Monthly Indicators

New York State Association of REALTORS®, Inc.

March 2026

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings decreased 0.1 percent to 12,372. Pending Sales decreased 3.3 percent to 8,294. Inventory decreased 0.8 percent to 24,384.

Median Sales Price increased 3.8 percent from $419,000 to $435,000. Days on Market increased 9.8 percent to 67. Months Supply of Inventory remained the same as this time last year, at 2.8 months.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to $415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

- 5.7%	+ 3.8%	- 0.8%
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.

Activity Overview

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

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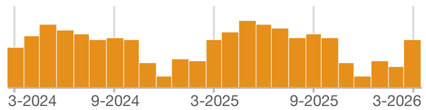
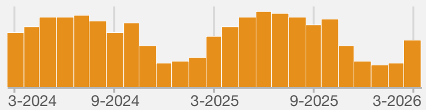
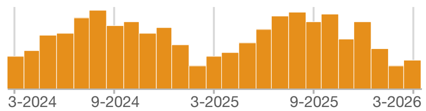
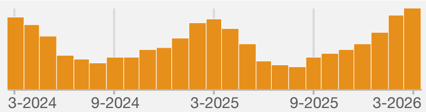
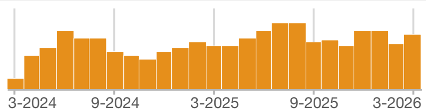
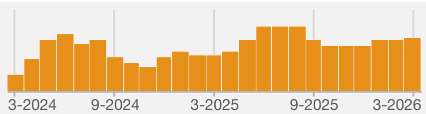
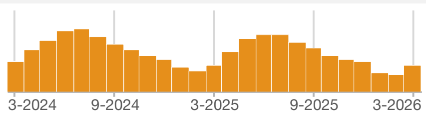
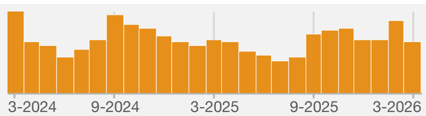
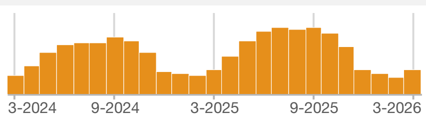
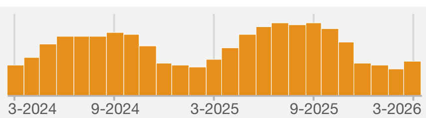
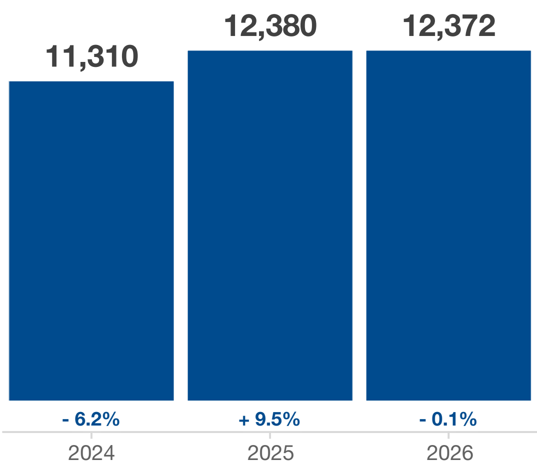
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		12,380	**12,372**	- 0.1%	30,118	**28,736**	- 4.6%
Pending Sales		8,574	**8,294**	- 3.3%	21,600	**20,594**	- 4.7%
Closed Sales		6,971	**6,574**	- 5.7%	20,975	**20,109**	- 4.1%
Days on Market Until Sale		61	**67**	+ 9.8%	58	**61**	+ 5.2%
Median Sales Price		$419,000	**$435,000**	+ 3.8%	$420,000	**$432,000**	+ 2.9%
Average Sales Price		$543,490	**$576,326**	+ 6.0%	$546,723	**$574,211**	+ 5.0%
Percent of List Price Received		100.3%	**100.3%**	0.0%	100.1%	**99.9%**	- 0.2%
Housing Affordability Index		98	**97**	- 1.0%	98	**98**	0.0%
Inventory of Homes for Sale		24,574	**24,386**	- 0.8%	—	**—**	—
Months Supply of Inventory		2.8	**2.8**	0.0%	—	**—**	—

