

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings increased 6.0 percent to 14,511. Pending Sales decreased 0.7 percent to 10,553. Inventory increased 5.1 percent to 31,065.

Median Sales Price increased 4.9 percent from \$430,000 to \$451,000. Days on Market decreased 4.7 percent to 41. Months Supply of Inventory increased 6.1 percent to 3.5.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Activity Snapshot

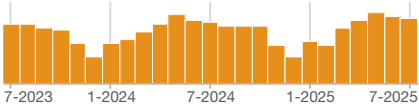
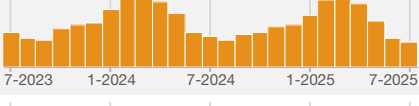
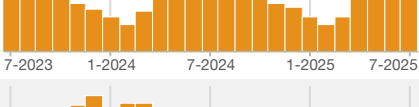
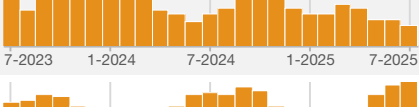
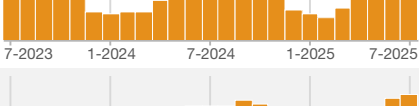
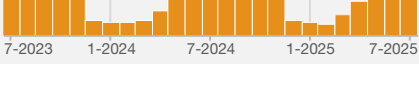
- 2.3%	+ 4.9%	+ 5.1%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

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 report month and for year-to-date (YTD) starting from the first of the year.

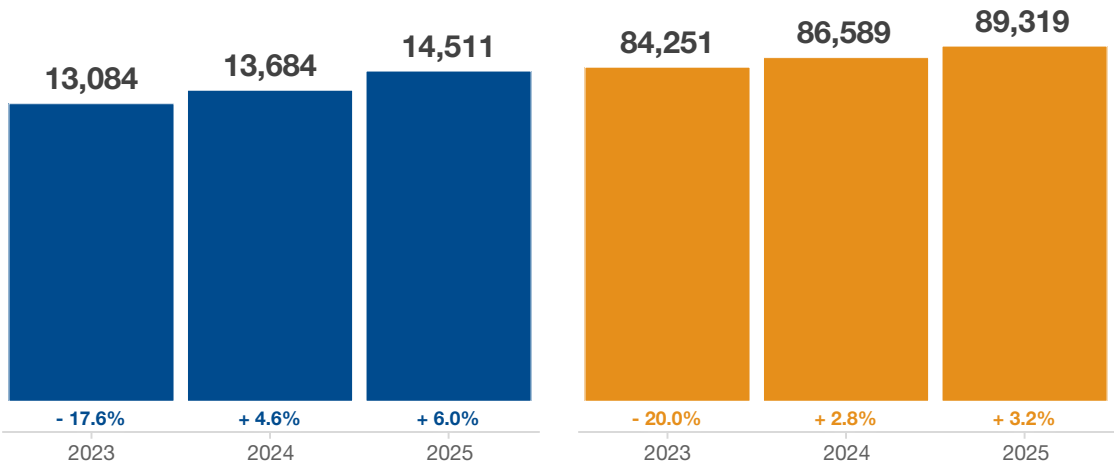
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		13,684	14,511	+ 6.0%	86,589	89,319	+ 3.2%
Pending Sales		10,629	10,553	- 0.7%	64,122	63,102	- 1.6%
Closed Sales		10,286	10,046	- 2.3%	56,218	55,445	- 1.4%
Days on Market Until Sale		43	41	- 4.7%	53	51	- 3.8%
Median Sales Price		\$430,000	\$451,000	+ 4.9%	\$410,000	\$430,000	+ 4.9%
Average Sales Price		\$566,350	\$602,394	+ 6.4%	\$549,945	\$571,420	+ 3.9%
Percent of List Price Received		103.6%	103.1%	- 0.5%	101.9%	101.7%	- 0.2%
Housing Affordability Index		91	87	- 4.4%	95	91	- 4.2%
Inventory of Homes for Sale		29,562	31,065	+ 5.1%	—	—	—
Months Supply of Inventory		3.3	3.5	+ 6.1%	—	—	—

New Listings

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

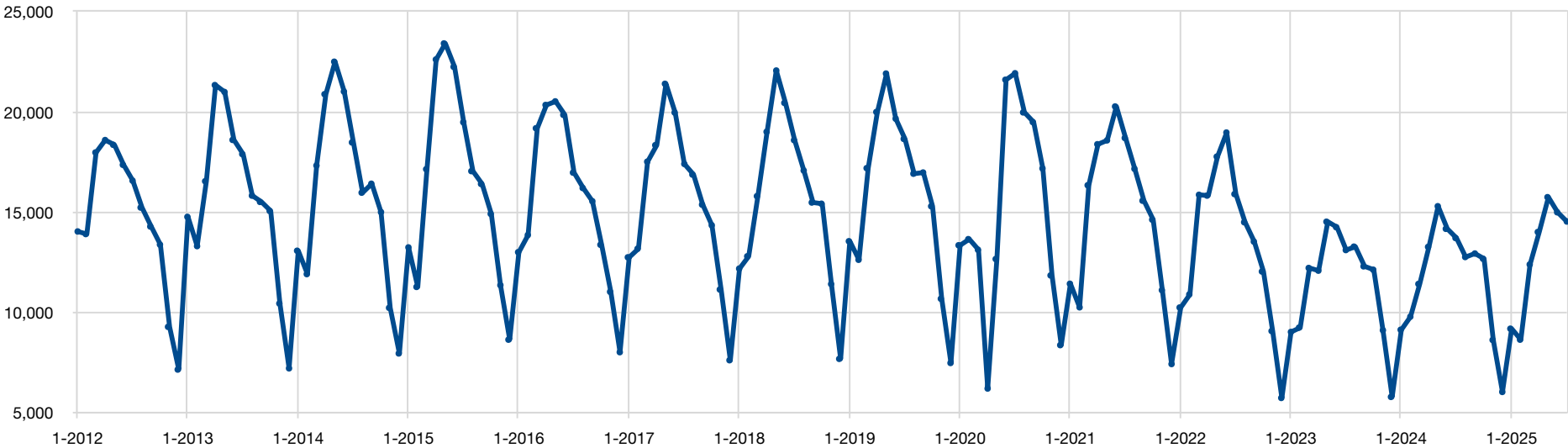


July



New Listings		Prior Year	Percent Change
August 2024	12,735	13,254	- 3.9%
September 2024	12,911	12,270	+ 5.2%
October 2024	12,651	12,101	+ 4.5%
November 2024	8,591	9,075	- 5.3%
December 2024	5,994	5,745	+ 4.3%
January 2025	9,154	9,100	+ 0.6%
February 2025	8,606	9,755	- 11.8%
March 2025	12,364	11,390	+ 8.6%
April 2025	13,986	13,241	+ 5.6%
May 2025	15,726	15,274	+ 3.0%
June 2025	14,972	14,145	+ 5.8%
July 2025	14,511	13,684	+ 6.0%
12-Month Avg	11,850	11,586	+ 2.3%

