

# Quarterly Indicators



## Q2-2024

The U.S. housing market was cooler than expected in the second quarter, as ongoing affordability challenges continue to impact sales activity. Average 30-year mortgage rates hovered around 7% and sales prices reached new heights nationwide, causing existing-home sales to slump. If there's a silver lining, it's that a wave of new listings has hit the market in recent months, with inventory up significantly from last year.

Pending Sales in New York State were down 2.4 percent to 30,516. Closed Sales decreased 5.9 percent to 24,684. Inventory shrunk 4.5 percent to 27,603 units.

Prices gazed upward as the Median Sales Price was up 7.6 percent to \$425,000. Days on Market decreased 8.6 percent to 53 days. Months Supply of Inventory remained flat at 3.1.

Experts believe inventory will continue to increase in the months ahead, giving buyers additional options in their home search. However, the boost in supply may not be enough to lure some folks back to the market, as higher borrowing costs and elevated home prices continue to discourage many would-be buyers. Affordability remains a top priority for consumers, and without a meaningful reduction in rates or home prices, analysts say market activity will remain subdued for some time to come.

## Activity Snapshot

**- 5.9%**

**+ 7.6%**

**- 4.5%**

One-Year Change in  
**Closed Sales**

One-Year Change in  
**Median Sales Price**

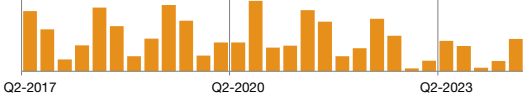
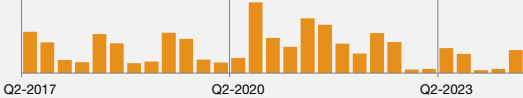
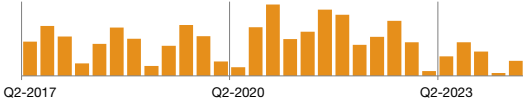

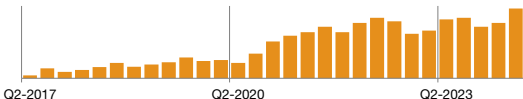





One-Year Change in  
**Homes for Sale**

Residential activity in New York State composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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# Activity Overview

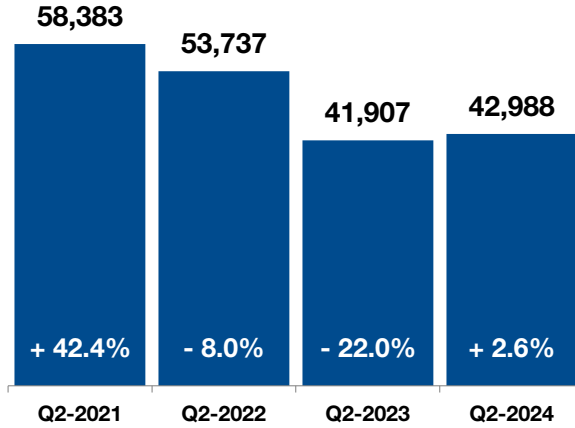
Key metrics by reported quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2023	Q2-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		41,907	<b>42,988</b>	+ 2.6%	73,295	<b>74,178</b>	+ 1.2%
<b>Pending Sales</b>		31,263	<b>30,516</b>	- 2.4%	54,854	<b>54,074</b>	- 1.4%
<b>Closed Sales</b>		26,242	<b>24,684</b>	- 5.9%	47,447	<b>45,278</b>	- 4.6%
<b>Days on Market</b>		58	<b>53</b>	- 8.6%	61	<b>56</b>	- 8.2%
<b>Median Sales Price</b>		\$395,000	<b>\$425,000</b>	+ 7.6%	\$380,000	<b>\$405,000</b>	+ 6.6%
<b>Average Sales Price</b>		\$518,745	<b>\$569,216</b>	+ 9.7%	\$505,107	<b>\$546,166</b>	+ 8.1%
<b>Pct. of List Price Received</b>		101.8%	<b>102.5%</b>	+ 0.7%	100.5%	<b>101.5%</b>	+ 1.0%
<b>Housing Affordability Index</b>		100	<b>90</b>	- 10.0%	104	<b>94</b>	- 9.6%
<b>Inventory of Homes for Sale</b>		28,896	<b>27,603</b>	- 4.5%	--	--	--
<b>Months Supply of Inventory</b>		3.1	<b>3.1</b>	0.0%	--	--	--

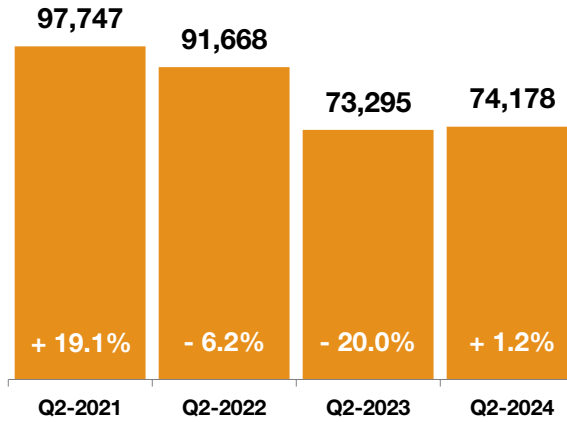
# New Listings

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

## Second Quarter

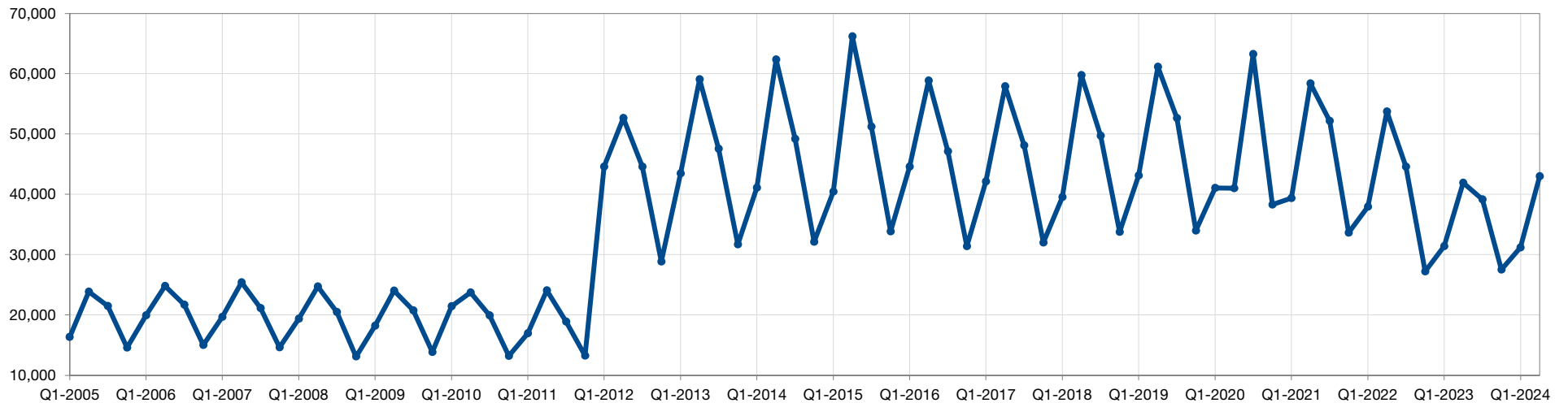


## Year to Date



	New Listings	Percent Change
Q3-2021	52,168	-17.5%
Q4-2021	33,655	-12.1%
Q1-2022	37,931	-3.6%
Q2-2022	53,737	-8.0%
Q3-2022	44,592	-14.5%
Q4-2022	27,196	-19.2%
Q1-2023	31,388	-17.2%
Q2-2023	41,907	-22.0%
Q3-2023	39,153	-12.2%
Q4-2023	27,497	+1.1%
Q1-2024	31,190	-0.6%
<b>Q2-2024</b>	<b>42,988</b>	<b>+2.6%</b>

