

Weekly Market Activity Report



For Week Ending September 25, 2021

Data current as of October 4, 2021

The Federal Reserve announced this week that while it would keep its benchmark rate near zero, it was preparing to taper stimulus efforts put in place to combat the pandemic, including winding down its bond purchase program. Experts expect interest rates on mortgages, credit cards, car loans, and other consumer loans will rise as the Fed tapers its bond purchases. Looking long-term, The National Association of REALTORS® predicts the 30-year fixed-rate mortgage to rise to near 3.5% by mid-2022, about 60 basis points higher than they are today.

SINGLE FAMILY

For the week ending September 25:

- New Listings decreased 25.5% to 152
- Pending Sales decreased 55.4% to 83
- Inventory increased 12.9% to 1,232

For the month of August:

- Median Sales Price increased 8.6% to \$190,000
- Days on Market decreased 61.3% to 12
- Percent of List Price Received increased 3.7% to 104.5%
- Months Supply increased 5.3% to 2.0

CONDO AND TOWNHOUSE

For the week ending September 25:

- New Listings decreased 54.5% to 5
- Pending Sales decreased 25.0% to 6
- Inventory decreased 33.3% to 38

For the month of August:

- Median Sales Price decreased 10.4% to \$151,000
- Days on Market decreased 74.1% to 7
- Percent of List Price Received increased 5.1% to 104.9%
- Months Supply decreased 47.8% to 1.2

Quick Facts

- 8.7%

Year-Over-Year Change
New Listings

- 47.3%

Year-Over-Year Change
Pending Sales

+ 12.3%

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

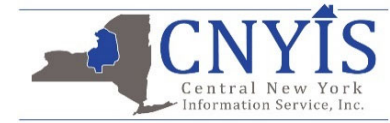
New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

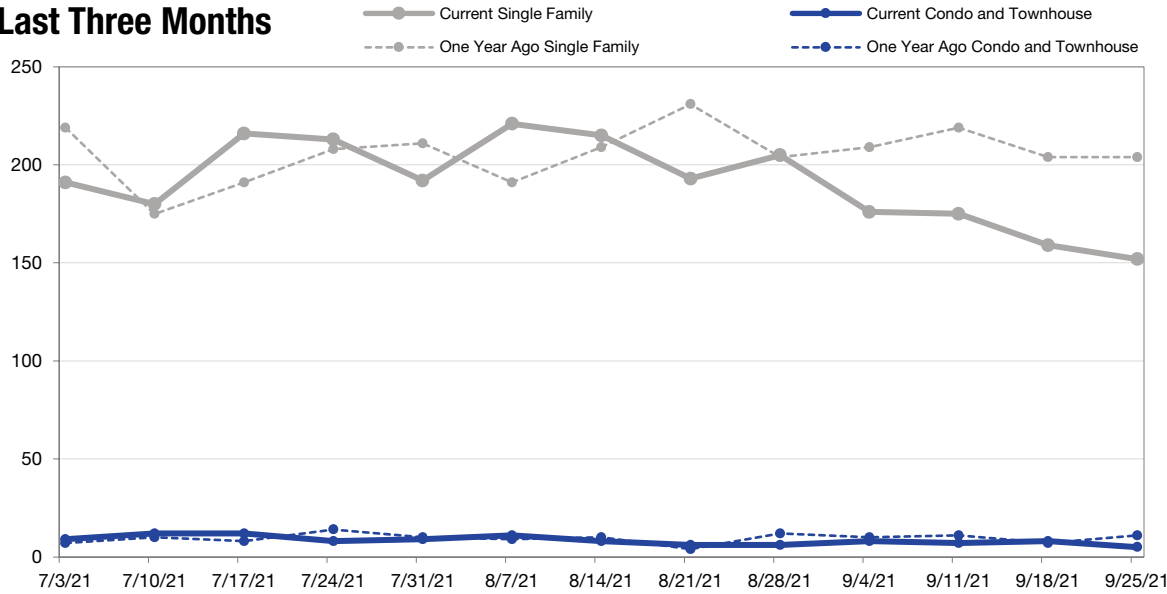
Days on Market Until Sale	5
Median Sales Price	6
Percent of List Price Received	7
Months Supply of Inventory	8

