

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 10.0 percent to 15,408. Pending Sales increased 0.4 percent to 9,461. Inventory increased 4.7 percent to 28,058.

Median Sales Price increased 2.4 percent from \$420,000 to \$430,000. Days on Market increased 6.9 percent to 62. Months Supply of Inventory increased 3.2 percent to 3.2.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

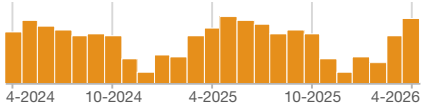
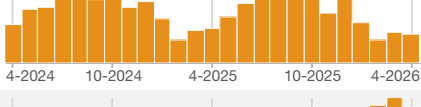
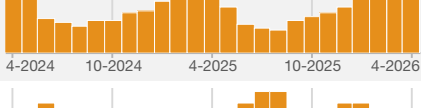
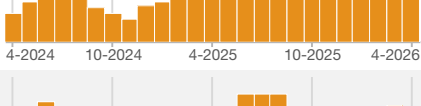
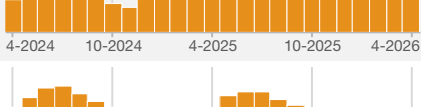
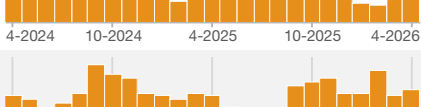
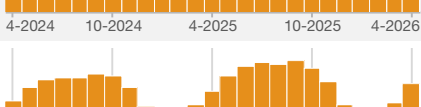
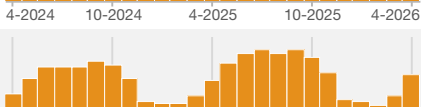
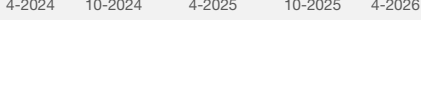
- 8.0%	+ 2.4%	+ 4.7%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

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.

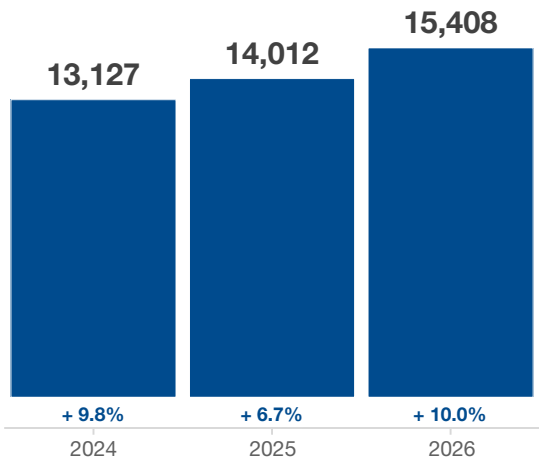
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		14,012	15,408	+ 10.0%	44,137	44,280	+ 0.3%
Pending Sales		9,422	9,461	+ 0.4%	31,005	30,102	- 2.9%
Closed Sales		7,148	6,579	- 8.0%	28,105	26,851	- 4.5%
Days on Market Until Sale		58	62	+ 6.9%	58	62	+ 6.9%
Median Sales Price		\$420,000	\$430,000	+ 2.4%	\$420,000	\$430,000	+ 2.4%
Average Sales Price		\$551,184	\$569,509	+ 3.3%	\$548,027	\$572,342	+ 4.4%
Percent of List Price Received		101.6%	101.1%	- 0.5%	100.5%	100.2%	- 0.3%
Housing Affordability Index		97	99	+ 2.1%	97	99	+ 2.1%
Inventory of Homes for Sale		26,796	28,058	+ 4.7%	—	—	—
Months Supply of Inventory		3.1	3.2	+ 3.2%	—	—	—

New Listings

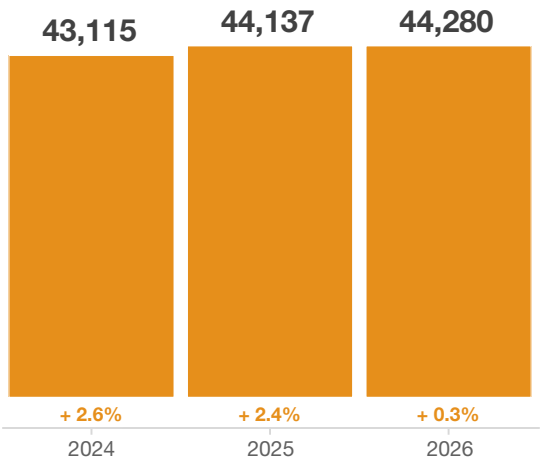
A count of the properties that have been newly listed on the market in a given month.