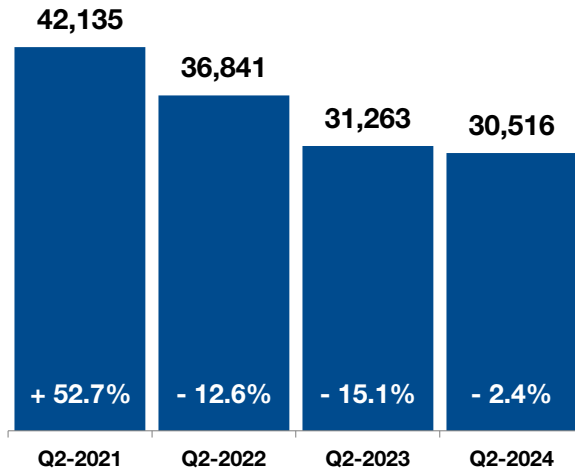
## Historical New Listings by Quarter



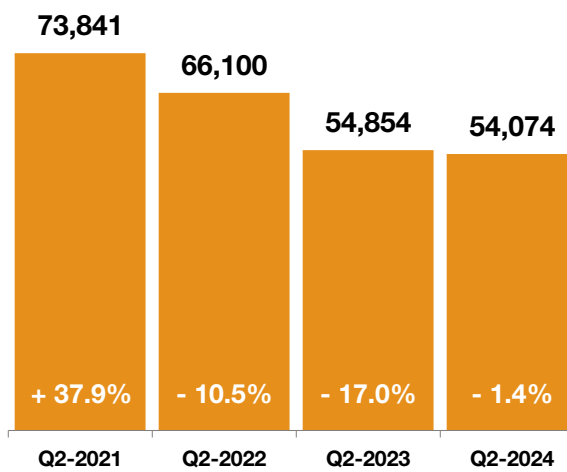
# Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

## Second Quarter

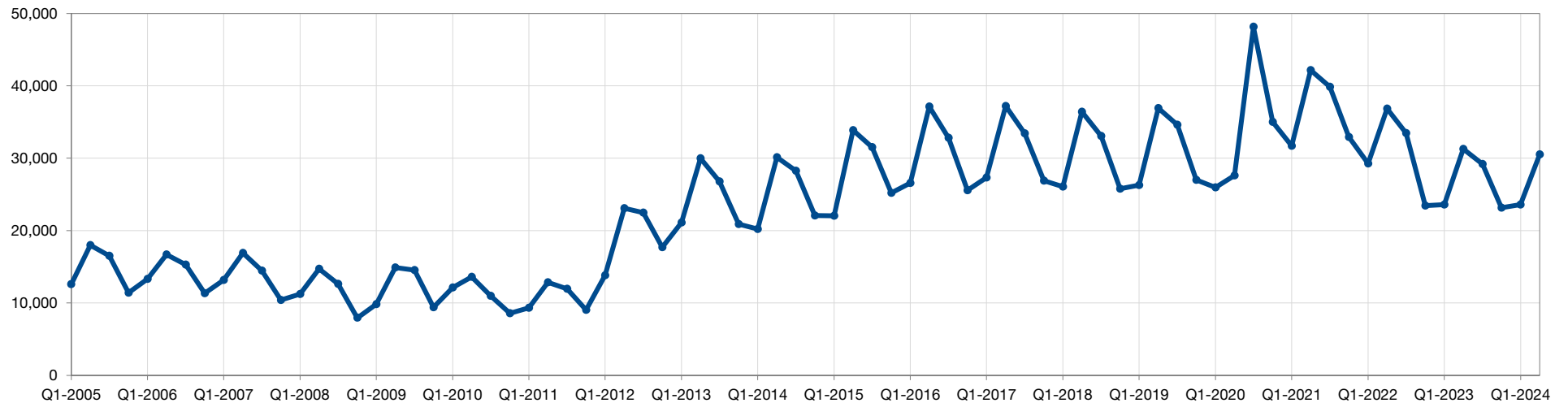


## Year to Date



	Pending Sales	Percent Change
Q3-2021	39,836	-17.2%
Q4-2021	32,918	-5.9%
Q1-2022	29,259	-7.7%
Q2-2022	36,841	-12.6%
Q3-2022	33,440	-16.1%
Q4-2022	23,420	-28.9%
Q1-2023	23,591	-19.4%
Q2-2023	31,263	-15.1%
Q3-2023	29,170	-12.8%
Q4-2023	23,134	-1.2%
Q1-2024	23,558	-0.1%
<b>Q2-2024</b>	<b>30,516</b>	<b>-2.4%</b>

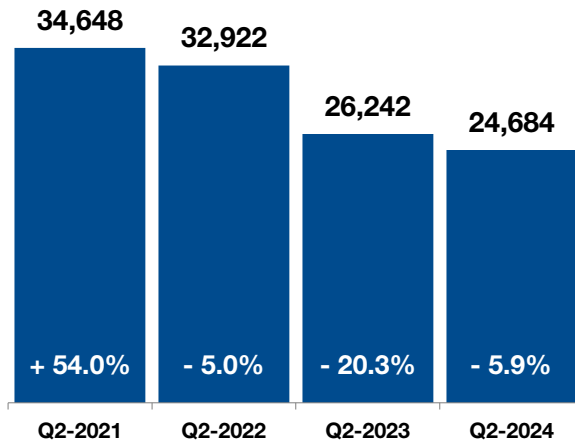
## Historical Pending Sales by Quarter



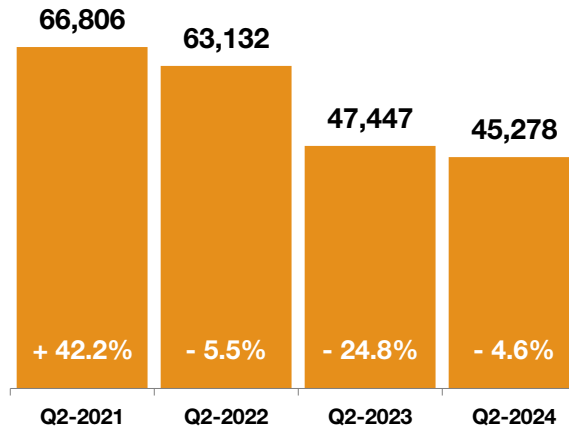
# Closed Sales

A count of the actual sales that closed in a given quarter.

