

**CENTRAL NEW YORK INFORMATION SERVICE, INC.
MULTIPLE LISTING SERVICE
ACTIVITY REPORT**

NOVEMBER 30, 2023

	NOV 2022	NOV 2023	INCREASE OR DECREASE
LISTINGS ENTERED (TOTAL)	1,155	1,185	3%
RESI	707	777	10%
MULTI	89	96	8%
CHANGE TO PENDING (TOTAL)	458	479	5%
RESI	345	349	1%
MULTI	35	37	6%
CLOSED SALES (TOTAL)	1,076	1,334	24%
RESI	824	962	17%
MULTI	77	89	16%
CROSS SALES	698	840	20%
STRAIGHT SALES	378	494	31%
VOLUME	\$230,308,361	\$271,785,688	18%

	YEAR TO DATE 2022	YEAR TO DATE 2023	INCREASE OR DECREASE
LISTINGS ENTERED (TOTAL)	17,162	15,607	- 9%
CHANGE TO PENDING (TOTAL)	6,947	5,954	- 14%
CLOSED SALES	13,974	12,000	- 14%
CROSS SALES	9,355	7,890	- 16%
STRAIGHT SALE	4,619	4,110	- 11%
VOLUME	\$2,768,910,463	\$2,297,222,871	- 17%

	IN SYSTEM AS OF	
	11/30/2022	11/30/2023
ACTIVE FOR SALE LISTINGS (TOTAL)	3,725	3,491
RESI	1,596	1,480
MULTI	333	226
PENDING FOR SALE (TOTAL)	1,000	921
RESI	658	568
MULTI	105	116
CLOSED SALES (TOTAL)	284,827	298,101
RESI	222,134	231,652
MULTI	19,118	20,130

AVERAGE SALE PRICE OF SINGLE FAMILY HOMES BY AREA

JANUARY 1, 2023 – NOVEMBER 30, 2023

LYSANDER	367,500	MANLIUS	343,300
VAN BUREN	248,500	CICERO	275,300
ELBRIDGE	193,300	SALINA	196,300
CAMILLUS	274,500	CLAY	266,600
SKANEATELES	942,500	MADISON CO.	246,800
ONONDAGA	322,100	OSWEGO CO.	184,100
MARCELLUS	308,000	CAYUGA CO.	241,600
SPAFFORD	513,600	CITY OF SYRACUSE	154,500
OTISCO	291,900		
TULLY	286,100		
FABIUS	302,900		
LAFAYETTE	258,000	GEDDES	205,600
POMPEY	474,200	CAZENOVIA	394,400
DEWITT	324,400	ONEIDA	212,000
		CORTLAND CO.	203,600

COMPARABLES BY AREA

	NOV	YR TO DATE		NOV	YR TO DATE
LYSANDER	34	228	MANLIUS	39	289
VAN BUREN	5	99	CICERO	26	261
ELBRIDGE	1	38	SALINA	28	310
CAMILLUS	24	209	CLAY	54	472
SKANEATELES	9	76	MADISON CO.	54	455
ONONDAGA	21	157	OSWEGO CO.	89	830
MARCELLUS	4	43	CAYUGA CO.	39	299
SPAFFORD	0	17	CITY OF SYRACUSE	74	681
OTISCO	0	11			
TULLY	2	22			
FABIUS	4	15			
LAFAYETTE	4	30	GEDDES	15	111
POMPEY	7	57	CAZENOVIA	4	64
DEWITT	18	191	ONEIDA	165	1,261
			CORTLAND CO.	35	261

YEAR TO DATE MONTHLY BREAKDOWN

	LISTINGS		SALES		VOLUME	
	2022	2023	2022	2023	2022	2023
JANUARY	1,008	985	1,108	865	\$196,347,082	\$154,243,200
FEBRUARY	1,044	949	1,022	738	\$176,293,836	\$129,534,792
MARCH	1,462	1,246	1,311	962	\$222,540,413	\$175,007,770
APRIL	1,596	1,311	774	971	\$178,894,695	\$147,306,880
MAY	1,918	1,702	1,104	1,042	\$218,337,302	\$198,369,234
JUNE	2,174	1,728	1,506	1,069	\$326,565,399	\$223,849,466
JULY	1,884	1,658	1,329	1,118	\$280,604,397	\$239,030,195
AUGUST	1,850	1,802	1,748	1,539	\$368,737,858	\$356,455,906
SEPTEMBER	1,576	1,550	1,372	1,234	\$286,244,931	\$250,904,397
OCTOBER	1,495	1,491	1,427	1,325	\$284,036,189	\$278,210,470
NOVEMBER	1,155	1,185	1,076	1,334	\$230,308,361	\$271,785,688
DECEMBER						
TOTAL	17,162	15,607	13,974	12,000	\$2,768,910,463	\$2,297,222,871

***Numbers and Percentages for 2022 and 2023 also reflect information from Cortland Board of REALTORS, Jefferson-Lewis Board of REALTORS® and Mohawk Valley Association of REALTORS®.**

