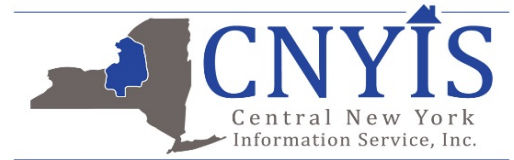


Weekly Market Activity Report



For Week Ending August 28, 2021

Data current as of September 7, 2021

Pending sales were down for a second straight month, falling 1.8% in July, according to the National Association of REALTORS®, as stiff competition for homes and high sales prices have discouraged some would-be buyers. Home prices have been soaring during the pandemic, with the S&P CoreLogic Case-Shiller national home price index reporting that prices rose 18.6% nationally in June, the largest annual increase in the history of the index since 1987.

SINGLE FAMILY

For the week ending August 28:

- New Listings increased 0.5% to 205
- Pending Sales decreased 46.0% to 102
- Inventory increased 14.6% to 1,226

For the month of July:

- Median Sales Price increased 15.2% to \$186,500
- 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 28:

- New Listings decreased 50.0% to 6
- Pending Sales increased 25.0% to 5
- Inventory decreased 33.3% to 36

For the month of July:

- Median Sales Price increased 39.3% to \$175,500
- Days on Market increased 131.3% to 37
- Percent of List Price Received increased 3.5% to 102.5%
- Months Supply decreased 42.9% to 1.2

Quick Facts

- 3.7%

Year-Over-Year Change
New Listings

- 42.8%

Year-Over-Year Change
Pending Sales

+ 11.4%

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

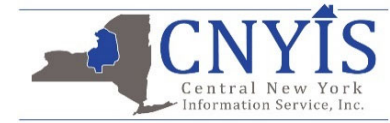
New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

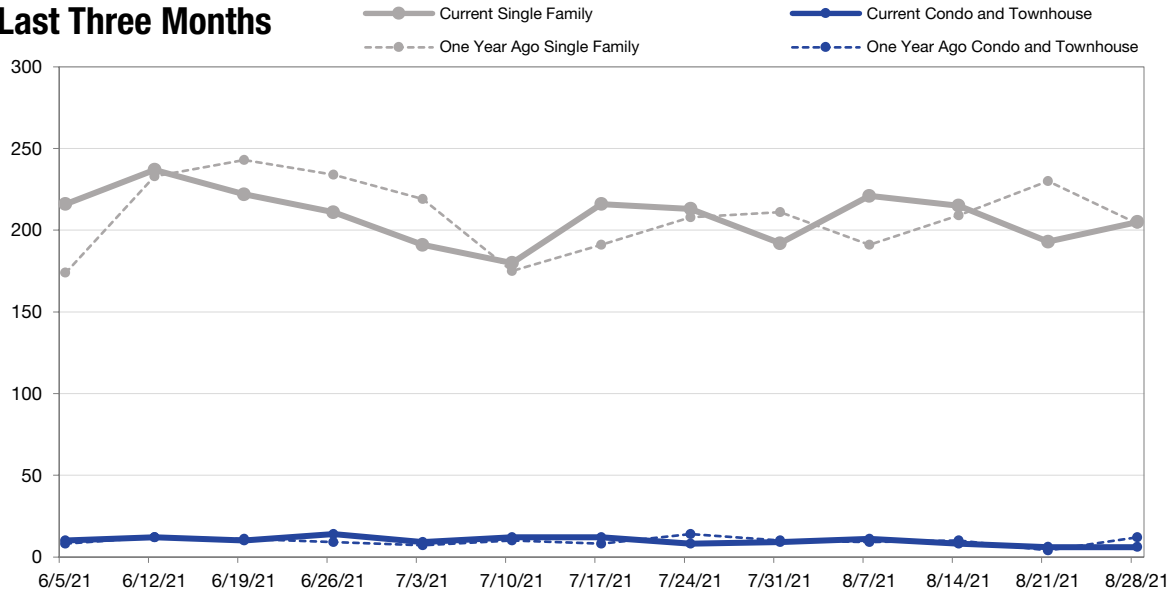
Days on Market Until Sale	5
Median Sales Price	6
Percent of List Price Received	7
Months Supply of Inventory	8