April

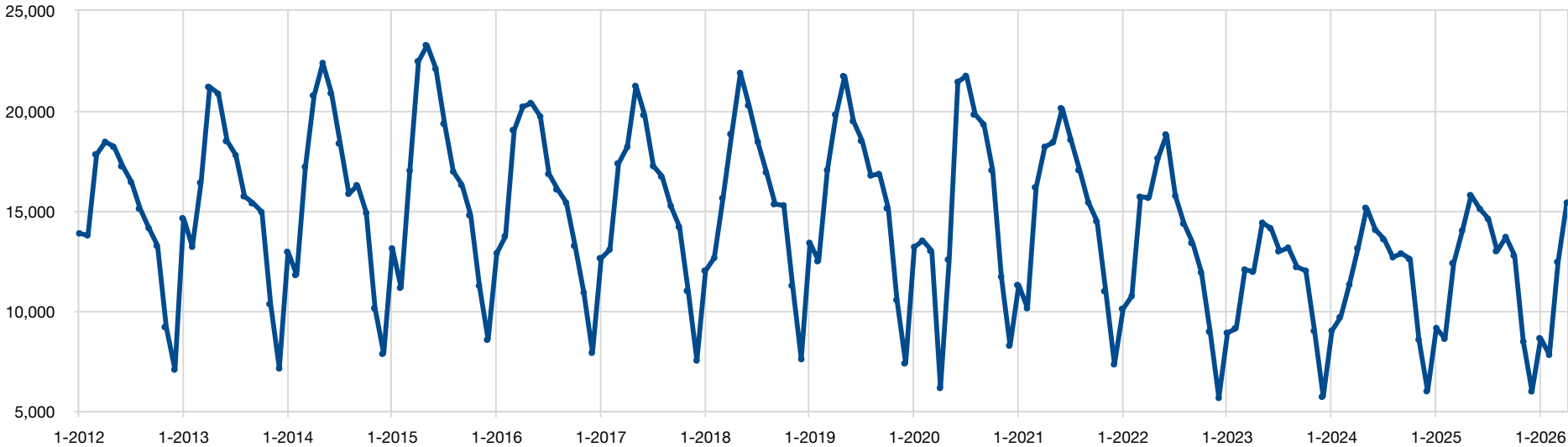


Year to Date



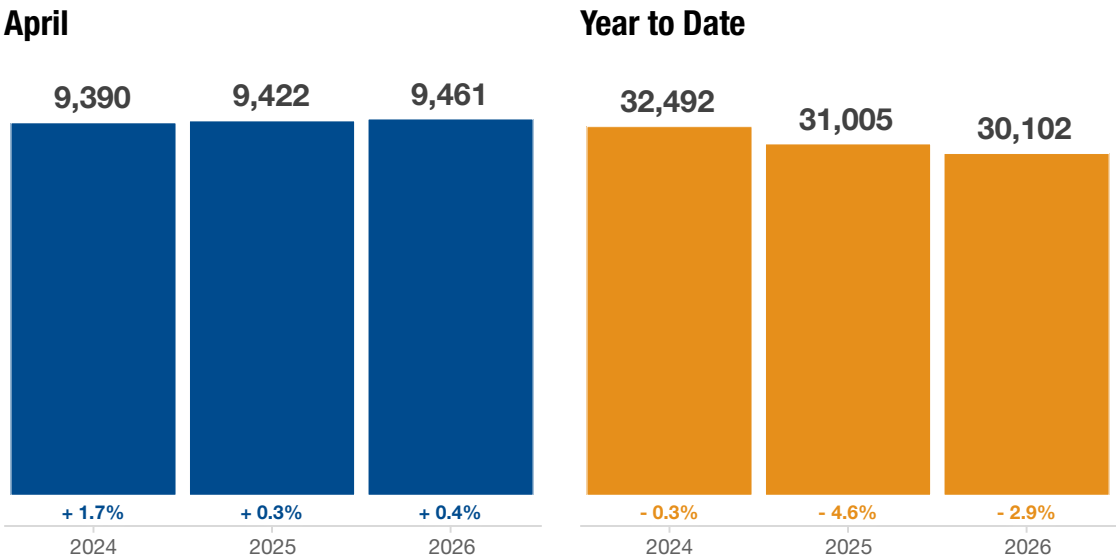
New Listings		Prior Year	Percent Change
May 2025	15,782	15,147	+ 4.2%
June 2025	15,098	14,052	+ 7.4%
July 2025	14,599	13,586	+ 7.5%
August 2025	12,983	12,679	+ 2.4%
September 2025	13,690	12,865	+ 6.4%
October 2025	12,768	12,599	+ 1.3%
November 2025	8,462	8,561	- 1.2%
December 2025	5,975	5,984	- 0.2%
January 2026	8,628	9,138	- 5.6%
February 2026	7,800	8,604	- 9.3%
March 2026	12,444	12,383	+ 0.5%
April 2026	15,408	14,012	+ 10.0%
12-Month Avg	11,970	11,634	+ 2.9%

Historical New Listings by Month



Pending Sales

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



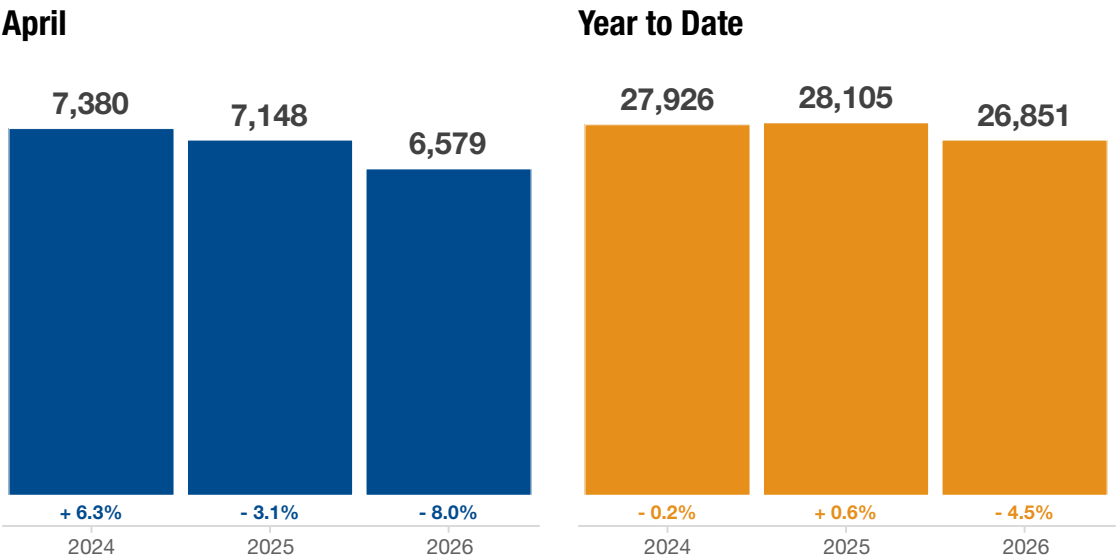
	Pending Sales	Prior Year	Percent Change
May 2025	10,344	10,328	+ 0.2%
June 2025	10,735	10,225	+ 5.0%
July 2025	10,645	10,548	+ 0.9%
August 2025	10,266	9,959	+ 3.1%
September 2025	9,644	8,954	+ 7.7%
October 2025	10,038	9,777	+ 2.7%
November 2025	7,795	7,807	- 0.2%
December 2025	6,327	6,213	+ 1.8%
January 2026	6,038	6,317	- 4.4%
February 2026	6,245	6,691	- 6.7%
March 2026	8,358	8,575	- 2.5%
April 2026	9,461	9,422	+ 0.4%
12-Month Avg	8,825	8,735	+ 1.0%

