

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 10.8 percent to 7,673. Pending Sales decreased 8.0 percent to 6,169. Inventory decreased 3.9 percent to 22,366.

Median Sales Price were dead even with last year. Days on Market increased 5.0 percent to 63. Months Supply of Inventory decreased 3.8 percent to 2.5.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

- 3.9%	0.0%	- 3.9%
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.



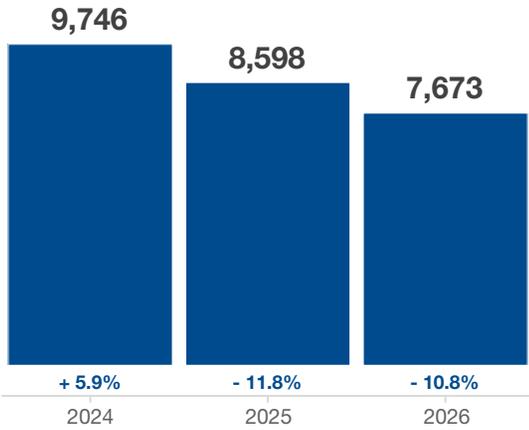
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		8,598	7,673	- 10.8%	17,729	16,185	- 8.7%
Pending Sales		6,709	6,169	- 8.0%	13,026	12,198	- 6.4%
Closed Sales		6,103	5,867	- 3.9%	13,998	13,322	- 4.8%
Days on Market Until Sale		60	63	+ 5.0%	56	59	+ 5.4%
Median Sales Price		\$425,000	\$425,000	0.0%	\$420,000	\$435,000	+ 3.6%
Average Sales Price		\$543,450	\$576,490	+ 6.1%	\$548,514	\$575,251	+ 4.9%
Percent of List Price Received		99.8%	99.5%	- 0.3%	100.1%	99.7%	- 0.4%
Housing Affordability Index		96	103	+ 7.3%	97	100	+ 3.1%
Inventory of Homes for Sale		23,269	22,366	- 3.9%	—	—	—
Months Supply of Inventory		2.6	2.5	- 3.8%	—	—	—

New Listings

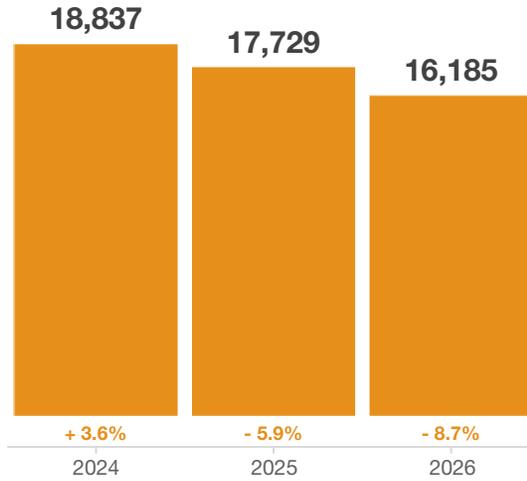
A count of the properties that have been newly listed on the market in a given month.



February

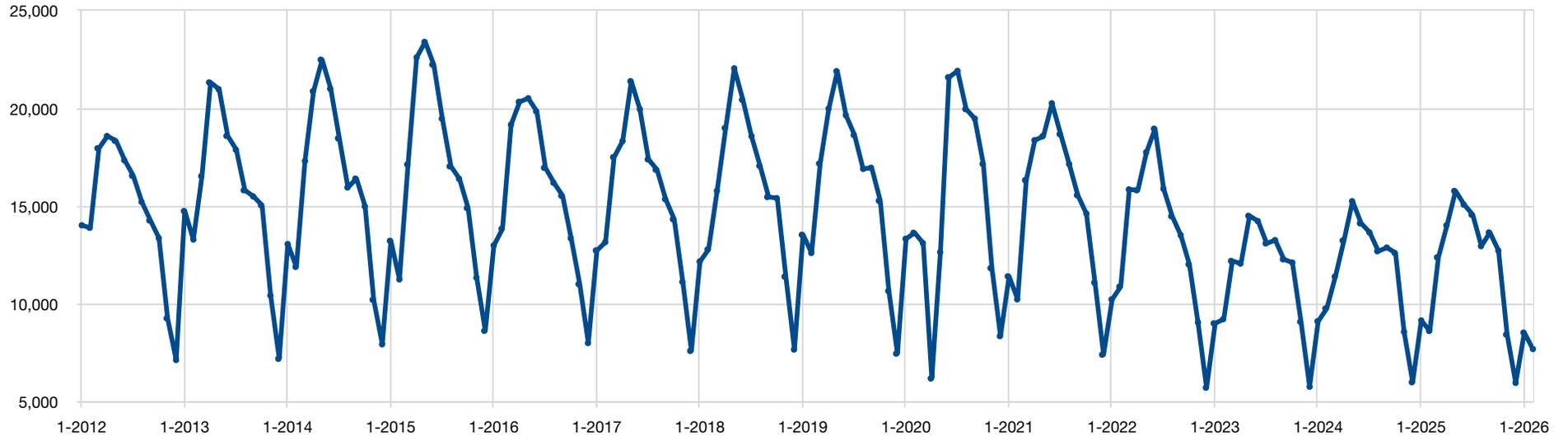


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	12,367	11,379	+ 8.7%
April 2025	14,008	13,230	+ 5.9%
May 2025	15,766	15,242	+ 3.4%
June 2025	15,066	14,111	+ 6.8%
July 2025	14,550	13,643	+ 6.6%
August 2025	12,943	12,684	+ 2.0%
September 2025	13,640	12,868	+ 6.0%
October 2025	12,714	12,596	+ 0.9%
November 2025	8,413	8,557	- 1.7%
December 2025	5,939	5,972	- 0.6%
January 2026	8,512	9,131	- 6.8%
February 2026	7,673	8,598	- 10.8%
12-Month Avg	11,799	11,501	+ 2.6%

