

# 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 increased 39.0 percent to 82. Pending Sales increased 1.7 percent to 61. Inventory increased 19.9 percent to 403.

Median Sales Price increased 11.2 percent from \$204,000 to \$226,750. Days on Market increased 30.5 percent to 77. Months Supply of Inventory increased 17.1 percent to 4.1.

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

**+ 48.3%**

One-Year Change in  
**Closed Sales**  
All Properties

**+ 11.2%**

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

**+ 19.9%**

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

Residential activity in Otsego, Delaware, Chenango, and Madison counties 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.



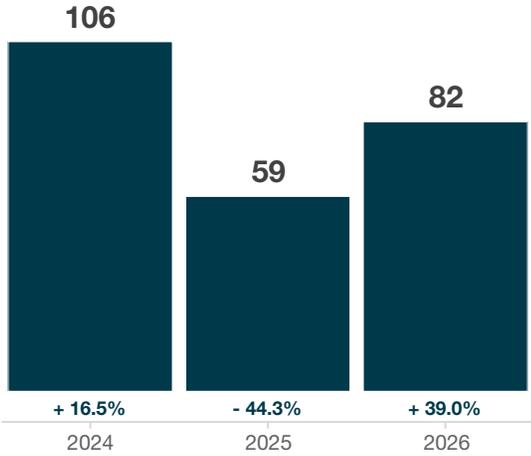
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		59	82	+ 39.0%	135	174	+ 28.9%
<b>Pending Sales</b>		60	61	+ 1.7%	118	132	+ 11.9%
<b>Closed Sales</b>		58	86	+ 48.3%	142	186	+ 31.0%
<b>Days on Market Until Sale</b>		59	77	+ 30.5%	55	74	+ 34.5%
<b>Median Sales Price</b>		\$204,000	\$226,750	+ 11.2%	\$199,950	\$234,950	+ 17.5%
<b>Average Sales Price</b>		\$243,389	\$287,754	+ 18.2%	\$244,376	\$278,666	+ 14.0%
<b>Percent of List Price Received</b>		94.5%	93.4%	- 1.2%	95.8%	94.2%	- 1.7%
<b>Housing Affordability Index</b>		148	146	- 1.4%	151	141	- 6.6%
<b>Inventory of Homes for Sale</b>		336	403	+ 19.9%	—	—	—
<b>Months Supply of Inventory</b>		3.5	4.1	+ 17.1%	—	—	—

# New Listings

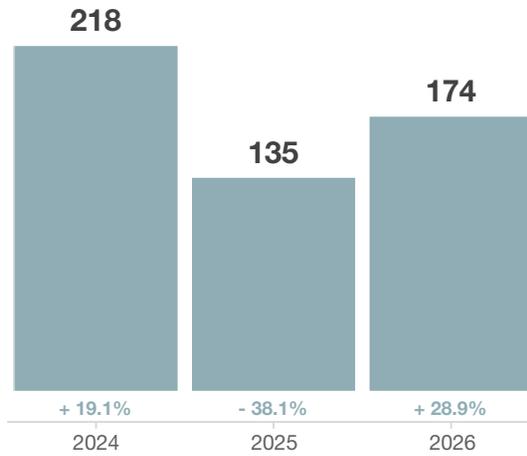
A count of the properties that have been newly listed on the market in a given month.