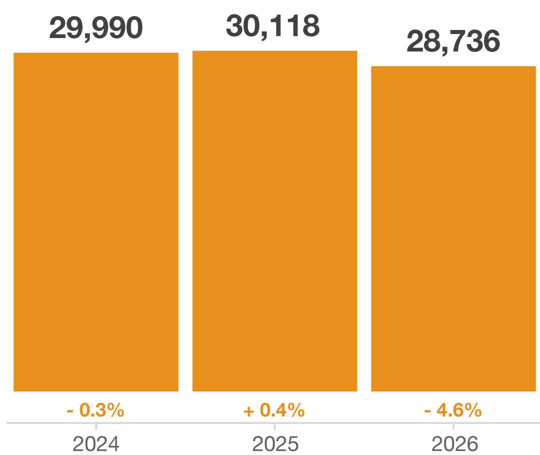
New Listings

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

March

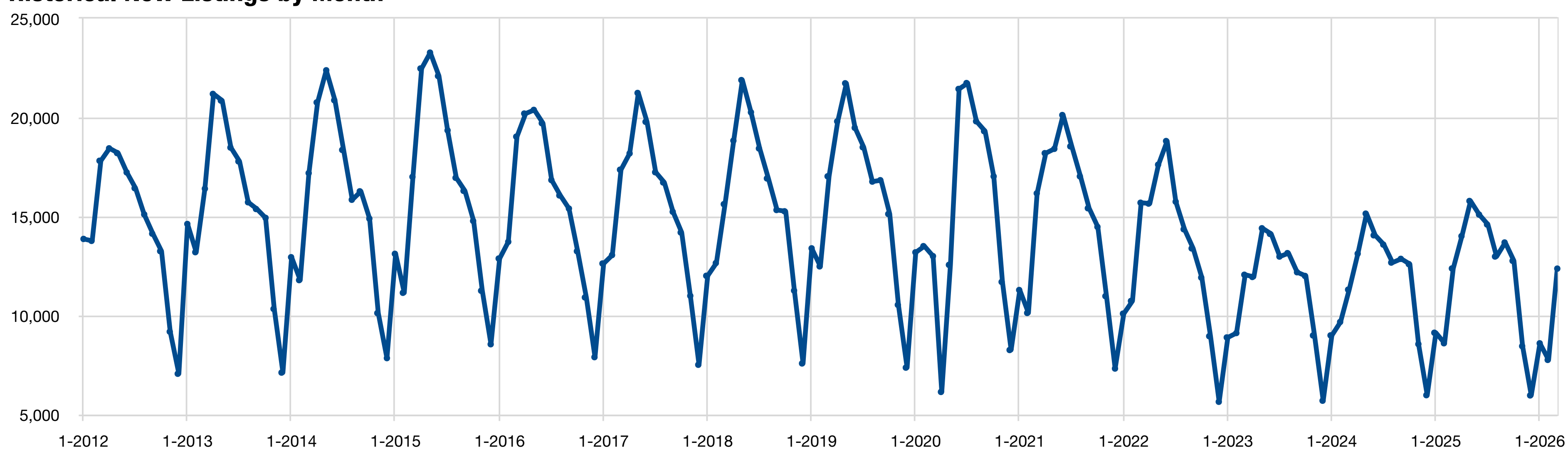


Year to Date



New Listings		Prior Year	Percent Change
April 2025	14,013	13,128	+ 6.7%
May 2025	15,787	15,149	+ 4.2%
June 2025	15,101	14,055	+ 7.4%
July 2025	14,601	13,586	+ 7.5%
August 2025	12,983	12,678	+ 2.4%
September 2025	13,691	12,865	+ 6.4%
October 2025	12,766	12,600	+ 1.3%
November 2025	8,457	8,560	- 1.2%
December 2025	5,970	5,983	- 0.2%
January 2026	8,600	9,134	- 5.8%
February 2026	7,764	8,604	- 9.8%
March 2026	**12,372**	**12,380**	**- 0.1%**
12-Month Avg	11,842	11,560	+ 2.4%

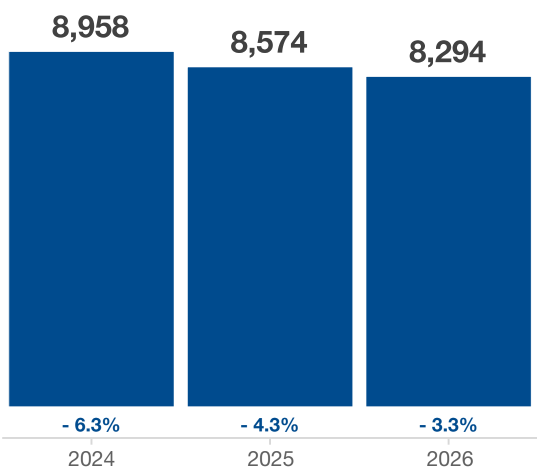
Historical New Listings by Month



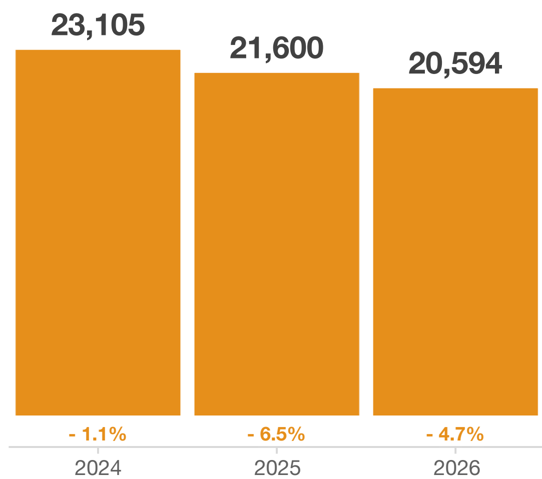
Pending Sales

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

March



Year to Date



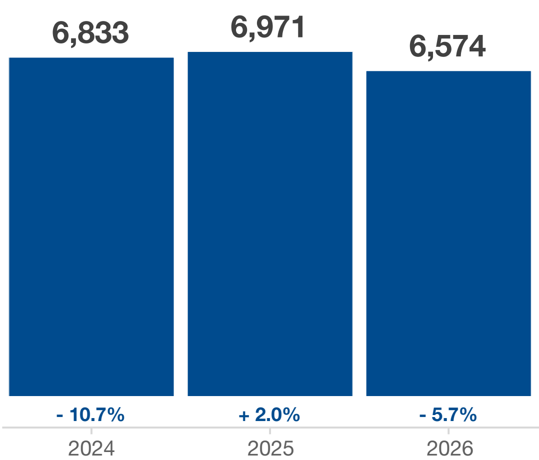
Pending Sales		Prior Year	Percent Change
April 2025	9,422	9,391	+ 0.3%
May 2025	10,353	10,330	+ 0.2%
June 2025	10,739	10,227	+ 5.0%
July 2025	10,650	10,550	+ 0.9%
August 2025	10,269	9,957	+ 3.1%
September 2025	9,659	8,954	+ 7.9%
October 2025	10,058	9,782	+ 2.8%
November 2025	7,811	7,810	+ 0.0%
December 2025	6,341	6,214	+ 2.0%
January 2026	6,067	6,316	- 3.9%
February 2026	6,233	6,710	- 7.1%
March 2026	**8,294**	**8,574**	**- 3.3%**
12-Month Avg	8,825	8,735	+ 1.0%