Historical Pending Sales by Month



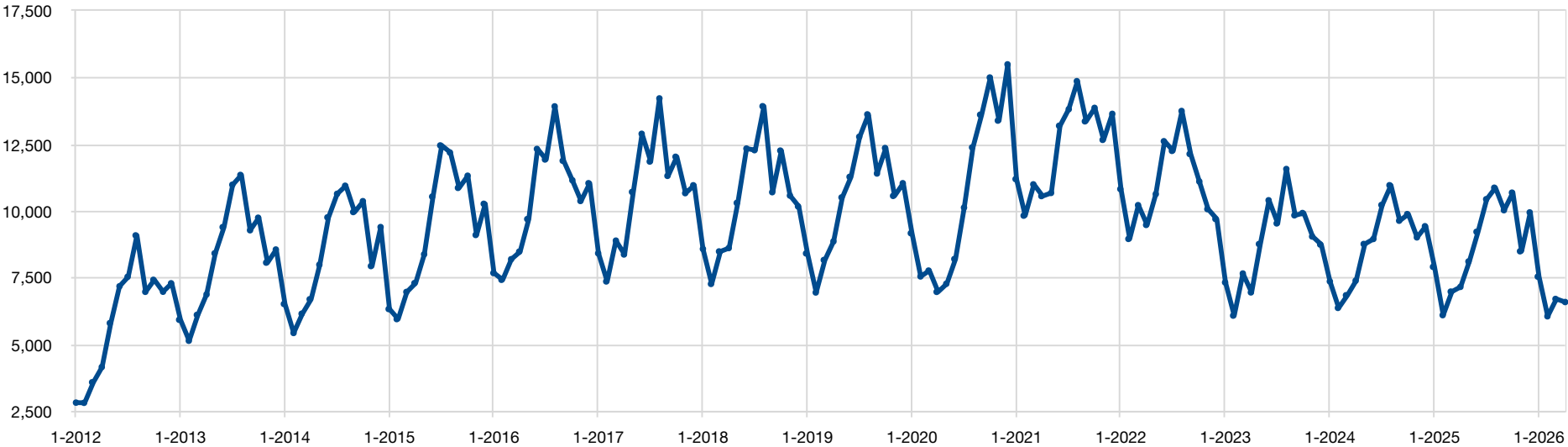
Closed Sales

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



	Closed Sales	Prior Year	Percent Change
May 2025	8,099	8,755	- 7.5%
June 2025	9,213	8,944	+ 3.0%
July 2025	10,434	10,218	+ 2.1%
August 2025	10,865	10,958	- 0.8%
September 2025	10,023	9,629	+ 4.1%
October 2025	10,680	9,876	+ 8.1%
November 2025	8,483	9,004	- 5.8%
December 2025	9,939	9,421	+ 5.5%
January 2026	7,532	7,899	- 4.6%
February 2026	6,045	6,088	- 0.7%
March 2026	6,695	6,970	- 3.9%
April 2026	6,579	7,148	- 8.0%
12-Month Avg	8,716	8,743	- 0.3%

Historical Closed Sales by Month

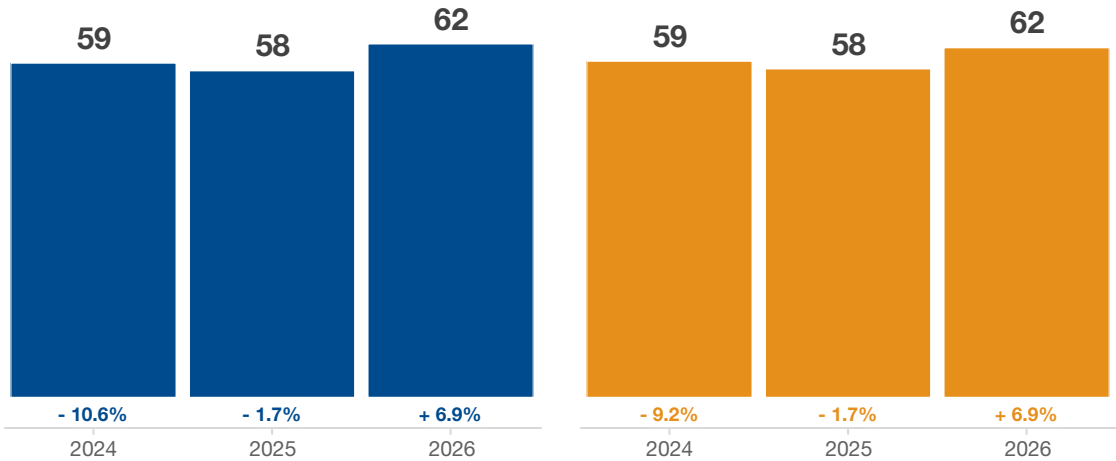


Days on Market Until Sale

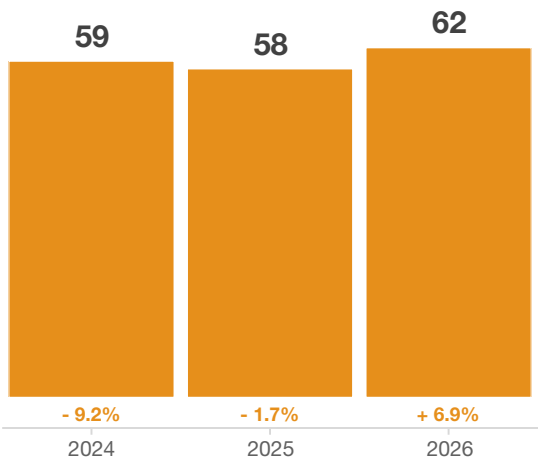
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