## February

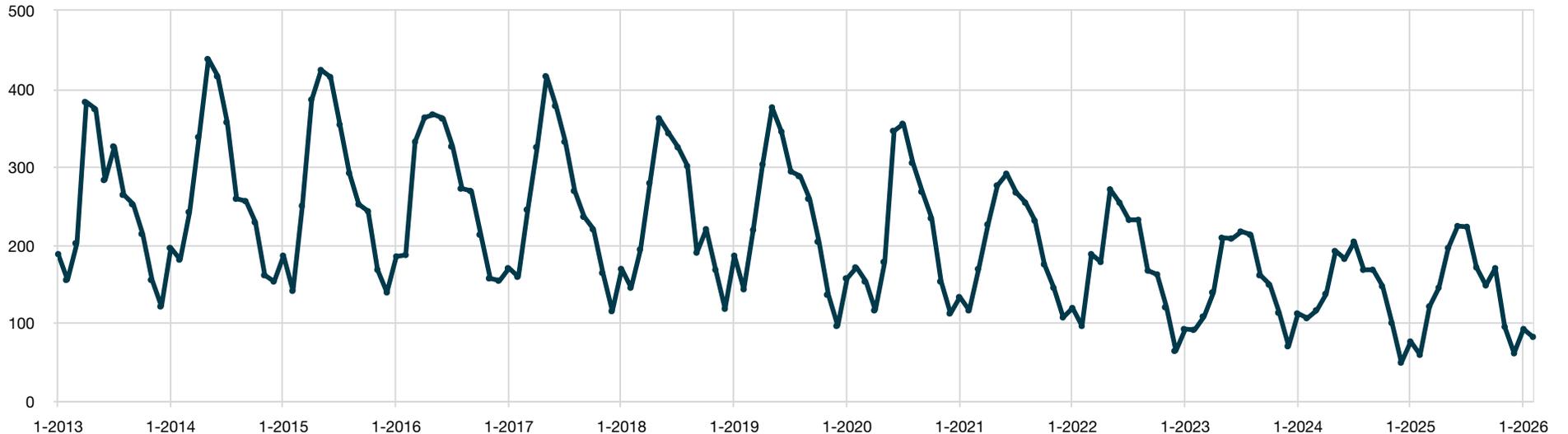


## Year to Date



	New Listings	Prior Year	Percent Change
March 2025	121	116	+ 4.3%
April 2025	145	137	+ 5.8%
May 2025	196	192	+ 2.1%
June 2025	224	182	+ 23.1%
July 2025	223	204	+ 9.3%
August 2025	171	168	+ 1.8%
September 2025	148	168	- 11.9%
October 2025	170	147	+ 15.6%
November 2025	95	100	- 5.0%
December 2025	61	49	+ 24.5%
January 2026	92	76	+ 21.1%
<b>February 2026</b>	<b>82</b>	<b>59</b>	<b>+ 39.0%</b>
12-Month Avg	144	133	+ 8.3%

## Historical New Listings by Month

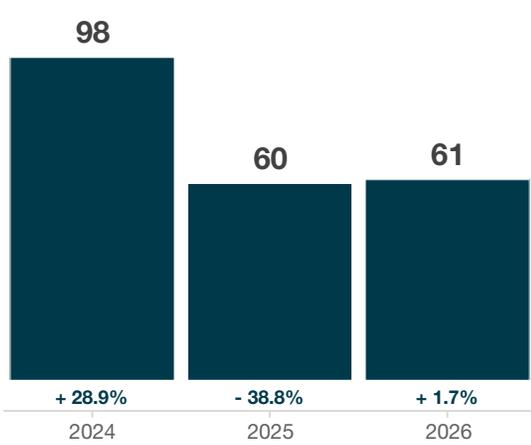


# Pending Sales

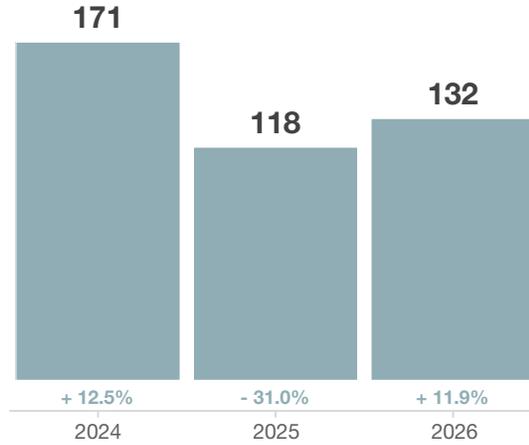
A count of the properties on which offers have been accepted in a given month.



## February

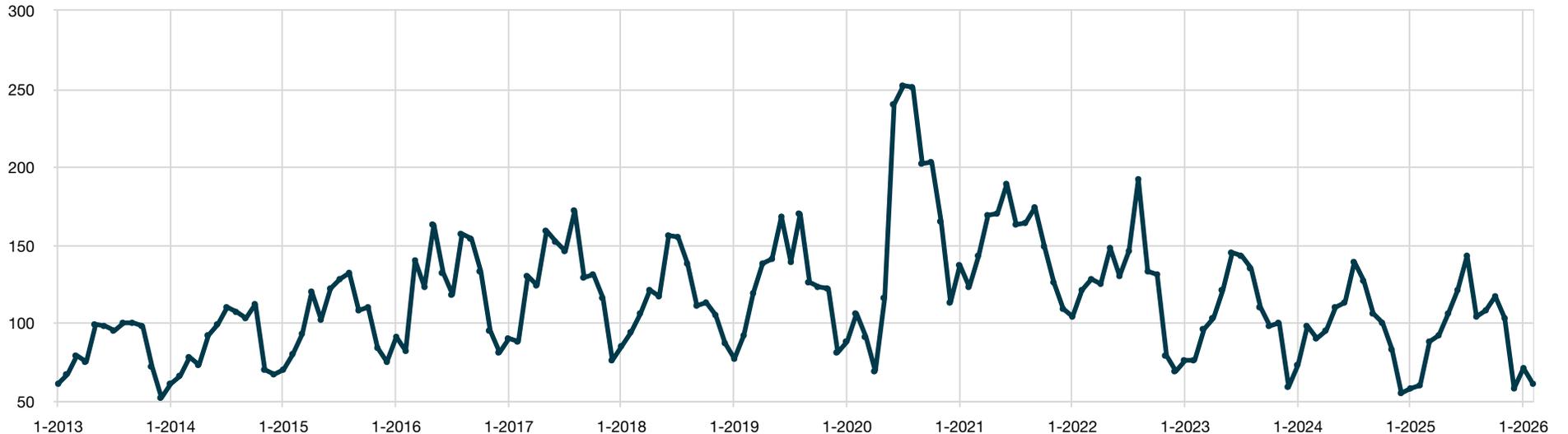


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	88	90	- 2.2%
April 2025	92	95	- 3.2%
May 2025	106	110	- 3.6%
June 2025	121	113	+ 7.1%
July 2025	143	139	+ 2.9%
August 2025	104	127	- 18.1%
September 2025	108	106	+ 1.9%
October 2025	117	100	+ 17.0%
November 2025	103	83	+ 24.1%
December 2025	58	55	+ 5.5%
January 2026	71	58	+ 22.4%
<b>February 2026</b>	<b>61</b>	<b>60</b>	<b>+ 1.7%</b>
12-Month Avg	98	95	+ 3.2%