New Listings

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

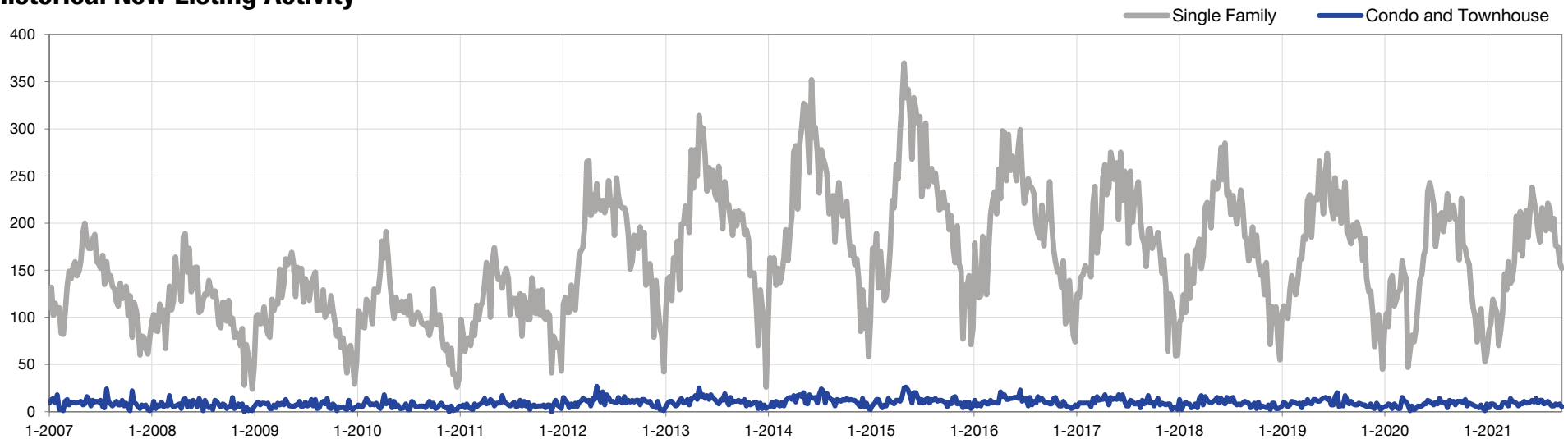


Last Three Months



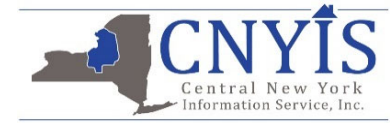
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/3/2021	191	- 12.8%	9	+ 28.6%
7/10/2021	180	+ 2.9%	12	+ 20.0%
7/17/2021	216	+ 13.1%	12	+ 50.0%
7/24/2021	213	+ 2.4%	8	- 42.9%
7/31/2021	192	- 9.0%	9	- 10.0%
8/7/2021	221	+ 15.7%	11	+ 22.2%
8/14/2021	215	+ 2.9%	8	- 20.0%
8/21/2021	193	- 16.5%	6	+ 50.0%
8/28/2021	205	+ 0.5%	6	- 50.0%
9/4/2021	176	- 15.8%	8	- 20.0%
9/11/2021	175	- 20.1%	7	- 36.4%
9/18/2021	159	- 22.1%	8	+ 14.3%
9/25/2021	152	- 25.5%	5	- 54.5%
3-Month Avg.	191	- 7.0%	8	- 11.4%

