

Quarterly Indicators



Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

Pending Sales in New York State were down 4.7 percent to 20,594. Closed Sales decreased 4.1 percent to 20,109. Inventory shrunk 0.8 percent to 24,386 units.

Prices gazed upward as the Median Sales Price was up 2.9 percent to \$432,000. Days on Market increased 5.2 percent to 61 days. Months Supply of Inventory remained flat at 2.8.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Activity Snapshot

- 4.1%

+ 2.9%

- 0.8%

One-Year Change in
Closed Sales

One-Year Change in
Median Sales Price

One-Year Change in
Homes for Sale

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

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Activity Overview

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

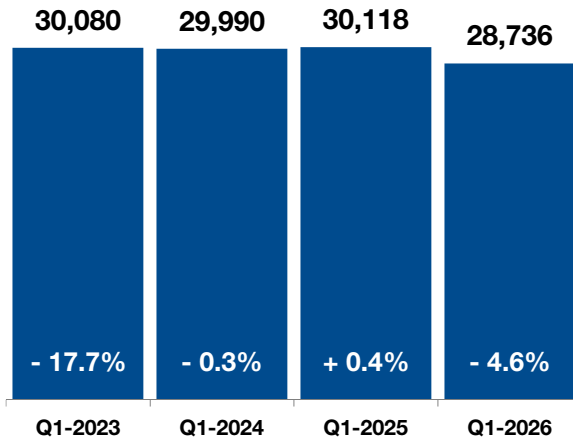


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		30,118	28,736	- 4.6%	30,118	28,736	- 4.6%
Pending Sales		21,600	20,594	- 4.7%	21,600	20,594	- 4.7%
Closed Sales		20,975	20,109	- 4.1%	20,975	20,109	- 4.1%
Days on Market		58	61	+ 5.2%	58	61	+ 5.2%
Median Sales Price		\$420,000	\$432,000	+ 2.9%	\$420,000	\$432,000	+ 2.9%
Average Sales Price		\$546,723	\$574,211	+ 5.0%	\$546,723	\$574,211	+ 5.0%
Pct. of List Price Received		100.1%	99.9%	- 0.2%	100.1%	99.9%	- 0.2%
Housing Affordability Index		97	100	+ 3.1%	97	100	+ 3.1%
Inventory of Homes for Sale		24,574	24,386	- 0.8%	--	--	--
Months Supply of Inventory		2.8	2.8	0.0%	--	--	--

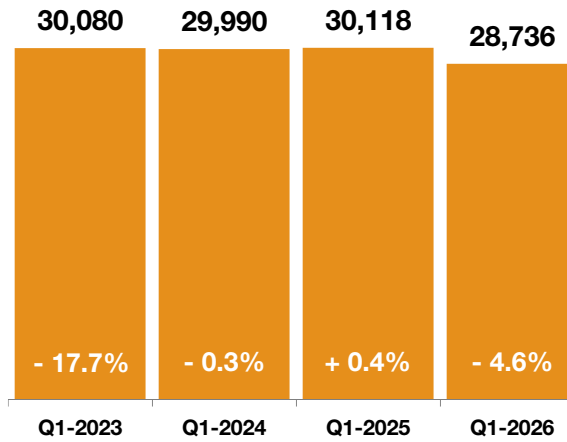
New Listings

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

First Quarter

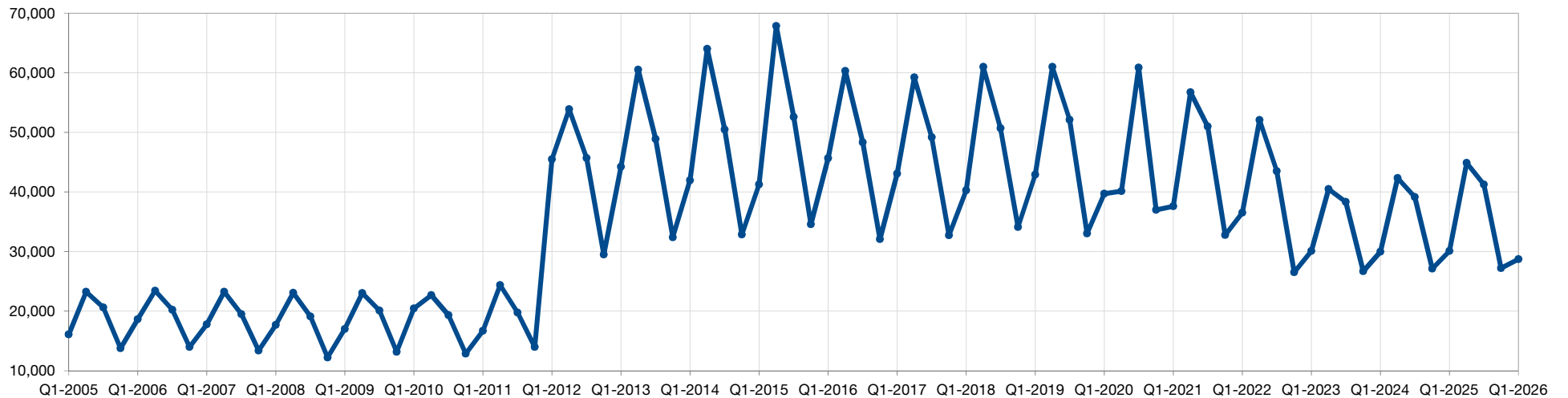


Year to Date



	New Listings	Percent Change
Q2-2023	40,487	-22.3%
Q3-2023	38,325	-11.9%
Q4-2023	26,703	+0.6%
Q1-2024	29,990	-0.3%
Q2-2024	42,332	+4.6%
Q3-2024	39,129	+2.1%
Q4-2024	27,143	+1.6%
Q1-2025	30,118	+0.4%
Q2-2025	44,901	+6.1%
Q3-2025	41,275	+5.5%
Q4-2025	27,193	+0.2%
Q1-2026	28,736	-4.6%