## Historical Pending Sales by Month

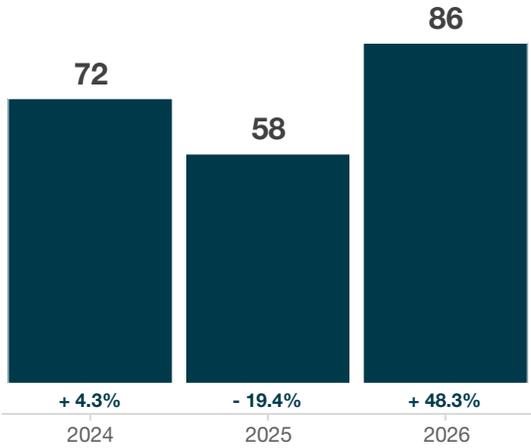


# Closed Sales

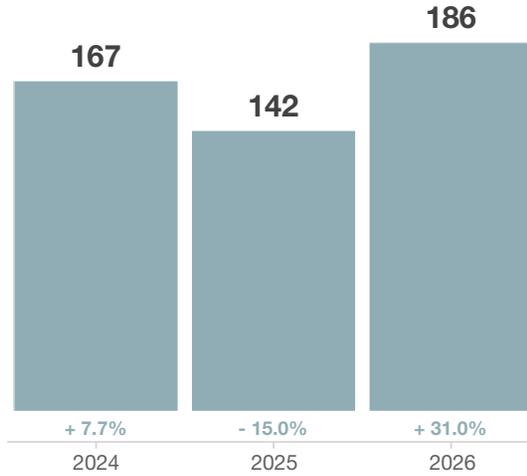
A count of the actual sales that closed in a given month.



## February

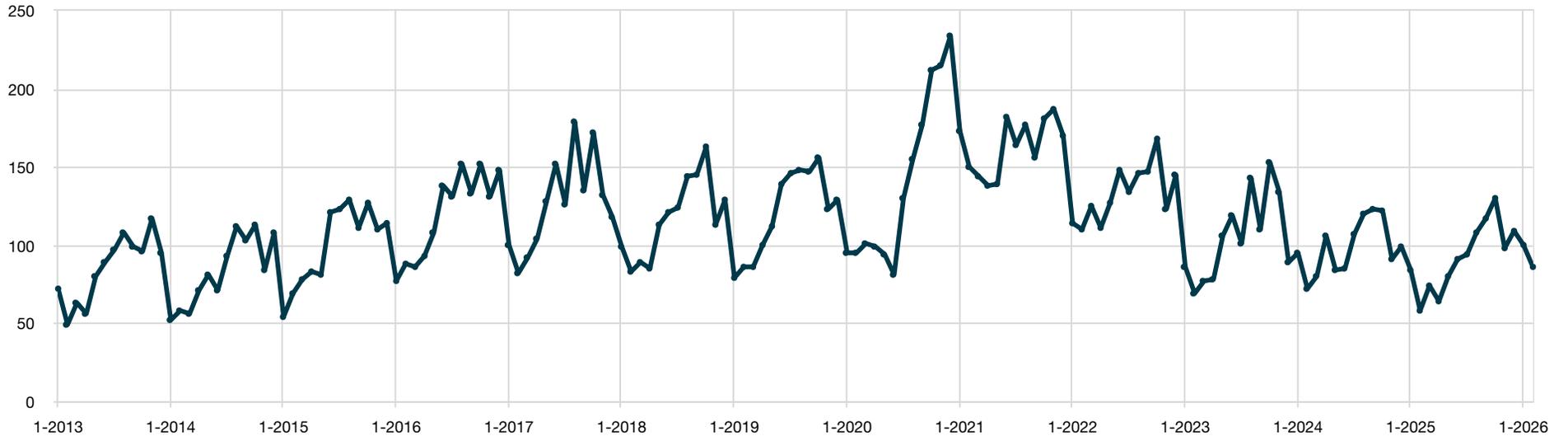


## Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	74	80	- 7.5%
April 2025	64	106	- 39.6%
May 2025	80	84	- 4.8%
June 2025	91	85	+ 7.1%
July 2025	94	107	- 12.1%
August 2025	108	120	- 10.0%
September 2025	117	123	- 4.9%
October 2025	130	122	+ 6.6%
November 2025	98	91	+ 7.7%
December 2025	109	99	+ 10.1%
January 2026	100	84	+ 19.0%
<b>February 2026</b>	<b>86</b>	<b>58</b>	<b>+ 48.3%</b>
12-Month Avg	96	97	- 1.0%

## Historical Closed Sales by Month

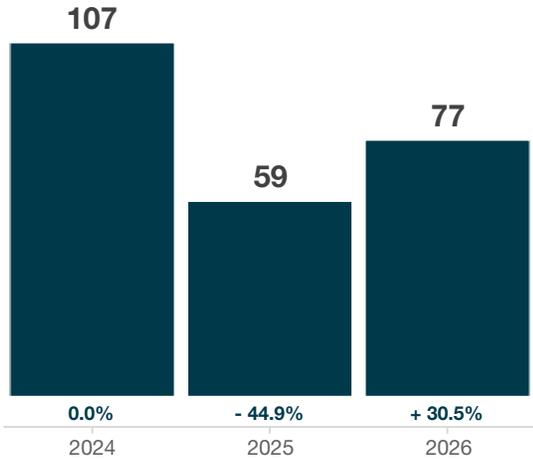


# Days on Market Until Sale

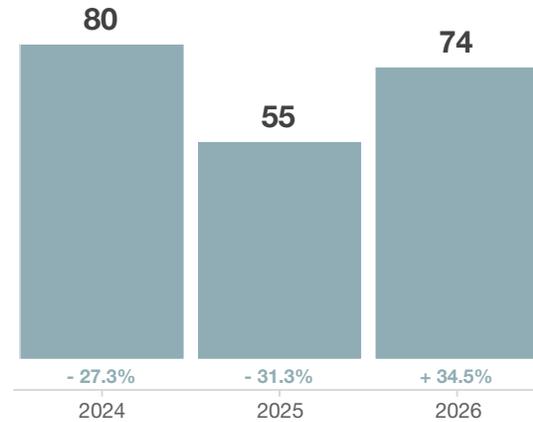
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