Historical New Listing Activity

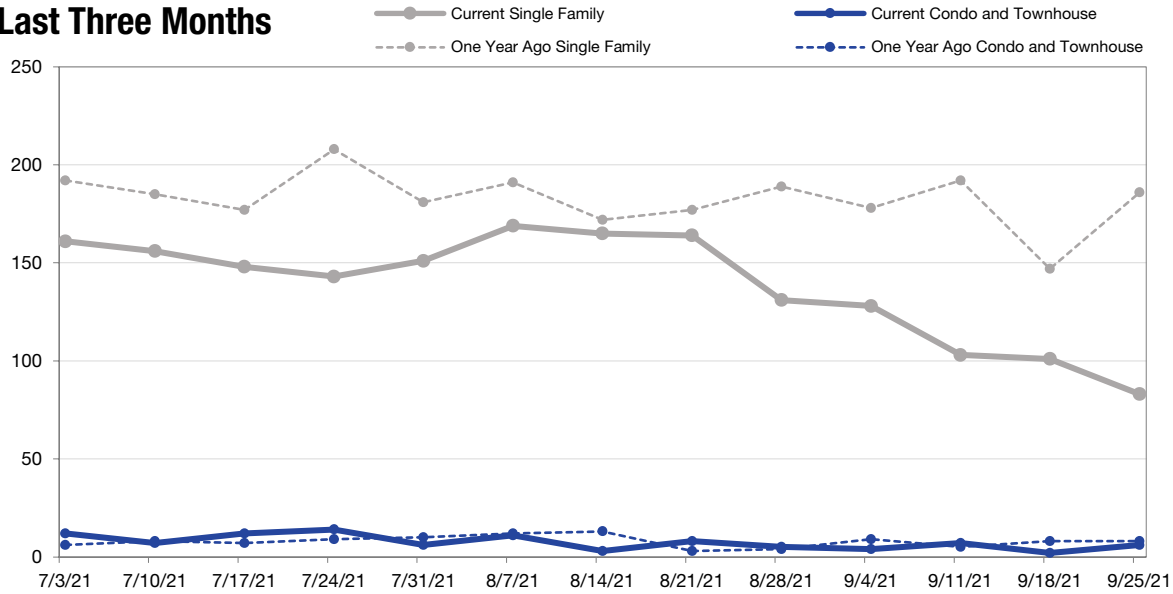


Pending Sales

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

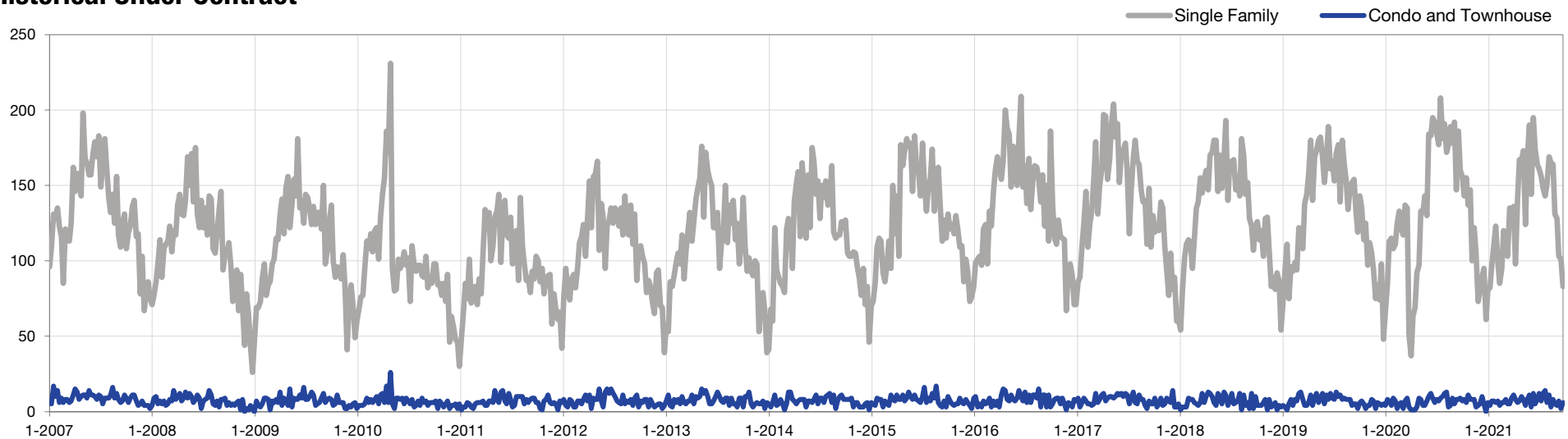


Last Three Months



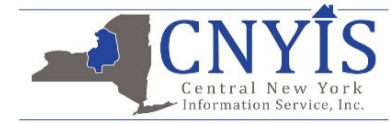
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/3/2021	161	- 16.1%	12	+ 100.0%
7/10/2021	156	- 15.7%	7	- 12.5%
7/17/2021	148	- 16.4%	12	+ 71.4%
7/24/2021	143	- 31.3%	14	+ 55.6%
7/31/2021	151	- 16.6%	6	- 40.0%
8/7/2021	169	- 11.5%	11	- 8.3%
8/14/2021	165	- 4.1%	3	- 76.9%
8/21/2021	164	- 7.3%	8	+ 166.7%
8/28/2021	131	- 30.7%	5	+ 25.0%
9/4/2021	128	- 28.1%	4	- 55.6%
9/11/2021	103	- 46.4%	7	+ 40.0%
9/18/2021	101	- 31.3%	2	- 75.0%
9/25/2021	83	- 55.4%	6	- 25.0%
3-Month Avg.	139	- 24.1%	7	- 4.9%

