

# Monthly Indicators



## October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 0.4 percent to 12,637. Pending Sales increased 2.9 percent to 10,082. Inventory increased 2.1 percent to 30,213.

Median Sales Price increased 5.1 percent from \$410,000 to \$431,000. Days on Market increased 4.4 percent to 47. Months Supply of Inventory increased 3.0 percent to 3.4.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

## Activity Snapshot

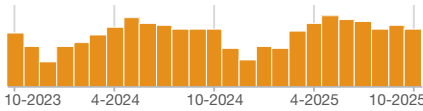
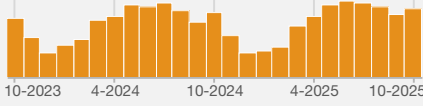
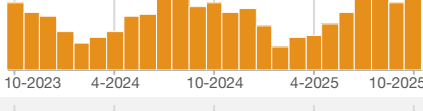
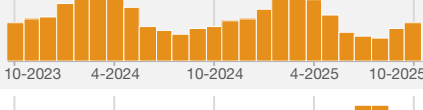
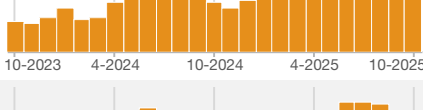
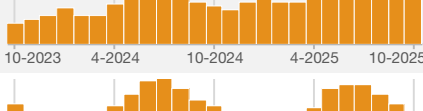
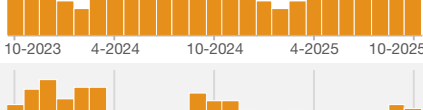
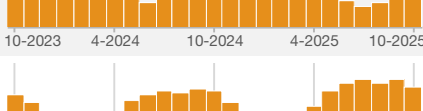
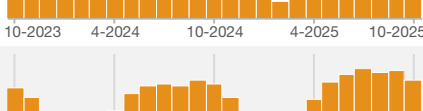
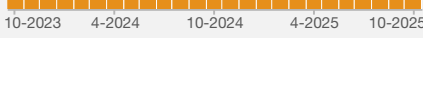
|   |   |   |
|---|---|---|
| <b>+ 3.2%</b>   | <b>+ 5.1%</b>   | <b>+ 2.1%</b>   |
| One-Year Change in<br><b>Closed Sales</b><br>All Properties | One-Year Change in<br><b>Median Sales Price</b><br>All Properties | One-Year Change in<br><b>Homes for Sale</b><br>All Properties |

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.

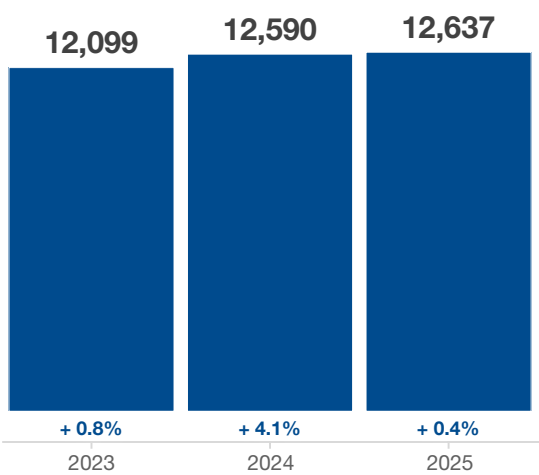
| Key Metrics                    | Historical Sparkbars  | 10-2024   | 10-2025          | % Change | YTD 2024  | YTD 2025         | % Change |
|--------------------------------|---|-----------|------------------|----------|-----------|------------------|----------|
| New Listings                   |    | 12,590    | <b>12,637</b>    | + 0.4%   | 124,562   | <b>128,491</b>   | + 3.2%   |
| Pending Sales                  |    | 9,795     | <b>10,082</b>    | + 2.9%   | 92,827    | <b>93,070</b>    | + 0.3%   |
| Closed Sales                   |    | 9,949     | <b>10,265</b>    | + 3.2%   | 86,891    | <b>86,674</b>    | - 0.2%   |
| Days on Market Until Sale      |    | 45        | <b>47</b>        | + 4.4%   | 50        | <b>49</b>        | - 2.0%   |
| Median Sales Price             |    | \$410,000 | <b>\$431,000</b> | + 5.1%   | \$415,000 | <b>\$430,000</b> | + 3.6%   |
| Average Sales Price            |   | \$534,784 | <b>\$566,760</b> | + 6.0%   | \$550,476 | <b>\$572,530</b> | + 4.0%   |
| Percent of List Price Received |  | 101.7%    | <b>101.2%</b>    | - 0.5%   | 102.0%    | <b>101.8%</b>    | - 0.2%   |
| Housing Affordability Index    |  | 97        | <b>95</b>        | - 2.1%   | 96        | <b>95</b>        | - 1.0%   |
| Inventory of Homes for Sale    |  | 29,586    | <b>30,213</b>    | + 2.1%   | —         | —                | —        |
| Months Supply of Inventory     |  | 3.3       | <b>3.4</b>       | + 3.0%   | —         | —                | —        |

# New Listings

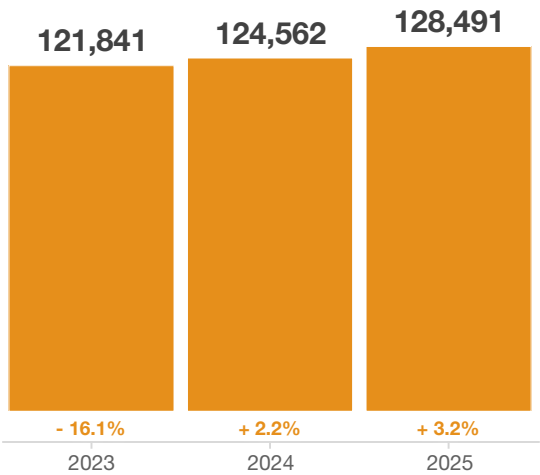
A count of the properties that have been newly listed on the market in a given month.



## October

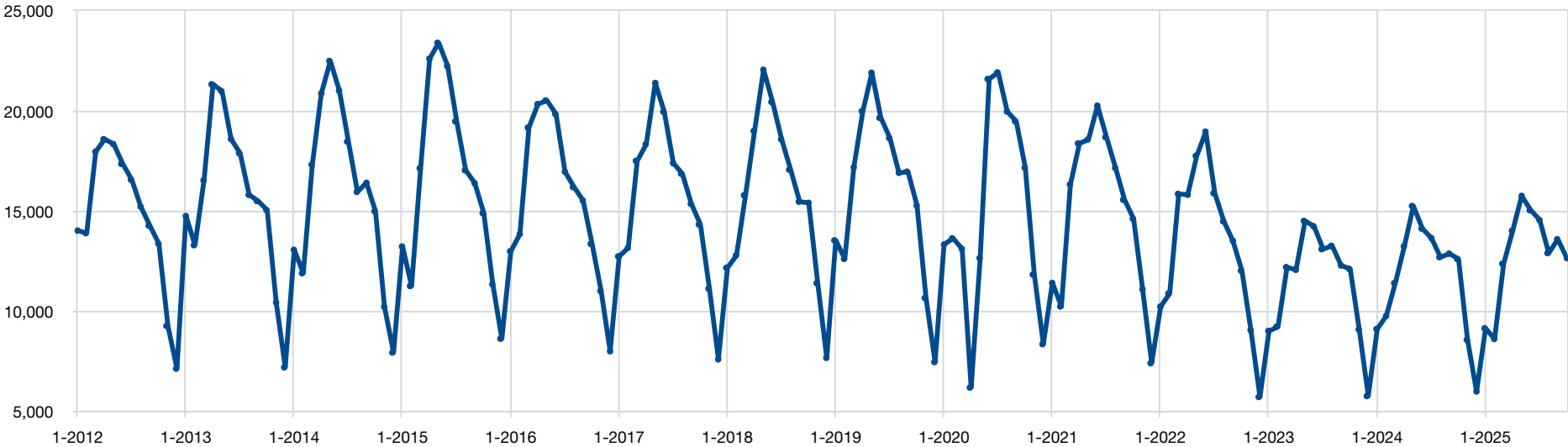


## Year to Date



| New Listings   |        | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| November 2024  | 8,552  | 9,071      | - 5.7%         |
| December 2024  | 5,971  | 5,740      | + 4.0%         |
| January 2025   | 9,125  | 9,091      | + 0.4%         |
| February 2025  | 8,592  | 9,746      | - 11.8%        |
| March 2025     | 12,352 | 11,384     | + 8.5%         |
| April 2025     | 14,003 | 13,226     | + 5.9%         |
| May 2025       | 15,744 | 15,241     | + 3.3%         |
| June 2025      | 15,033 | 14,108     | + 6.6%         |
| July 2025      | 14,542 | 13,637     | + 6.6%         |
| August 2025    | 12,884 | 12,680     | + 1.6%         |
| September 2025 | 13,579 | 12,859     | + 5.6%         |
| October 2025   | 12,637 | 12,590     | + 0.4%         |
| 12-Month Avg   | 11,918 | 11,614     | + 2.6%         |

