

Quarterly Indicators



Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly \$430,000, a record high for the month, according to the National Association of REALTORS®.

Pending Sales in New York State were up 5.5 percent to 32,178. Closed Sales decreased 4.4 percent to 23,398. Inventory grew 4.4 percent to 32,508 units.

Prices gazed upward as the Median Sales Price was up 4.7 percent to \$450,000. Days on Market increased 8.0 percent to 54 days. Months Supply of Inventory was up 2.9 percent to 3.6 months.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.

Activity Snapshot

- 4.4%

+ 4.7%

+ 4.4%

One-Year Change in
Closed Sales

One-Year Change in
Median Sales Price

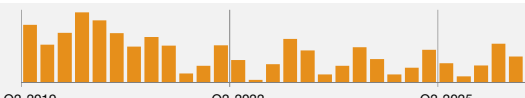
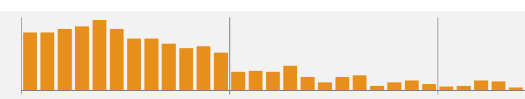
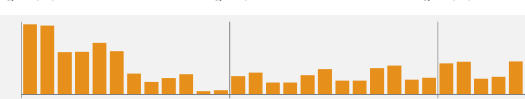
One-Year Change in
Homes for Sale

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

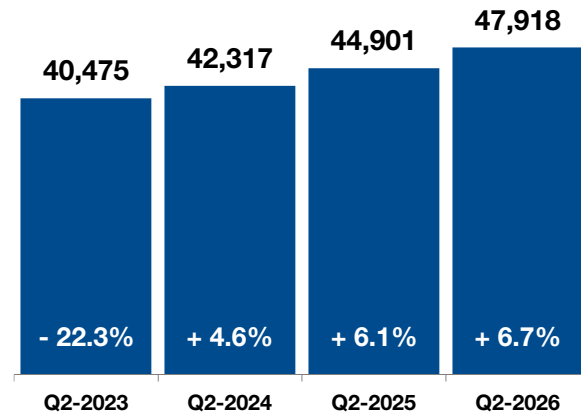
Key metrics by reported quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		44,901	47,918	+ 6.7%	75,029	76,917	+ 2.5%
Pending Sales		30,488	32,178	+ 5.5%	52,068	52,713	+ 1.2%
Closed Sales		24,464	23,398	- 4.4%	45,423	43,741	- 3.7%
Days on Market		50	54	+ 8.0%	53	57	+ 7.5%
Median Sales Price		\$430,000	\$450,000	+ 4.7%	\$425,000	\$440,000	+ 3.5%
Average Sales Price		\$575,071	\$604,977	+ 5.2%	\$562,125	\$590,240	+ 5.0%
Pct. of List Price Received		102.6%	102.4%	- 0.2%	101.5%	101.2%	- 0.3%
Housing Affordability Index		94	93	- 1.1%	96	96	0.0%
Inventory of Homes for Sale		31,124	32,508	+ 4.4%	--	--	--
Months Supply of Inventory		3.5	3.6	+ 2.9%	--	--	--

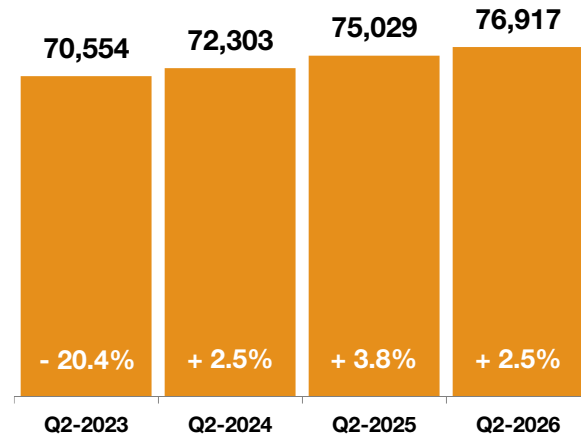
New Listings

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

Second Quarter

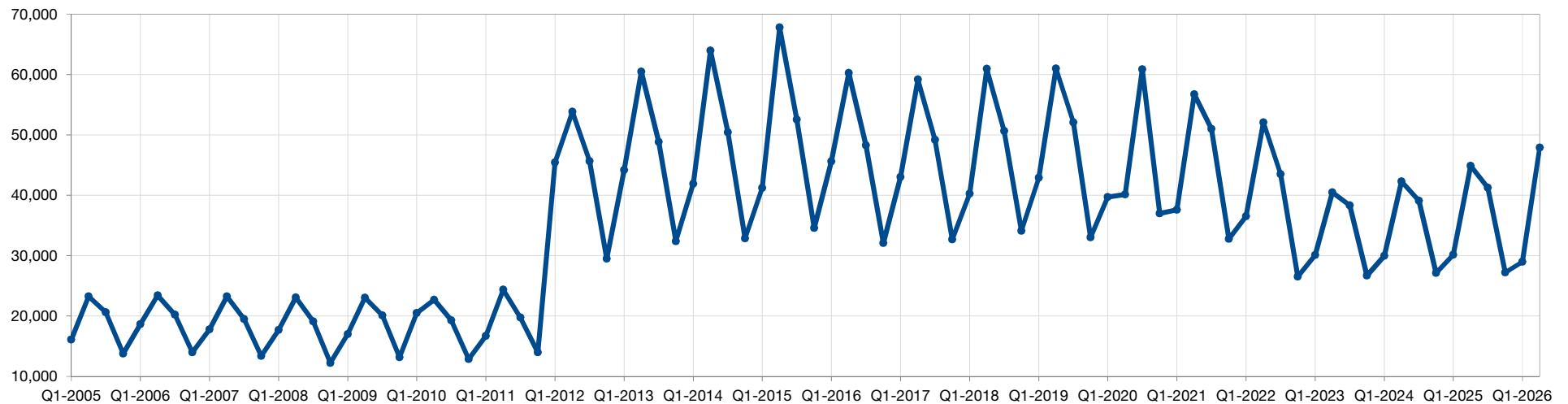


Year to Date



	New Listings	Percent Change
Q3-2023	38,316	-11.9%
Q4-2023	26,701	+0.7%
Q1-2024	29,986	-0.3%
Q2-2024	42,317	+4.6%
Q3-2024	39,125	+2.1%
Q4-2024	27,138	+1.6%
Q1-2025	30,128	+0.5%
Q2-2025	44,901	+6.1%
Q3-2025	41,262	+5.5%
Q4-2025	27,222	+0.3%
Q1-2026	28,999	-3.7%
Q2-2026	47,918	+6.7%