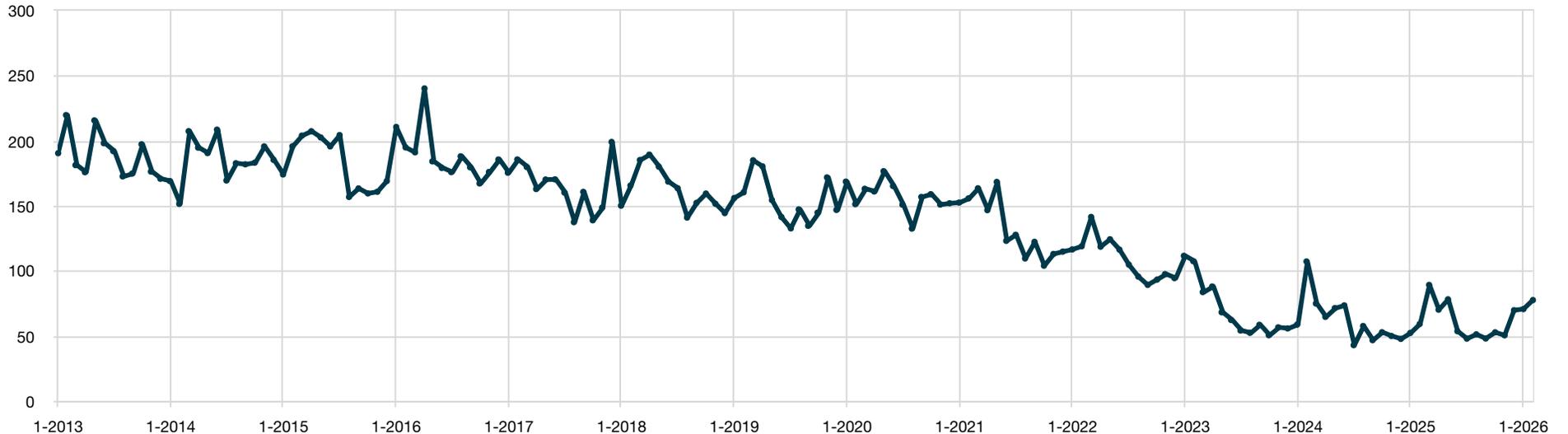
## Year to Date



Days on Market	Prior Year	Percent Change	
March 2025	89	75	+ 18.7%
April 2025	70	65	+ 7.7%
May 2025	78	71	+ 9.9%
June 2025	54	73	- 26.0%
July 2025	48	43	+ 11.6%
August 2025	51	58	- 12.1%
September 2025	48	47	+ 2.1%
October 2025	53	53	0.0%
November 2025	50	50	0.0%
December 2025	70	48	+ 45.8%
January 2026	71	52	+ 36.5%
<b>February 2026</b>	<b>77</b>	<b>59</b>	<b>+ 30.5%</b>
12-Month Avg*	62	57	+ 8.6%

\* 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

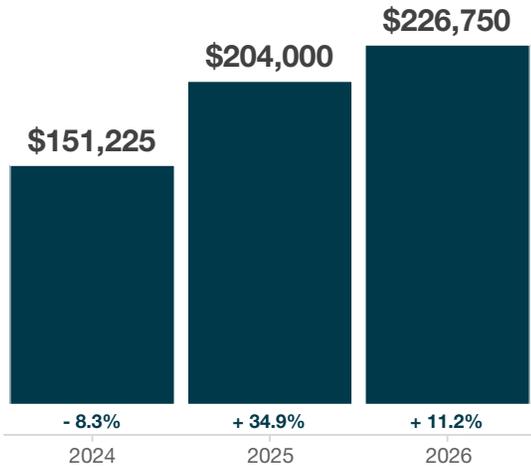


# Median Sales Price

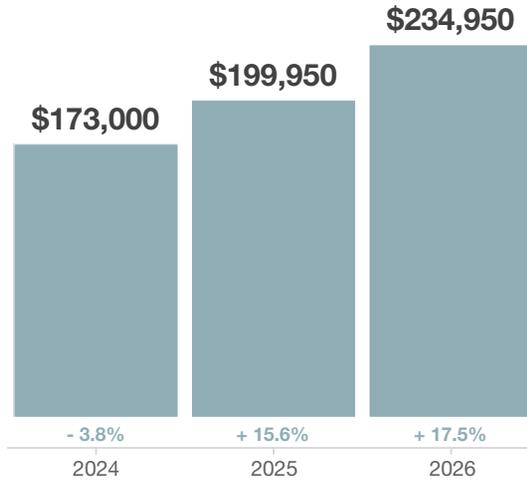
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