Historical New Listings by Month

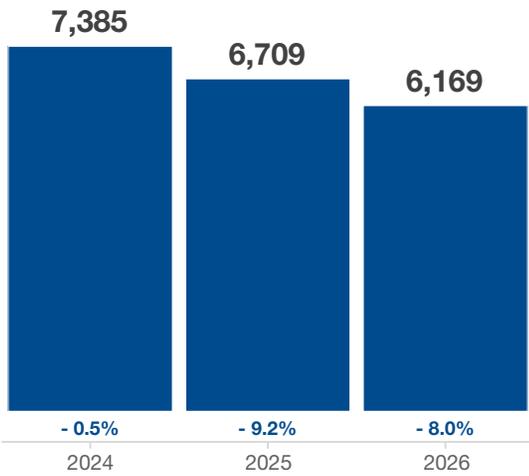


Pending Sales

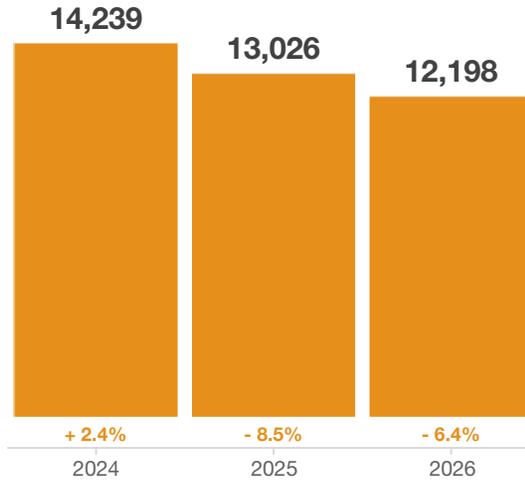
A count of the properties on which offers have been accepted in a given month.



February

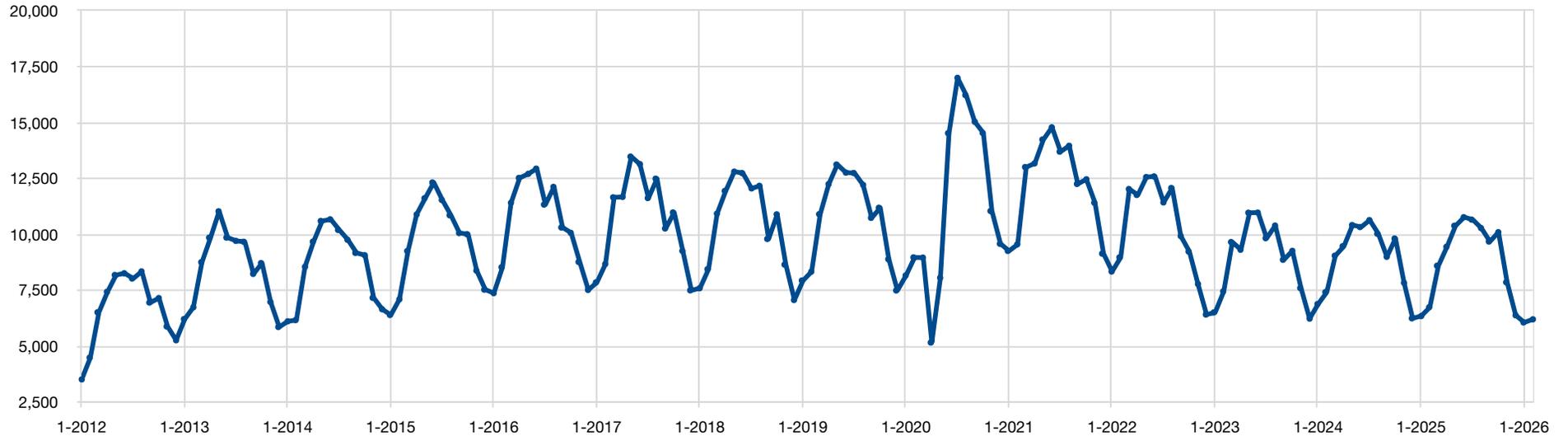


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	8,569	9,021	- 5.0%
April 2025	9,420	9,446	- 0.3%
May 2025	10,362	10,394	- 0.3%
June 2025	10,746	10,304	+ 4.3%
July 2025	10,637	10,615	+ 0.2%
August 2025	10,258	10,008	+ 2.5%
September 2025	9,655	8,971	+ 7.6%
October 2025	10,074	9,791	+ 2.9%
November 2025	7,830	7,806	+ 0.3%
December 2025	6,350	6,213	+ 2.2%
January 2026	6,029	6,317	- 4.6%
February 2026	6,169	6,709	- 8.0%
12-Month Avg	8,842	8,800	+ 0.5%

Historical Pending Sales by Month

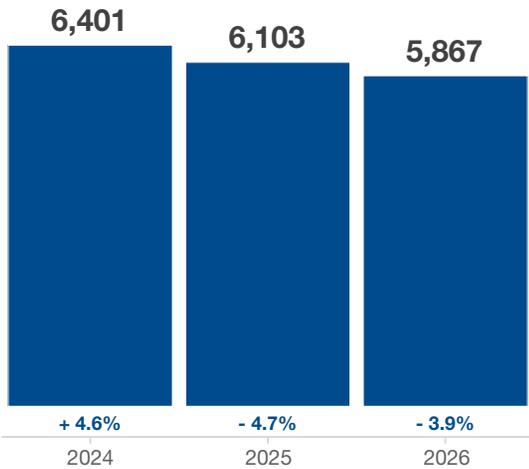


Closed Sales

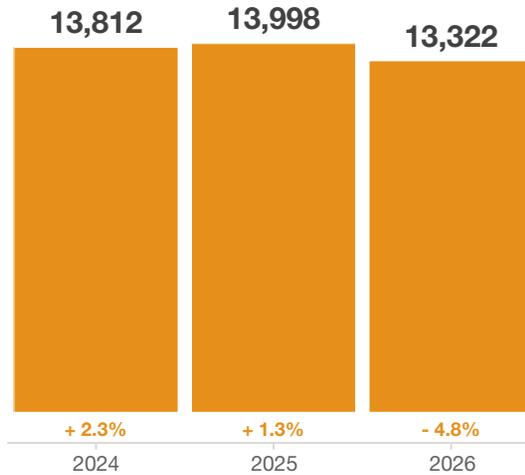
A count of the actual sales that closed in a given month.



