

Data contained herein was provided by the
CAPITAL REGION MULTIPLE LISTING SERVICE, INC.
a wholly owned subsidiary of:

Greater Capital Association of REALTORS, Inc. 464-0191
Saratoga Schenectady Schoharie Association of REALTORS, Inc. 885-4748

SINGLE FAMILY HOMES - New Construction and Resale

MONTH: July 2010

NEW CONSTRUCTION AND RESALE

<u>ENTIRE CRMLS</u>	<u>JUL 10</u>	<u>% of CHG</u>	<u>JUL 09</u>	<u>2010 TO DATE</u>	<u>% of CHG</u>	<u>2009 TO DATE</u>	<u>% of CHG</u>	<u>2008 TO DATE</u>	<u>% of CHG</u>	<u>2007 TO DATE</u>
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	566	-40%	940	4,785	-7%	5,169	-7%	5,567	-13%	6,423
# RESIDENTIAL LISTINGS (NEW)	1,511	-15%	1,781	11,002	8%	10,204	-5%	10,704	-4%	11,129
# RESIDENTIAL CLOSED SALES	568	-38%	921	4,564	11%	4,101	-14%	4,760	-14%	5,549
AVERAC RESIDENTIAL	\$227,272	5%	\$217,044	\$211,808	1%	\$208,827	-6%	\$220,995	-1%	\$222,870
MEDIAN SALE \$ RESIDENTIAL	\$199,000	5%	\$189,900	\$184,900	1%	\$182,500	-5%	\$193,000	1%	\$191,900

Data contained herein should be used with the following in mind:

A. Monthly totals as reported when added together will not equal yearly totals because of reports submitted after monthly data is produced. These late reports are, however, included in yearly totals and previous year's information.

B. The average price is the total volume divided by the total number of closed sales. The median price is that point at which half the sales fall below and half the sales fall above.

C. "Entire CRMLS" statistics include those listings that fall outside of ALBANY, MONTGOMERY, RENSSELAER, SARATOGA, SCHENECTADY AND SCHOHARIE COUNTIES.

NEW CONSTRUCTION AND RESALE

	JUL 10	% of CHG	JUL 09	2010 TO DATE	% of CHG	2009 TO DATE	% of CHG	2008 TO DATE	% of CHG	2007 TO DATE
<u>ALBANY COUNTY</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	124	-52%	260	1,287	-11%	1,454	2%	1,422	-15%	1,677
# RESIDENTIAL LISTINGS (NEW)	348	-10%	386	3,504	49%	2,348	-4%	2,435	-2%	2,488
# RESIDENTIAL CLOSED SALES	146	-45%	265	1,213	8%	1,126	-4%	1,174	-19%	1,452
AVERAGE SALE \$ RESIDENTIAL	\$235,785	2%	\$230,063	\$225,222	-1%	\$226,699	-3%	\$233,244	-2%	\$237,001
MEDIAN SALE \$ RESIDENTIAL	\$215,000	8%	\$199,800	\$196,000	-2%	\$200,000	-2%	\$205,000	2%	\$200,700
<u>RENSSELAER COUNTY</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	77	-43%	136	616	-11%	694	-11%	781	-12%	892
# RESIDENTIAL LISTINGS (NEW)	196	-13%	225	1,932	37%	1,406	2%	1,375	-3%	1,423
# RESIDENTIAL CLOSED SALES	70	-51%	142	591	12%	529	-24%	694	-5%	731
AVERAGE SALE \$ RESIDENTIAL	\$185,172	1%	\$184,085	\$176,593	-1%	\$178,100	-6%	\$189,870	-4%	\$197,818
MEDIAN SALE \$ RESIDENTIAL	\$168,300	-3%	\$173,300	\$166,000	-1%	\$167,000	-4%	\$174,700	2%	\$171,100
<u>SARATOGA COUNTY</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	162	-19%	201	1,297	-1%	1,304	-11%	1,462	-13%	1,685
# RESIDENTIAL LISTINGS (NEW)	363	-24%	476	2,873	1%	2,840	-3%	2,921	-4%	3,046
# RESIDENTIAL CLOSED SALES	163	-27%	223	1,259	17%	1,076	-17%	1,292	-12%	1,461
AVERAGE SALE \$ RESIDENTIAL	\$304,627	6%	\$286,807	\$280,341	5%	\$266,797	-6%	\$282,708	-2%	\$287,016
MEDIAN SALE \$ RESIDENTIAL	\$290,000	16%	\$250,000	\$250,500	5%	\$239,000	-6%	\$255,000	0%	\$255,000

