

# Weekly Market Activity Report



## For Week Ending August 21, 2021

Data current as of August 30, 2021

With the last days of summer on the horizon, experts are expecting an unusually busy fall market, as sellers continue putting more homes on the market, hoping to take advantage of record-high sales prices and strong buyer demand. The National Association of REALTORS® reports the median existing home price was up 17.8% year-over-year, and new listings were up 7.3% in July compared to June, defying seasonality trends typically seen in the fall.

### SINGLE FAMILY

For the week ending August 21:

- New Listings decreased 16.1% to 193
- Pending Sales decreased 30.1% to 123
- Inventory increased 14.2% to 1,210

For the month of July:

- Median Sales Price increased 15.5% to \$187,000
- Days on Market decreased 63.4% to 15
- Percent of List Price Received increased 5.0% to 104.7%
- Months Supply decreased 5.0% to 1.9

### CONDO AND TOWNHOUSE

For the week ending August 21:

- New Listings increased 50.0% to 6
- Pending Sales increased 66.7% to 5
- Inventory decreased 18.0% to 41

For the month of July:

- Median Sales Price increased 40.7% to \$177,248
- Days on Market increased 137.5% to 38
- Percent of List Price Received increased 3.0% to 102.0%
- Months Supply decreased 38.1% to 1.3

## Quick Facts

**- 7.9%**

Year-Over-Year Change  
**New Listings**

**- 33.7%**

Year-Over-Year Change  
**Pending Sales**

**+ 11.3%**

Year-Over-Year Change  
**Homes for Sale**

Residential activity in Cayuga, Madison, Oneida, Onondaga, Oswego and Seneca counties composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

### Metrics by Week

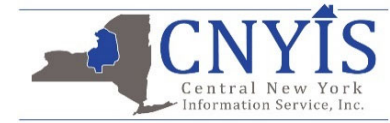
New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

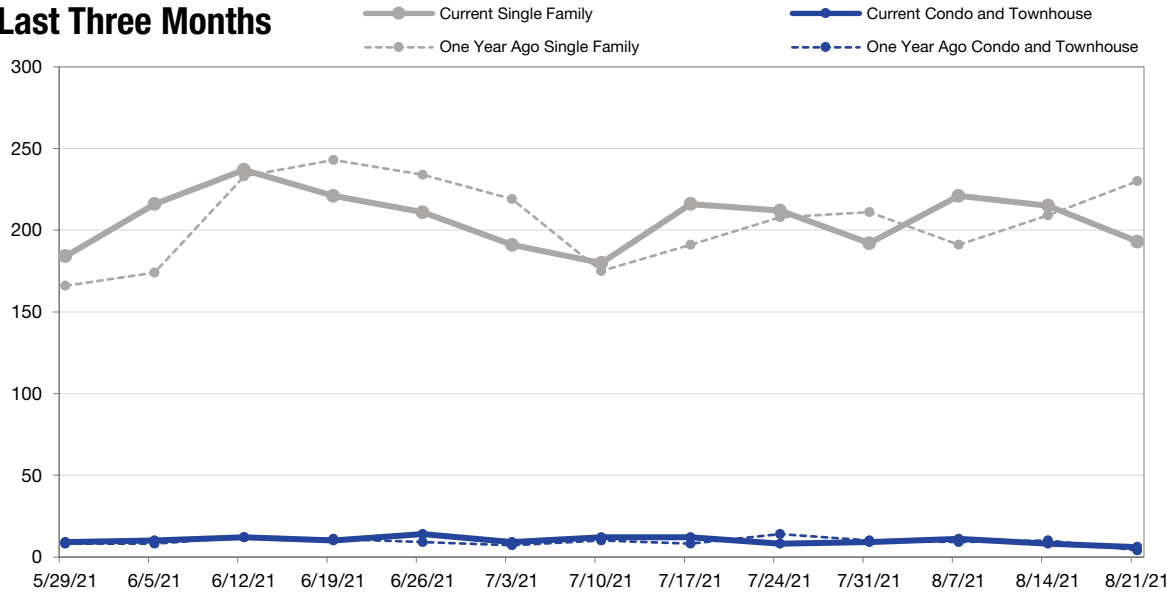
Days on Market Until Sale	<b>5</b>
Median Sales Price	<b>6</b>
Percent of List Price Received	<b>7</b>
Months Supply of Inventory	<b>8</b>