Historical New Listings by Month

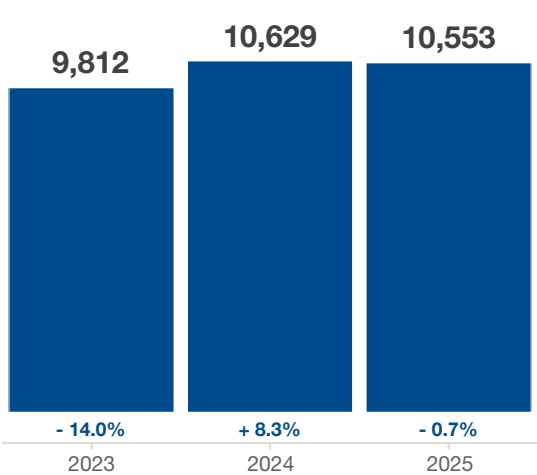


Pending Sales

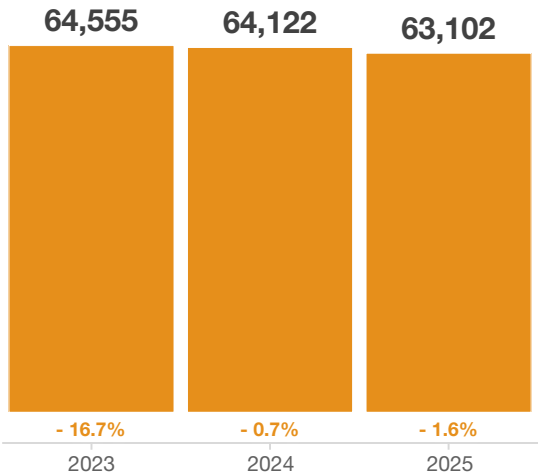
A count of the properties on which offers have been accepted in a given month.



July

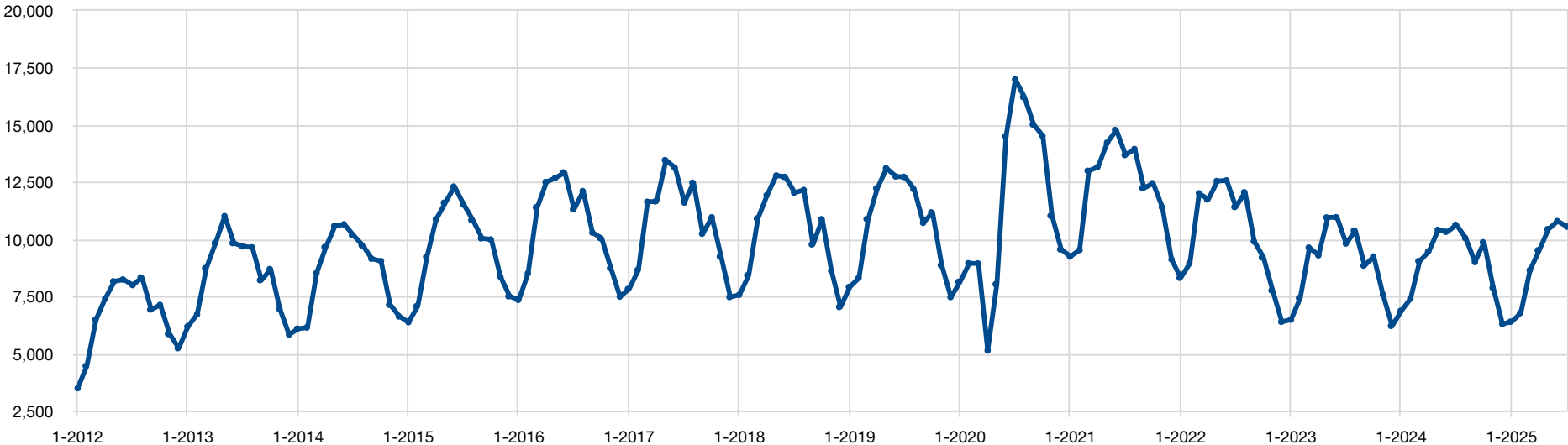


Year to Date



Pending Sales		Prior Year	Percent Change
August 2024	10,049	10,376	- 3.2%
September 2024	9,001	8,843	+ 1.8%
October 2024	9,863	9,240	+ 6.7%
November 2024	7,874	7,575	+ 3.9%
December 2024	6,288	6,205	+ 1.3%
January 2025	6,388	6,864	- 6.9%
February 2025	6,771	7,395	- 8.4%
March 2025	8,646	9,042	- 4.4%
April 2025	9,514	9,461	+ 0.6%
May 2025	10,438	10,408	+ 0.3%
June 2025	10,792	10,323	+ 4.5%
July 2025	10,553	10,629	- 0.7%
12-Month Avg	8,848	8,863	- 0.2%

Historical Pending Sales by Month

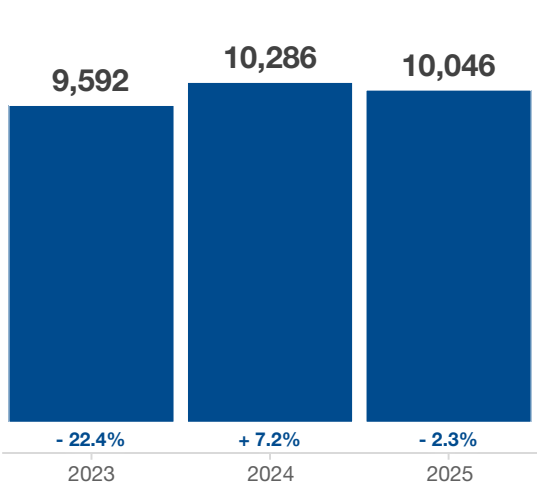


Closed Sales

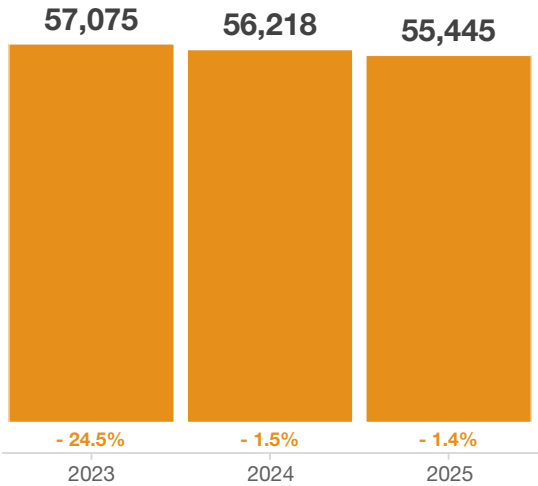
A count of the actual sales that closed in a given month.