## Historical New Listings by Month

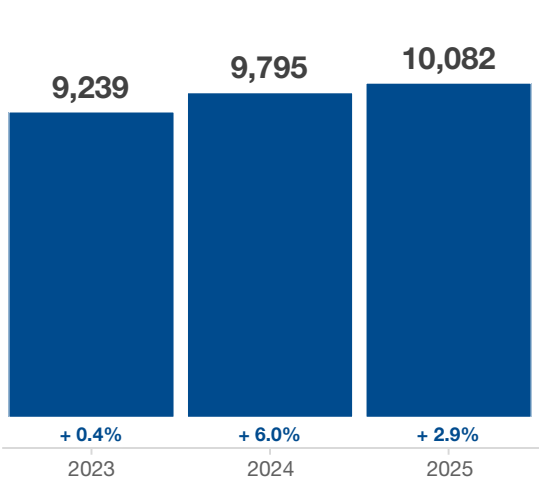


# Pending Sales

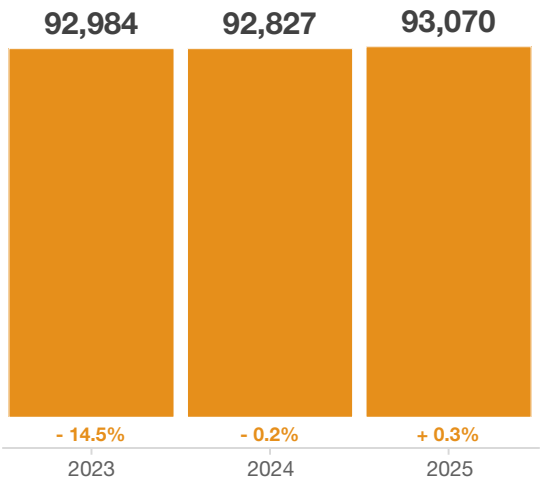
A count of the properties on which offers have been accepted in a given month.



## October



## Year to Date



| Pending Sales  |        | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| November 2024  | 7,809  | 7,572      | + 3.1%         |
| December 2024  | 6,215  | 6,203      | + 0.2%         |
| January 2025   | 6,325  | 6,858      | - 7.8%         |
| February 2025  | 6,720  | 7,391      | - 9.1%         |
| March 2025     | 8,576  | 9,028      | - 5.0%         |
| April 2025     | 9,442  | 9,451      | - 0.1%         |
| May 2025       | 10,383 | 10,398     | - 0.1%         |
| June 2025      | 10,782 | 10,309     | + 4.6%         |
| July 2025      | 10,720 | 10,613     | + 1.0%         |
| August 2025    | 10,361 | 10,014     | + 3.5%         |
| September 2025 | 9,679  | 8,970      | + 7.9%         |
| October 2025   | 10,082 | 9,795      | + 2.9%         |
| 12-Month Avg   | 8,925  | 8,884      | + 0.5%         |

## Historical Pending Sales by Month

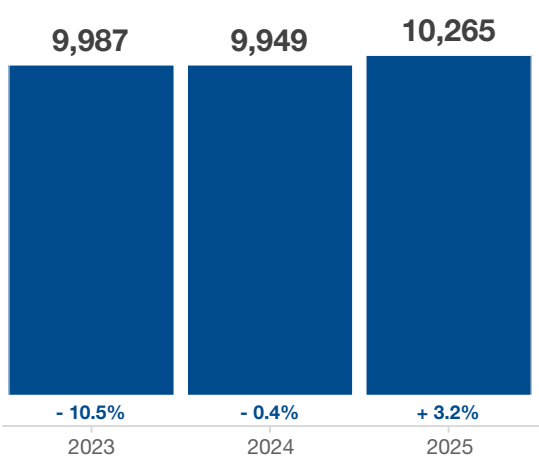


# Closed Sales

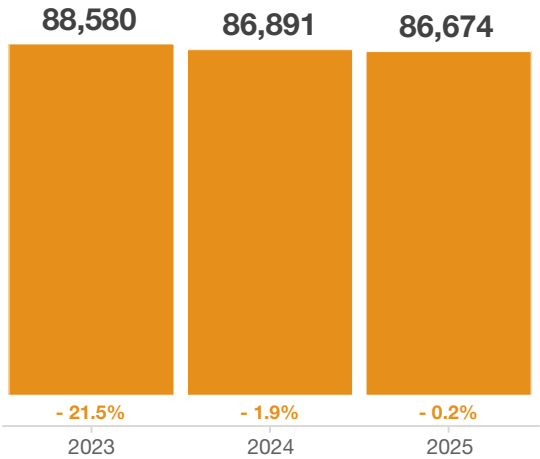
A count of the actual sales that closed in a given month.



## October

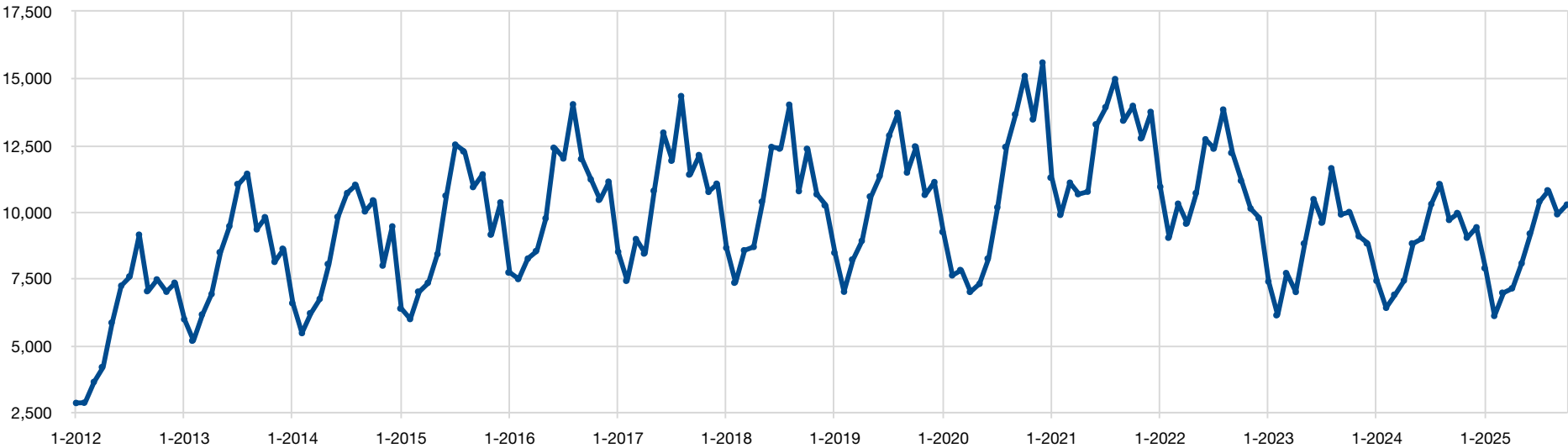


## Year to Date



| Closed Sales   |        | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| November 2024  | 9,028  | 9,082      | - 0.6%         |
| December 2024  | 9,415  | 8,813      | + 6.8%         |
| January 2025   | 7,886  | 7,411      | + 6.4%         |
| February 2025  | 6,096  | 6,400      | - 4.8%         |
| March 2025     | 6,963  | 6,889      | + 1.1%         |
| April 2025     | 7,129  | 7,420      | - 3.9%         |
| May 2025       | 8,067  | 8,812      | - 8.5%         |
| June 2025      | 9,180  | 8,995      | + 2.1%         |
| July 2025      | 10,381 | 10,286     | + 0.9%         |
| August 2025    | 10,801 | 11,035     | - 2.1%         |
| September 2025 | 9,906  | 9,694      | + 2.2%         |
| October 2025   | 10,265 | 9,949      | + 3.2%         |
| 12-Month Avg   | 8,760  | 8,732      | + 0.3%         |

