



New York State Association of REALTORS®, Inc.

# Monthly Indicators

## November 2019

In November, the Federal Reserve reduced its benchmark rate for the third time this year. This action was widely anticipated by the market. Mortgage rates have remained steady this month and are still down more than 1 percent from last year at this time. Residential new construction activity continues to rise nationally. The U.S. Commerce Department reports that new housing permits rose 5% in October to a new 12-year high of 1.46 million units.

New Listings were down 7.9 percent to 11,484. Pending Sales increased 1.9 percent to 9,329. Inventory shrank 6.3 percent to 64,221 units.

Prices moved higher as the Median Sales Price was up 3.7 percent to \$280,000. Days on Market increased 2.9 percent to 71 days. Months Supply of Inventory was down 8.1 percent to 5.7 months.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

## Activity Snapshot

**- 6.0%**      **+ 3.7%**      **- 6.3%**

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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		12,464	<b>11,484</b>	- 7.9%	196,482	<b>197,965</b>	+ 0.8%
<b>Pending Sales</b>		9,153	<b>9,329</b>	+ 1.9%	124,972	<b>128,292</b>	+ 2.7%
<b>Closed Sales</b>		11,190	<b>10,522</b>	- 6.0%	122,329	<b>119,824</b>	- 2.0%
<b>Days on Market</b>		69	<b>71</b>	+ 2.9%	73	<b>71</b>	- 2.7%
<b>Median Sales Price</b>		\$270,000	<b>\$280,000</b>	+ 3.7%	\$265,000	<b>\$280,000</b>	+ 5.7%
<b>Avg. Sales Price</b>		\$357,858	<b>\$368,650</b>	+ 3.0%	\$362,572	<b>\$370,382</b>	+ 2.2%
<b>Pct. of List Price Received</b>		97.0%	<b>97.0%</b>	0.0%	97.4%	<b>97.4%</b>	0.0%
<b>Affordability Index</b>		115	<b>121</b>	+ 5.2%	118	<b>121</b>	+ 2.5%
<b>Homes for Sale</b>		68,555	<b>64,221</b>	- 6.3%	--	<b>--</b>	--
<b>Months Supply</b>		6.2	<b>5.7</b>	- 8.1%	--	<b>--</b>	--

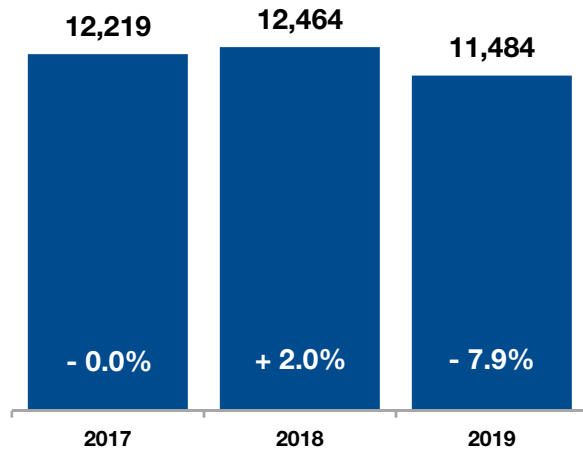
# New Listings

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

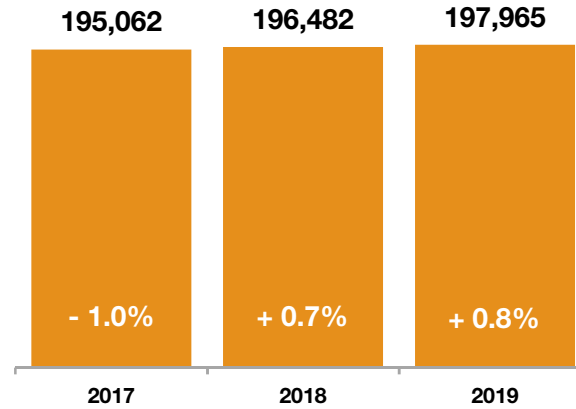


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## November

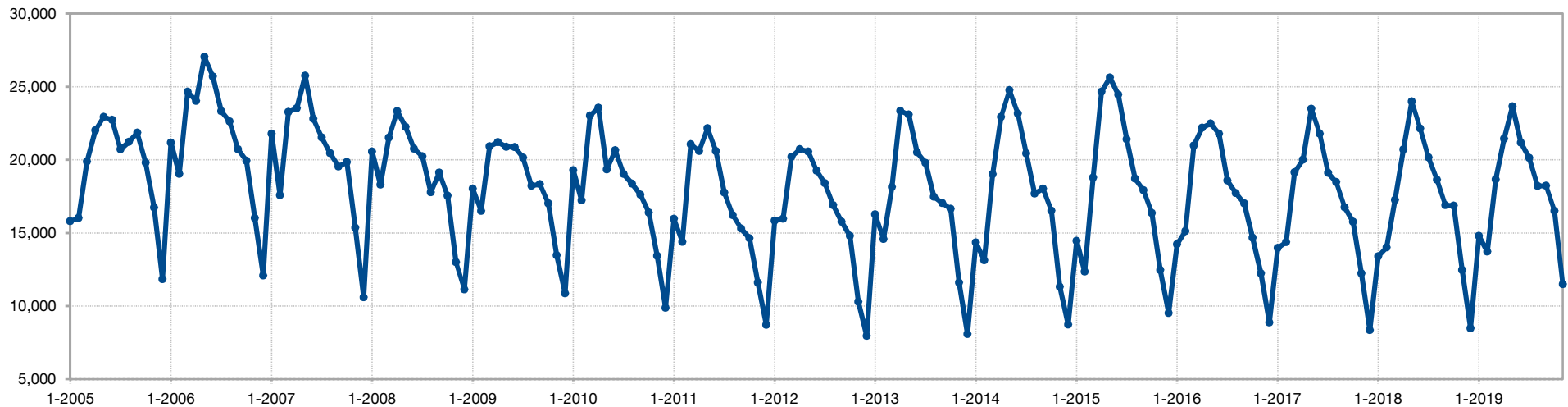


## Year to Date



	New Listings	Prior Year	Percent Change
December 2018	8,474	8,344	+1.6%
January 2019	14,796	13,392	+10.5%
February 2019	13,719	14,004	-2.0%
March 2019	18,648	17,248	+8.1%
April 2019	21,445	20,699	+3.6%
May 2019	23,638	23,982	-1.4%
June 2019	21,177	22,134	-4.3%
July 2019	20,132	20,168	-0.2%
August 2019	18,206	18,641	-2.3%
September 2019	18,224	16,894	+7.9%
October 2019	16,496	16,856	-2.1%
<b>November 2019</b>	<b>11,484</b>	<b>12,464</b>	<b>-7.9%</b>
12-Month Avg	17,203	17,069	+0.8%