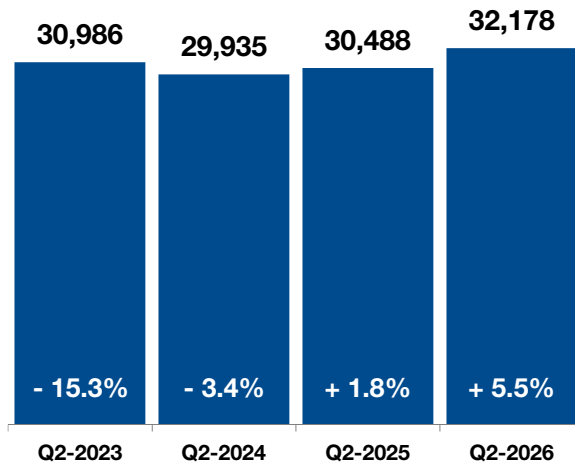
Historical New Listings by Quarter



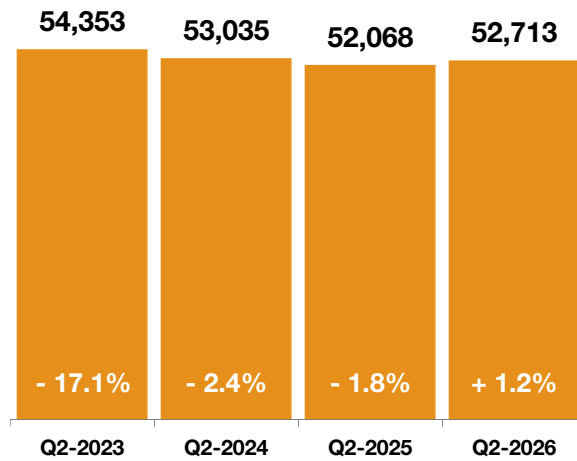
Pending Sales

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

Second Quarter

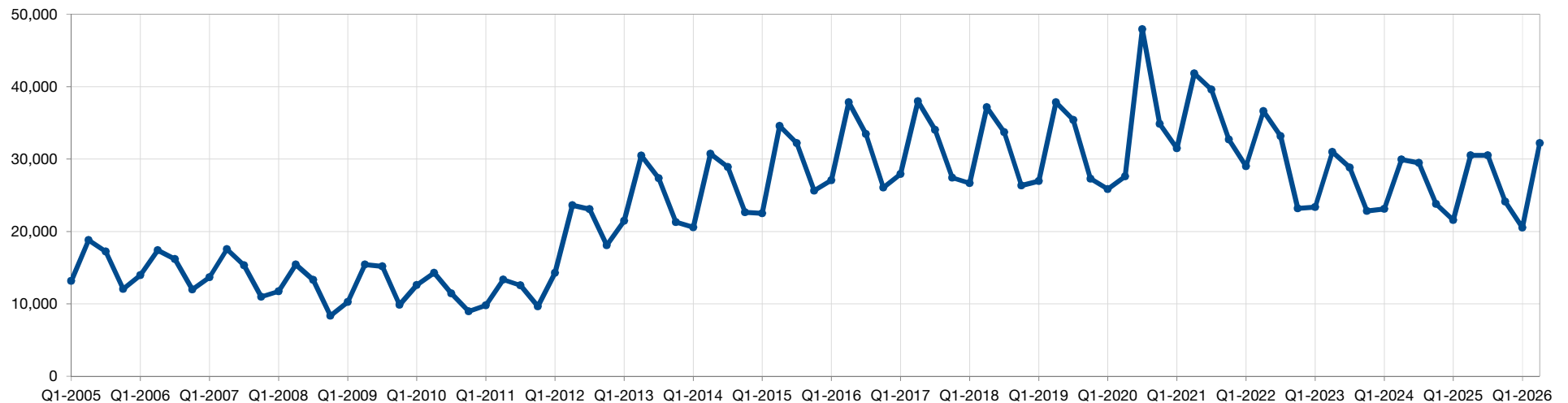


Year to Date



	Pending Sales	Percent Change
Q3-2023	28,822	-13.1%
Q4-2023	22,823	-1.6%
Q1-2024	23,100	-1.1%
Q2-2024	29,935	-3.4%
Q3-2024	29,456	+2.2%
Q4-2024	23,790	+4.2%
Q1-2025	21,580	-6.6%
Q2-2025	30,488	+1.8%
Q3-2025	30,502	+3.6%
Q4-2025	24,100	+1.3%
Q1-2026	20,535	-4.8%
Q2-2026	32,178	+5.5%