Historical Under Contract

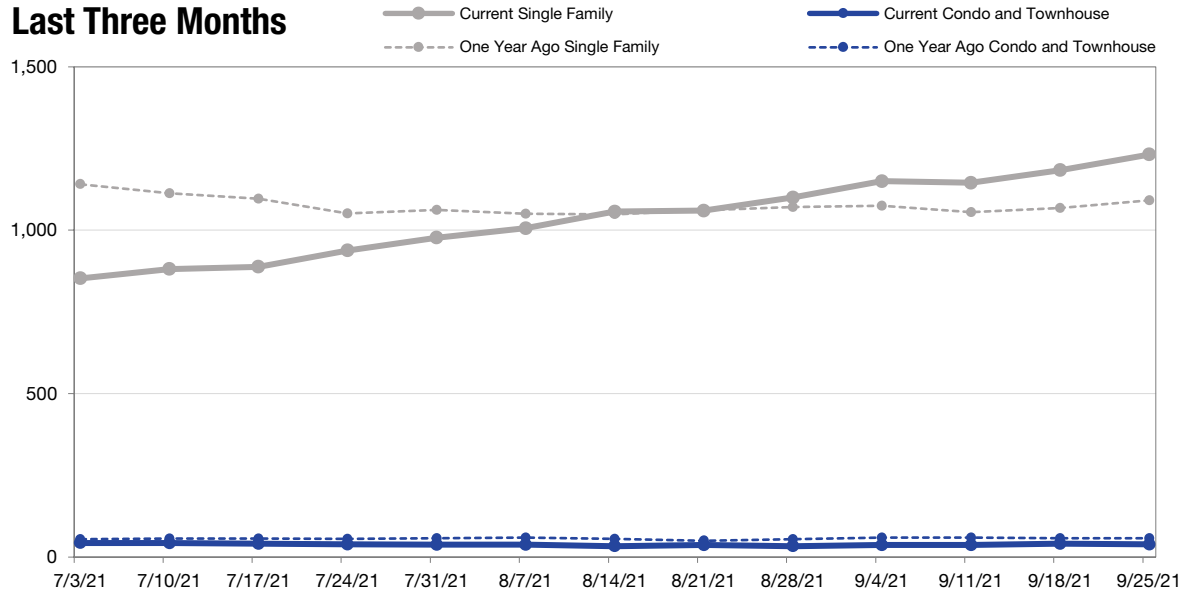


Inventory of Homes for Sale

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

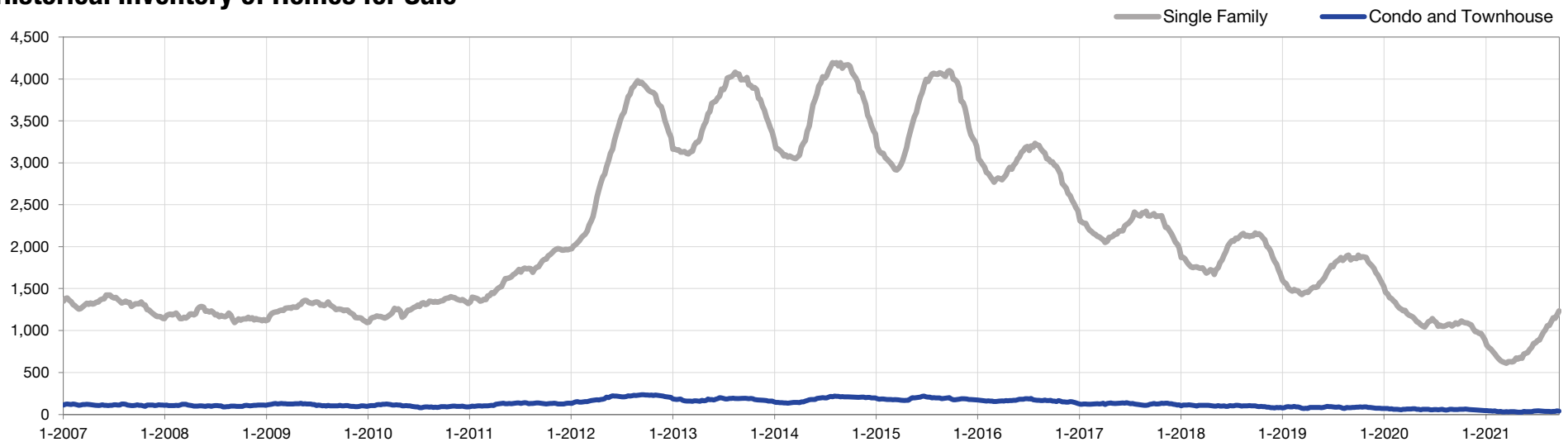


Last Three Months



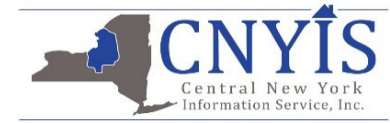
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/3/2021	853	- 25.2%	43	- 20.4%
7/10/2021	881	- 20.8%	42	- 25.0%
7/17/2021	888	- 19.0%	40	- 28.6%
7/24/2021	938	- 10.8%	38	- 30.9%
7/31/2021	977	- 8.0%	37	- 35.1%
8/7/2021	1,006	- 4.2%	37	- 37.3%
8/14/2021	1,057	+ 0.8%	33	- 40.0%
8/21/2021	1,060	- 0.1%	36	- 28.0%
8/28/2021	1,100	+ 2.7%	33	- 38.9%
9/4/2021	1,150	+ 7.0%	36	- 39.0%
9/11/2021	1,145	+ 8.5%	36	- 39.0%
9/18/2021	1,184	+ 10.9%	40	- 29.8%
9/25/2021	1,232	+ 12.9%	38	- 33.3%
3-Month Avg.	1,036	- 3.7%	38	- 32.8%