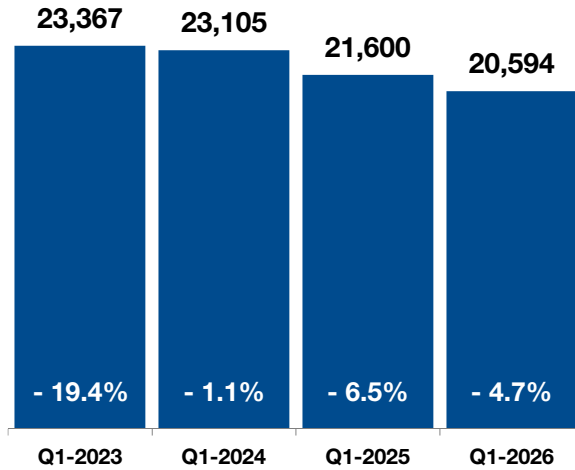
Historical New Listings by Quarter



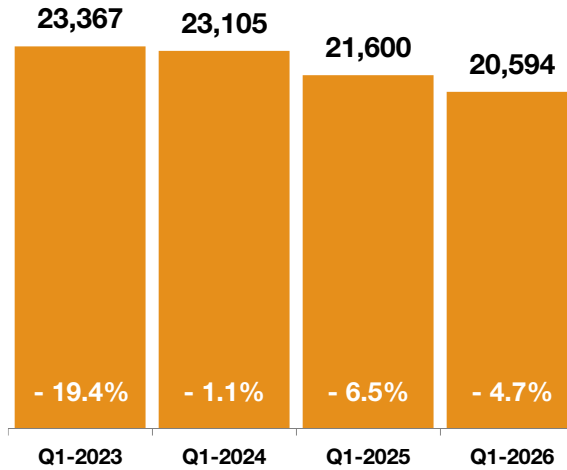
Pending Sales

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

First Quarter

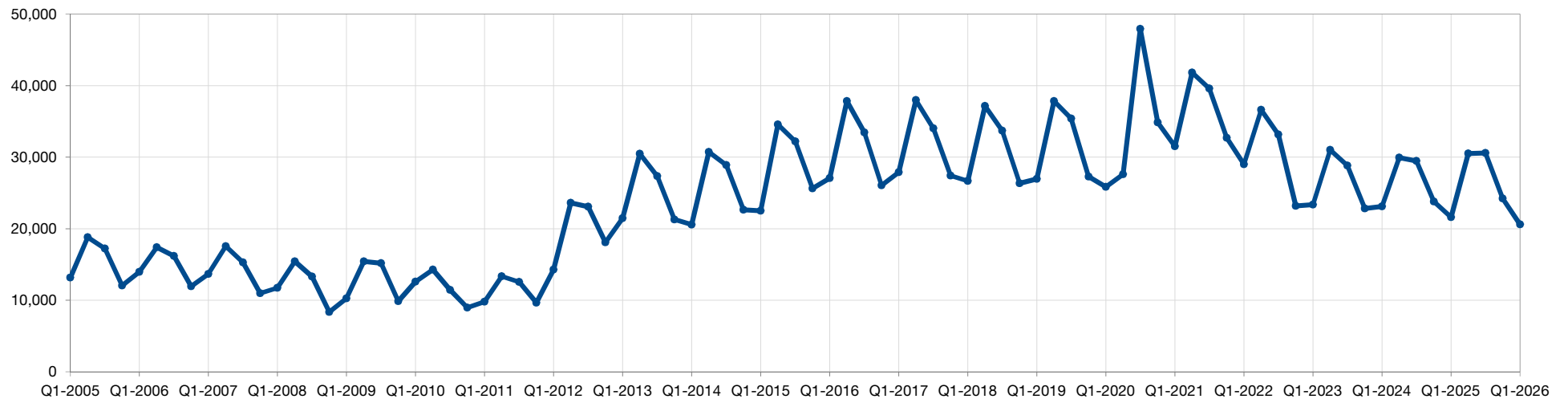


Year to Date



	Pending Sales	Percent Change
Q2-2023	30,991	-15.3%
Q3-2023	28,826	-13.1%
Q4-2023	22,831	-1.5%
Q1-2024	23,105	-1.1%
Q2-2024	29,948	-3.4%
Q3-2024	29,461	+2.2%
Q4-2024	23,806	+4.3%
Q1-2025	21,600	-6.5%
Q2-2025	30,514	+1.9%
Q3-2025	30,578	+3.8%
Q4-2025	24,210	+1.7%
Q1-2026	20,594	-4.7%

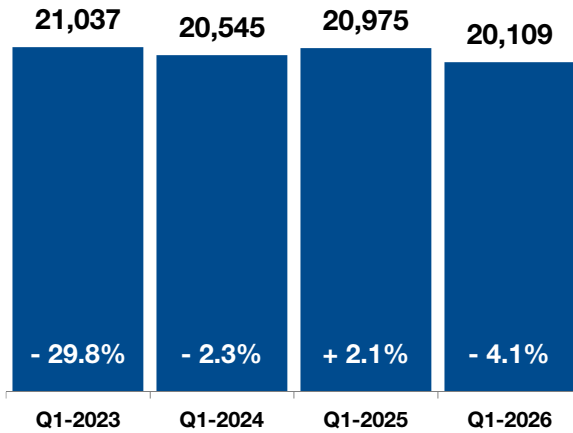
Historical Pending Sales by Quarter



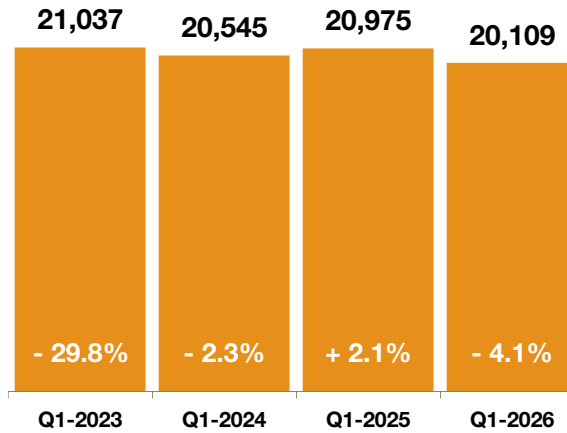
Closed Sales

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

First Quarter

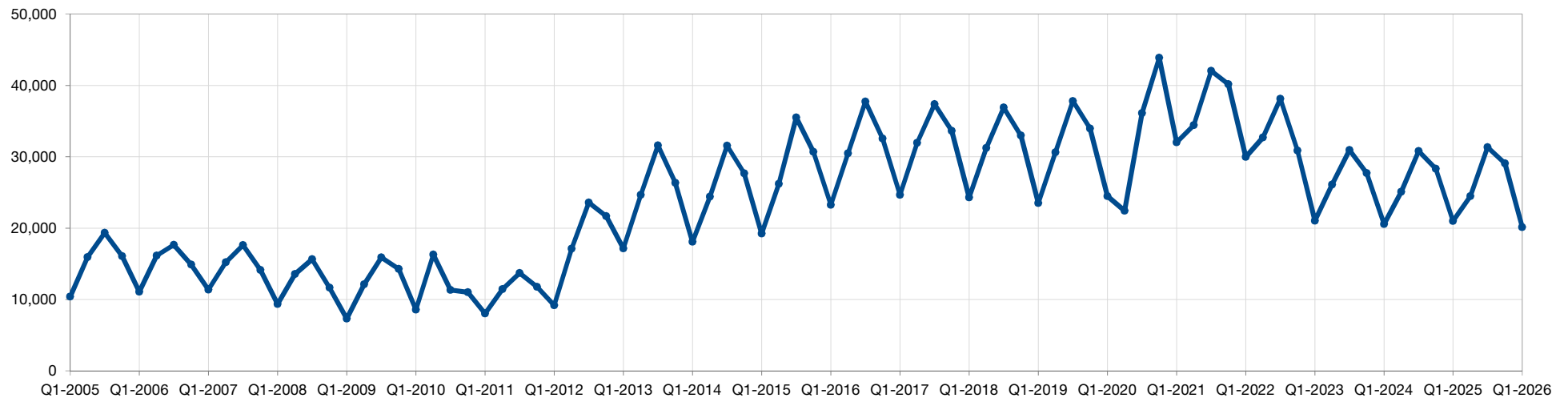


Year to Date



	Closed Sales	Percent Change
Q2-2023	26,092	-20.2%
Q3-2023	30,927	-18.9%
Q4-2023	27,691	-10.3%
Q1-2024	20,545	-2.3%
Q2-2024	25,079	-3.9%
Q3-2024	30,807	-0.4%
Q4-2024	28,299	+2.2%
Q1-2025	20,975	+2.1%
Q2-2025	24,457	-2.5%
Q3-2025	31,317	+1.7%
Q4-2025	29,082	+2.8%
Q1-2026	20,109	-4.1%