February

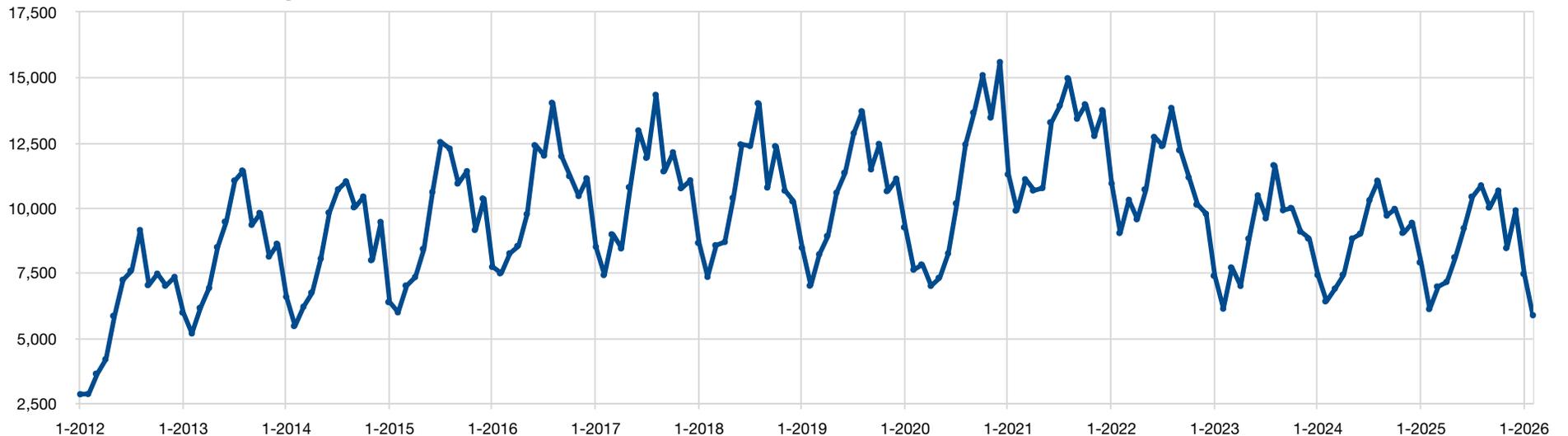


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	6,967	6,888	+ 1.1%
April 2025	7,144	7,419	- 3.7%
May 2025	8,090	8,812	- 8.2%
June 2025	9,208	8,998	+ 2.3%
July 2025	10,420	10,285	+ 1.3%
August 2025	10,852	11,033	- 1.6%
September 2025	10,005	9,694	+ 3.2%
October 2025	10,652	9,949	+ 7.1%
November 2025	8,448	9,031	- 6.5%
December 2025	9,893	9,416	+ 5.1%
January 2026	7,455	7,895	- 5.6%
February 2026	5,867	6,103	- 3.9%
12-Month Avg	8,750	8,794	- 0.5%

Historical Closed Sales by Month

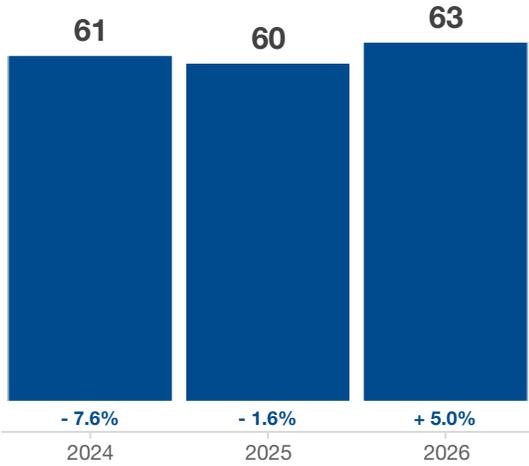


Days on Market Until Sale

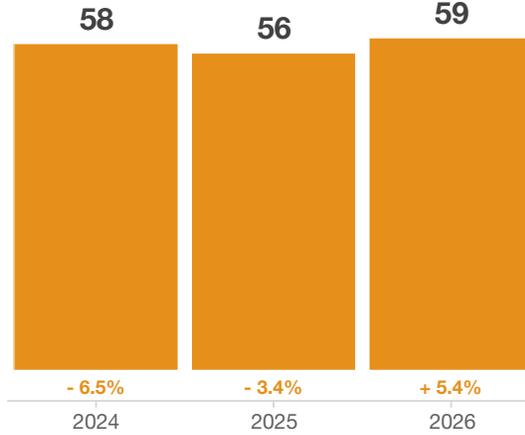
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



