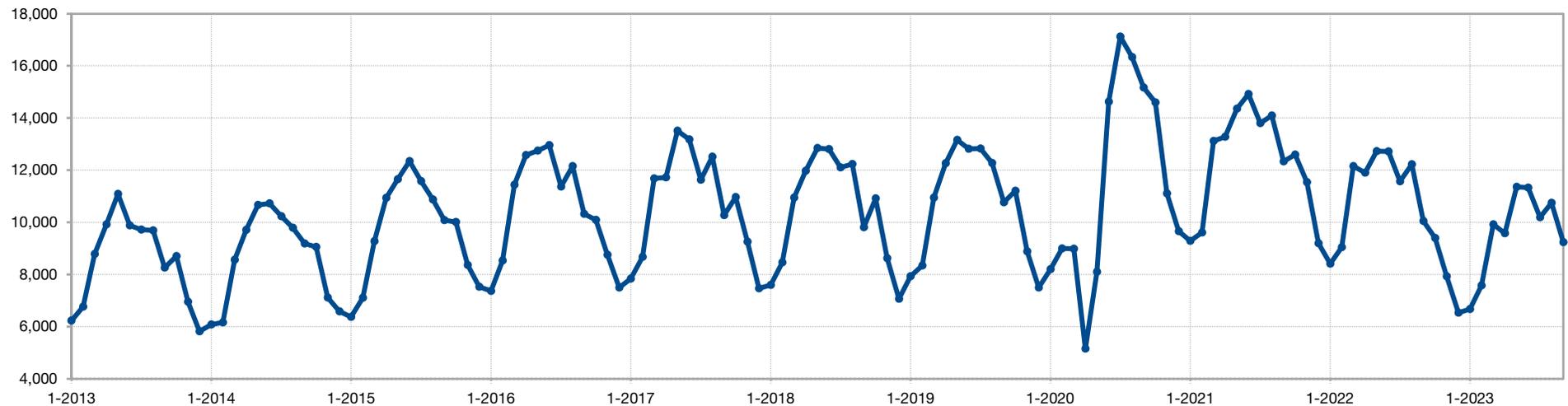


## Year to Date



	Pending Sales	Prior Year	Percent Change
October 2022	9,397	12,595	-25.4%
November 2022	7,930	11,538	-31.3%
December 2022	6,526	9,195	-29.0%
January 2023	6,669	8,404	-20.6%
February 2023	7,573	9,047	-16.3%
March 2023	9,912	12,149	-18.4%
April 2023	9,572	11,898	-19.5%
May 2023	11,359	12,719	-10.7%
June 2023	11,322	12,713	-10.9%
July 2023	10,186	11,564	-11.9%
August 2023	10,740	12,217	-12.1%
<b>September 2023</b>	<b>9,232</b>	<b>10,049</b>	<b>-8.1%</b>
12-Month Avg	9,202	11,174	-17.6%