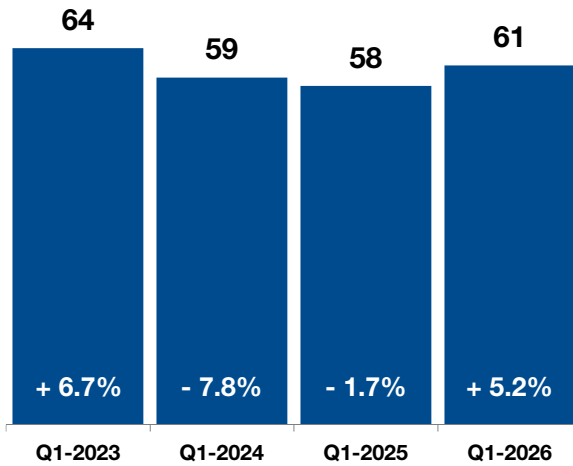
Historical Closed Sales by Quarter



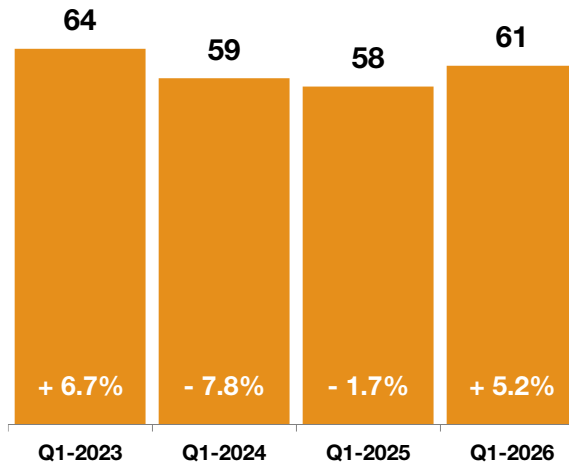
Days on Market

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

First Quarter

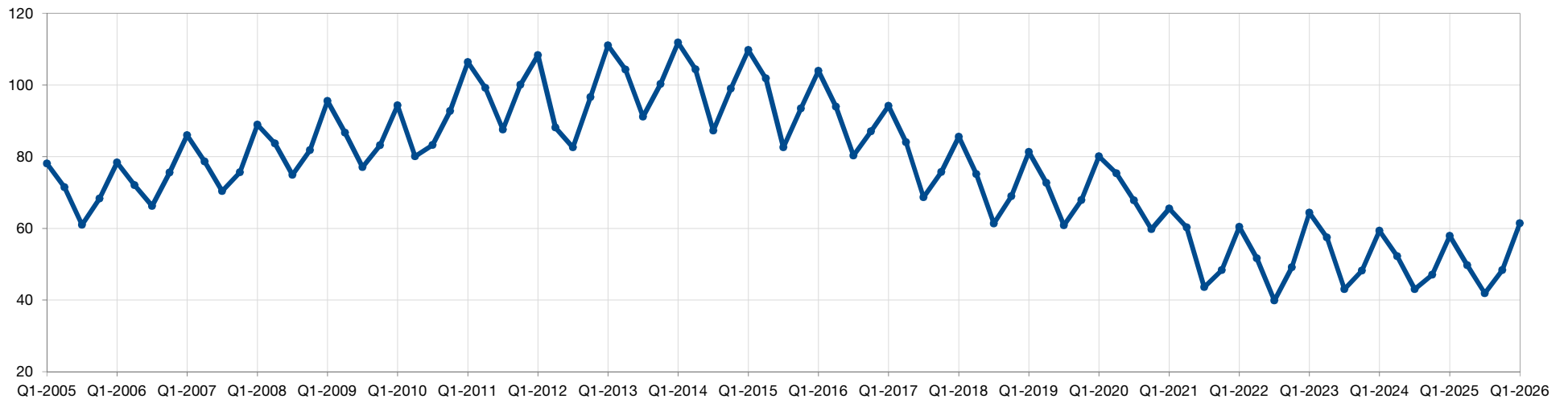


Year to Date



	Days on Market	Percent Change
Q2-2023	57	+9.6%
Q3-2023	43	+7.5%
Q4-2023	48	-2.0%
Q1-2024	59	-7.8%
Q2-2024	52	-8.8%
Q3-2024	43	0.0%
Q4-2024	47	-2.1%
Q1-2025	58	-1.7%
Q2-2025	50	-3.8%
Q3-2025	42	-2.3%
Q4-2025	48	+2.1%
Q1-2026	61	+5.2%

Historical Days on Market by Quarter

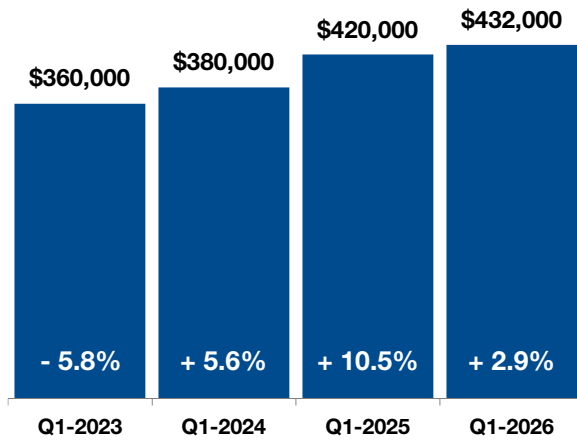


Median Sales Price

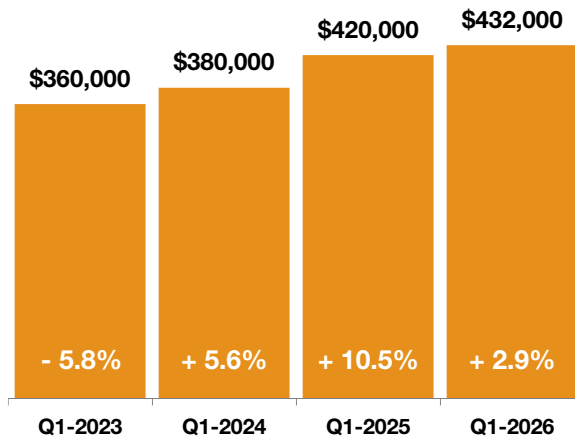
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



