

# ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE

*c/o St. Lawrence County Planning Office  
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[stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce](http://stlawco.org/Departments/Planning/AdvisoryBoards/FairHousingTaskForce)



## Meeting Minutes

November 17, 2022

1. **Call to Order and Determination of a Quorum.** Fred Hanss, Chair, called the meeting to order at 9:08 AM.

**Members Present:** Fred Hanss, Chair; Amy Casiuk; Mike McQuade; Jim O’Neill; Amy Plumadore; ; John Tenbusch; Courtney Toms. Matilda Larson attended as staff. **A quorum WAS NOT established.**

**Others Present:** Alex Lawson, CNY Fair Housing; Dana Johns and Candy Merritt, Legal Aid Society of Northeastern NY; Brenda Moulton, Transitional Living Services; Deanna Nelson and Pamela Weed-Nichols, NYS Attorney General’s Office – Watertown; Valarie, Renewal House.

2. **Adoption of the Agenda.** The agenda was accepted by consensus.
3. **Approval of Meeting Minutes, May 26 and August 25, 2022.** Due to lack of quorum, the Minutes of the May and August meetings could not be approved. These Minutes were accepted (J. Tenbusch; F. Hanss and A. Plumadore).
4. **Old Business.**

- a. **Summary of Fair Housing Stakeholder Meetings, Oct. 4 and 5, 2022.** In the absence of representatives from CNY Fair Housing (A. Lawson joined the meeting later), Matilda Larson gave a report. **See attached summary of these meetings.**

1. Two sessions were held on Oct. 4: in Canton in the afternoon, and in Massena in the evening. A third session was held in Canton in the morning of October 5.
2. Jim O’Neill commented about his experience concerning difficulties regarding renting to tenants who use vouchers.
3. Deanna Nelson commented that it is not legal to refuse to rent to persons based on their use of vouchers.
4. There was general discussion about the difficulties landlords have when renting to low-income tenants: issues include lack of payment of rent; tenants destroying property; inability to evict tenants in a timely manner; etc.

## 5. New Business.

- a. 2023 Meeting Schedule. Matilda presented a proposed schedule of FHTF meetings for 2023:
  1. The FHTF would continue to meet four times per year, in February, May, August, and November.
  2. Meetings would be moved from Thursdays to the fourth Tuesday of the month.
  3. Proposed meeting dates in 2023 would be: Feb. 28<sup>th</sup>; May 23<sup>rd</sup>; August 22<sup>nd</sup>; November 28<sup>th</sup>.
  4. Start times for FHTF meetings would continue to be 9:00 AM.
  5. The 2023 meeting schedule was accepted by consensus (M. McQuade / J. O’Neill).
- b. Overview of information, resources available through Watertown Office of the Attorney General (OAG). Pamela Weed-Nichols reported that the Office offers:
  1. A mediation program for landlords and tenants.
  2. “Changes in NYS Rent Laws”, and “Residential Tenants Rights Guide”, available in paper copy and pdf format.
  3. They have a variety of informational brochures available for distribution.
  4. They work on issues of scams, identity theft, mental disabilities related to housing.
  5. Deanna Nelson reported that there have been a number of problems/issues related to mobile home parks.
  6. Matilda Larson proposed that the OAG might be able to meet with the SLC Code Enforcement Officials association, to share information and resources.

## 6. Reports.

- a. Planning Office Presentation to Northern NY Landlord Association. John Tenbusch reported that on October 25<sup>th</sup>, he made a presentation in Massena to the Northern NY Landlord Association. He provided an overview of the duties of the Fair Housing Task force. There was a general discussion about landlord-tenant issues. The consensus was that landlord-tenant relations are more toxic these days than ever before.
  1. Tenbusch suggested that more training/outreach to landlords and tenants might be appropriate.
- b. October 27<sup>th</sup> meeting in Ogdensburg on homelessness. John Tenbusch reported that he attended a meeting in Ogdensburg of the Homeless Housing Solutions Steering Committee.
  1. Tenbusch stated that this group is trying to establish a warming center for homeless persons in the Ogdensburg area.
  2. A warming center is different from a shelter. A warming center offers fewer services than a shelter; at a minimum, a warming center will have a warm space and chairs. It is only open/available on nights when the temperature/ wind chill drops below 32°F.
  3. The next meeting of the Homeless Housing Solutions Steering Committee will be on December 13<sup>th</sup> at 9:00 AM at the Dobisky Center in Ogdensburg.
- c. NYS Association of Realtors 3Q Housing Indicators. Matilda Larson reported that she had compiled statistics from the NYS Association of Realtors; she had received this information from Diana Dufresne. **See attached.**
  1. Per Matilda, St. Lawrence County has seen an increase of 6.7% in new listings from 3Q 2021.