July

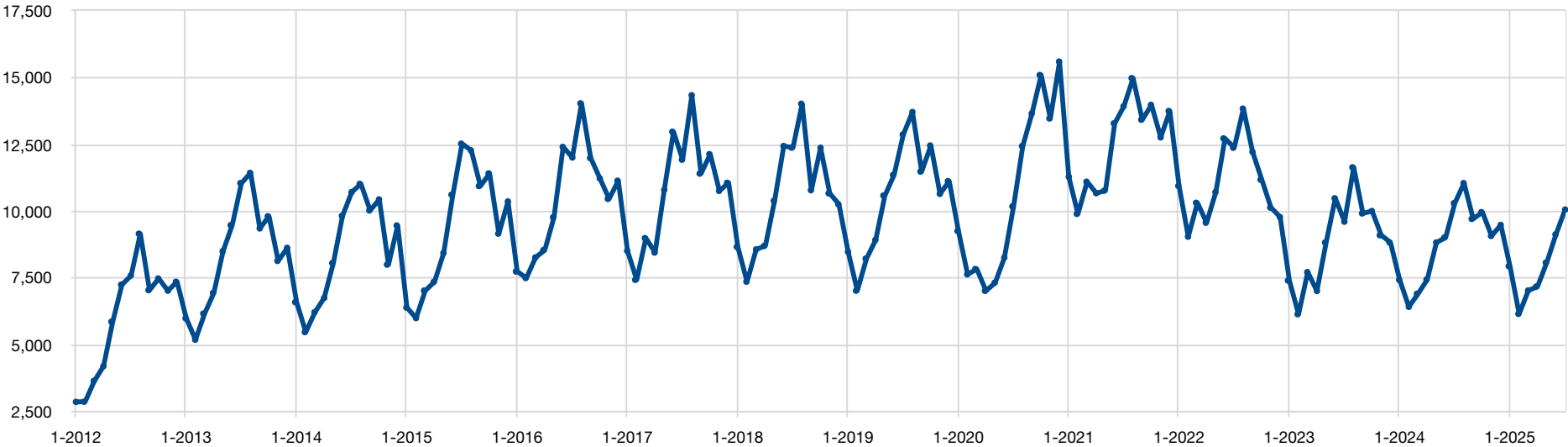


Year to Date



Closed Sales		Prior Year	Percent Change
August 2024	11,037	11,630	- 5.1%
September 2024	9,697	9,902	- 2.1%
October 2024	9,949	9,990	- 0.4%
November 2024	9,058	9,084	- 0.3%
December 2024	9,470	8,813	+ 7.5%
January 2025	7,924	7,412	+ 6.9%
February 2025	6,136	6,400	- 4.1%
March 2025	7,011	6,888	+ 1.8%
April 2025	7,158	7,424	- 3.6%
May 2025	8,057	8,811	- 8.6%
June 2025	9,113	8,997	+ 1.3%
July 2025	10,046	10,286	- 2.3%
12-Month Avg	8,721	8,803	- 0.9%

Historical Closed Sales by Month

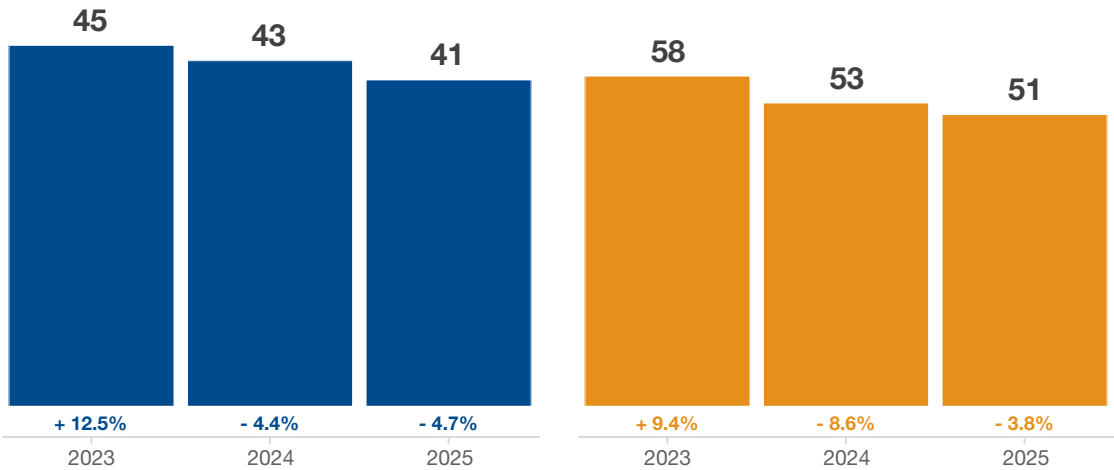


Days on Market Until Sale

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



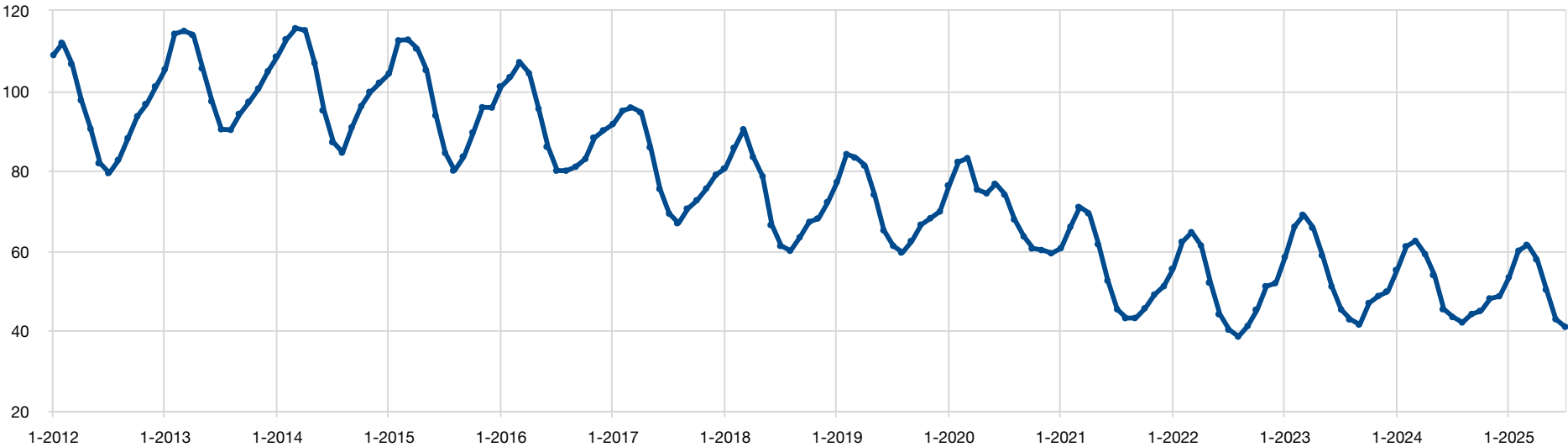
July



Days on Market		Prior Year	Percent Change
August 2024	42	43	- 2.3%
September 2024	44	42	+ 4.8%
October 2024	45	47	- 4.3%
November 2024	48	49	- 2.0%
December 2024	49	50	- 2.0%
January 2025	53	55	- 3.6%
February 2025	60	61	- 1.6%
March 2025	61	62	- 1.6%
April 2025	58	59	- 1.7%
May 2025	50	54	- 7.4%
June 2025	43	45	- 4.4%
July 2025	41	43	- 4.7%
12-Month Avg*	49	50	- 2.5%

* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

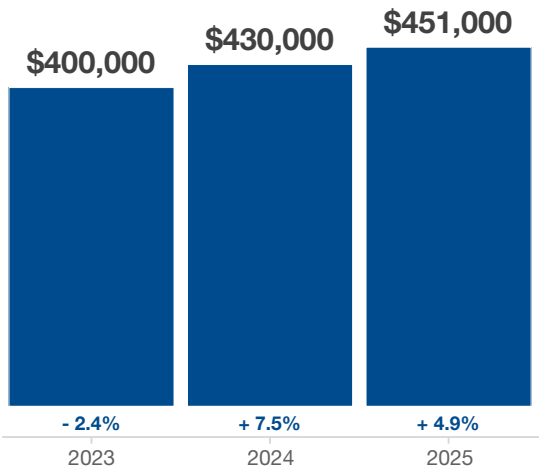


Median Sales Price

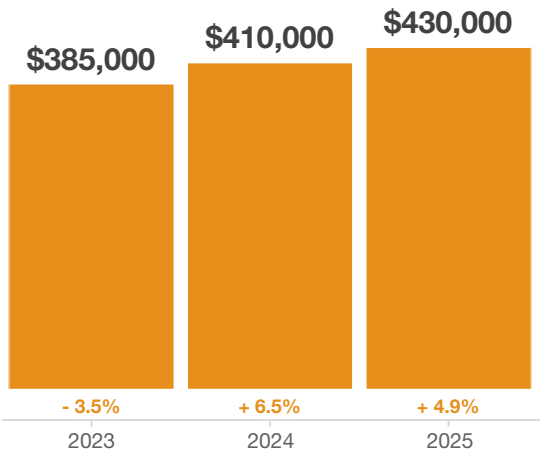
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2024	\$435,000	\$410,000	+ 6.1%
September 2024	\$415,000	\$389,000	+ 6.7%
October 2024	\$410,000	\$375,000	+ 9.3%
November 2024	\$400,000	\$370,000	+ 8.1%
December 2024	\$415,000	\$380,000	+ 9.2%
January 2025	\$420,000	\$400,000	+ 5.0%
February 2025	\$430,000	\$378,000	+ 13.8%
March 2025	\$420,014	\$380,000	+ 10.5%
April 2025	\$420,000	\$410,000	+ 2.4%
May 2025	\$432,000	\$420,000	+ 2.9%
June 2025	\$440,000	\$440,000	0.0%
July 2025	\$451,000	\$430,000	+ 4.9%
12-Month Avg*	\$425,000	\$400,000	+ 6.3%

* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

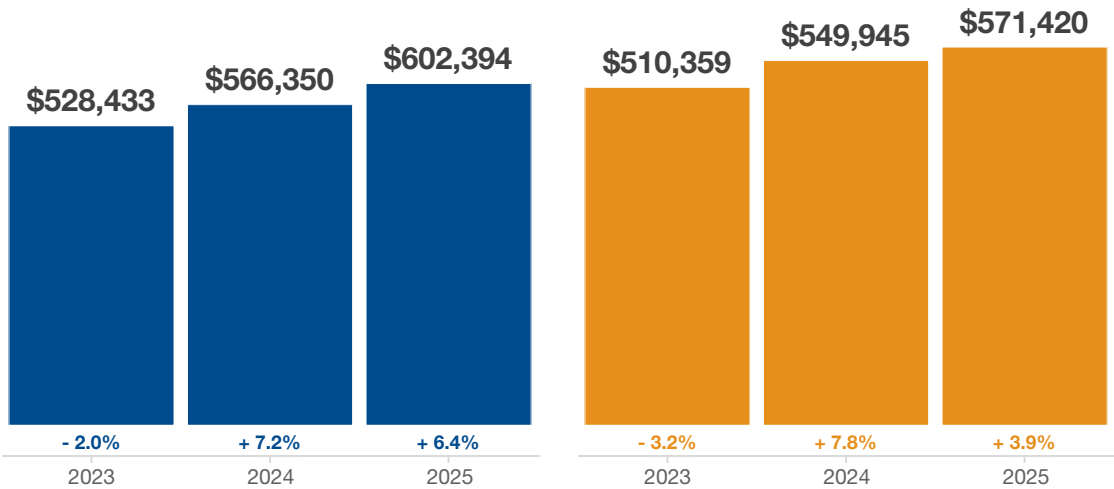


Average Sales Price

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



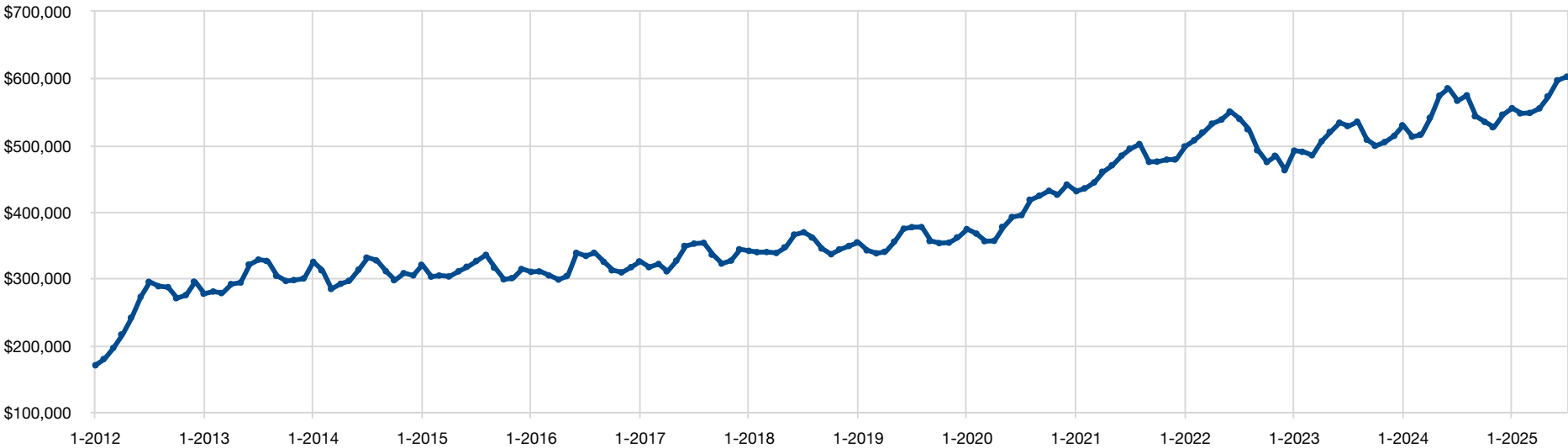
July



Avg. Sales Price		Prior Year	Percent Change
August 2024	\$574,510	\$534,993	+ 7.4%
September 2024	\$543,151	\$507,934	+ 6.9%
October 2024	\$534,694	\$498,919	+ 7.2%
November 2024	\$526,668	\$504,403	+ 4.4%
December 2024	\$545,558	\$513,758	+ 6.2%
January 2025	\$555,232	\$529,542	+ 4.9%
February 2025	\$547,478	\$512,507	+ 6.8%
March 2025	\$548,089	\$515,308	+ 6.4%
April 2025	\$554,930	\$540,772	+ 2.6%
May 2025	\$572,828	\$574,040	- 0.2%
June 2025	\$596,998	\$585,057	+ 2.0%
July 2025	\$602,394	\$566,350	+ 6.4%
12-Month Avg*	\$559,427	\$532,600	+ 5.0%

* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

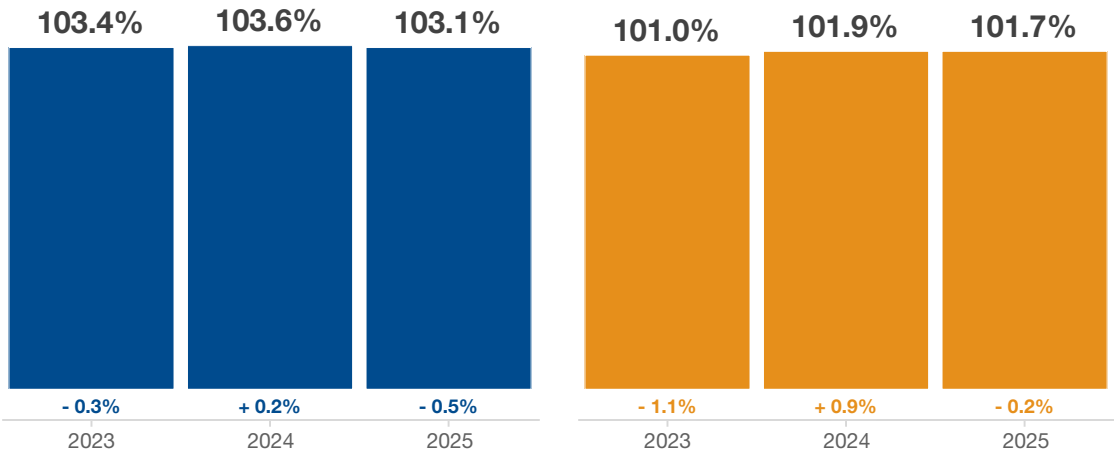


Percent of List Price Received

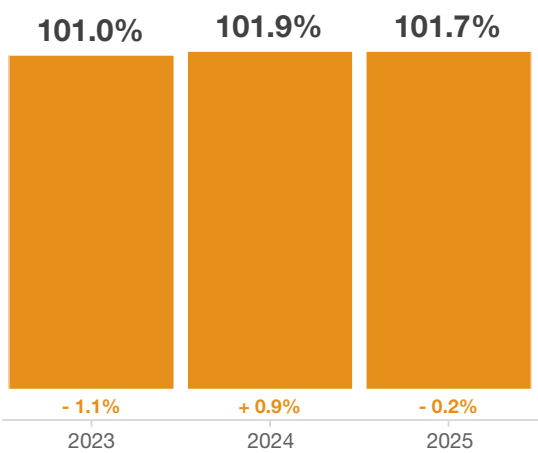
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



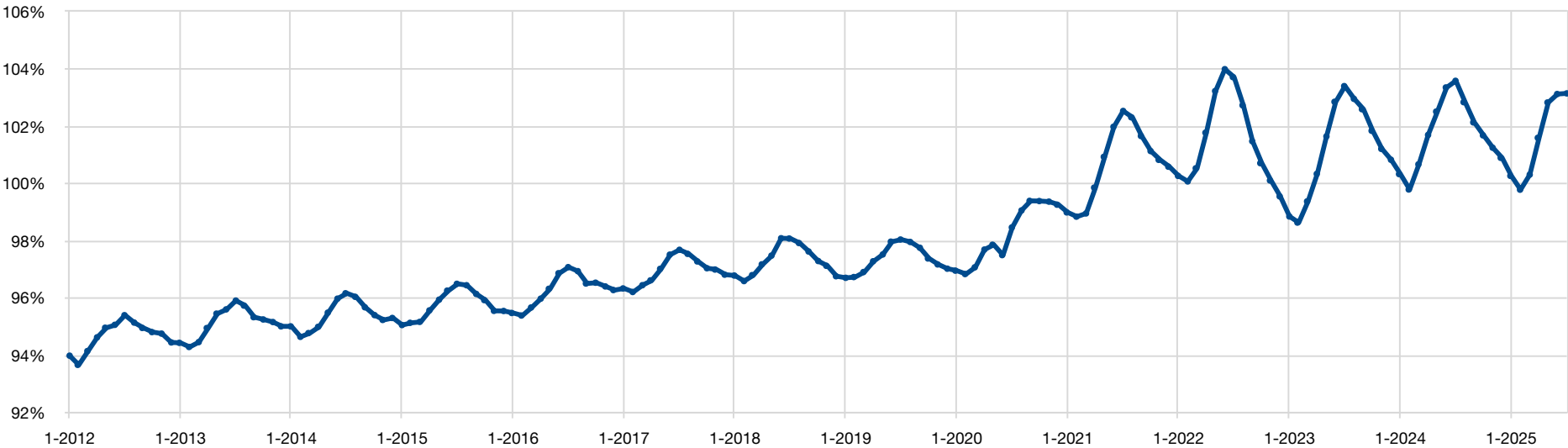
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
August 2024	102.8%	102.9%	- 0.1%
September 2024	102.1%	102.6%	- 0.5%
October 2024	101.7%	101.8%	- 0.1%
November 2024	101.2%	101.2%	0.0%
December 2024	100.9%	100.8%	+ 0.1%
January 2025	100.3%	100.3%	0.0%
February 2025	99.8%	99.8%	0.0%
March 2025	100.3%	100.7%	- 0.4%
April 2025	101.6%	101.7%	- 0.1%
May 2025	102.8%	102.5%	+ 0.3%
June 2025	103.1%	103.3%	- 0.2%
July 2025	103.1%	103.6%	- 0.5%
12-Month Avg*	101.8%	101.9%	- 0.2%

* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

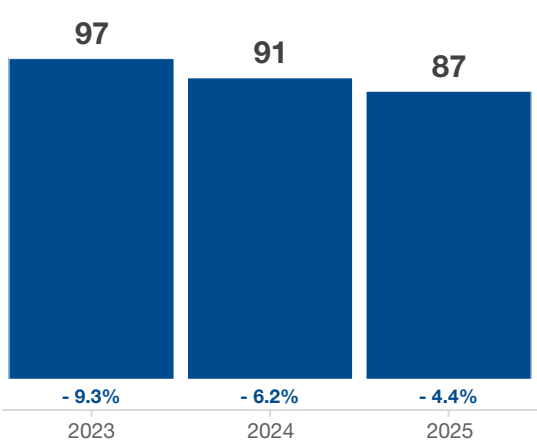


Housing Affordability Index

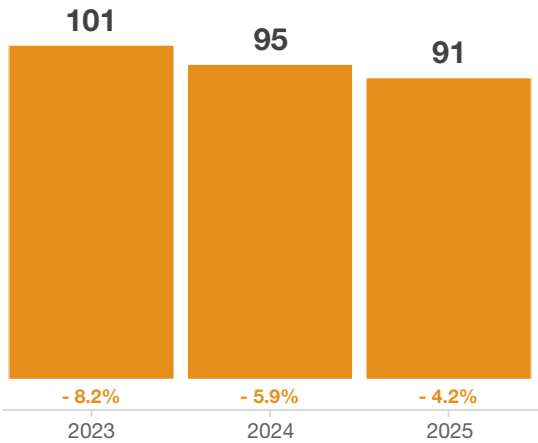
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

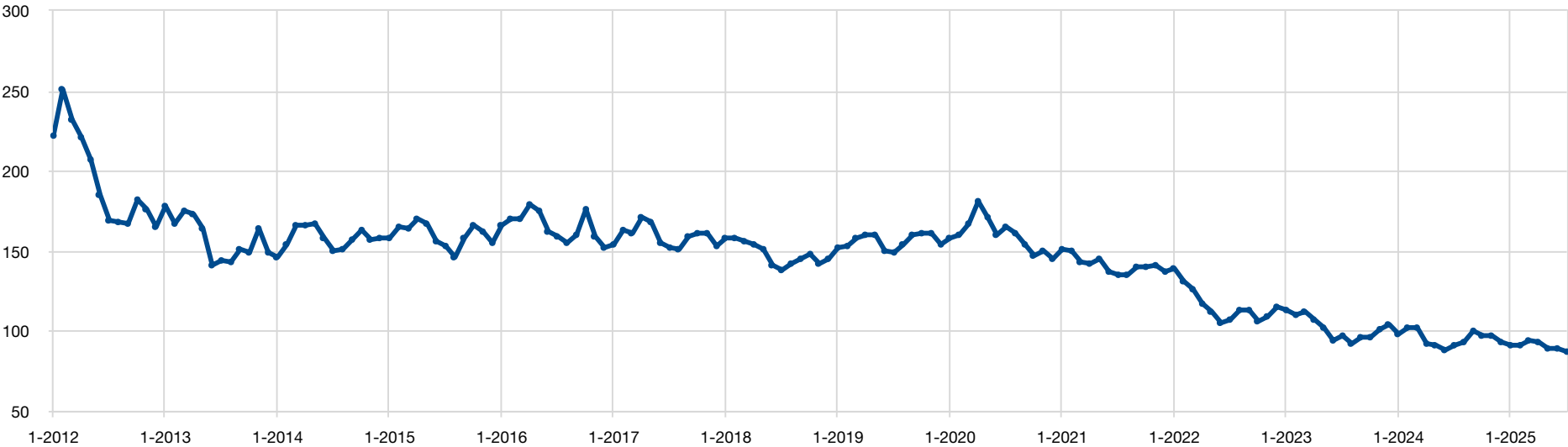


Year to Date



	Affordability Index	Prior Year	Percent Change
August 2024	93	92	+ 1.1%
September 2024	100	96	+ 4.2%
October 2024	97	96	+ 1.0%
November 2024	97	101	- 4.0%
December 2024	93	104	- 10.6%
January 2025	91	98	- 7.1%
February 2025	91	102	- 10.8%
March 2025	94	102	- 7.8%
April 2025	93	92	+ 1.1%
May 2025	89	91	- 2.2%
June 2025	89	88	+ 1.1%
July 2025	87	91	- 4.4%
12-Month Avg	93	96	- 3.1%