First Quarter

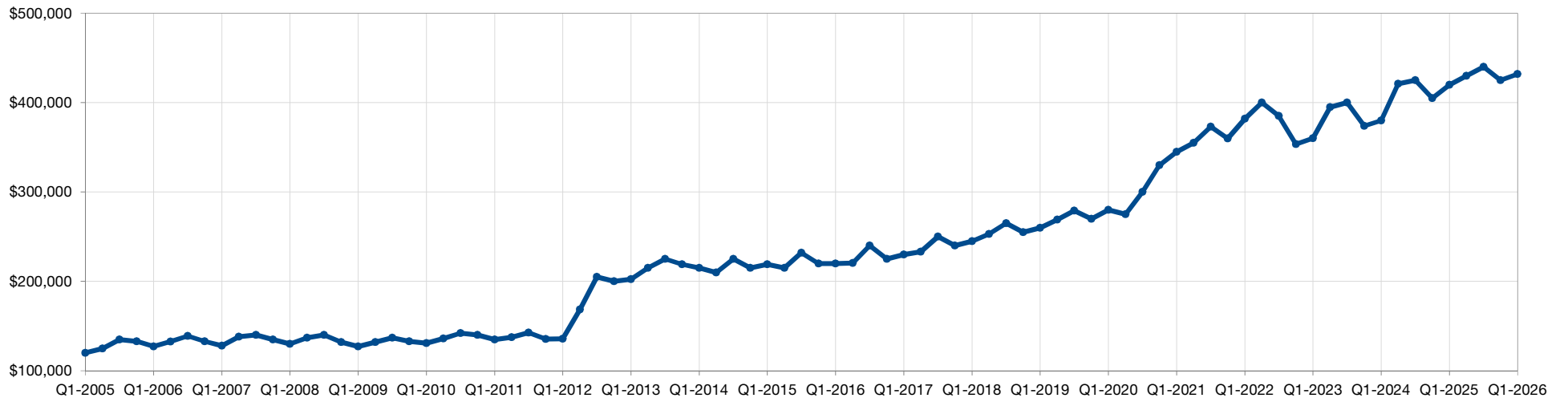


Year to Date



	Median Sales Price	Percent Change
Q2-2023	\$394,773	-1.3%
Q3-2023	\$400,000	+3.9%
Q4-2023	\$374,000	+5.8%
Q1-2024	\$380,000	+5.6%
Q2-2024	\$421,000	+6.6%
Q3-2024	\$425,000	+6.3%
Q4-2024	\$405,000	+8.3%
Q1-2025	\$420,000	+10.5%
Q2-2025	\$430,000	+2.1%
Q3-2025	\$440,000	+3.5%
Q4-2025	\$425,000	+4.9%
Q1-2026	\$432,000	+2.9%

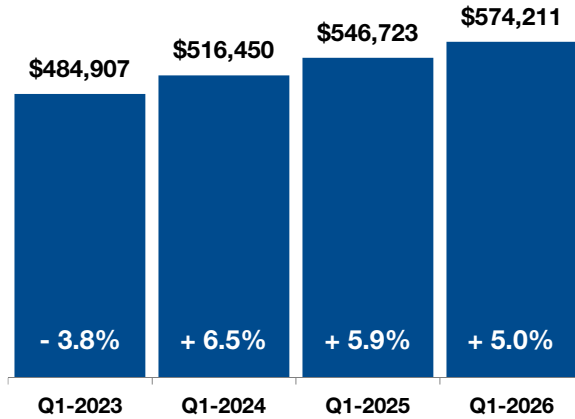
Historical Median Sales Price by Quarter



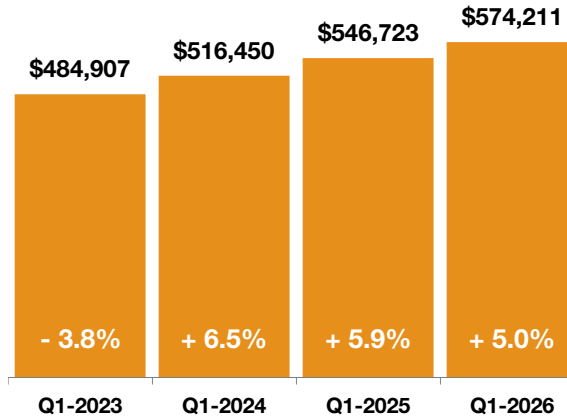
Average Sales Price

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

First Quarter

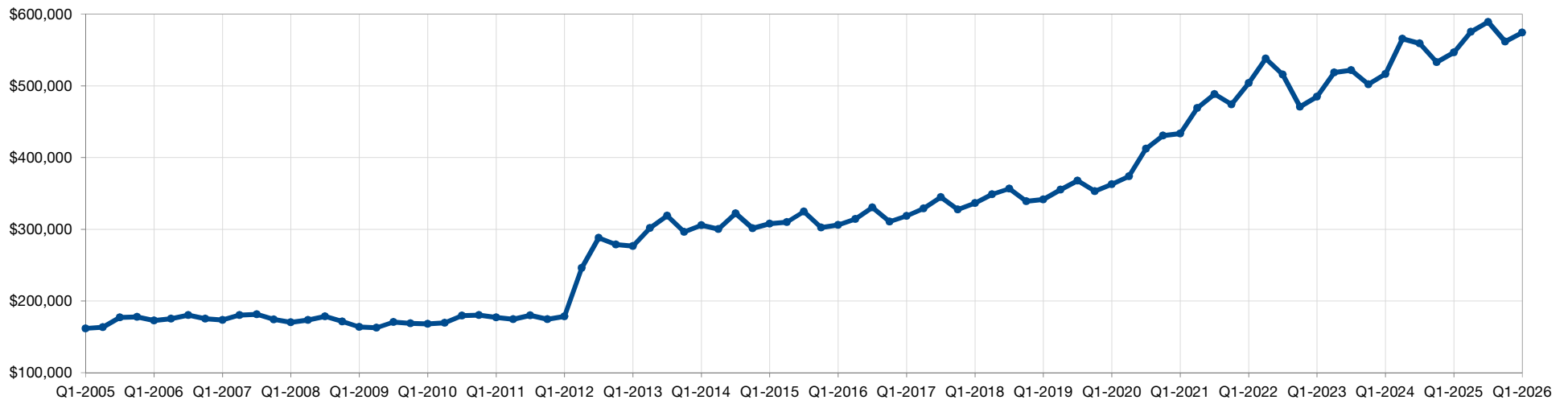


Year to Date



	Avg. Sales Price	Percent Change
Q2-2023	\$518,497	-3.6%
Q3-2023	\$521,846	+1.2%
Q4-2023	\$502,189	+6.6%
Q1-2024	\$516,450	+6.5%
Q2-2024	\$565,637	+9.1%
Q3-2024	\$559,115	+7.1%
Q4-2024	\$532,772	+6.1%
Q1-2025	\$546,723	+5.9%
Q2-2025	\$575,142	+1.7%
Q3-2025	\$588,965	+5.3%
Q4-2025	\$561,773	+5.4%
Q1-2026	\$574,211	+5.0%