## Historical New Listings by Month

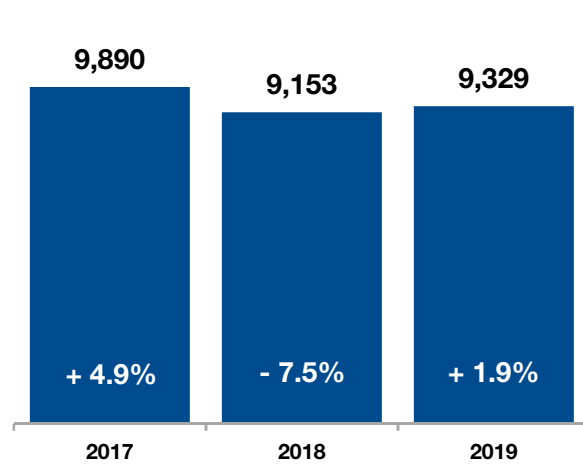


# Pending Sales

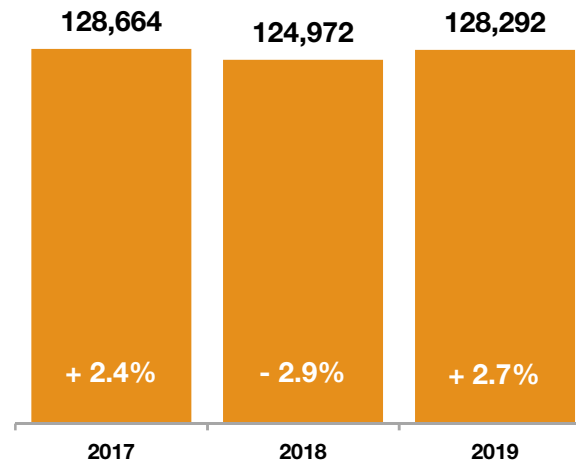
A count of the properties on which offers have been accepted in a given month.



## November

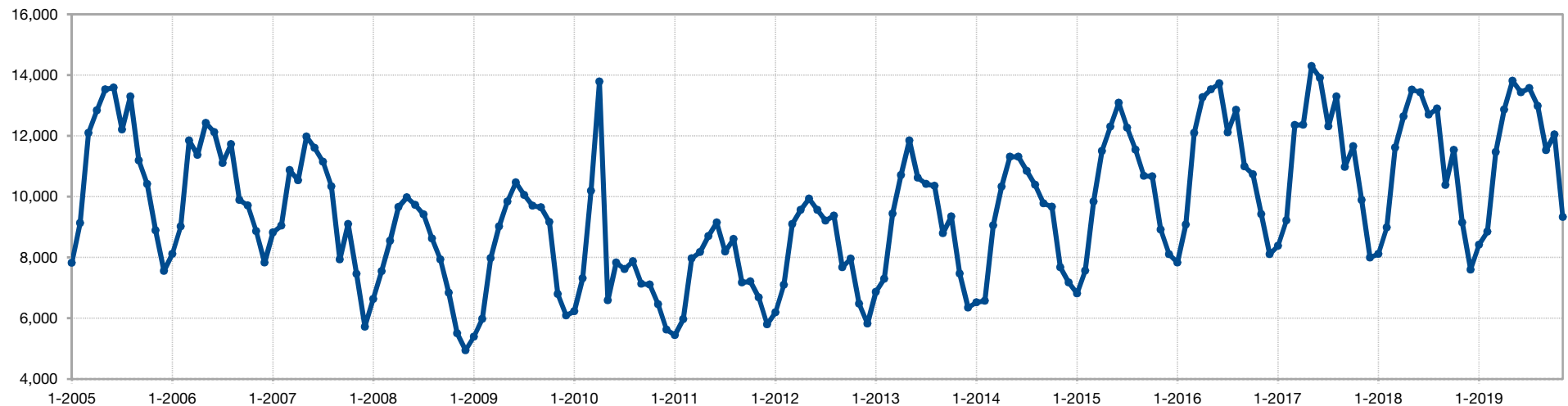


## Year to Date



	Pending Sales	Prior Year	Percent Change
December 2018	7,595	7,992	-5.0%
January 2019	8,414	8,111	+3.7%
February 2019	8,844	8,987	-1.6%
March 2019	11,467	11,610	-1.2%
April 2019	12,867	12,637	+1.8%
May 2019	13,811	13,520	+2.2%
June 2019	13,434	13,430	+0.0%
July 2019	13,567	12,702	+6.8%
August 2019	12,988	12,900	+0.7%
September 2019	11,527	10,382	+11.0%
October 2019	12,044	11,540	+4.4%
<b>November 2019</b>	<b>9,329</b>	<b>9,153</b>	<b>+1.9%</b>
12-Month Avg	11,324	11,080	+2.2%

## Historical Pending Sales by Month

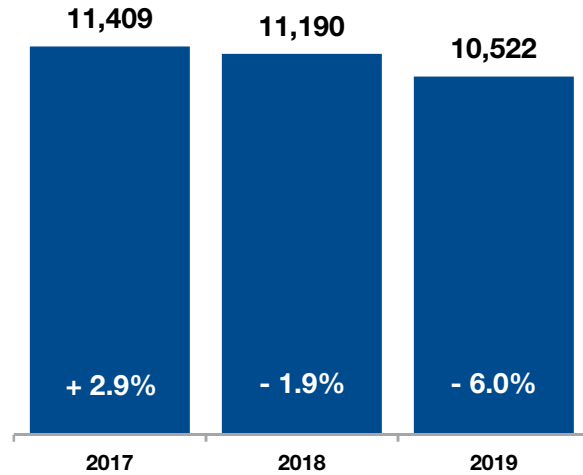


# Closed Sales

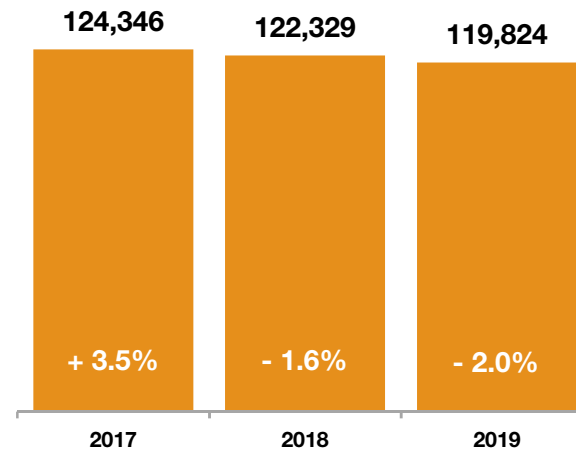
A count of the actual sales that closed in a given month.