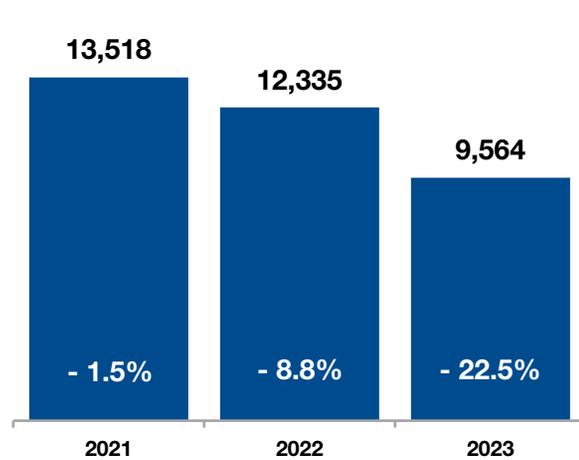
## Historical Pending Sales by Month



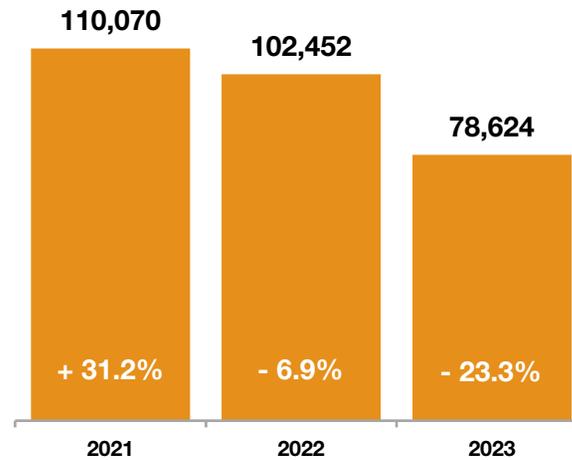
# Closed Sales

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

## September

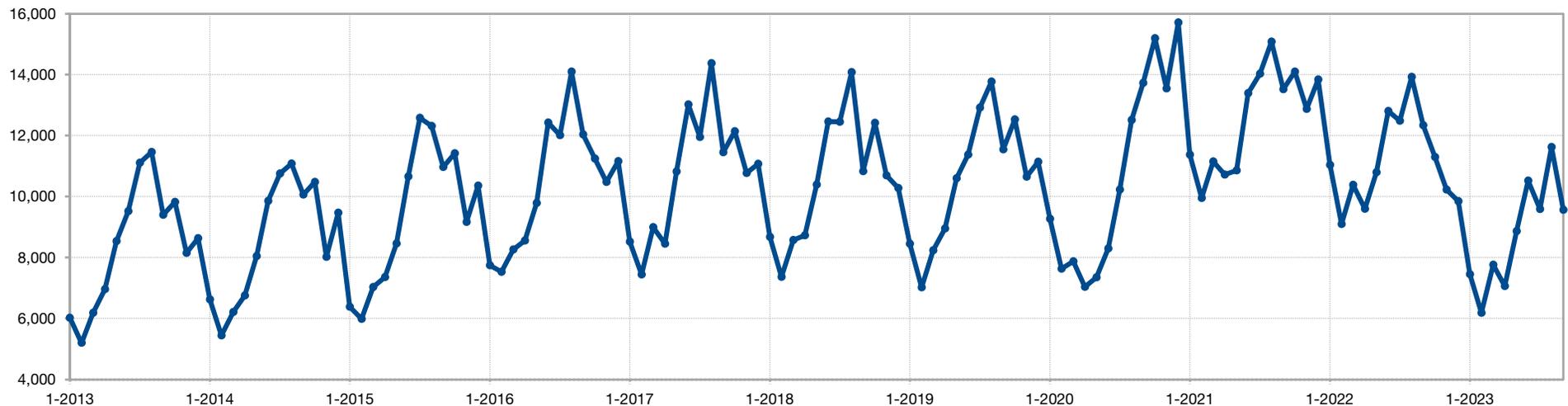


## Year to Date



	Closed Sales	Prior Year	Percent Change
October 2022	11,297	14,100	-19.9%
November 2022	10,223	12,869	-20.6%
December 2022	9,849	13,841	-28.8%
January 2023	7,453	11,037	-32.5%
February 2023	6,181	9,098	-32.1%
March 2023	7,762	10,384	-25.3%
April 2023	7,063	9,594	-26.4%
May 2023	8,864	10,793	-17.9%
June 2023	10,523	12,802	-17.8%
July 2023	9,592	12,487	-23.2%
August 2023	11,622	13,922	-16.5%
<b>September 2023</b>	<b>9,564</b>	<b>12,335</b>	<b>-22.5%</b>
12-Month Avg	9,166	11,939	-23.2%

## Historical Closed Sales by Month

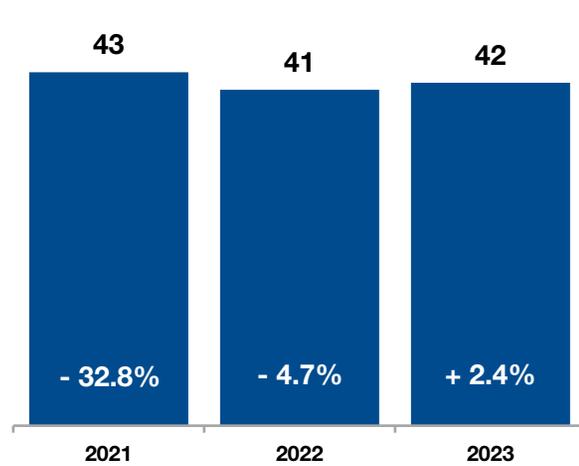


# Days on Market

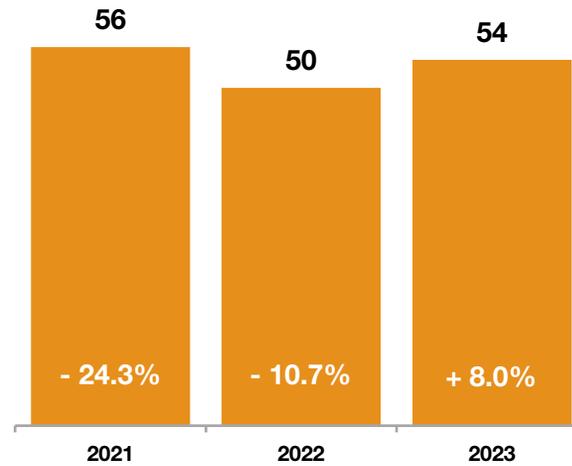
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