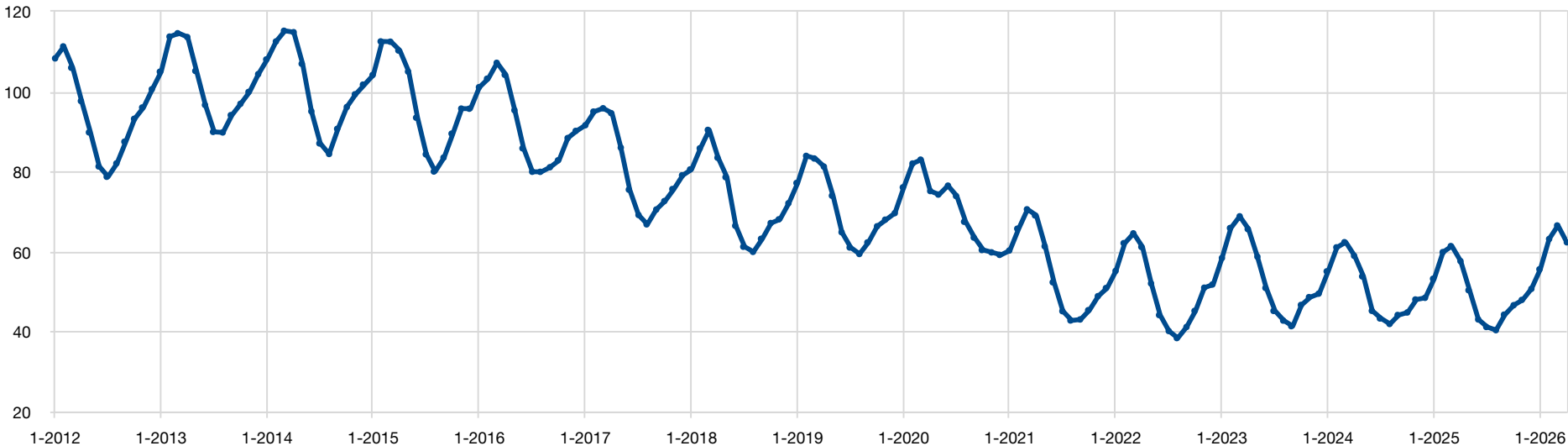
Year to Date



Days on Market		Prior Year	Percent Change
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%
November 2025	48	48	0.0%
December 2025	51	48	+ 6.3%
January 2026	56	53	+ 5.7%
February 2026	63	60	+ 5.0%
March 2026	67	61	+ 9.8%
April 2026	62	58	+ 6.9%
12-Month Avg*	50	49	+ 0.7%

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

Historical Days on Market Until Sale by Month

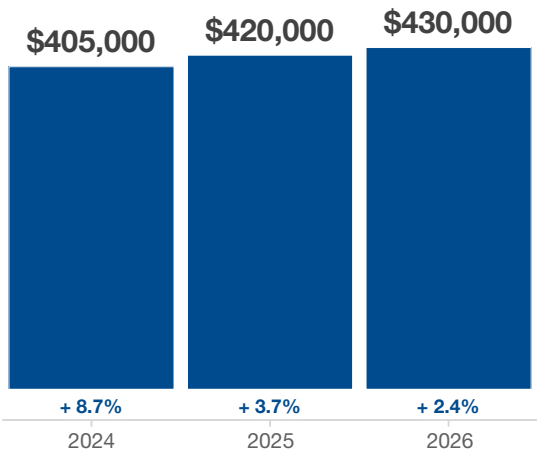


Median Sales Price

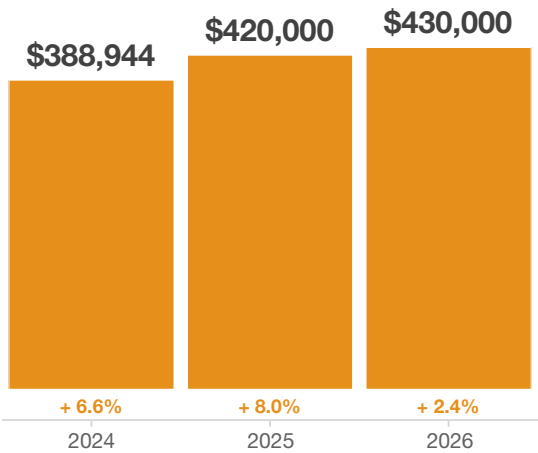
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$430,000	\$416,500	+ 3.2%
June 2025	\$440,000	\$439,000	+ 0.2%
July 2025	\$450,000	\$430,000	+ 4.7%
August 2025	\$450,000	\$430,000	+ 4.7%
September 2025	\$425,000	\$410,000	+ 3.7%
October 2025	\$427,000	\$405,500	+ 5.3%
November 2025	\$419,000	\$400,000	+ 4.8%
December 2025	\$439,000	\$411,500	+ 6.7%
January 2026	\$440,000	\$415,000	+ 6.0%
February 2026	\$420,000	\$425,000	- 1.2%
March 2026	\$435,000	\$419,000	+ 3.8%
April 2026	\$430,000	\$420,000	+ 2.4%
12-Month Avg*	\$435,000	\$420,000	+ 3.6%