Historical Housing Affordability Index by Month

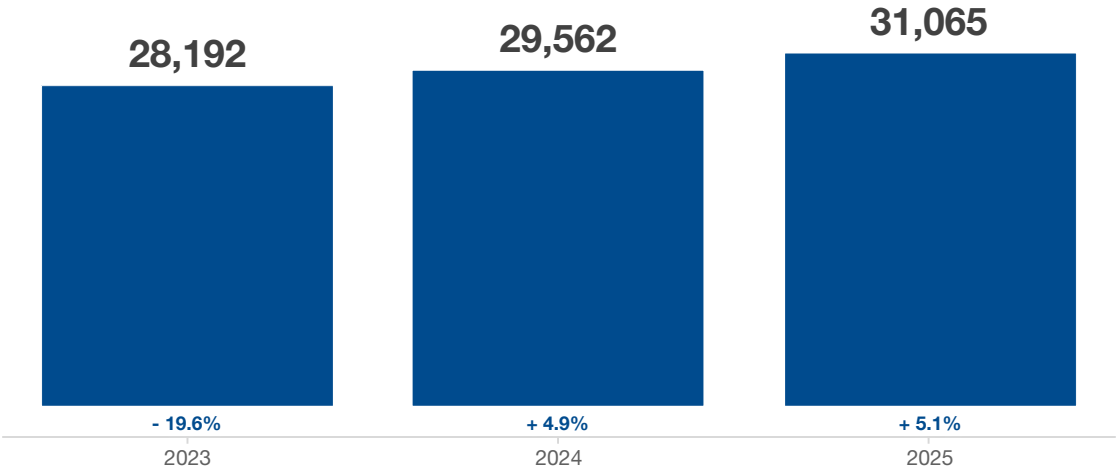


Inventory of Homes for Sale

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

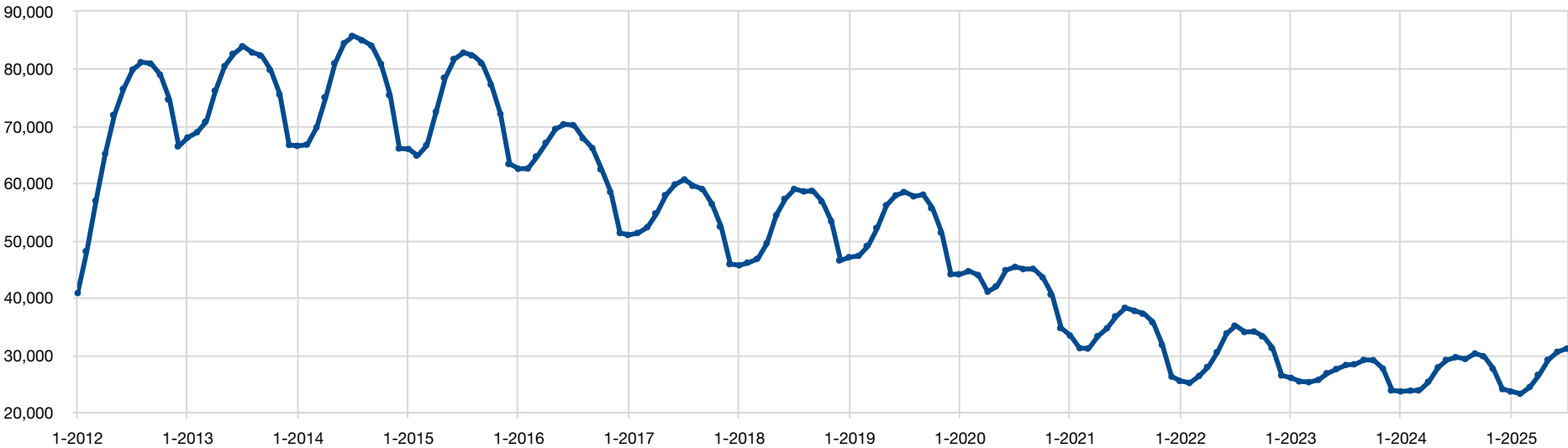


July



Homes for Sale		Prior Year	Percent Change
August 2024	29,243	28,323	+ 3.2%
September 2024	30,197	29,094	+ 3.8%
October 2024	29,733	29,034	+ 2.4%
November 2024	27,569	27,572	- 0.0%
December 2024	23,981	23,748	+ 1.0%
January 2025	23,563	23,569	- 0.0%
February 2025	23,159	23,706	- 2.3%
March 2025	24,350	23,756	+ 2.5%
April 2025	26,468	25,251	+ 4.8%
May 2025	29,102	27,765	+ 4.8%
June 2025	30,495	29,078	+ 4.9%
July 2025	31,065	29,562	+ 5.1%
12-Month Avg	27,410	26,705	+ 2.6%

Historical Inventory of Homes for Sale by Month

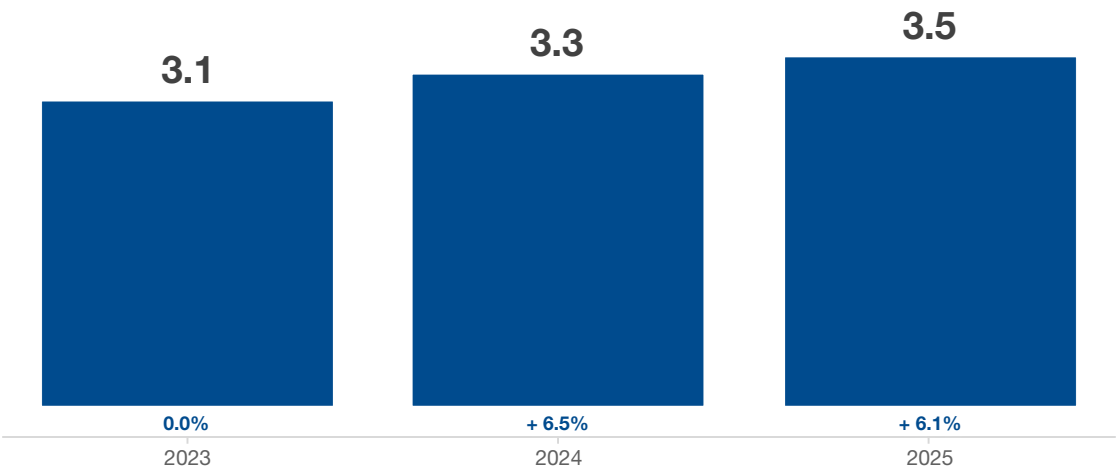


Months Supply of Inventory

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



July



Months Supply		Prior Year	Percent Change
August 2024	3.3	3.1	+ 6.5%
September 2024	3.4	3.3	+ 3.0%
October 2024	3.3	3.3	0.0%
November 2024	3.1	3.1	0.0%
December 2024	2.7	2.7	0.0%
January 2025	2.6	2.6	0.0%
February 2025	2.6	2.7	- 3.7%
March 2025	2.8	2.7	+ 3.7%
April 2025	3.0	2.8	+ 7.1%
May 2025	3.3	3.1	+ 6.5%
June 2025	3.4	3.3	+ 3.0%
July 2025	3.5	3.3	+ 6.1%
12-Month Avg*	3.1	3.0	+ 3.1%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