## Historical Closed Sales by Month

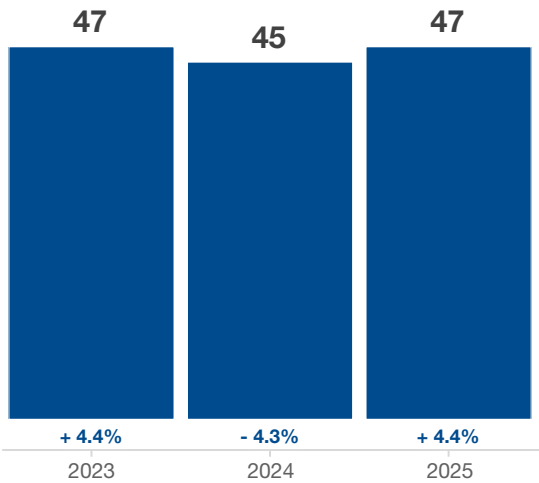


# Days on Market Until Sale

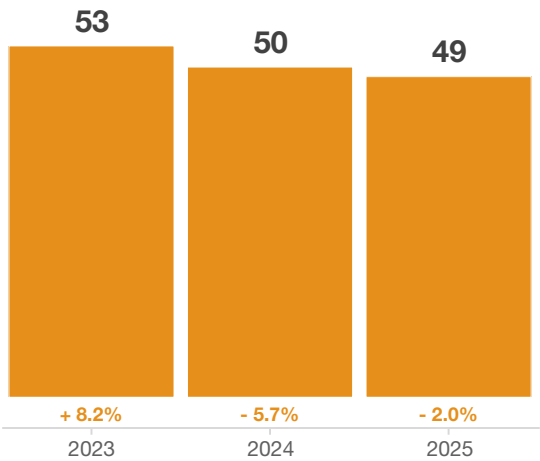
Average number of days between when a property is listed and when an offer is accepted in a given month.



## October



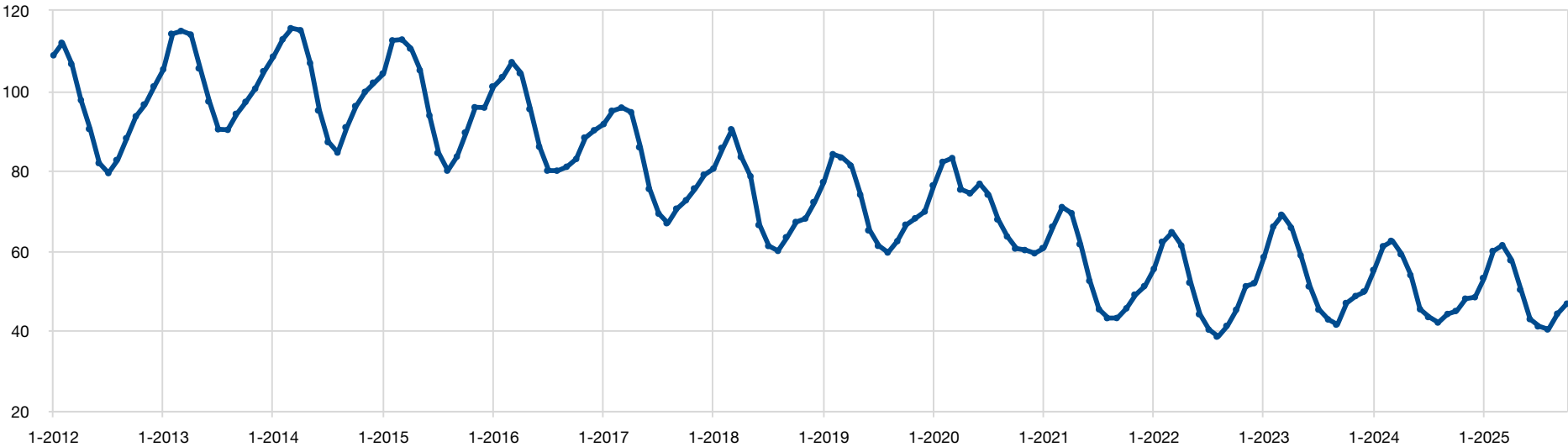
## Year to Date



| Days on Market |    | Prior Year | Percent Change |
|----------------|----|------------|----------------|
| November 2024  | 48 | 49         | - 2.0%         |
| December 2024  | 48 | 50         | - 4.0%         |
| 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%         |
| August 2025    | 40 | 42         | - 4.8%         |
| September 2025 | 44 | 44         | 0.0%           |
| October 2025   | 47 | 45         | + 4.4%         |
| 12-Month Avg*  | 48 | 50         | - 2.7%         |

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

## Historical Days on Market Until Sale by Month

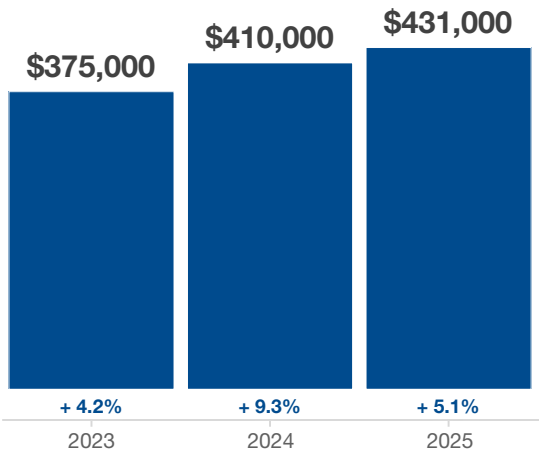


# Median Sales Price

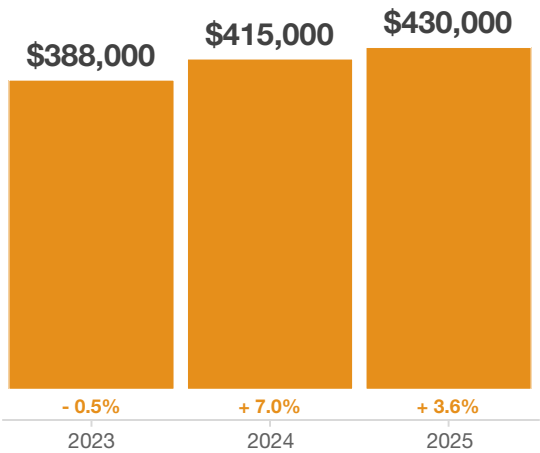
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## October