New Listings

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

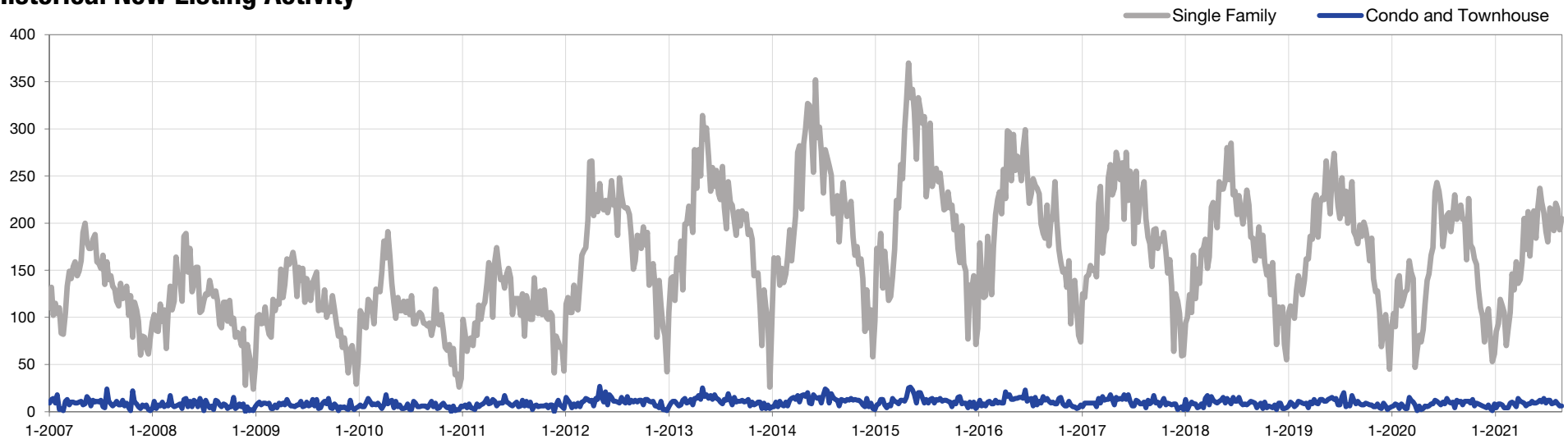


Last Three Months



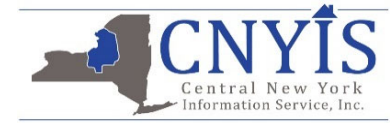
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
6/5/2021	216	+ 24.1%	10	+ 25.0%
6/12/2021	237	+ 1.7%	12	0.0%
6/19/2021	222	- 8.6%	10	- 9.1%
6/26/2021	211	- 9.8%	14	+ 55.6%
7/3/2021	191	- 12.8%	9	+ 28.6%
7/10/2021	180	+ 2.9%	12	+ 20.0%
7/17/2021	216	+ 13.1%	12	+ 50.0%
7/24/2021	213	+ 2.4%	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%
8/28/2021	205	+ 0.5%	6	- 50.0%
3-Month Avg.	209	- 0.4%	10	+ 2.4%