Activity by County

New Listings, Closed Sales, Median Sales Price, Homes for Sale, and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	46	63	+ 37.0%	25	29	+ 16.0%	\$141,000	\$175,000	+ 24.1%	91	135	+ 48.4%	3.6	5.4	+ 50.0%
Bronx	210	199	- 5.2%	134	111	- 17.2%	\$427,500	\$460,500	+ 7.7%	802	841	+ 4.9%	7.3	7.4	+ 1.4%
Broome	199	192	- 3.5%	144	136	- 5.6%	\$182,811	\$221,000	+ 20.9%	319	282	- 11.6%	2.4	2.1	- 12.5%
Cattaraugus	90	75	- 16.7%	51	59	+ 15.7%	\$157,500	\$164,000	+ 4.1%	202	223	+ 10.4%	3.8	4.1	+ 7.9%
Cayuga	83	70	- 15.7%	44	45	+ 2.3%	\$190,000	\$250,000	+ 31.6%	94	151	+ 60.6%	2.1	3.5	+ 66.7%
Chautauqua	148	165	+ 11.5%	107	105	- 1.9%	\$160,625	\$160,000	- 0.4%	252	312	+ 23.8%	2.8	3.6	+ 28.6%
Chemung	112	93	- 17.0%	76	68	- 10.5%	\$206,223	\$180,000	- 12.7%	169	265	+ 56.8%	2.8	4.4	+ 57.1%
Chenango	49	52	+ 6.1%	31	24	- 22.6%	\$175,500	\$127,500	- 27.4%	120	145	+ 20.8%	4.0	5.5	+ 37.5%
Clinton	98	82	- 16.3%	44	50	+ 13.6%	\$222,450	\$233,000	+ 4.7%	184	201	+ 9.2%	4.2	4.5	+ 7.1%
Columbia	102	102	0.0%	80	53	- 33.8%	\$537,500	\$463,750	- 13.7%	359	350	- 2.5%	6.7	6.0	- 10.4%
Cortland	42	31	- 26.2%	34	26	- 23.5%	\$201,845	\$192,850	- 4.5%	46	69	+ 50.0%	1.7	3.1	+ 82.4%
Delaware	88	108	+ 22.7%	38	40	+ 5.3%	\$275,500	\$254,850	- 7.5%	244	301	+ 23.4%	5.9	7.9	+ 33.9%
Dutchess	290	340	+ 17.2%	249	234	- 6.0%	\$475,000	\$465,000	- 2.1%	763	802	+ 5.1%	3.5	3.9	+ 11.4%
Erie	953	1,066	+ 11.9%	726	707	- 2.6%	\$299,900	\$300,000	+ 0.0%	964	1,093	+ 13.4%	1.6	1.8	+ 12.5%
Essex	77	68	- 11.7%	37	53	+ 43.2%	\$280,000	\$350,000	+ 25.0%	255	276	+ 8.2%	6.6	7.2	+ 9.1%
Franklin	83	62	- 25.3%	34	29	- 14.7%	\$199,000	\$158,500	- 20.4%	183	220	+ 20.2%	7.4	8.9	+ 20.3%
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	48	54	+ 12.5%	41	33	- 19.5%	\$225,000	\$226,000	+ 0.4%	41	62	+ 51.2%	1.1	1.8	+ 63.6%
Greene	132	123	- 6.8%	60	37	- 38.3%	\$345,000	\$355,000	+ 2.9%	520	486	- 6.5%	10.5	9.0	- 14.3%
Hamilton	18	22	+ 22.2%	5	9	+ 80.0%	\$425,000	\$240,000	- 43.5%	46	61	+ 32.6%	5.4	8.1	+ 50.0%
Herkimer	73	83	+ 13.7%	39	37	- 5.1%	\$164,500	\$200,000	+ 21.6%	142	188	+ 32.4%	3.8	5.2	+ 36.8%
Jefferson	163	166	+ 1.8%	94	121	+ 28.7%	\$256,500	\$250,000	- 2.5%	307	513	+ 67.1%	3.5	6.4	+ 82.9%
Kings	297	271	- 8.8%	164	133	- 18.9%	\$695,000	\$710,000	+ 2.2%	1,387	1,263	- 8.9%	10.2	9.1	- 10.8%
Lewis	38	34	- 10.5%	10	13	+ 30.0%	\$220,500	\$153,700	- 30.3%	84	98	+ 16.7%	5.4	7.5	+ 38.9%
Livingston	70	62	- 11.4%	49	29	- 40.8%	\$215,000	\$320,000	+ 48.8%	60	72	+ 20.0%	1.6	2.0	+ 25.0%
Madison	64	72	+ 12.5%	56	61	+ 8.9%	\$221,950	\$325,000	+ 46.4%	109	120	+ 10.1%	2.4	2.5	+ 4.2%
Monroe	807	948	+ 17.5%	750	730	- 2.7%	\$265,000	\$290,000	+ 9.4%	503	643	+ 27.8%	0.9	1.1	+ 22.2%
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	1,104	1,222	+ 10.7%	933	940	+ 0.8%	\$785,000	\$835,000	+ 6.4%	2,714	2,675	- 1.4%	3.3	3.2	- 3.0%
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	256	279	+ 9.0%	170	168	- 1.2%	\$255,000	\$240,000	- 5.9%	282	318	+ 12.8%	1.9	2.0	+ 5.3%

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Activity by County

New Listings, Closed Sales, Median Sales Price, Homes for Sale, and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -	7-2024	7-2025	+ / -
Oneida	218	233	+ 6.9%	138	167	+ 21.0%	\$201,200	\$258,188	+ 28.3%	276	438	+ 58.7%	2.1	3.5	+ 66.7%
Onondaga	494	522	+ 5.7%	419	406	- 3.1%	\$270,000	\$282,000	+ 4.4%	467	625	+ 33.8%	1.4	1.9	+ 35.7%
Ontario	151	152	+ 0.7%	108	89	- 17.6%	\$310,000	\$326,000	+ 5.2%	169	212	+ 25.4%	1.9	2.4	+ 26.3%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	41	43	+ 4.9%	30	26	- 13.3%	\$182,500	\$180,000	- 1.4%	42	60	+ 42.9%	1.4	2.3	+ 64.3%
Oswego	116	140	+ 20.7%	85	103	+ 21.2%	\$192,000	\$225,054	+ 17.2%	139	227	+ 63.3%	1.8	3.1	+ 72.2%
Otsego	65	74	+ 13.8%	43	34	- 20.9%	\$219,500	\$192,938	- 12.1%	148	182	+ 23.0%	4.0	5.5	+ 37.5%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	966	1,150	+ 19.0%	583	588	+ 0.9%	\$600,000	\$605,000	+ 0.8%	3,855	3,797	- 1.5%	6.4	6.4	0.0%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	404	269	- 33.4%	291	198	- 32.0%	\$705,000	\$665,000	- 5.7%	1,114	675	- 39.4%	4.3	3.0	- 30.2%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	27	29	+ 7.4%	11	9	- 18.2%	\$189,000	\$99,200	- 47.5%	50	90	+ 80.0%	4.6	9.6	+ 108.7%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	22	19	- 13.6%	9	11	+ 22.2%	\$160,000	\$246,000	+ 53.8%	47	54	+ 14.9%	4.1	5.3	+ 29.3%
Seneca	19	31	+ 63.2%	20	26	+ 30.0%	\$200,000	\$205,500	+ 2.8%	39	53	+ 35.9%	2.0	2.7	+ 35.0%
Steuben	107	97	- 9.3%	73	78	+ 6.8%	\$185,000	\$192,000	+ 3.8%	214	210	- 1.9%	3.5	3.2	- 8.6%
Suffolk	1,563	1,675	+ 7.2%	1,326	1,241	- 6.4%	\$630,000	\$680,000	+ 7.9%	3,584	3,659	+ 2.1%	3.3	3.3	0.0%
Sullivan	168	185	+ 10.1%	64	54	- 15.6%	\$297,500	\$349,950	+ 17.6%	524	656	+ 25.2%	8.1	9.8	+ 21.0%
Tioga	38	36	- 5.3%	32	23	- 28.1%	\$211,630	\$188,000	- 11.2%	87	85	- 2.3%	3.6	2.9	- 19.4%
Tompkins	79	117	+ 48.1%	66	67	+ 1.5%	\$360,000	\$433,000	+ 20.3%	113	246	+ 117.7%	2.1	5.1	+ 142.9%
Ulster	224	239	+ 6.7%	153	156	+ 2.0%	\$452,000	\$442,500	- 2.1%	673	762	+ 13.2%	5.0	5.3	+ 6.0%
Warren	121	98	- 19.0%	65	59	- 9.2%	\$348,500	\$334,000	- 4.2%	234	238	+ 1.7%	4.2	3.7	- 11.9%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	84	114	+ 35.7%	84	85	+ 1.2%	\$229,500	\$260,000	+ 13.3%	115	111	- 3.5%	1.8	1.7	- 5.6%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	33	45	+ 36.4%	23	26	+ 13.0%	\$162,752	\$199,700	+ 22.7%	40	46	+ 15.0%	1.7	2.0	+ 17.6%
Yates	37	39	+ 5.4%	16	22	+ 37.5%	\$472,450	\$271,000	- 42.6%	45	54	+ 20.0%	2.6	3.1	+ 19.2%
New York State	13,684	14,511	+ 6.0%	10,286	10,046	- 2.3%	\$430,000	\$451,000	+ 4.9%	29,562	31,065	+ 5.1%	3.3	3.5	+ 6.1%

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