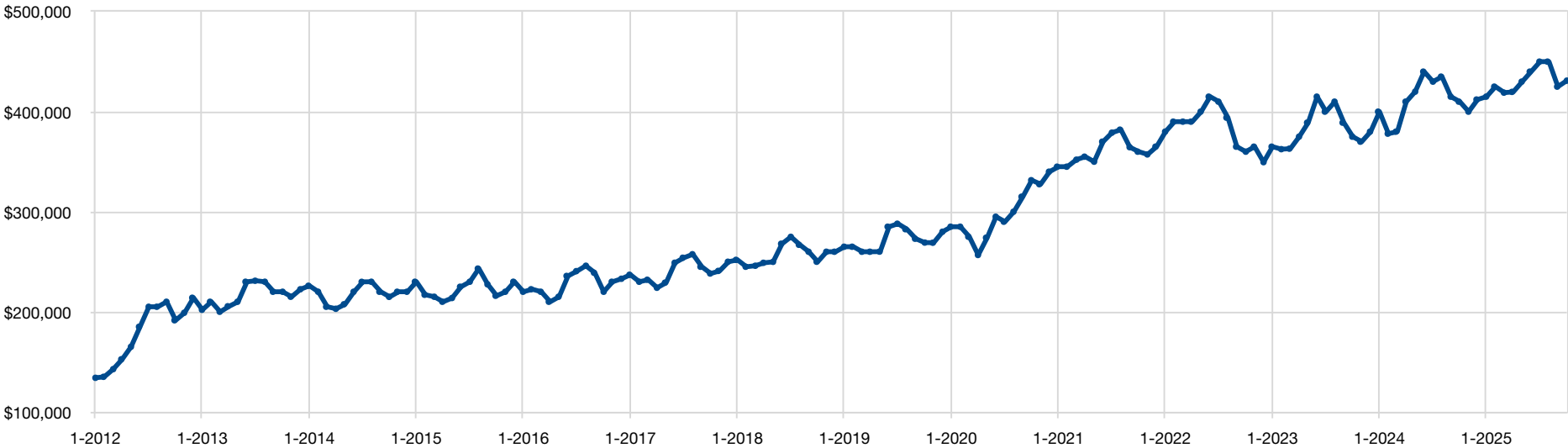
## Year to Date



|                | Median Sales Price | Prior Year | Percent Change |
|----------------|--------------------|------------|----------------|
| November 2024  | \$400,000          | \$370,000  | + 8.1%         |
| December 2024  | \$412,126          | \$380,000  | + 8.5%         |
| January 2025   | \$415,000          | \$400,000  | + 3.8%         |
| February 2025  | \$425,000          | \$378,000  | + 12.4%        |
| March 2025     | \$419,000          | \$380,000  | + 10.3%        |
| April 2025     | \$419,760          | \$410,000  | + 2.4%         |
| May 2025       | \$430,000          | \$420,000  | + 2.4%         |
| June 2025      | \$440,000          | \$440,000  | 0.0%           |
| July 2025      | \$450,000          | \$430,000  | + 4.7%         |
| August 2025    | \$450,000          | \$435,000  | + 3.4%         |
| September 2025 | \$425,000          | \$415,000  | + 2.4%         |
| October 2025   | \$431,000          | \$410,000  | + 5.1%         |
| 12-Month Avg*  | \$425,000          | \$408,000  | + 4.2%         |

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

## Historical Median Sales Price by Month

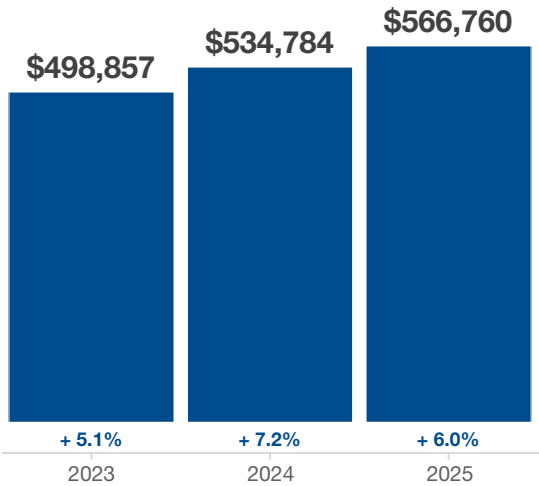


# Average Sales Price

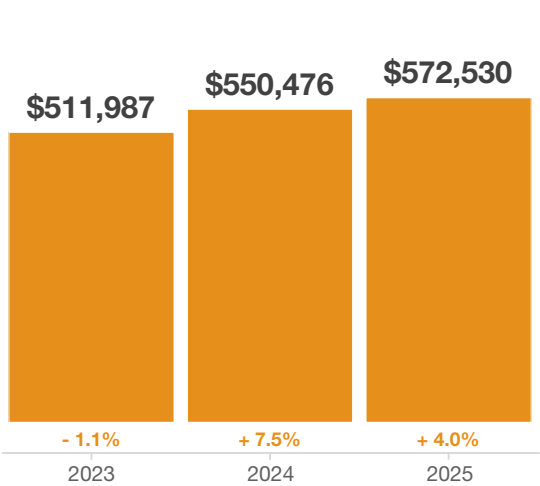
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## October



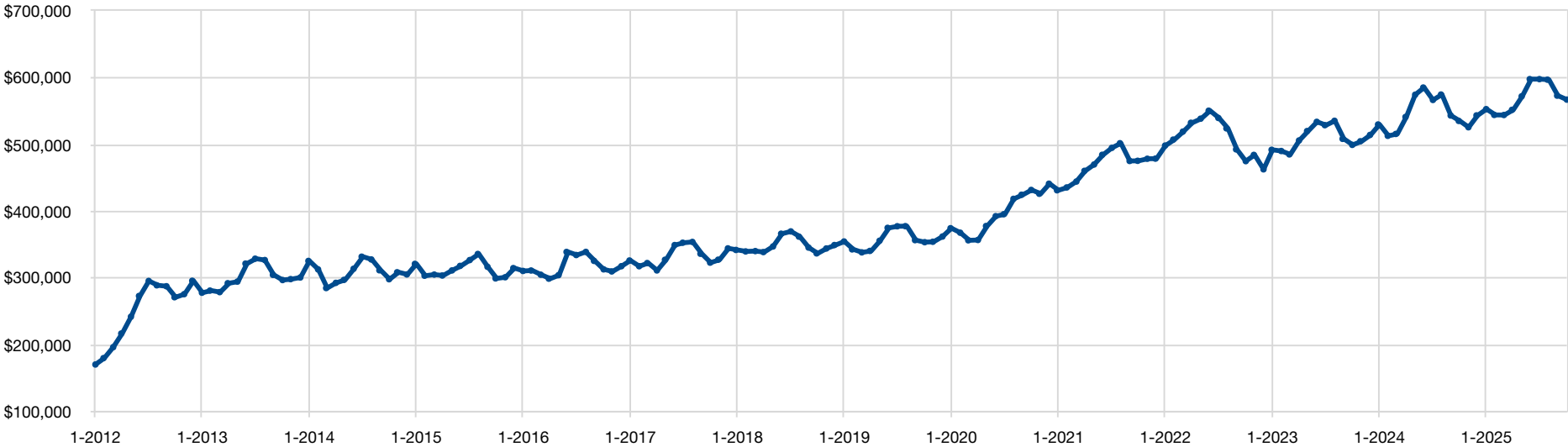
## Year to Date



|                | Avg. Sales Price | Prior Year | Percent Change |
|----------------|------------------|------------|----------------|
| November 2024  | \$525,280        | \$504,280  | + 4.2%         |
| December 2024  | \$543,083        | \$513,758  | + 5.7%         |
| January 2025   | \$552,463        | \$529,461  | + 4.3%         |
| February 2025  | \$543,776        | \$512,462  | + 6.1%         |
| March 2025     | \$543,653        | \$515,272  | + 5.5%         |
| April 2025     | \$551,422        | \$540,687  | + 2.0%         |
| May 2025       | \$571,678        | \$574,105  | - 0.4%         |
| June 2025      | \$597,486        | \$584,852  | + 2.2%         |
| July 2025      | \$597,451        | \$566,237  | + 5.5%         |
| August 2025    | \$596,619        | \$574,338  | + 3.9%         |
| September 2025 | \$572,688        | \$542,909  | + 5.5%         |
| October 2025   | \$566,760        | \$534,784  | + 6.0%         |
| 12-Month Avg*  | \$565,842        | \$543,383  | + 4.1%         |