Historical New Listing Activity

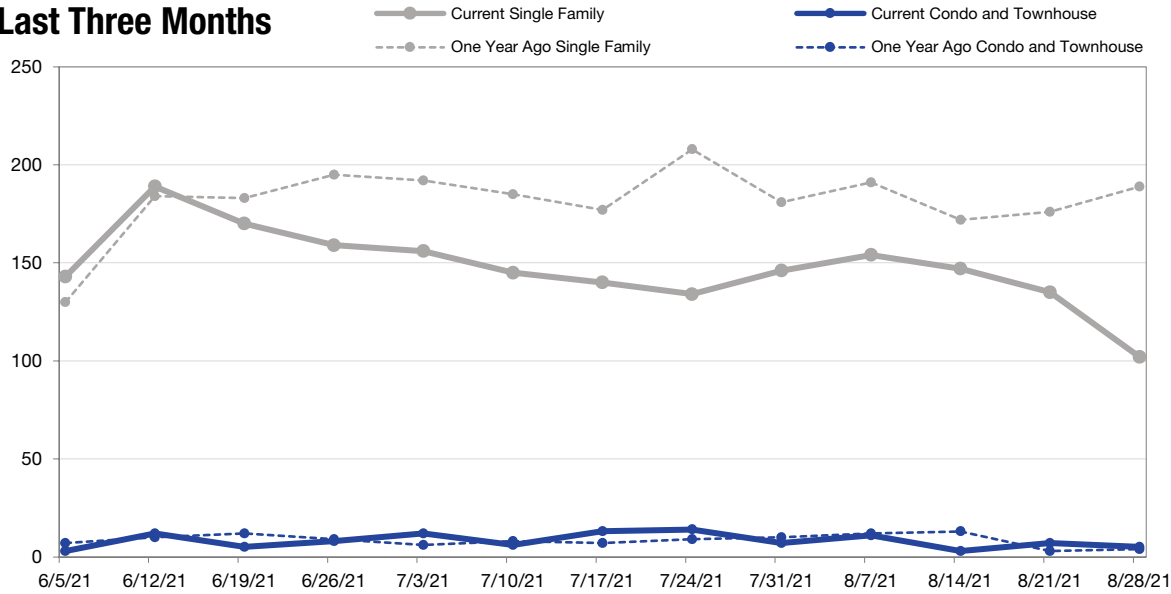


Pending Sales

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

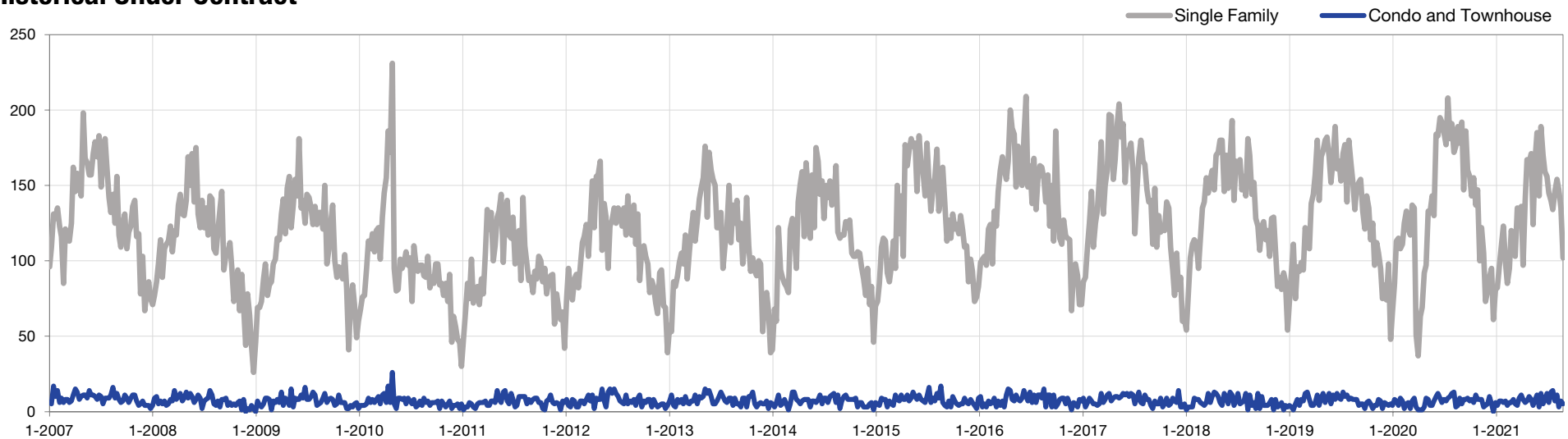


Last Three Months



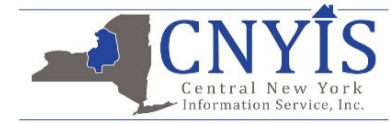
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
6/5/2021	143	+ 10.0%	3	- 57.1%
6/12/2021	189	+ 2.7%	12	+ 20.0%
6/19/2021	170	- 7.1%	5	- 58.3%
6/26/2021	159	- 18.5%	8	- 11.1%
7/3/2021	156	- 18.8%	12	+ 100.0%
7/10/2021	145	- 21.6%	6	- 25.0%
7/17/2021	140	- 20.9%	13	+ 85.7%
7/24/2021	134	- 35.6%	14	+ 55.6%
7/31/2021	146	- 19.3%	7	- 30.0%
8/7/2021	154	- 19.4%	11	- 8.3%
8/14/2021	147	- 14.5%	3	- 76.9%
8/21/2021	135	- 23.3%	7	+ 133.3%
8/28/2021	102	- 46.0%	5	+ 25.0%
3-Month Avg.	148	- 18.7%	8	- 3.6%