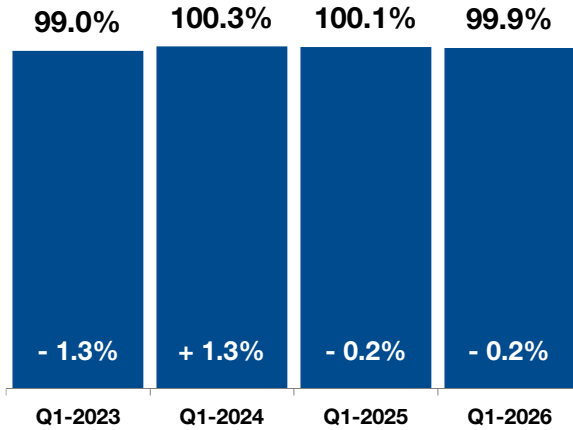
Historical Average Sales Price by Quarter



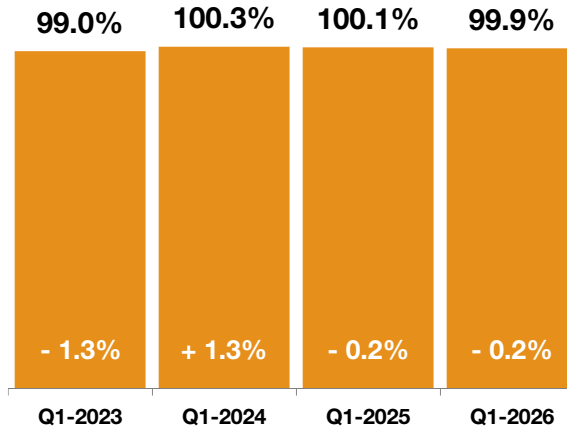
Percent of List Price Received

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

First Quarter

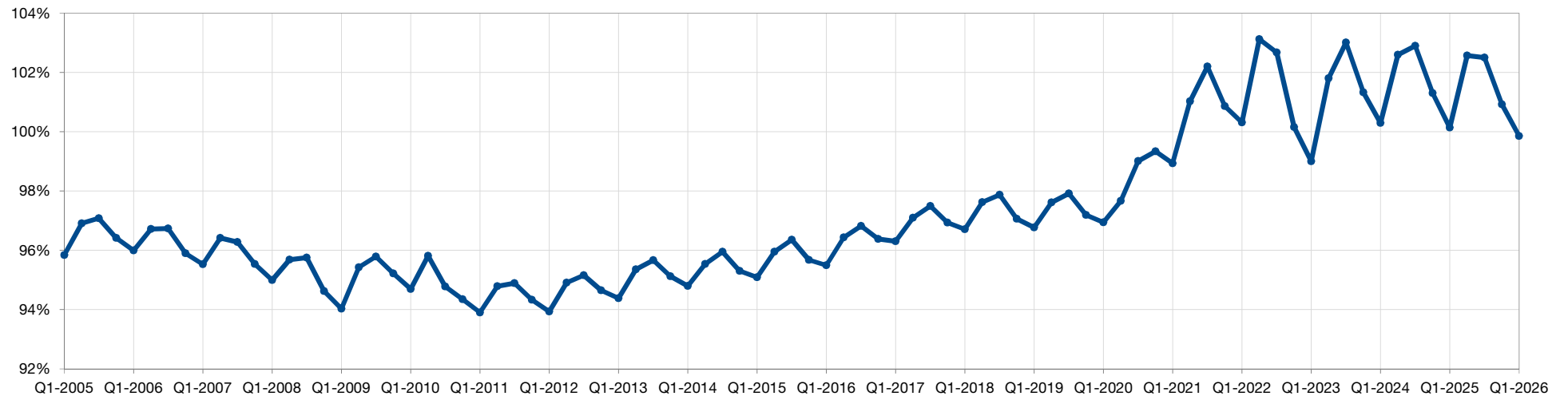


Year to Date



	Pct. of List Price Received	Percent Change
Q2-2023	101.8%	-1.3%
Q3-2023	103.0%	+0.3%
Q4-2023	101.3%	+1.1%
Q1-2024	100.3%	+1.3%
Q2-2024	102.6%	+0.8%
Q3-2024	102.9%	-0.1%
Q4-2024	101.3%	0.0%
Q1-2025	100.1%	-0.2%
Q2-2025	102.6%	0.0%
Q3-2025	102.5%	-0.4%
Q4-2025	100.9%	-0.4%
Q1-2026	99.9%	-0.2%

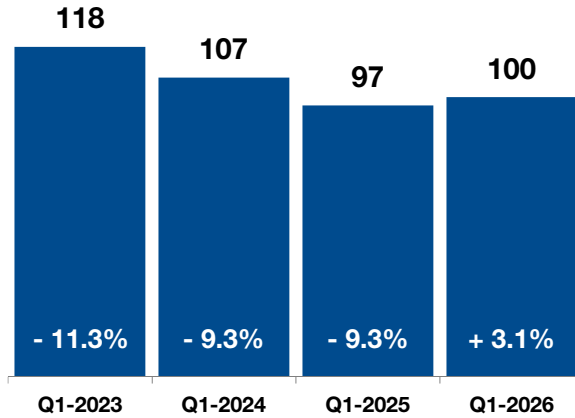
Historical Percent of List Price Received by Quarter