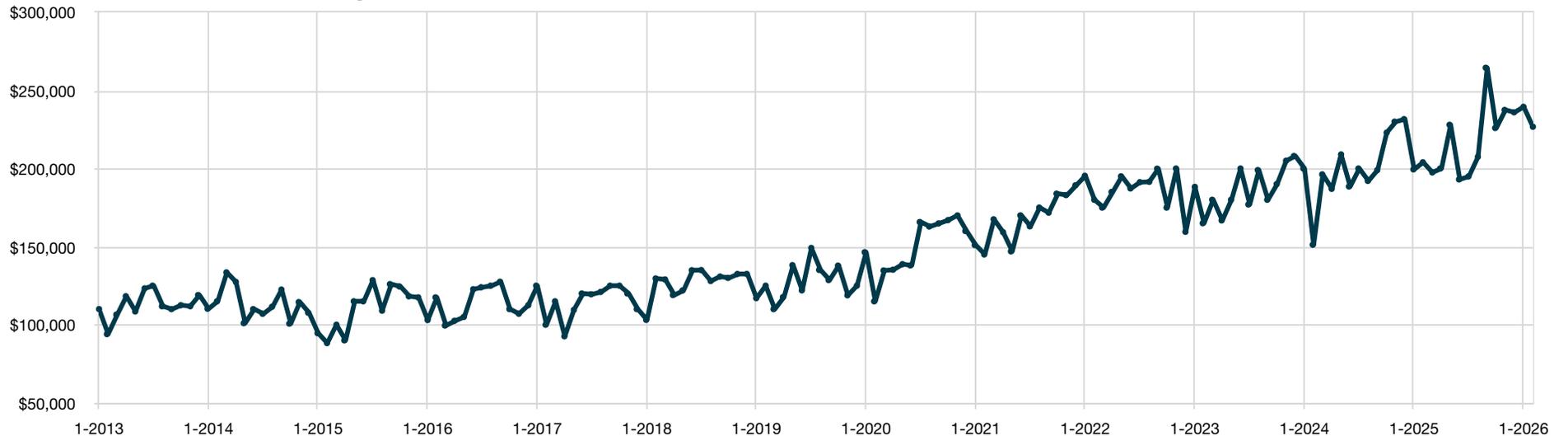
## Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$197,497	\$196,250	+ 0.6%
April 2025	\$200,000	\$187,000	+ 7.0%
May 2025	\$228,000	\$209,000	+ 9.1%
June 2025	\$193,000	\$188,500	+ 2.4%
July 2025	\$194,938	\$200,000	- 2.5%
August 2025	\$207,500	\$192,075	+ 8.0%
September 2025	\$264,500	\$199,000	+ 32.9%
October 2025	\$225,950	\$223,000	+ 1.3%
November 2025	\$237,500	\$230,000	+ 3.3%
December 2025	\$236,000	\$231,600	+ 1.9%
January 2026	\$239,500	\$199,450	+ 20.1%
<b>February 2026</b>	<b>\$226,750</b>	<b>\$204,000</b>	<b>+ 11.2%</b>
12-Month Avg*	\$220,000	\$205,000	+ 7.3%

\* 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

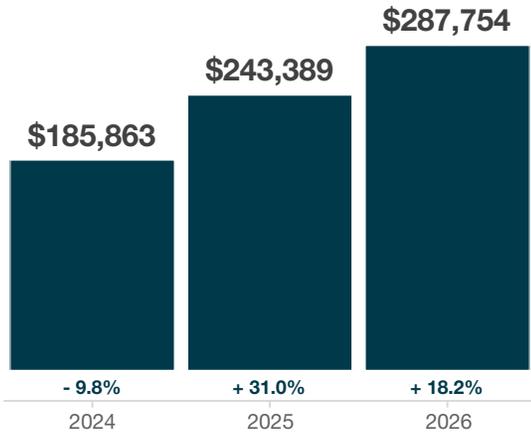


# Average Sales Price

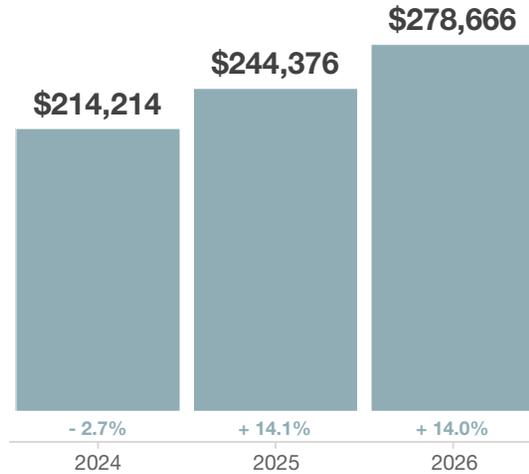
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$258,547	\$234,188	+ 10.4%
April 2025	\$278,261	\$242,676	+ 14.7%
May 2025	\$256,820	\$296,431	- 13.4%
June 2025	\$229,345	\$229,420	- 0.0%
July 2025	\$245,343	\$229,423	+ 6.9%
August 2025	\$248,252	\$234,493	+ 5.9%
September 2025	\$290,465	\$253,906	+ 14.4%
October 2025	\$336,567	\$261,308	+ 28.8%
November 2025	\$273,976	\$282,362	- 3.0%
December 2025	\$291,584	\$295,066	- 1.2%
January 2026	\$270,849	\$245,058	+ 10.5%
<b>February 2026</b>	<b>\$287,754</b>	<b>\$243,389</b>	<b>+ 18.2%</b>
12-Month Avg*	\$274,919	\$253,852	+ 8.3%

