

Monthly Indicators

April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings were up 5.6 percent to 13,989. Pending Sales increased 1.0 percent to 9,565. Inventory grew 3.1 percent to 26,165 units.

Prices moved higher as the Median Sales Price was up 3.7 percent to \$425,000. Days on Market decreased 1.7 percent to 58 days. Months Supply of Inventory was up 3.4 percent to 3.0 months.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

- 6.2%	+ 3.7%	+ 3.1%
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.

Activity Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12
Activity by County	13

Activity Overview

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



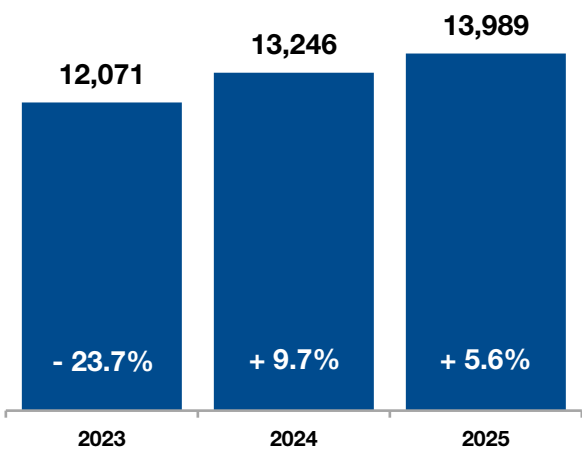
New York State Association of REALTORS®, Inc.

Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		13,246	13,989	+ 5.6%	43,519	44,208	+ 1.6%
Pending Sales		9,471	9,565	+ 1.0%	32,809	31,661	- 3.5%
Closed Sales		7,428	6,968	- 6.2%	28,131	27,966	- 0.6%
Days on Market		59	58	- 1.7%	59	58	- 1.7%
Median Sales Price		\$410,000	\$425,000	+ 3.7%	\$390,000	\$425,000	+ 9.0%
Avg. Sales Price		\$540,547	\$557,474	+ 3.1%	\$524,986	\$552,984	+ 5.3%
Pct. of List Price Received		101.7%	101.6%	- 0.1%	100.6%	100.5%	- 0.1%
Affordability Index		92	91	- 1.1%	97	91	- 6.2%
Homes for Sale		25,379	26,165	+ 3.1%	--	--	--
Months Supply		2.9	3.0	+ 3.4%	--	--	--

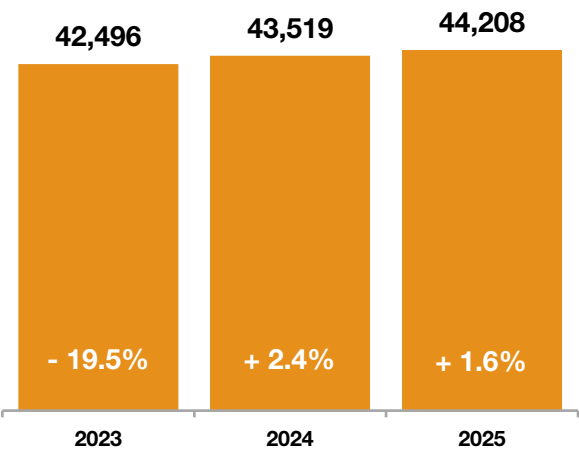
New Listings

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

April

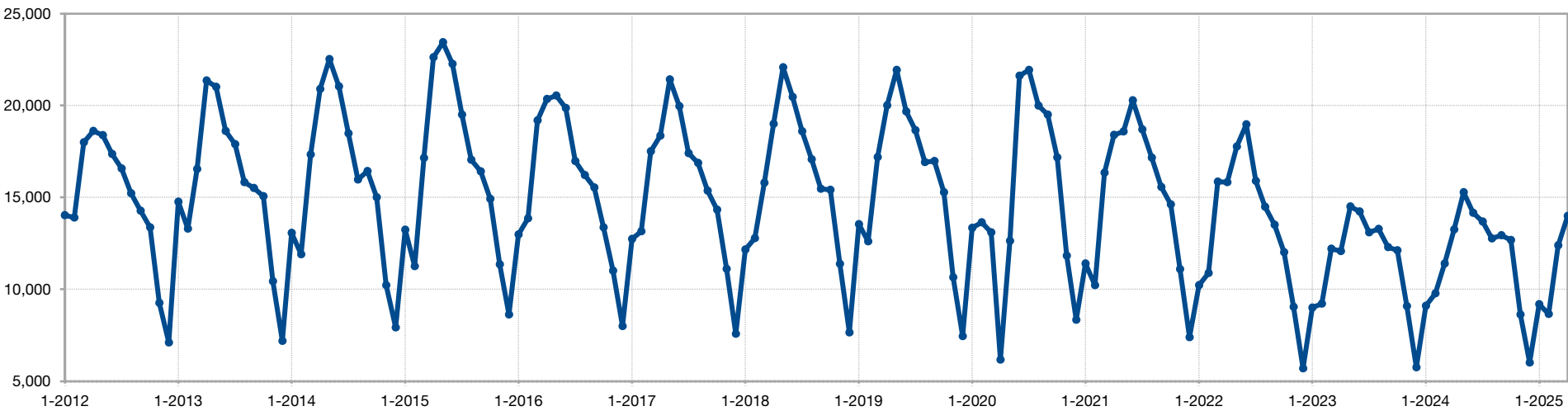


Year to Date



New Listings		Prior Year	Percent Change
May 2024	15,279	14,506	+5.3%
June 2024	14,154	14,232	-0.5%
July 2024	13,685	13,095	+4.5%
August 2024	12,760	13,275	-3.9%
September 2024	12,940	12,287	+5.3%
October 2024	12,677	12,118	+4.6%
November 2024	8,626	9,087	-5.1%
December 2024	6,018	5,748	+4.7%
January 2025	9,183	9,106	+0.8%
February 2025	8,652	9,768	-11.4%
March 2025	12,384	11,399	+8.6%
April 2025	13,989	13,246	+5.6%
12-Month Avg	11,696	11,489	+1.8%

