

Weekly Market Activity Report



For Week Ending October 2, 2021

Data current as of October 11, 2021

Soaring sales prices have brought about significant gains in home equity during the pandemic, with the average annual equity increase for borrowers reaching \$51,550 in the second quarter of the year, according to CoreLogic, which represents the largest average equity gain in more than 11 years. The rapid accumulation of equity may help homeowners who are behind on payments avoid foreclosure, allowing borrowers to access their equity and sell their home instead.

SINGLE FAMILY

For the week ending October 2:

- New Listings decreased 2.5% to 157
- Pending Sales decreased 57.5% to 68
- Inventory increased 14.3% to 1,229

For the month of September:

- Median Sales Price increased 7.1% to \$185,000
- Days on Market decreased 44.4% to 15
- Percent of List Price Received increased 2.2% to 103.2%
- Months Supply increased 10.0% to 2.2

CONDO AND TOWNHOUSE

For the week ending October 2:

- New Listings increased 63.6% to 18
- Pending Sales decreased 66.7% to 3
- Inventory decreased 28.6% to 40

For the month of September:

- Median Sales Price increased 14.4% to \$162,500
- Days on Market decreased 36.4% to 7
- Percent of List Price Received increased 2.6% to 102.5%
- Months Supply decreased 36.0% to 1.6

Quick Facts

- 26.2%

Year-Over-Year Change
New Listings

- 56.4%

Year-Over-Year Change
Pending Sales

+ 9.9%

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

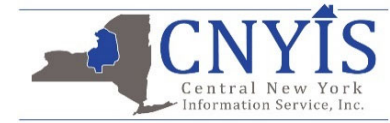
New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

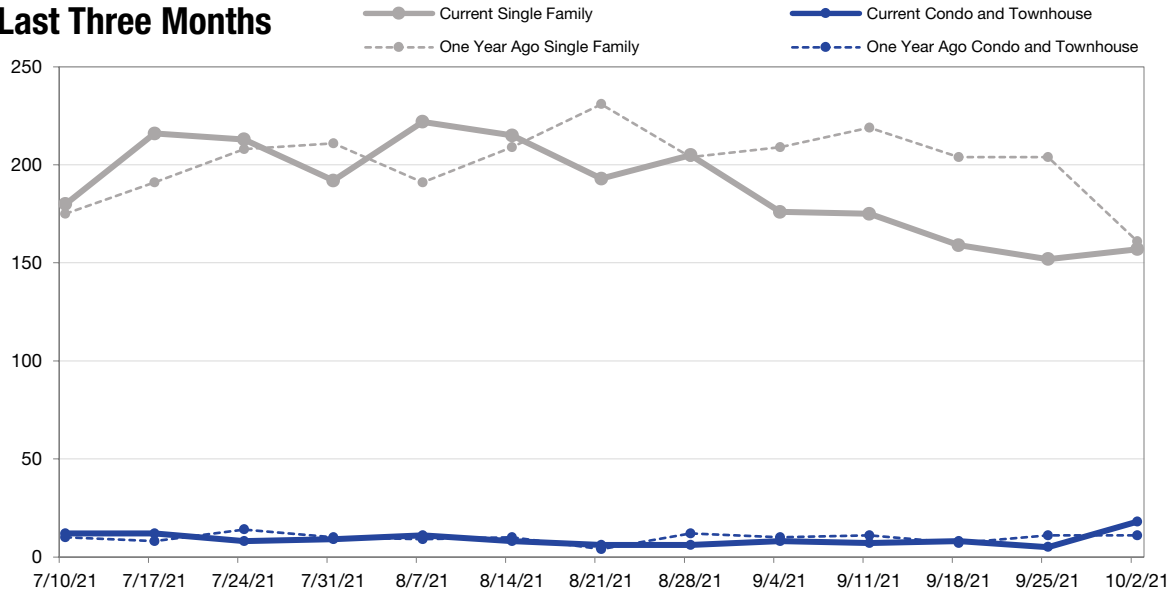
Days on Market Until Sale	5
Median Sales Price	6
Percent of List Price Received	7
Months Supply of Inventory	8