Historical Under Contract

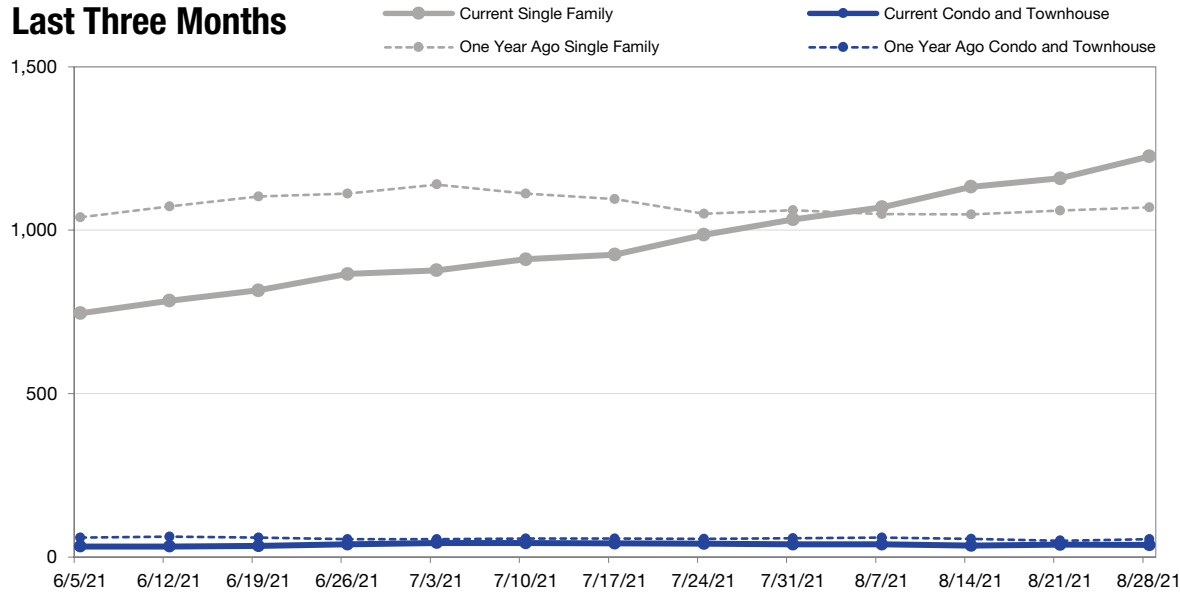


Inventory of Homes for Sale

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

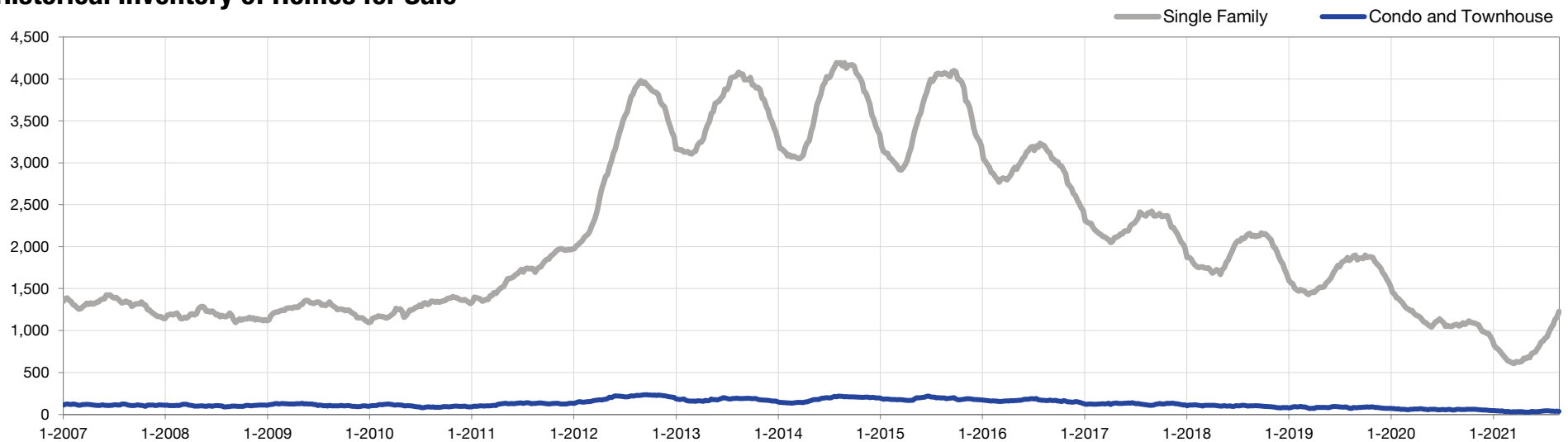


Last Three Months



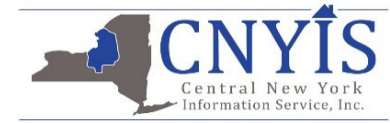
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
6/5/2021	746	- 28.3%	32	- 45.8%
6/12/2021	784	- 26.9%	32	- 48.4%
6/19/2021	816	- 26.0%	33	- 44.1%
6/26/2021	866	- 22.1%	38	- 29.6%
7/3/2021	877	- 23.1%	43	- 20.4%
7/10/2021	911	- 18.1%	42	- 25.0%
7/17/2021	925	- 15.5%	41	- 26.8%
7/24/2021	986	- 6.1%	40	- 27.3%
7/31/2021	1,033	- 2.6%	38	- 33.3%
8/7/2021	1,070	+ 2.0%	38	- 35.6%
8/14/2021	1,133	+ 8.1%	34	- 38.2%
8/21/2021	1,159	+ 9.3%	37	- 26.0%
8/28/2021	1,226	+ 14.6%	36	- 33.3%
3-Month Avg.	964	- 10.6%	37	- 33.7%