2. Median sales price has risen 17.8% during the past year, to \$149,000.
3. Fred Hanss asked how these changes in the housing market impact the County's housing programs.
  - John Tenbusch explained how the rapid rise in housing prices have caused the County to suspend its new homebuyer program. Recent indications that the housing market is softening are leading the County to consider re-implementing its program.
  - Fred Hanss reported that several other communities are looking into land banks, or community land trusts as alternatives.
4. There was a brief discussion about developing a Housing Plan for the County.

d. Updates about recent activity

- Matilda Larson reported on staffing changes at the Planning Office: we have a vacancy for a Planner II.

**7. Announcements.**

- a. Matilda announced that there will be a "Climate Vulnerability and Adaptation" workshop at Clarkson University on March 7<sup>th</sup>-8<sup>th</sup>.
- b. Next Meeting date: Tuesday, February 28, 2023 at 9:00 AM.

**8. Adjourn.** The meeting adjourned by consensus at 10:35 AM.

Respectfully submitted,

*John Tenbusch*

Planner II

## St. Lawrence County Fair Housing Task Force 2023 Meeting Schedule

### January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

### February

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	1	2	3	4
5	6	7	8	9	10	11

### March

S	M	T	W	T	F	S
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

### April

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

### May

S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

### June

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	4	5	6	7	8

### July

S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

### August

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

### September

S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

### October

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

### November

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

### December

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

Meeting Time and Location:

9 am, 2nd floor conference room, Public Safety Complex, 49 1/2 Court Street, Canton



# ***ST. LAWRENCE COUNTY FAIR HOUSING TASK FORCE***

## **FAIR HOUSING STAKEHOLDER SESSIONS OCTOBER 4 & 5, 2022**



In fall 2022, CNY Fair Housing and the St. Lawrence County Fair Housing Task Force held three meetings with tenants, landlords, municipal officials, property managers, and agency representatives to discuss housing discrimination in particular, and to discuss housing issues in general. Daytime sessions were held on October 4<sup>th</sup> and 5<sup>th</sup> in Canton, and an evening session was held in Massena on the 4<sup>th</sup>. The final daytime meeting in Canton on the 5<sup>th</sup> served as a brainstorming session to the information identified from the first two meetings. A total of 21 persons participated in the sessions to discuss housing problems, and to identify possible solutions. Bulleted summaries for each session are below, and copies of meeting sign-in sheets are attached.

### **Meeting #1, Canton 10/4/2022**

#### **Problems:**

- Housing stock is becoming unaffordable
  - Owner-Occupied
    - County suspended its home-buying assistance program because of rising sale prices; qualified low-income households were unable to compete with higher purchase prices when interest rates were very low
  - Rental
    - Landlords don't want to rent to voucher holders so raise their rents to become unaffordable
    - Rental assistance hasn't risen with inflation
    - Temporary emergency housing (Renewal House) can't move residents on to permanent housing because there is none available at affordable price
    - No transportation to affordable housing in rural areas
    - Empty units in Potsdam Housing Authority buildings
    - Market-rate affordable housing in disrepair
- Homelessness
  - Families doubling up
  - People living in abandoned homes, fire safety problems
  - People living in cars/home built shacks in the forest
  - SRO tenants helping homeless by allowing them to sleep in building lobby
  - Landlords won't rent to certain populations
    - People who they feel don't care for the unit
    - Sex offenders