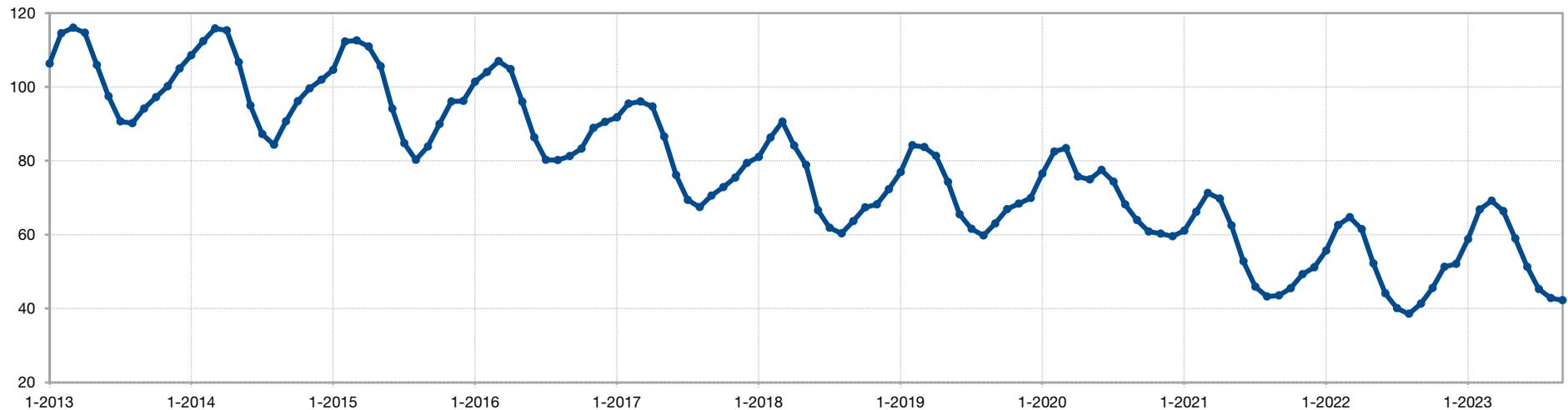
## Year to Date



Days on Market		Prior Year	Percent Change
October 2022	46	45	+2.2%
November 2022	51	49	+4.1%
December 2022	52	51	+2.0%
January 2023	59	56	+5.4%
February 2023	67	63	+6.3%
March 2023	69	65	+6.2%
April 2023	66	61	+8.2%
May 2023	59	52	+13.5%
June 2023	51	44	+15.9%
July 2023	45	40	+12.5%
August 2023	43	39	+10.3%
<b>September 2023</b>	<b>42</b>	<b>41</b>	<b>+2.4%</b>
12-Month Avg*	53	50	+6.0%

\* Average Days on Market of all properties from October 2022 through September 2023. This is not the average of the individual figures above.

## Historical Days on Market by Month

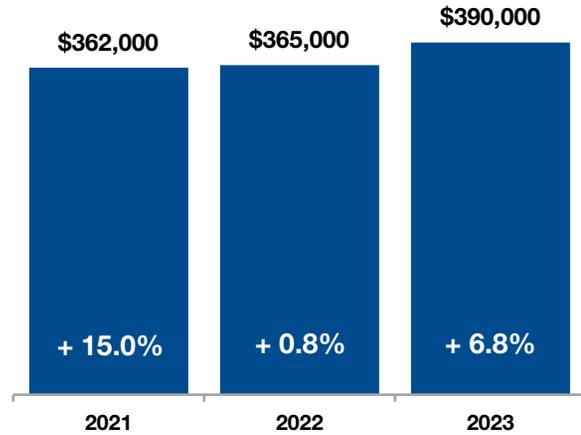


# Median Sales Price

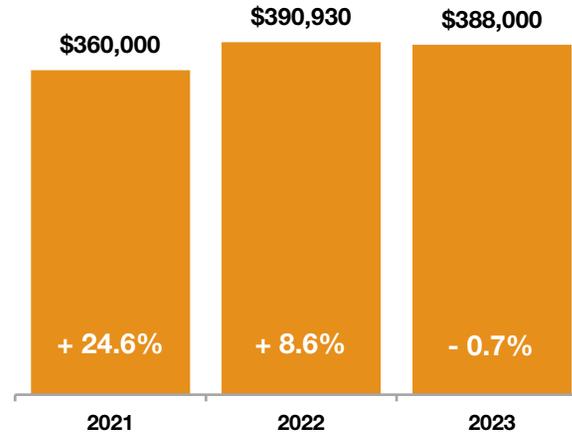
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
October 2022	\$359,000	\$360,000	-0.3%
November 2022	\$360,468	\$357,000	+1.0%
December 2022	\$345,500	\$365,000	-5.3%
January 2023	\$365,000	\$380,000	-3.9%
February 2023	\$360,000	\$390,000	-7.7%
March 2023	\$361,930	\$390,000	-7.2%
April 2023	\$375,000	\$389,950	-3.8%
May 2023	\$385,000	\$400,000	-3.8%
June 2023	\$410,000	\$412,500	-0.6%
July 2023	\$399,900	\$408,000	-2.0%
August 2023	\$406,500	\$392,120	+3.7%
<b>September 2023</b>	<b>\$390,000</b>	<b>\$365,000</b>	<b>+6.8%</b>
12-Month Med*	\$379,250	\$381,000	-0.5%

\* Median Sales Price of all properties from October 2022 through September 2023. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