Historical Inventory of Homes for Sale

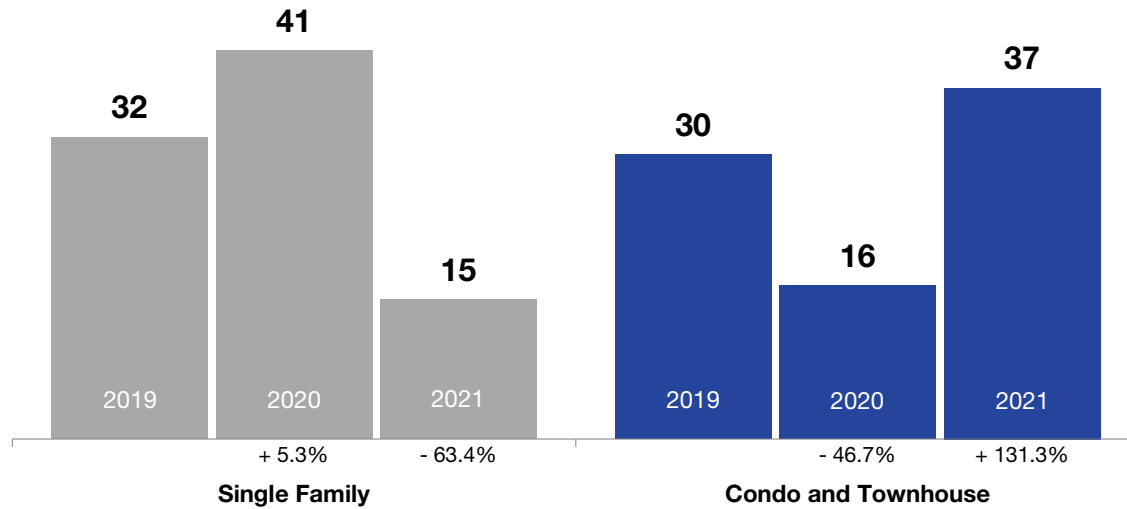


Days on Market Until Sale

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

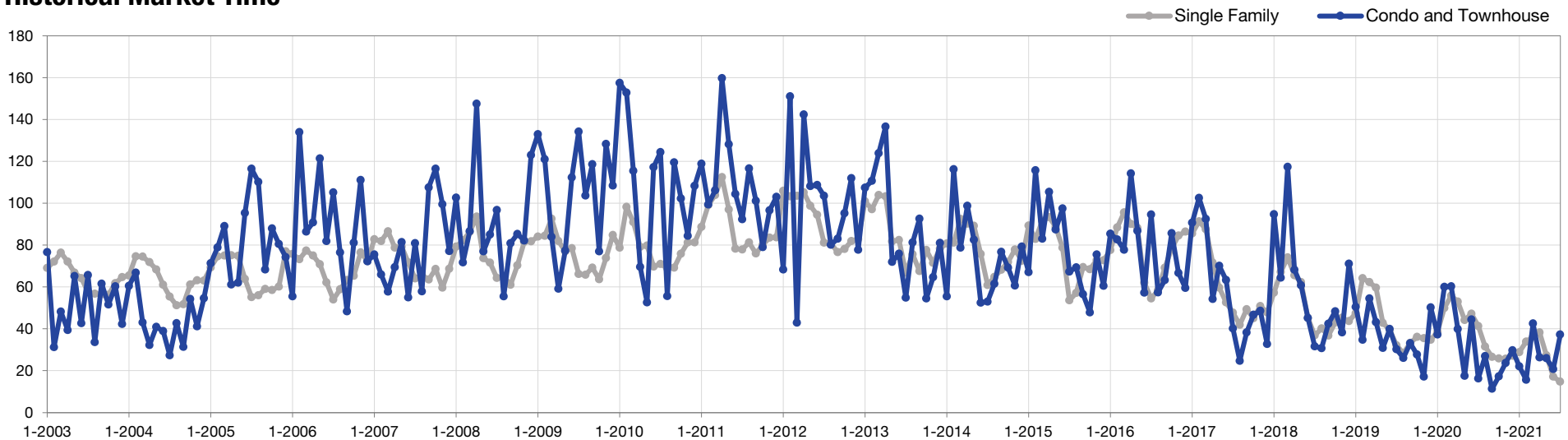


July



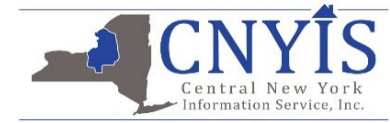
Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	31	+ 10.7%	27	+ 3.8%
Sep-2020	27	- 18.2%	11	- 66.7%
Oct-2020	26	- 27.8%	17	- 39.3%
Nov-2020	26	- 27.8%	24	+ 41.2%
Dec-2020	27	- 22.9%	30	- 40.0%
Jan-2021	29	- 25.6%	22	- 40.5%
Feb-2021	34	- 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%	37	+ 131.3%
Average	27	- 32.0%	25	- 27.9%