## Second Quarter

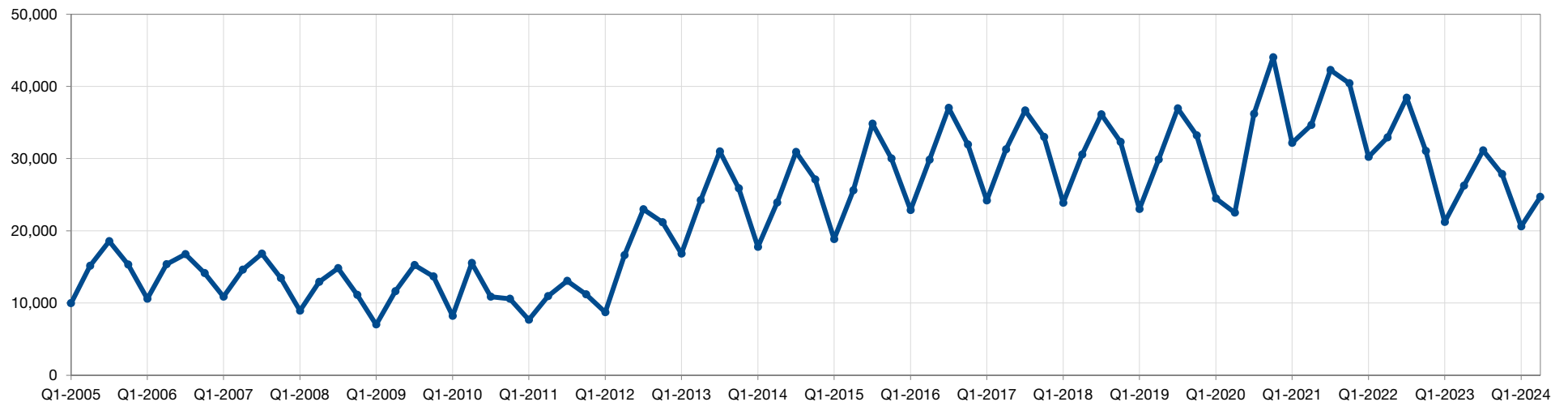


## Year to Date



	Closed Sales	Percent Change
Q3-2021	42,237	+16.8%
Q4-2021	40,417	-8.2%
Q1-2022	30,210	-6.1%
Q2-2022	32,922	-5.0%
Q3-2022	38,390	-9.1%
Q4-2022	31,032	-23.2%
Q1-2023	21,205	-29.8%
Q2-2023	26,242	-20.3%
Q3-2023	31,104	-19.0%
Q4-2023	27,852	-10.2%
Q1-2024	20,594	-2.9%
<b>Q2-2024</b>	<b>24,684</b>	<b>-5.9%</b>

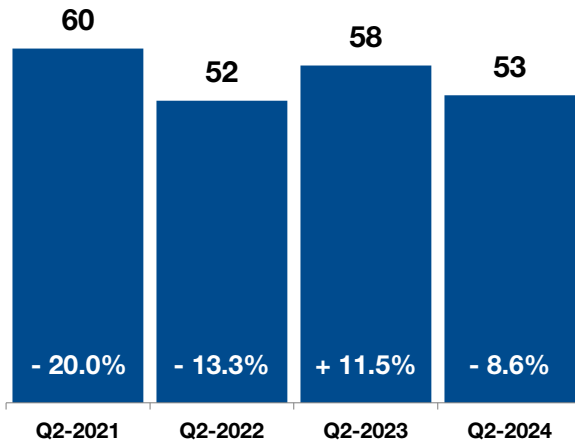
## Historical Closed Sales by Quarter



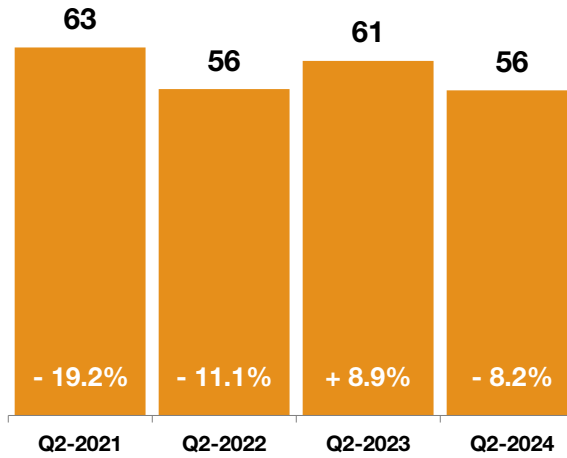
# Days on Market

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

## Second Quarter

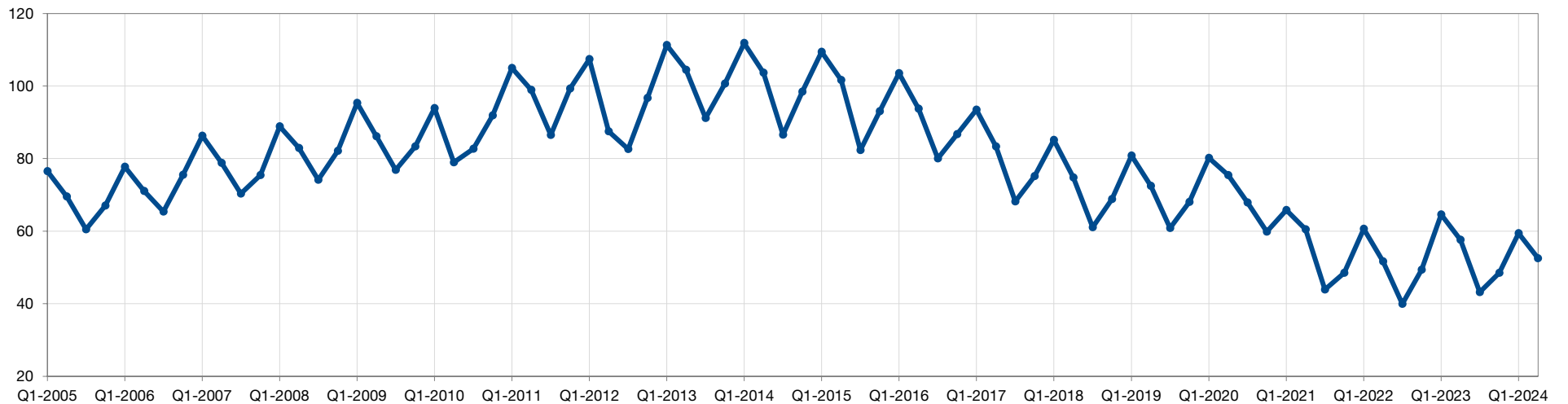


## Year to Date



	Days on Market	Percent Change
Q3-2021	44	-35.3%
Q4-2021	48	-20.0%
Q1-2022	61	-7.6%
Q2-2022	52	-13.3%
Q3-2022	40	-9.1%
Q4-2022	49	+2.1%
Q1-2023	65	+6.6%
Q2-2023	58	+11.5%
Q3-2023	43	+7.5%
Q4-2023	48	-2.0%
Q1-2024	59	-9.2%
<b>Q2-2024</b>	<b>53</b>	<b>-8.6%</b>