#### Solutions:

- Prepare a countywide Housing Plan
  - Could be a new document or drawn from town/village/city plans
- Subsidy programs
  - County buys decrepit housing and sells it at a discount (e.g. land bank)
  - Increased Federal and State funding for Community Development Block Grant (CDBG), HOME and Affordable Housing Corporation (AHC) programs.
  - Tax breaks (easement) for landlords who don't raise rent (based on Old Forge)
  - USDA Section 504 Home Repair program
    - Unlimited funding
    - Low-interest loans for homeowners earning below 80% AMI
    - Grants for qualifying homeowners over age of 62
- More and/or better case management
- Replicate "Housing First" model

#### **Meeting #2, Massena 10/4/2022**

#### Problems:

- Landlord/Tenant power imbalances
  - Landlords unwilling to take public assistance, unless the assistance is paid directly to the landlord without discretionary payment changes initiated by tenant
  - Declining habitability in housing stock as landlords cannot pay for improvements or repairs due to uncollected rent.
  - Habitability standards for certain housing assistance programs has declined as a result, e.g. "is the unit livable?"
  - Some landlords specialize in renting to 'blacklisted' tenants
    - "What incentive does a landlord have to make a repair when they're taking tenants who have nowhere else to go?" Regarded as the last form of housing to avoid homelessness
  - Massena Housing Authority not responding to tenant complaints
    - Potentially giving faulty information about forming a tenant association (does each building need its own, or can one tenant association represent an entire project or every property controlled by the authority?)
- Investor-buyers
  - Higher volume of housing stock purchased by out of area buyers
  - Able to pay cash/outbid local potential property owners
  - Little local knowledge, a lack of understanding of local market
  - Difficult to enforce repairs and improvements with absentee landlords; some hire good local property managers and may be ok
- Rising housing costs
  - Rent increases
    - Vouchers not keeping up with rising prices

- People selling food stamps to pay rent
- Evicted tenants unfamiliar with changes in market prices
- Home sale prices rising
  - Impending foreclosure of low-income, owner-occupied units due to mortgage modifications with higher interest rates that yield higher monthly payments
- Mental Health
  - Limited stock of supportive housing; Not enough space in appropriate units, people who need assistance often forced to live without necessary supports and other tenants complain
- Homelessness
  - More visible, but difficult to quantify/assess
  - Often tied to other problems that make it difficult for people to access DSS

Solutions:

- Public Housing Tenant Associations
  - Training/Support for tenants to form their own
- Tenant Dignity and Safe Housing Act
  - Allows tenants to bring affirmative actions to get relief from code violations
- More and better case management
- Out of town investors
  - If responsible could bring better management to rental market (a big "if")
- Waive the County's local match requirement to repair rental units with CDBG funds
- Meetings to address homelessness are underway in Ogdensburg

**Meeting # 3, Canton 10/5/2022**  
**Brainstorming meeting**

Homelessness:

- Follow Oswego County's lead by building homeless/low-income housing with support services built in so that tenants don't fall back into homelessness
- Warming centers
- Add questions to Jefferson Community College's Annual Community Survey to collect better data on homelessness
  - Broaden questions to ask about doubling up ("are there more people in your household than before covid?" "Do you know someone without permanent housing?")
  - Conduct intercept surveys at area Foodbanks
  - School district data
    - Quantitative (like absenteeism) and qualitative (teachers know)

Rental housing condition:

- Tell stories of tenants

- Tell stories of kids from renting families
- New restrictions on aid to landlords
  - Require tenant references
  - Institute a residency requirement for absentee landlords; provide code officials with contact information of local property managers



# Fair Housing Stakeholder Meeting

Tuesday, October 4, 2022  
 1 pm to 2:30 pm  
 2<sup>nd</sup> Floor Conference Room, PSC  
 49 ½ Court Street, Canton, NY