New Listings

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

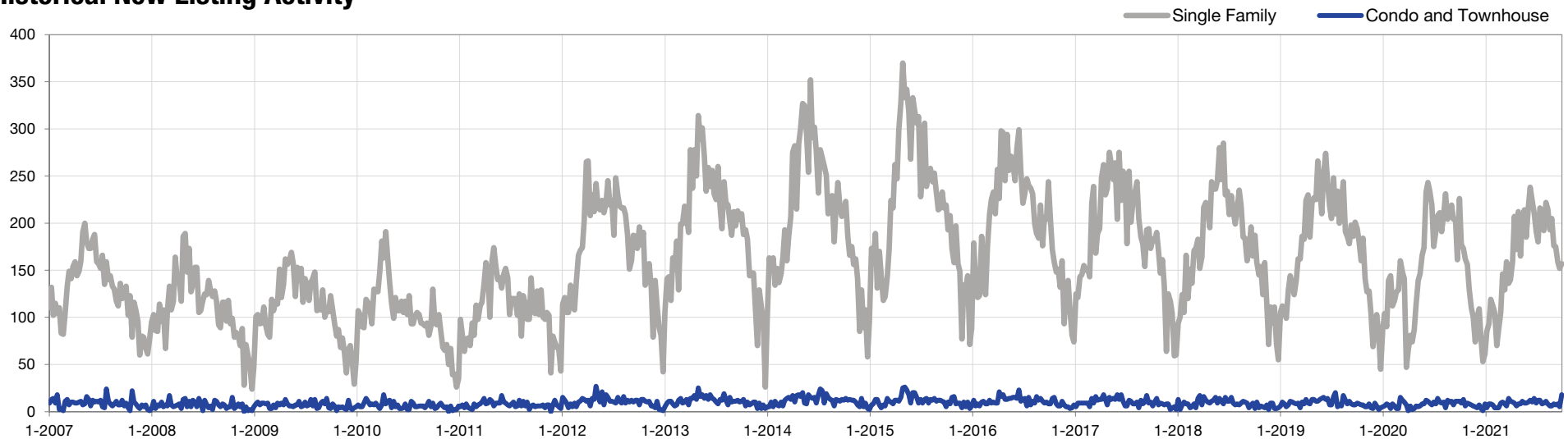


Last Three Months



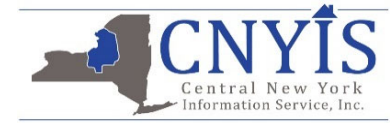
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/10/2021	180	+ 2.9%	12	+ 20.0%
7/17/2021	216	+ 13.1%	12	+ 50.0%
7/24/2021	213	+ 2.4%	8	- 42.9%
7/31/2021	192	- 9.0%	9	- 10.0%
8/7/2021	222	+ 16.2%	11	+ 22.2%
8/14/2021	215	+ 2.9%	8	- 20.0%
8/21/2021	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%
10/2/2021	157	- 2.5%	18	+ 63.6%
3-Month Avg.	189	- 6.2%	9	- 7.1%