Historical Pending Sales by Month

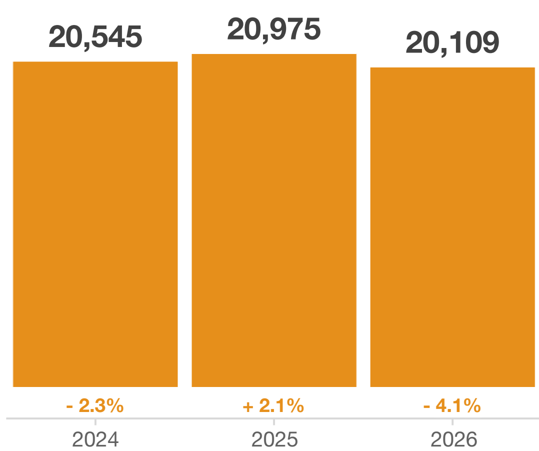
Closed Sales

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

March

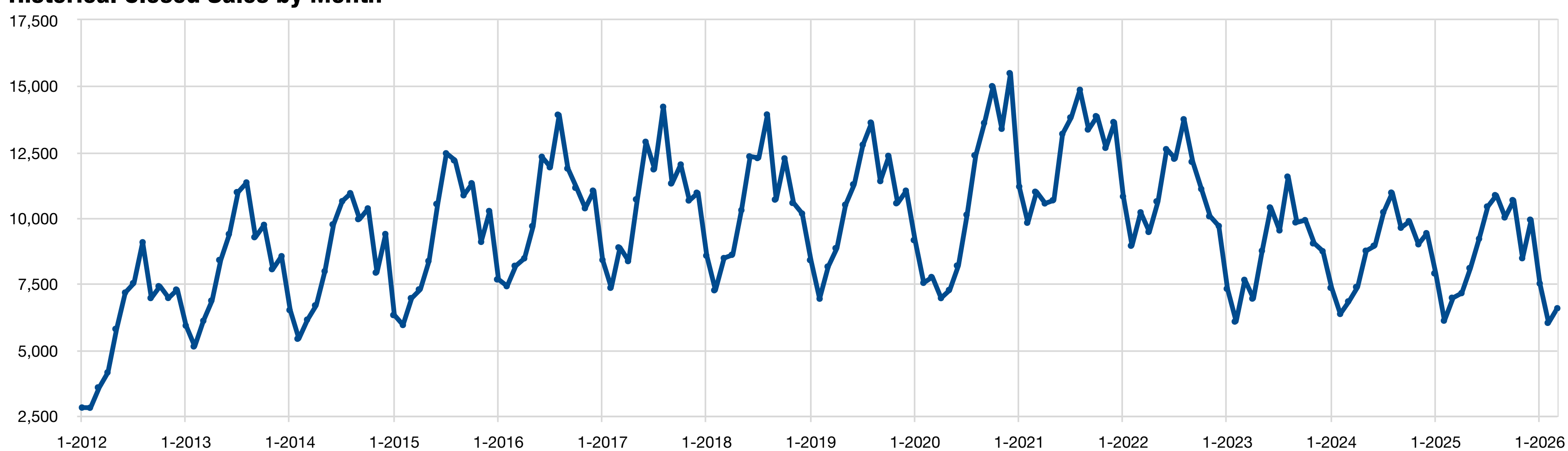


Year to Date



Closed Sales		Prior Year	Percent Change
April 2025	7,149	7,380	- 3.1%
May 2025	8,098	8,755	- 7.5%
June 2025	9,210	8,944	+ 3.0%
July 2025	10,432	10,219	+ 2.1%
August 2025	10,864	10,959	- 0.9%
September 2025	10,021	9,629	+ 4.1%
October 2025	10,675	9,876	+ 8.1%
November 2025	8,474	9,002	- 5.9%
December 2025	9,933	9,421	+ 5.4%
January 2026	7,513	7,899	- 4.9%
February 2026	6,022	6,105	- 1.4%
March 2026	**6,574**	**6,971**	**- 5.7%**
12-Month Avg	8,747	8,763	- 0.2%