Name	Organization/Tenant	Email
Velez, Christopher	Herkon Town Court	Chris Velez @ nycourts.gov
PATRICK HOSTETTER	FARM CREDIT EAST	PATRICK.HOSTETTER @ FARMCREDIT EAST
Brenda Moulton	TLSONNY	bmoulton@ tisonny.com
Rizo Dobbs	Seaway Valley Prevention Council	R.Dobbs @ supc.net
Travis Jordan	Seaway Valley Prevention Council	Tjordan@supc.net
Val Dana	Renewal House	renewalhouse - cmdr@aol.com
STEVE BURKE	MITCOMB SUP	
Kathleen Vardant	MITCOMB DC	Kathleen vs @ yahoo.com
Bob Santamaria	Village of Potsdam Housing Auth	bsantamaria@potsdamhousing authority.com
Terri Bosjoke	USDA - Rural Develop.	tbosjoke.teresa@usda.gov
Kari Blair	USDA - Rural Develop.	Kari.Blair@usda.gov
Lucas Manning	USDA - Rural Development	Lucas.Manning @usda.gov
Robyn McCormick	The Arc Jefferson F.	Lorene rrmccormick@the arc.org

# Fair Housing Stakeholder Meeting

Tuesday, October 4, 2022  
 7 pm to 8:30 pm  
 Massena Community Center  
 61 Beach Street, Massena

Name	Organization/Tenant	Email
PPJ Hevne	LASUNNY	phene@lasunny.org
Amy Casiuk	LASUNNY	acasiuk@lasunny.org
Dorey Sharpe	NYLAJ	Lovingpc2000@yahoo.com
DCI Dufresne	Justice & Access Center	ddufresne@twonny.com
Sheila Maxwell		Sheilamaxwell45@yahoo.com
Cynde Kellogg	Tenant	CyndeK@live.com
Courtne Tom's	MILC/Tenant	ctoms@mikinc.org

# Fair Housing Stakeholder Meeting

Wednesday, October 5, 2022  
10 am to 11:30 am  
2<sup>nd</sup> Floor Conference Room, PSC  
49 ½ Court Street, Canton, NY

Name	Organization/Tenant	Email
Matt Taylor	Development Authority	mtaylor@danc.org

**3rd Quarter Housing Activity  
for St. Lawrence and Neighboring Counties**

**New Listings**

(A count of properties that have been newly listed on the market in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	172	125	-27.3%
Jefferson	562	486	-13.5%
Lewis	87	97	11.5%
St. Lawrence	347	369	6.3%
NYS	54501	46650	-14.4%

**Closed Sales**

(A count of actual sales that closed in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	120	112	-6.7%
Jefferson	443	435	-1.8%
Lewis	65	69	6.2%
St. Lawrence	322	273	-15.2%
NYS	43469	38743	-10.9%

**Median Sales Price**

(Amount at which half of the sales sold for more, the other half sold for less, in a given month)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	173400	178500	2.9%
Jefferson	198400	209950	5.8%
Lewis	145000	159900	10.3%
St. Lawrence	126500	149000	17.8%
NYS	381000	400000	5.0%

**Homes for Sale**

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

County	3Q 2021	3Q 2022	Pct Chg
Franklin	159	157	-1.3%
Jefferson	384	453	18.0%
Lewis	83	108	30.1%
St. Lawrence	398	379	-4.8%
NYS	45987	39370	-14.4%

**Months Supply**

(Inventory of homes for sale at the end of a given month, divided by avg monthly pending sales for the last 12 months)

County	3Q 2021	3Q 2022	Pct Chg
Franklin	4	5.2	30.0%
Jefferson	2.9	4.2	44.8%
Lewis	3.8	6.1	60.5%
St. Lawrence	4.8	5	4.2%
NYS	3.6	3.3	-8.3%

Source: NYS Association of Realtors, Inc.