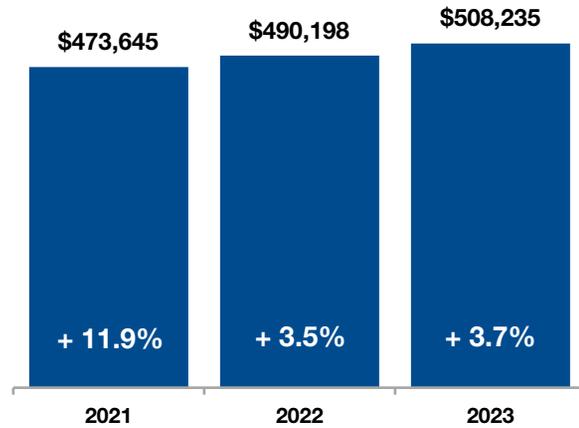


# Average Sales Price

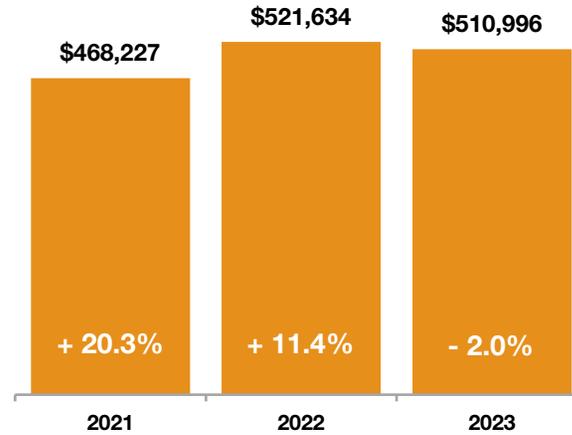
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
October 2022	\$472,606	\$473,575	-0.2%
November 2022	\$481,621	\$477,051	+1.0%
December 2022	\$460,522	\$476,956	-3.4%
January 2023	\$490,962	\$497,410	-1.3%
February 2023	\$488,258	\$508,671	-4.0%
March 2023	\$482,824	\$517,597	-6.7%
April 2023	\$502,277	\$530,592	-5.3%
May 2023	\$515,546	\$537,057	-4.0%
June 2023	\$529,023	\$548,940	-3.6%
July 2023	\$523,881	\$537,801	-2.6%
August 2023	\$531,864	\$522,432	+1.8%
<b>September 2023</b>	<b>\$508,235</b>	<b>\$490,198</b>	<b>+3.7%</b>
12-Month Avg*	\$499,798	\$508,581	-1.7%

\* Avg. Sales Price of all properties from October 2022 through September 2023. This is not the average of the individual figures above.

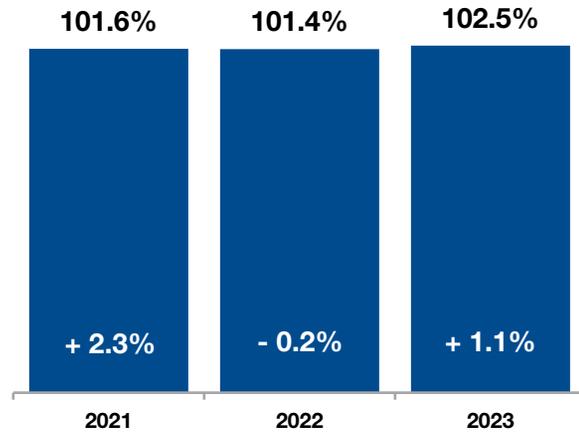
## Historical Average Sales Price by Month



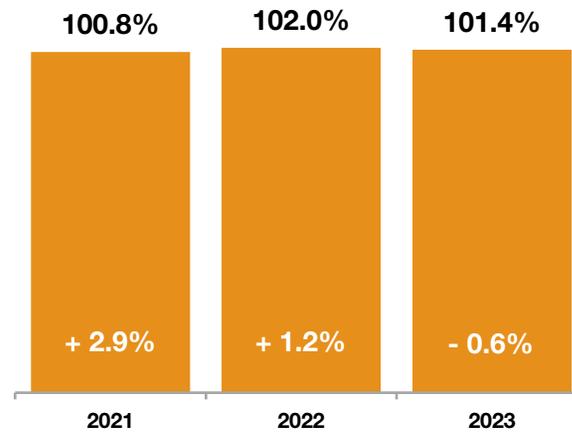
# Percent of List Price Received

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.

## September



## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
October 2022	100.6%	101.1%	-0.5%
November 2022	100.0%	100.8%	-0.8%
December 2022	99.5%	100.5%	-1.0%
January 2023	98.8%	100.2%	-1.4%
February 2023	98.6%	100.0%	-1.4%
March 2023	99.3%	100.5%	-1.2%
April 2023	100.2%	101.7%	-1.5%
May 2023	101.6%	103.1%	-1.5%
June 2023	102.8%	103.9%	-1.1%
July 2023	103.3%	103.6%	-0.3%
August 2023	102.9%	102.7%	+0.2%
<b>September 2023</b>	<b>102.5%</b>	<b>101.4%</b>	<b>+1.1%</b>
12-Month Avg*	101.0%	101.7%	-0.7%

\* Average Pct. of List Price Received for all properties from October 2022 through September 2023. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

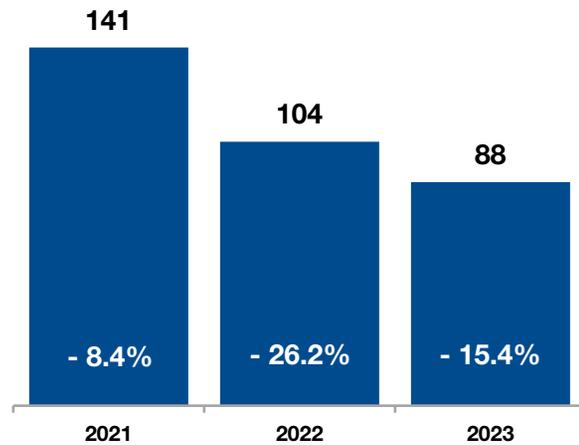


# Housing Affordability Index

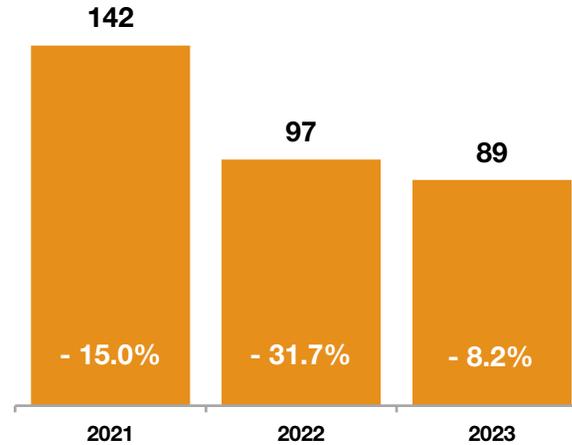
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