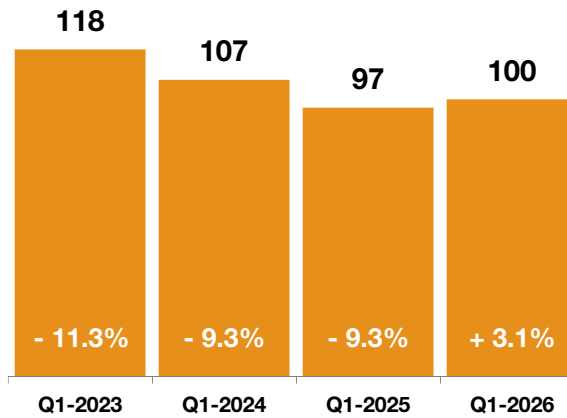
Housing Affordability Index

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

First Quarter

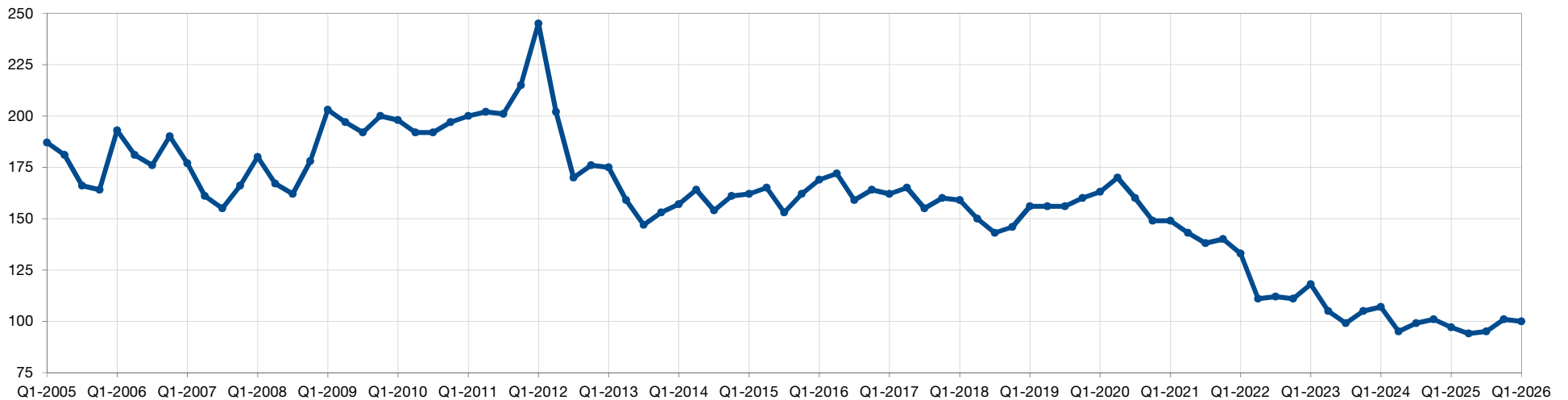


Year to Date



	Affordability Index	Percent Change
Q2-2023	105	-5.4%
Q3-2023	99	-11.6%
Q4-2023	105	-5.4%
Q1-2024	107	-9.3%
Q2-2024	95	-9.5%
Q3-2024	99	0.0%
Q4-2024	101	-3.8%
Q1-2025	97	-9.3%
Q2-2025	94	-1.1%
Q3-2025	95	-4.0%
Q4-2025	101	0.0%
Q1-2026	100	+3.1%

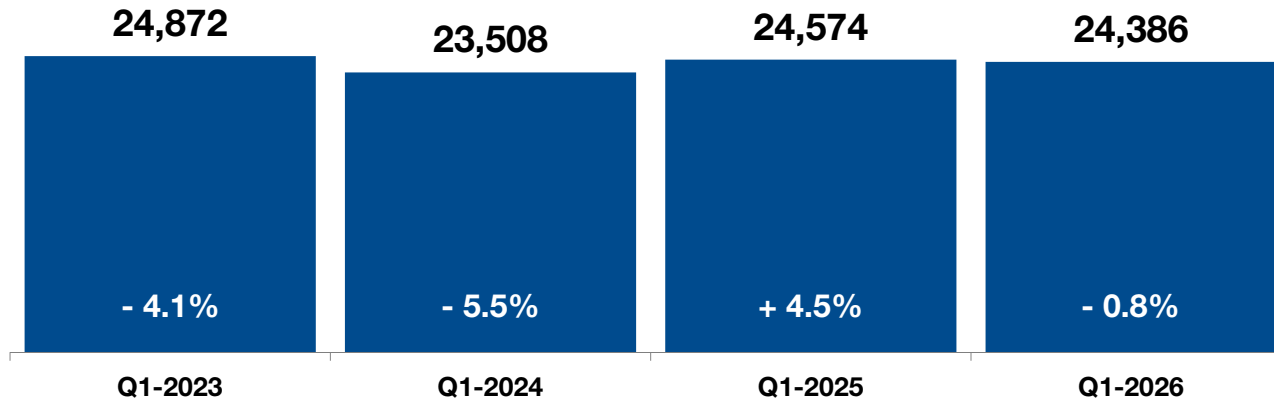
Historical Housing Affordability Index by Quarter



Inventory of Homes for Sale

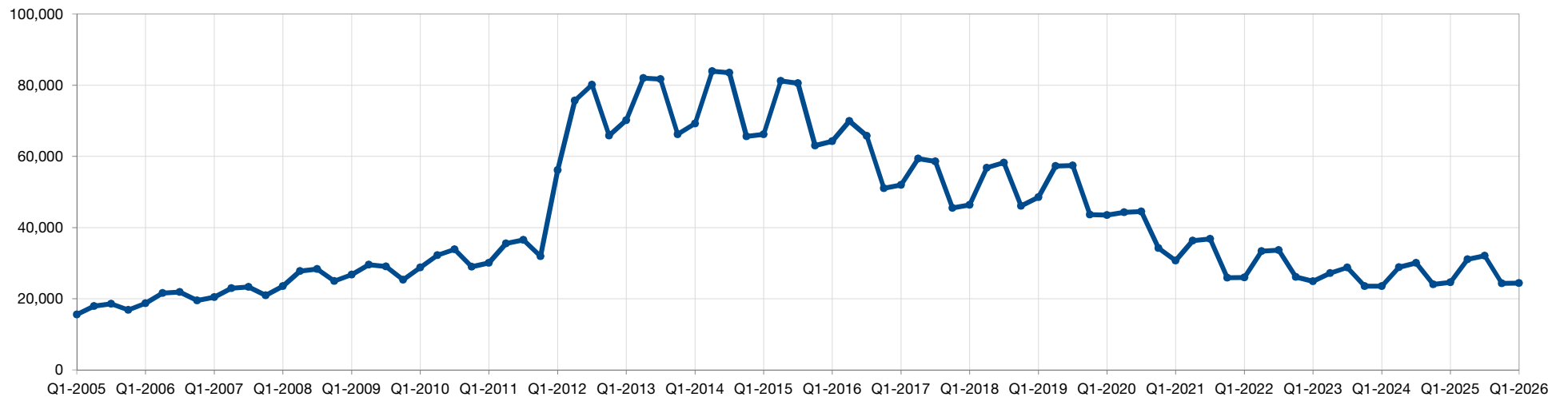
The number of properties available for sale in active status at the end of a given quarter.