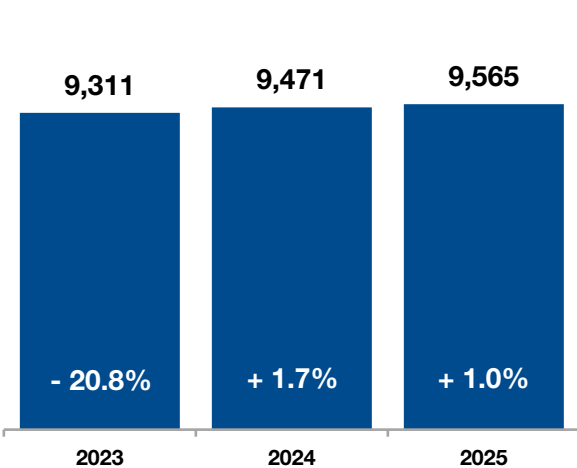
Historical New Listings by Month



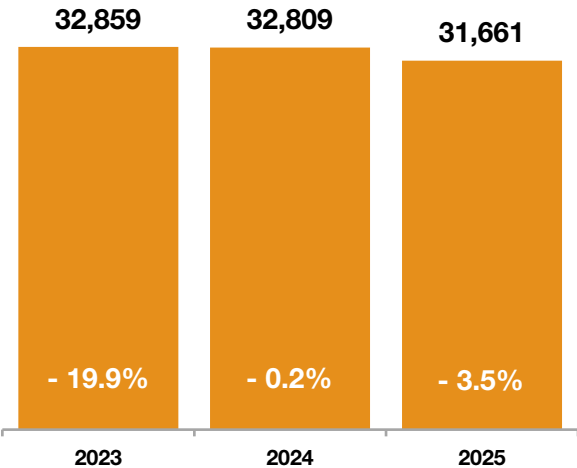
Pending Sales

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

April



Year to Date



Pending Sales		Prior Year	Percent Change
May 2024	10,431	10,962	-4.8%
June 2024	10,332	10,967	-5.8%
July 2024	10,634	9,816	+8.3%
August 2024	10,059	10,381	-3.1%
September 2024	9,020	8,858	+1.8%
October 2024	9,909	9,260	+7.0%
November 2024	7,919	7,585	+4.4%
December 2024	6,353	6,212	+2.3%
January 2025	6,474	6,876	-5.8%
February 2025	6,875	7,405	-7.2%
March 2025	8,747	9,057	-3.4%
April 2025	9,565	9,471	+1.0%
12-Month Avg	8,860	8,904	-0.5%

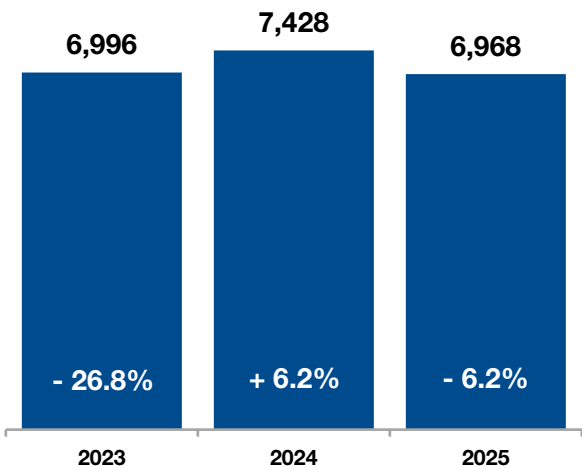
Historical Pending Sales by Month



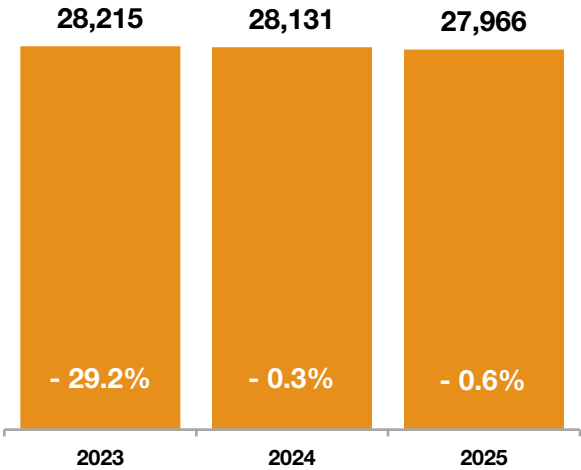
Closed Sales

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

April

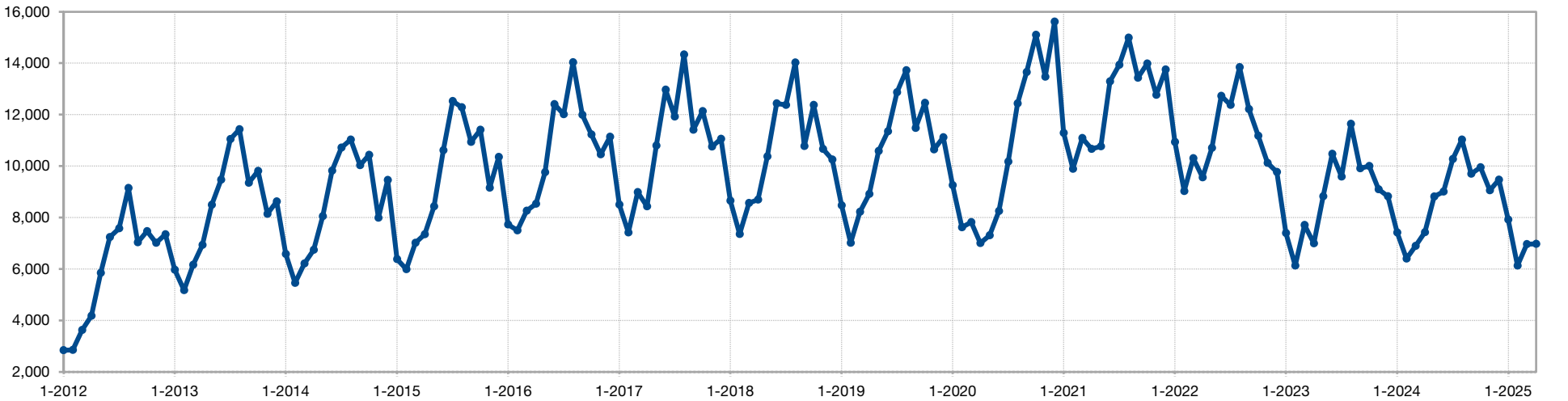


Year to Date



Closed Sales		Prior Year	Percent Change
May 2024	8,810	8,818	-0.1%
June 2024	9,000	10,474	-14.1%
July 2024	10,274	9,588	+7.2%
August 2024	11,028	11,637	-5.2%
September 2024	9,693	9,903	-2.1%
October 2024	9,944	9,994	-0.5%
November 2024	9,049	9,093	-0.5%
December 2024	9,462	8,822	+7.3%
January 2025	7,913	7,411	+6.8%
February 2025	6,125	6,401	-4.3%
March 2025	6,960	6,891	+1.0%
April 2025	6,968	7,428	-6.2%
12-Month Avg	8,769	8,872	-1.2%