## November

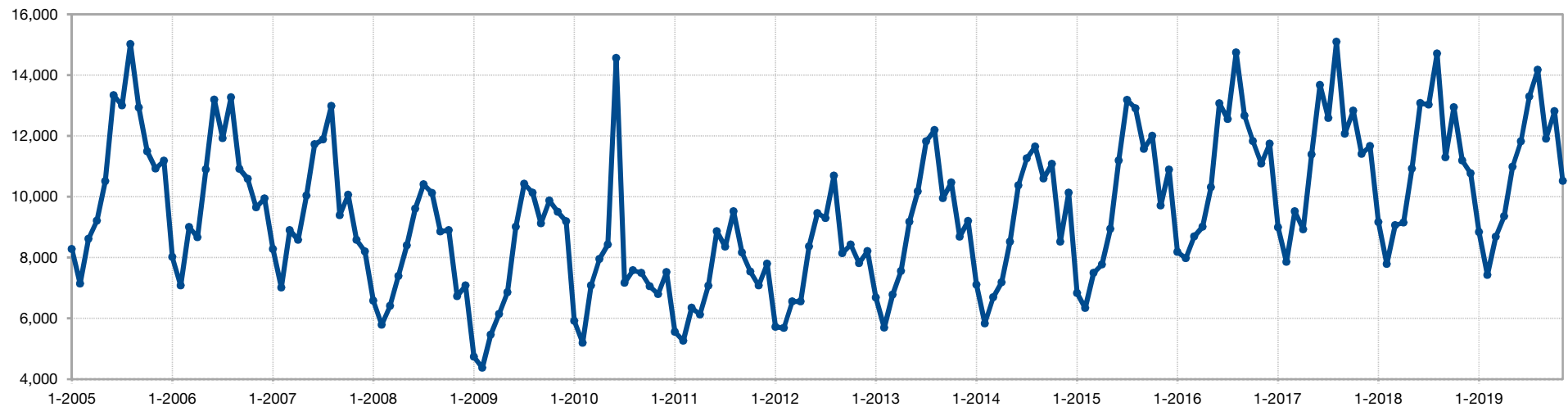


## Year to Date



	Closed Sales	Prior Year	Percent Change
December 2018	10,768	11,662	-7.7%
January 2019	8,838	9,169	-3.6%
February 2019	7,429	7,784	-4.6%
March 2019	8,687	9,062	-4.1%
April 2019	9,357	9,151	+2.3%
May 2019	10,984	10,925	+0.5%
June 2019	11,821	13,083	-9.6%
July 2019	13,294	13,028	+2.0%
August 2019	14,172	14,705	-3.6%
September 2019	11,905	11,291	+5.4%
October 2019	12,815	12,941	-1.0%
<b>November 2019</b>	<b>10,522</b>	<b>11,190</b>	<b>-6.0%</b>
12-Month Avg	10,883	11,166	-2.5%