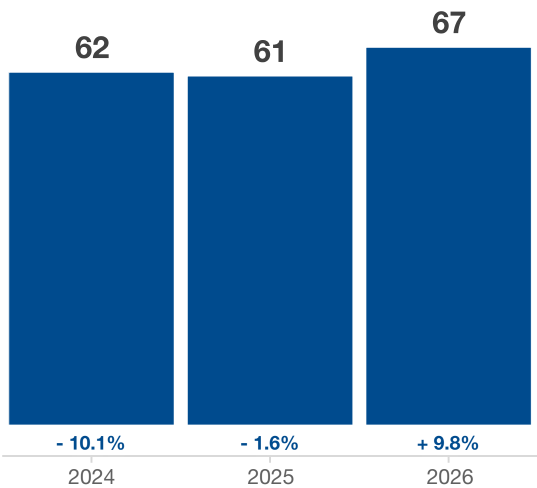
Historical Closed Sales by Month



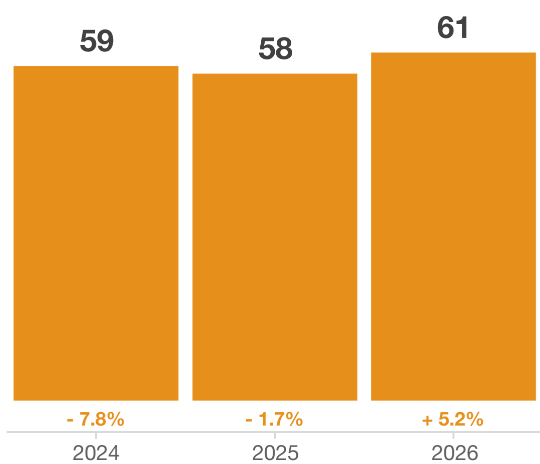
Days on Market Until Sale

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

March



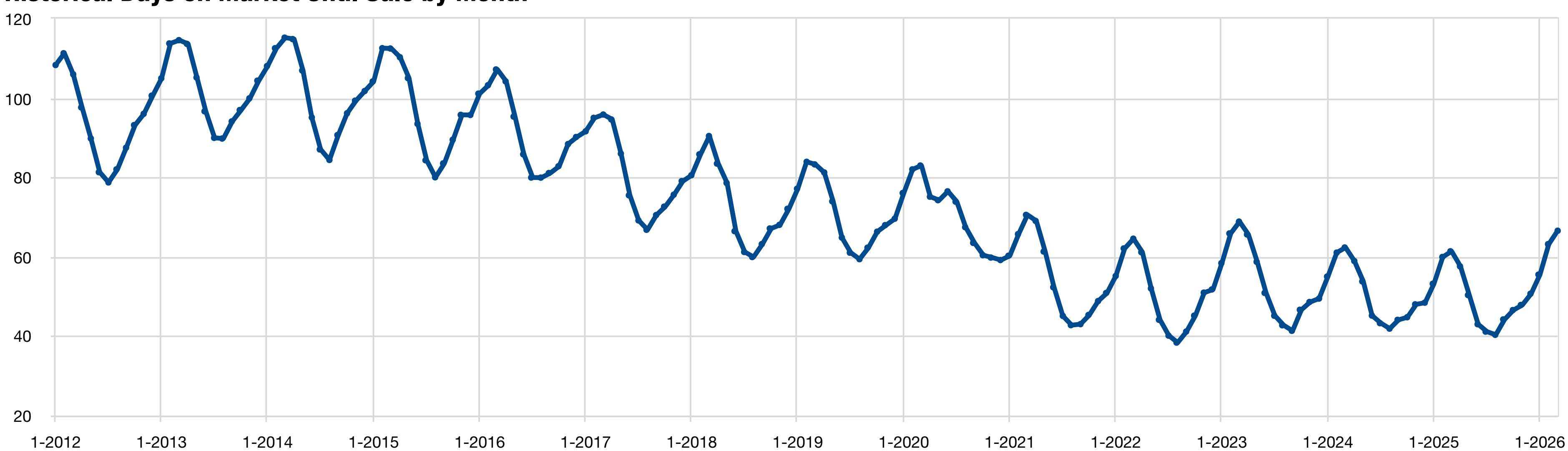
Year to Date



Days on Market		Prior Year	Percent Change
April 2025	58	59	- 1.7%
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%**
12-Month Avg*	49	49	- 0.1%

* Days on Market for all properties from April 2025 through March 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.

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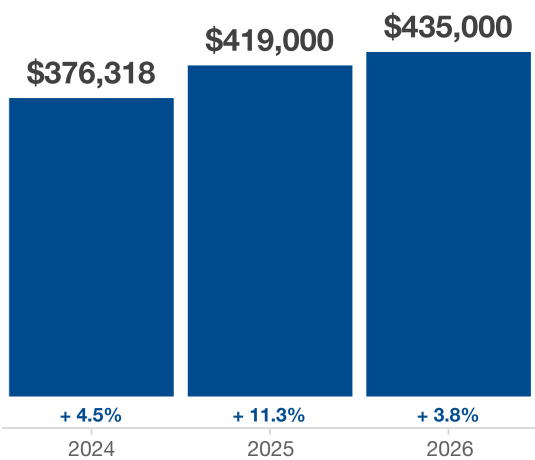
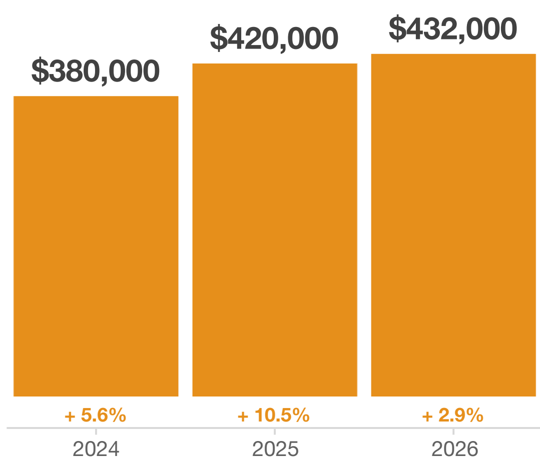
March