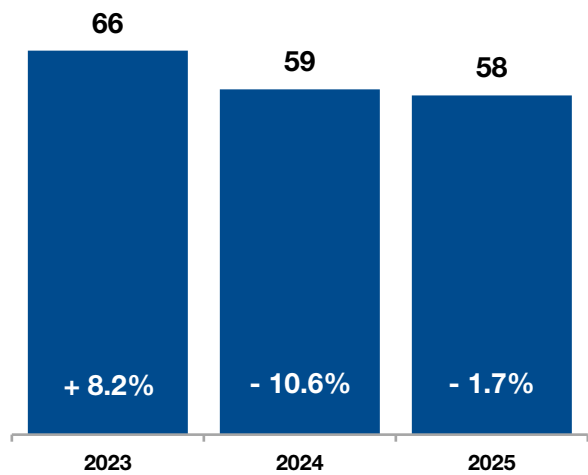
Historical Closed Sales by Month



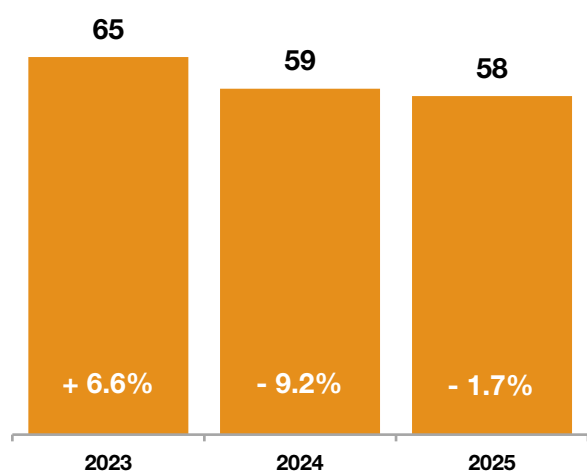
Days on Market

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

April



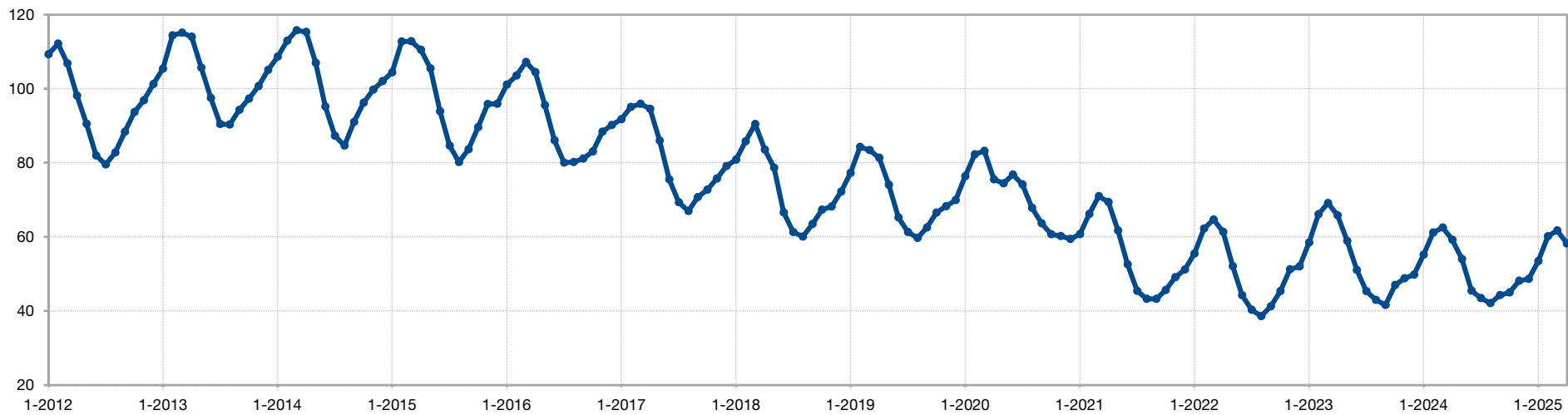
Year to Date



Days on Market		Prior Year	Percent Change
May 2024	54	59	-8.5%
June 2024	45	51	-11.8%
July 2024	43	45	-4.4%
August 2024	42	43	-2.3%
September 2024	44	42	+4.8%
October 2024	45	47	-4.3%
November 2024	48	49	-2.0%
December 2024	49	50	-2.0%
January 2025	53	55	-3.6%
February 2025	60	61	-1.6%
March 2025	62	62	0.0%
April 2025	58	59	-1.7%
12-Month Avg*	49	51	-3.9%