Historical New Listing Activity

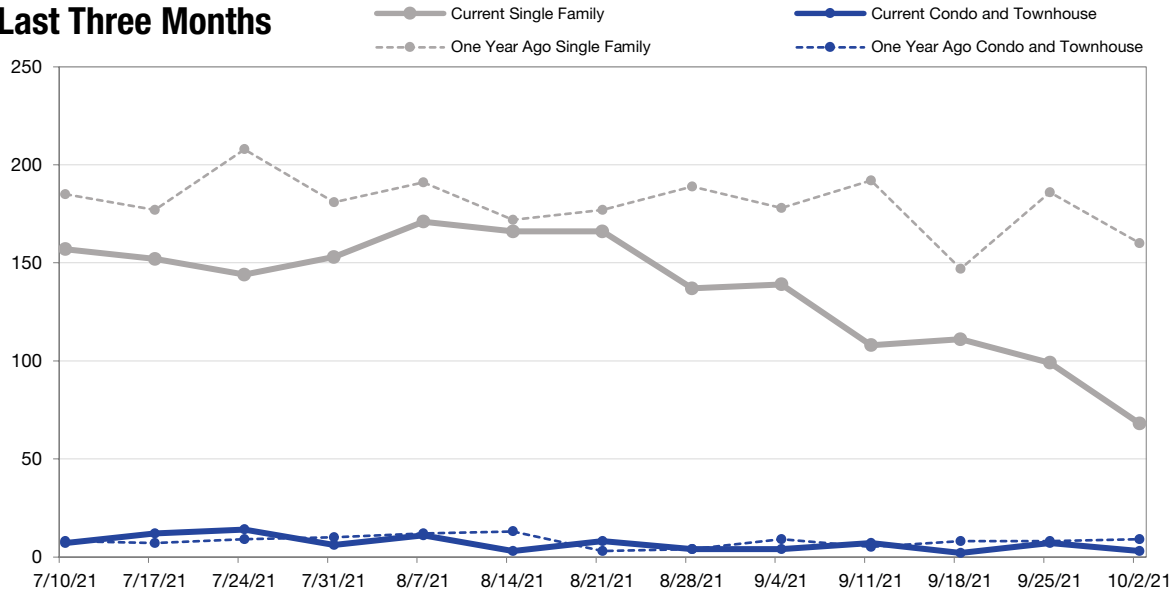


Pending Sales

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

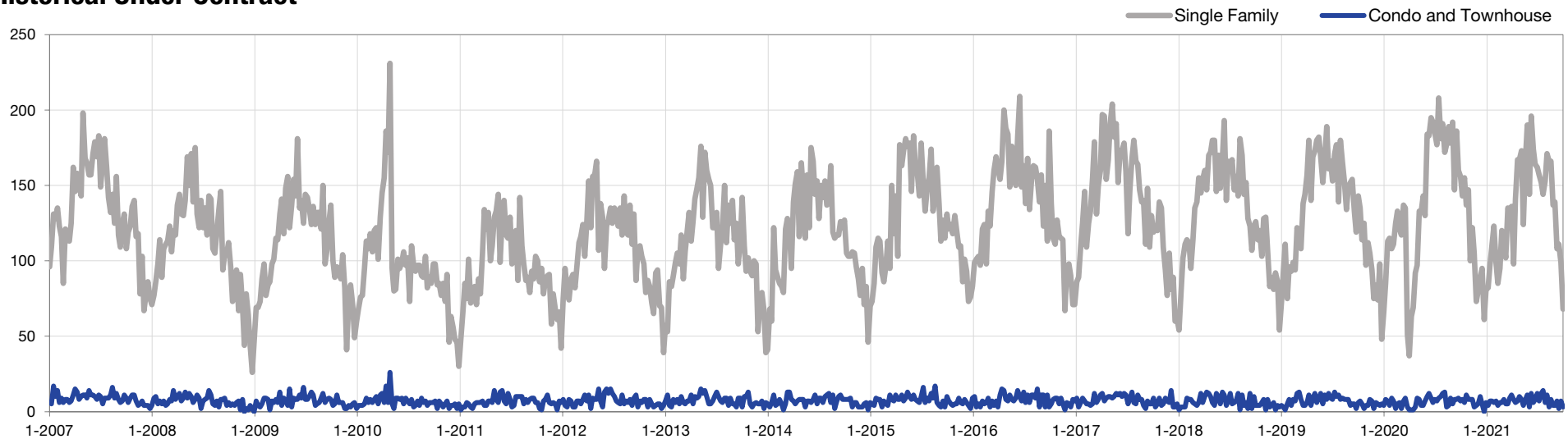


Last Three Months



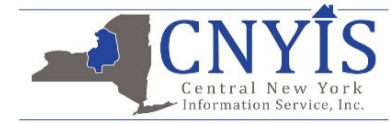
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/10/2021	157	- 15.1%	7	- 12.5%
7/17/2021	152	- 14.1%	12	+ 71.4%
7/24/2021	144	- 30.8%	14	+ 55.6%
7/31/2021	153	- 15.5%	6	- 40.0%
8/7/2021	171	- 10.5%	11	- 8.3%
8/14/2021	166	- 3.5%	3	- 76.9%
8/21/2021	166	- 6.2%	8	+ 166.7%
8/28/2021	137	- 27.5%	4	0.0%
9/4/2021	139	- 21.9%	4	- 55.6%
9/11/2021	108	- 43.8%	7	+ 40.0%
9/18/2021	111	- 24.5%	2	- 75.0%
9/25/2021	99	- 46.8%	7	- 12.5%
10/2/2021	68	- 57.5%	3	- 66.7%
3-Month Avg.	136	- 24.4%	7	- 16.2%