Year to Date



Median Sales Price		Prior Year	Percent Change
April 2025	$420,000	$405,000	+ 3.7%
May 2025	$430,000	$416,000	+ 3.4%
June 2025	$440,000	$439,000	+ 0.2%
July 2025	$450,000	$429,500	+ 4.8%
August 2025	$450,000	$430,000	+ 4.7%
September 2025	$425,000	$410,000	+ 3.7%
October 2025	$425,575	$405,000	+ 5.1%
November 2025	$418,000	$400,000	+ 4.5%
December 2025	$438,000	$410,750	+ 6.6%
January 2026	$440,000	$415,000	+ 6.0%
February 2026	$420,500	$425,000	- 1.1%
March 2026	**$435,000**	**$419,000**	**+ 3.8%**
12-Month Avg*	$433,000	$418,000	+ 3.6%

* Median Sales Price for all properties from April 2025 through March 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.

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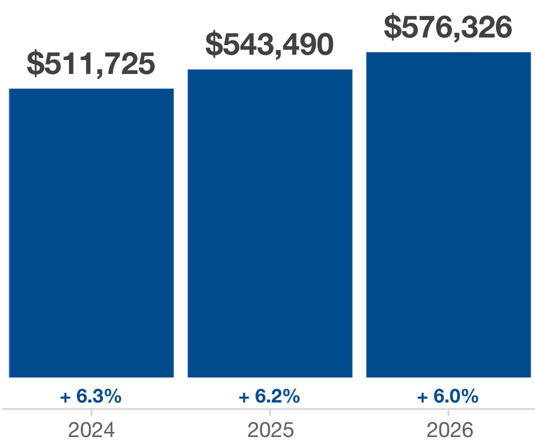
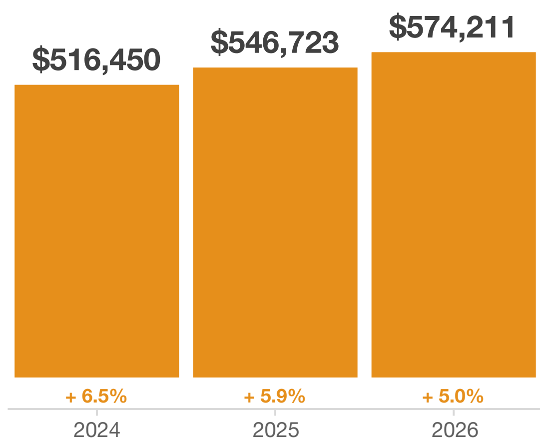
March



Year to Date



Avg. Sales Price		Prior Year	Percent Change
April 2025	$551,149	$538,113	+ 2.4%
May 2025	$571,159	$571,688	- 0.1%
June 2025	$597,239	$582,409	+ 2.5%
July 2025	$597,073	$563,695	+ 5.9%
August 2025	$596,213	$571,568	+ 4.3%
September 2025	$572,665	$540,059	+ 6.0%
October 2025	$561,649	$531,149	+ 5.7%
November 2025	$561,060	$524,203	+ 7.0%
December 2025	$562,516	$542,652	+ 3.7%
January 2026	$573,326	$552,253	+ 3.8%
February 2026	$573,009	$543,241	+ 5.5%
March 2026	**$576,326**	**$543,490**	**+ 6.0%**
12-Month Avg*	$575,385	$551,115	+ 4.4%

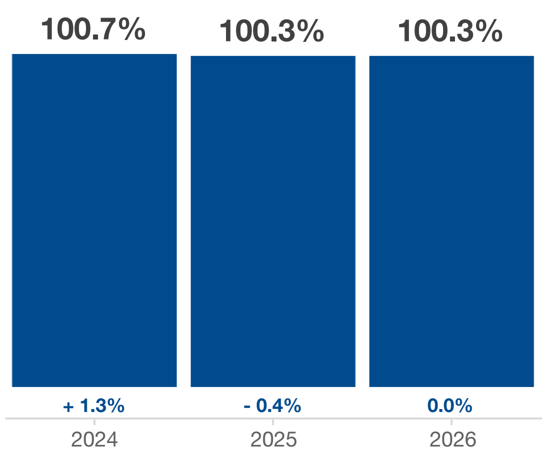
* Avg. Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

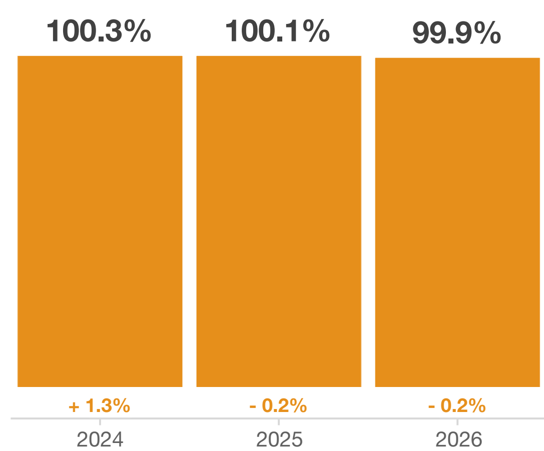
Percent of List Price Received

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.