First Quarter



	Homes for Sale	Percent Change
Q2-2023	27,161	-18.5%
Q3-2023	28,777	-14.4%
Q4-2023	23,508	-9.9%
Q1-2024	23,508	-5.5%
Q2-2024	28,821	+6.1%
Q3-2024	30,043	+4.4%
Q4-2024	24,021	+2.2%
Q1-2025	24,574	+4.5%
Q2-2025	31,093	+7.9%
Q3-2025	32,056	+6.7%
Q4-2025	24,331	+1.3%
Q1-2026	24,386	-0.8%

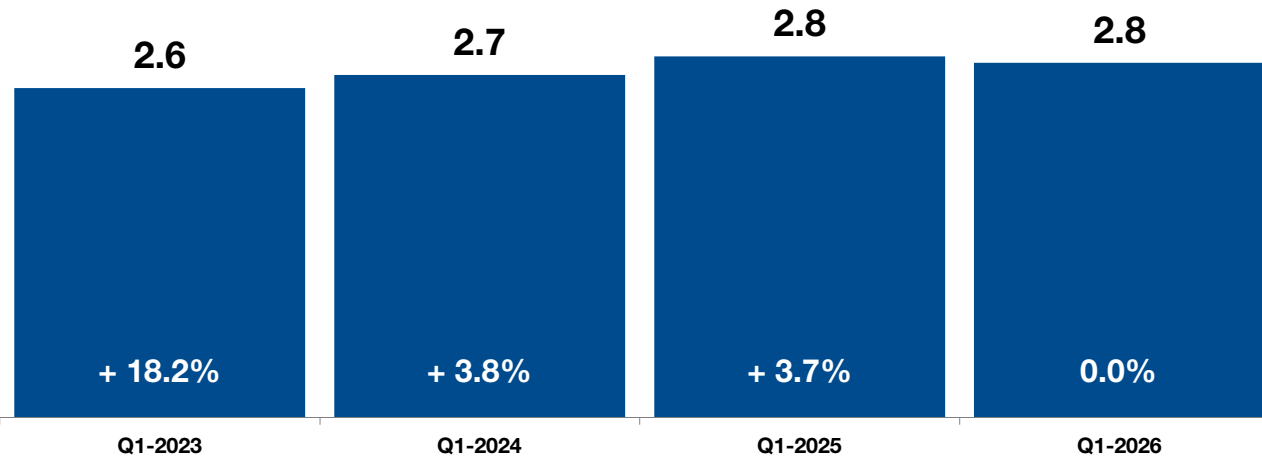
Historical Inventory of Homes for Sale by Quarter



Months Supply of Inventory

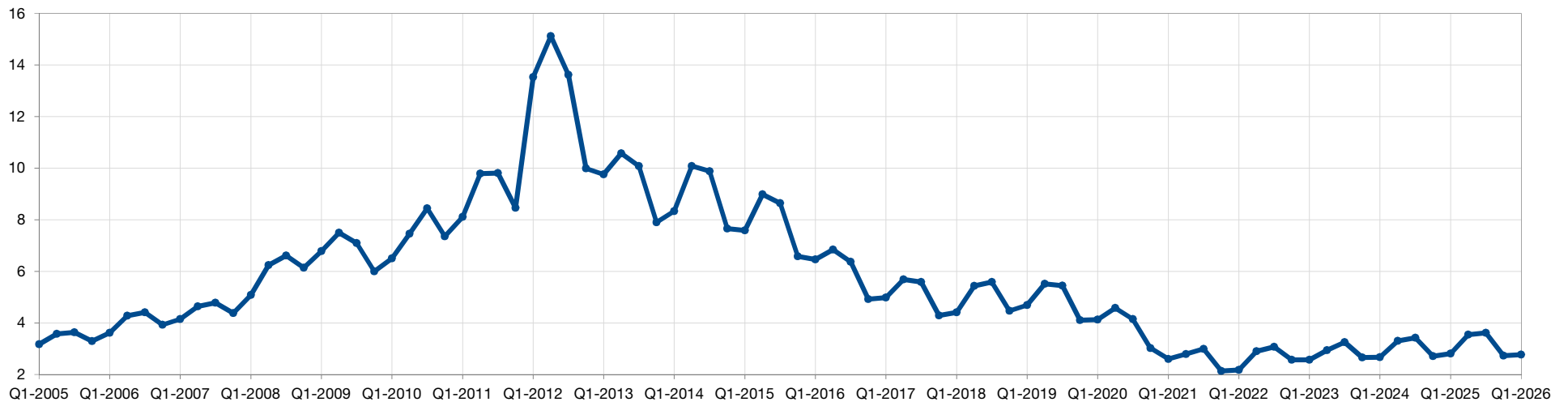
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 12 months.

First Quarter



	Months Supply	Percent Change
Q2-2023	2.9	0.0%
Q3-2023	3.2	+3.2%
Q4-2023	2.7	+3.8%
Q1-2024	2.7	+3.8%
Q2-2024	3.3	+13.8%
Q3-2024	3.4	+6.3%
Q4-2024	2.7	0.0%
Q1-2025	2.8	+3.7%
Q2-2025	3.5	+6.1%
Q3-2025	3.6	+5.9%
Q4-2025	2.7	0.0%
Q1-2026	2.8	0.0%

Historical Months Supply of Inventory by Quarter



Activity by County

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -
Albany*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Allegany	77	72	-6.5%	57	61	+7.0%	\$155,000	\$135,000	-12.9%	76	66	-13.2%	3.2	2.4	-25.0%
Bronx	662	634	-4.2%	305	317	+3.9%	\$365,000	\$400,000	+9.6%	833	824	-1.1%	7.5	6.9	-8.0%
Broome	375	393	+4.8%	331	274	-17.2%	\$170,000	\$195,000	+14.7%	264	258	-2.3%	2.0	2.0	0.0%
Cattaraugus	169	197	+16.6%	145	120	-17.2%	\$174,000	\$182,500	+4.9%	181	208	+14.9%	3.4	3.8	+11.8%
Cayuga	131	140	+6.9%	107	113	+5.6%	\$200,000	\$210,000	+5.0%	71	129	+81.7%	1.6	2.8	+75.0%
Chautauqua	226	235	+4.0%	175	210	+20.0%	\$150,000	\$165,000	+10.0%	222	214	-3.6%	2.7	2.3	-14.8%
Chemung	228	213	-6.6%	167	150	-10.2%	\$145,000	\$169,000	+16.6%	135	200	+48.1%	2.0	3.6	+80.0%
Chenango	79	78	-1.3%	70	69	-1.4%	\$180,000	\$153,500	-14.7%	98	114	+16.3%	3.6	4.2	+16.7%
Clinton	131	111	-15.3%	110	95	-13.6%	\$227,500	\$220,000	-3.3%	131	128	-2.3%	3.1	2.7	-12.9%
Columbia	191	177	-7.3%	143	127	-11.2%	\$500,000	\$500,000	0.0%	260	237	-8.8%	4.4	4.2	-4.5%
Cortland	73	73	0.0%	55	56	+1.8%	\$172,000	\$222,250	+29.2%	34	55	+61.8%	1.5	2.3	+53.3%
Delaware	102	130	+27.5%	94	112	+19.1%	\$270,000	\$276,500	+2.4%	165	193	+17.0%	4.1	4.9	+19.5%
Dutchess	640	613	-4.2%	504	542	+7.5%	\$460,000	\$475,000	+3.3%	574	574	0.0%	2.8	2.7	-3.6%
Erie	1,481	1,540	+4.0%	1,358	1,325	-2.4%	\$252,500	\$268,500	+6.3%	636	725	+14.0%	1.0	1.2	+20.0%
Essex	93	102	+9.7%	81	83	+2.5%	\$300,000	\$390,000	+30.0%	201	214	+6.5%	5.2	5.9	+13.5%
Franklin	73	66	-9.6%	55	72	+30.9%	\$125,000	\$189,500	+51.6%	153	133	-13.1%	6.4	4.9	-23.4%
Fulton*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Genesee	91	69	-24.2%	90	86	-4.4%	\$185,426	\$220,000	+18.6%	37	20	-45.9%	1.1	0.6	-45.5%
Greene	245	217	-11.4%	127	111	-12.6%	\$330,000	\$352,500	+6.8%	389	389	0.0%	7.3	7.9	+8.2%
Hamilton	16	13	-18.8%	10	17	+70.0%	\$320,000	\$350,000	+9.4%	33	26	-21.2%	4.7	2.7	-42.6%
Herkimer	114	119	+4.4%	74	82	+10.8%	\$164,300	\$166,800	+1.5%	108	124	+14.8%	3.0	3.1	+3.3%