Historical Inventory of Homes for Sale

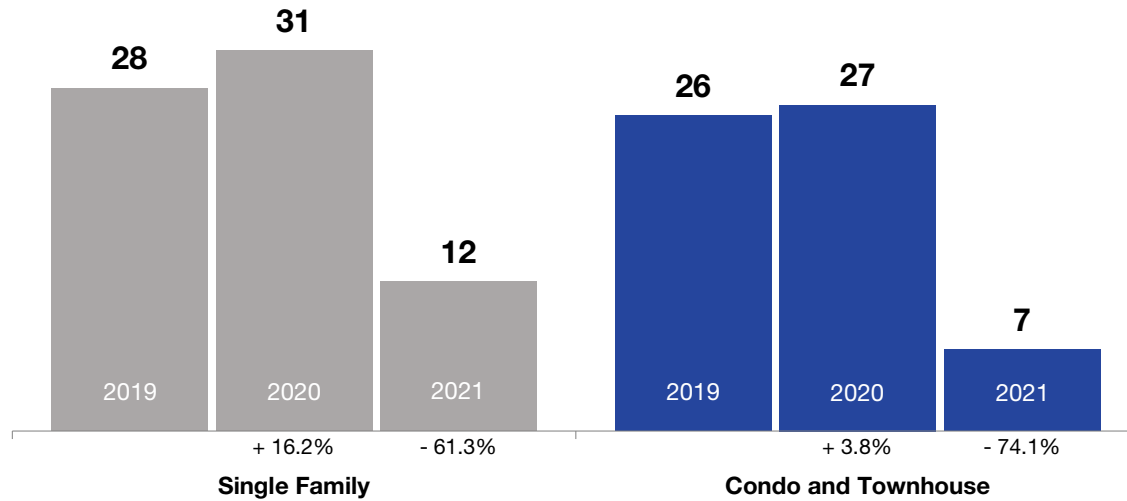


Days on Market Until Sale

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

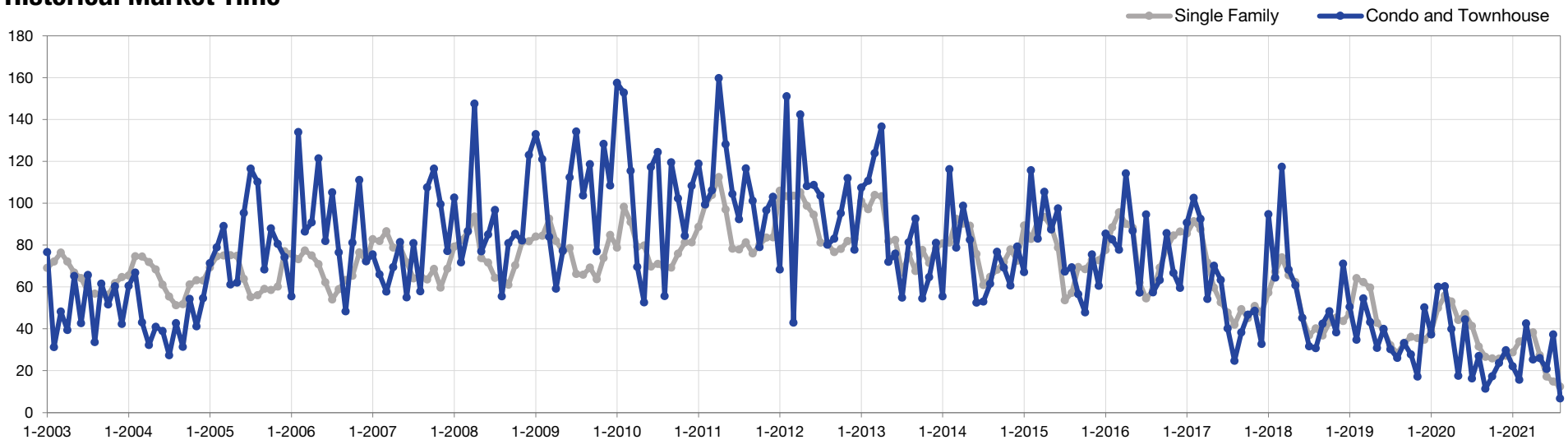


August



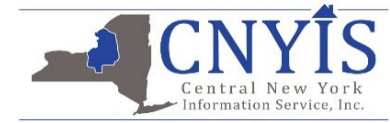
Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Sep-2020	27	-18.2%	11	-66.7%
Oct-2020	26	-27.8%	17	-39.3%
Nov-2020	26	-27.8%	24	+41.2%
Dec-2020	27	-22.9%	30	-40.0%
Jan-2021	29	-25.6%	22	-40.5%
Feb-2021	34	-32.0%	16	-73.3%
Mar-2021	36	-35.7%	43	-28.3%
Apr-2021	38	-28.3%	25	-37.5%
May-2021	27	-38.6%	26	+52.9%
Jun-2021	17	-63.8%	21	-52.3%
Jul-2021	15	-63.4%	37	+131.3%
Aug-2021	12	-61.3%	7	-74.1%
Average	25	-37.6%	23	-34.0%