## Historical Closed Sales by Month



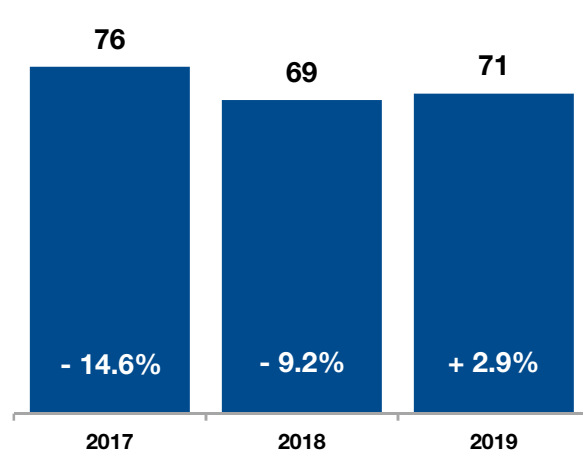
# Days on Market

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

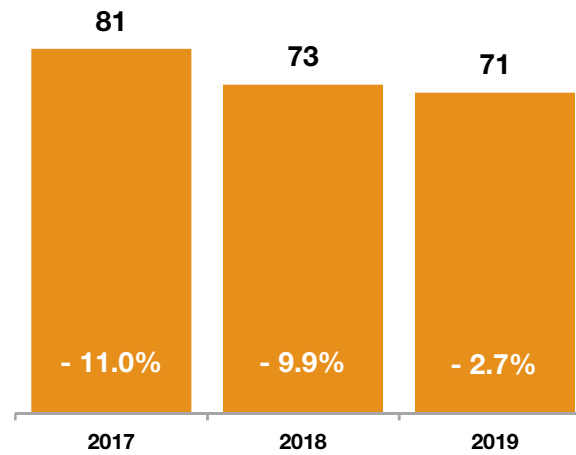


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## November



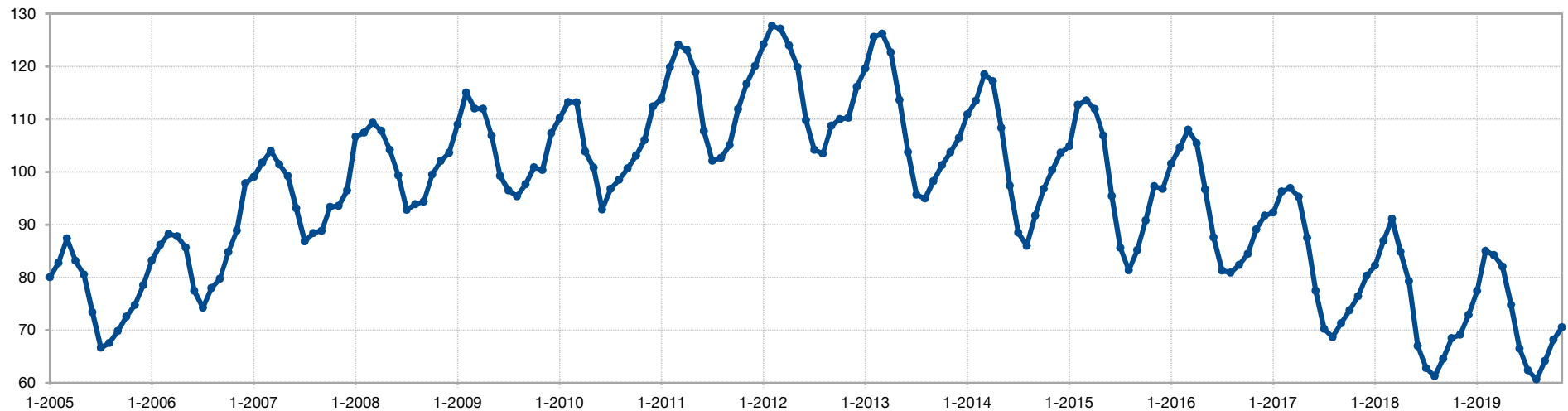
## Year to Date



Days on Market		Prior Year	Percent Change
December 2018	73	80	-8.8%
January 2019	77	82	-6.1%
February 2019	85	87	-2.3%
March 2019	84	91	-7.7%
April 2019	82	85	-3.5%
May 2019	75	79	-5.1%
June 2019	67	67	0.0%
July 2019	62	63	-1.6%
August 2019	61	61	0.0%
September 2019	64	65	-1.5%
October 2019	68	68	0.0%
<b>November 2019</b>	<b>71</b>	<b>69</b>	<b>+2.9%</b>
12-Month Avg*	71	73	-2.7%

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

## Historical Days on Market by Month

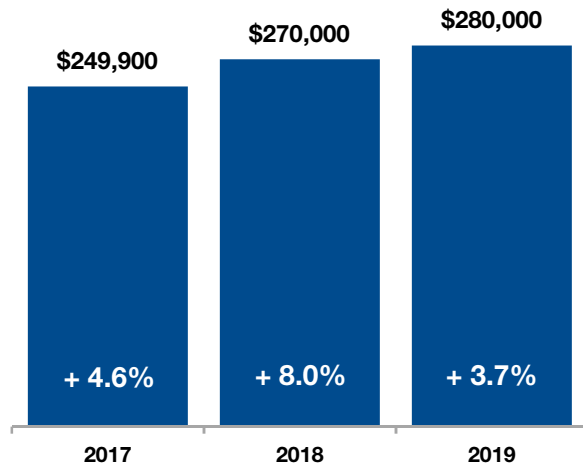


# Median Sales Price

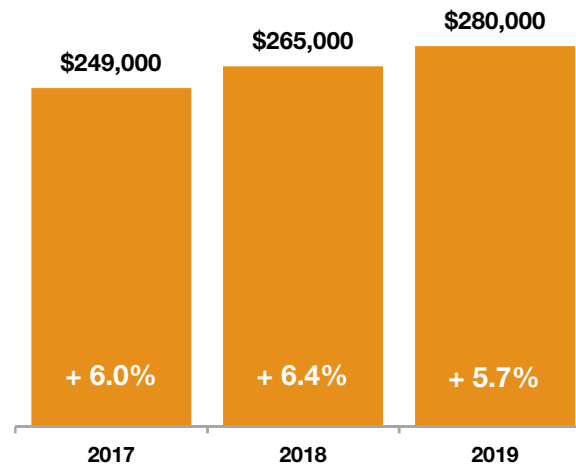
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## November



## Year to Date



	Median Sales Price	Prior Year	Percent Change
December 2018	\$270,000	\$257,000	+5.1%
January 2019	\$275,000	\$262,500	+4.8%
February 2019	\$275,000	\$255,000	+7.8%
March 2019	\$269,000	\$255,000	+5.5%
April 2019	\$269,000	\$255,000	+5.5%
May 2019	\$270,000	\$257,700	+4.8%
June 2019	\$292,500	\$275,000	+6.4%
July 2019	\$295,000	\$280,000	+5.4%
August 2019	\$290,000	\$275,000	+5.5%
September 2019	\$279,000	\$265,000	+5.3%
October 2019	\$277,000	\$259,900	+6.6%
<b>November 2019</b>	<b>\$280,000</b>	<b>\$270,000</b>	<b>+3.7%</b>
12-Month Med*	\$280,000	\$265,000	+5.7%

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

## Historical Median Sales Price by Month

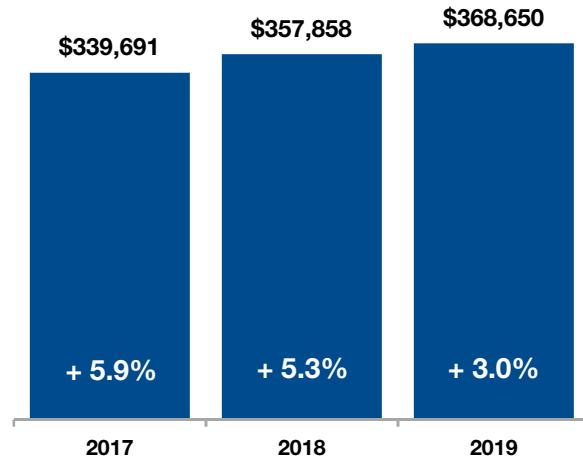


# Average Sales Price

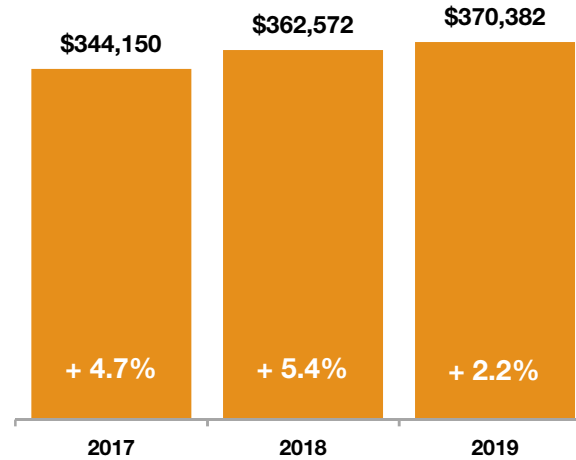
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
December 2018	\$362,916	\$353,990	+2.5%
January 2019	\$367,224	\$353,775	+3.8%
February 2019	\$358,359	\$355,175	+0.9%
March 2019	\$354,772	\$355,895	-0.3%
April 2019	\$351,940	\$351,532	+0.1%
May 2019	\$365,964	\$360,520	+1.5%
June 2019	\$384,479	\$376,310	+2.2%
July 2019	\$385,331	\$384,027	+0.3%
August 2019	\$385,650	\$373,296	+3.3%
September 2019	\$367,721	\$357,625	+2.8%
October 2019	\$365,870	\$348,205	+5.1%
<b>November 2019</b>	<b>\$368,650</b>	<b>\$357,858</b>	<b>+3.0%</b>
12-Month Avg*	\$369,766	\$361,825	+2.2%