* Data is included in the calculation of state totals. Contact the following local association for a noted county's statistical data:
Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -
Jefferson	250	246	-1.6%	186	189	+1.6%	\$200,000	\$218,500	+9.3%	232	317	+36.6%	2.7	3.6	+33.3%
Kings	795	799	+0.5%	395	347	-12.2%	\$700,000	\$720,000	+2.9%	1,199	1,262	+5.3%	8.7	9.8	+12.6%
Lewis	41	56	+36.6%	37	39	+5.4%	\$170,000	\$182,500	+7.4%	47	80	+70.2%	3.2	5.2	+62.5%
Livingston	103	87	-15.5%	66	82	+24.2%	\$175,000	\$220,000	+25.7%	45	44	-2.2%	1.2	1.2	0.0%
Madison	111	107	-3.6%	111	91	-18.0%	\$240,000	\$255,000	+6.3%	59	83	+40.7%	1.3	1.8	+38.5%
Monroe	1,586	1,498	-5.5%	1,158	1,058	-8.6%	\$234,000	\$255,000	+9.0%	371	314	-15.4%	0.6	0.5	-16.7%
Montgomery*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Nassau	3,058	2,807	-8.2%	2,111	1,978	-6.3%	\$773,000	\$812,000	+5.0%	2,272	2,115	-6.9%	2.8	2.6	-7.1%
New York†	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Niagara	431	404	-6.3%	379	342	-9.8%	\$212,750	\$220,000	+3.4%	203	223	+9.9%	1.3	1.5	+15.4%
Oneida	330	351	+6.4%	292	318	+8.9%	\$210,000	\$210,000	0.0%	213	301	+41.3%	1.7	2.2	+29.4%
Onondaga	866	759	-12.4%	780	715	-8.3%	\$247,000	\$263,000	+6.5%	342	385	+12.6%	1.0	1.2	+20.0%
Ontario	280	268	-4.3%	196	186	-5.1%	\$253,500	\$265,000	+4.5%	121	129	+6.6%	1.3	1.5	+15.4%
Orange	899	858	-4.6%	642	600	-6.5%	\$440,000	\$451,250	+2.6%	830	856	+3.1%	3.2	3.5	+9.4%
Orleans	77	72	-6.5%	51	69	+35.3%	\$170,000	\$175,250	+3.1%	35	34	-2.9%	1.3	1.2	-7.7%
Oswego	166	186	+12.0%	160	196	+22.5%	\$177,550	\$200,000	+12.6%	109	144	+32.1%	1.5	1.7	+13.3%
Otsego	88	106	+20.5%	88	94	+6.8%	\$176,500	\$231,600	+31.2%	94	129	+37.2%	2.6	3.6	+38.5%
Putnam	246	209	-15.0%	168	185	+10.1%	\$519,950	\$565,000	+8.7%	191	171	-10.5%	2.6	2.0	-23.1%
Queens	3,119	3,012	-3.4%	1,619	1,508	-6.9%	\$598,000	\$625,000	+4.5%	3,815	3,498	-8.3%	6.4	6.0	-6.3%
Rensselaer*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Richmond	733	717	-2.2%	543	464	-14.5%	\$675,000	\$680,000	+0.7%	667	576	-13.6%	3.3	3.0	-9.1%
Rockland	695	642	-7.6%	474	493	+4.0%	\$703,250	\$707,500	+0.6%	520	506	-2.7%	2.9	2.5	-13.8%

† Data is included in the calculation of state totals. However, New York County data is incomplete and does not accurately represent activity.

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Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518.464.0191

Activity by County (continued)

Key metrics by report quarter for the counties in the state of New York.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -	Q1-2025	Q1-2026	+ / -
St Lawrence	37	35	-5.4%	21	22	+4.8%	\$120,000	\$149,500	+24.6%	49	57	+16.3%	4.8	5.3	+10.4%
Saratoga*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	34	33	-2.9%	25	29	+16.0%	\$204,500	\$200,000	-2.2%	32	33	+3.1%	2.7	2.9	+7.4%
Seneca	52	52	0.0%	39	49	+25.6%	\$171,050	\$210,000	+22.8%	31	32	+3.2%	1.7	1.5	-11.8%
Steuben	212	194	-8.5%	152	132	-13.2%	\$169,950	\$158,000	-7.0%	165	165	0.0%	2.6	2.7	+3.8%
Suffolk	4,063	3,510	-13.6%	2,670	2,565	-3.9%	\$649,000	\$666,375	+2.7%	3,260	2,775	-14.9%	3.0	2.5	-16.7%
Sullivan	271	269	-0.7%	156	181	+16.0%	\$334,950	\$329,000	-1.8%	398	415	+4.3%	6.0	5.9	-1.7%
Tioga	82	82	0.0%	73	59	-19.2%	\$197,000	\$199,900	+1.5%	75	67	-10.7%	2.9	2.3	-20.7%
Tompkins	191	199	+4.2%	102	107	+4.9%	\$347,000	\$321,500	-7.3%	84	168	+100.0%	1.6	3.2	+100.0%
Ulster	440	380	-13.6%	389	344	-11.6%	\$410,000	\$438,250	+6.9%	514	487	-5.3%	3.7	3.5	-5.4%
Warren	175	175	0.0%	162	119	-26.5%	\$350,000	\$315,000	-10.0%	144	148	+2.8%	2.3	2.3	0.0%
Washington*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	150	164	+9.3%	144	144	0.0%	\$216,250	\$233,000	+7.7%	52	73	+40.4%	0.8	1.0	+25.0%
Westchester	2,328	2,105	-9.6%	1,418	1,312	-7.5%	\$675,000	\$699,500	+3.6%	1,492	1,374	-7.9%	2.4	2.2	-8.3%
Wyoming	51	45	-11.8%	49	57	+16.3%	\$162,475	\$205,000	+26.2%	24	23	-4.2%	1.2	0.9	-25.0%
Yates	46	42	-8.7%	31	43	+38.7%	\$249,900	\$250,000	+0.0%	30	32	+6.7%	1.8	1.8	0.0%
New York State	30,118	28,736	-4.6%	20,975	20,109	-4.1%	\$420,000	\$432,000	+2.9%	24,574	24,386	-0.8%	2.8	2.8	0.0%

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