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

Historical Median Sales Price by Month

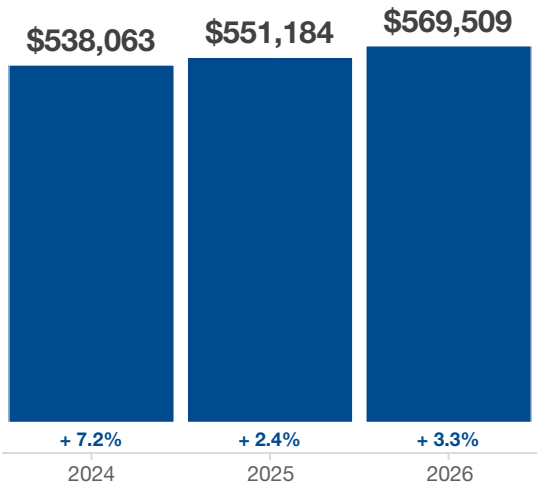


Average Sales Price

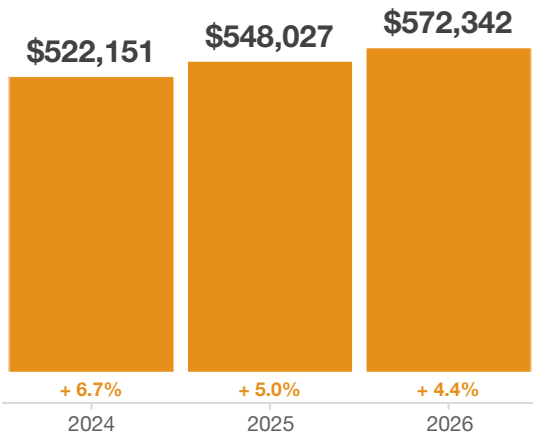
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



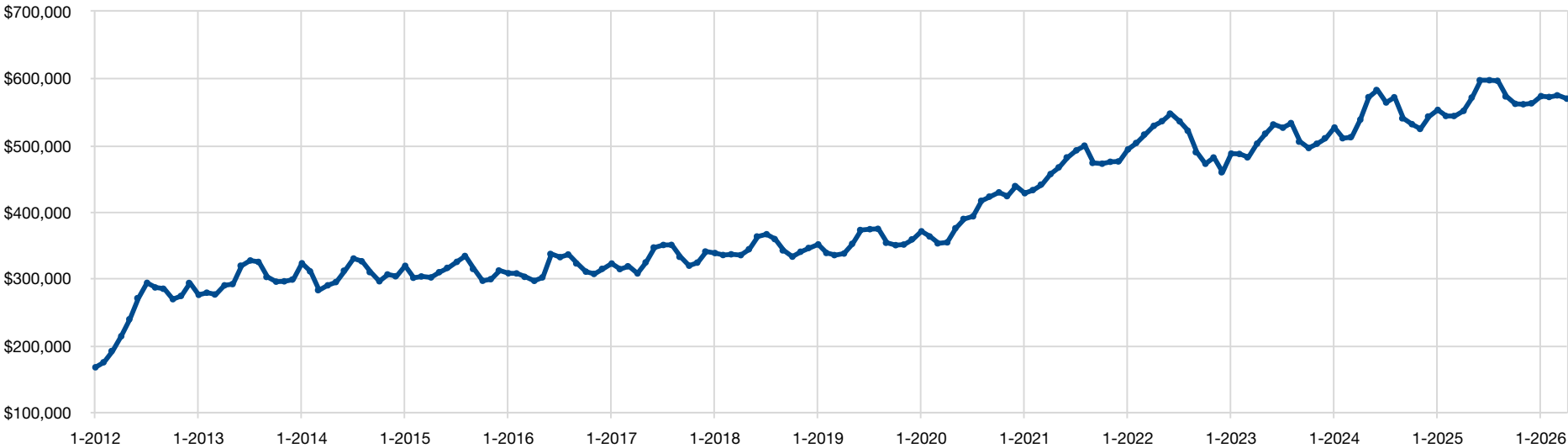
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
May 2025	\$571,105	\$571,709	- 0.1%
June 2025	\$597,109	\$582,461	+ 2.5%
July 2025	\$597,119	\$563,732	+ 5.9%
August 2025	\$596,228	\$571,570	+ 4.3%
September 2025	\$572,830	\$539,981	+ 6.1%
October 2025	\$561,750	\$531,242	+ 5.7%
November 2025	\$561,117	\$524,133	+ 7.1%
December 2025	\$562,498	\$542,737	+ 3.6%
January 2026	\$573,232	\$552,629	+ 3.7%
February 2026	\$571,980	\$543,532	+ 5.2%
March 2026	\$574,445	\$543,490	+ 5.7%
April 2026	\$569,509	\$551,184	+ 3.3%
12-Month Avg*	\$576,501	\$552,092	+ 4.4%