Historical Market Time

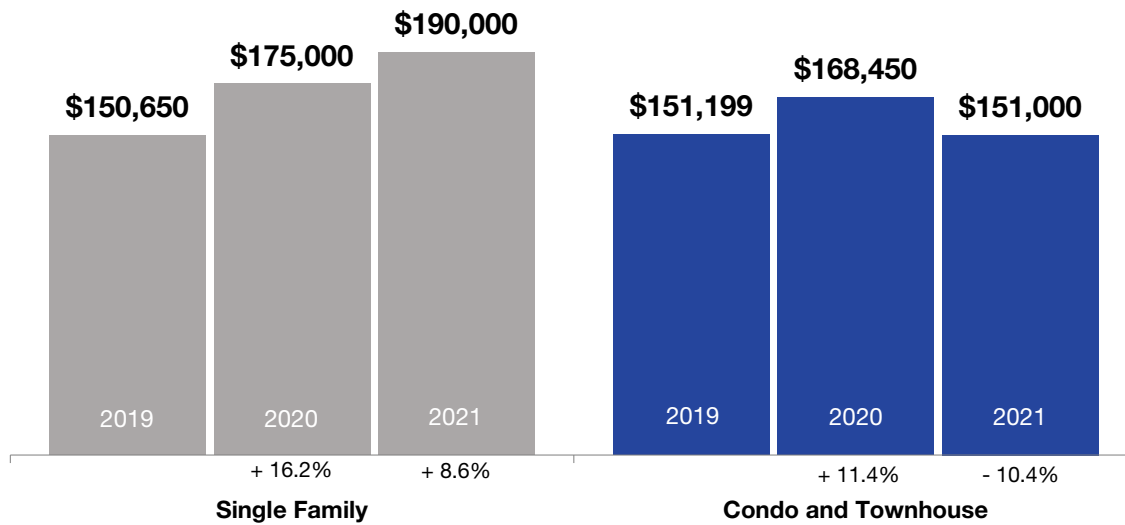


Median Sales Price

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

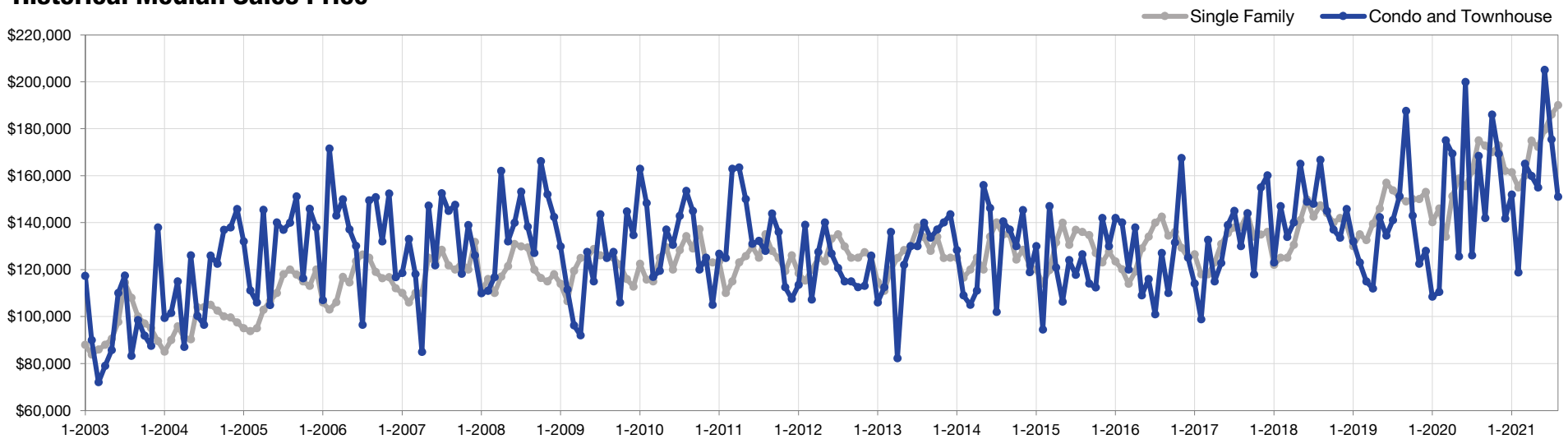


August



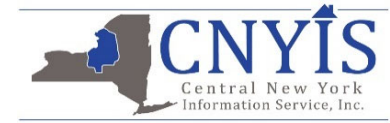
Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Sep-2020	\$172,750	+ 15.9%	\$142,000	- 24.3%
Oct-2020	\$170,000	+ 13.3%	\$186,000	+ 30.1%
Nov-2020	\$172,900	+ 15.3%	\$169,250	+ 38.2%
Dec-2020	\$162,000	+ 5.9%	\$141,750	+ 10.7%