\* 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

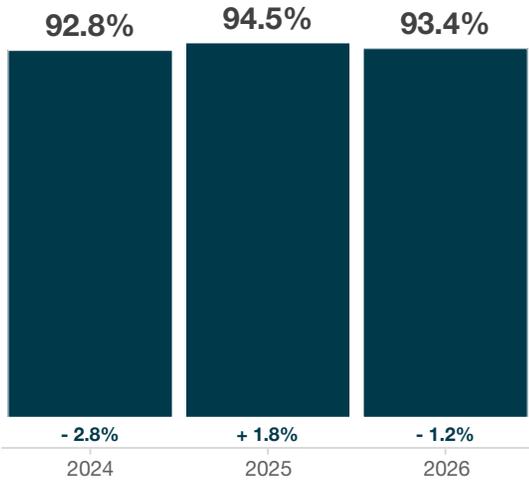


# Percent of List Price Received

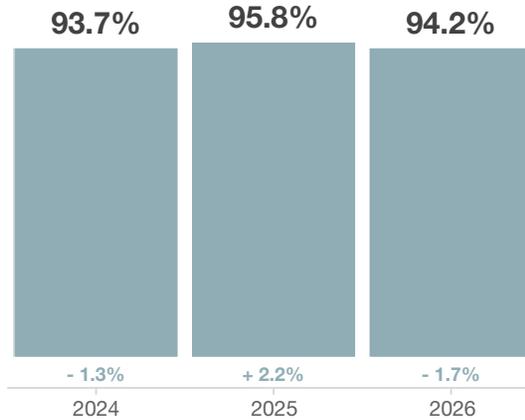
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



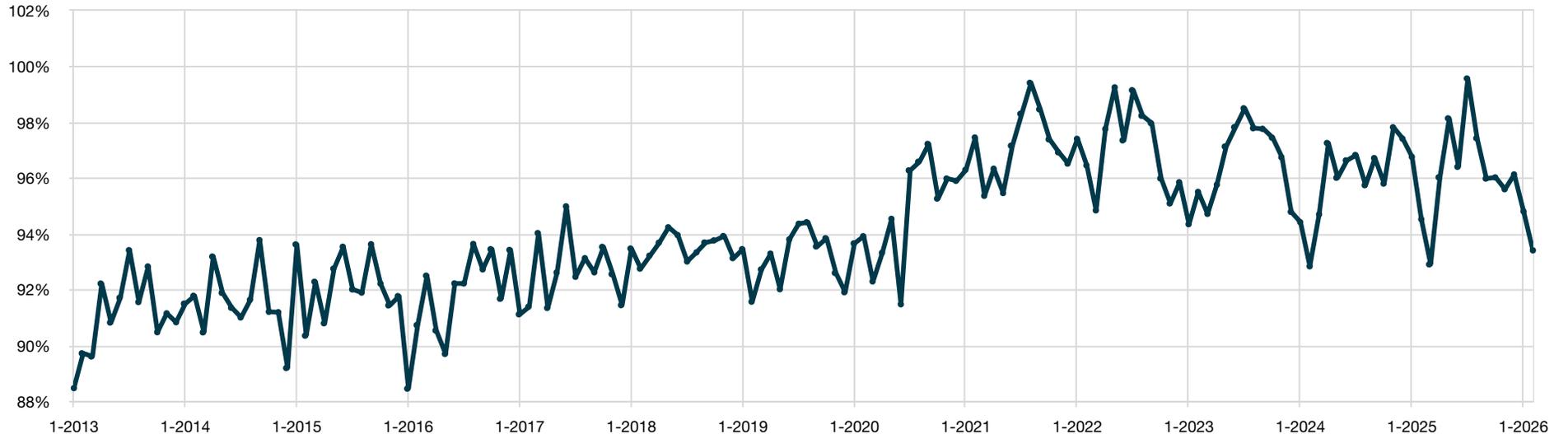
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	92.9%	94.7%	-1.9%
April 2025	96.0%	97.3%	-1.3%
May 2025	98.1%	96.0%	+2.2%
June 2025	96.4%	96.6%	-0.2%
July 2025	99.6%	96.8%	+2.9%
August 2025	97.4%	95.7%	+1.8%
September 2025	96.0%	96.7%	-0.7%
October 2025	96.0%	95.8%	+0.2%
November 2025	95.6%	97.8%	-2.2%
December 2025	96.1%	97.4%	-1.3%
January 2026	94.8%	96.8%	-2.1%
<b>February 2026</b>	<b>93.4%</b>	<b>94.5%</b>	<b>-1.2%</b>
12-Month Avg*	96.1%	96.4%	-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