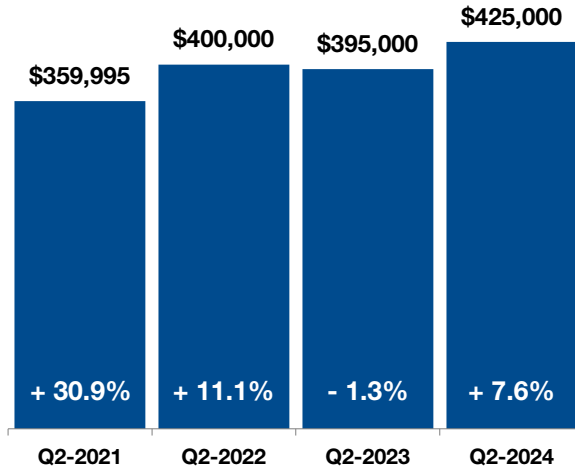
## Historical Days on Market by Quarter



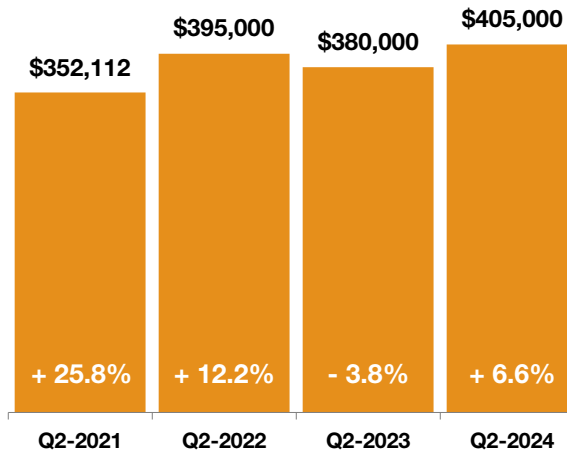
# Median Sales Price

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

## Second Quarter

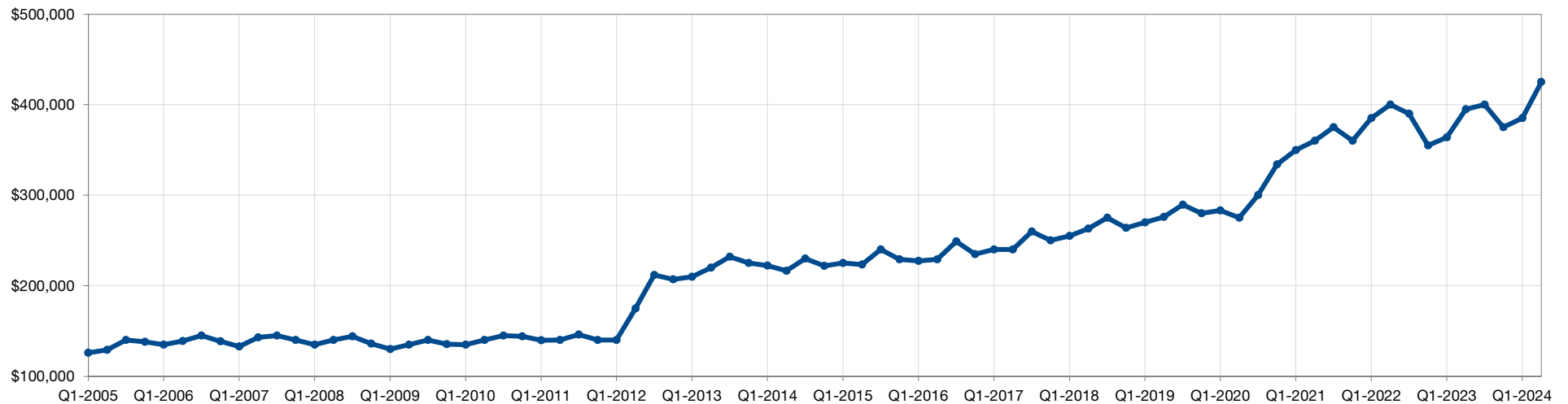


## Year to Date



	Median Sales Price	Percent Change
Q3-2021	\$375,000	+25.0%
Q4-2021	\$360,000	+7.8%
Q1-2022	\$385,000	+10.0%
Q2-2022	\$400,000	+11.1%
Q3-2022	\$390,000	+4.0%
Q4-2022	\$355,000	-1.4%
Q1-2023	\$364,000	-5.5%
Q2-2023	\$395,000	-1.3%
Q3-2023	\$400,000	+2.6%
Q4-2023	\$375,000	+5.6%
Q1-2024	\$385,000	+5.8%
<b>Q2-2024</b>	<b>\$425,000</b>	<b>+7.6%</b>

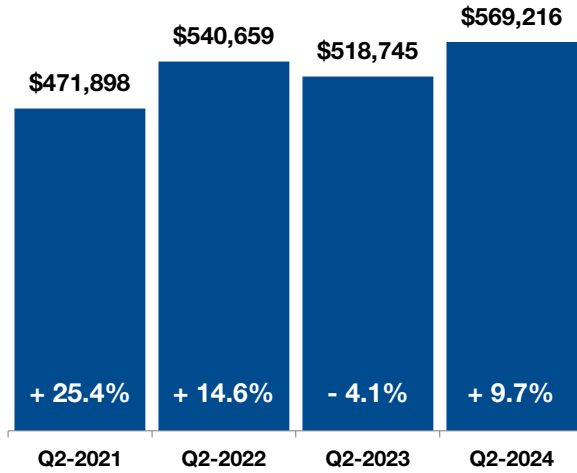
## Historical Median Sales Price by Quarter



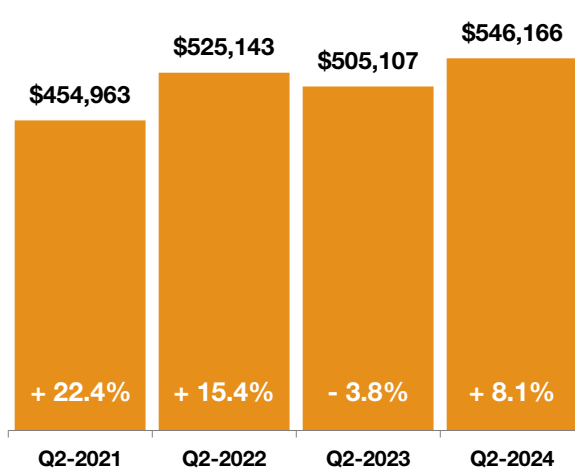
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given quarter.