# New Listings

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

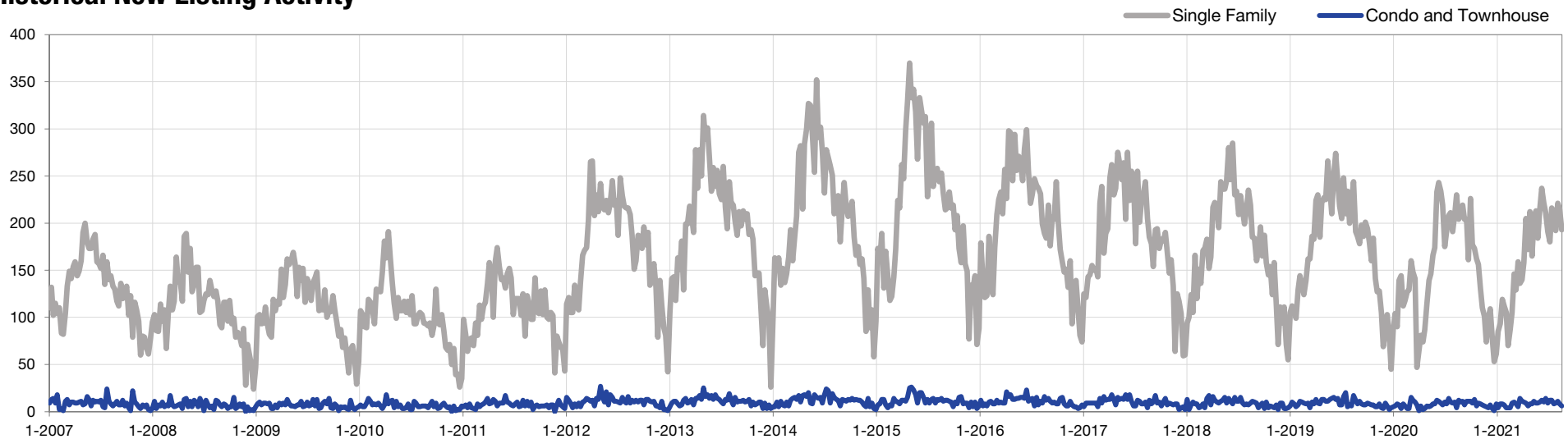


## Last Three Months



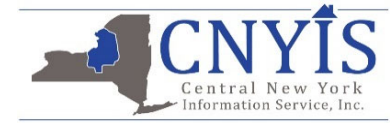
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
5/29/2021	184	+ 10.8%	9	+ 12.5%
6/5/2021	216	+ 24.1%	10	+ 25.0%
6/12/2021	237	+ 1.7%	12	0.0%
6/19/2021	221	- 9.1%	10	- 9.1%
6/26/2021	211	- 9.8%	14	+ 55.6%
7/3/2021	191	- 12.8%	9	+ 28.6%
7/10/2021	180	+ 2.9%	12	+ 20.0%
7/17/2021	216	+ 13.1%	12	+ 50.0%
7/24/2021	212	+ 1.9%	8	- 42.9%
7/31/2021	192	- 9.0%	9	- 10.0%
8/7/2021	221	+ 15.7%	11	+ 22.2%
8/14/2021	215	+ 2.9%	8	- 20.0%
8/21/2021	193	- 16.1%	6	+ 50.0%
<b>3-Month Avg.</b>	<b>207</b>	<b>+ 0.2%</b>	<b>10</b>	<b>+ 8.3%</b>

## Historical New Listing Activity

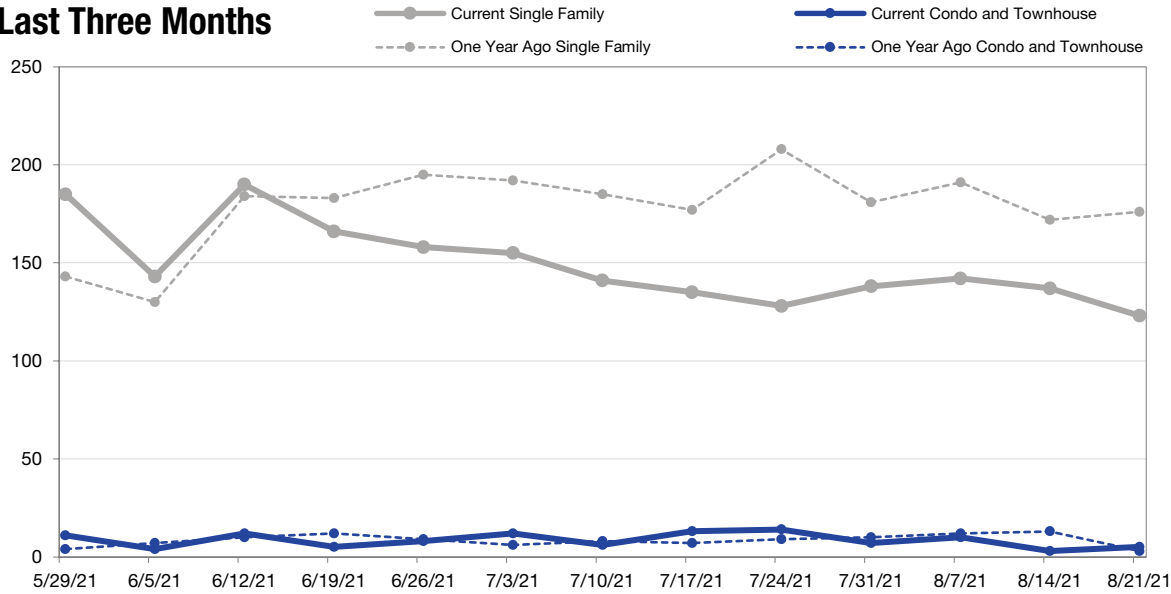


# Pending Sales

A count of the properties in either a contingent or pending status in a given week.