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

## Historical Average Sales Price by Month

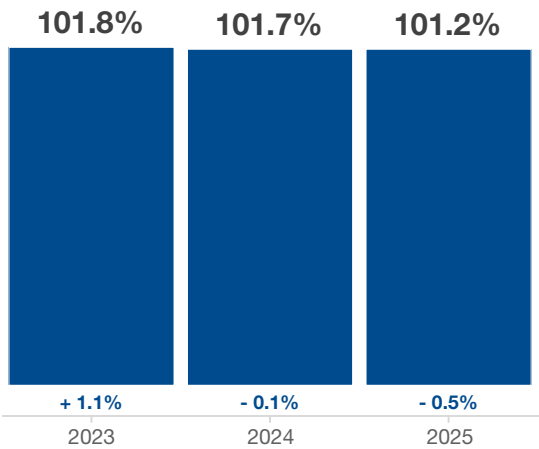


# Percent of List Price Received

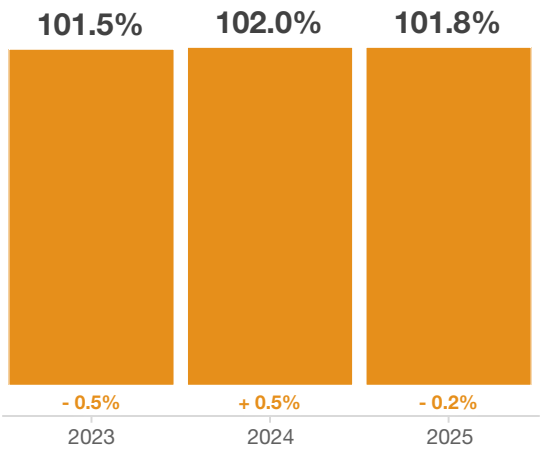
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## October



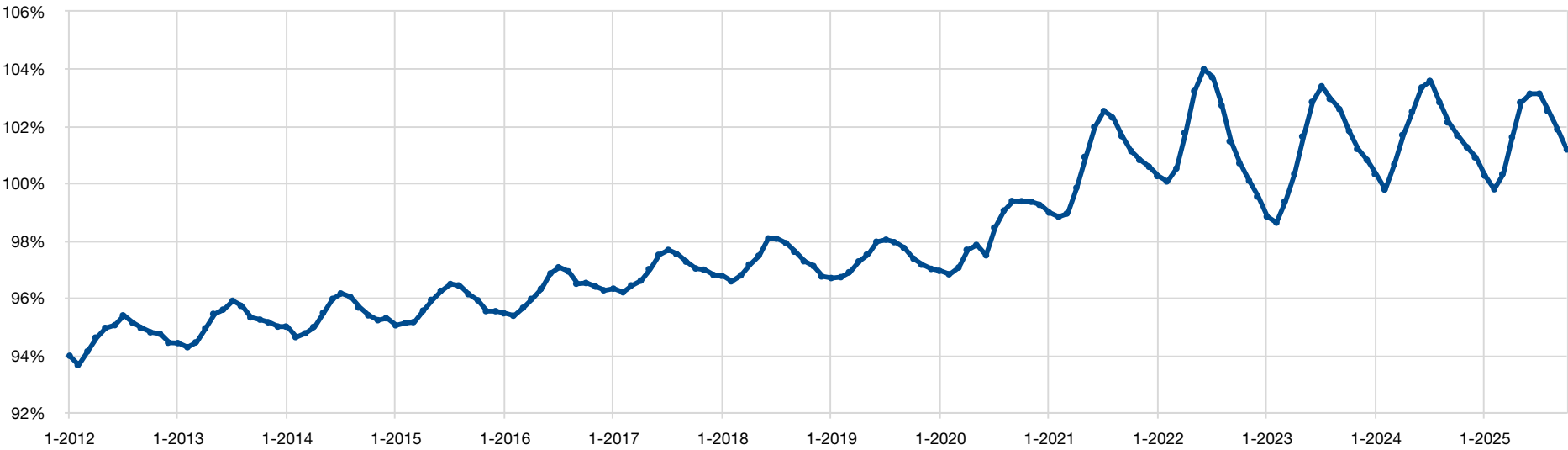
## Year to Date



|                | Pct. of List Price Received | Prior Year | Percent Change |
|----------------|-----------------------------|------------|----------------|
| November 2024  | 101.3%                      | 101.2%     | + 0.1%         |
| 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%         |
| August 2025    | 102.5%                      | 102.8%     | - 0.3%         |
| September 2025 | 101.9%                      | 102.1%     | - 0.2%         |
| October 2025   | 101.2%                      | 101.7%     | - 0.5%         |
| 12-Month Avg*  | 101.7%                      | 101.8%     | - 0.2%         |

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

## Historical Percent of List Price Received by Month

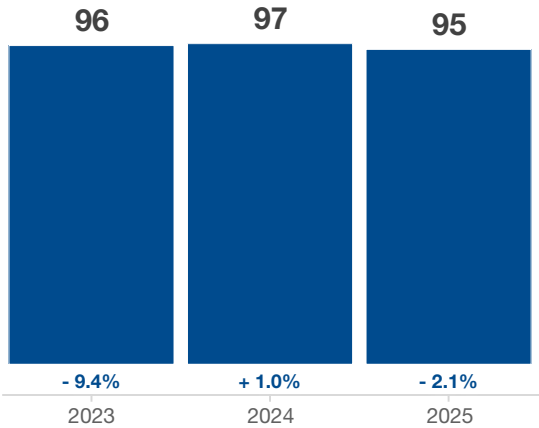


# Housing Affordability Index

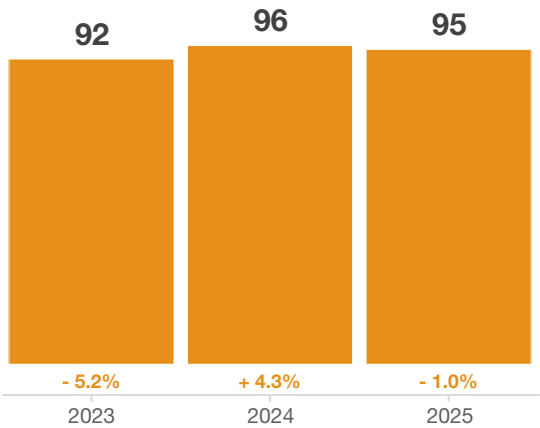
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## October