## Second Quarter

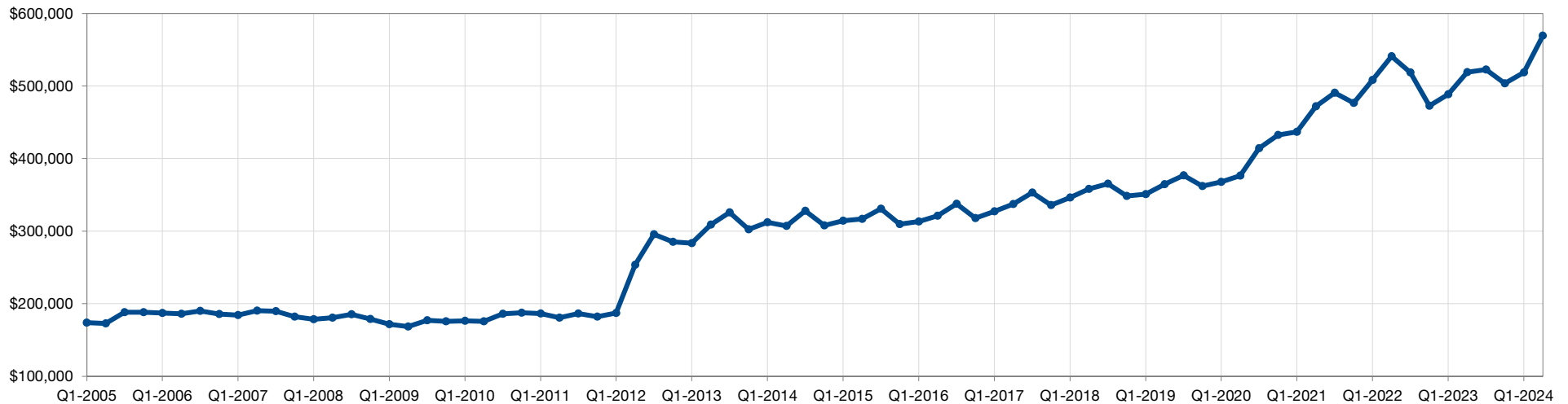


## Year to Date



	Avg. Sales Price	Percent Change
Q3-2021	\$490,533	+18.5%
Q4-2021	\$476,662	+10.2%
Q1-2022	\$508,238	+16.4%
Q2-2022	\$540,659	+14.6%
Q3-2022	\$518,398	+5.7%
Q4-2022	\$472,498	-0.9%
Q1-2023	\$488,250	-3.9%
Q2-2023	\$518,745	-4.1%
Q3-2023	\$522,574	+0.8%
Q4-2023	\$503,603	+6.6%
Q1-2024	\$518,533	+6.2%
<b>Q2-2024</b>	<b>\$569,216</b>	<b>+9.7%</b>

## Historical Average Sales Price by Quarter

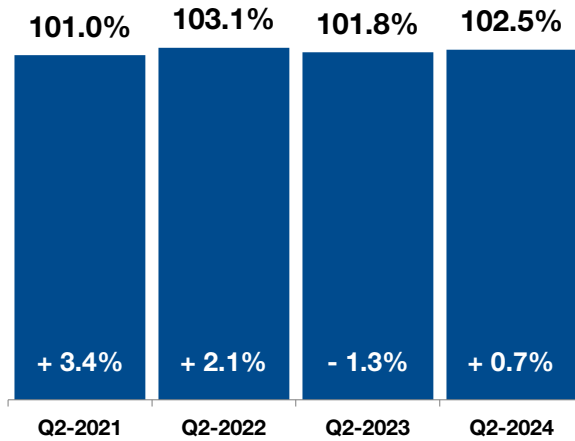




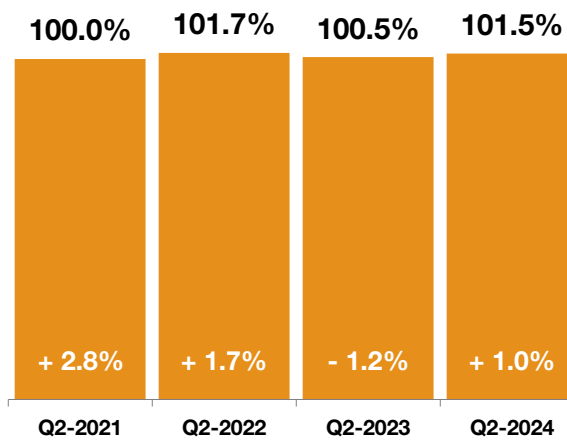
# Percent of List Price Received

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 quarter, not accounting for seller concessions.

## Second Quarter

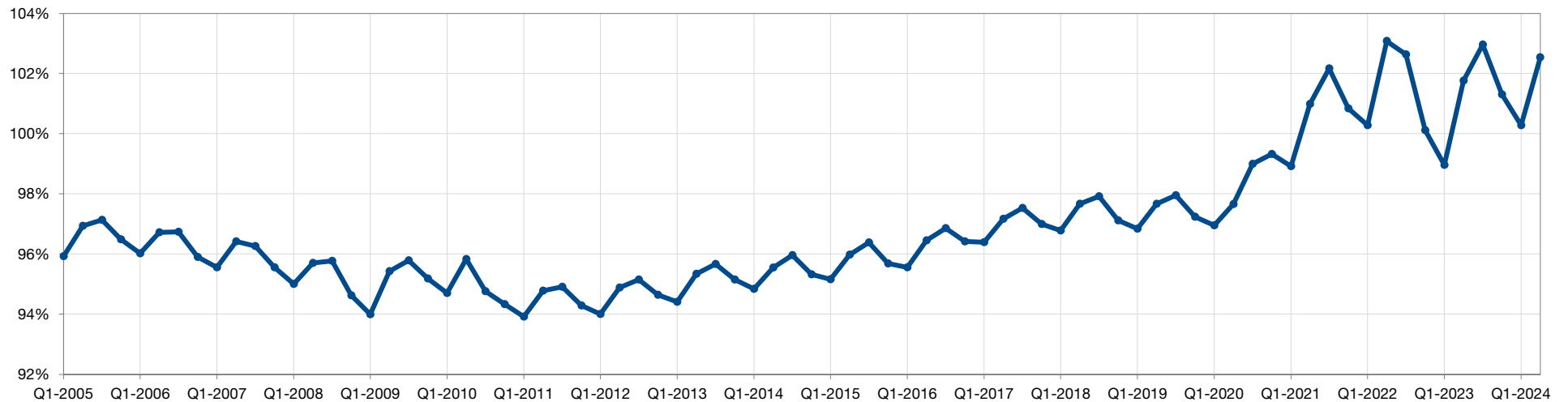


## Year to Date



	Pct. of List Price Received	Percent Change
Q3-2021	102.2%	+3.2%
Q4-2021	100.8%	+1.5%
Q1-2022	100.3%	+1.4%
Q2-2022	103.1%	+2.1%
Q3-2022	102.6%	+0.4%
Q4-2022	100.1%	-0.7%
Q1-2023	99.0%	-1.3%
Q2-2023	101.8%	-1.3%
Q3-2023	103.0%	+0.4%
Q4-2023	101.3%	+1.2%
Q1-2024	100.3%	+1.3%
<b>Q2-2024</b>	<b>102.5%</b>	<b>+0.7%</b>

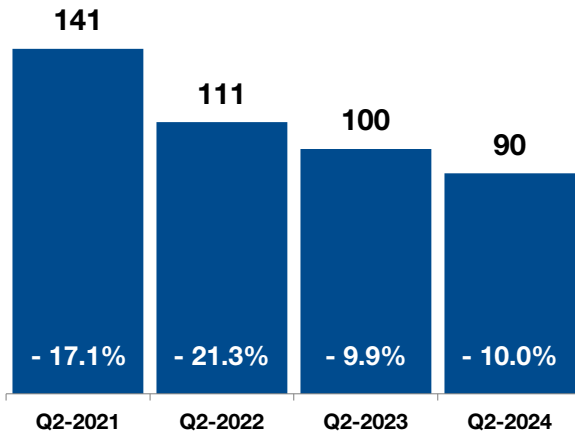
## Historical Percent of List Price Received by Quarter



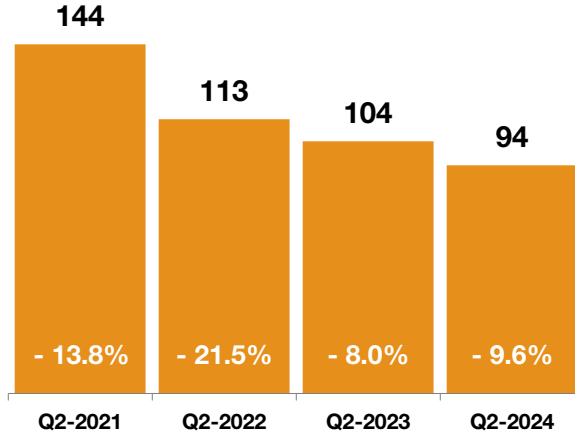
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## Second Quarter