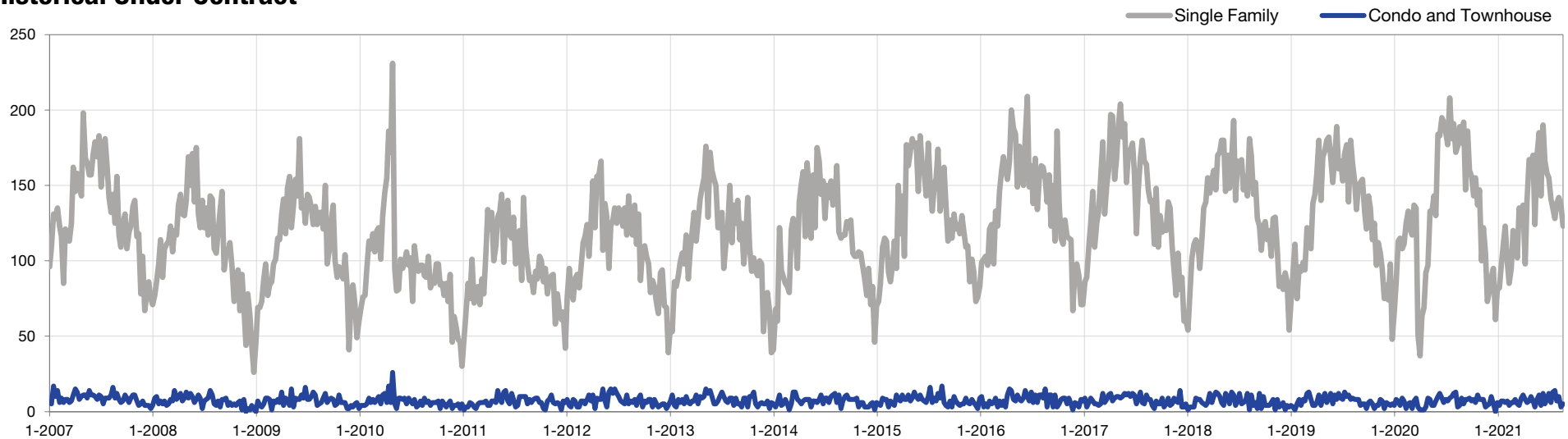


## Last Three Months



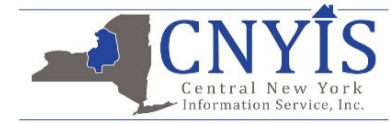
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
5/29/2021	185	+ 29.4%	11	+ 175.0%
6/5/2021	143	+ 10.0%	4	- 42.9%
6/12/2021	190	+ 3.3%	12	+ 20.0%
6/19/2021	166	- 9.3%	5	- 58.3%
6/26/2021	158	- 19.0%	8	- 11.1%
7/3/2021	155	- 19.3%	12	+ 100.0%
7/10/2021	141	- 23.8%	6	- 25.0%
7/17/2021	135	- 23.7%	13	+ 85.7%
7/24/2021	128	- 38.5%	14	+ 55.6%
7/31/2021	138	- 23.8%	7	- 30.0%
8/7/2021	142	- 25.7%	10	- 16.7%
8/14/2021	137	- 20.3%	3	- 76.9%
8/21/2021	123	- 30.1%	5	+ 66.7%
<b>3-Month Avg.</b>	<b>149</b>	<b>- 16.2%</b>	<b>8</b>	<b>0.0%</b>