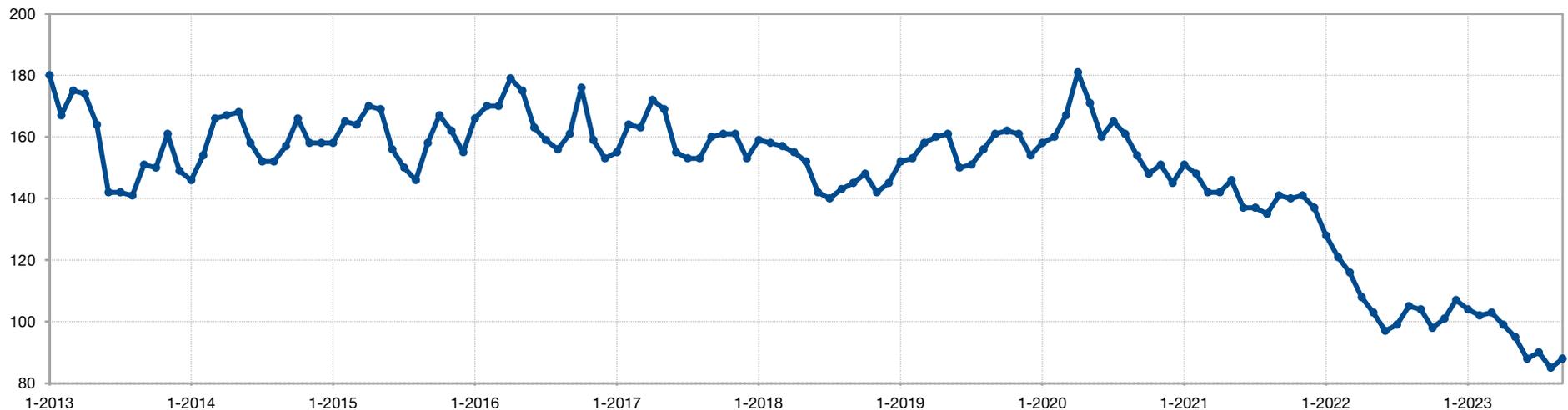


## Year to Date



	Affordability Index	Prior Year	Percent Change
October 2022	98	140	-30.0%
November 2022	101	141	-28.4%
December 2022	107	137	-21.9%
January 2023	104	128	-18.8%
February 2023	102	121	-15.7%
March 2023	103	116	-11.2%
April 2023	99	108	-8.3%
May 2023	95	103	-7.8%
June 2023	88	97	-9.3%
July 2023	90	99	-9.1%
August 2023	85	105	-19.0%
<b>September 2023</b>	<b>88</b>	<b>104</b>	<b>-15.4%</b>
12-Month Avg	97	117	-17.1%