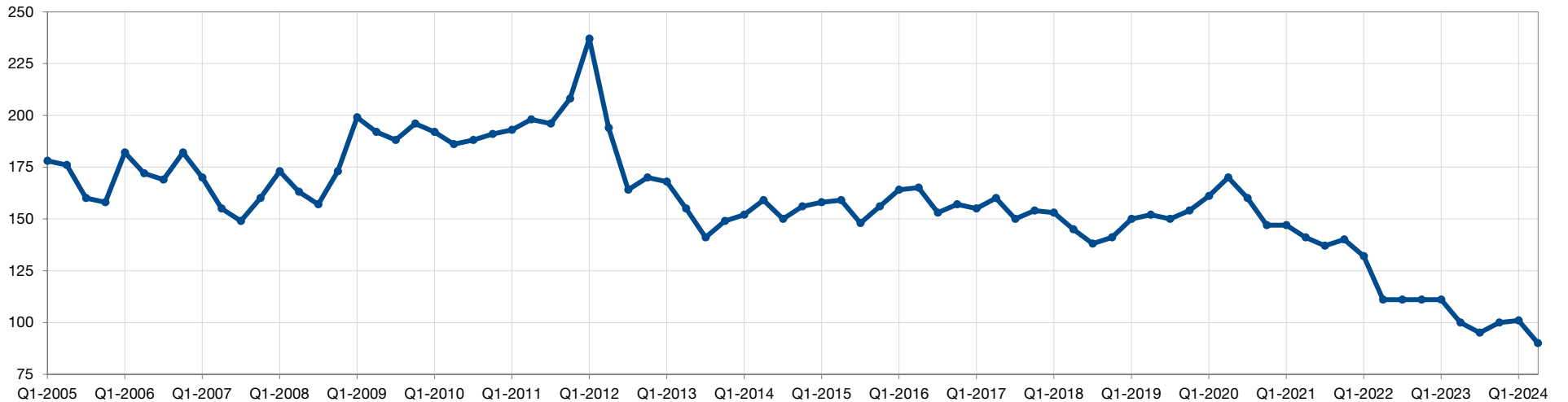


## Year to Date



	Affordability Index	Percent Change
Q3-2021	137	-14.4%
Q4-2021	140	-4.8%
Q1-2022	132	-10.2%
Q2-2022	111	-21.3%
Q3-2022	111	-19.0%
Q4-2022	111	-20.7%
Q1-2023	111	-15.9%
Q2-2023	100	-9.9%
Q3-2023	95	-14.4%
Q4-2023	100	-9.9%
Q1-2024	101	-9.0%
<b>Q2-2024</b>	<b>90</b>	<b>-10.0%</b>

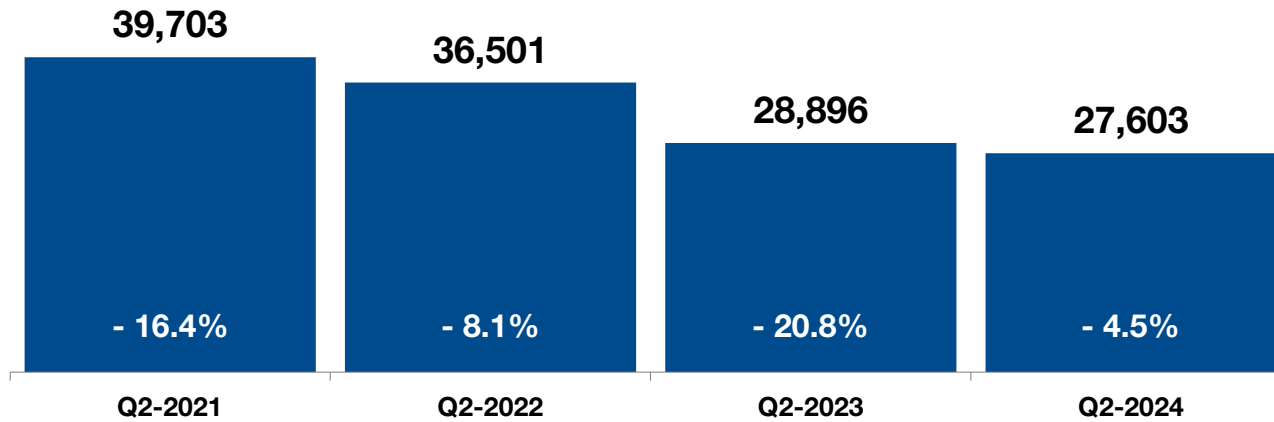
## Historical Housing Affordability Index by Quarter



# Inventory of Homes for Sale

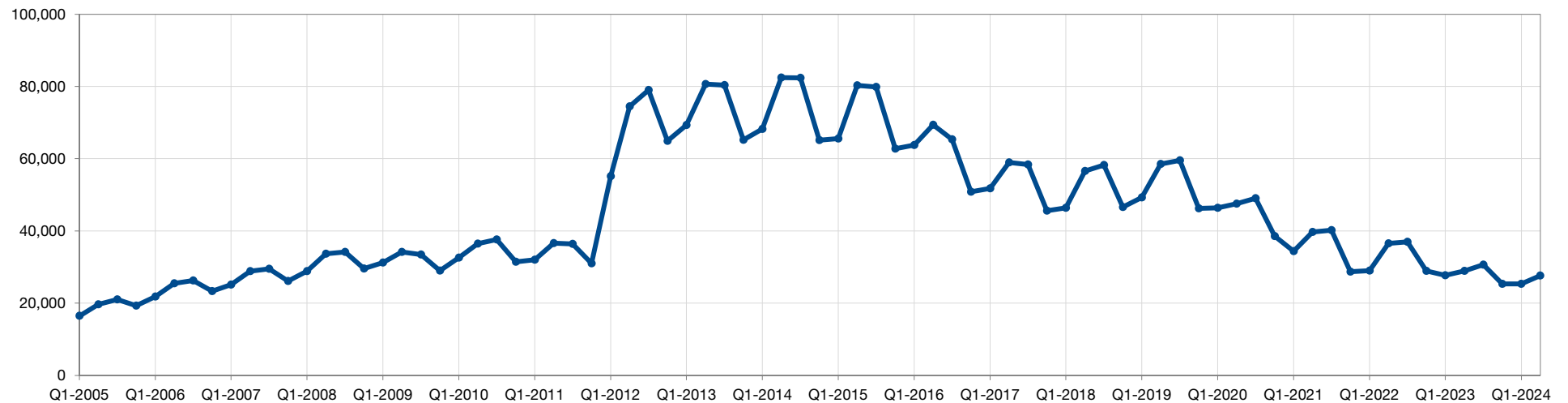
The number of properties available for sale in active status at the end of a given quarter.