March



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
April 2025	101.6%	101.7%	- 0.1%
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%**
12-Month Avg*	101.6%	101.8%	- 0.3%

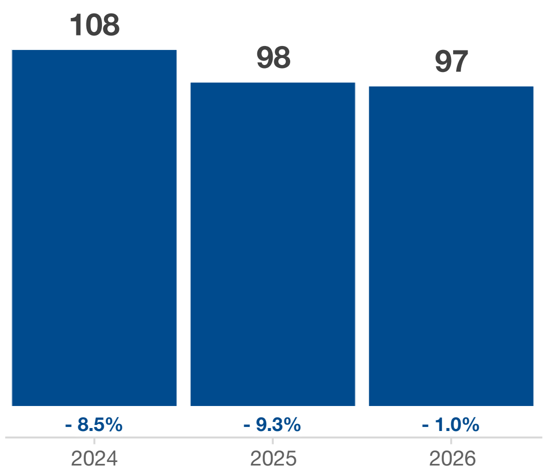
* Pct. of List Price Received for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

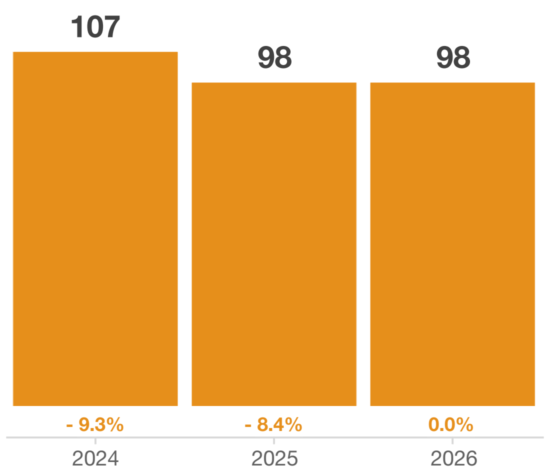
Housing Affordability Index

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.

March



Year to Date



Affordability Index		Prior Year	Percent Change
April 2025	97	97	0.0%
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	99	- 1.0%
January 2026	98	97	+ 1.0%
February 2026	104	96	+ 8.3%
March 2026	**97**	**98**	**- 1.0%**
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.

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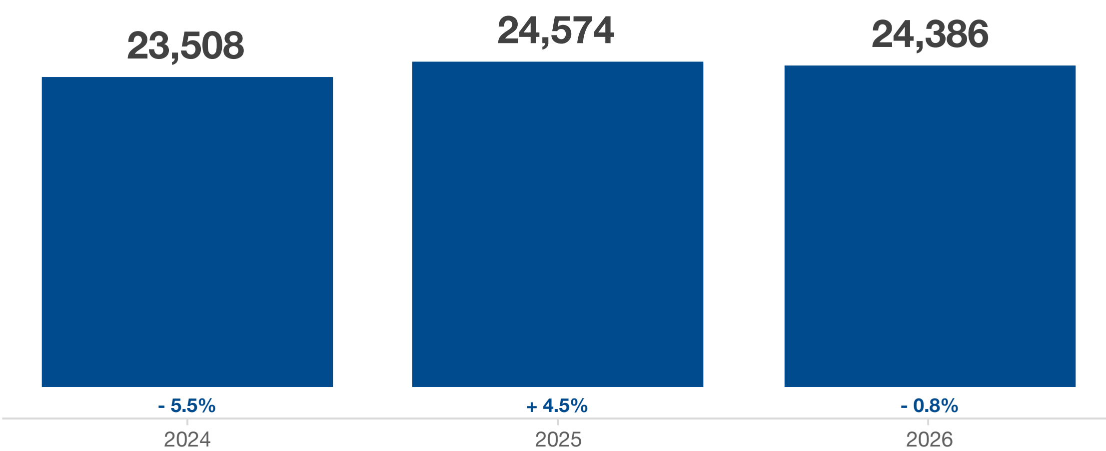
March



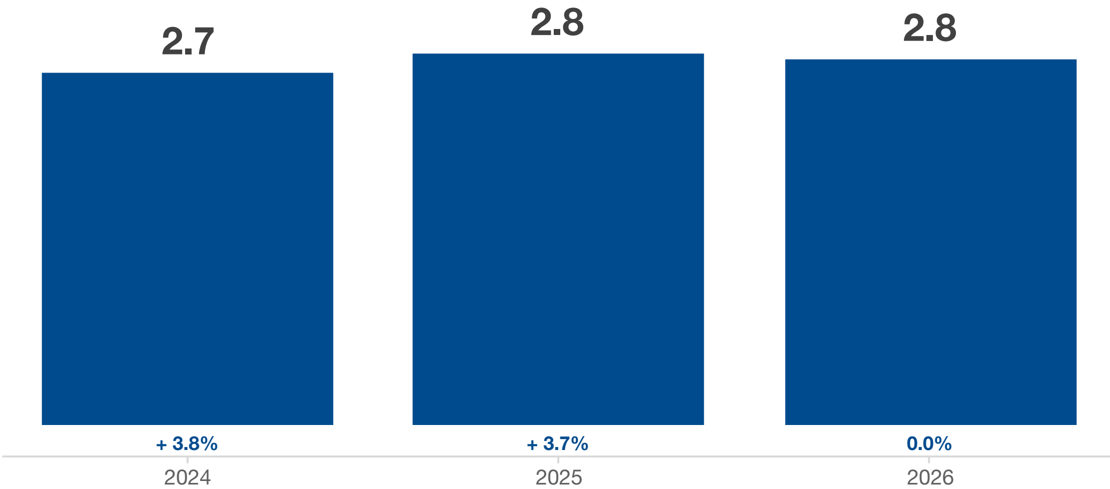
Homes for Sale		Prior Year	Percent Change
April 2025	26,777	24,992	+ 7.1%
May 2025	29,519	27,476	+ 7.4%
June 2025	31,093	28,821	+ 7.9%
July 2025	31,813	29,306	+ 8.6%
August 2025	31,464	29,045	+ 8.3%
September 2025	32,056	30,043	+ 6.7%
October 2025	31,005	29,633	+ 4.6%
November 2025	28,431	27,528	+ 3.3%
December 2025	24,331	24,021	+ 1.3%
January 2026	23,740	23,667	+ 0.3%
February 2026	22,983	23,306	- 1.4%
March 2026	**24,386**	**24,574**	**- 0.8%**
12-Month Avg	28,133	26,868	+ 4.7%