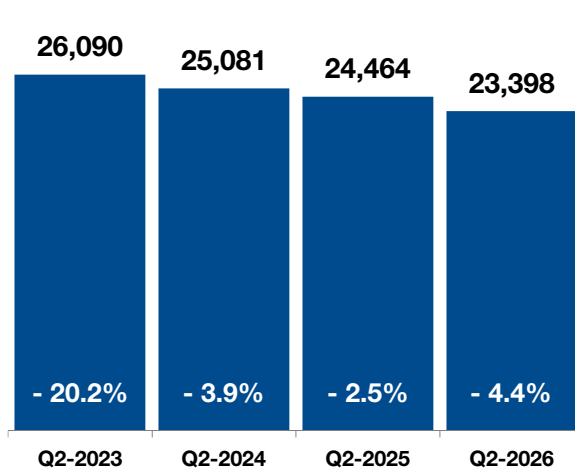
Historical Pending Sales by Quarter



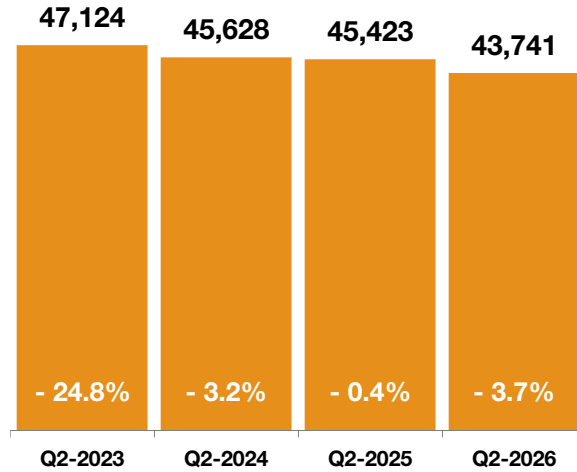
Closed Sales

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

Second Quarter

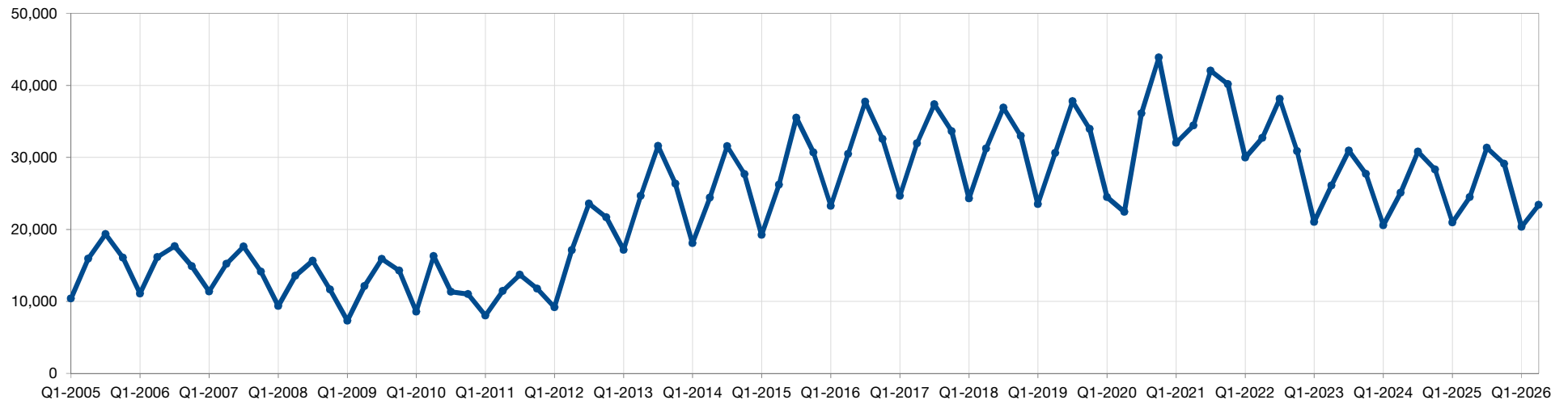


Year to Date



	Closed Sales	Percent Change
Q3-2023	30,926	-18.9%
Q4-2023	27,689	-10.3%
Q1-2024	20,547	-2.3%
Q2-2024	25,081	-3.9%
Q3-2024	30,805	-0.4%
Q4-2024	28,303	+2.2%
Q1-2025	20,959	+2.0%
Q2-2025	24,464	-2.5%
Q3-2025	31,329	+1.7%
Q4-2025	29,106	+2.8%
Q1-2026	20,343	-2.9%
Q2-2026	23,398	-4.4%

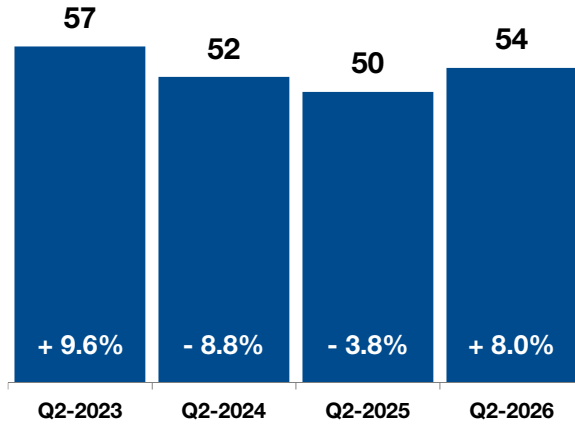
Historical Closed Sales by Quarter



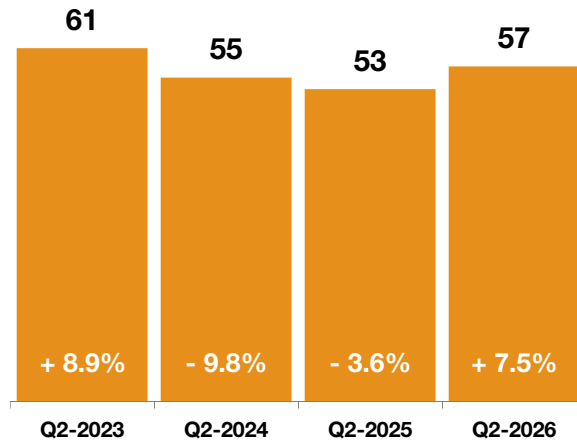
Days on Market

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

Second Quarter

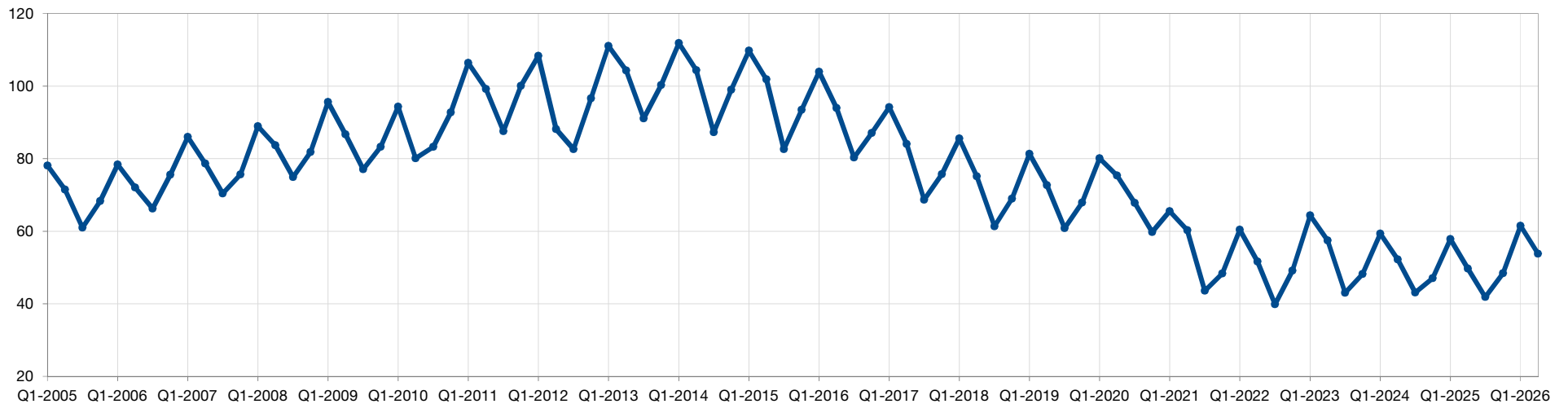


Year to Date



	Days on Market	Percent Change
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%
Q2-2026	54	+8.0%