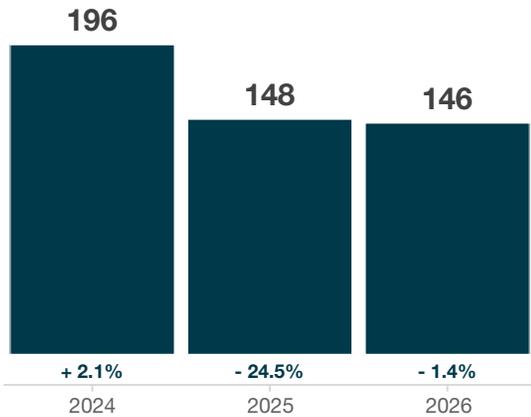


# Housing Affordability Index

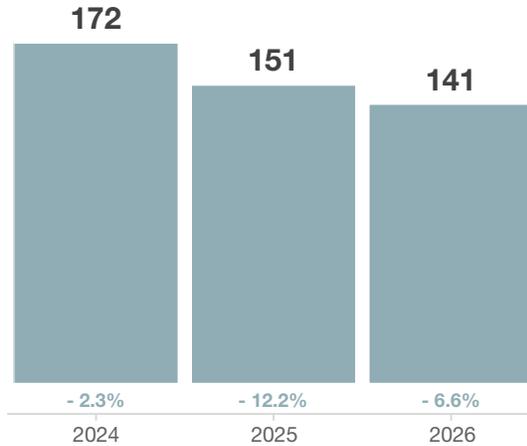
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

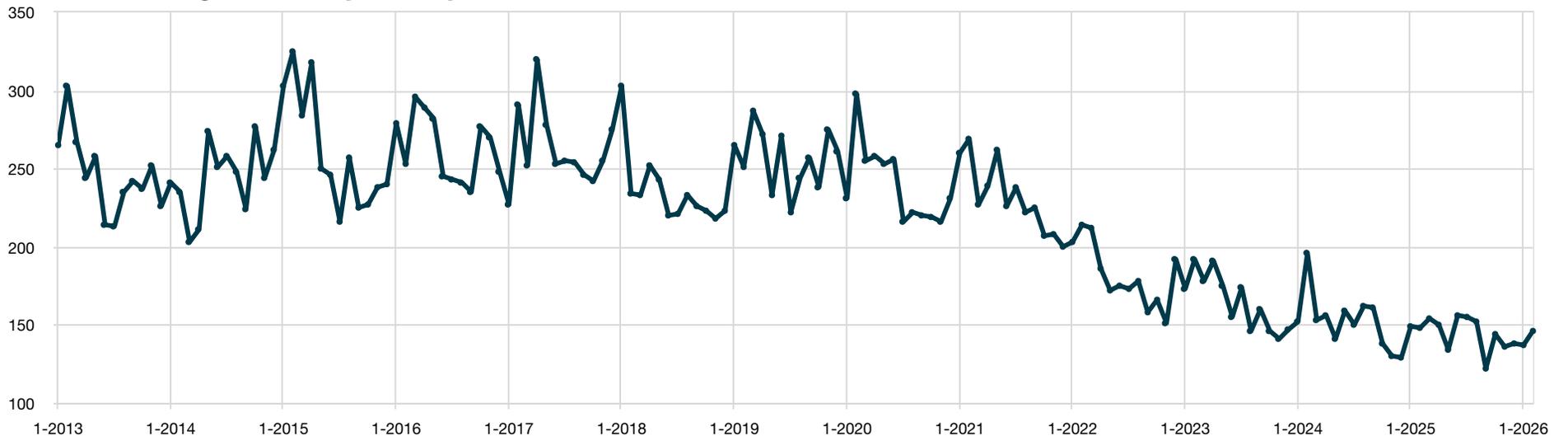


## Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	154	153	+ 0.7%
April 2025	150	156	- 3.8%
May 2025	134	141	- 5.0%
June 2025	156	159	- 1.9%
July 2025	155	150	+ 3.3%
August 2025	152	162	- 6.2%
September 2025	122	161	- 24.2%
October 2025	144	138	+ 4.3%
November 2025	136	130	+ 4.6%
December 2025	138	129	+ 7.0%
January 2026	137	149	- 8.1%
<b>February 2026</b>	<b>146</b>	<b>148</b>	<b>- 1.4%</b>
12-Month Avg	144	148	- 2.7%