Jan-2021	\$161,500	+ 15.2%	\$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%	\$159,900	- 5.6%
May-2021	\$172,250	+ 8.5%	\$154,900	+ 23.4%
Jun-2021	\$179,500	+ 15.4%	\$205,000	+ 2.6%
Jul-2021	\$186,000	+ 14.9%	\$175,500	+ 39.3%
Aug-2021	\$190,000	+ 8.6%	\$151,000	- 10.4%
Median	\$171,000	+ 11.4%	\$160,000	+ 9.2%

Historical Median Sales Price

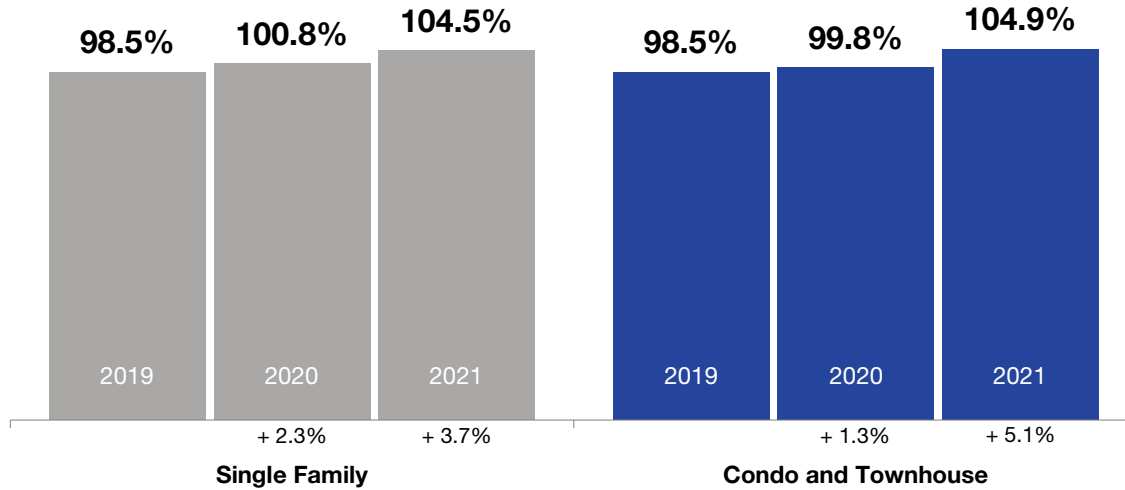


Percent of List Price Received

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.