* Average Days on Market of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

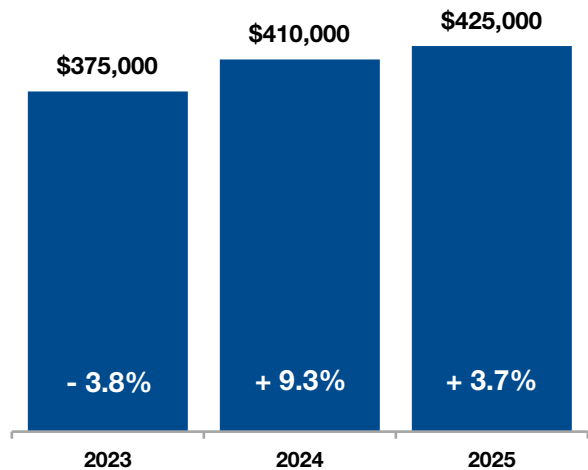
Historical Days on Market by Month



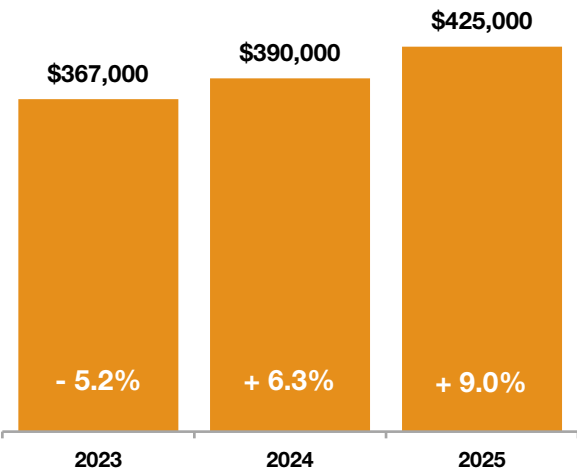
Median Sales Price

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 2024	\$420,000	\$388,000 +8.2%
June 2024	\$440,000	\$415,000 +6.0%
July 2024	\$430,000	\$400,000 +7.5%
August 2024	\$435,000	\$410,000 +6.1%
September 2024	\$415,000	\$389,000 +6.7%
October 2024	\$410,000	\$375,000 +9.3%
November 2024	\$400,000	\$370,000 +8.1%
December 2024	\$415,000	\$380,000 +9.2%
January 2025	\$420,000	\$400,000 +5.0%
February 2025	\$430,000	\$378,000 +13.8%
March 2025	\$422,813	\$380,000 +11.3%
April 2025	\$425,000	\$410,000 +3.7%
12-Month Med*	\$422,500	\$392,000 +7.8%

* Median Sales Price of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

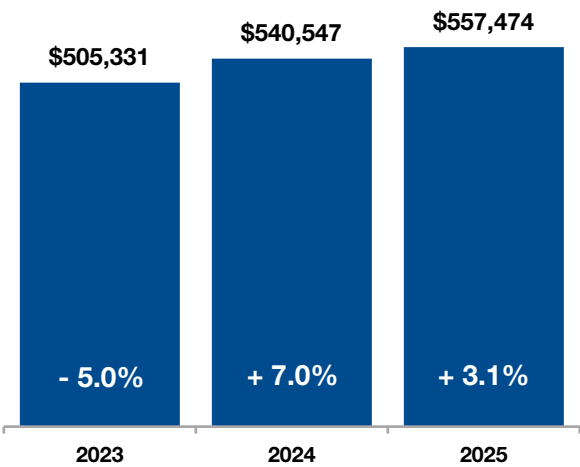


Average Sales Price

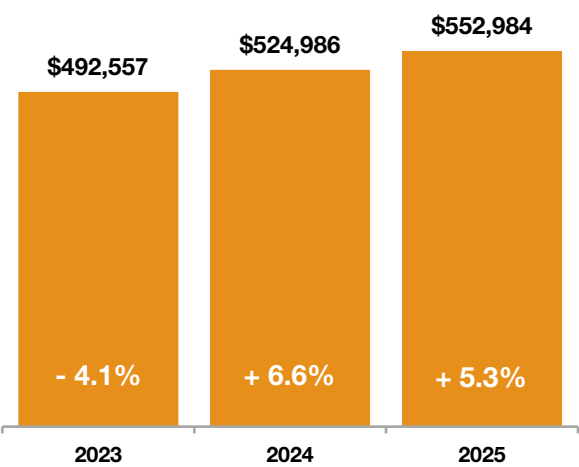
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



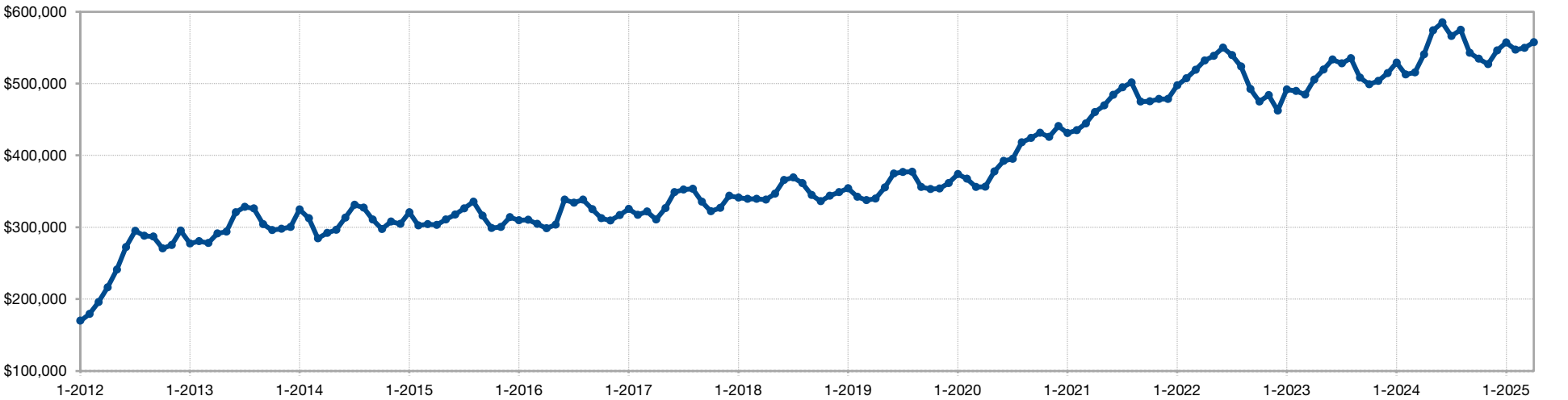
Year to Date



Avg. Sales Price		Prior Year	Percent Change
May 2024	\$573,937	\$519,357	+10.5%
June 2024	\$584,849	\$533,161	+9.7%
July 2024	\$566,114	\$527,717	+7.3%
August 2024	\$574,418	\$534,972	+7.4%
September 2024	\$542,499	\$507,978	+6.8%
October 2024	\$534,471	\$498,656	+7.2%
November 2024	\$526,886	\$503,622	+4.6%
December 2024	\$545,779	\$514,084	+6.2%
January 2025	\$556,910	\$529,037	+5.3%
February 2025	\$546,870	\$512,523	+6.7%
March 2025	\$549,386	\$515,431	+6.6%
April 2025	\$557,474	\$540,547	+3.1%
12-Month Avg*	\$555,390	\$519,879	+6.8%