## Historical Under Contract

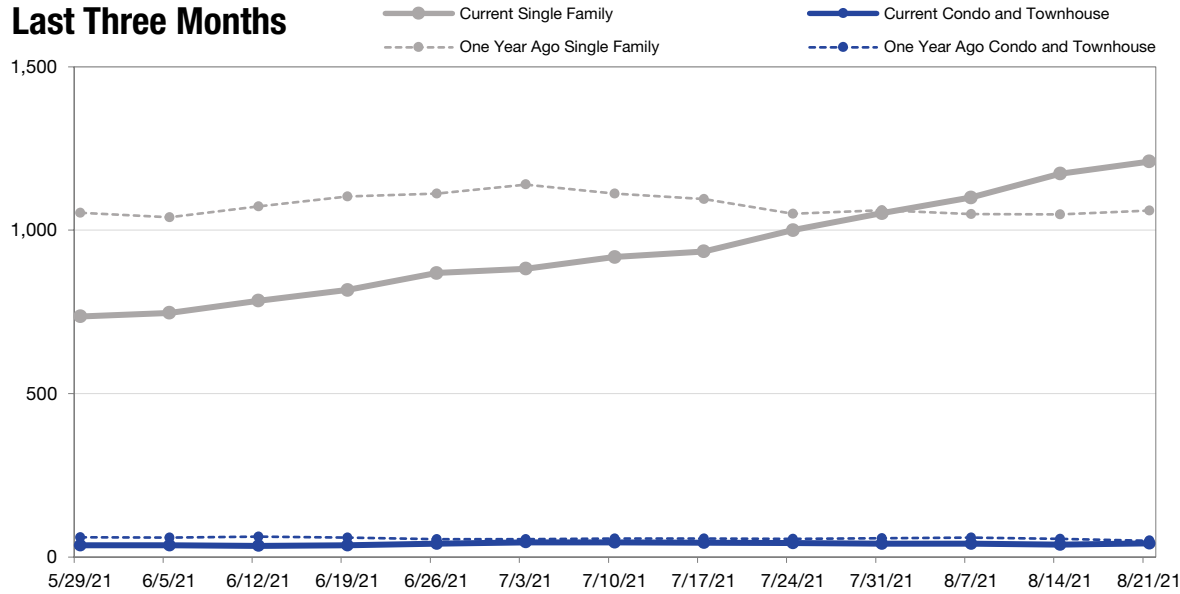


# Inventory of Homes for Sale

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

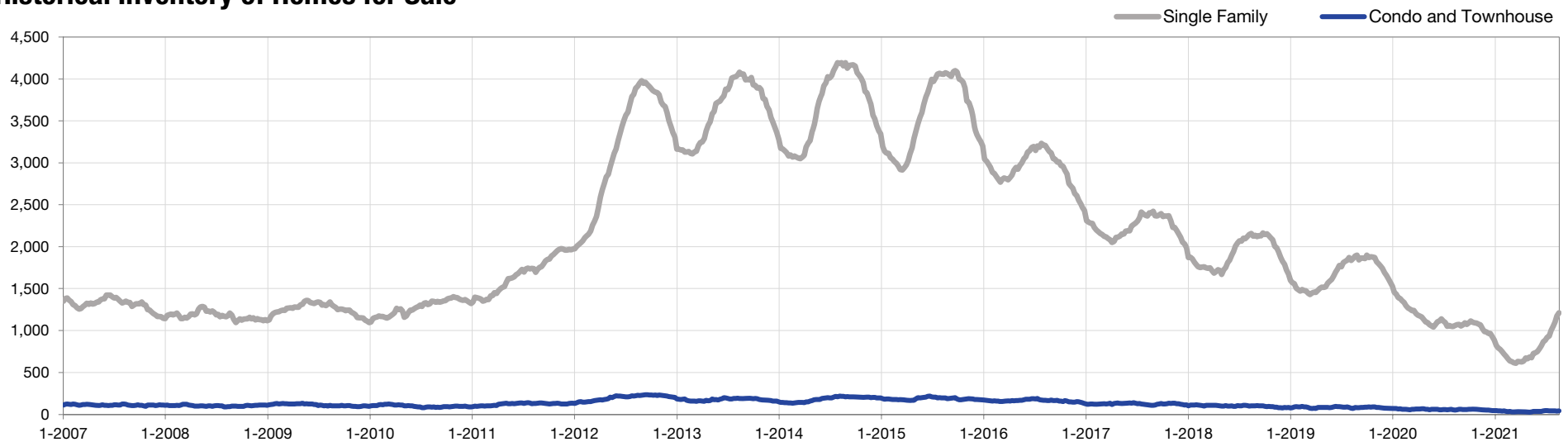


## Last Three Months



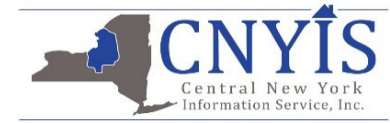
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
5/29/2021	736	- 30.1%	35	- 41.7%
6/5/2021	747	- 28.2%	35	- 40.7%
6/12/2021	784	- 26.9%	34	- 45.2%
6/19/2021	817	- 25.9%	35	- 40.7%
6/26/2021	869	- 21.9%	40	- 25.9%
7/3/2021	882	- 22.6%	45	- 16.7%
7/10/2021	918	- 17.4%	44	- 21.4%
7/17/2021	935	- 14.6%	43	- 23.2%
7/24/2021	1,000	- 4.8%	42	- 23.6%
7/31/2021	1,052	- 0.8%	40	- 29.8%
8/7/2021	1,100	+ 4.9%	40	- 32.2%
8/14/2021	1,173	+ 11.9%	37	- 32.7%
8/21/2021	1,210	+ 14.2%	41	- 18.0%
<b>3-Month Avg.</b>	<b>940</b>	<b>- 12.7%</b>	<b>39</b>	<b>- 30.6%</b>