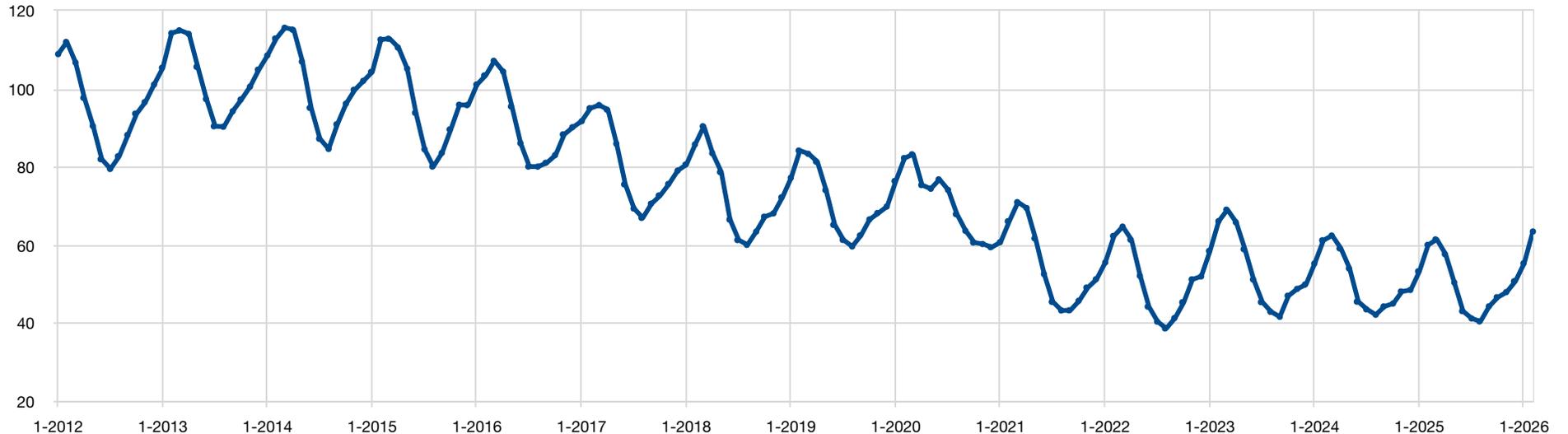
Year to Date



Days on Market	Prior Year	Percent Change
March 2025	61	- 1.6%
April 2025	58	- 1.7%
May 2025	50	- 7.4%
June 2025	43	- 4.4%
July 2025	41	- 4.7%
August 2025	40	- 4.8%
September 2025	44	0.0%
October 2025	47	+ 4.4%
November 2025	48	0.0%
December 2025	51	+ 6.3%
January 2026	55	+ 3.8%
February 2026	63	+ 5.0%
12-Month Avg*	49	- 1.0%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

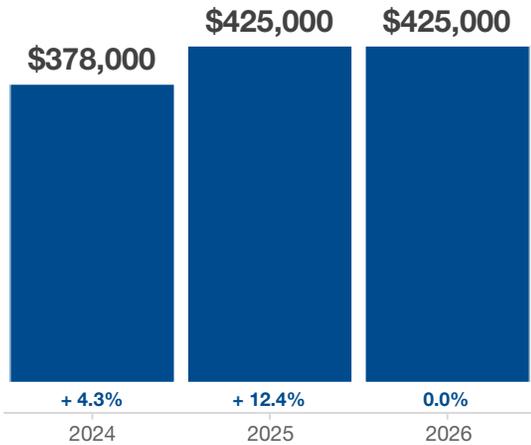


Median Sales Price

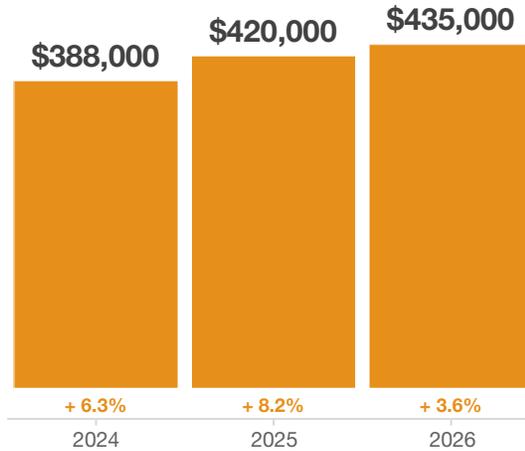
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$419,900	\$380,000	+ 10.5%
April 2025	\$420,000	\$410,000	+ 2.4%
May 2025	\$430,000	\$420,000	+ 2.4%
June 2025	\$440,150	\$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	\$426,000	\$410,000	+ 3.9%
November 2025	\$419,000	\$400,000	+ 4.8%
December 2025	\$439,000	\$412,000	+ 6.6%
January 2026	\$440,000	\$415,000	+ 6.0%
February 2026	\$425,000	\$425,000	0.0%
12-Month Avg*	\$430,000	\$417,500	+ 3.0%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

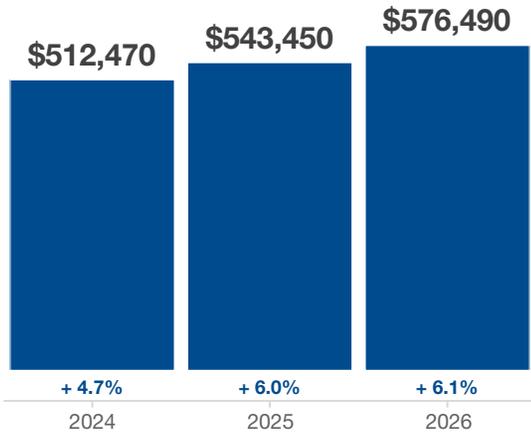


Average Sales Price

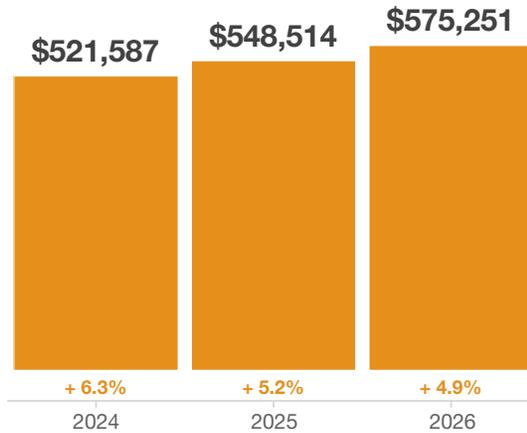
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$543,643	\$515,033	+ 5.6%
April 2025	\$551,287	\$540,462	+ 2.0%
May 2025	\$571,159	\$574,105	- 0.5%
June 2025	\$597,330	\$584,793	+ 2.1%
July 2025	\$597,341	\$566,224	+ 5.5%
August 2025	\$596,335	\$574,229	+ 3.8%
September 2025	\$572,815	\$542,899	+ 5.5%
October 2025	\$561,950	\$534,695	+ 5.1%
November 2025	\$561,826	\$525,378	+ 6.9%
December 2025	\$562,978	\$542,840	+ 3.7%
January 2026	\$574,277	\$552,414	+ 4.0%
February 2026	\$576,490	\$543,450	+ 6.1%
12-Month Avg*	\$573,705	\$551,113	+ 4.1%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