* Avg. Sales Price of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

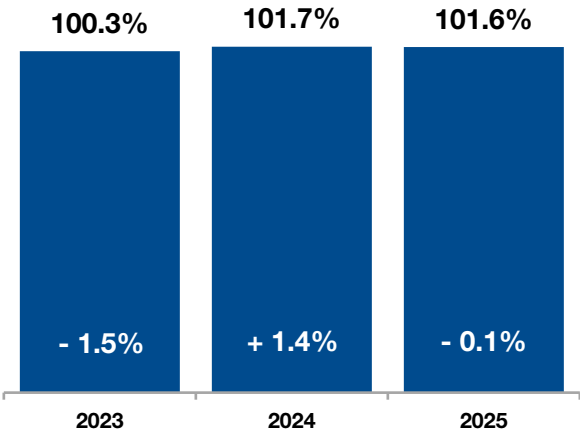
Historical Average Sales Price by Month



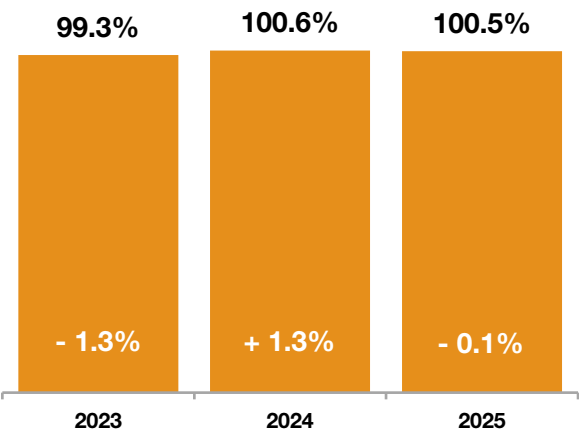
Percent of List Price Received

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



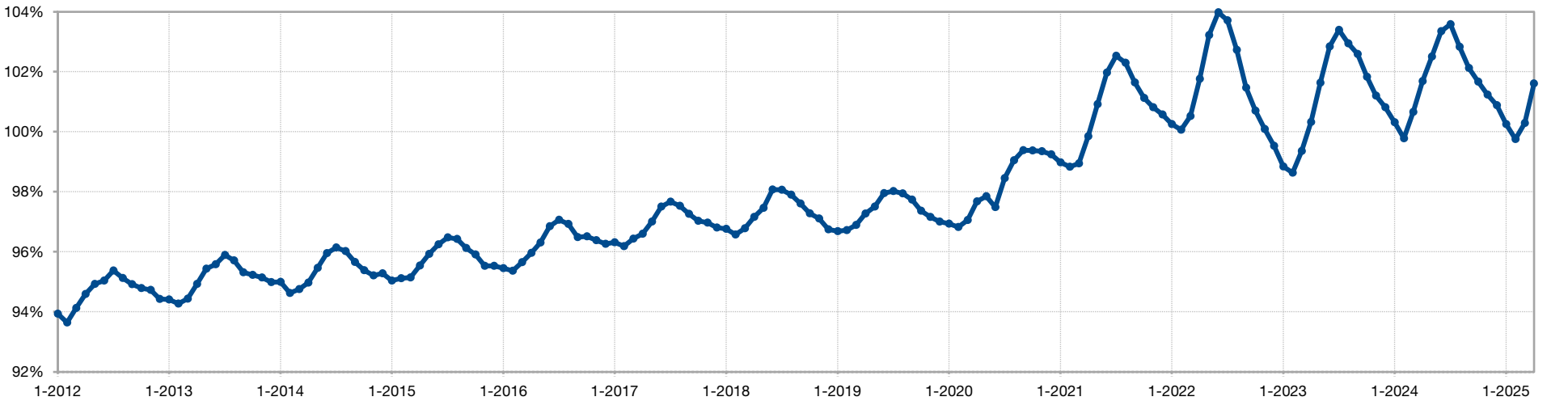
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
May 2024	102.5%	101.6%	+0.9%
June 2024	103.3%	102.8%	+0.5%
July 2024	103.6%	103.4%	+0.2%
August 2024	102.8%	102.9%	-0.1%
September 2024	102.1%	102.6%	-0.5%
October 2024	101.7%	101.8%	-0.1%
November 2024	101.2%	101.2%	0.0%
December 2024	100.9%	100.8%	+0.1%
January 2025	100.2%	100.3%	-0.1%
February 2025	99.8%	99.8%	0.0%
March 2025	100.3%	100.7%	-0.4%
April 2025	101.6%	101.7%	-0.1%
12-Month Avg*	101.8%	101.8%	0.0%

* Average Pct. of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

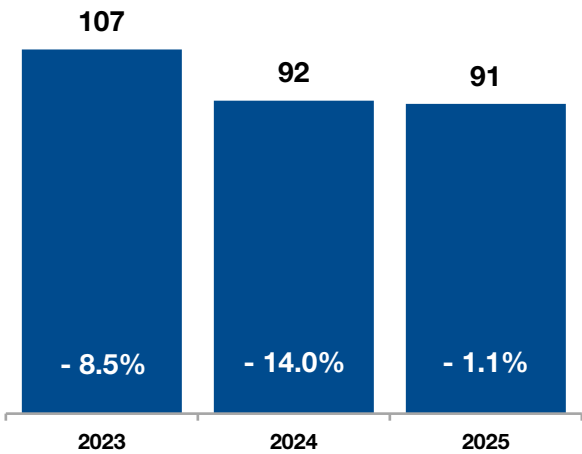


Housing Affordability Index

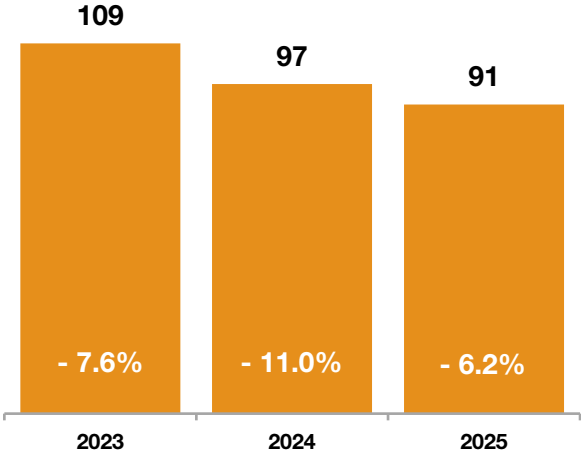
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