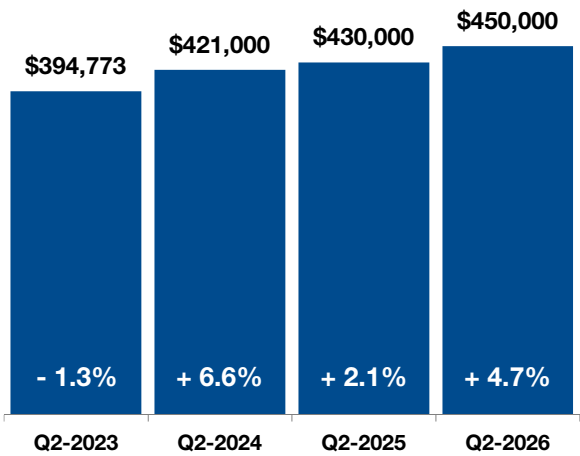
Historical Days on Market by Quarter



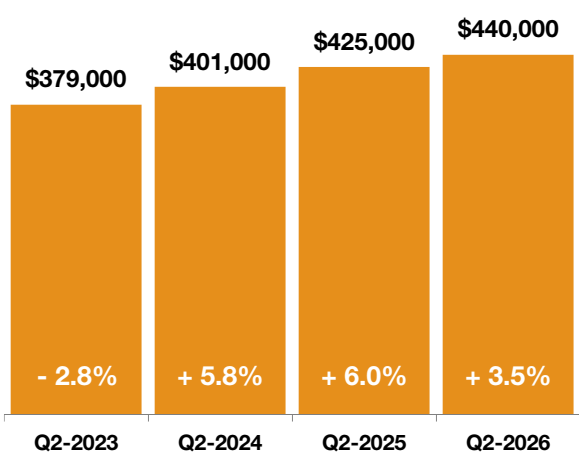
Median Sales Price

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

Second Quarter

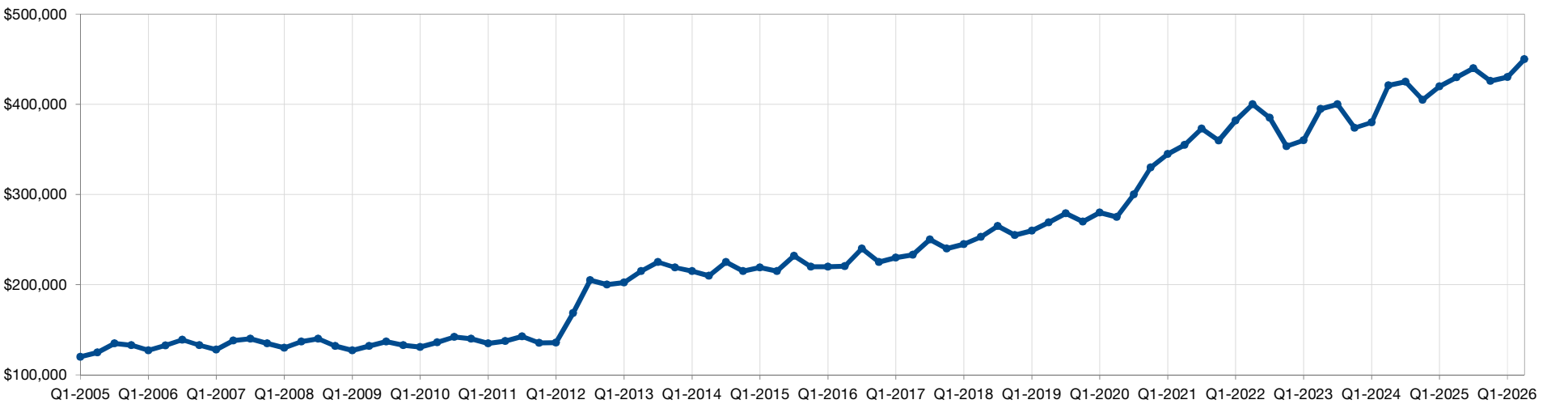


Year to Date



	Median Sales Price	Percent Change
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	\$426,000	+5.2%
Q1-2026	\$430,100	+2.4%
Q2-2026	\$450,000	+4.7%

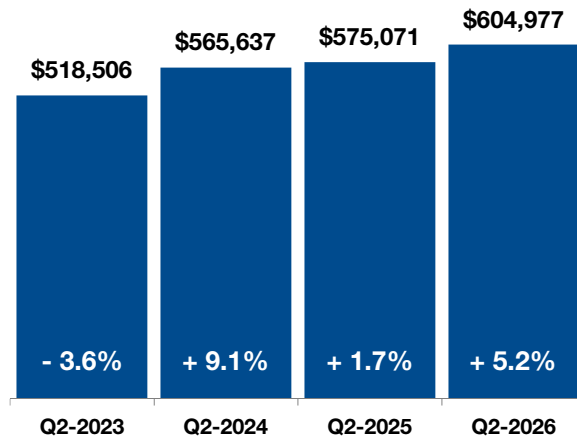
Historical Median Sales Price by Quarter