## Second Quarter



	Homes for Sale	Percent Change
Q3-2021	40,172	-18.0%
Q4-2021	28,677	-25.6%
Q1-2022	28,945	-15.7%
Q2-2022	36,501	-8.1%
Q3-2022	36,981	-7.9%
Q4-2022	28,877	+0.7%
Q1-2023	27,693	-4.3%
Q2-2023	28,896	-20.8%
Q3-2023	30,640	-17.1%
Q4-2023	25,318	-12.3%
Q1-2024	25,289	-8.7%
<b>Q2-2024</b>	<b>27,603</b>	<b>-4.5%</b>

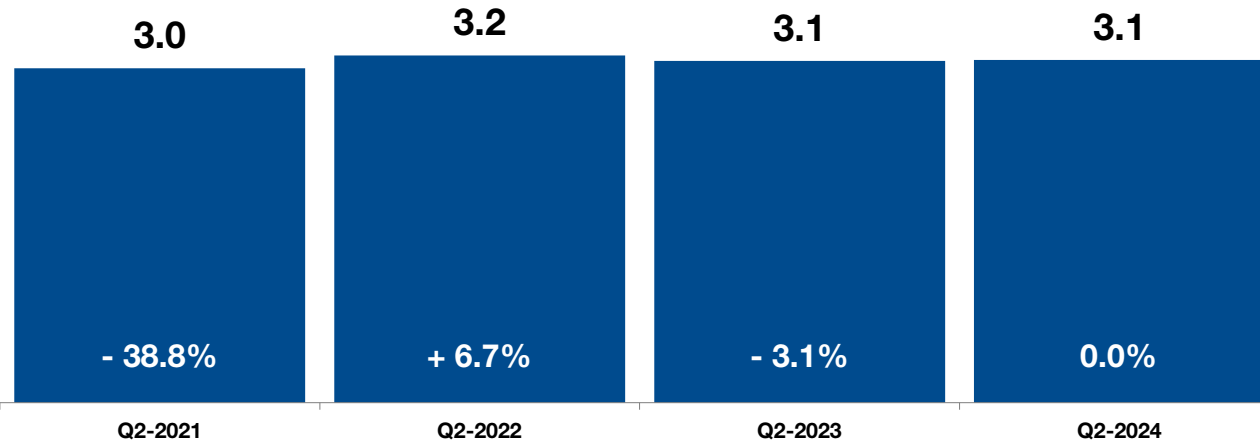
## Historical Inventory of Homes for Sale by Quarter



# Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 12 months.

## Second Quarter



	Months Supply	Percent Change
Q3-2021	3.2	-30.4%
Q4-2021	2.3	-32.4%
Q1-2022	2.4	-17.2%
Q2-2022	3.2	+6.7%
Q3-2022	3.4	+6.3%
Q4-2022	2.8	+21.7%
Q1-2023	2.8	+16.7%
Q2-2023	3.1	-3.1%
Q3-2023	3.4	0.0%
Q4-2023	2.8	0.0%
Q1-2024	2.8	0.0%
<b>Q2-2024</b>	<b>3.1</b>	<b>0.0%</b>

## Historical Months Supply of Inventory by Quarter



# 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		
	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -
<b>Albany*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Allegany</b>	120	126	<b>+5.0%</b>	64	77	<b>+20.3%</b>	\$126,750	\$130,000	<b>+2.6%</b>	63	93	<b>+47.6%</b>	2.3	3.6	<b>+56.5%</b>
<b>Bronx</b>	641	655	<b>+2.2%</b>	355	342	<b>-3.7%</b>	\$420,000	\$397,000	<b>-5.5%</b>	895	737	<b>-17.7%</b>	7.4	6.2	<b>-16.2%</b>
<b>Broome</b>	501	540	<b>+7.8%</b>	371	377	<b>+1.6%</b>	\$170,000	\$169,000	<b>-0.6%</b>	261	250	<b>-4.2%</b>	2.0	1.9	<b>-5.0%</b>
<b>Cattaraugus</b>	260	256	<b>-1.5%</b>	150	146	<b>-2.7%</b>	\$149,200	\$176,500	<b>+18.3%</b>	160	197	<b>+23.1%</b>	2.9	3.7	<b>+27.6%</b>
<b>Cayuga</b>	205	186	<b>-9.3%</b>	128	113	<b>-11.7%</b>	\$180,000	\$192,000	<b>+6.7%</b>	92	112	<b>+21.7%</b>	2.0	2.5	<b>+25.0%</b>
<b>Chautauqua</b>	382	406	<b>+6.3%</b>	273	247	<b>-9.5%</b>	\$139,900	\$160,000	<b>+14.4%</b>	181	246	<b>+35.9%</b>	1.8	2.8	<b>+55.6%</b>
<b>Chemung</b>	257	300	<b>+16.7%</b>	183	166	<b>-9.3%</b>	\$148,936	\$147,100	<b>-1.2%</b>	128	125	<b>-2.3%</b>	2.0	2.0	<b>0.0%</b>
<b>Chenango</b>	146	134	<b>-8.2%</b>	96	81	<b>-15.6%</b>	\$143,450	\$159,900	<b>+11.5%</b>	135	122	<b>-9.6%</b>	4.0	4.0	<b>0.0%</b>
<b>Clinton</b>	207	171	<b>-17.4%</b>	142	122	<b>-14.1%</b>	\$184,900	\$233,750	<b>+26.4%</b>	157	129	<b>-17.8%</b>	3.5	2.8	<b>-20.0%</b>
<b>Columbia</b>	285	344	<b>+20.7%</b>	127	148	<b>+16.5%</b>	\$450,000	\$458,700	<b>+1.9%</b>	347	350	<b>+0.9%</b>	7.0	6.7	<b>-4.3%</b>
<b>Cortland</b>	94	95	<b>+1.1%</b>	70	81	<b>+15.7%</b>	\$165,000	\$194,000	<b>+17.6%</b>	47	47	<b>0.0%</b>	1.8	1.8	<b>0.0%</b>
<b>Delaware</b>	236	228	<b>-3.4%</b>	113	108	<b>-4.4%</b>	\$220,200	\$212,500	<b>-3.5%</b>	222	244	<b>+9.9%</b>	4.9	6.0	<b>+22.4%</b>
<b>Dutchess</b>	1,036	1,062	<b>+2.5%</b>	622	582	<b>-6.4%</b>	\$409,000	\$445,000	<b>+8.8%</b>	904	733	<b>-18.9%</b>	3.9	3.3	<b>-15.4%</b>
<b>Erie</b>	2,620	2,780	<b>+6.1%</b>	1,639	1,585	<b>-3.3%</b>	\$250,000	\$265,000	<b>+6.0%</b>	802	880	<b>+9.7%</b>	1.3	1.4	<b>+7.7%</b>
<b>Essex</b>	208	202	<b>-2.9%</b>	119	115	<b>-3.4%</b>	\$265,000	\$267,500	<b>+0.9%</b>	216	254	<b>+17.6%</b>	5.5	6.7	<b>+21.8%</b>
<b>Franklin</b>	154	126	<b>-18.2%</b>	83	58	<b>-30.1%</b>	\$163,600	\$166,975	<b>+2.1%</b>	161	139	<b>-13.7%</b>	5.7	5.6	<b>-1.8%</b>
<b>Fulton*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Genesee</b>	141	138	<b>-2.1%</b>	84	82	<b>-2.4%</b>	\$170,000	\$175,000	<b>+2.9%</b>	33	49	<b>+48.5%</b>	0.9	1.4	<b>+55.6%</b>
<b>Greene</b>	308	354	<b>+14.9%</b>	135	119	<b>-11.9%</b>	\$346,000	\$335,000	<b>-3.2%</b>	416	424	<b>+1.9%</b>	7.8	9.0	<b>+15.4%</b>
<b>Hamilton</b>	35	46	<b>+31.4%</b>	20	19	<b>-5.0%</b>	\$209,500	\$333,000	<b>+58.9%</b>	38	49	<b>+28.9%</b>	4.3	5.9	<b>+37.2%</b>
<b>Herkimer</b>	173	193	<b>+11.6%</b>	108	94	<b>-13.0%</b>	\$150,500	\$150,000	<b>-0.3%</b>	116	149	<b>+28.4%</b>	3.1	4.1	<b>+32.3%</b>