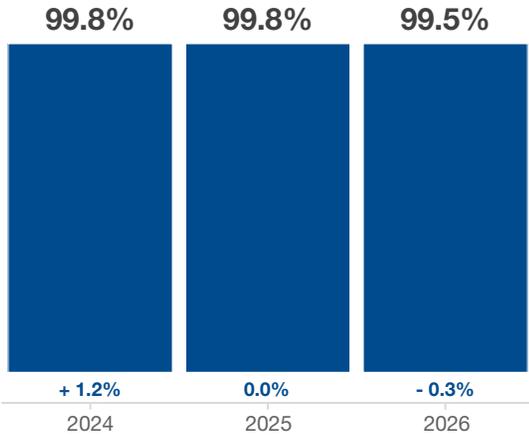


Percent of List Price Received

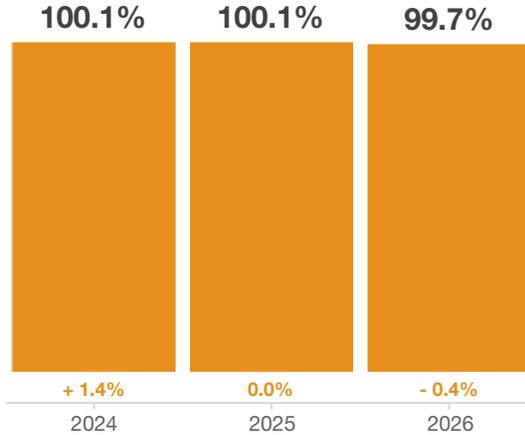
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



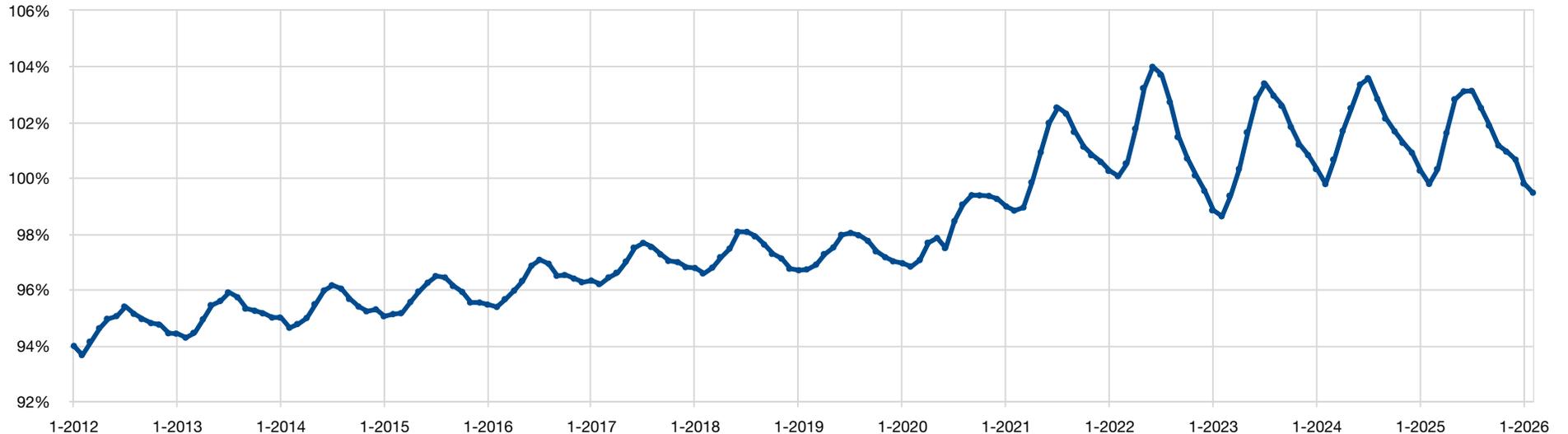
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
November 2025	100.9%	101.3%	- 0.4%
December 2025	100.7%	100.9%	- 0.2%
January 2026	99.8%	100.3%	- 0.5%
February 2026	99.5%	99.8%	- 0.3%
12-Month Avg*	101.6%	101.9%	- 0.3%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

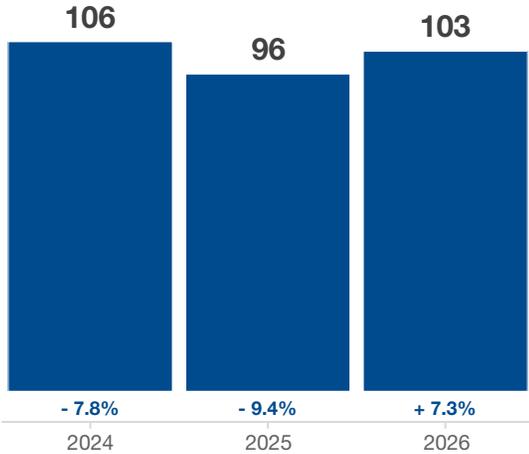


Housing Affordability Index

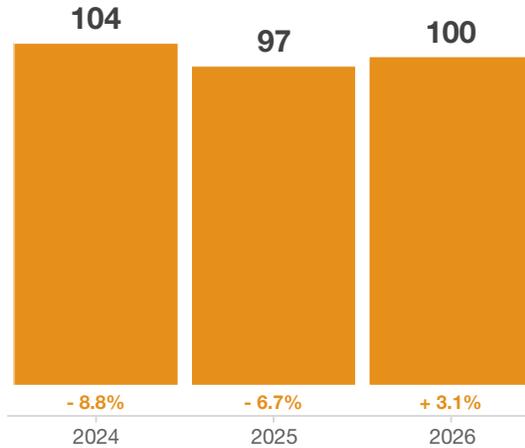
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February



Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	98	107	- 8.4%
April 2025	97	96	+ 1.0%
May 2025	94	95	- 1.1%
June 2025	93	92	+ 1.1%
July 2025	91	95	- 4.2%
August 2025	92	97	- 5.2%
September 2025	100	104	- 3.8%
October 2025	101	101	0.0%
November 2025	102	102	0.0%
December 2025	98	98	0.0%
January 2026	98	97	+ 1.0%
February 2026	103	96	+ 7.3%
12-Month Avg	97	98	- 1.0%

Historical Housing Affordability Index by Month

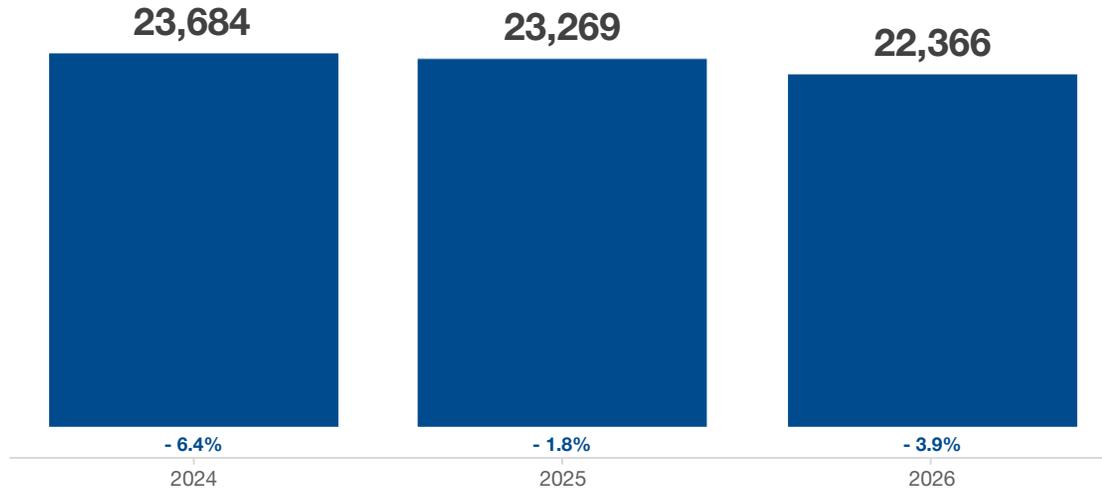


Inventory of Homes for Sale

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



February



	Homes for Sale	Prior Year	Percent Change
March 2025	24,533	23,736	+ 3.4%
April 2025	26,740	25,229	+ 6.0%
May 2025	29,458	27,715	+ 6.3%
June 2025	31,010	29,008	+ 6.9%
July 2025	31,710	29,463	+ 7.6%
August 2025	31,340	29,130	+ 7.6%
September 2025	31,909	30,072	+ 6.1%
October 2025	30,811	29,620	+ 4.0%
November 2025	28,170	27,501	+ 2.4%
December 2025	23,991	23,987	+ 0.0%
January 2026	23,320	23,633	- 1.3%
February 2026	22,366	23,269	- 3.9%
12-Month Avg	27,947	26,864	+ 4.0%

Historical Inventory of Homes for Sale by Month

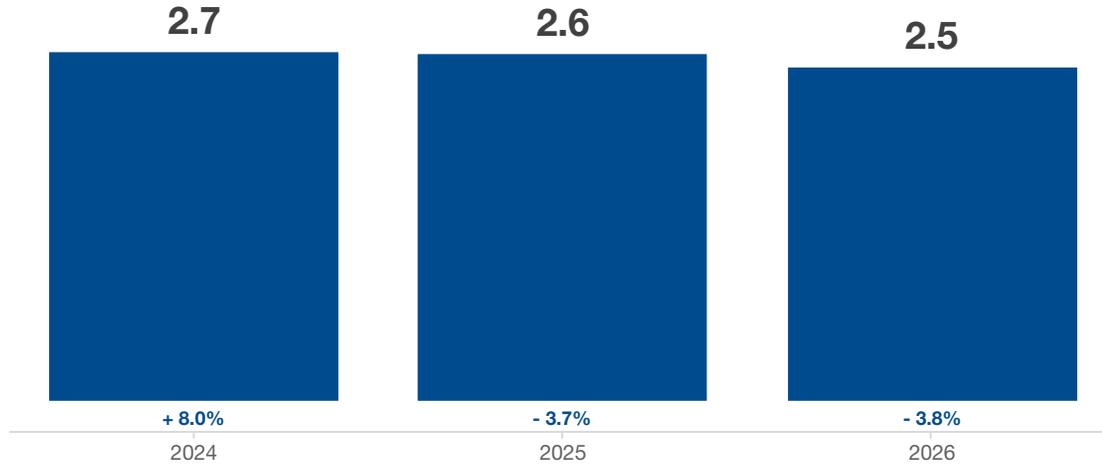


Months Supply of Inventory

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.