## Historical Inventory of Homes for Sale

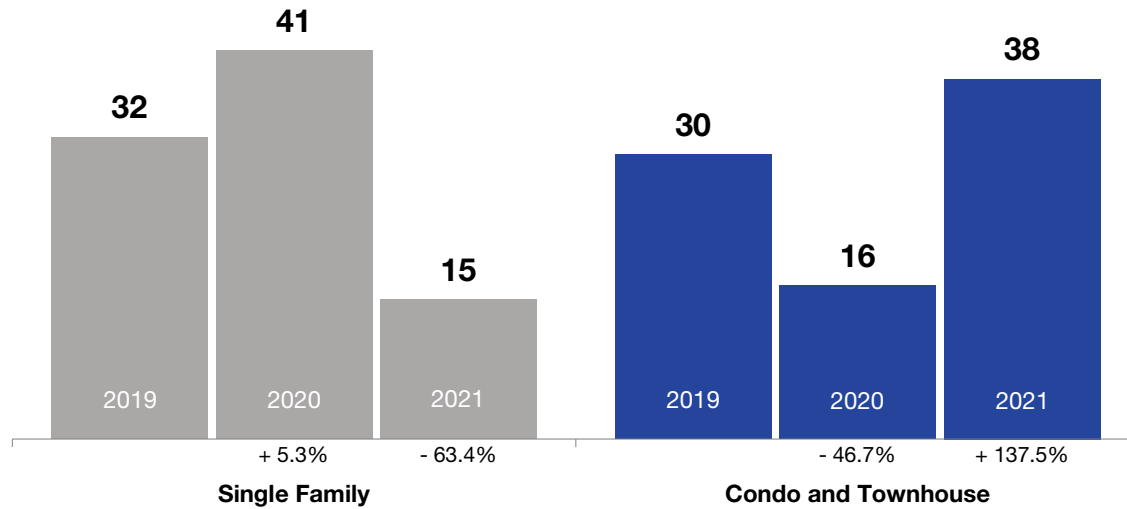


# Days on Market Until Sale

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

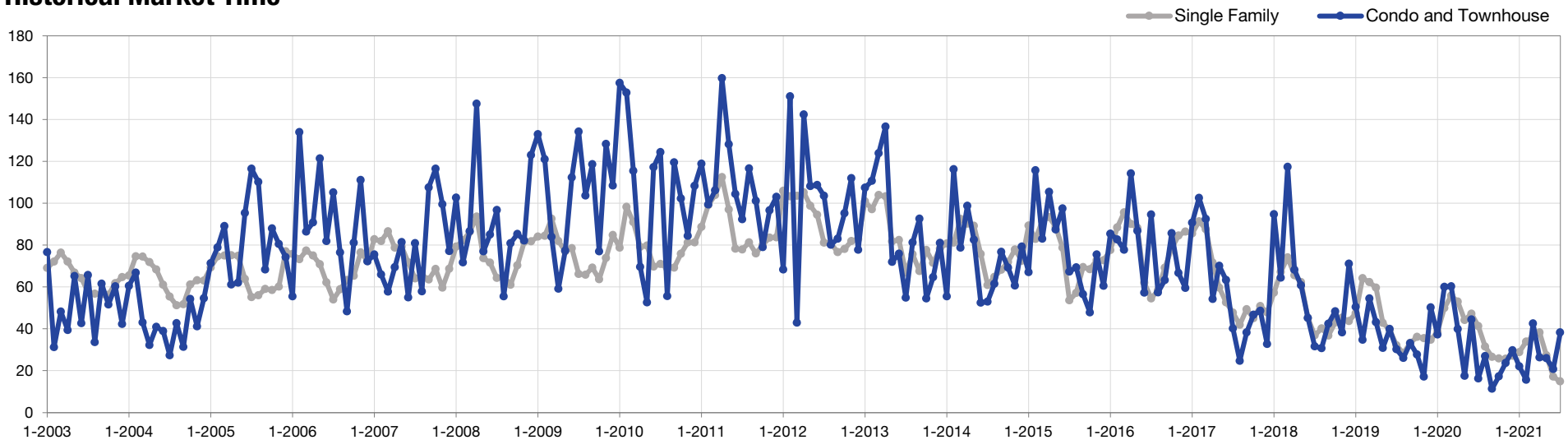


## July



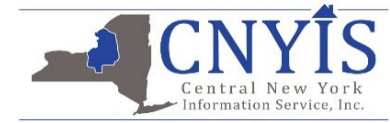
Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	31	+ 10.7%	27	+ 3.8%
Sep-2020	27	- 18.2%	11	- 66.7%
Oct-2020	26	- 27.8%	17	- 39.3%
Nov-2020	26	- 27.8%	24	+ 41.2%
Dec-2020	27	- 22.9%	30	- 40.0%
Jan-2021	29	- 25.6%	22	- 40.5%
Feb-2021	34	- 32.0%	16	- 73.3%
Mar-2021	36	- 35.7%	43	- 28.3%
Apr-2021	38	- 28.3%	26	- 35.0%
May-2021	27	- 38.6%	26	+ 52.9%
Jun-2021	17	- 63.8%	21	- 52.3%
Jul-2021	15	- 63.4%	38	+ 137.5%
<b>Average</b>	<b>27</b>	<b>- 32.0%</b>	<b>25</b>	<b>- 27.8%</b>