Historical Under Contract

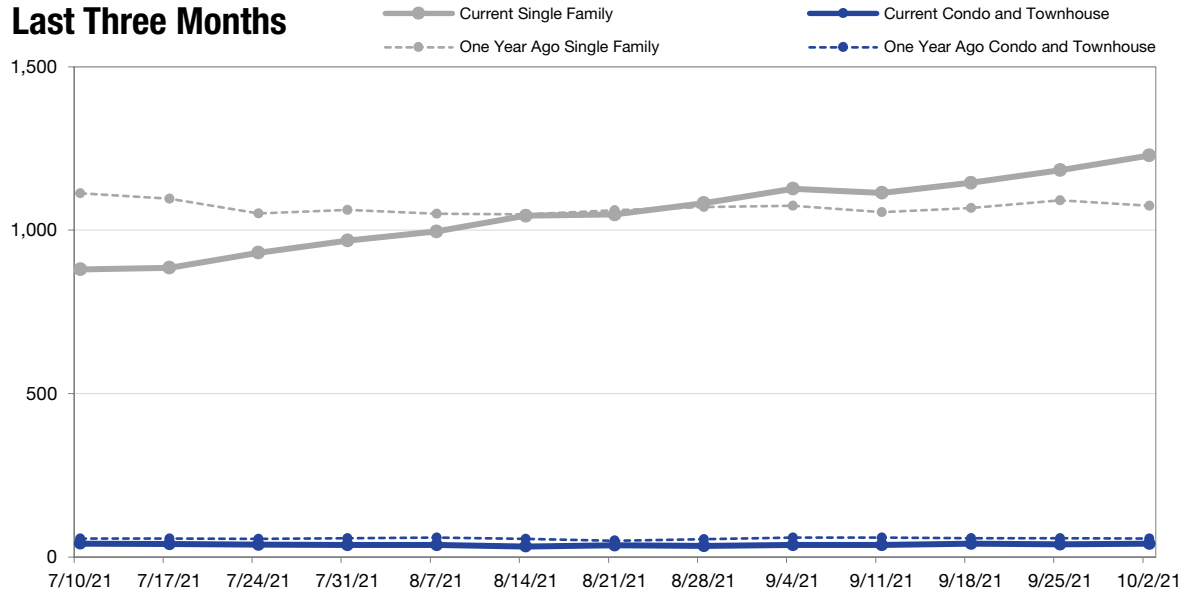


Inventory of Homes for Sale

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

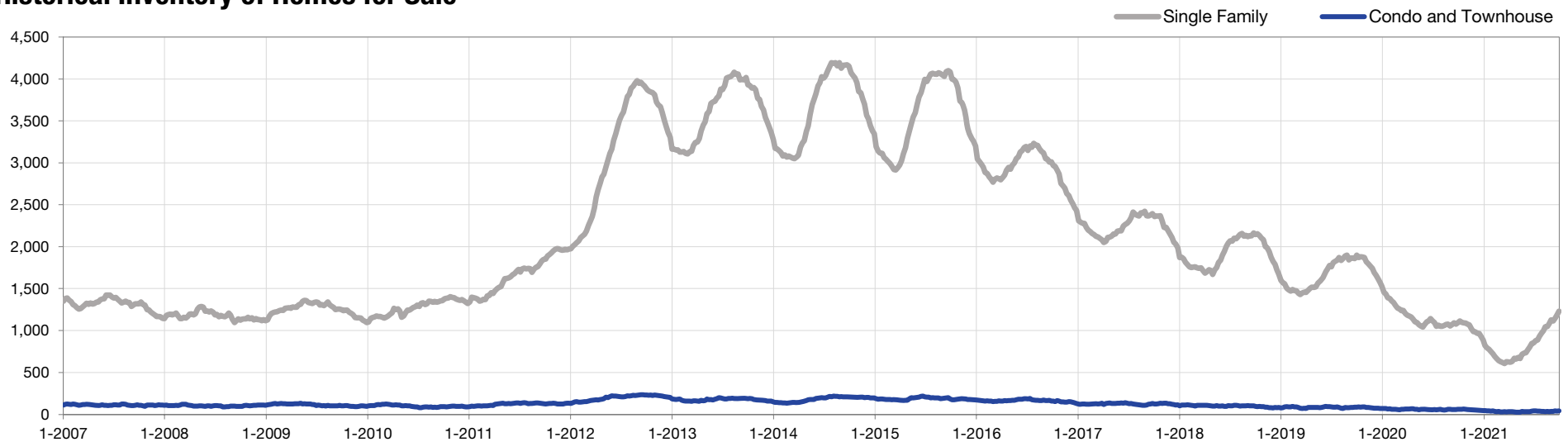


Last Three Months



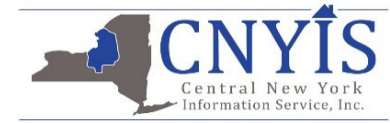
Data for the Week Ending...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
7/10/2021	880	- 20.9%	41	- 26.8%
7/17/2021	885	- 19.3%	39	- 30.4%
7/24/2021	931	- 11.4%	37	- 32.7%
7/31/2021	968	- 8.9%	36	- 36.8%
8/7/2021	996	- 5.1%	36	- 39.0%
8/14/2021	1,044	- 0.5%	32	- 41.8%
8/21/2021	1,048	- 1.2%	35	- 30.0%
8/28/2021	1,083	+ 1.1%	33	- 38.9%
9/4/2021	1,127	+ 4.8%	36	- 39.0%
9/11/2021	1,114	+ 5.6%	36	- 39.0%
9/18/2021	1,145	+ 7.2%	40	- 29.8%
9/25/2021	1,184	+ 8.5%	38	- 33.3%
10/2/2021	1,229	+ 14.3%	40	- 28.6%
3-Month Avg.	1,049	- 2.0%	37	- 34.4%