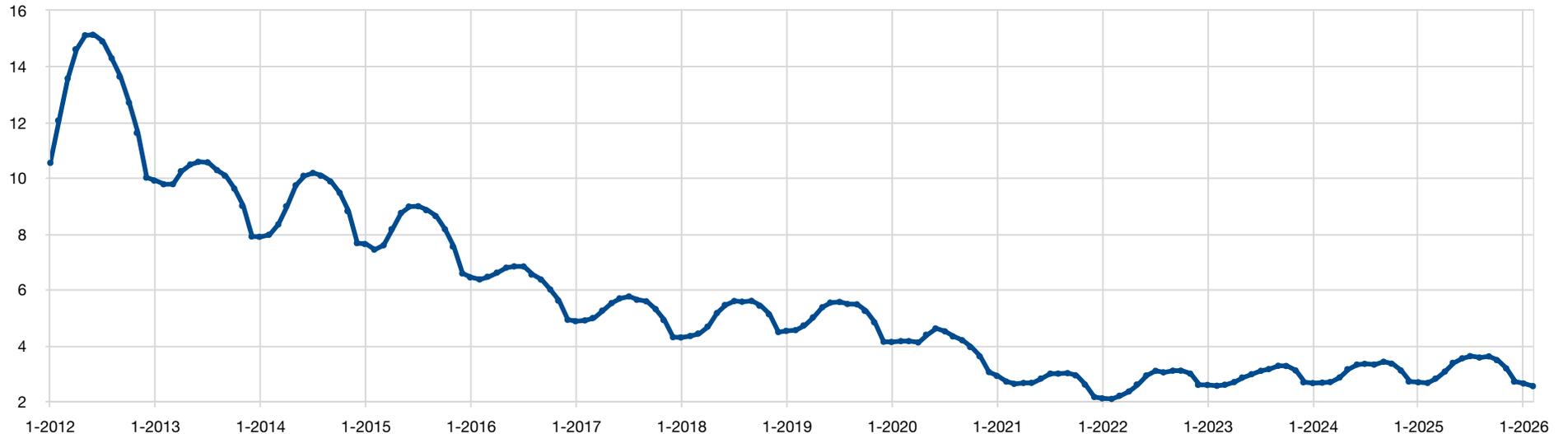
February



	Months Supply	Prior Year	Percent Change
March 2025	2.8	2.7	+ 3.7%
April 2025	3.1	2.8	+ 10.7%
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	3.6	3.3	+ 9.1%
September 2025	3.6	3.4	+ 5.9%
October 2025	3.5	3.3	+ 6.1%
November 2025	3.2	3.1	+ 3.2%
December 2025	2.7	2.7	0.0%
January 2026	2.6	2.7	- 3.7%
February 2026	2.5	2.6	- 3.8%
12-Month Avg*	3.2	3.0	+ 4.3%

* Months Supply for all properties from March 2025 through February 2026. 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		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	21	18	- 14.3%	14	22	+ 57.1%	\$175,000	\$193,750	+ 10.7%	65	69	+ 6.2%	2.5	2.5	0.0%
Bronx	202	174	- 13.9%	86	88	+ 2.3%	\$332,500	\$363,500	+ 9.3%	785	752	- 4.2%	7.0	6.3	- 10.0%
Broome	115	114	- 0.9%	110	74	- 32.7%	\$166,750	\$195,000	+ 16.9%	233	230	- 1.3%	1.8	1.8	0.0%
Cattaraugus	53	57	+ 7.5%	56	44	- 21.4%	\$160,000	\$208,750	+ 30.5%	164	209	+ 27.4%	3.0	3.9	+ 30.0%
Cayuga	23	44	+ 91.3%	30	38	+ 26.7%	\$191,825	\$202,500	+ 5.6%	74	134	+ 81.1%	1.7	2.9	+ 70.6%
Chautauqua	56	59	+ 5.4%	54	61	+ 13.0%	\$164,000	\$185,000	+ 12.8%	224	208	- 7.1%	2.7	2.3	- 14.8%
Chemung	59	54	- 8.5%	64	48	- 25.0%	\$126,000	\$170,000	+ 34.9%	142	185	+ 30.3%	2.2	3.2	+ 45.5%
Chenango	18	25	+ 38.9%	21	17	- 19.0%	\$182,000	\$144,000	- 20.9%	98	106	+ 8.2%	3.7	3.8	+ 2.7%
Clinton	37	30	- 18.9%	33	22	- 33.3%	\$200,000	\$216,500	+ 8.3%	120	125	+ 4.2%	2.8	2.7	- 3.6%
Columbia	44	46	+ 4.5%	37	28	- 24.3%	\$405,000	\$411,200	+ 1.5%	250	227	- 9.2%	4.3	3.9	- 9.3%
Cortland	27	18	- 33.3%	15	22	+ 46.7%	\$160,000	\$248,000	+ 55.0%	47	60	+ 27.7%	2.0	2.5	+ 25.0%
Delaware	21	33	+ 57.1%	25	36	+ 44.0%	\$255,000	\$255,750	+ 0.3%	169	177	+ 4.7%	4.1	4.4	+ 7.3%
Dutchess	160	167	+ 4.4%	150	164	+ 9.3%	\$490,000	\$433,500	- 11.5%	531	487	- 8.3%	2.6	2.3	- 11.5%
Erie	429	401	- 6.5%	371	370	- 0.3%	\$249,500	\$255,000	+ 2.2%	598	648	+ 8.4%	1.0	1.0	0.0%
Essex	27	32	+ 18.5%	18	21	+ 16.7%	\$165,000	\$360,000	+ 118.2%	196	217	+ 10.7%	5.0	5.9	+ 18.0%
Franklin	16	20	+ 25.0%	13	27	+ 107.7%	\$128,000	\$259,000	+ 102.3%	145	127	- 12.4%	6.2	4.6	- 25.8%
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	24	16	- 33.3%	24	26	+ 8.3%	\$188,426	\$220,000	+ 16.8%	44	26	- 40.9%	1.3	0.8	- 38.5%
Greene	69	58	- 15.9%	40	25	- 37.5%	\$345,000	\$310,000	- 10.1%	394	402	+ 2.0%	7.6	8.1	+ 6.6%
Hamilton	5	4	- 20.0%	5	1	- 80.0%	\$350,000	\$372,500	+ 6.4%	34	25	- 26.5%	4.7	2.6	- 44.7%
Herkimer	23	27	+ 17.4%	19	25	+ 31.6%	\$151,500	\$143,100	- 5.5%	93	133	+ 43.0%	2.6	3.4	+ 30.8%
Jefferson	65	58	- 10.8%	54	55	+ 1.9%	\$205,500	\$215,000	+ 4.6%	252	288	+ 14.3%	3.0	3.2	+ 6.7%
Kings	242	213	- 12.0%	137	107	- 21.9%	\$720,000	\$820,000	+ 13.9%	1,176	1,165	- 0.9%	8.4	9.1	+ 8.3%
Lewis	15	17	+ 13.3%	9	6	- 33.3%	\$200,000	\$190,650	- 4.7%	54	77	+ 42.6%	3.8	5.2	+ 36.8%
Livingston	33	23	- 30.3%	15	23	+ 53.3%	\$132,450	\$215,000	+ 62.3%	47	44	- 6.4%	1.2	1.2	0.0%
Madison	40	33	- 17.5%	38	29	- 23.7%	\$265,000	\$260,000	- 1.9%	62	86	+ 38.7%	1.4	1.9	+ 35.7%
Monroe	399	429	+ 7.5%	299	280	- 6.4%	\$227,000	\$251,000	+ 10.6%	340	359	+ 5.6%	0.6	0.6	0.0%
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	911	717	- 21.3%	617	587	- 4.9%	\$775,000	\$820,000	+ 5.8%	2,122	1,879	- 11.5%	2.6	2.3	- 11.5%
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	123	111	- 9.8%	103	99	- 3.9%	\$191,500	\$222,500	+ 16.2%	188	204	+ 8.5%	1.2	1.3	+ 8.3%