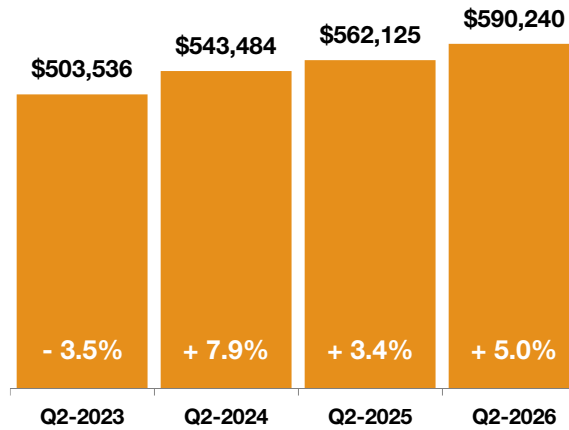
Average Sales Price

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

Second Quarter

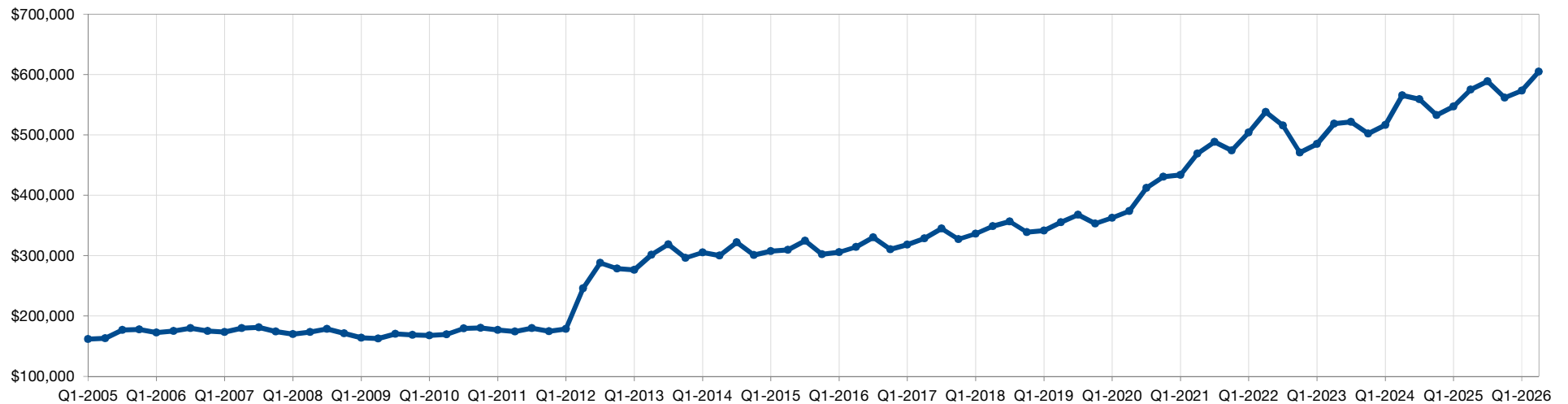


Year to Date



	Avg. Sales Price	Percent Change
Q3-2023	\$521,859	+1.2%
Q4-2023	\$502,204	+6.6%
Q1-2024	\$516,426	+6.5%
Q2-2024	\$565,637	+9.1%
Q3-2024	\$559,104	+7.1%
Q4-2024	\$532,790	+6.1%
Q1-2025	\$546,999	+5.9%
Q2-2025	\$575,071	+1.7%
Q3-2025	\$589,057	+5.4%
Q4-2025	\$561,818	+5.4%
Q1-2026	\$573,303	+4.8%
Q2-2026	\$604,977	+5.2%

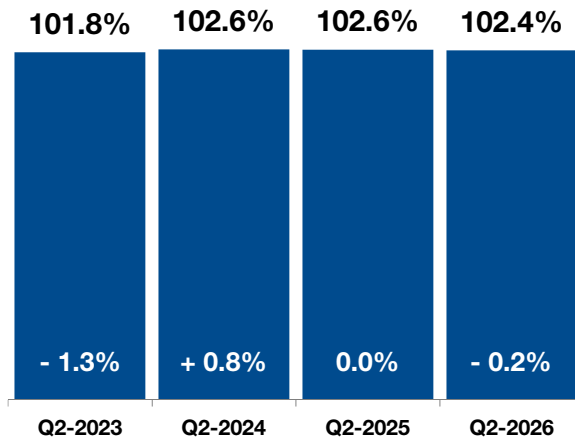
Historical Average Sales Price by Quarter



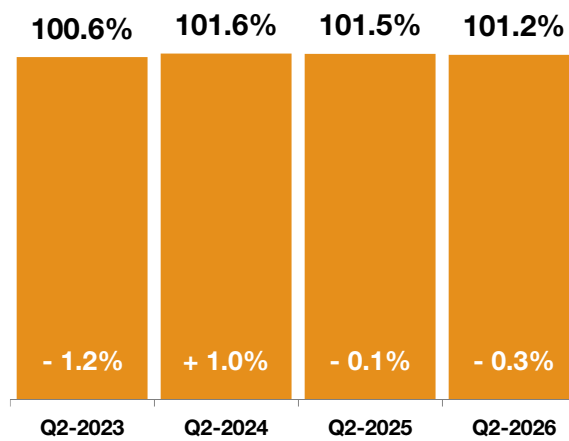
Percent of List Price Received

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.

Second Quarter

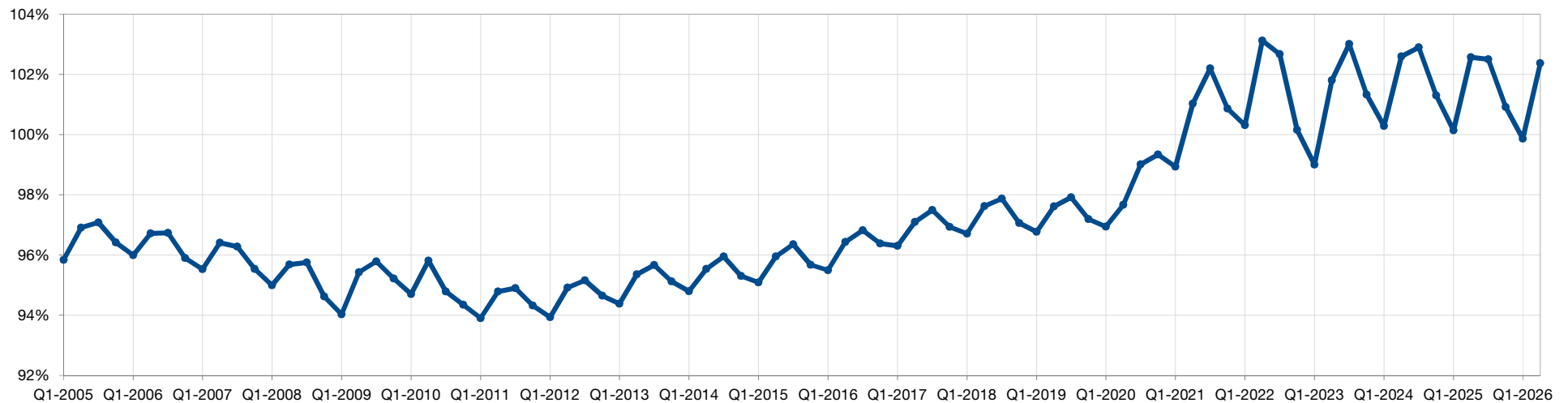


Year to Date



	Pct. of List Price Received	Percent Change
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%
Q2-2026	102.4%	-0.2%

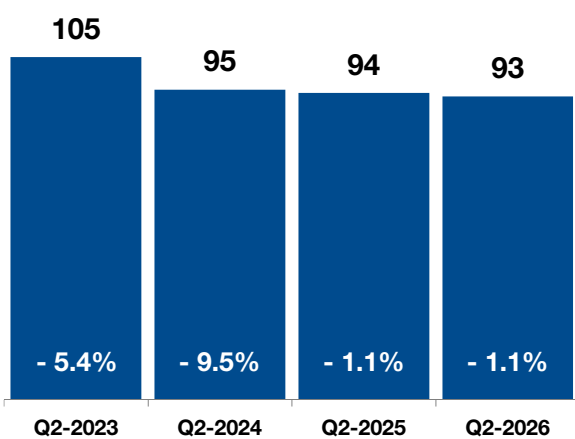
Historical Percent of List Price Received by Quarter