***HUD Home Sales are reflected in the Activity Report.**

all areas

Real Estate Trend Indicator

November 2023

12/8/2023

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Property Type: Single Family Residential
Date Range: Between 11/01/2023 and 11/30/2023
Criteria: Status is 'S-Closed/Rented'
 Property Type is 'Single Family Residential'
 Regional Board Code is 'Syracuse'

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mkt
\$49,999 & under	11	12	7	30	0	0	0	0
\$50,000-\$99,999	22	40	24	86	0	0	0	0
\$100,000-\$119,999	7	16	7	30	0	0	0	0
\$120,000-\$139,999	11	24	17	52	0	0	0	0
\$140,000-\$159,999	21	40	11	72	0	0	0	0
\$160,000-\$179,999	12	42	20	74	0	0	0	0
\$180,000-\$199,999	10	39	25	74	0	0	0	0
\$200,000-\$219,999	10	36	14	60	0	0	0	0
\$220,000-\$239,999	5	34	12	51	0	0	0	0
\$240,000-\$259,999	3	26	16	45	0	0	0	0
\$260,000-\$279,999	5	11	15	31	0	0	0	0
\$280,000-\$299,999	1	18	13	32	0	0	0	0
\$300,000-\$349,999	2	27	30	59	0	0	0	0
\$350,000-\$399,999	2	18	28	48	0	0	0	0
\$400,000-\$499,999	0	12	22	34	0	0	0	0
\$500,000-\$599,999	1	9	20	30	0	0	0	0
\$600,000-\$699,999	0	1	8	9	0	0	0	0
\$700,000-\$799,999	1	3	2	6	0	0	0	0
\$800,000-\$899,999	1	2	4	7	0	0	0	0
\$900,000-\$999,999	0	2	0	2	0	0	0	0
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	1	1	0	0	0	0
\$1,300,000-\$1,399,999	0	0	0	0	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	1	1	0	0	0	0
Total Units	125	412	297	834	0	0	0	0
Average Price	161,287	220,206	289,478	236,044	0	0	0	0
Volume (in 1000's)	20,161	90,725	85,975	196,861	0	0	0	0

Days on Market

0-30	649	9735
31-60	93	4185
61-90	36	2700
91-120	24	2520
121-180	15	2025
181-365	6	810
366+	11	1485
	834	23460

28.1
DOM

Financing

ASSUM	1
CASH	248
CONV	442
FHA	73
OTHER	7
USDA	7
VA	56

Property Type: Single Family Residential
Date Range: Between 11/01/2023 and 11/30/2023
Criteria: Status is 'S-Closed/Rented'
 Property Type is 'Single Family Residential'
 County Or Parish is 'Onondaga'
 Regional Board Code is 'Syracuse'

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mkt
\$49,999 & under	2	3	3	8	0	0	0	0
\$50,000-\$99,999	1	9	6	16	0	0	0	0
\$100,000-\$119,999	1	6	1	8	0	0	0	0
\$120,000-\$139,999	4	6	2	12	0	0	0	0
\$140,000-\$159,999	8	12	1	21	0	0	0	0
\$160,000-\$179,999	2	18	9	29	0	0	0	0
\$180,000-\$199,999	2	22	7	31	0	0	0	0
\$200,000-\$219,999	4	15	4	23	0	0	0	0
\$220,000-\$239,999	4	13	2	19	0	0	0	0
\$240,000-\$259,999	1	16	7	24	0	0	0	0
\$260,000-\$279,999	3	5	10	18	0	0	0	0
\$280,000-\$299,999	0	8	4	12	0	0	0	0
\$300,000-\$349,999	0	12	12	24	0	0	0	0
\$350,000-\$399,999	0	9	16	25	0	0	0	0
\$400,000-\$499,999	0	5	12	17	0	0	0	0
\$500,000-\$599,999	0	6	12	18	0	0	0	0
\$600,000-\$699,999	0	0	5	5	0	0	0	0
\$700,000-\$799,999	1	1	0	2	0	0	0	0
\$800,000-\$899,999	0	0	2	2	0	0	0	0
\$900,000-\$999,999	0	2	0	2	0	0	0	0
\$1,000,000-\$1,099,999	0	0	0	0	0	0	0	0
\$1,100,000-\$1,199,999	0	0	0	0	0	0	0	0
\$1,200,000-\$1,299,999	0	0	1	1	0	0	0	0
\$1,300,000-\$1,399,999	0	0	0	0	0	0	0	0
\$1,400,000-\$1,499,999	0	0	0	0	0	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	0	0	0	0
\$1,600,000-\$1,699,999	0	0	0	0	0	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	0	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	0	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	0	0	0	0
\$2,000,000 & over	0	0	1	1	0	0	0	0
Total Units	33	168	117	318	0	0	0	0
Average Price	187,335	239,059	346,311	273,152	0	0	0	0
Volume (in 1000's)	6,182	40,162	40,518	86,862	0	0	0	0

Days on Market

Units

Financing

Units

0-30	283	4245
31-60	22	990
61-90	6	450
91-120	5	525
121-180	2	270
181-365	0	
366+	0	
	<u>318</u>	<u>6480</u>

20.4
DOM

CASH	97
CONV	191
FHA	17
OTHER	3
USDA	1
VA	9