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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		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
Oneida	90	88	- 2.2%	88	108	+ 22.7%	\$208,700	\$200,500	- 3.9%	215	300	+ 39.5%	1.7	2.3	+ 35.3%
Onondaga	240	213	- 11.3%	215	201	- 6.5%	\$255,000	\$250,000	- 2.0%	350	370	+ 5.7%	1.0	1.1	+ 10.0%
Ontario	83	46	- 44.6%	54	46	- 14.8%	\$239,500	\$248,750	+ 3.9%	114	109	- 4.4%	1.3	1.2	- 7.7%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	19	16	- 15.8%	17	18	+ 5.9%	\$160,000	\$145,000	- 9.4%	30	29	- 3.3%	1.1	1.0	- 9.1%
Oswego	47	53	+ 12.8%	42	65	+ 54.8%	\$181,235	\$185,000	+ 2.1%	114	145	+ 27.2%	1.6	1.8	+ 12.5%
Otsego	21	27	+ 28.6%	25	34	+ 36.0%	\$165,000	\$248,400	+ 50.5%	97	136	+ 40.2%	2.7	3.8	+ 40.7%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	884	855	- 3.3%	473	444	- 6.1%	\$595,000	\$633,125	+ 6.4%	3,541	3,256	- 8.0%	5.9	5.6	- 5.1%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	218	154	- 29.4%	160	119	- 25.6%	\$670,000	\$678,500	+ 1.3%	634	419	- 33.9%	2.7	2.4	- 11.1%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	6	10	+ 66.7%	5	5	0.0%	\$55,000	\$124,000	+ 125.5%	38	64	+ 68.4%	3.6	6.2	+ 72.2%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	10	9	- 10.0%	11	10	- 9.1%	\$317,500	\$190,000	- 40.2%	33	36	+ 9.1%	2.8	3.1	+ 10.7%
Seneca	13	13	0.0%	10	11	+ 10.0%	\$185,000	\$185,000	0.0%	27	31	+ 14.8%	1.5	1.4	- 6.7%
Steuben	47	54	+ 14.9%	46	37	- 19.6%	\$193,836	\$160,000	- 17.5%	160	176	+ 10.0%	2.5	2.8	+ 12.0%
Suffolk	1,240	880	- 29.0%	800	790	- 1.3%	\$660,000	\$655,000	- 0.8%	3,008	2,428	- 19.3%	2.7	2.2	- 18.5%
Sullivan	69	69	0.0%	44	49	+ 11.4%	\$385,000	\$340,000	- 11.7%	382	377	- 1.3%	5.9	5.3	- 10.2%
Tioga	21	22	+ 4.8%	20	21	+ 5.0%	\$162,950	\$180,000	+ 10.5%	74	61	- 17.6%	3.0	2.1	- 30.0%
Tompkins	72	58	- 19.4%	35	42	+ 20.0%	\$283,250	\$262,500	- 7.3%	82	134	+ 63.4%	1.6	2.5	+ 56.3%
Ulster	118	108	- 8.5%	107	101	- 5.6%	\$394,450	\$455,000	+ 15.4%	515	484	- 6.0%	3.7	3.5	- 5.4%
Warren	38	52	+ 36.8%	43	36	- 16.3%	\$385,000	\$313,750	- 18.5%	135	161	+ 19.3%	2.2	2.6	+ 18.2%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	43	46	+ 7.0%	35	43	+ 22.9%	\$190,000	\$242,250	+ 27.5%	57	71	+ 24.6%	0.9	1.0	+ 11.1%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	9	19	+ 111.1%	18	12	- 33.3%	\$159,000	\$185,500	+ 16.7%	27	25	- 7.4%	1.3	0.9	- 30.8%
Yates	14	7	- 50.0%	7	16	+ 128.6%	\$245,000	\$250,000	+ 2.0%	24	29	+ 20.8%	1.4	1.6	+ 14.3%
New York State	8,598	7,673	- 10.8%	6,103	5,867	- 3.9%	\$425,000	\$425,000	0.0%	23,269	22,366	- 3.9%	2.6	2.5	- 3.8%

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