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

## Historical Average Sales Price by Month



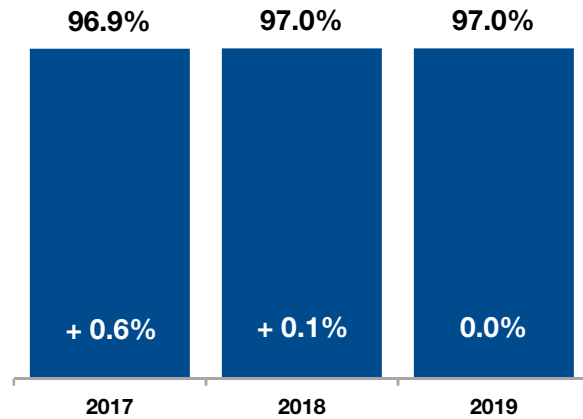


# Percent of List Price Received

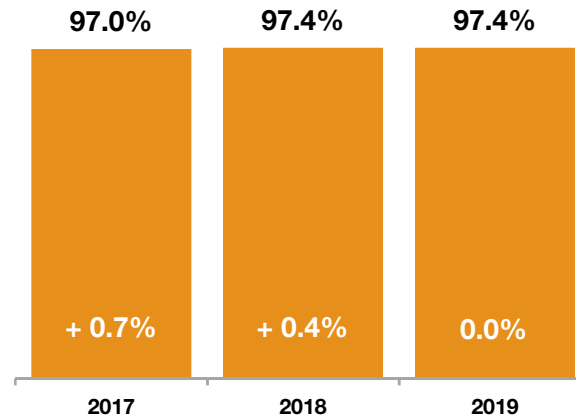
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November



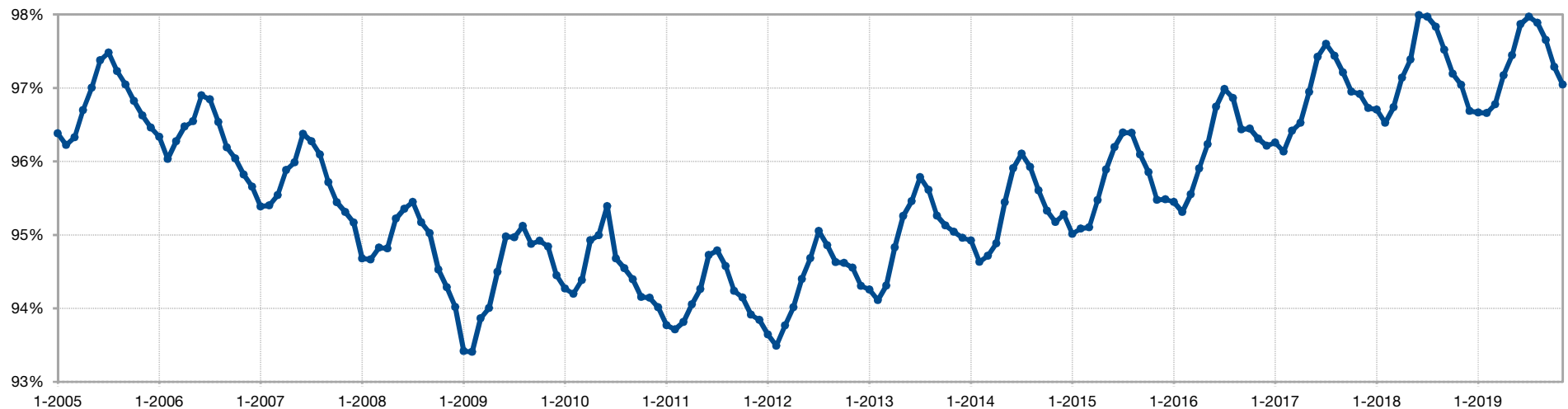
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
April 2019	97.2%	97.1%	+0.1%
May 2019	97.4%	97.4%	0.0%
June 2019	97.9%	98.0%	-0.1%
July 2019	98.0%	98.0%	0.0%
August 2019	97.9%	97.8%	+0.1%
September 2019	97.7%	97.5%	+0.2%
October 2019	97.3%	97.2%	+0.1%
<b>November 2019</b>	<b>97.0%</b>	<b>97.0%</b>	<b>0.0%</b>
12-Month Avg*	97.3%	97.3%	0.0%

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

## Historical Percent of List Price Received by Month

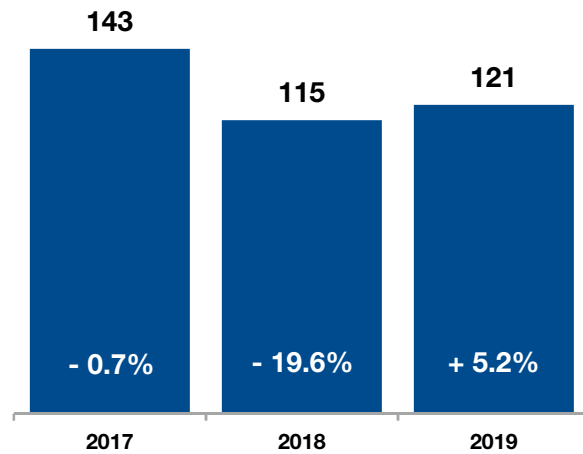


# Housing Affordability Index

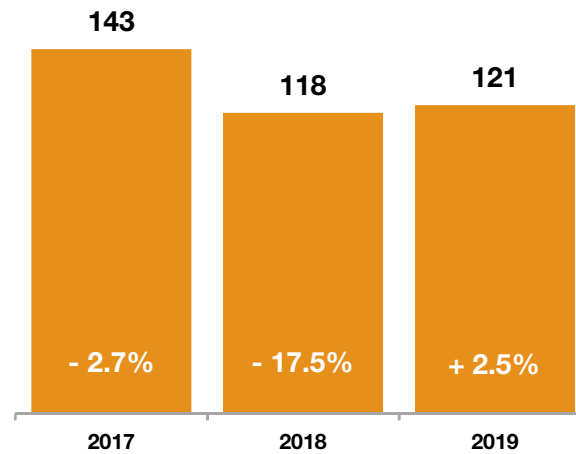
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## November



