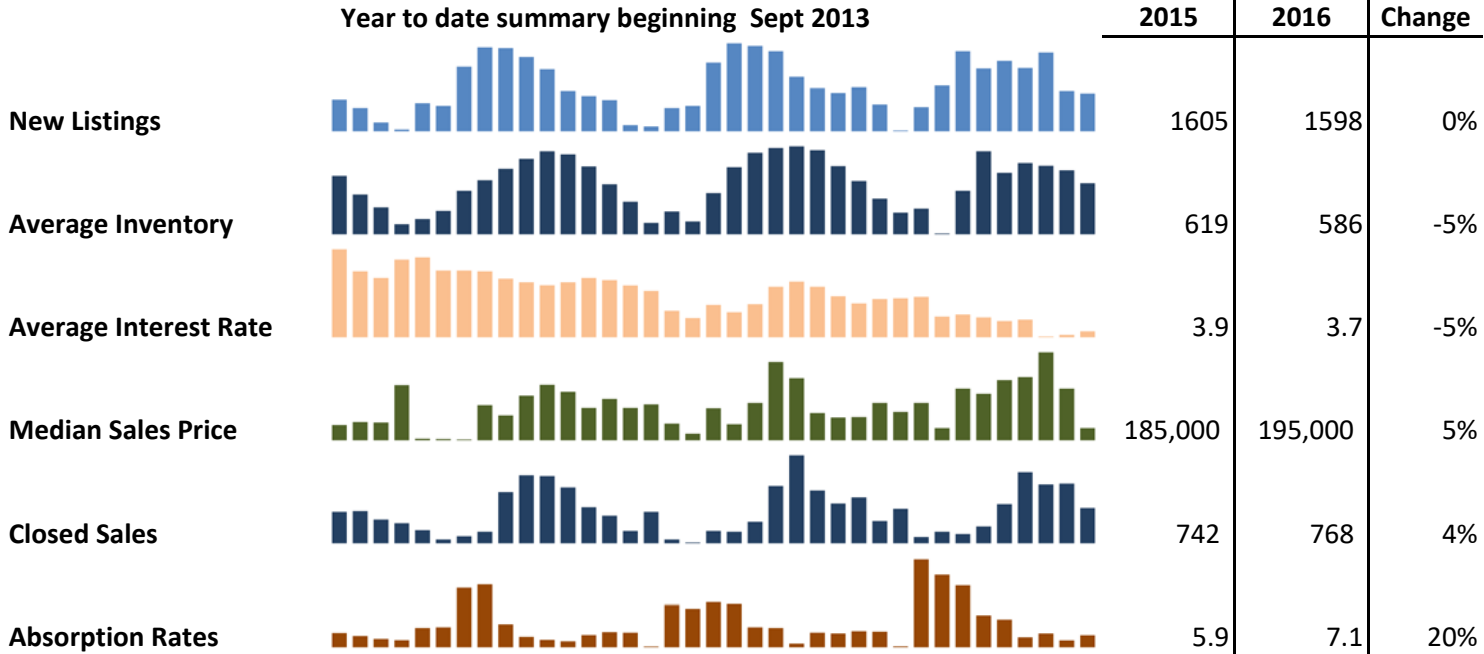


SUMMARY for Ithaca and surrounding area

YTD

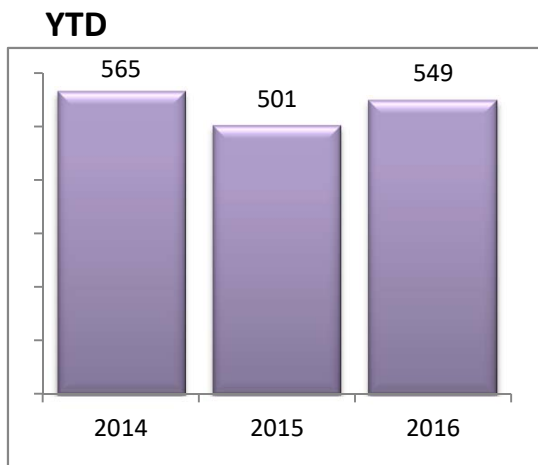
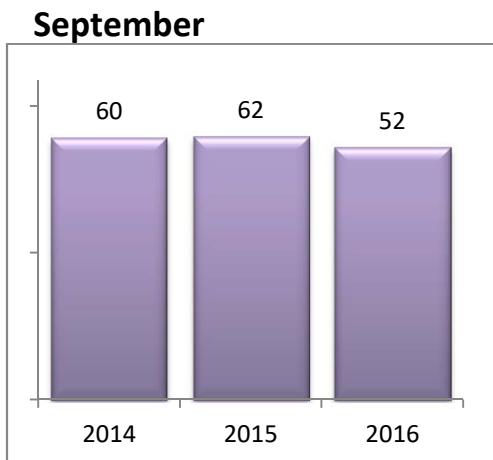