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.

March



Months Supply		Prior Year	Percent Change
April 2025	3.1	2.8	+ 10.7%
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%**
12-Month Avg*	3.2	3.1	+ 4.3%

* Months Supply for all properties from April 2025 through March 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 York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	32	26	**- 18.8%**	20	14	**- 30.0%**	$127,500	$125,000	**- 2.0%**	76	66	**- 13.2%**	3.2	2.4	**- 25.0%**
Bronx	255	255	**0.0%**	112	119	**+ 6.3%**	$339,500	$400,000	**+ 17.8%**	833	824	**- 1.1%**	7.5	6.9	**- 8.0%**
Broome	154	162	**+ 5.2%**	106	93	**- 12.3%**	$177,750	$203,000	**+ 14.2%**	264	258	**- 2.3%**	2.0	2.0	**0.0%**
Cattaraugus	80	83	**+ 3.8%**	47	34	**- 27.7%**	$205,000	$175,750	**- 14.3%**	181	208	**+ 14.9%**	3.4	3.8	**+ 11.8%**
Cayuga	60	55	**- 8.3%**	34	34	**0.0%**	$197,500	$195,000	**- 1.3%**	71	129	**+ 81.7%**	1.6	2.8	**+ 75.0%**
Chautauqua	103	114	**+ 10.7%**	56	81	**+ 44.6%**	$123,500	$165,000	**+ 33.6%**	222	214	**- 3.6%**	2.7	2.3	**- 14.8%**
Chemung	92	98	**+ 6.5%**	48	45	**- 6.3%**	$159,500	$181,450	**+ 13.8%**	135	200	**+ 48.1%**	2.0	3.6	**+ 80.0%**
Chenango	37	29	**- 21.6%**	21	19	**- 9.5%**	$195,994	$140,000	**- 28.6%**	98	114	**+ 16.3%**	3.6	4.2	**+ 16.7%**
Clinton	54	51	**- 5.6%**	33	32	**- 3.0%**	$255,000	$189,250	**- 25.8%**	131	128	**- 2.3%**	3.1	2.7	**- 12.9%**
Columbia	94	79	**- 16.0%**	52	48	**- 7.7%**	$529,900	$600,000	**+ 13.2%**	260	237	**- 8.8%**	4.4	4.2	**- 4.5%**
Cortland	23	32	**+ 39.1%**	16	16	**0.0%**	$194,670	$227,500	**+ 16.9%**	34	55	**+ 61.8%**	1.5	2.3	**+ 53.3%**
Delaware	49	54	**+ 10.2%**	32	35	**+ 9.4%**	$292,500	$271,000	**- 7.4%**	165	193	**+ 17.0%**	4.1	4.9	**+ 19.5%**
Dutchess	267	272	**+ 1.9%**	153	164	**+ 7.2%**	$450,000	$490,000	**+ 8.9%**	574	574	**0.0%**	2.8	2.7	**- 3.6%**
Erie	643	717	**+ 11.5%**	423	375	**- 11.3%**	$260,000	$275,000	**+ 5.8%**	636	725	**+ 14.0%**	1.0	1.2	**+ 20.0%**
Essex	42	35	**- 16.7%**	32	29	**- 9.4%**	$342,500	$390,000	**+ 13.9%**	201	214	**+ 6.5%**	5.2	5.9	**+ 13.5%**
Franklin	34	28	**- 17.6%**	18	22	**+ 22.2%**	$124,977	$153,175	**+ 22.6%**	153	133	**- 13.1%**	6.4	4.9	**- 23.4%**
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	36	30	**- 16.7%**	40	24	**- 40.0%**	$179,950	$203,500	**+ 13.1%**	37	20	**- 45.9%**	1.1	0.6	**- 45.5%**
Greene	96	87	**- 9.4%**	43	47	**+ 9.3%**	$352,500	$425,000	**+ 20.6%**	389	389	**0.0%**	7.3	7.9	**+ 8.2%**
Hamilton	7	7	**0.0%**	2	11	**+ 450.0%**	$172,500	$250,000	**+ 44.9%**	33	26	**- 21.2%**	4.7	2.7	**- 42.6%**
Herkimer	62	56	**- 9.7%**	30	25	**- 16.7%**	$172,000	$177,600	**+ 3.3%**	108	124	**+ 14.8%**	3.0	3.1	**+ 3.3%**
Jefferson	109	120	**+ 10.1%**	58	66	**+ 13.8%**	$193,750	$244,500	**+ 26.2%**	232	317	**+ 36.6%**	2.7	3.6	**+ 33.3%**
Kings	291	327	**+ 12.4%**	135	125	**- 7.4%**	$700,000	$700,000	**0.0%**	1,199	1,262	**+ 5.3%**	8.7	9.8	**+ 12.6%**
Lewis	16	24	**+ 50.0%**	16	21	**+ 31.3%**	$156,750	$185,000	**+ 18.0%**	47	80	**+ 70.2%**	3.2	5.2	**+ 62.5%**
Livingston	42	41	**- 2.4%**	22	16	**- 27.3%**	$171,500	$210,000	**+ 22.4%**	45	44	**- 2.2%**	1.2	1.2	**0.0%**
Madison	40	41	**+ 2.5%**	33	27	**- 18.2%**	$172,000	$230,000	**+ 33.7%**	59	83	**+ 40.7%**	1.3	1.8	**+ 38.5%**
Monroe	683	629	**- 7.9%**	427	362	**- 15.2%**	$240,000	$266,500	**+ 11.0%**	371	314	**- 15.4%**	0.6	0.5	**- 16.7%**
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	1,232	1,204	**- 2.3%**	696	639	**- 8.2%**	$777,000	$800,000	**+ 3.0%**	2,272	2,115	**- 6.9%**	2.8	2.6	**- 7.1%**
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	181	172	**- 5.0%**	129	103	**- 20.2%**	$215,000	$202,500	**- 5.8%**	203	223	**+ 9.9%**	1.3	1.5	**+ 15.4%**