Historical Inventory of Homes for Sale

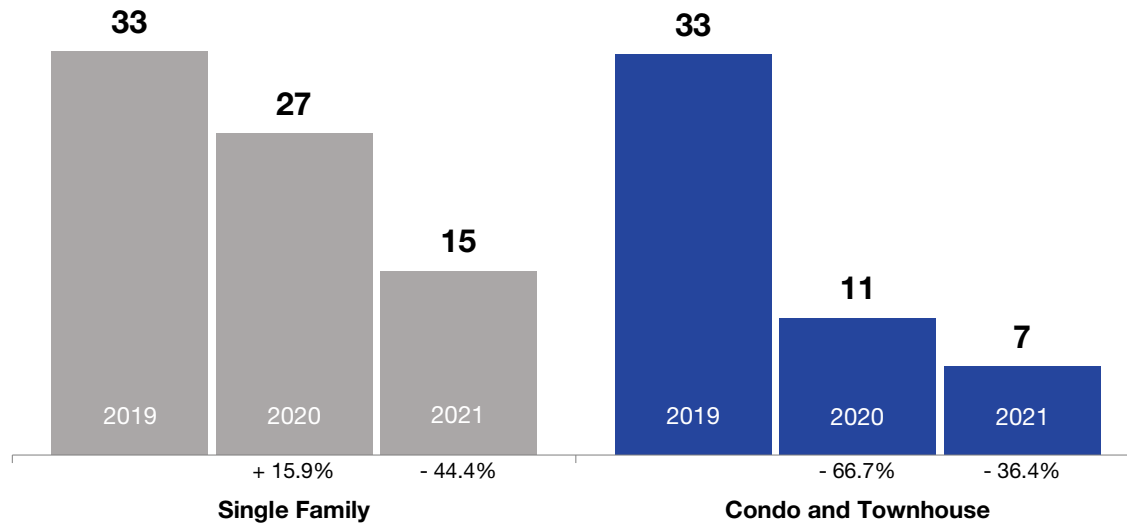


Days on Market Until Sale

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

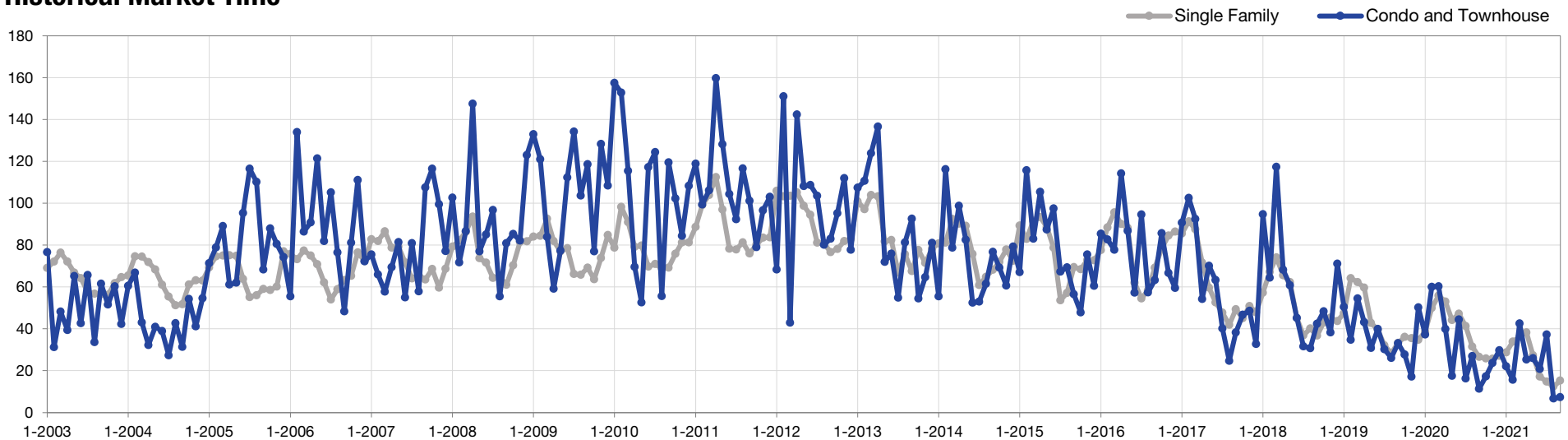


September



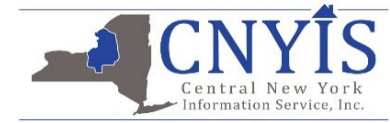
Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
Oct-2020	26	-27.8%	17	-39.3%
Nov-2020	26	-27.8%	24	+41.2%
Dec-2020	27	-22.9%	30	-40.0%
Jan-2021	29	-25.6%	22	-40.5%
Feb-2021	34	-32.0%	16	-73.3%
Mar-2021	36	-35.7%	43	-28.3%
Apr-2021	38	-28.3%	25	-37.5%
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%
Sep-2021	15	-44.4%	7	-36.4%
Average	24	-39.0%	22	-31.5%