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

Historical Average Sales Price by Month

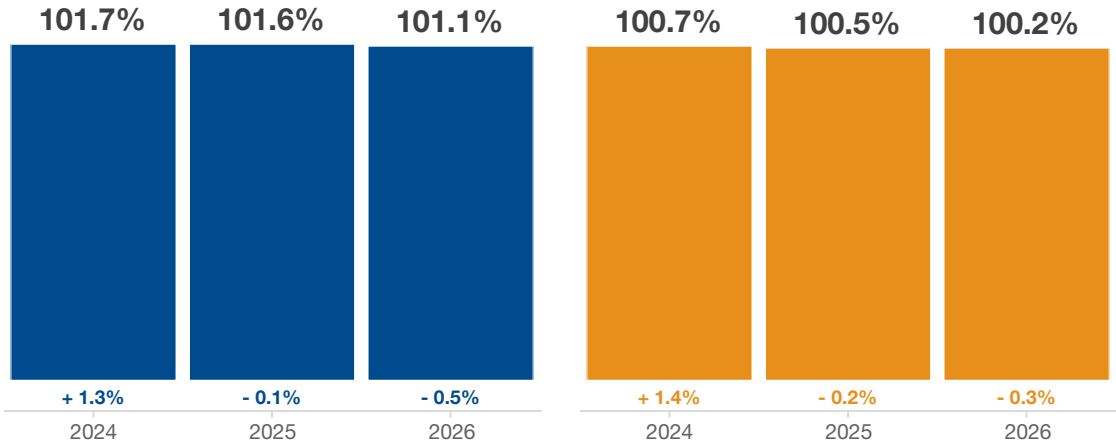


Percent of List Price Received

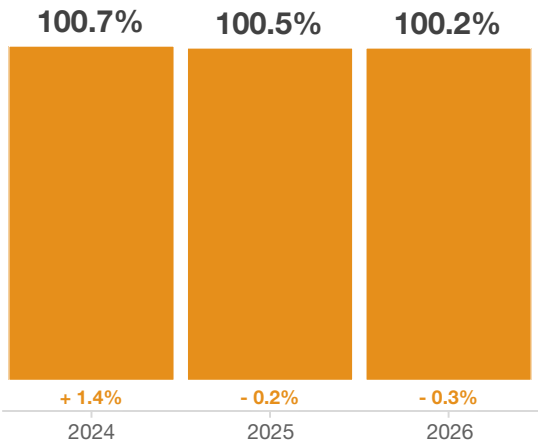
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
May 2025	102.8%	102.5%	+ 0.3%
June 2025	103.1%	103.4%	- 0.3%
July 2025	103.1%	103.6%	- 0.5%
August 2025	102.5%	102.9%	- 0.4%
September 2025	101.9%	102.2%	- 0.3%
October 2025	101.2%	101.7%	- 0.5%
November 2025	100.9%	101.3%	- 0.4%
December 2025	100.6%	100.9%	- 0.3%
January 2026	99.8%	100.3%	- 0.5%
February 2026	99.5%	99.8%	- 0.3%
March 2026	100.3%	100.3%	0.0%
April 2026	101.1%	101.6%	- 0.5%
12-Month Avg*	101.5%	101.8%	- 0.3%

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

Historical Percent of List Price Received by Month



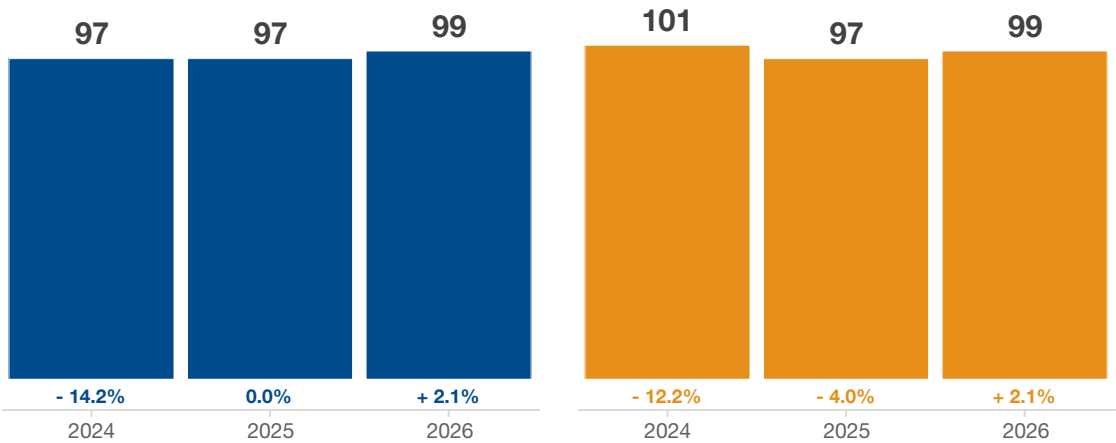
Housing Affordability Index

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.



April

Year to Date



	Affordability Index	Prior Year	Percent Change
May 2025	94	96	- 2.1%
June 2025	93	92	+ 1.1%
July 2025	91	95	- 4.2%
August 2025	92	98	- 6.1%
September 2025	100	106	- 5.7%
October 2025	101	103	- 1.9%
November 2025	102	102	0.0%
December 2025	98	98	0.0%
January 2026	98	97	+ 1.0%
February 2026	104	96	+ 8.3%
March 2026	97	98	- 1.0%
April 2026	99	97	+ 2.1%
12-Month Avg	97	98	- 1.0%

Historical Housing Affordability Index by Month

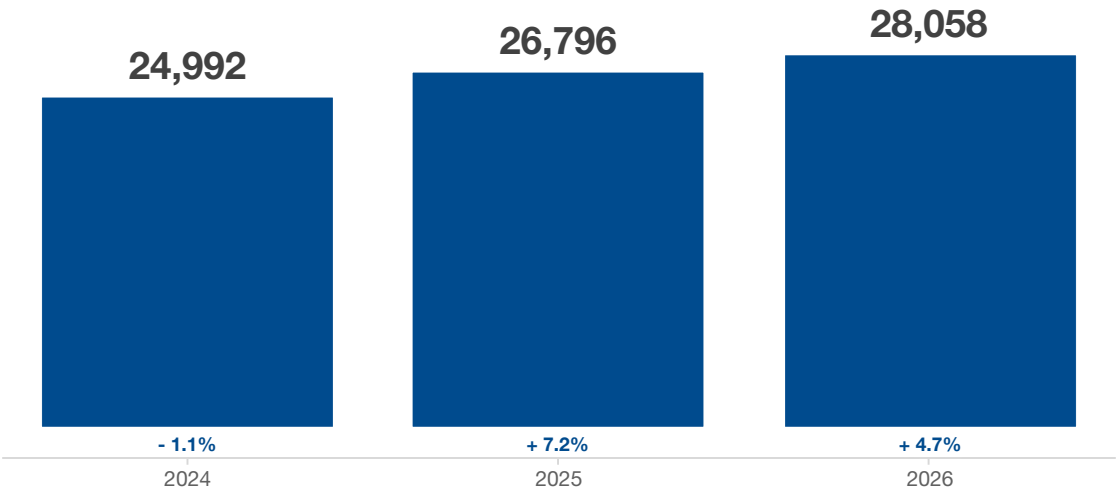


Inventory of Homes for Sale

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



April



Homes for Sale		Prior Year	Percent Change
May 2025	29,534	27,475	+ 7.5%
June 2025	31,107	28,818	+ 7.9%
July 2025	31,832	29,305	+ 8.6%
August 2025	31,487	29,042	+ 8.4%
September 2025	32,089	30,039	+ 6.8%
October 2025	31,054	29,633	+ 4.8%
November 2025	28,504	27,529	+ 3.5%
December 2025	24,433	24,021	+ 1.7%
January 2026	23,907	23,670	+ 1.0%
February 2026	23,199	23,326	- 0.5%
March 2026	24,769	24,594	+ 0.7%
April 2026	28,058	26,796	+ 4.7%
12-Month Avg	28,331	27,021	+ 4.8%