NEW CONSTRUCTION AND RESALE

	JUL 10	% of CHG	JUL 09	2010 TO DATE	% of CHG	2009 TO DATE	% of CHG	2008 TO DATE	% of CHG	2007 TO DATE
<u>SCHENECTADY CO.</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	90	-47%	169	797	-10%	885	-3%	914	-16%	1,084
# RESIDENTIAL LISTINGS (NEW)	226	-10%	252	1,658	8%	1,539	-0%	1,544	-3%	1,586
# RESIDENTIAL CLOSED SALES	95	-35%	147	719	11%	650	-7%	696	-22%	895
AVERAGE SALE \$ RESIDENTIAL	\$173,286	4%	\$166,826	\$167,662	1%	\$166,020	-9%	\$182,420	0%	\$181,940
MEDIAN SALE \$ RESIDENTIAL	\$163,500	10%	\$148,000	\$157,000	5%	\$150,000	-7%	\$161,500	1%	\$160,000
<u>SCHOHARIE COUNTY</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	19	-21%	24	134	12%	120	8%	111	-23%	144
# RESIDENTIAL LISTINGS (NEW)	48	14%	42	319	19%	269	-19%	334	-5%	353
# RESIDENTIAL CLOSED SALES	23	28%	18	117	18%	99	-10%	110	-19%	135
AVERAGE SALE \$ RESIDENTIAL	\$141,818	-13%	\$162,750	\$131,408	-12%	\$149,196	0%	\$149,150	-2%	\$151,585
MEDIAN SALE \$ RESIDENTIAL	\$139,000	-17%	\$167,500	\$135,000	-1%	\$136,000	-0%	\$136,500	3%	\$132,500
<u>MONTGOMERY COUNTY</u>										
TOTAL # RESIDENTIAL SALES (CONT OF SALE)	10	-33%	15	97	5%	92	-21%	117	-13%	135
# RESIDENTIAL LISTINGS (NEW)	41	-16%	49	294	-1%	298	3%	289	-17%	348
# RESIDENTIAL CLOSED SALES	16	-6%	17	110	10%	100	-20%	125	-12%	142
AVERAGE SALE \$ RESIDENTIAL	\$88,961	-25%	\$119,100	\$96,127	-12%	\$109,179	-5%	\$115,264	4%	\$111,049
MEDIAN SALE \$ RESIDENTIAL	\$75,200	-31%	\$109,000	\$89,500	-12%	\$101,600	3%	\$98,900	3%	\$95,900

SINGLE FAMILY HOMES - Resale Only

MONTH: May 2010

RESALE ONLY	JUL 10	% of CHG	JUL 09	2010 TO DATE	% of CHG	2009 TO DATE	2008 TO DATE	
<u>ENTIRE CRMLS</u>								
# RESIDENTIAL CLOSED SALES	525	-38%	844	4,134	12%	3,692	-12%	4,185
AVERAGE SALE \$ RESIDENTIAL	\$214,024	4%	\$205,619	\$197,955	2%	\$194,440	-4%	\$202,564
MEDIAN SALE \$ RESIDENTIAL	\$188,500	2%	\$184,000	\$175,900	1%	\$175,000	-3%	\$181,000
<u>ALBANY COUNTY</u>								
# RESIDENTIAL CLOSED SALES	139	-44%	247	1,128	10%	1,021	-4%	1,068
AVERAGE SALE \$ RESIDENTIAL	\$228,471	3%	\$222,101	\$215,092	0%	\$214,913	-2%	\$218,976
MEDIAN SALE \$ RESIDENTIAL	\$211,000	8%	\$196,100	\$190,000	-1%	\$192,700	-3%	\$198,500
<u>RENSSELAER COUNTY</u>								
# RESIDENTIAL CLOSED SALES	64	-49%	126	550	15%	477	-23%	620
AVERAGE SALE \$ RESIDENTIAL	\$177,321	2%	\$173,038	\$170,389	3%	\$165,290	-6%	\$176,457
MEDIAN SALE \$ RESIDENTIAL	\$166,500	2%	\$162,800	\$160,000	-0%	\$160,500	-0%	\$165,500
<u>SARATOGA COUNTY</u>								
# RESIDENTIAL CLOSED SALES	139	-29%	197	1,038	14%	913	-10%	1,018
AVERAGE SALE \$ RESIDENTIAL	\$280,884	6%	\$265,033	\$257,748	6%	\$242,553	-4%	\$252,137
MEDIAN SALE \$ RESIDENTIAL	\$275,000	16%	\$238,000	\$232,800	4%	\$223,000	-3%	\$230,000
<u>SCHENECTADY CO.</u>								
# RESIDENTIAL CLOSED SALES	90	-37%	143	676	8%	624	-3%	644
AVERAGE SALE \$ RESIDENTIAL	\$165,466	-0%	\$165,757	\$159,661	-2%	\$162,516	-6%	\$173,393
MEDIAN SALE \$ RESIDENTIAL	\$158,500	8%	\$147,000	\$152,200	3%	\$147,500	-5%	\$155,700

RESALE ONLY	<u>JUL 10</u>	<u>% of</u> <u>CHG</u>	<u>JUL 09</u>	<u>2010</u> <u>TO DATE</u>	<u>% of</u> <u>CHG</u>	<u>2009</u> <u>TO DATE</u>		<u>2008</u> <u>TO DATE</u>
<u>SCHOHARIE COUNTY</u>								
# RESIDENTIAL CLOSED SALES	23	35%	17	113	22%	93	-9%	102
AVERAGE SALE \$ RESIDENTIAL	\$141,818	-11%	\$159,088	\$129,653	-10%	\$144,106	2%	\$141,664
MEDIAN SALE \$ RESIDENTIAL	\$139,000	-10%	\$155,000	\$132,000	-2%	\$135,000	5%	\$128,800
<u>MONTGOMERY COUNTY</u>								
# RESIDENTIAL CLOSED SALES	15	-6%	16	106	14%	93	-19%	115
AVERAGE SALE \$ RESIDENTIAL	\$77,212	-33%	\$115,373	\$91,428	-13%	\$104,558	-4%	\$109,023
MEDIAN SALE \$ RESIDENTIAL	\$64,000	-40%	\$105,800	\$86,700	-12%	\$98,600	1%	\$97,500