## Historical Market Time

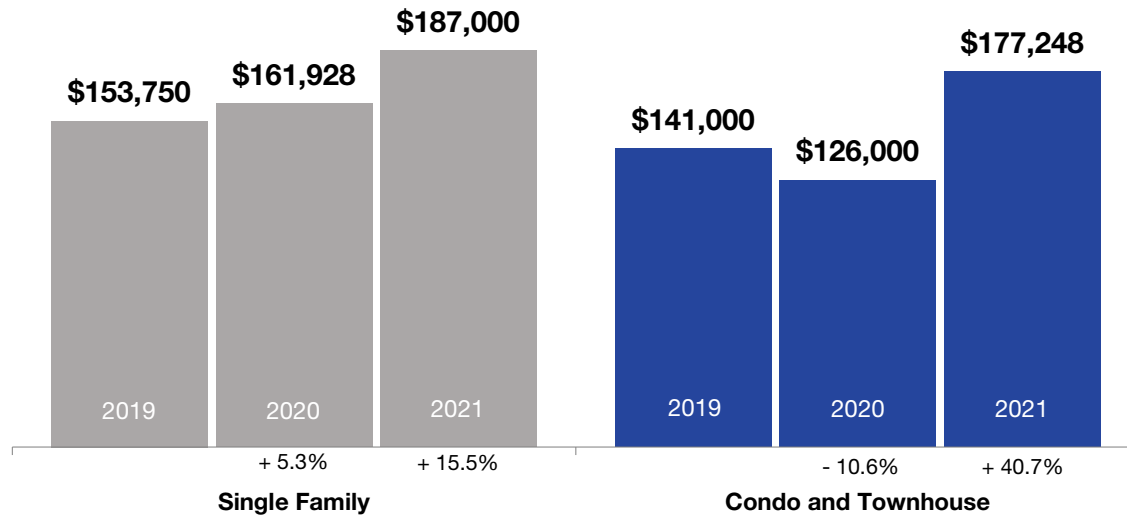


# Median Sales Price

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

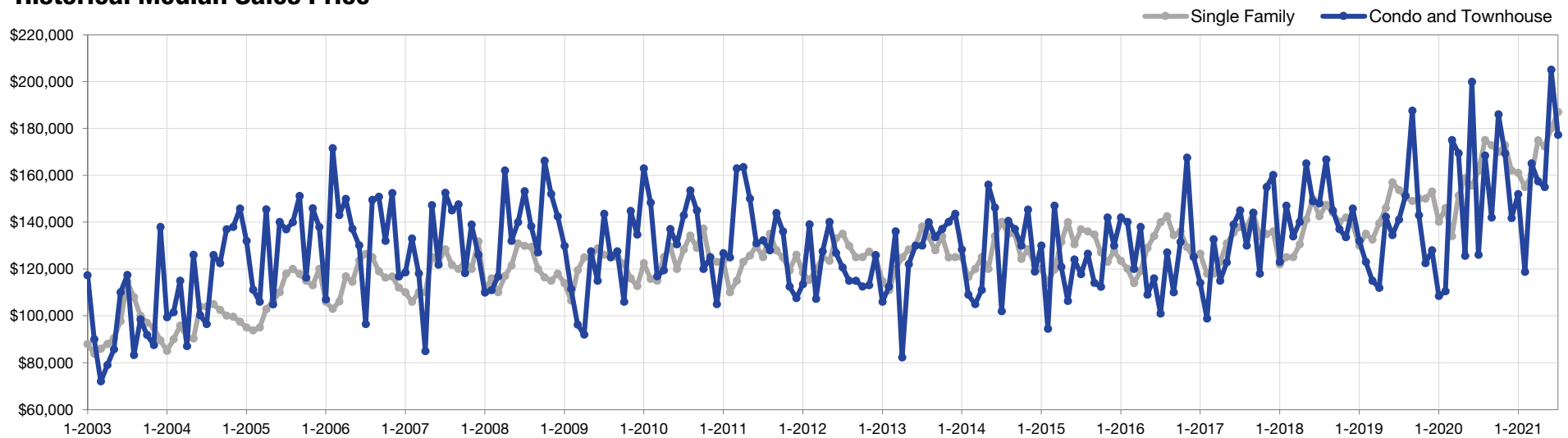


## July

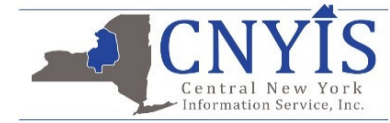


Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	\$175,000	+ 16.2%	\$168,450	+ 11.4%
Sep-2020	\$172,750	+ 15.9%	\$142,000	- 24.3%
Oct-2020	\$170,000	+ 13.3%	\$186,000	+ 30.1%
Nov-2020	\$172,900	+ 15.3%	\$169,250	+ 38.2%
Dec-2020	\$162,000	+ 5.9%	\$141,750	+ 10.7%
Jan-2021	\$161,000	+ 14.9%	\$151,875	+ 40.0%