Historical Market Time

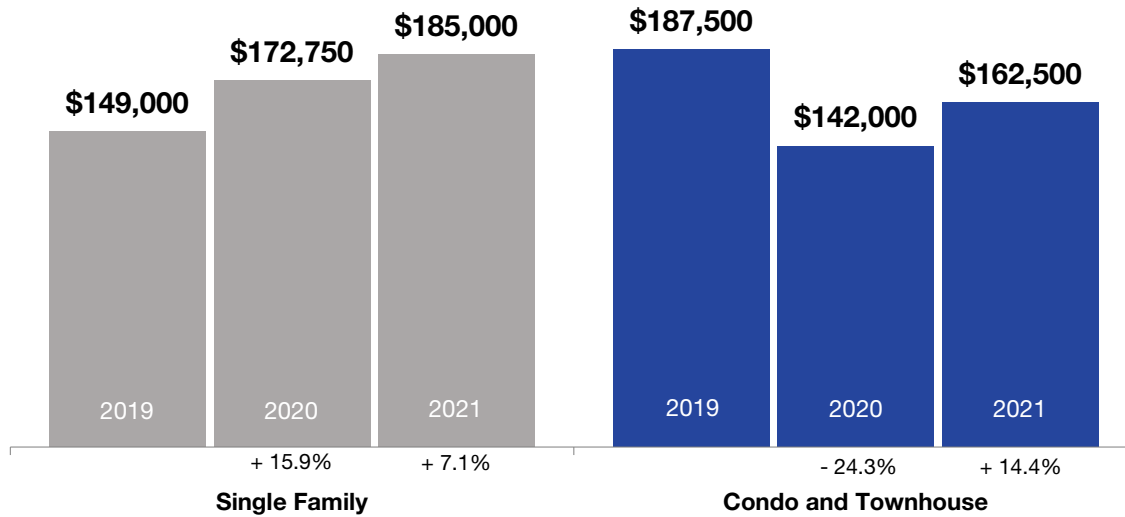


Median Sales Price

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

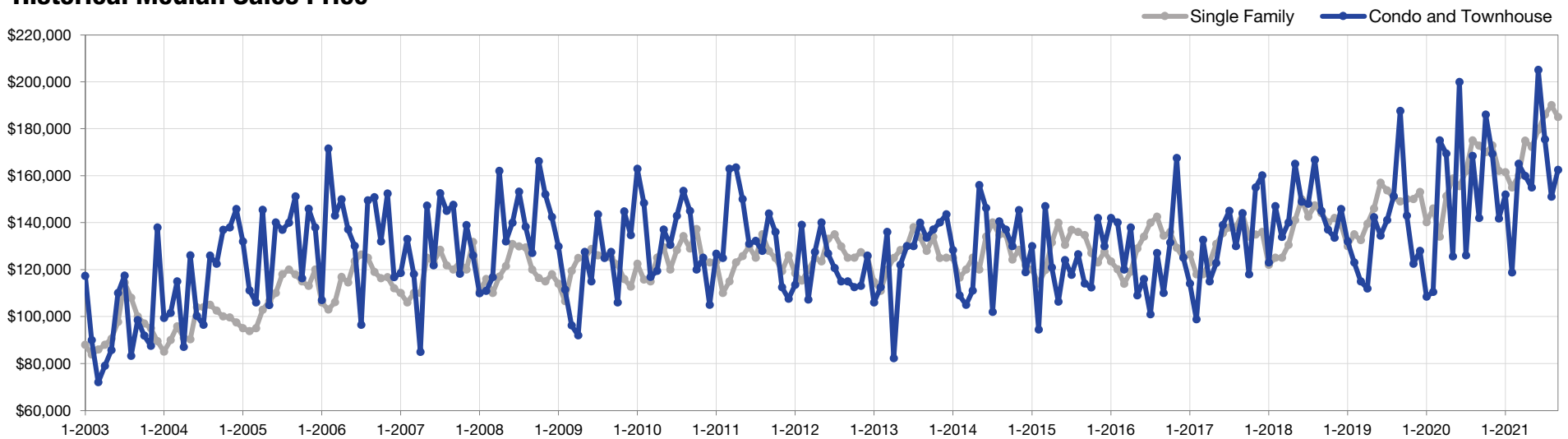


September



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