Historical Inventory of Homes for Sale by Month

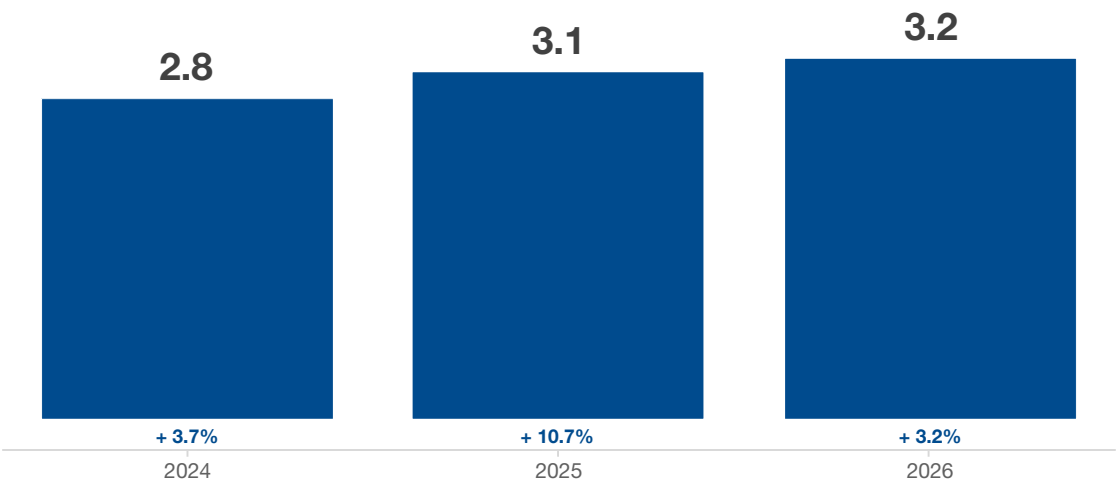


Months Supply of Inventory

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.



April



Months Supply		Prior Year	Percent Change
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	3.4	+ 2.9%
November 2025	3.2	3.1	+ 3.2%
December 2025	2.7	2.7	0.0%
January 2026	2.7	2.7	0.0%
February 2026	2.6	2.7	- 3.7%
March 2026	2.8	2.8	0.0%
April 2026	3.2	3.1	+ 3.2%
12-Month Avg*	3.2	3.1	+ 4.3%

* Months Supply for all properties from May 2025 through April 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		
	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	43	38	- 11.6%	18	23	+ 27.8%	\$111,824	\$132,500	+ 18.5%	89	84	- 5.6%	3.7	3.1	- 16.2%
Bronx	219	215	- 1.8%	81	102	+ 25.9%	\$350,000	\$419,957	+ 20.0%	864	837	- 3.1%	7.9	7.0	- 11.4%
Broome	164	171	+ 4.3%	90	85	- 5.6%	\$176,500	\$197,000	+ 11.6%	268	254	- 5.2%	2.1	2.0	- 4.8%
Cattaraugus	67	74	+ 10.4%	38	49	+ 28.9%	\$182,000	\$175,000	- 3.8%	181	198	+ 9.4%	3.4	3.6	+ 5.9%
Cayuga	73	69	- 5.5%	39	44	+ 12.8%	\$196,000	\$194,745	- 0.6%	93	136	+ 46.2%	2.1	3.0	+ 42.9%
Chautauqua	130	147	+ 13.1%	59	67	+ 13.6%	\$145,000	\$179,000	+ 23.4%	228	264	+ 15.8%	2.7	2.9	+ 7.4%
Chemung	83	88	+ 6.0%	62	59	- 4.8%	\$159,950	\$189,500	+ 18.5%	150	214	+ 42.7%	2.3	3.8	+ 65.2%
Chenango	38	42	+ 10.5%	19	22	+ 15.8%	\$144,500	\$147,975	+ 2.4%	98	114	+ 16.3%	3.7	4.2	+ 13.5%
Clinton	58	73	+ 25.9%	46	34	- 26.1%	\$192,500	\$207,000	+ 7.5%	139	140	+ 0.7%	3.2	2.9	- 9.4%
Columbia	99	105	+ 6.1%	46	47	+ 2.2%	\$479,000	\$415,000	- 13.4%	267	262	- 1.9%	4.5	4.6	+ 2.2%
Cortland	34	54	+ 58.8%	18	16	- 11.1%	\$160,500	\$210,250	+ 31.0%	38	77	+ 102.6%	1.6	3.1	+ 93.8%
Delaware	60	76	+ 26.7%	25	32	+ 28.0%	\$310,000	\$257,500	- 16.9%	184	229	+ 24.5%	4.6	5.8	+ 26.1%
Dutchess	352	342	- 2.8%	181	147	- 18.8%	\$436,500	\$487,000	+ 11.6%	675	640	- 5.2%	3.3	3.0	- 9.1%
Erie	839	944	+ 12.5%	433	378	- 12.7%	\$260,000	\$275,000	+ 5.8%	733	882	+ 20.3%	1.2	1.4	+ 16.7%
Essex	56	63	+ 12.5%	27	18	- 33.3%	\$291,500	\$242,250	- 16.9%	223	234	+ 4.9%	5.8	6.3	+ 8.6%
Franklin	45	48	+ 6.7%	17	16	- 5.9%	\$180,000	\$123,500	- 31.4%	170	153	- 10.0%	7.1	5.5	- 22.5%
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	52	54	+ 3.8%	28	20	- 28.6%	\$166,000	\$238,500	+ 43.7%	50	31	- 38.0%	1.4	0.9	- 35.7%
Greene	117	80	- 31.6%	54	51	- 5.6%	\$350,000	\$375,000	+ 7.1%	415	376	- 9.4%	7.7	7.7	0.0%
Hamilton	11	6	- 45.5%	4	3	- 25.0%	\$411,000	\$350,000	- 14.8%	32	27	- 15.6%	4.3	2.8	- 34.9%
Herkimer	61	62	+ 1.6%	28	36	+ 28.6%	\$141,000	\$189,000	+ 34.0%	110	138	+ 25.5%	3.0	3.6	+ 20.0%
Jefferson	147	159	+ 8.2%	74	67	- 9.5%	\$252,450	\$245,000	- 3.0%	254	388	+ 52.8%	2.9	4.6	+ 58.6%
Kings	299	314	+ 5.0%	123	112	- 8.9%	\$638,800	\$585,000	- 8.4%	1,253	1,329	+ 6.1%	9.1	10.3	+ 13.2%
Lewis	21	23	+ 9.5%	14	14	0.0%	\$167,950	\$182,500	+ 8.7%	51	84	+ 64.7%	3.5	5.5	+ 57.1%
Livingston	39	57	+ 46.2%	31	19	- 38.7%	\$282,000	\$230,000	- 18.4%	44	50	+ 13.6%	1.2	1.3	+ 8.3%
Madison	65	87	+ 33.8%	34	16	- 52.9%	\$228,000	\$211,500	- 7.2%	69	111	+ 60.9%	1.5	2.4	+ 60.0%
Monroe	783	855	+ 9.2%	471	429	- 8.9%	\$273,450	\$280,000	+ 2.4%	435	476	+ 9.4%	0.8	0.8	0.0%
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	1,359	1,544	+ 13.6%	682	595	- 12.8%	\$769,000	\$829,000	+ 7.8%	2,542	2,586	+ 1.7%	3.1	3.1	0.0%
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	227	203	- 10.6%	122	89	- 27.0%	\$213,483	\$226,000	+ 5.9%	231	237	+ 2.6%	1.5	1.6	+ 6.7%