## Year to Date



Affordability Index		Prior Year	Percent Change
December 2018	125	137	-8.8%
January 2019	123	130	-5.4%
February 2019	123	134	-8.2%
March 2019	126	133	-5.3%
April 2019	126	131	-3.8%
May 2019	125	129	-3.1%
June 2019	115	122	-5.7%
July 2019	114	120	-5.0%
August 2019	116	122	-4.9%
September 2019	121	127	-4.7%
October 2019	122	117	+4.3%
<b>November 2019</b>	<b>121</b>	<b>115</b>	<b>+5.2%</b>
12-Month Avg	121	126	-4.0%

## Historical Housing Affordability Index by Month



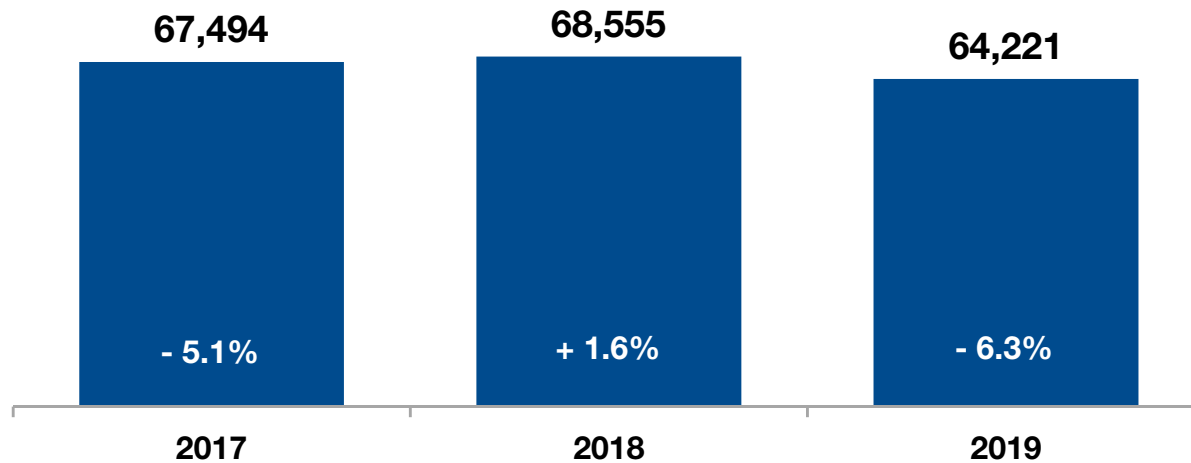
# Inventory of Homes for Sale

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



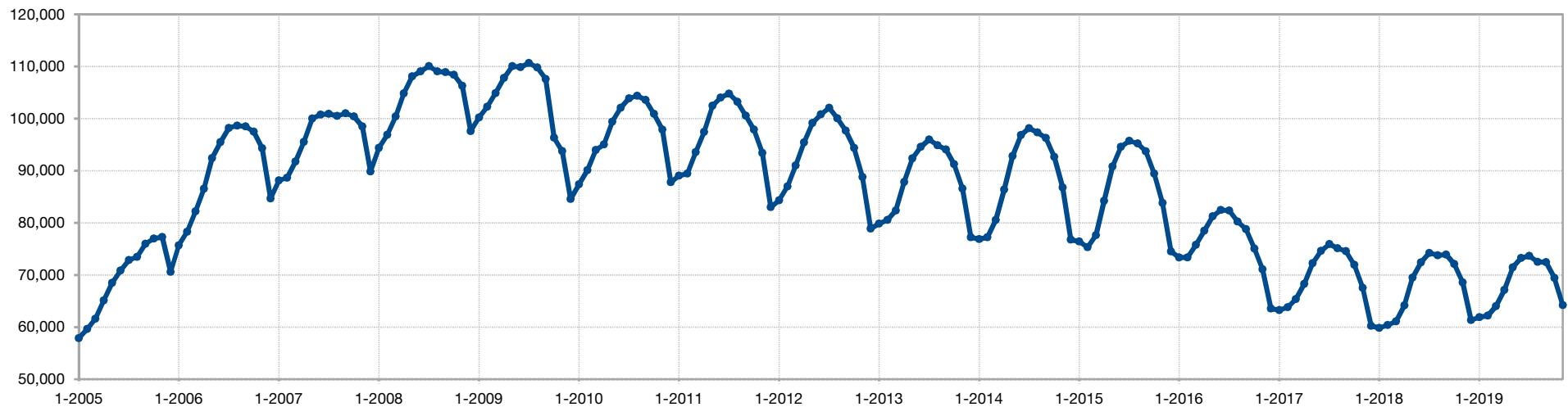
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## November



	Homes for Sale	Prior Year	Percent Change
December 2018	61,343	60,227	+1.9%
January 2019	61,906	59,840	+3.5%
February 2019	62,173	60,365	+3.0%
March 2019	63,979	61,065	+4.8%
April 2019	67,113	64,146	+4.6%
May 2019	71,433	69,485	+2.8%
June 2019	73,274	72,409	+1.2%
July 2019	73,649	74,214	-0.8%
August 2019	72,489	73,735	-1.7%
September 2019	72,425	73,927	-2.0%
October 2019	69,426	72,108	-3.7%
<b>November 2019</b>	<b>64,221</b>	<b>68,555</b>	<b>-6.3%</b>
12-Month Avg	67,786	67,506	+0.4%