# Activity by County

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
<b>Albany*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	169	141	-16.6%	109	87	-20.2%	\$117,000	\$125,000	+6.8%	102	84	-17.6%	3.1	2.8	-9.7%
<b>Bronx</b>	855	784	-8.3%	488	483	-1.0%	\$442,000	\$490,000	+10.9%	1,174	1,064	-9.4%	7.9	6.6	-16.5%
<b>Broome</b>	682	594	-12.9%	573	527	-8.0%	\$160,050	\$162,000	+1.2%	476	326	-31.5%	2.9	2.1	-27.6%
<b>Cattaraugus</b>	303	263	-13.2%	232	201	-13.4%	\$137,500	\$156,947	+14.1%	189	181	-4.2%	2.5	2.9	+16.0%
<b>Cayuga</b>	259	221	-14.7%	219	200	-8.7%	\$185,000	\$180,000	-2.7%	136	163	+19.9%	2.4	3.1	+29.2%
<b>Chautauqua</b>	483	514	+6.4%	411	390	-5.1%	\$140,000	\$150,000	+7.1%	247	268	+8.5%	2.2	2.4	+9.1%
<b>Chemung</b>	335	308	-8.1%	267	262	-1.9%	\$149,500	\$154,000	+3.0%	208	159	-23.6%	2.7	2.1	-22.2%
<b>Chenango</b>	197	186	-5.6%	153	100	-34.6%	\$149,900	\$161,500	+7.7%	283	232	-18.0%	6.1	6.0	-1.6%
<b>Clinton</b>	215	195	-9.3%	200	161	-19.5%	\$196,750	\$200,000	+1.7%	139	134	-3.6%	2.4	2.7	+12.5%
<b>Columbia</b>	305	294	-3.6%	223	165	-26.0%	\$359,900	\$413,000	+14.8%	455	344	-24.4%	6.1	5.6	-8.2%
<b>Cortland</b>	160	125	-21.9%	142	109	-23.2%	\$179,750	\$189,900	+5.6%	70	72	+2.9%	1.7	2.2	+29.4%
<b>Delaware</b>	321	247	-23.1%	202	156	-22.8%	\$232,500	\$242,000	+4.1%	495	384	-22.4%	6.9	6.8	-1.4%
<b>Dutchess</b>	1,216	1,143	-6.0%	1,033	853	-17.4%	\$395,100	\$415,000	+5.0%	1,109	954	-14.0%	3.4	3.6	+5.9%
<b>Erie</b>	3,138	2,812	-10.4%	2,578	2,509	-2.7%	\$241,468	\$252,500	+4.6%	881	943	+7.0%	1.2	1.4	+16.7%
<b>Essex</b>	238	202	-15.1%	188	148	-21.3%	\$250,000	\$239,000	-4.4%	271	226	-16.6%	4.5	5.0	+11.1%
<b>Franklin</b>	172	125	-27.3%	120	112	-6.7%	\$173,400	\$178,500	+2.9%	159	157	-1.3%	4.0	5.2	+30.0%
<b>Fulton*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Genesee</b>	180	187	+3.9%	151	142	-6.0%	\$165,000	\$178,250	+8.0%	47	67	+42.6%	1.0	1.6	+60.0%
<b>Greene</b>	370	307	-17.0%	235	172	-26.8%	\$288,000	\$330,000	+14.6%	509	404	-20.6%	6.3	5.8	-7.9%
<b>Hamilton</b>	57	50	-12.3%	34	32	-5.9%	\$273,000	\$285,000	+4.4%	63	58	-7.9%	5.2	7.5	+44.2%
<b>Herkimer</b>	232	187	-19.4%	154	144	-6.5%	\$150,500	\$167,775	+11.5%	559	573	+2.5%	11.5	14.1	+22.6%

\* Data is included in the calculation of state totals. Contact the following local association for a noted county's statistical data:  
Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

# Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
<b>Jefferson</b>	562	486	<b>-13.5%</b>	443	435	<b>-1.8%</b>	\$198,400	\$209,950	<b>+5.8%</b>	384	453	<b>+18.0%</b>	2.9	4.2	<b>+44.8%</b>
<b>Kings</b>	1,091	849	<b>-22.2%</b>	625	564	<b>-9.8%</b>	\$638,500	\$656,250	<b>+2.8%</b>	1,850	1,536	<b>-17.0%</b>	9.4	8.3	<b>-11.7%</b>
<b>Lewis</b>	87	97	<b>+11.5%</b>	65	69	<b>+6.2%</b>	\$145,000	\$159,900	<b>+10.3%</b>	83	108	<b>+30.1%</b>	3.8	6.1	<b>+60.5%</b>
<b>Livingston</b>	209	179	<b>-14.4%</b>	161	154	<b>-4.3%</b>	\$184,900	\$179,900	<b>-2.7%</b>	63	78	<b>+23.8%</b>	1.4	1.9	<b>+35.7%</b>
<b>Madison</b>	225	213	<b>-5.3%</b>	191	187	<b>-2.1%</b>	\$193,980	\$225,000	<b>+16.0%</b>	198	195	<b>-1.5%</b>	3.5	3.9	<b>+11.4%</b>
<b>Monroe</b>	3,022	2,492	<b>-17.5%</b>	2,783	2,487	<b>-10.6%</b>	\$200,000	\$222,000	<b>+11.0%</b>	633	602	<b>-4.9%</b>	0.9	0.9	<b>0.0%</b>
<b>Montgomery*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	4,737	3,978	<b>-16.0%</b>	4,460	3,589	<b>-19.5%</b>	\$668,750	\$705,000	<b>+5.4%</b>	3,865	3,211	<b>-16.9%</b>	2.9	2.7	<b>-6.9%</b>
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	816	768	<b>-5.9%</b>	616	600	<b>-2.6%</b>	\$190,000	\$198,145	<b>+4.3%</b>	290	327	<b>+12.8%</b>	1.6	1.8	<b>+12.5%</b>
<b>Oneida</b>	775	679	<b>-12.4%</b>	617	529	<b>-14.3%</b>	\$175,000	\$188,870	<b>+7.9%</b>	1,842	1,937	<b>+5.2%</b>	10.5	13.0	<b>+23.8%</b>
<b>Onondaga</b>	1,835	1,555	<b>-15.3%</b>	1,620	1,496	<b>-7.7%</b>	\$191,500	\$218,250	<b>+14.0%</b>	603	706	<b>+17.1%</b>	1.4	1.8	<b>+28.6%</b>
<b>Ontario</b>	525	441	<b>-16.0%</b>	403	403	<b>0.0%</b>	\$249,900	\$260,000	<b>+4.0%</b>	218	187	<b>-14.2%</b>	1.9	1.8	<b>-5.3%</b>
<b>Orange</b>	1,733	1,379	<b>-20.4%</b>	1,386	1,176	<b>-15.2%</b>	\$365,000	\$401,000	<b>+9.9%</b>	1,470	1,017	<b>-30.8%</b>	3.5	2.7	<b>-22.9%</b>
<b>Orleans</b>	129	136	<b>+5.4%</b>	121	117	<b>-3.3%</b>	\$140,700	\$150,000	<b>+6.6%</b>	53	75	<b>+41.5%</b>	1.6	2.4	<b>+50.0%</b>
<b>Oswego</b>	468	343	<b>-26.7%</b>	319	339	<b>+6.3%</b>	\$150,000	\$155,000	<b>+3.3%</b>	247	216	<b>-12.6%</b>	2.5	2.4	<b>-4.0%</b>
<b>Otsego</b>	255	212	<b>-16.9%</b>	158	173	<b>+9.5%</b>	\$169,600	\$215,000	<b>+26.8%</b>	406	281	<b>-30.8%</b>	6.8	5.5	<b>-19.1%</b>
<b>Putnam</b>	515	402	<b>-21.9%</b>	430	379	<b>-11.9%</b>	\$435,000	\$470,000	<b>+8.0%</b>	381	289	<b>-24.1%</b>	2.8	2.7	<b>-3.6%</b>
<b>Queens</b>	5,006	4,400	<b>-12.1%</b>	3,050	2,736	<b>-10.3%</b>	\$663,250	\$680,000	<b>+2.5%</b>	6,091	5,489	<b>-9.9%</b>	6.4	5.5	<b>-14.1%</b>
<b>Rensselaer*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	1,452	1,301	<b>-10.4%</b>	1,273	1,032	<b>-18.9%</b>	\$627,000	\$680,000	<b>+8.5%</b>	1,413	1,305	<b>-7.6%</b>	3.5	3.9	<b>+11.4%</b>
<b>Rockland</b>	1,031	877	<b>-14.9%</b>	941	851	<b>-9.6%</b>	\$530,000	\$618,000	<b>+16.6%</b>	728	566	<b>-22.3%</b>	2.5	2.3	<b>-8.0%</b>

† Data is included in the calculation of state totals. However, New York County data is incomplete and does not accurately represent activity.