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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		
	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Oneida	191	237	+ 24.1%	91	84	- 7.7%	\$199,280	\$220,000	+ 10.4%	232	372	+ 60.3%	1.8	2.8	+ 55.6%
Onondaga	447	511	+ 14.3%	261	206	- 21.1%	\$265,000	\$263,500	- 0.6%	392	522	+ 33.2%	1.2	1.6	+ 33.3%
Ontario	138	168	+ 21.7%	79	61	- 22.8%	\$265,000	\$315,000	+ 18.9%	141	161	+ 14.2%	1.5	1.8	+ 20.0%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	40	53	+ 32.5%	20	14	- 30.0%	\$159,000	\$155,000	- 2.5%	42	42	0.0%	1.5	1.4	- 6.7%
Oswego	100	121	+ 21.0%	58	51	- 12.1%	\$179,900	\$188,750	+ 4.9%	129	164	+ 27.1%	1.8	2.0	+ 11.1%
Otsego	52	59	+ 13.5%	19	28	+ 47.4%	\$197,950	\$217,000	+ 9.6%	101	153	+ 51.5%	2.8	4.4	+ 57.1%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	1,111	1,231	+ 10.8%	557	497	- 10.8%	\$575,000	\$675,000	+ 17.4%	3,873	3,730	- 3.7%	6.6	6.4	- 3.0%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	307	341	+ 11.1%	170	167	- 1.8%	\$690,000	\$660,000	- 4.3%	697	627	- 10.0%	3.5	3.3	- 5.7%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	28	19	- 32.1%	6	8	+ 33.3%	\$135,000	\$197,500	+ 46.3%	61	66	+ 8.2%	5.8	6.4	+ 10.3%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	20	18	- 10.0%	9	9	0.0%	\$172,000	\$345,650	+ 101.0%	36	40	+ 11.1%	3.1	3.6	+ 16.1%
Seneca	29	21	- 27.6%	12	15	+ 25.0%	\$225,750	\$150,100	- 33.5%	36	31	- 13.9%	2.0	1.4	- 30.0%
Steuben	84	120	+ 42.9%	54	64	+ 18.5%	\$146,250	\$172,000	+ 17.6%	174	194	+ 11.5%	2.7	3.1	+ 14.8%
Suffolk	1,652	1,866	+ 13.0%	931	813	- 12.7%	\$650,000	\$675,000	+ 3.8%	3,452	3,226	- 6.5%	3.1	2.9	- 6.5%
Sullivan	176	227	+ 29.0%	74	58	- 21.6%	\$360,000	\$312,500	- 13.2%	485	536	+ 10.5%	7.3	7.6	+ 4.1%
Tioga	46	37	- 19.6%	17	20	+ 17.6%	\$180,000	\$218,500	+ 21.4%	69	74	+ 7.2%	2.6	2.7	+ 3.8%
Tompkins	96	107	+ 11.5%	50	46	- 8.0%	\$323,000	\$350,000	+ 8.4%	103	222	+ 115.5%	2.0	4.4	+ 120.0%
Ulster	241	285	+ 18.3%	115	109	- 5.2%	\$434,000	\$445,000	+ 2.5%	597	598	+ 0.2%	4.3	4.3	0.0%
Warren	109	110	+ 0.9%	56	64	+ 14.3%	\$350,000	\$377,000	+ 7.7%	175	178	+ 1.7%	2.8	2.8	0.0%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	85	93	+ 9.4%	51	45	- 11.8%	\$205,000	\$245,000	+ 19.5%	70	96	+ 37.1%	1.1	1.4	+ 27.3%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	25	41	+ 64.0%	18	11	- 38.9%	\$155,000	\$220,000	+ 41.9%	23	34	+ 47.8%	1.1	1.3	+ 18.2%
Yates	24	38	+ 58.3%	14	10	- 28.6%	\$180,000	\$432,500	+ 140.3%	34	51	+ 50.0%	1.9	2.8	+ 47.4%
New York State	14,012	15,408	+ 10.0%	7,148	6,579	- 8.0%	\$420,000	\$430,000	+ 2.4%	26,796	28,058	+ 4.7%	3.1	3.2	+ 3.2%

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