Historical Market Time

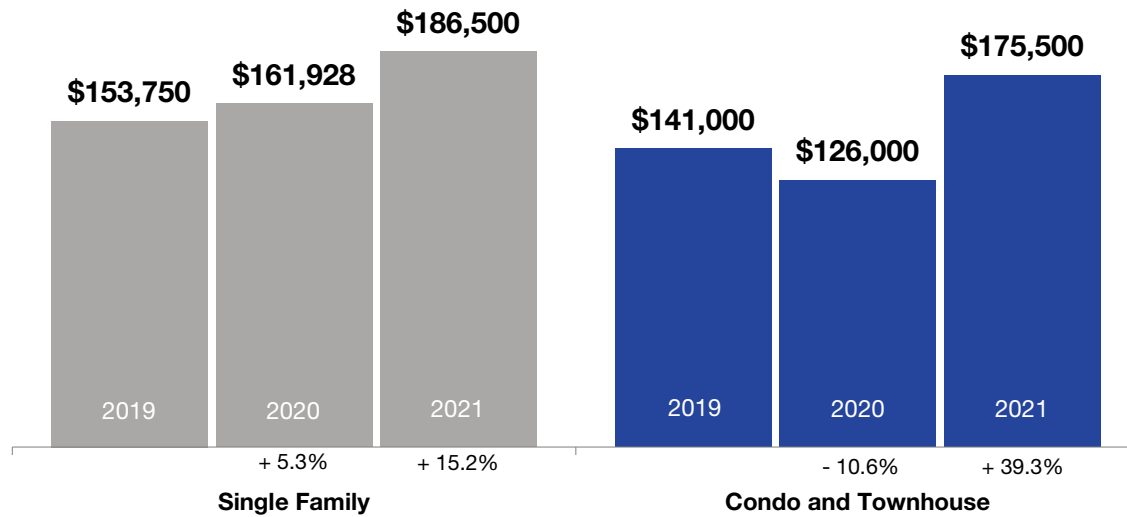


Median Sales Price

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

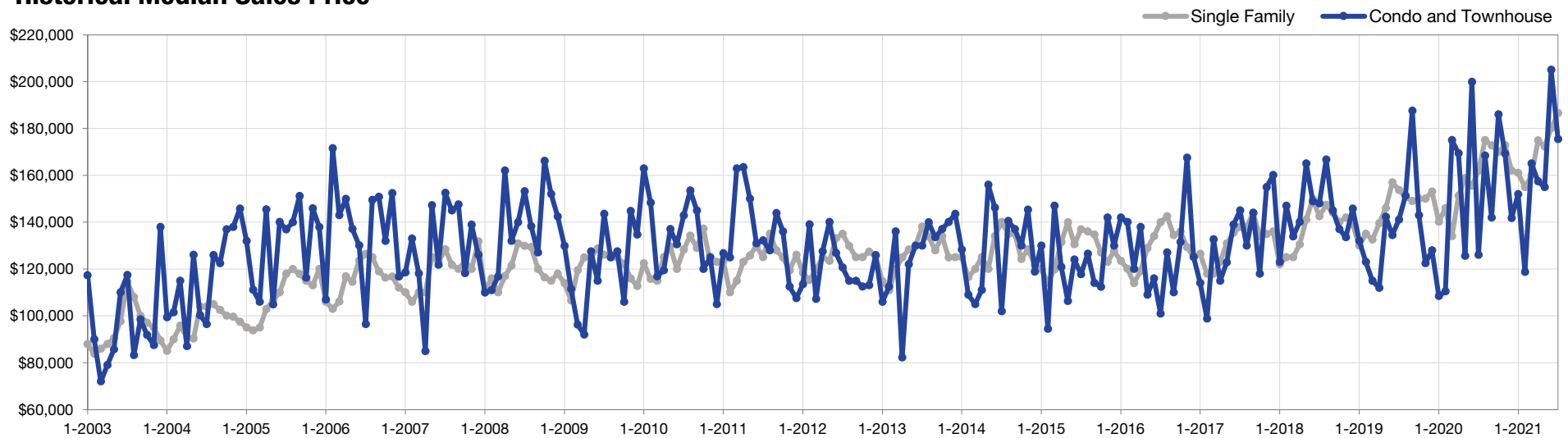


July

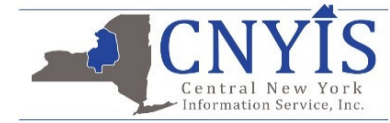


Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Aug-2020	\$175,000	+ 16.2%	\$168,450	+ 11.4%
Sep-2020	\$172,750	+ 15.9%	\$142,000	- 24.3%
Oct-2020	\$170,000	+ 13.3%	\$186,000	+ 30.1%
Nov-2020	\$172,900	+ 15.3%	\$169,250	+ 38.2%
Dec-2020	\$162,000	+ 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	\$186,500	+ 15.2%	\$175,500	+ 39.3%
Median	\$170,000	+ 13.3%	\$160,000	+ 10.3%