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Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

# Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -	Q3-2021	Q3-2022	+ / -
<b>St Lawrence</b>	347	369	<b>+6.3%</b>	322	273	<b>-15.2%</b>	\$126,500	\$149,000	<b>+17.8%</b>	398	379	<b>-4.8%</b>	4.8	5.0	<b>+4.2%</b>
<b>Saratoga*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schenectady*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schoharie*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Schuyler</b>	69	66	<b>-4.3%</b>	51	49	<b>-3.9%</b>	\$190,500	\$199,000	<b>+4.5%</b>	48	31	<b>-35.4%</b>	3.2	2.0	<b>-37.5%</b>
<b>Seneca</b>	108	90	<b>-16.7%</b>	97	86	<b>-11.3%</b>	\$175,000	\$176,950	<b>+1.1%</b>	35	44	<b>+25.7%</b>	1.4	1.9	<b>+35.7%</b>
<b>Steuben</b>	357	304	<b>-14.8%</b>	282	226	<b>-19.9%</b>	\$152,000	\$160,500	<b>+5.6%</b>	227	203	<b>-10.6%</b>	2.8	2.7	<b>-3.6%</b>
<b>Suffolk</b>	6,014	5,087	<b>-15.4%</b>	5,259	4,453	<b>-15.3%</b>	\$525,000	\$560,000	<b>+6.7%</b>	3,979	3,669	<b>-7.8%</b>	2.4	2.5	<b>+4.2%</b>
<b>Sullivan</b>	545	472	<b>-13.4%</b>	312	311	<b>-0.3%</b>	\$258,500	\$277,000	<b>+7.2%</b>	1,122	915	<b>-18.4%</b>	9.9	8.9	<b>-10.1%</b>
<b>Tioga</b>	180	122	<b>-32.2%</b>	147	109	<b>-25.9%</b>	\$185,000	\$190,000	<b>+2.7%</b>	119	78	<b>-34.5%</b>	3.1	2.2	<b>-29.0%</b>
<b>Tompkins</b>	266	222	<b>-16.5%</b>	282	285	<b>+1.1%</b>	\$315,000	\$340,000	<b>+7.9%</b>	83	113	<b>+36.1%</b>	1.1	1.7	<b>+54.5%</b>
<b>Ulster</b>	814	751	<b>-7.7%</b>	574	525	<b>-8.5%</b>	\$355,000	\$389,500	<b>+9.7%</b>	835	739	<b>-11.5%</b>	4.2	4.5	<b>+7.1%</b>
<b>Warren</b>	338	316	<b>-6.5%</b>	266	257	<b>-3.4%</b>	\$275,000	\$289,000	<b>+5.1%</b>	242	192	<b>-20.7%</b>	2.9	2.7	<b>-6.9%</b>
<b>Washington*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Wayne</b>	327	292	<b>-10.7%</b>	313	302	<b>-3.5%</b>	\$175,101	\$190,000	<b>+8.5%</b>	98	94	<b>-4.1%</b>	1.1	1.2	<b>+9.1%</b>
<b>Westchester</b>	3,351	2,693	<b>-19.6%</b>	3,452	2,972	<b>-13.9%</b>	\$680,000	\$680,000	<b>0.0%</b>	3,094	2,188	<b>-29.3%</b>	3.3	2.6	<b>-21.2%</b>
<b>Wyoming</b>	142	85	<b>-40.1%</b>	114	86	<b>-24.6%</b>	\$150,000	\$150,000	<b>0.0%</b>	56	45	<b>-19.6%</b>	1.9	1.7	<b>-10.5%</b>
<b>Yates</b>	101	89	<b>-11.9%</b>	83	65	<b>-21.7%</b>	\$225,000	\$239,900	<b>+6.6%</b>	40	47	<b>+17.5%</b>	1.8	2.5	<b>+38.9%</b>
<b>New York State</b>	<b>54,501</b>	<b>46,650</b>	<b>-14.4%</b>	<b>43,469</b>	<b>38,743</b>	<b>-10.9%</b>	<b>\$381,000</b>	<b>\$400,000</b>	<b>+5.0%</b>	<b>45,987</b>	<b>39,370</b>	<b>-14.4%</b>	<b>3.6</b>	<b>3.3</b>	<b>-8.3%</b>

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