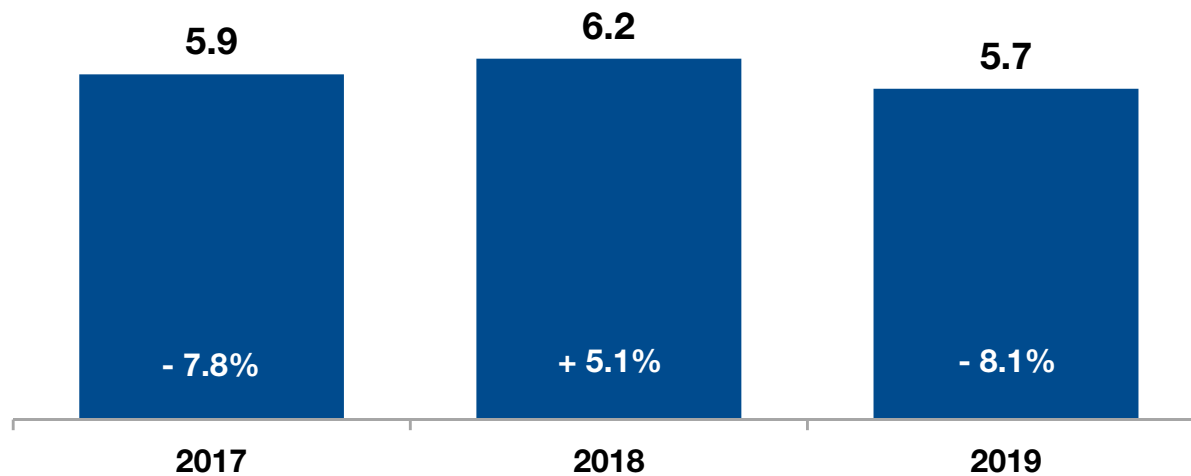
## Historical Inventory of Homes for Sale by Month



# 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.

## November



Months Supply		Prior Year	Percent Change
December 2018	5.6	5.3	+5.7%
January 2019	5.6	5.3	+5.7%
February 2019	5.6	5.3	+5.7%
March 2019	5.8	5.4	+7.4%
April 2019	6.1	5.7	+7.0%
May 2019	6.4	6.2	+3.2%
June 2019	6.6	6.5	+1.5%
July 2019	6.6	6.6	0.0%
August 2019	6.5	6.6	-1.5%
September 2019	6.4	6.6	-3.0%
October 2019	6.1	6.5	-6.2%
<b>November 2019</b>	<b>5.7</b>	<b>6.2</b>	<b>-8.1%</b>
12-Month Avg	6.1	6.0	+1.7%

## 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		
	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -
<b>Albany*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	31	25	-19.4%	36	33	-8.3%	\$63,750	\$120,450	+88.9%	222	171	-23.0%	7.1	5.5	-22.5%
<b>Bronx</b>	171	149	-12.9%	99	103	+4.0%	\$417,000	\$420,000	+0.7%	714	644	-9.8%	6.1	5.2	-14.8%
<b>Broome</b>	151	143	-5.3%	120	131	+9.2%	\$123,968	\$120,936	-2.4%	800	735	-8.1%	5.7	4.9	-14.0%
<b>Cattaraugus</b>	50	55	+10.0%	60	61	+1.7%	\$105,000	\$115,000	+9.5%	495	426	-13.9%	8.7	6.8	-21.8%
<b>Cayuga</b>	61	58	-4.9%	64	52	-18.8%	\$120,000	\$145,640	+21.4%	283	278	-1.8%	5.1	5.1	0.0%
<b>Chautauqua</b>	83	98	+18.1%	119	123	+3.4%	\$93,000	\$105,000	+12.9%	558	563	+0.9%	5.6	5.3	-5.4%
<b>Chemung</b>	64	75	+17.2%	74	73	-1.4%	\$100,000	\$115,500	+15.5%	342	299	-12.6%	4.6	3.9	-15.2%
<b>Chenango</b>	46	40	-13.0%	22	31	+40.9%	\$100,350	\$125,000	+24.6%	426	365	-14.3%	13.3	10.1	-24.1%
<b>Clinton</b>	28	47	+67.9%	60	60	0.0%	\$159,950	\$151,700	-5.2%	229	218	-4.8%	4.3	4.0	-7.0%
<b>Columbia</b>	78	79	+1.3%	75	63	-16.0%	\$249,000	\$280,000	+12.4%	820	687	-16.2%	13.1	11.2	-14.5%
<b>Cortland</b>	30	34	+13.3%	51	38	-25.5%	\$132,000	\$133,500	+1.1%	196	210	+7.1%	5.0	6.9	+38.0%
<b>Delaware</b>	75	64	-14.7%	65	44	-32.3%	\$145,000	\$120,250	-17.1%	784	698	-11.0%	15.2	13.4	-11.8%
<b>Dutchess</b>	284	291	+2.5%	288	260	-9.7%	\$285,500	\$290,000	+1.6%	1,746	1,591	-8.9%	6.8	5.6	-17.6%
<b>Erie</b>	620	561	-9.5%	736	667	-9.4%	\$164,500	\$169,900	+3.3%	1,631	1,419	-13.0%	2.3	1.9	-17.4%
<b>Essex</b>	38	38	0.0%	50	42	-16.0%	\$185,000	\$260,000	+40.5%	667	562	-15.7%	14.1	13.1	-7.1%
<b>Franklin</b>	32	17	-46.9%	38	31	-18.4%	\$110,400	\$143,000	+29.5%	331	284	-14.2%	11.3	9.6	-15.0%
<b>Fulton*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Genesee</b>	25	38	+52.0%	46	46	0.0%	\$113,500	\$111,635	-1.6%	73	99	+35.6%	1.9	2.7	+42.1%
<b>Greene</b>	123	78	-36.6%	78	84	+7.7%	\$186,450	\$195,500	+4.9%	882	628	-28.8%	13.3	8.8	-33.8%
<b>Hamilton</b>	12	9	-25.0%	10	12	+20.0%	\$251,250	\$330,000	+31.3%	161	148	-8.1%	16.1	14.2	-11.8%
<b>Herkimer</b>	48	40	-16.7%	50	69	+38.0%	\$116,600	\$147,580	+26.6%	639	748	+17.1%	14.4	17.5	+21.5%