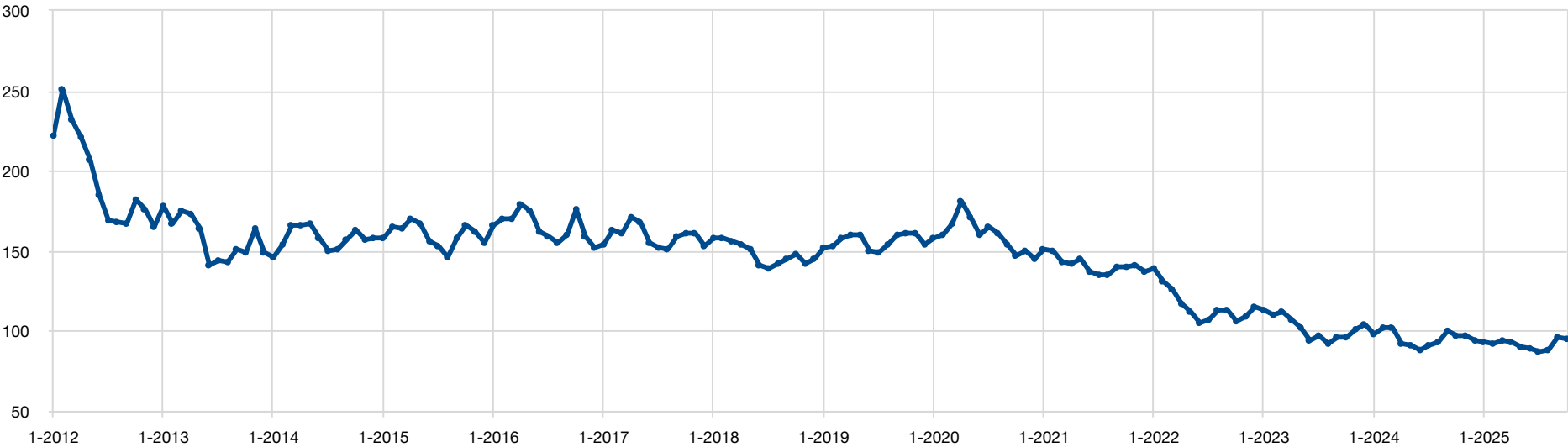


## Year to Date



|                | Affordability Index | Prior Year | Percent Change |
|----------------|---------------------|------------|----------------|
| November 2024  | 97                  | 101        | - 4.0%         |
| December 2024  | 94                  | 104        | - 9.6%         |
| January 2025   | 93                  | 98         | - 5.1%         |
| February 2025  | 92                  | 102        | - 9.8%         |
| March 2025     | 94                  | 102        | - 7.8%         |
| April 2025     | 93                  | 92         | + 1.1%         |
| May 2025       | 90                  | 91         | - 1.1%         |
| June 2025      | 89                  | 88         | + 1.1%         |
| July 2025      | 87                  | 91         | - 4.4%         |
| August 2025    | 88                  | 93         | - 5.4%         |
| September 2025 | 96                  | 100        | - 4.0%         |
| October 2025   | 95                  | 97         | - 2.1%         |
| 12-Month Avg   | 92                  | 97         | - 5.2%         |

## Historical Housing Affordability Index by Month

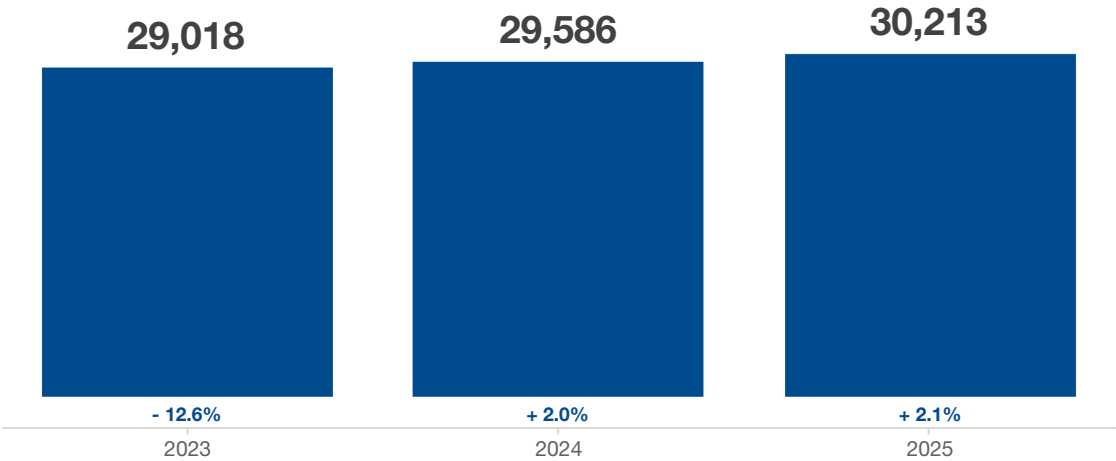


# Inventory of Homes for Sale

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



## October



| Homes for Sale |        | Prior Year | Percent Change |
|----------------|--------|------------|----------------|
| November 2024  | 27,462 | 27,554     | - 0.3%         |
| December 2024  | 23,949 | 23,730     | + 0.9%         |
| January 2025   | 23,589 | 23,544     | + 0.2%         |
| February 2025  | 23,221 | 23,675     | - 1.9%         |
| March 2025     | 24,475 | 23,727     | + 3.2%         |
| April 2025     | 26,673 | 25,214     | + 5.8%         |
| May 2025       | 29,370 | 27,700     | + 6.0%         |
| June 2025      | 30,863 | 28,988     | + 6.5%         |
| July 2025      | 31,515 | 29,443     | + 7.0%         |
| August 2025    | 31,014 | 29,104     | + 6.6%         |
| September 2025 | 31,536 | 30,041     | + 5.0%         |
| October 2025   | 30,213 | 29,586     | + 2.1%         |
| 12-Month Avg   | 27,823 | 26,859     | + 3.6%         |

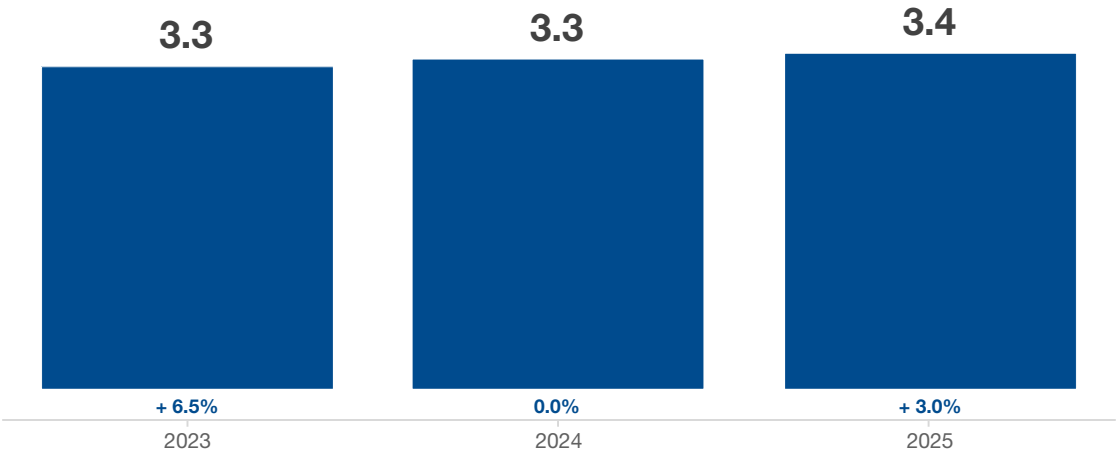
## Historical Inventory of Homes for Sale by Month



# 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.

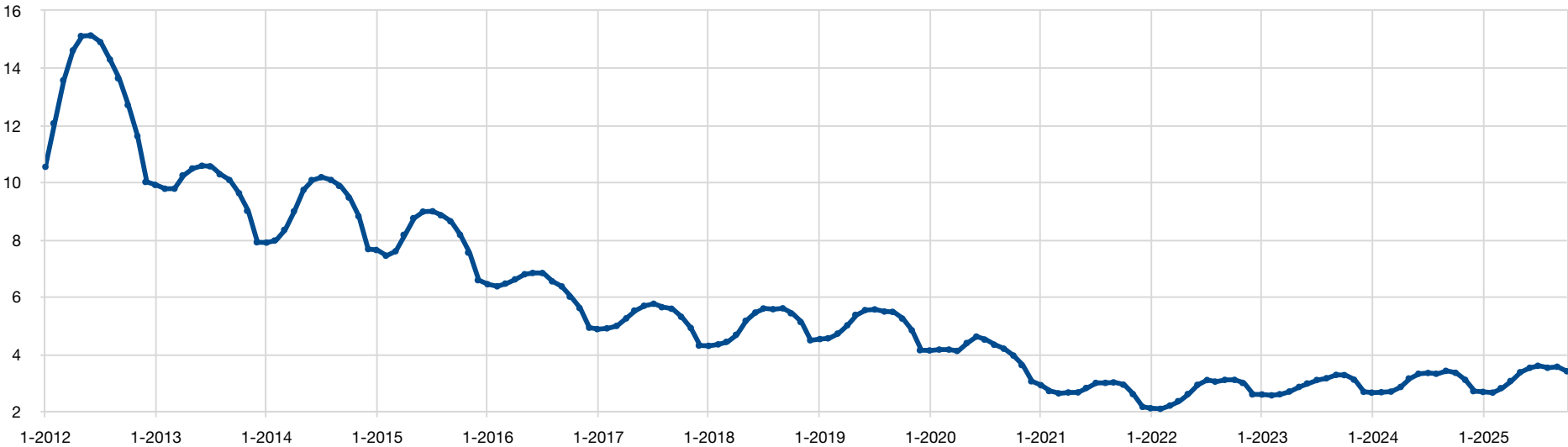
## October



| Months Supply  |     | Prior Year | Percent Change |
|----------------|-----|------------|----------------|
| November 2024  | 3.1 | 3.1        | 0.0%           |
| December 2024  | 2.7 | 2.7        | 0.0%           |
| January 2025   | 2.7 | 2.6        | + 3.8%         |
| 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       | 3.4 | 3.1        | + 9.7%         |
| June 2025      | 3.5 | 3.3        | + 6.1%         |
| July 2025      | 3.6 | 3.3        | + 9.1%         |
| August 2025    | 3.5 | 3.3        | + 6.1%         |
| September 2025 | 3.5 | 3.4        | + 2.9%         |
| October 2025   | 3.4 | 3.3        | + 3.0%         |
| 12-Month Avg*  | 3.1 | 3.0        | + 4.0%         |