Feb-2021	\$155,000	+ 6.2%	\$118,750	+ 7.5%
Mar-2021	\$160,000	+ 19.4%	\$165,000	- 5.7%
Apr-2021	\$174,900	+ 15.6%	\$157,450	- 7.1%
May-2021	\$172,250	+ 8.5%	\$154,900	+ 23.4%
Jun-2021	\$180,000	+ 15.8%	\$205,000	+ 2.6%
Jul-2021	\$187,000	+ 15.5%	\$177,248	+ 40.7%
<b>Median</b>	<b>\$170,000</b>	<b>+ 13.3%</b>	<b>\$160,000</b>	<b>+ 10.3%</b>

## Historical Median Sales Price

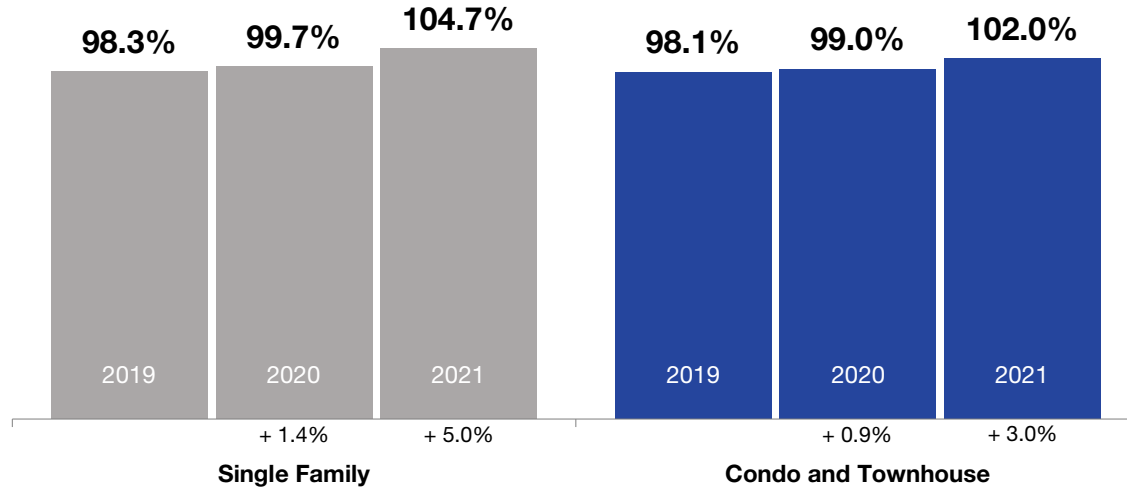


# Percent of List Price Received



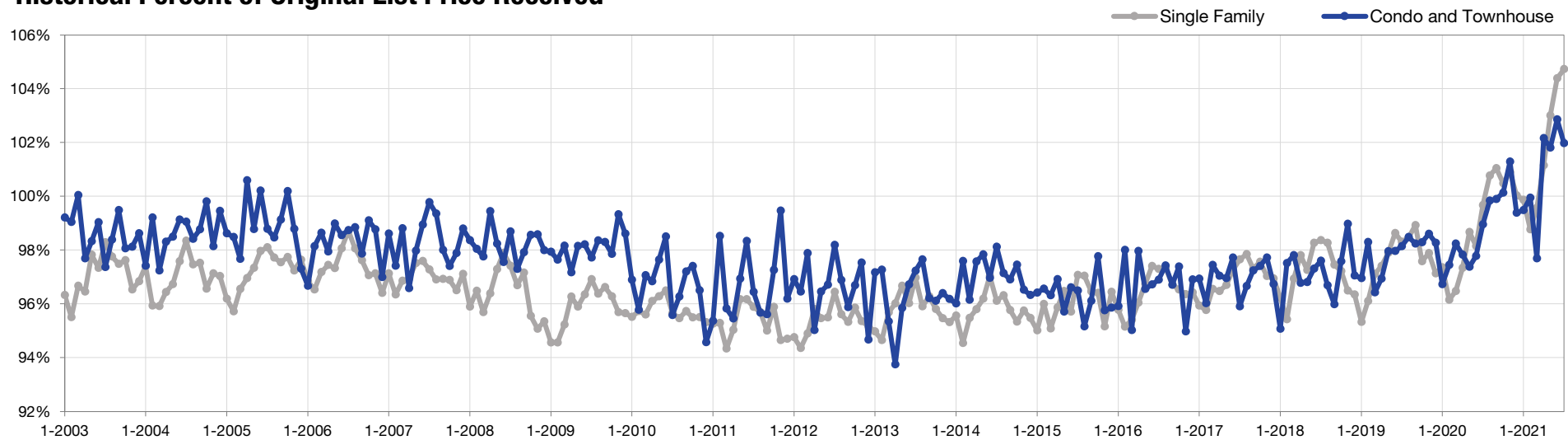
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## July