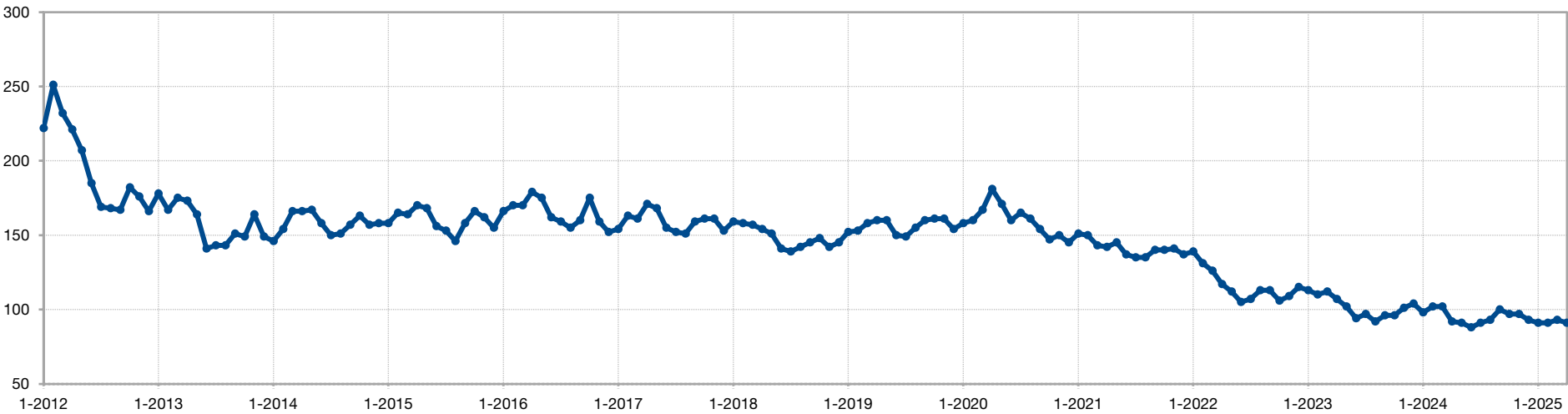


Year to Date



Affordability Index		Prior Year	Percent Change
May 2024	91	102	-10.8%
June 2024	88	94	-6.4%
July 2024	91	97	-6.2%
August 2024	93	92	+1.1%
September 2024	100	96	+4.2%
October 2024	97	96	+1.0%
November 2024	97	101	-4.0%
December 2024	93	104	-10.6%
January 2025	91	98	-7.1%
February 2025	91	102	-10.8%
March 2025	93	102	-8.8%
April 2025	91	92	-1.1%
12-Month Avg	93	98	-5.1%

Historical Housing Affordability Index by Month



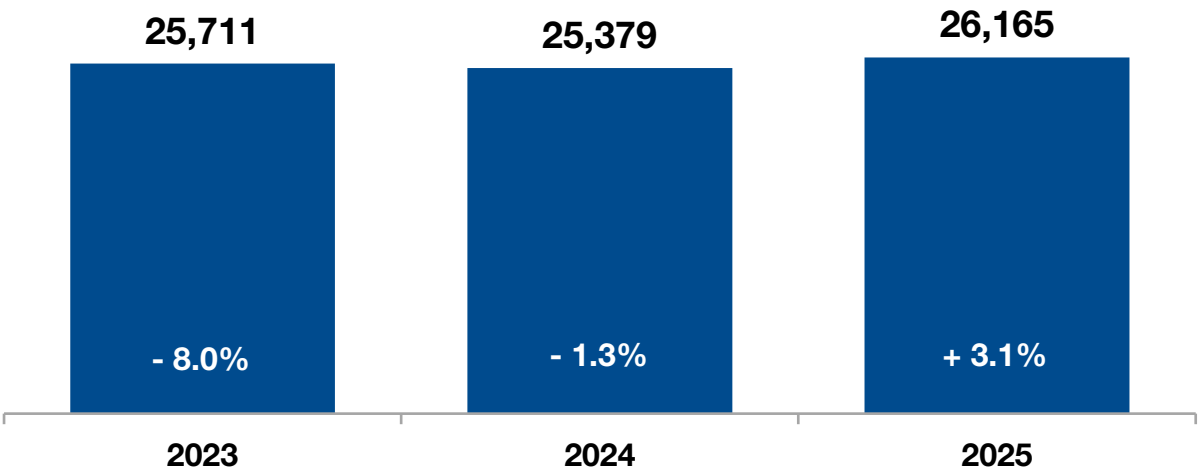
Inventory of Homes for Sale

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



New York State Association of REALTORS®, Inc.

April



Homes for Sale		Prior Year	Percent Change
May 2024	27,883	26,862	+3.8%
June 2024	29,209	27,594	+5.9%
July 2024	29,688	28,314	+4.9%
August 2024	29,383	28,453	+3.3%
September 2024	30,350	29,227	+3.8%
October 2024	29,870	29,156	+2.4%
November 2024	27,701	27,694	+0.0%
December 2024	24,068	23,870	+0.8%
January 2025	23,613	23,688	-0.3%
February 2025	23,174	23,830	-2.8%
March 2025	24,285	23,880	+1.7%
April 2025	26,165	25,379	+3.1%
12-Month Avg	27,116	26,496	+2.3%

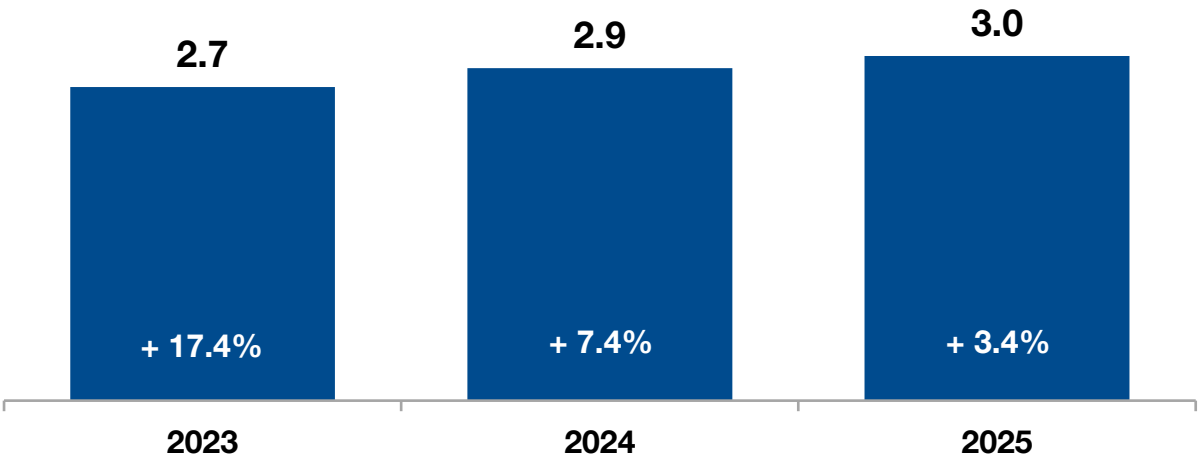
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