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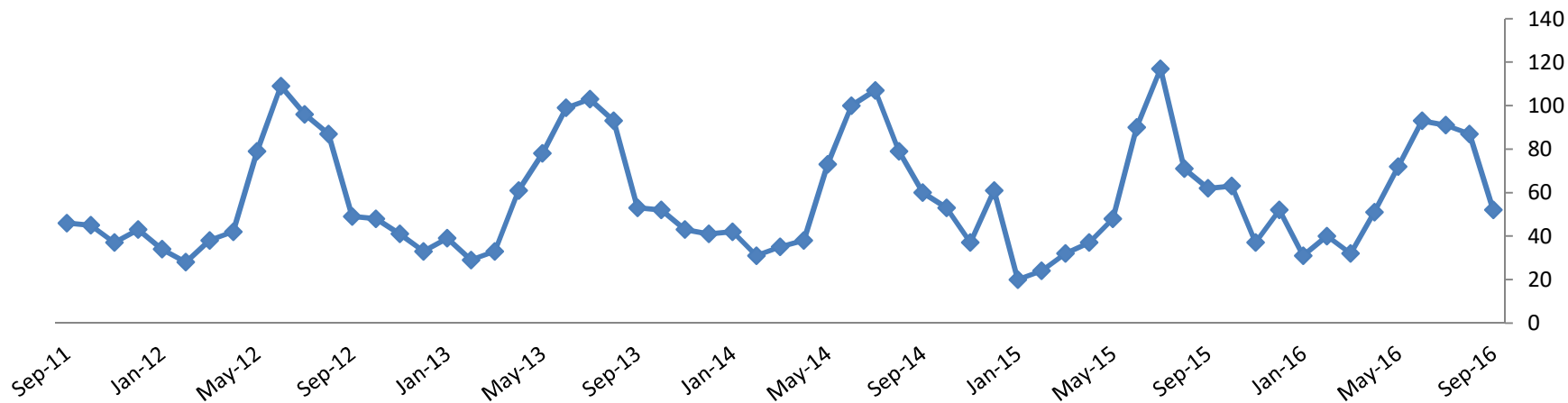
Tompkins County Closed Sales

A count of actual sales closed



Month	Prior Year	Current Year	+/-
October	53	63	19%
November	37	37	0%
December	61	52	-15%
January	20	31	55%
February	24	40	67%
March	32	32	0%
April	37	51	38%
May	48	72	50%
June	90	93	3%
July	117	91	-22%
August	71	87	23%
September	62	52	-16%
12-Month Average	54	58	8%

Historical Closed Sales



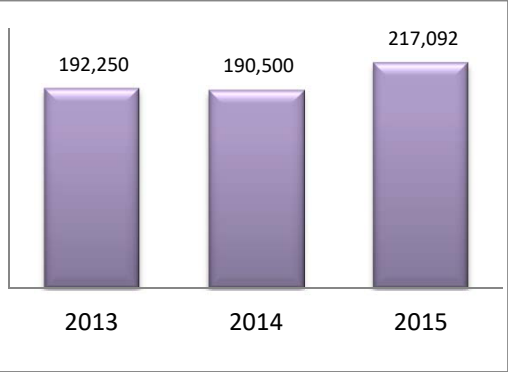
Tompkins County Median Sales Price

Median price point for all closed sales

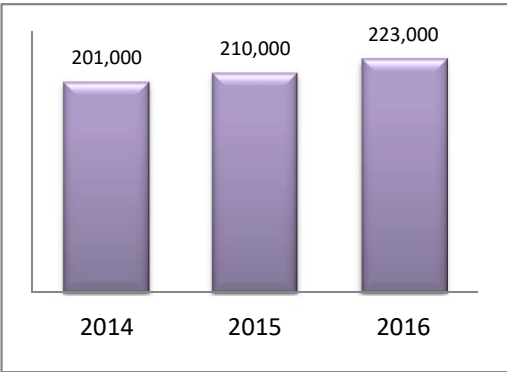


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September



YTD Median



Month	Prior Year	Current Year	+/-
October	222,500	189,500	-15%
November	190,000	215,000	13%
December	185,000	216,000	17%
January	215,000	219,000	2%
February	185,000	167,500	-9%
March	206,250	241,750	17%
April	194,500	212,500	9%
May	211,750	227,000	7%
June	231,800	227,000	-2%
July	220,000	238,000	8%
August	200,000	216,000	8%
September	190,500	217,092	14%
12-Month Average	204,358	215,529	5%

Historical Median Sales Price