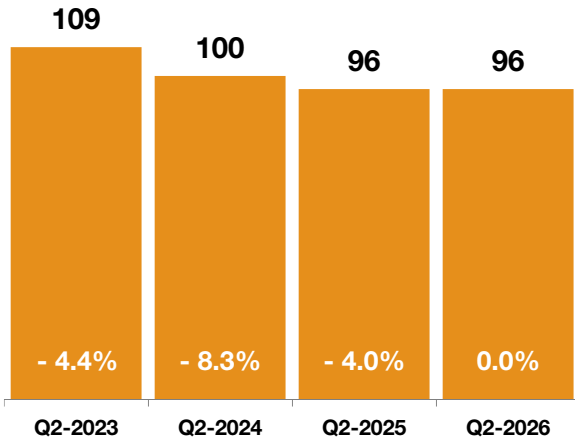
Housing Affordability Index

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.

Second Quarter

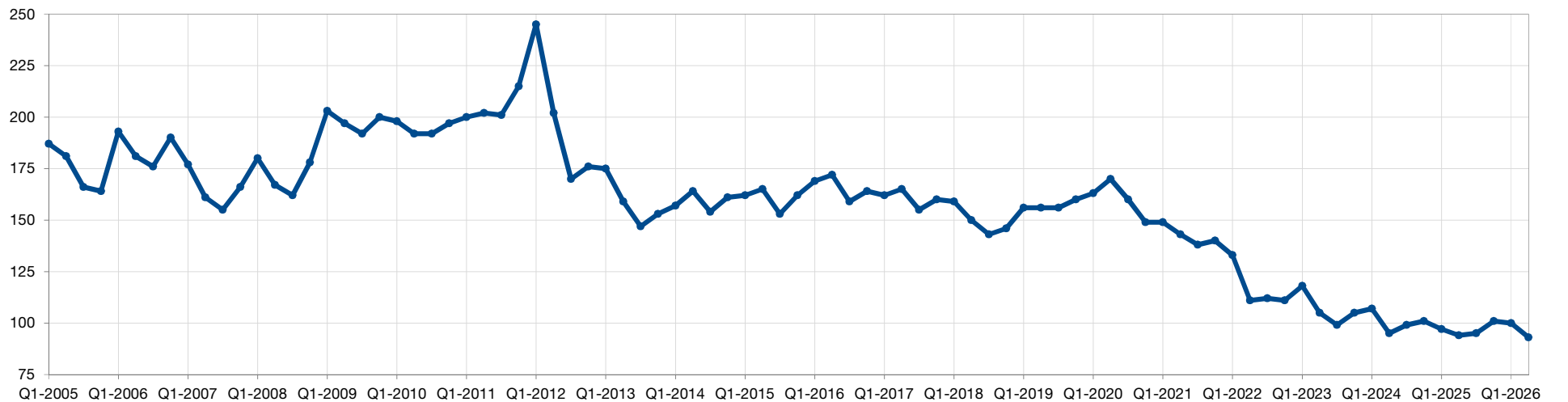


Year to Date



	Affordability Index	Percent Change
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%
Q2-2026	93	-1.1%

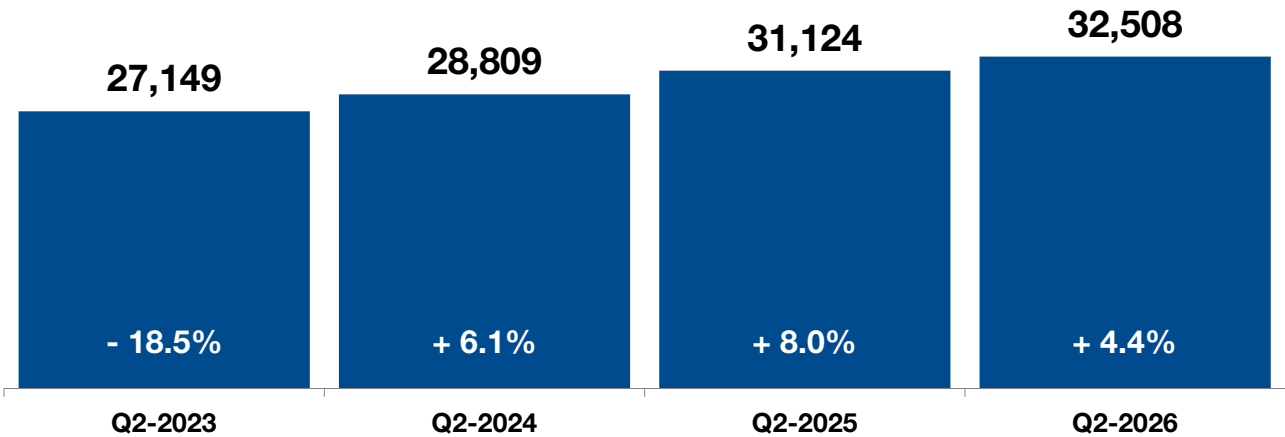
Historical Housing Affordability Index by Quarter



Inventory of Homes for Sale

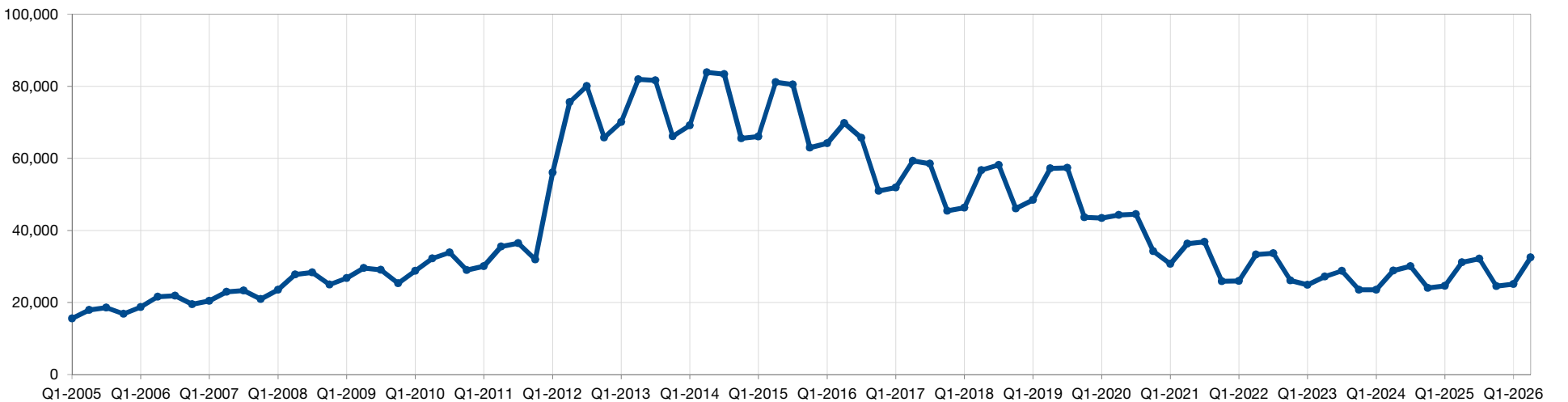
The number of properties available for sale in active status at the end of a given quarter.