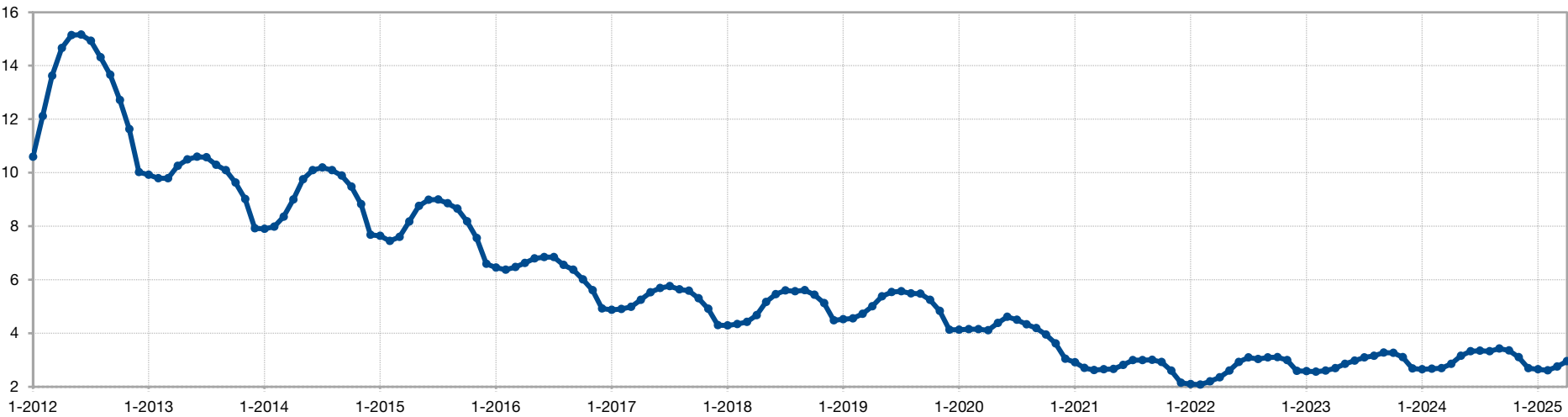
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

April



Months Supply		Prior Year	Percent Change
May 2024	3.1	2.8	+10.7%
June 2024	3.3	3.0	+10.0%
July 2024	3.3	3.1	+6.5%
August 2024	3.3	3.2	+3.1%
September 2024	3.4	3.3	+3.0%
October 2024	3.4	3.3	+3.0%
November 2024	3.1	3.1	0.0%
December 2024	2.7	2.7	0.0%
January 2025	2.6	2.6	0.0%
February 2025	2.6	2.7	-3.7%
March 2025	2.7	2.7	0.0%
April 2025	3.0	2.9	+3.4%
12-Month Avg	3.1	2.9	+6.9%

Historical Months Supply of Inventory by Month



Activity by County

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



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
Albany* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Allegany	40	44	+10.0%	22	18	-18.2%	\$127,500	\$111,824	-12.3%	68	92	+35.3%	2.5	3.8	+52.0%
Bronx	230	220	-4.3%	94	78	-17.0%	\$358,875	\$345,000	-3.9%	769	791	+2.9%	6.7	6.8	+1.5%
Broome	166	159	-4.2%	121	87	-28.1%	\$160,000	\$177,000	+10.6%	241	209	-13.3%	1.8	1.6	-11.1%
Cattaraugus	69	69	0.0%	33	35	+6.1%	\$216,600	\$184,000	-15.1%	140	181	+29.3%	2.6	3.4	+30.8%
Cayuga	44	74	+68.2%	28	37	+32.1%	\$193,250	\$189,000	-2.2%	54	115	+113.0%	1.2	2.7	+125.0%
Chautauqua	121	131	+8.3%	67	59	-11.9%	\$136,000	\$145,000	+6.6%	158	230	+45.6%	1.7	2.8	+64.7%
Chemung	86	83	-3.5%	39	58	+48.7%	\$148,400	\$163,500	+10.2%	121	207	+71.1%	2.1	3.4	+61.9%
Chenango	39	40	+2.6%	34	19	-44.1%	\$161,000	\$144,500	-10.2%	105	103	-1.9%	3.2	3.9	+21.9%
Clinton	44	55	+25.0%	42	45	+7.1%	\$223,800	\$192,500	-14.0%	113	124	+9.7%	2.5	2.8	+12.0%
Columbia	105	103	-1.9%	54	42	-22.2%	\$375,000	\$475,000	+26.7%	324	288	-11.1%	6.0	4.7	-21.7%
Cortland	25	35	+40.0%	30	17	-43.3%	\$196,820	\$170,000	-13.6%	35	51	+45.7%	1.3	2.3	+76.9%
Delaware	52	61	+17.3%	42	25	-40.5%	\$190,250	\$310,000	+62.9%	185	189	+2.2%	4.3	4.7	+9.3%
Dutchess	342	353	+3.2%	164	180	+9.8%	\$435,000	\$435,000	0.0%	675	637	-5.6%	3.2	3.1	-3.1%
Erie	834	836	+0.2%	453	417	-7.9%	\$260,000	\$262,000	+0.8%	685	728	+6.3%	1.1	1.2	+9.1%
Essex	44	56	+27.3%	37	27	-27.0%	\$299,000	\$291,500	-2.5%	194	208	+7.2%	4.9	5.4	+10.2%
Franklin	27	46	+70.4%	17	16	-5.9%	\$149,000	\$180,000	+20.8%	120	161	+34.2%	4.8	6.5	+35.4%
Fulton* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Genesee	35	51	+45.7%	30	24	-20.0%	\$185,000	\$166,000	-10.3%	33	46	+39.4%	0.9	1.3	+44.4%
Greene	103	117	+13.6%	47	56	+19.1%	\$345,000	\$350,000	+1.4%	412	398	-3.4%	8.2	7.3	-11.0%
Hamilton	12	10	-16.7%	4	3	-25.0%	\$363,000	\$377,000	+3.9%	40	33	-17.5%	5.1	4.4	-13.7%
Herkimer	58	62	+6.9%	23	26	+13.0%	\$190,500	\$133,000	-30.2%	113	112	-0.9%	3.1	3.1	0.0%