## Historical Housing Affordability Index by Month



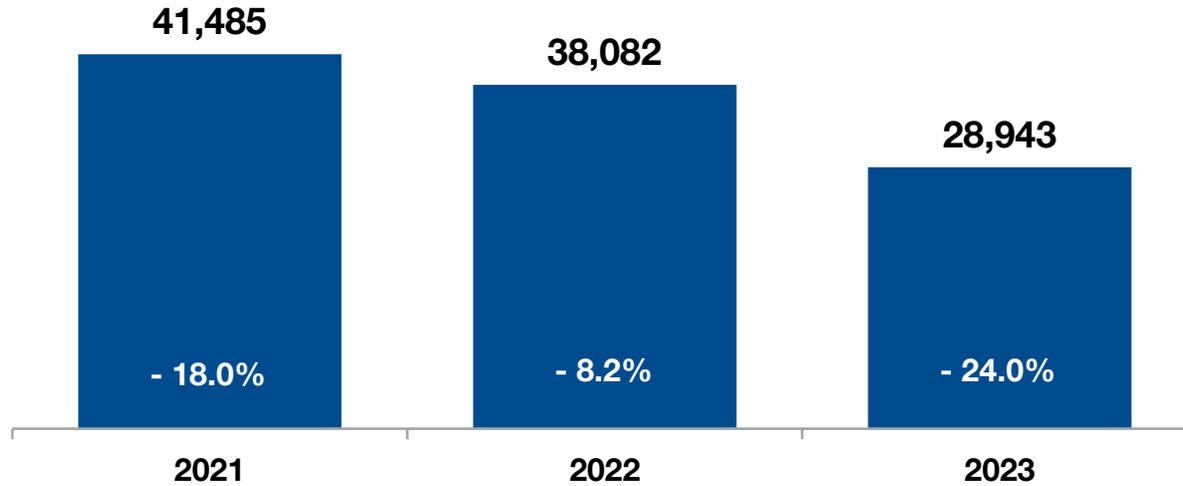
# Inventory of Homes for Sale

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



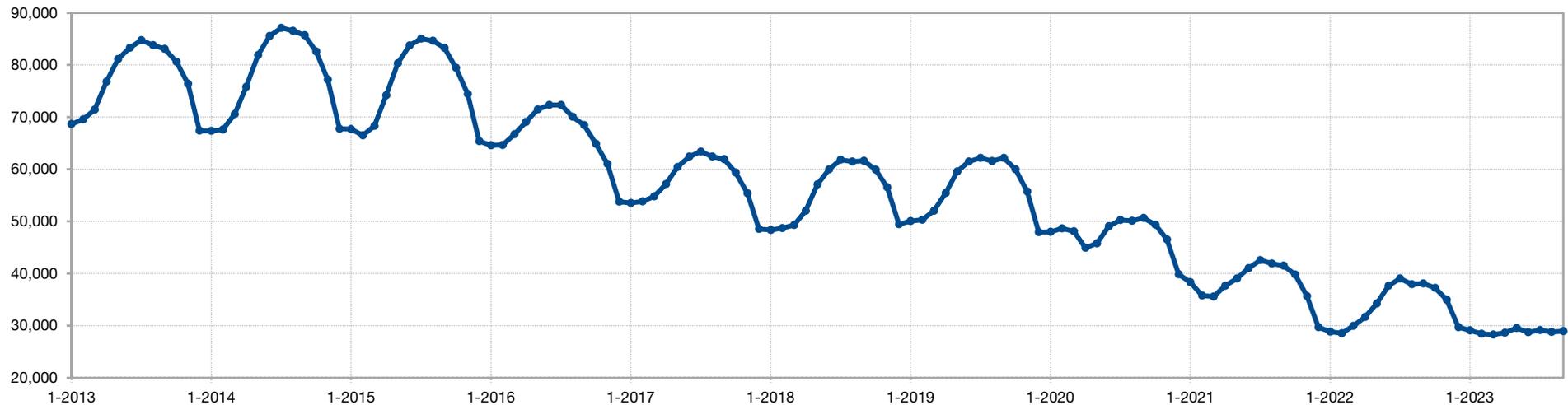
New York State Association of REALTORS®, Inc.

## September



Homes for Sale		Prior Year	Percent Change
October 2022	37,237	39,785	-6.4%
November 2022	34,955	35,639	-1.9%
December 2022	29,692	29,660	+0.1%
January 2023	29,084	28,801	+1.0%
February 2023	28,403	28,506	-0.4%
March 2023	28,268	29,920	-5.5%
April 2023	28,608	31,626	-9.5%
May 2023	29,510	34,222	-13.8%
June 2023	28,727	37,626	-23.7%
July 2023	29,122	39,038	-25.4%
August 2023	28,777	37,906	-24.1%
<b>September 2023</b>	<b>28,943</b>	<b>38,082</b>	<b>-24.0%</b>
12-Month Avg	30,111	34,234	-12.0%

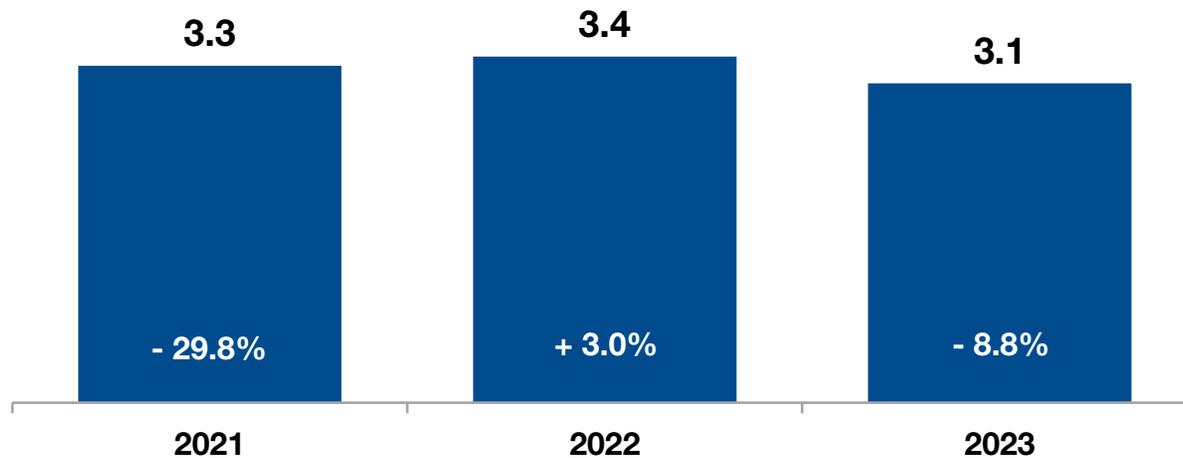
## Historical Inventory of Homes for Sale by Month



# 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.

## September



Months Supply		Prior Year	Percent Change
October 2022	3.4	3.2	+6.3%
November 2022	3.3	2.9	+13.8%
December 2022	2.9	2.4	+20.8%
January 2023	2.8	2.3	+21.7%
February 2023	2.8	2.3	+21.7%
March 2023	2.8	2.5	+12.0%
April 2023	2.9	2.6	+11.5%
May 2023	3.1	2.9	+6.9%
June 2023	3.0	3.2	-6.3%
July 2023	3.1	3.4	-8.8%
August 2023	3.1	3.3	-6.1%
<b>September 2023</b>	<b>3.1</b>	<b>3.4</b>	<b>-8.8%</b>
12-Month Avg	3.0	2.9	+3.4%