Second Quarter



	Homes for Sale	Percent Change
Q3-2023	28,759	-14.5%
Q4-2023	23,502	-9.9%
Q1-2024	23,503	-5.5%
Q2-2024	28,809	+6.1%
Q3-2024	30,038	+4.4%
Q4-2024	24,024	+2.2%
Q1-2025	24,601	+4.7%
Q2-2025	31,124	+8.0%
Q3-2025	32,114	+6.9%
Q4-2025	24,548	+2.2%
Q1-2026	25,111	+2.1%
Q2-2026	32,508	+4.4%

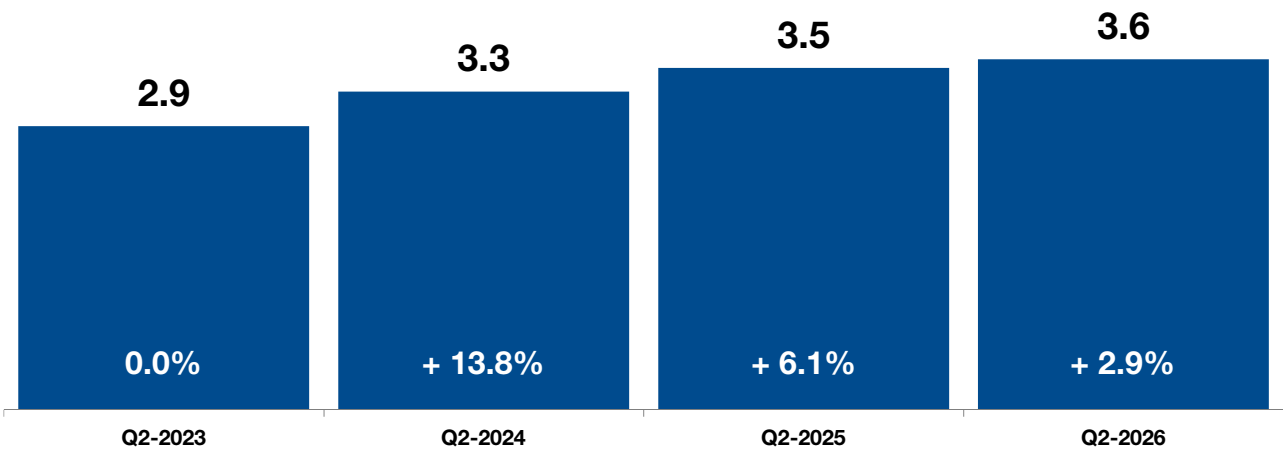
Historical Inventory of Homes for Sale by Quarter



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.

Second Quarter



	Months Supply	Percent Change
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	2.8	+3.7%
Q1-2026	2.9	+3.6%
Q2-2026	3.6	+2.9%

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		
	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -
Albany*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Allegany	144	155	+7.6%	57	74	+29.8%	\$118,000	\$150,000	+27.1%	121	113	-6.6%	5.0	3.9	-22.0%
Bronx	668	706	+5.7%	286	329	+15.0%	\$375,000	\$400,000	+6.7%	916	874	-4.6%	8.4	7.0	-16.7%
Broome	539	588	+9.1%	341	351	+2.9%	\$180,000	\$210,000	+16.7%	321	303	-5.6%	2.5	2.3	-8.0%
Cattaraugus	259	274	+5.8%	132	152	+15.2%	\$180,000	\$170,000	-5.6%	213	212	-0.5%	3.9	3.8	-2.6%
Cayuga	228	262	+14.9%	123	131	+6.5%	\$207,500	\$217,500	+4.8%	118	193	+63.6%	2.6	4.2	+61.5%
Chautauqua	462	513	+11.0%	245	213	-13.1%	\$160,000	\$185,000	+15.6%	263	344	+30.8%	3.0	3.8	+26.7%
Chemung	323	306	-5.3%	200	183	-8.5%	\$162,830	\$173,003	+6.2%	205	265	+29.3%	3.2	4.7	+46.9%
Chenango	152	165	+8.6%	71	74	+4.2%	\$160,000	\$182,750	+14.2%	131	149	+13.7%	4.9	5.4	+10.2%
Clinton	242	245	+1.2%	132	120	-9.1%	\$225,000	\$236,450	+5.1%	199	190	-4.5%	4.5	3.9	-13.3%
Columbia	341	361	+5.9%	165	154	-6.7%	\$492,500	\$460,000	-6.6%	340	352	+3.5%	5.9	6.1	+3.4%
Cortland	129	145	+12.4%	68	77	+13.2%	\$200,000	\$230,000	+15.0%	60	79	+31.7%	2.6	3.1	+19.2%
Delaware	255	269	+5.5%	86	96	+11.6%	\$237,250	\$263,750	+11.2%	250	320	+28.0%	6.3	8.2	+30.2%
Dutchess	1,088	1,137	+4.5%	557	527	-5.4%	\$449,000	\$510,000	+13.6%	839	816	-2.7%	4.1	3.8	-7.3%
Erie	2,918	3,289	+12.7%	1,560	1,551	-0.6%	\$280,000	\$290,500	+3.8%	1,034	1,181	+14.2%	1.7	1.8	+5.9%
Essex	234	243	+3.8%	83	94	+13.3%	\$310,000	\$280,000	-9.7%	295	286	-3.1%	7.5	7.5	0.0%
Franklin	172	165	-4.1%	53	59	+11.3%	\$185,500	\$159,500	-14.0%	212	187	-11.8%	8.8	6.6	-25.0%
Fulton*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Genesee	149	162	+8.7%	103	84	-18.4%	\$191,000	\$224,300	+17.4%	60	53	-11.7%	1.7	1.6	-5.9%
Greene	353	334	-5.4%	153	147	-3.9%	\$358,000	\$390,000	+8.9%	462	454	-1.7%	8.6	8.9	+3.5%
Hamilton	71	45	-36.6%	20	19	-5.0%	\$347,500	\$349,000	+0.4%	68	41	-39.7%	9.7	4.0	-58.8%
Herkimer	216	241	+11.6%	104	101	-2.9%	\$169,775	\$190,000	+11.9%	157	191	+21.7%	4.3	4.9	+14.0%