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	100.8%	+ 2.3%	99.8%	+ 1.3%
Sep-2020	101.0%	+ 2.1%	99.9%	+ 1.7%
Oct-2020	100.5%	+ 3.0%	100.1%	+ 1.8%
Nov-2020	100.9%	+ 3.1%	101.3%	+ 2.7%
Dec-2020	100.0%	+ 3.0%	99.4%	+ 1.1%
Jan-2021	99.9%	+ 2.6%	99.5%	+ 2.9%
Feb-2021	98.8%	+ 2.8%	100.0%	+ 2.7%
Mar-2021	99.6%	+ 3.2%	97.7%	- 0.5%
Apr-2021	101.2%	+ 4.0%	102.2%	+ 4.5%
May-2021	103.0%	+ 4.4%	101.8%	+ 4.5%
Jun-2021	104.4%	+ 6.3%	102.9%	+ 5.2%
Jul-2021	104.7%	+ 5.0%	102.0%	+ 3.0%
<b>Average</b>	<b>101.3%</b>	<b>+ 3.4%</b>	<b>100.5%</b>	<b>+ 2.5%</b>

## Historical Percent of Original List Price Received

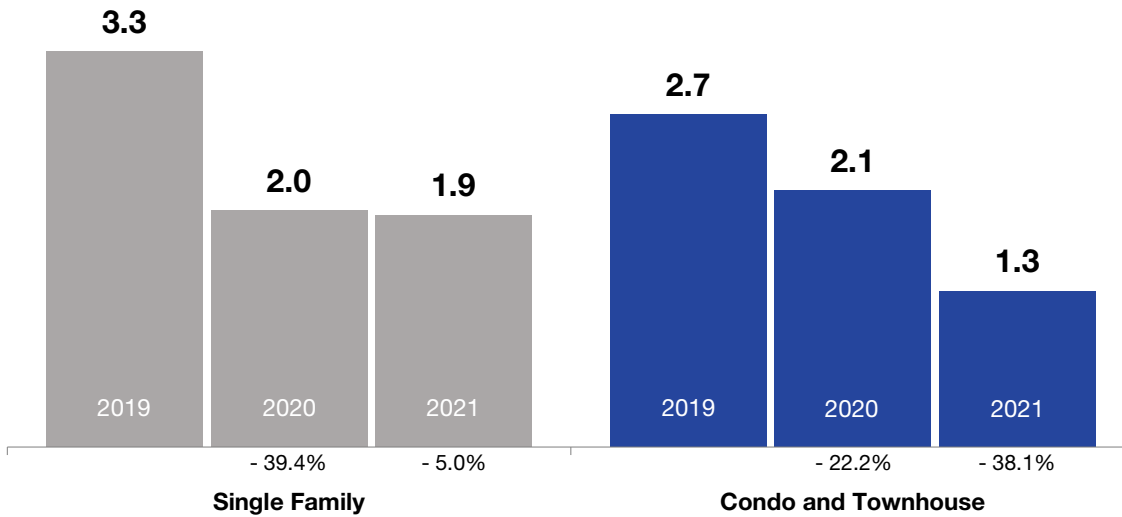


# Months Supply of Inventory

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.



## July



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	1.9	-42.4%	2.3	-11.5%
Sep-2020	2.0	-39.4%	2.5	-13.8%
Oct-2020	1.9	-40.6%	2.0	-35.5%
Nov-2020	1.7	-43.3%	1.8	-28.0%
Dec-2020	1.5	-42.3%	1.6	-30.4%
Jan-2021	1.3	-45.8%	1.5	-25.0%
Feb-2021	1.1	-50.0%	1.1	-35.3%
Mar-2021	1.1	-45.0%	1.1	-50.0%
Apr-2021	1.2	-40.0%	0.9	-57.1%
May-2021	1.2	-40.0%	1.1	-52.2%
Jun-2021	1.5	-28.6%	1.3	-43.5%
Jul-2021	1.9	-5.0%	1.3	-38.1%
Average	1.5	-39.5%	1.6	-33.7%

## Historical Months Supply of Inventory