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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 York State Association of REALTORS®, Inc.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –	3-2025	3-2026	+ / –
Oneida	126	163	+ 29.4%	96	100	+ 4.2%	$214,000	$229,000	+ 7.0%	213	301	+ 41.3%	1.7	2.2	+ 29.4%
Onondaga	338	309	- 8.6%	278	237	- 14.7%	$237,750	$269,000	+ 13.1%	342	385	+ 12.6%	1.0	1.2	+ 20.0%
Ontario	113	123	+ 8.8%	72	69	- 4.2%	$242,500	$260,000	+ 7.2%	121	129	+ 6.6%	1.3	1.5	+ 15.4%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	29	33	+ 13.8%	15	20	+ 33.3%	$175,000	$187,500	+ 7.1%	35	34	- 2.9%	1.3	1.2	- 7.7%
Oswego	68	71	+ 4.4%	50	56	+ 12.0%	$157,500	$220,000	+ 39.7%	109	144	+ 32.1%	1.5	1.7	+ 13.3%
Otsego	44	47	+ 6.8%	30	27	- 10.0%	$200,000	$233,200	+ 16.6%	94	129	+ 37.2%	2.6	3.6	+ 38.5%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	1,251	1,197	- 4.3%	527	498	- 5.5%	$572,500	$560,900	- 2.0%	3,815	3,498	- 8.3%	6.4	6.0	- 6.3%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	265	294	+ 10.9%	192	153	- 20.3%	$652,500	$725,000	+ 11.1%	667	576	- 13.6%	3.3	3.0	- 9.1%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	20	11	- 45.0%	5	6	+ 20.0%	$65,000	$218,500	+ 236.2%	49	57	+ 16.3%	4.8	5.3	+ 10.4%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	14	13	- 7.1%	9	7	- 22.2%	$195,000	$210,000	+ 7.7%	32	33	+ 3.1%	2.7	2.9	+ 7.4%
Seneca	24	27	+ 12.5%	18	20	+ 11.1%	$171,050	$183,905	+ 7.5%	31	32	+ 3.2%	1.7	1.5	- 11.8%
Steuben	88	86	- 2.3%	48	46	- 4.2%	$153,000	$145,500	- 4.9%	165	165	0.0%	2.6	2.7	+ 3.8%
Suffolk	1,655	1,571	- 5.1%	876	816	- 6.8%	$635,000	$670,000	+ 5.5%	3,260	2,775	- 14.9%	3.0	2.5	- 16.7%
Sullivan	121	126	+ 4.1%	50	66	+ 32.0%	$342,450	$327,000	- 4.5%	398	415	+ 4.3%	6.0	5.9	- 1.7%
Tioga	38	32	- 15.8%	22	14	- 36.4%	$230,000	$200,000	- 13.0%	75	67	- 10.7%	2.9	2.3	- 20.7%
Tompkins	89	104	+ 16.9%	33	34	+ 3.0%	$365,000	$365,000	0.0%	84	168	+ 100.0%	1.6	3.2	+ 100.0%
Ulster	171	167	- 2.3%	134	112	- 16.4%	$401,875	$417,500	+ 3.9%	514	487	- 5.3%	3.7	3.5	- 5.4%
Warren	86	59	- 31.4%	52	42	- 19.2%	$380,000	$332,500	- 12.5%	144	148	+ 2.8%	2.3	2.3	0.0%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	51	73	+ 43.1%	57	47	- 17.5%	$205,000	$235,000	+ 14.6%	52	73	+ 40.4%	0.8	1.0	+ 25.0%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	23	16	- 30.4%	14	16	+ 14.3%	$115,500	$166,650	+ 44.3%	24	23	- 4.2%	1.2	0.9	- 25.0%
Yates	23	18	- 21.7%	9	13	+ 44.4%	$240,000	$238,500	- 0.6%	30	32	+ 6.7%	1.8	1.8	0.0%
New York State	12,380	12,372	- 0.1%	6,971	6,574	- 5.7%	$419,000	$435,000	+ 3.8%	24,574	24,386	- 0.8%	2.8	2.8	0.0%

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