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%
Sep-2021	\$185,000	+ 7.1%	\$162,500	+ 14.4%
Median	\$173,000	+ 10.9%	\$160,750	+ 13.2%

Historical Median Sales Price

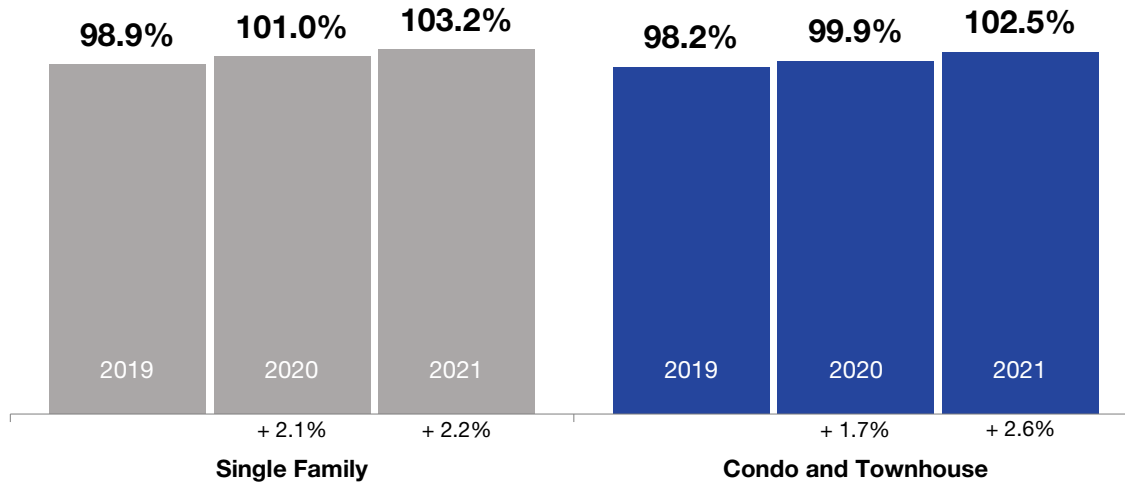


Percent of List Price Received

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.