\* Months Supply for all properties from November 2024 through October 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 |         |          |
|------------------------|--------------|---------|---------|--------------|---------|---------|--------------------|-----------|---------|----------------|---------|----------|---------------|---------|----------|
|                        | 10-2024      | 10-2025 | + / -   | 10-2024      | 10-2025 | + / -   | 10-2024            | 10-2025   | + / -   | 10-2024        | 10-2025 | + / -    | 10-2024       | 10-2025 | + / -    |
| <b>Albany* (1)</b>     | —            | —       | —       | —            | —       | —       | —                  | —         | —       | —              | —       | —        | —             | —       | —        |
| <b>Allegany</b>        | 35           | 32      | - 8.6%  | 31           | 36      | + 16.1% | \$137,900          | \$184,500 | + 33.8% | 93             | 120     | + 29.0%  | 3.5           | 4.5     | + 28.6%  |
| <b>Bronx</b>           | 185          | 204     | + 10.3% | 102          | 121     | + 18.6% | \$357,500          | \$411,000 | + 15.0% | 752            | 844     | + 12.2%  | 6.5           | 7.4     | + 13.8%  |
| <b>Broome</b>          | 187          | 158     | - 15.5% | 159          | 154     | - 3.1%  | \$170,000          | \$200,000 | + 17.6% | 347            | 246     | - 29.1%  | 2.6           | 1.9     | - 26.9%  |
| <b>Cattaraugus</b>     | 71           | 77      | + 8.5%  | 59           | 55      | - 6.8%  | \$178,610          | \$190,347 | + 6.6%  | 205            | 238     | + 16.1%  | 3.9           | 4.3     | + 10.3%  |
| <b>Cayuga</b>          | 59           | 69      | + 16.9% | 59           | 55      | - 6.8%  | \$230,000          | \$231,500 | + 0.7%  | 106            | 173     | + 63.2%  | 2.4           | 4.0     | + 66.7%  |
| <b>Chautauqua</b>      | 122          | 120     | - 1.6%  | 93           | 119     | + 28.0% | \$169,900          | \$224,000 | + 31.8% | 278            | 325     | + 16.9%  | 3.2           | 3.7     | + 15.6%  |
| <b>Chemung</b>         | 93           | 93      | 0.0%    | 83           | 72      | - 13.3% | \$170,000          | \$153,150 | - 9.9%  | 191            | 262     | + 37.2%  | 3.1           | 4.4     | + 41.9%  |
| <b>Chenango</b>        | 51           | 50      | - 2.0%  | 32           | 33      | + 3.1%  | \$160,000          | \$182,000 | + 13.8% | 126            | 134     | + 6.3%   | 4.3           | 4.9     | + 14.0%  |
| <b>Clinton</b>         | 68           | 63      | - 7.4%  | 58           | 65      | + 12.1% | \$219,000          | \$242,200 | + 10.6% | 190            | 191     | + 0.5%   | 4.4           | 4.0     | - 9.1%   |
| <b>Columbia</b>        | 121          | 105     | - 13.2% | 60           | 57      | - 5.0%  | \$450,000          | \$435,000 | - 3.3%  | 380            | 365     | - 3.9%   | 6.8           | 6.3     | - 7.4%   |
| <b>Cortland</b>        | 33           | 40      | + 21.2% | 24           | 29      | + 20.8% | \$196,250          | \$195,000 | - 0.6%  | 43             | 87      | + 102.3% | 1.7           | 3.7     | + 117.6% |
| <b>Delaware</b>        | 68           | 69      | + 1.5%  | 53           | 50      | - 5.7%  | \$275,000          | \$255,000 | - 7.3%  | 259            | 304     | + 17.4%  | 6.2           | 7.9     | + 27.4%  |
| <b>Dutchess</b>        | 304          | 319     | + 4.9%  | 244          | 267     | + 9.4%  | \$470,000          | \$485,000 | + 3.2%  | 765            | 791     | + 3.4%   | 3.6           | 3.7     | + 2.8%   |
| <b>Erie</b>            | 854          | 890     | + 4.2%  | 727          | 795     | + 9.4%  | \$280,000          | \$299,900 | + 7.1%  | 1,035          | 1,129   | + 9.1%   | 1.7           | 1.8     | + 5.9%   |
| <b>Essex</b>           | 52           | 52      | 0.0%    | 38           | 51      | + 34.2% | \$412,500          | \$298,700 | - 27.6% | 241            | 277     | + 14.9%  | 5.9           | 7.5     | + 27.1%  |
| <b>Franklin</b>        | 30           | 44      | + 46.7% | 30           | 35      | + 16.7% | \$240,500          | \$269,000 | + 11.9% | 179            | 243     | + 35.8%  | 7.3           | 9.3     | + 27.4%  |
| <b>Fulton* (1)</b>     | —            | —       | —       | —            | —       | —       | —                  | —         | —       | —              | —       | —        | —             | —       | —        |
| <b>Genesee</b>         | 41           | 38      | - 7.3%  | 38           | 42      | + 10.5% | \$206,450          | \$182,000 | - 11.8% | 53             | 55      | + 3.8%   | 1.5           | 1.6     | + 6.7%   |
| <b>Greene</b>          | 102          | 100     | - 2.0%  | 62           | 54      | - 12.9% | \$391,250          | \$389,000 | - 0.6%  | 507            | 461     | - 9.1%   | 10.1          | 9.0     | - 10.9%  |
| <b>Hamilton</b>        | 7            | 8       | + 14.3% | 11           | 15      | + 36.4% | \$335,000          | \$395,000 | + 17.9% | 38             | 51      | + 34.2%  | 4.8           | 5.8     | + 20.8%  |
| <b>Herkimer</b>        | 43           | 71      | + 65.1% | 56           | 45      | - 19.6% | \$197,000          | \$212,000 | + 7.6%  | 129            | 188     | + 45.7%  | 3.6           | 5.0     | + 38.9%  |
| <b>Jefferson</b>       | 115          | 110     | - 4.3%  | 101          | 110     | + 8.9%  | \$212,500          | \$241,000 | + 13.4% | 320            | 452     | + 41.3%  | 3.7           | 5.2     | + 40.5%  |
| <b>Kings</b>           | 249          | 292     | + 17.3% | 149          | 138     | - 7.4%  | \$650,000          | \$766,500 | + 17.9% | 1,364          | 1,273   | - 6.7%   | 9.8           | 9.6     | - 2.0%   |
| <b>Lewis</b>           | 16           | 19      | + 18.8% | 20           | 30      | + 50.0% | \$158,850          | \$195,160 | + 22.9% | 65             | 99      | + 52.3%  | 4.3           | 7.4     | + 72.1%  |
| <b>Livingston</b>      | 52           | 53      | + 1.9%  | 68           | 54      | - 20.6% | \$215,000          | \$218,000 | + 1.4%  | 52             | 70      | + 34.6%  | 1.3           | 1.9     | + 46.2%  |
| <b>Madison</b>         | 55           | 53      | - 3.6%  | 51           | 52      | + 2.0%  | \$250,000          | \$285,000 | + 14.0% | 100            | 126     | + 26.0%  | 2.2           | 2.7     | + 22.7%  |
| <b>Monroe</b>          | 787          | 814     | + 3.4%  | 622          | 625     | + 0.5%  | \$252,250          | \$270,000 | + 7.0%  | 521            | 586     | + 12.5%  | 0.9           | 1.0     | + 11.1%  |
| <b>Montgomery* (1)</b> | —            | —       | —       | —            | —       | —       | —                  | —         | —       | —              | —       | —        | —             | —       | —        |
| <b>Nassau</b>          | 1,034        | 1,033   | - 0.1%  | 880          | 910     | + 3.4%  | \$766,000          | \$817,500 | + 6.7%  | 2,639          | 2,474   | - 6.3%   | 3.2           | 2.9     | - 9.4%   |
| <b>New York†</b>       | —            | —       | —       | —            | —       | —       | —                  | —         | —       | —              | —       | —        | —             | —       | —        |
| <b>Niagara</b>         | 212          | 207     | - 2.4%  | 199          | 188     | - 5.5%  | \$240,000          | \$251,750 | + 4.9%  | 305            | 353     | + 15.7%  | 2.0           | 2.2     | + 10.0%  |