## Historical Housing Affordability Index by Month

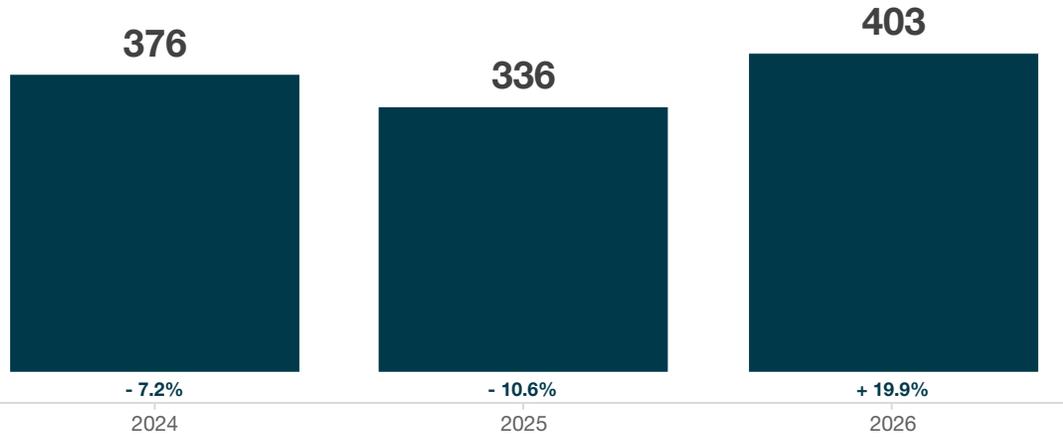


# Inventory of Homes for Sale

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

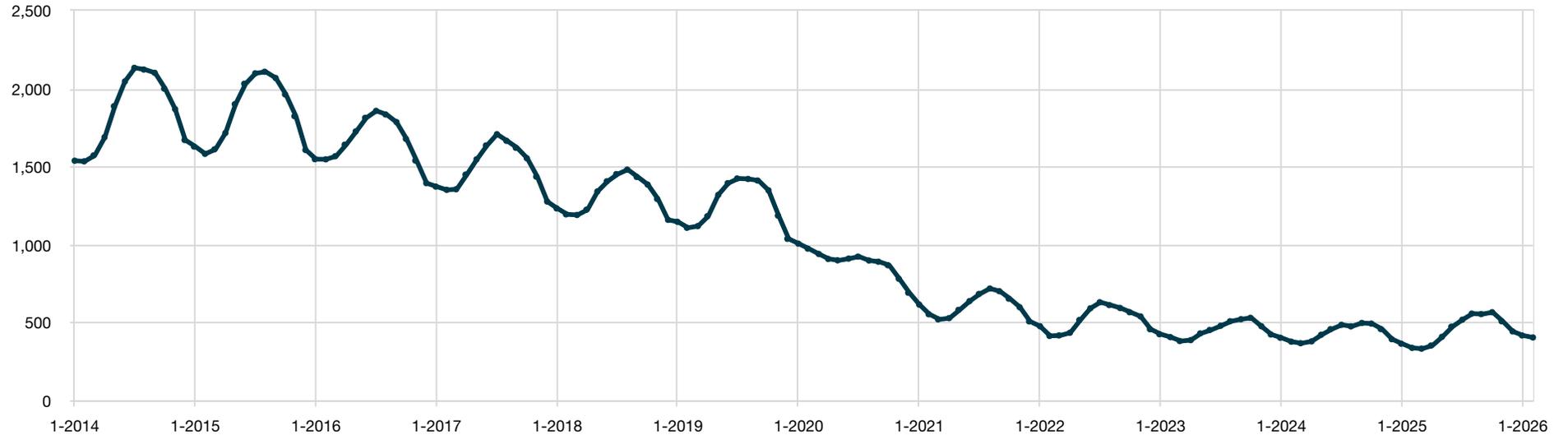


## February



	Homes for Sale	Prior Year	Percent Change
March 2025	331	366	- 9.6%
April 2025	351	378	- 7.1%
May 2025	407	420	- 3.1%
June 2025	472	456	+ 3.5%
July 2025	517	484	+ 6.8%
August 2025	556	474	+ 17.3%
September 2025	553	496	+ 11.5%
October 2025	565	492	+ 14.8%
November 2025	507	457	+ 10.9%
December 2025	442	392	+ 12.8%
January 2026	416	363	+ 14.6%
<b>February 2026</b>	<b>403</b>	<b>336</b>	<b>+ 19.9%</b>
12-Month Avg	460	426	+ 8.0%

## Historical Inventory of Homes for Sale by Month

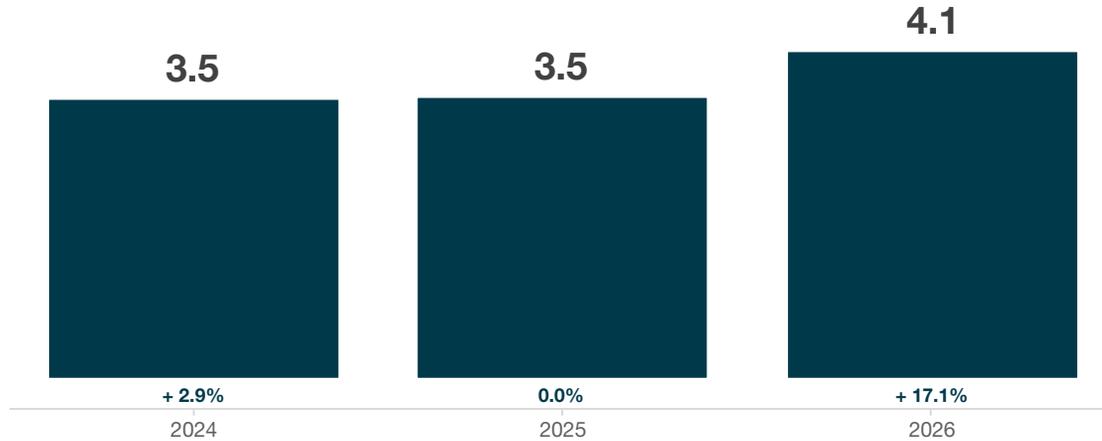


# Months Supply of Inventory

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	3.5	3.4	+ 2.9%
April 2025	3.7	3.6	+ 2.8%
May 2025	4.3	4.0	+ 7.5%
June 2025	5.0	4.5	+ 11.1%
July 2025	5.4	4.8	+ 12.5%
August 2025	6.0	4.7	+ 27.7%
September 2025	5.9	4.9	+ 20.4%
October 2025	6.0	4.9	+ 22.4%
November 2025	5.3	4.6	+ 15.2%
December 2025	4.6	4.0	+ 15.0%
January 2026	4.3	3.7	+ 16.2%
<b>February 2026</b>	<b>4.1</b>	<b>3.5</b>	<b>+ 17.1%</b>
12-Month Avg*	4.8	4.2	+ 14.9%

\* 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