## 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		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	40	33	-17.5%	39	28	-28.2%	\$126,450	\$160,278	+26.8%	82	83	+1.2%	2.8	3.2	+14.3%
<b>Bronx</b>	219	161	-26.5%	142	104	-26.8%	\$457,000	\$372,000	-18.6%	1,099	721	-34.4%	7.8	5.6	-28.2%
<b>Broome</b>	169	186	+10.1%	180	137	-23.9%	\$155,000	\$180,000	+16.1%	377	275	-27.1%	2.5	2.1	-16.0%
<b>Cattaraugus</b>	91	76	-16.5%	81	60	-25.9%	\$150,000	\$142,750	-4.8%	182	181	-0.5%	2.9	3.3	+13.8%
<b>Cayuga</b>	67	68	+1.5%	60	56	-6.7%	\$187,500	\$193,500	+3.2%	146	127	-13.0%	2.7	2.7	0.0%
<b>Chautauqua</b>	124	118	-4.8%	162	124	-23.5%	\$152,000	\$173,450	+14.1%	246	210	-14.6%	2.2	2.3	+4.5%
<b>Chemung</b>	81	75	-7.4%	81	58	-28.4%	\$141,300	\$156,250	+10.6%	193	134	-30.6%	2.6	2.1	-19.2%
<b>Chenango</b>	60	59	-1.7%	27	35	+29.6%	\$180,000	\$151,250	-16.0%	186	151	-18.8%	5.2	4.5	-13.5%
<b>Clinton</b>	64	62	-3.1%	60	56	-6.7%	\$179,950	\$220,500	+22.5%	183	137	-25.1%	3.6	3.0	-16.7%
<b>Columbia</b>	100	94	-6.0%	54	46	-14.8%	\$462,500	\$438,750	-5.1%	401	363	-9.5%	6.9	7.1	+2.9%
<b>Cortland</b>	31	37	+19.4%	40	22	-45.0%	\$192,450	\$179,000	-7.0%	63	63	0.0%	1.9	2.5	+31.6%
<b>Delaware</b>	54	58	+7.4%	61	35	-42.6%	\$235,000	\$320,000	+36.2%	306	276	-9.8%	5.8	6.6	+13.8%
<b>Dutchess</b>	359	297	-17.3%	270	225	-16.7%	\$400,000	\$425,000	+6.3%	1,052	766	-27.2%	4.2	3.5	-16.7%
<b>Erie</b>	801	850	+6.1%	891	682	-23.5%	\$242,000	\$280,750	+16.0%	965	956	-0.9%	1.4	1.6	+14.3%
<b>Essex</b>	53	70	+32.1%	53	51	-3.8%	\$271,250	\$361,810	+33.4%	229	221	-3.5%	5.2	5.5	+5.8%
<b>Franklin</b>	32	33	+3.1%	46	35	-23.9%	\$165,000	\$165,000	0.0%	187	149	-20.3%	6.0	5.2	-13.3%
<b>Fulton*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Genesee</b>	49	59	+20.4%	48	34	-29.2%	\$169,500	\$225,000	+32.7%	64	54	-15.6%	1.5	1.6	+6.7%
<b>Greene</b>	93	117	+25.8%	60	48	-20.0%	\$309,250	\$306,650	-0.8%	471	385	-18.3%	7.2	7.5	+4.2%
<b>Hamilton</b>	12	12	0.0%	12	7	-41.7%	\$396,500	\$240,000	-39.5%	51	44	-13.7%	6.7	4.9	-26.9%
<b>Herkimer</b>	59	61	+3.4%	45	32	-28.9%	\$178,000	\$151,250	-15.0%	154	159	+3.2%	3.8	4.3	+13.2%