Activity by County (continued)

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



New York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
Jefferson	116	144	+24.1%	73	73	0.0%	\$227,500	\$255,000	+12.1%	234	361	+54.3%	2.6	4.6	+76.9%
Kings	278	300	+7.9%	102	126	+23.5%	\$672,400	\$650,500	-3.3%	1,289	1,216	-5.7%	9.3	8.3	-10.8%
Lewis	26	20	-23.1%	10	14	+40.0%	\$167,550	\$167,950	+0.2%	63	64	+1.6%	4.3	4.7	+9.3%
Livingston	56	41	-26.8%	22	31	+40.9%	\$247,500	\$282,000	+13.9%	43	45	+4.7%	1.1	1.2	+9.1%
Madison	65	63	-3.1%	48	33	-31.3%	\$181,200	\$226,000	+24.7%	91	84	-7.7%	2.0	1.9	-5.0%
Monroe	698	781	+11.9%	484	442	-8.7%	\$253,000	\$275,000	+8.7%	384	431	+12.2%	0.7	0.7	0.0%
Montgomery* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Nassau	1,301	1,328	+2.1%	641	660	+3.0%	\$737,750	\$769,000	+4.2%	2,394	2,339	-2.3%	2.8	2.8	0.0%
New York [†]	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Niagara	192	227	+18.2%	101	117	+15.8%	\$190,000	\$214,200	+12.7%	203	219	+7.9%	1.4	1.4	0.0%
Oneida	165	189	+14.5%	122	86	-29.5%	\$195,500	\$200,000	+2.3%	243	271	+11.5%	1.8	2.2	+22.2%
Onondaga	376	442	+17.6%	260	252	-3.1%	\$234,900	\$265,000	+12.8%	300	485	+61.7%	0.9	1.5	+66.7%
Ontario	108	138	+27.8%	63	74	+17.5%	\$282,000	\$268,375	-4.8%	115	145	+26.1%	1.4	1.6	+14.3%
Orange* ⁽²⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Orleans	24	40	+66.7%	20	20	0.0%	\$155,000	\$159,000	+2.6%	42	39	-7.1%	1.6	1.3	-18.8%
Oswego	93	99	+6.5%	51	56	+9.8%	\$180,000	\$179,900	-0.1%	111	142	+27.9%	1.4	2.0	+42.9%
Otsego	52	51	-1.9%	35	19	-45.7%	\$207,000	\$197,950	-4.4%	124	125	+0.8%	3.3	3.7	+12.1%
Putnam* ⁽²⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Queens	1,106	1,107	+0.1%	523	526	+0.6%	\$590,000	\$590,000	0.0%	3,831	3,683	-3.9%	6.5	6.0	-7.7%
Rensselaer* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Richmond	456	414	-9.2%	219	211	-3.7%	\$674,888	\$733,000	+8.6%	1,110	832	-25.0%	4.2	3.1	-26.2%
Rockland* ⁽²⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Activity by County (continued)

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

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -	4-2024	4-2025	+ / -
St Lawrence	9	29	+222.2%	11	6	-45.5%	\$144,200	\$135,000	-6.4%	32	70	+118.8%	3.1	7.2	+132.3%
Saratoga* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schenectady* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schoharie* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Schuyler	22	20	-9.1%	14	9	-35.7%	\$159,950	\$172,000	+7.5%	37	46	+24.3%	3.4	4.3	+26.5%
Seneca	21	29	+38.1%	14	11	-21.4%	\$164,500	\$228,000	+38.6%	22	38	+72.7%	1.1	2.1	+90.9%
Steuben	93	82	-11.8%	57	52	-8.8%	\$148,000	\$146,250	-1.2%	140	212	+51.4%	2.2	3.5	+59.1%
Suffolk	1,664	1,623	-2.5%	923	896	-2.9%	\$605,000	\$654,500	+8.2%	3,094	3,191	+3.1%	2.9	2.9	0.0%
Sullivan	114	176	+54.4%	52	74	+42.3%	\$305,000	\$360,000	+18.0%	384	469	+22.1%	5.9	7.0	+18.6%
Tioga	31	46	+48.4%	26	16	-38.5%	\$192,500	\$187,000	-2.9%	54	74	+37.0%	2.1	2.8	+33.3%
Tompkins	109	97	-11.0%	43	50	+16.3%	\$324,200	\$315,000	-2.8%	88	176	+100.0%	1.6	3.8	+137.5%
Ulster	214	245	+14.5%	117	114	-2.6%	\$423,600	\$430,000	+1.5%	507	595	+17.4%	3.7	4.2	+13.5%
Warren	87	111	+27.6%	54	55	+1.9%	\$306,250	\$350,000	+14.3%	170	169	-0.6%	3.2	2.6	-18.8%
Washington* ⁽¹⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wayne	87	85	-2.3%	51	47	-7.8%	\$250,000	\$205,000	-18.0%	78	73	-6.4%	1.2	1.1	-8.3%
Westchester* ⁽²⁾	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Wyoming	24	25	+4.2%	18	16	-11.1%	\$124,450	\$155,000	+24.5%	38	20	-47.4%	1.5	0.9	-40.0%
Yates	9	24	+166.7%	9	14	+55.6%	\$212,000	\$180,000	-15.1%	29	37	+27.6%	1.8	2.1	+16.7%
New York State	13,246	13,989	+5.6%	7,428	6,968	-6.2%	\$410,000	\$425,000	+3.7%	25,379	26,165	+3.1%	2.9	3.0	+3.4%

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

* Data is included in the calculation of the state totals. For this county's statistical data, contact the corresponding local board/association listed below:

(1) Greater Capital Association of REALTORS®, 451 New Karner Road, Albany, NY 12205, 518-464-0191

(2) Hudson Gateway Association of REALTORS®, One Maple Avenue, White Plains, NY 10605, 914-681-0833