† Data is included in the calculation of state totals. However, New York County data is incomplete and does not accurately represent activity. \* Data is included in the calculation of the state totals. For this county's statistical data, contact the corresponding local board/association listed below: (1) Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518-464-0191 (2) Hudson Gateway Association of REALTORS®, One Maple Avenue, White Plains, NY 10605, 914-681-0833

# 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 |            |               |
|-----------------------|---------------|---------------|---------------|--------------|---------------|---------------|--------------------|------------------|---------------|----------------|---------------|---------------|---------------|------------|---------------|
|                       | 10-2024       | 10-2025       | + / -         | 10-2024      | 10-2025       | + / -         | 10-2024            | 10-2025          | + / -         | 10-2024        | 10-2025       | + / -         | 10-2024       | 10-2025    | + / -         |
| Oneida                | 201           | 203           | + 1.0%        | 155          | 181           | + 16.8%       | \$206,500          | \$245,000        | + 18.6%       | 311            | 499           | + 60.5%       | 2.3           | 3.9        | + 69.6%       |
| Onondaga              | 440           | 461           | + 4.8%        | 379          | 438           | + 15.6%       | \$245,000          | \$280,000        | + 14.3%       | 573            | 629           | + 9.8%        | 1.7           | 1.8        | + 5.9%        |
| Ontario               | 141           | 131           | - 7.1%        | 113          | 98            | - 13.3%       | \$308,000          | \$312,500        | + 1.5%        | 186            | 175           | - 5.9%        | 2.1           | 1.9        | - 9.5%        |
| Orange* (2)           | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Orleans               | 39            | 43            | + 10.3%       | 23           | 39            | + 69.6%       | \$179,900          | \$171,200        | - 4.8%        | 45             | 54            | + 20.0%       | 1.5           | 2.0        | + 33.3%       |
| Oswego                | 113           | 129           | + 14.2%       | 99           | 106           | + 7.1%        | \$195,000          | \$207,000        | + 6.2%        | 168            | 252           | + 50.0%       | 2.2           | 3.2        | + 45.5%       |
| Otsego                | 49            | 59            | + 20.4%       | 43           | 52            | + 20.9%       | \$213,000          | \$267,000        | + 25.4%       | 153            | 223           | + 45.8%       | 4.1           | 6.8        | + 65.9%       |
| Putnam* (2)           | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Queens                | 1,130         | 1,018         | - 9.9%        | 661          | 615           | - 7.0%        | \$625,000          | \$665,000        | + 6.4%        | 3,858          | 3,620         | - 6.2%        | 6.4           | 6.0        | - 6.3%        |
| Rensselaer* (1)       | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Richmond              | 269           | 223           | - 17.1%       | 299          | 210           | - 29.8%       | \$710,000          | \$700,000        | - 1.4%        | 768            | 635           | - 17.3%       | 3.1           | 3.4        | + 9.7%        |
| Rockland* (2)         | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| St Lawrence           | 22            | 15            | - 31.8%       | 22           | 14            | - 36.4%       | \$222,500          | \$228,000        | + 2.5%        | 58             | 88            | + 51.7%       | 5.6           | 8.6        | + 53.6%       |
| Saratoga* (1)         | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Schenectady* (1)      | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Schoharie* (1)        | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Schuyler              | 11            | 24            | + 118.2%      | 13           | 13            | 0.0%          | \$239,500          | \$240,000        | + 0.2%        | 42             | 52            | + 23.8%       | 3.6           | 4.6        | + 27.8%       |
| Seneca                | 22            | 21            | - 4.5%        | 25           | 23            | - 8.0%        | \$237,500          | \$250,000        | + 5.3%        | 39             | 46            | + 17.9%       | 2.0           | 2.3        | + 15.0%       |
| Steuben               | 95            | 89            | - 6.3%        | 69           | 77            | + 11.6%       | \$210,000          | \$162,500        | - 22.6%       | 223            | 226           | + 1.3%        | 3.6           | 3.5        | - 2.8%        |
| Suffolk               | 1,537         | 1,431         | - 6.9%        | 1,240        | 1,327         | + 7.0%        | \$650,000          | \$679,500        | + 4.5%        | 3,600          | 3,380         | - 6.1%        | 3.3           | 3.0        | - 9.1%        |
| Sullivan              | 114           | 130           | + 14.0%       | 76           | 81            | + 6.6%        | \$340,750          | \$385,000        | + 13.0%       | 529            | 644           | + 21.7%       | 8.2           | 9.4        | + 14.6%       |
| Tioga                 | 46            | 46            | 0.0%          | 29           | 30            | + 3.4%        | \$210,000          | \$251,750        | + 19.9%       | 101            | 91            | - 9.9%        | 4.1           | 3.1        | - 24.4%       |
| Tompkins              | 84            | 58            | - 31.0%       | 61           | 66            | + 8.2%        | \$335,000          | \$332,500        | - 0.7%        | 117            | 199           | + 70.1%       | 2.3           | 3.7        | + 60.9%       |
| Ulster                | 269           | 251           | - 6.7%        | 137          | 153           | + 11.7%       | \$470,000          | \$437,000        | - 7.0%        | 763            | 778           | + 2.0%        | 5.6           | 5.4        | - 3.6%        |
| Warren                | 94            | 90            | - 4.3%        | 73           | 72            | - 1.4%        | \$315,000          | \$315,000        | 0.0%          | 253            | 230           | - 9.1%        | 4.3           | 3.5        | - 18.6%       |
| Washington* (1)       | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Wayne                 | 90            | 113           | + 25.6%       | 92           | 82            | - 10.9%       | \$210,000          | \$238,000        | + 13.3%       | 78             | 108           | + 38.5%       | 1.2           | 1.6        | + 33.3%       |
| Westchester* (2)      | —             | —             | —             | —            | —             | —             | —                  | —                | —             | —              | —             | —             | —             | —          | —             |
| Wyoming               | 21            | 37            | + 76.2%       | 29           | 40            | + 37.9%       | \$220,900          | \$242,500        | + 9.8%        | 36             | 53            | + 47.2%       | 1.7           | 2.0        | + 17.6%       |
| Yates                 | 26            | 22            | - 15.4%       | 29           | 32            | + 10.3%       | \$305,800          | \$413,750        | + 35.3%       | 43             | 52            | + 20.9%       | 2.4           | 2.9        | + 20.8%       |
| <b>New York State</b> | <b>12,590</b> | <b>12,637</b> | <b>+ 0.4%</b> | <b>9,949</b> | <b>10,265</b> | <b>+ 3.2%</b> | <b>\$410,000</b>   | <b>\$431,000</b> | <b>+ 5.1%</b> | <b>29,586</b>  | <b>30,213</b> | <b>+ 2.1%</b> | <b>3.3</b>    | <b>3.4</b> | <b>+ 3.0%</b> |

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