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# 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		
	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -
<b>Jefferson</b>	439	403	-8.2%	285	253	-11.2%	\$201,000	\$227,450	+13.2%	206	381	+85.0%	2.0	4.9	+145.0%
<b>Kings</b>	808	343	-57.5%	381	387	+1.6%	\$609,000	\$692,000	+13.6%	1,362	937	-31.2%	9.9	6.9	-30.3%
<b>Lewis</b>	78	77	-1.3%	47	37	-21.3%	\$190,000	\$193,500	+1.8%	62	76	+22.6%	3.7	5.5	+48.6%
<b>Livingston</b>	197	176	-10.7%	135	91	-32.6%	\$190,000	\$225,000	+18.4%	65	67	+3.1%	1.5	1.8	+20.0%
<b>Madison</b>	213	213	0.0%	104	123	+18.3%	\$220,950	\$242,000	+9.5%	101	128	+26.7%	2.2	2.9	+31.8%
<b>Monroe</b>	2,365	2,406	+1.7%	1,677	1,599	-4.7%	\$245,000	\$267,125	+9.0%	424	487	+14.9%	0.7	0.8	+14.3%
<b>Montgomery*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Nassau</b>	3,801	3,955	+4.1%	2,534	2,301	-9.2%	\$670,000	\$750,000	+11.9%	2,597	2,496	-3.9%	2.9	3.0	+3.4%
<b>New York†</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Niagara</b>	654	688	+5.2%	452	349	-22.8%	\$199,250	\$210,250	+5.5%	242	249	+2.9%	1.5	1.7	+13.3%
<b>Oneida</b>	581	577	-0.7%	318	358	+12.6%	\$179,000	\$210,000	+17.3%	204	321	+57.4%	1.5	2.5	+66.7%
<b>Onondaga</b>	1,368	1,414	+3.4%	948	908	-4.2%	\$225,000	\$245,000	+8.9%	398	545	+36.9%	1.1	1.6	+45.5%
<b>Ontario</b>	370	408	+10.3%	251	229	-8.8%	\$289,000	\$300,000	+3.8%	154	155	+0.6%	1.8	1.8	0.0%
<b>Orange</b>	1,176	1,275	+8.4%	814	708	-13.0%	\$394,562	\$426,000	+8.0%	960	904	-5.8%	3.2	3.5	+9.4%
<b>Orleans</b>	102	121	+18.6%	73	62	-15.1%	\$155,000	\$161,750	+4.4%	39	49	+25.6%	1.4	1.7	+21.4%
<b>Oswego</b>	302	324	+7.3%	182	197	+8.2%	\$172,000	\$179,000	+4.1%	111	158	+42.3%	1.4	2.1	+50.0%
<b>Otsego</b>	209	185	-11.5%	111	94	-15.3%	\$225,000	\$205,000	-8.9%	144	166	+15.3%	3.7	4.7	+27.0%
<b>Putnam</b>	338	384	+13.6%	240	195	-18.8%	\$450,000	\$485,000	+7.8%	225	230	+2.2%	2.7	3.0	+11.1%
<b>Queens</b>	3,394	3,343	-1.5%	1,634	1,629	-0.3%	\$560,500	\$592,500	+5.7%	4,115	3,709	-9.9%	7.2	6.1	-15.3%
<b>Rensselaer*</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>Richmond</b>	1,108	1,322	+19.3%	785	681	-13.2%	\$640,000	\$679,000	+6.1%	1,142	1,056	-7.5%	4.5	4.3	-4.4%
<b>Rockland</b>	791	821	+3.8%	514	485	-5.6%	\$589,000	\$680,000	+15.4%	535	486	-9.2%	2.8	2.7	-3.6%

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# 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		
	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -	Q2-2023	Q2-2024	+ / -
St Lawrence	56	48	-14.3%	19	31	+63.2%	\$77,595	\$144,200	+85.8%	56	43	-23.2%	5.8	4.3	-25.9%
Saratoga*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	64	67	+4.7%	23	40	+73.9%	\$268,000	\$171,250	-36.1%	37	43	+16.2%	3.0	3.6	+20.0%
Seneca	87	96	+10.3%	41	43	+4.9%	\$190,000	\$177,900	-6.4%	44	42	-4.5%	2.3	2.1	-8.7%
Steuben	286	310	+8.4%	175	189	+8.0%	\$156,500	\$162,000	+3.5%	161	183	+13.7%	2.5	2.9	+16.0%
Suffolk	4,392	5,161	+17.5%	3,234	3,060	-5.4%	\$550,000	\$625,000	+13.6%	2,866	3,254	+13.5%	2.5	3.0	+20.0%
Sullivan	425	433	+1.9%	214	188	-12.1%	\$275,000	\$302,500	+10.0%	460	480	+4.3%	5.8	6.9	+19.0%
Tioga	111	110	-0.9%	83	68	-18.1%	\$169,250	\$200,000	+18.2%	65	68	+4.6%	2.1	2.7	+28.6%
Tompkins	281	277	-1.4%	195	165	-15.4%	\$321,000	\$379,000	+18.1%	86	178	+107.0%	1.4	3.7	+164.3%
Ulster	709	730	+3.0%	361	382	+5.8%	\$385,000	\$431,750	+12.1%	613	633	+3.3%	4.2	4.7	+11.9%
Warren	247	293	+18.6%	169	156	-7.7%	\$287,000	\$305,000	+6.3%	153	194	+26.8%	2.5	3.5	+40.0%
Washington*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	255	305	+19.6%	168	170	+1.2%	\$210,000	\$240,000	+14.3%	76	108	+42.1%	1.2	1.7	+41.7%
Westchester	2,930	2,903	-0.9%	1,970	1,954	-0.8%	\$650,000	\$730,000	+12.3%	1,896	1,561	-17.7%	2.8	2.5	-10.7%
Wyoming	109	86	-21.1%	63	57	-9.5%	\$153,750	\$169,900	+10.5%	43	36	-16.3%	2.0	1.5	-25.0%
Yates	81	70	-13.6%	54	31	-42.6%	\$205,000	\$290,000	+41.5%	32	42	+31.3%	1.7	2.6	+52.9%
<b>New York State</b>	<b>41,907</b>	<b>42,988</b>	<b>+2.6%</b>	<b>26,242</b>	<b>24,684</b>	<b>-5.9%</b>	<b>\$395,000</b>	<b>\$425,000</b>	<b>+7.6%</b>	<b>28,896</b>	<b>27,603</b>	<b>-4.5%</b>	<b>3.1</b>	<b>3.1</b>	<b>0.0%</b>

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