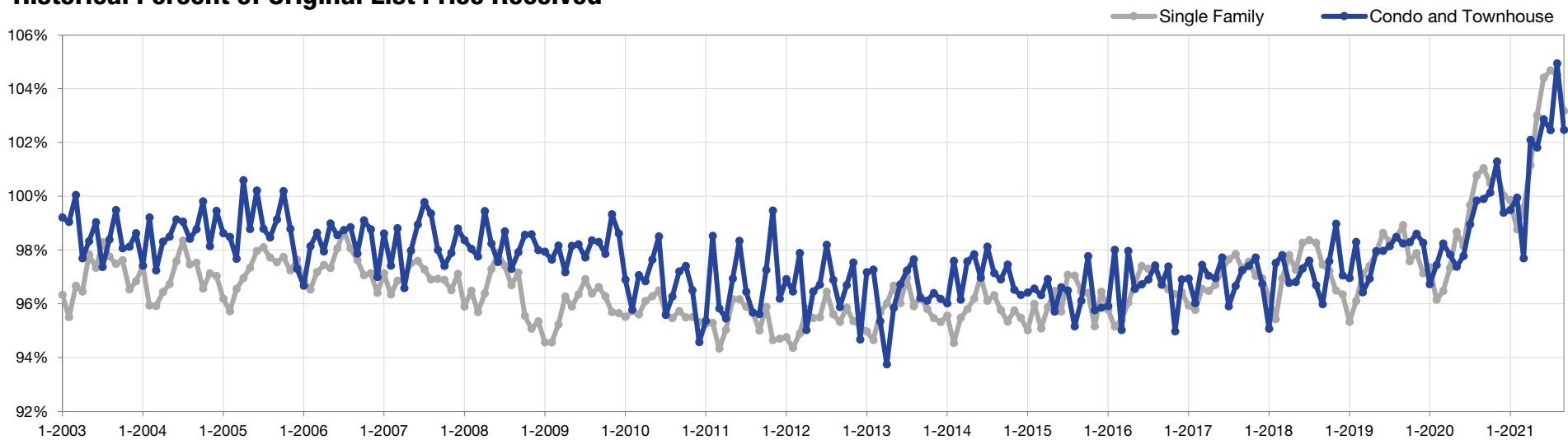


September



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
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%
Sep-2021	103.2%	+ 2.2%	102.5%	+ 2.6%
Average	101.9%	+ 3.5%	101.3%	+ 2.9%

Historical Percent of Original List Price Received

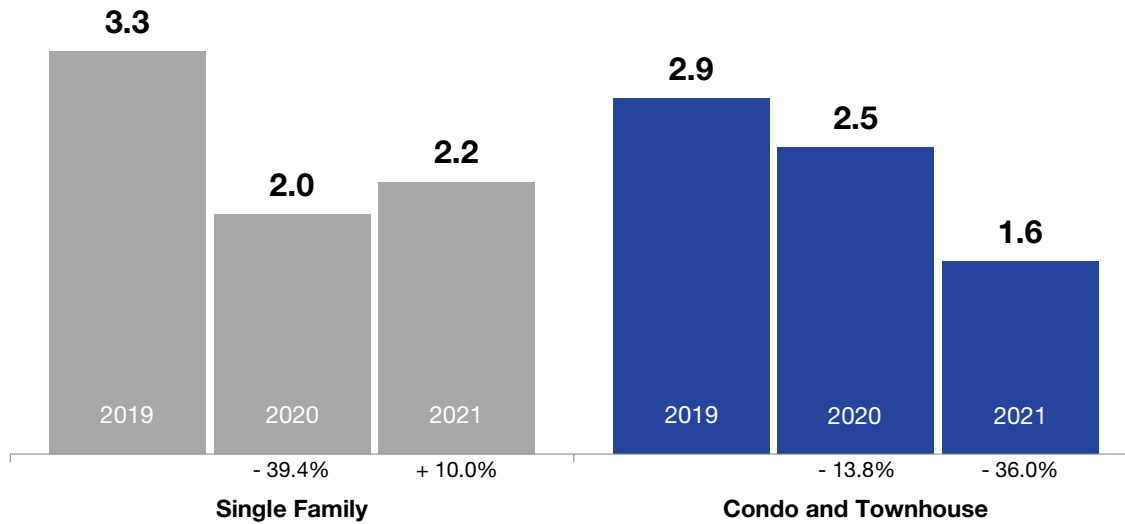


Months Supply of Inventory

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.



September



Data for the month of...	Single Family	Year-Over-Year Change	Condo and Townhouse	Year-Over-Year Change
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%	1.2	- 47.8%
Jul-2021	1.7	- 15.0%	1.2	- 42.9%
Aug-2021	1.9	0.0%	1.2	- 47.8%
Sep-2021	2.2	+ 10.0%	1.6	- 36.0%
Average	1.5	- 33.3%	1.3	- 41.0%

Historical Months Supply of Inventory