Historical Median Sales Price

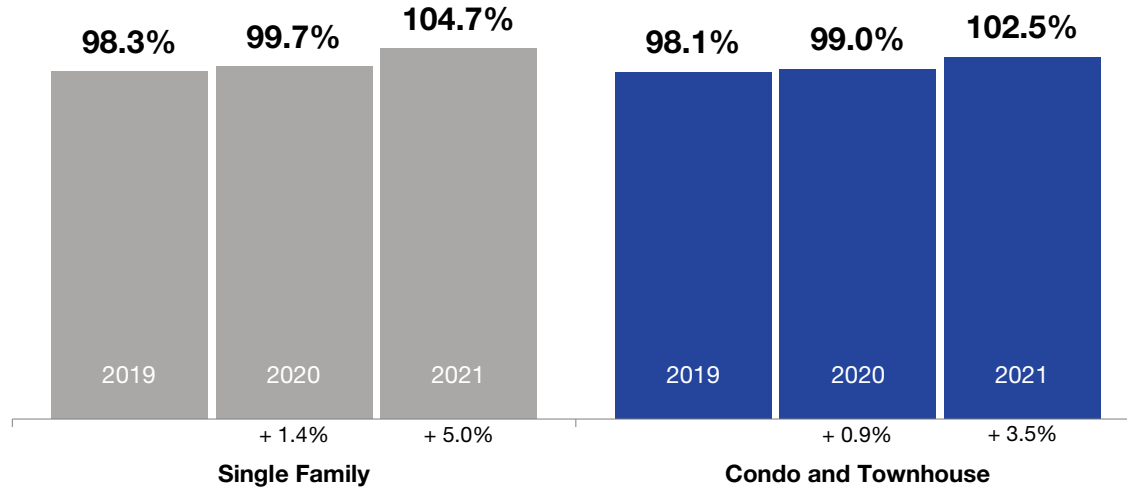


Percent of List Price Received



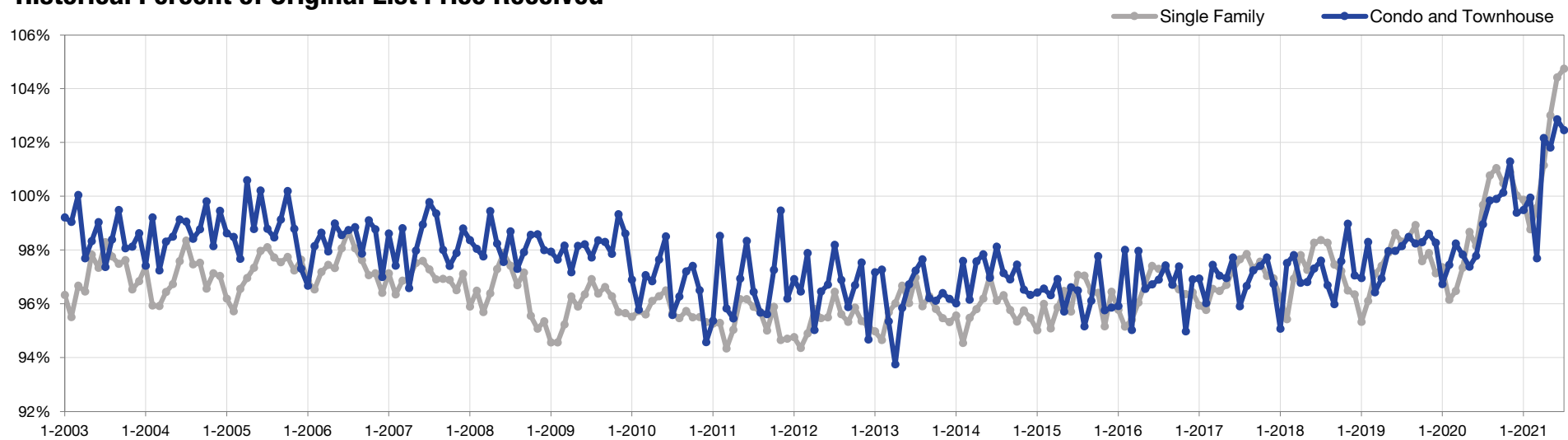
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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%	102.5%	+ 3.5%
Average	101.3%	+ 3.4%	100.6%	+ 2.5%