# 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		
	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -
<b>Jefferson</b>	90	120	<b>+33.3%</b>	93	115	<b>+23.7%</b>	\$119,225	\$159,395	<b>+33.7%</b>	794	820	<b>+3.3%</b>	8.2	9.0	<b>+9.8%</b>
<b>Kings</b>	320	288	<b>-10.0%</b>	145	124	<b>-14.5%</b>	\$575,250	\$590,000	<b>+2.6%</b>	1,563	1,547	<b>-1.0%</b>	9.8	9.6	<b>-2.0%</b>
<b>Lewis</b>	15	14	<b>-6.7%</b>	17	26	<b>+52.9%</b>	\$135,000	\$115,000	<b>-14.8%</b>	173	193	<b>+11.6%</b>	9.7	11.2	<b>+15.5%</b>
<b>Livingston</b>	48	41	<b>-14.6%</b>	46	53	<b>+15.2%</b>	\$126,950	\$149,900	<b>+18.1%</b>	148	134	<b>-9.5%</b>	3.1	2.7	<b>-12.9%</b>
<b>Madison</b>	42	56	<b>+33.3%</b>	52	44	<b>-15.4%</b>	\$149,000	\$147,500	<b>-1.0%</b>	316	352	<b>+11.4%</b>	5.8	7.0	<b>+20.7%</b>
<b>Monroe</b>	686	649	<b>-5.4%</b>	708	622	<b>-12.1%</b>	\$146,000	\$150,000	<b>+2.7%</b>	1,291	1,086	<b>-15.9%</b>	1.8	1.5	<b>-16.7%</b>
<b>Montgomery*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	1,383	1,245	<b>-10.0%</b>	1,139	1,041	<b>-8.6%</b>	\$525,000	\$535,000	<b>+1.9%</b>	7,530	7,262	<b>-3.6%</b>	6.9	6.4	<b>-7.2%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	186	164	<b>-11.8%</b>	183	186	<b>+1.6%</b>	\$132,500	\$137,450	<b>+3.7%</b>	481	466	<b>-3.1%</b>	2.9	2.6	<b>-10.3%</b>
<b>Oneida</b>	149	146	<b>-2.0%</b>	161	154	<b>-4.3%</b>	\$126,000	\$130,190	<b>+3.3%</b>	1,924	2,087	<b>+8.5%</b>	10.9	12.9	<b>+18.3%</b>
<b>Onondaga</b>	366	333	<b>-9.0%</b>	416	432	<b>+3.8%</b>	\$149,700	\$152,500	<b>+1.9%</b>	1,199	1,133	<b>-5.5%</b>	2.8	2.7	<b>-3.6%</b>
<b>Ontario</b>	138	127	<b>-8.0%</b>	95	104	<b>+9.5%</b>	\$165,000	\$186,450	<b>+13.0%</b>	430	401	<b>-6.7%</b>	4.3	3.5	<b>-18.6%</b>
<b>Orange*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Orleans</b>	29	31	<b>+6.9%</b>	44	36	<b>-18.2%</b>	\$120,000	\$122,450	<b>+2.0%</b>	115	94	<b>-18.3%</b>	3.4	2.8	<b>-17.6%</b>
<b>Oswego</b>	81	68	<b>-16.0%</b>	103	93	<b>-9.7%</b>	\$109,950	\$130,000	<b>+18.2%</b>	404	431	<b>+6.7%</b>	4.2	4.7	<b>+11.9%</b>
<b>Otsego</b>	57	41	<b>-28.1%</b>	32	46	<b>+43.8%</b>	\$123,750	\$125,750	<b>+1.6%</b>	550	491	<b>-10.7%</b>	13.0	11.5	<b>-11.5%</b>
<b>Putnam*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Queens</b>	1,164	1,055	<b>-9.4%</b>	715	611	<b>-14.5%</b>	\$585,000	\$610,000	<b>+4.3%</b>	6,856	6,909	<b>+0.8%</b>	9.4	9.2	<b>-2.1%</b>
<b>Rensselaer*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	421	384	<b>-8.8%</b>	339	290	<b>-14.5%</b>	\$570,000	\$575,000	<b>+0.9%</b>	2,053	1,951	<b>-5.0%</b>	6.1	6.1	<b>0.0%</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		
	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -
<b>St Lawrence</b>	74	61	-17.6%	57	57	0.0%	\$88,500	\$89,000	+0.6%	978	675	-31.0%	15.0	9.5	-36.7%
<b>Saratoga*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	12	8	-33.3%	18	15	-16.7%	\$229,400	\$140,000	-39.0%	87	70	-19.5%	6.4	5.3	-17.2%
<b>Seneca</b>	20	21	+5.0%	28	16	-42.9%	\$121,425	\$115,000	-5.3%	119	82	-31.1%	5.1	3.2	-37.3%
<b>Steuben</b>	75	86	+14.7%	89	88	-1.1%	\$104,500	\$120,750	+15.6%	429	391	-8.9%	5.7	5.0	-12.3%
<b>Suffolk</b>	1,622	1,513	-6.7%	1,443	1,351	-6.4%	\$376,000	\$400,000	+6.4%	9,890	9,203	-6.9%	6.9	6.1	-11.6%
<b>Sullivan</b>	103	83	-19.4%	87	103	+18.4%	\$132,500	\$140,000	+5.7%	1,373	1,397	+1.7%	14.9	15.7	+5.4%
<b>Tioga</b>	34	36	+5.9%	49	23	-53.1%	\$134,000	\$120,000	-10.4%	176	198	+12.5%	5.9	5.8	-1.7%
<b>Tompkins</b>	43	51	+18.6%	54	45	-16.7%	\$197,500	\$197,630	+0.1%	243	237	-2.5%	3.8	3.4	-10.5%
<b>Ulster</b>	202	230	+13.9%	184	232	+26.1%	\$231,450	\$250,000	+8.0%	1,420	1,356	-4.5%	8.0	7.1	-11.3%
<b>Warren</b>	100	57	-43.0%	92	78	-15.2%	\$220,500	\$217,500	-1.4%	806	602	-25.3%	9.6	8.1	-15.6%
<b>Washington*</b> (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wayne</b>	83	73	-12.0%	87	72	-17.2%	\$126,800	\$138,450	+9.2%	265	244	-7.9%	3.2	2.9	-9.4%
<b>Westchester*</b> (2)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wyoming</b>	26	18	-30.8%	30	23	-23.3%	\$129,900	\$126,000	-3.0%	88	93	+5.7%	3.2	3.4	+6.3%
<b>Yates</b>	20	26	+30.0%	20	26	+30.0%	\$135,000	\$257,500	+90.7%	115	114	-0.9%	5.3	4.9	-7.5%
<b>New York State</b>	12,464	11,484	-7.9%	11,190	10,522	-6.0%	\$270,000	\$280,000	+3.7%	68,555	64,221	-6.3%	6.2	5.7	-8.1%

† 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