# Activity by County (continued)

Key metrics by report month for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
<b>Jefferson</b>	134	121	-9.7%	149	121	-18.8%	\$206,000	\$194,950	-5.4%	339	375	+10.6%	2.9	4.2	+44.8%
<b>Kings</b>	283	214	-24.4%	179	143	-20.1%	\$655,000	\$625,000	-4.6%	1,650	1,460	-11.5%	8.9	10.3	+15.7%
<b>Lewis</b>	26	19	-26.9%	28	9	-67.9%	\$159,800	\$189,900	+18.8%	78	89	+14.1%	4.1	6.2	+51.2%
<b>Livingston</b>	58	42	-27.6%	43	52	+20.9%	\$190,000	\$183,500	-3.4%	74	54	-27.0%	1.8	1.3	-27.8%
<b>Madison</b>	53	49	-7.5%	65	49	-24.6%	\$225,000	\$225,000	0.0%	118	128	+8.5%	2.3	3.0	+30.4%
<b>Monroe</b>	772	755	-2.2%	830	682	-17.8%	\$215,000	\$250,000	+16.3%	581	542	-6.7%	0.9	0.9	0.0%
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	1,195	1,000	-16.3%	1,053	890	-15.5%	\$689,500	\$735,000	+6.6%	3,290	2,270	-31.0%	3.0	2.6	-13.3%
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	215	199	-7.4%	214	188	-12.1%	\$190,000	\$210,000	+10.5%	332	243	-26.8%	1.9	1.5	-21.1%
<b>Oneida</b>	216	189	-12.5%	169	137	-18.9%	\$192,000	\$205,000	+6.8%	403	423	+5.0%	2.6	3.4	+30.8%
<b>Onondaga</b>	465	424	-8.8%	499	391	-21.6%	\$210,000	\$244,000	+16.2%	550	590	+7.3%	1.4	1.8	+28.6%
<b>Ontario</b>	140	129	-7.9%	129	93	-27.9%	\$255,000	\$252,000	-1.2%	185	179	-3.2%	1.7	2.1	+23.5%
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans</b>	40	45	+12.5%	38	29	-23.7%	\$133,500	\$130,000	-2.6%	73	52	-28.8%	2.3	1.9	-17.4%
<b>Oswego</b>	111	91	-18.0%	118	95	-19.5%	\$150,525	\$180,100	+19.6%	174	180	+3.4%	1.9	2.4	+26.3%
<b>Otsego</b>	55	53	-3.6%	72	42	-41.7%	\$217,750	\$176,000	-19.2%	208	176	-15.4%	4.2	4.7	+11.9%
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,114	962	-13.6%	685	555	-19.0%	\$600,000	\$585,000	-2.5%	4,479	3,830	-14.5%	6.3	6.4	+1.6%
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	453	318	-29.8%	326	237	-27.3%	\$678,750	\$675,000	-0.6%	1,723	1,008	-41.5%	4.8	3.8	-20.8%
<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		
	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -	9-2022	9-2023	+ / -
<b>St Lawrence</b>	91	91	<b>0.0%</b>	113	72	<b>-36.3%</b>	\$143,750	\$137,250	<b>-4.5%</b>	382	361	<b>-5.5%</b>	5.1	5.4	<b>+5.9%</b>
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	13	15	<b>+15.4%</b>	19	16	<b>-15.8%</b>	\$227,500	\$327,750	<b>+44.1%</b>	31	38	<b>+22.6%</b>	2.0	3.4	<b>+70.0%</b>
<b>Seneca</b>	26	35	<b>+34.6%</b>	30	21	<b>-30.0%</b>	\$175,000	\$160,000	<b>-8.6%</b>	37	61	<b>+64.9%</b>	1.6	3.5	<b>+118.8%</b>
<b>Steuben</b>	97	94	<b>-3.1%</b>	72	55	<b>-23.6%</b>	\$163,200	\$172,000	<b>+5.4%</b>	216	184	<b>-14.8%</b>	3.0	2.8	<b>-6.7%</b>
<b>Suffolk</b>	1,524	1,358	<b>-10.9%</b>	1,371	1,124	<b>-18.0%</b>	\$550,000	\$595,000	<b>+8.2%</b>	3,927	2,731	<b>-30.5%</b>	2.9	2.5	<b>-13.8%</b>
<b>Sullivan</b>	131	142	<b>+8.4%</b>	108	75	<b>-30.6%</b>	\$279,000	\$310,000	<b>+11.1%</b>	563	456	<b>-19.0%</b>	5.7	6.2	<b>+8.8%</b>
<b>Tioga</b>	42	38	<b>-9.5%</b>	43	27	<b>-37.2%</b>	\$185,000	\$205,205	<b>+10.9%</b>	99	75	<b>-24.2%</b>	2.9	2.5	<b>-13.8%</b>
<b>Tompkins</b>	70	72	<b>+2.9%</b>	85	56	<b>-34.1%</b>	\$328,000	\$334,750	<b>+2.1%</b>	108	94	<b>-13.0%</b>	1.7	1.7	<b>0.0%</b>
<b>Ulster</b>	246	210	<b>-14.6%</b>	174	134	<b>-23.0%</b>	\$391,200	\$437,000	<b>+11.7%</b>	800	638	<b>-20.3%</b>	4.9	4.7	<b>-4.1%</b>
<b>Warren</b>	97	76	<b>-21.6%</b>	103	68	<b>-34.0%</b>	\$292,500	\$361,250	<b>+23.5%</b>	200	166	<b>-17.0%</b>	2.9	2.9	<b>0.0%</b>
<b>Washington*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wayne</b>	81	85	<b>+4.9%</b>	113	70	<b>-38.1%</b>	\$182,650	\$217,000	<b>+18.8%</b>	83	87	<b>+4.8%</b>	1.1	1.4	<b>+27.3%</b>
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming</b>	23	31	<b>+34.8%</b>	26	40	<b>+53.8%</b>	\$161,000	\$155,000	<b>-3.7%</b>	49	39	<b>-20.4%</b>	1.9	1.6	<b>-15.8%</b>
<b>Yates</b>	25	18	<b>-28.0%</b>	23	23	<b>0.0%</b>	\$255,000	\$227,000	<b>-11.0%</b>	45	35	<b>-22.2%</b>	2.4	2.0	<b>-16.7%</b>
<b>New York State</b>	14,017	12,592	<b>-10.2%</b>	12,335	9,564	<b>-22.5%</b>	\$365,000	\$390,000	<b>+6.8%</b>	38,082	28,943	<b>-24.0%</b>	3.4	3.1	<b>-8.8%</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