Historical Percent of Original List Price Received

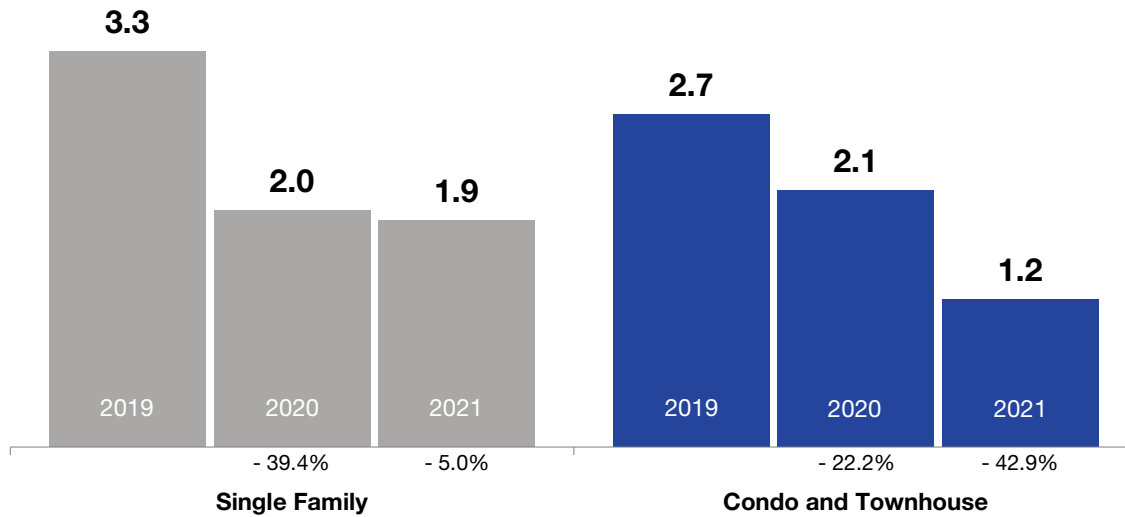


Months Supply of Inventory

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%	1.0	- 56.5%
Jun-2021	1.5	- 28.6%	1.3	- 43.5%
Jul-2021	1.9	- 5.0%	1.2	- 42.9%
Average	1.5	- 39.7%	1.5	- 34.5%

Historical Months Supply of Inventory