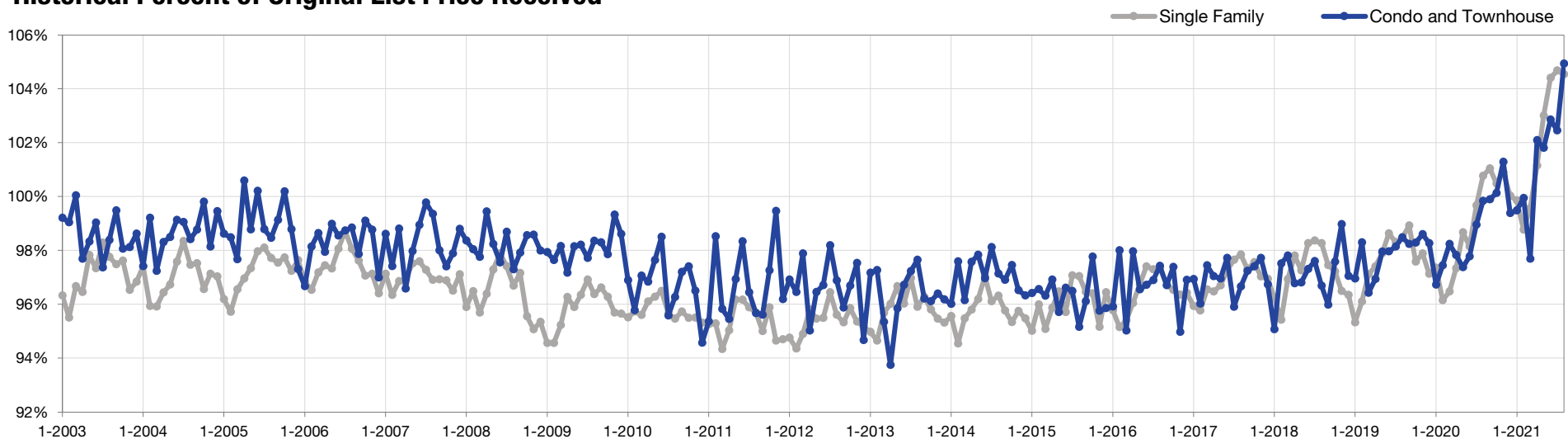


August



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
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%	102.1%	+ 4.4%
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%
Aug-2021	104.5%	+ 3.7%	104.9%	+ 5.1%
Average	101.7%	+ 3.5%	101.0%	+ 2.8%

Historical Percent of Original List Price Received

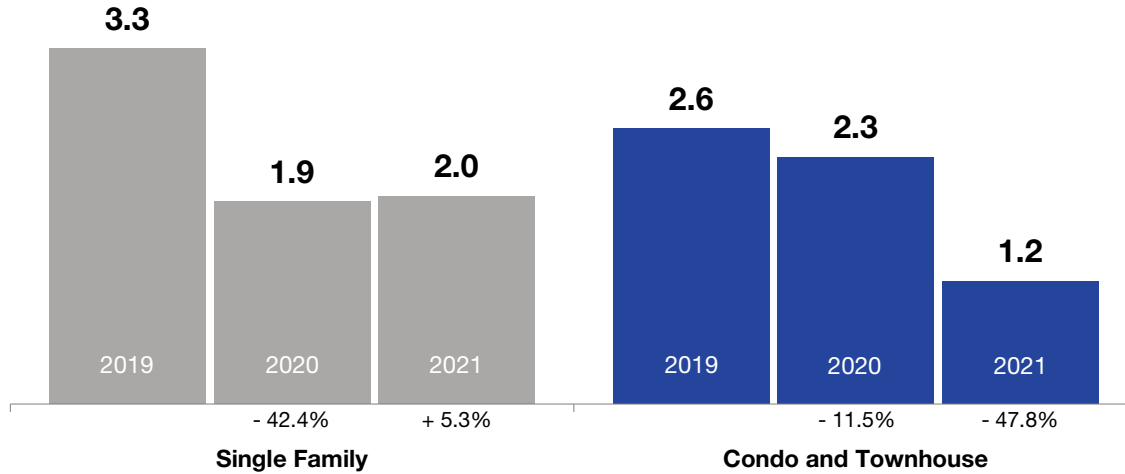


Months Supply of Inventory

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.



August



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
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	1.4	- 33.3%	1.3	- 43.5%
Jul-2021	1.7	- 15.0%	1.2	- 42.9%
Aug-2021	2.0	+ 5.3%	1.2	- 47.8%
Average	1.5	- 37.1%	1.4	- 38.3%

Historical Months Supply of Inventory