* 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		
	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -
Jefferson	549	561	+2.2%	285	251	-11.9%	\$245,000	\$262,000	+6.9%	362	528	+45.9%	4.0	6.4	+60.0%
Kings	841	939	+11.7%	365	347	-4.9%	\$699,000	\$657,000	-6.0%	1,306	1,379	+5.6%	9.8	10.4	+6.1%
Lewis	73	101	+38.4%	36	53	+47.2%	\$183,950	\$215,000	+16.9%	65	110	+69.2%	4.6	6.8	+47.8%
Livingston	164	186	+13.4%	107	104	-2.8%	\$230,000	\$232,500	+1.1%	68	66	-2.9%	1.8	1.6	-11.1%
Madison	255	265	+3.9%	123	109	-11.4%	\$250,000	\$275,000	+10.0%	105	157	+49.5%	2.2	3.5	+59.1%
Monroe	2,596	2,670	+2.9%	1,775	1,647	-7.2%	\$290,000	\$300,000	+3.4%	542	529	-2.4%	0.9	0.9	0.0%
Montgomery*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Nassau	4,180	4,376	+4.7%	2,282	2,188	-4.1%	\$790,000	\$849,000	+7.5%	2,905	2,804	-3.5%	3.5	3.4	-2.9%
New York†	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Niagara	697	768	+10.2%	415	346	-16.6%	\$230,000	\$239,450	+4.1%	280	360	+28.6%	1.8	2.4	+33.3%
Oneida	686	771	+12.4%	331	329	-0.6%	\$225,000	\$232,500	+3.3%	328	494	+50.6%	2.5	3.7	+48.0%
Onondaga	1,521	1,636	+7.6%	897	789	-12.0%	\$269,950	\$291,000	+7.8%	464	664	+43.1%	1.3	2.0	+53.8%
Ontario	427	545	+27.6%	272	256	-5.9%	\$318,000	\$322,500	+1.4%	185	217	+17.3%	2.0	2.3	+15.0%
Orange	1,314	1,570	+19.5%	687	614	-10.6%	\$430,000	\$455,000	+5.8%	1,084	1,256	+15.9%	4.2	5.1	+21.4%
Orleans	129	140	+8.5%	72	63	-12.5%	\$188,863	\$185,000	-2.0%	58	50	-13.8%	2.1	1.7	-19.0%
Oswego	376	445	+18.4%	206	200	-2.9%	\$190,000	\$208,000	+9.5%	186	257	+38.2%	2.5	3.1	+24.0%
Otsego	197	211	+7.1%	87	97	+11.5%	\$200,000	\$235,000	+17.5%	135	193	+43.0%	3.8	5.6	+47.4%
Putnam	418	456	+9.1%	209	217	+3.8%	\$550,000	\$575,000	+4.5%	268	261	-2.6%	3.6	2.9	-19.4%
Queens	3,379	3,468	+2.6%	1,676	1,498	-10.6%	\$620,000	\$635,374	+2.5%	3,977	3,833	-3.6%	6.9	6.5	-5.8%
Rensselaer*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Richmond	1,001	1,021	+2.0%	559	537	-3.9%	\$680,000	\$720,000	+5.9%	861	744	-13.6%	4.3	3.7	-14.0%
Rockland	1,016	1,055	+3.8%	500	487	-2.6%	\$680,000	\$747,000	+9.9%	677	710	+4.9%	3.6	3.5	-2.8%

† 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		
	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -	Q2-2025	Q2-2026	+ / -
St Lawrence	65	71	+9.2%	31	33	+6.5%	\$153,000	\$207,500	+35.6%	69	93	+34.8%	6.9	9.1	+31.9%
Saratoga*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	62	70	+12.9%	34	32	-5.9%	\$239,950	\$355,000	+47.9%	38	61	+60.5%	3.3	5.9	+78.8%
Seneca	110	94	-14.5%	52	51	-1.9%	\$212,000	\$180,000	-15.1%	58	46	-20.7%	3.1	2.1	-32.3%
Steuben	288	335	+16.3%	194	205	+5.7%	\$170,000	\$174,750	+2.8%	175	209	+19.4%	2.6	3.3	+26.9%
Suffolk	5,193	5,488	+5.7%	3,076	2,924	-4.9%	\$660,000	\$690,000	+4.5%	3,859	3,516	-8.9%	3.5	3.1	-11.4%
Sullivan	543	642	+18.2%	202	189	-6.4%	\$330,000	\$317,500	-3.8%	627	689	+9.9%	9.5	9.5	0.0%
Tioga	140	132	-5.7%	84	68	-19.0%	\$209,500	\$242,000	+15.5%	88	86	-2.3%	3.1	3.1	0.0%
Tompkins	300	332	+10.7%	192	177	-7.8%	\$410,000	\$355,000	-13.4%	151	263	+74.2%	2.8	5.1	+82.1%
Ulster	863	856	-0.8%	359	349	-2.8%	\$440,000	\$451,000	+2.5%	791	770	-2.7%	5.6	5.4	-3.6%
Warren	366	385	+5.2%	191	181	-5.2%	\$350,000	\$367,750	+5.1%	252	259	+2.8%	3.9	4.0	+2.6%
Washington*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	311	313	+0.6%	168	166	-1.2%	\$228,750	\$266,500	+16.5%	93	124	+33.3%	1.4	1.8	+28.6%
Westchester	3,146	3,231	+2.7%	1,929	1,832	-5.0%	\$780,000	\$801,000	+2.7%	1,800	1,672	-7.1%	2.8	2.6	-7.1%
Wyoming	120	128	+6.7%	55	56	+1.8%	\$150,000	\$205,500	+37.0%	48	51	+6.3%	2.1	1.9	-9.5%
Yates	81	92	+13.6%	46	34	-26.1%	\$269,750	\$337,500	+25.1%	37	53	+43.2%	2.1	3.0	+42.9%
New York State	44,901	47,918	+6.7%	24,464	23,398	-4.4%	\$430,000	\$450,000	+4.7%	31,124	32,508	+4.4%	3.5	3.6	+2.9%

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