

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 8.8 percent to 16,426. Pending Sales increased 8.1 percent to 11,591. Inventory increased 4.4 percent to 32,508.

Median Sales Price increased 8.0 percent from \$440,000 to \$475,000. Days on Market increased 11.6 percent to 48. Months Supply of Inventory increased 2.9 percent to 3.6.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

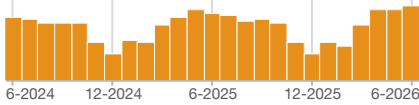
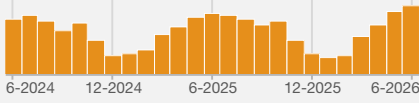
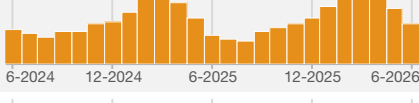
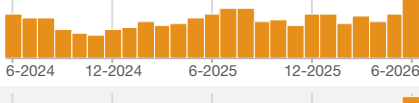
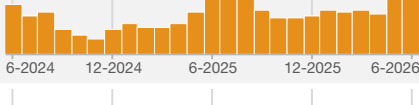
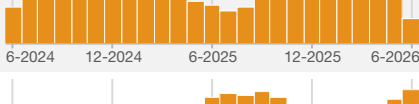
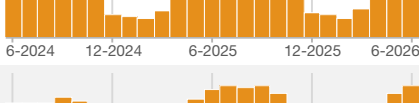
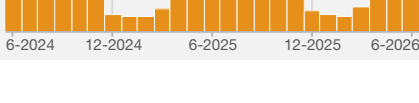
+ 0.8%	+ 8.0%	+ 4.4%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

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

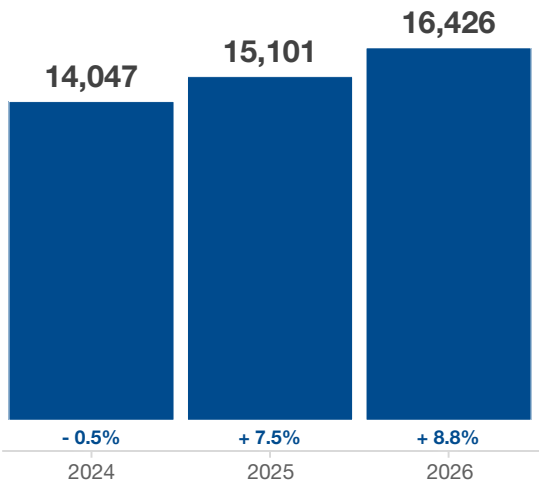
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		15,101	16,426	+ 8.8%	75,029	76,917	+ 2.5%
Pending Sales		10,727	11,591	+ 8.1%	52,068	52,713	+ 1.2%
Closed Sales		9,214	9,286	+ 0.8%	45,423	43,741	- 3.7%
Days on Market Until Sale		43	48	+ 11.6%	53	57	+ 7.5%
Median Sales Price		\$440,000	\$475,000	+ 8.0%	\$425,000	\$440,000	+ 3.5%
Average Sales Price		\$597,037	\$631,538	+ 5.8%	\$562,125	\$590,240	+ 5.0%
Percent of List Price Received		103.1%	103.2%	+ 0.1%	101.5%	101.2%	- 0.3%
Housing Affordability Index		93	88	- 5.4%	96	95	- 1.0%
Inventory of Homes for Sale		31,124	32,508	+ 4.4%	—	—	—
Months Supply of Inventory		3.5	3.6	+ 2.9%	—	—	—

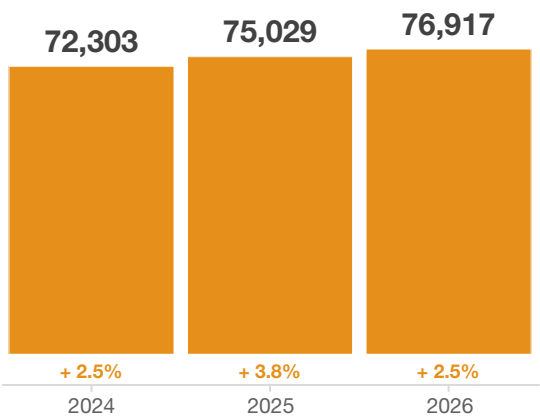
New Listings

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

June

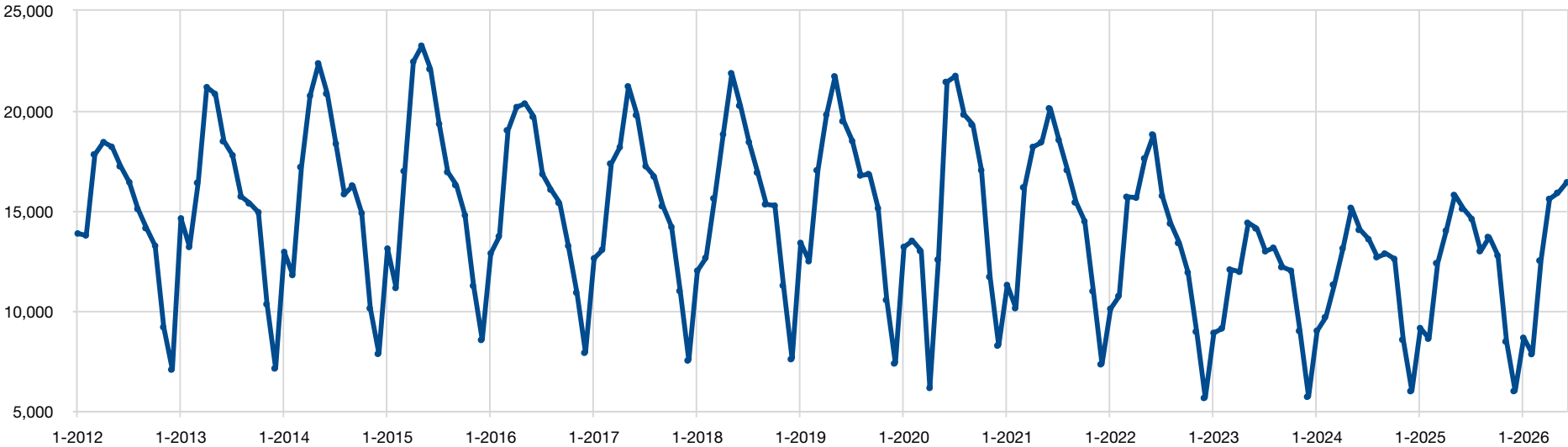


Year to Date



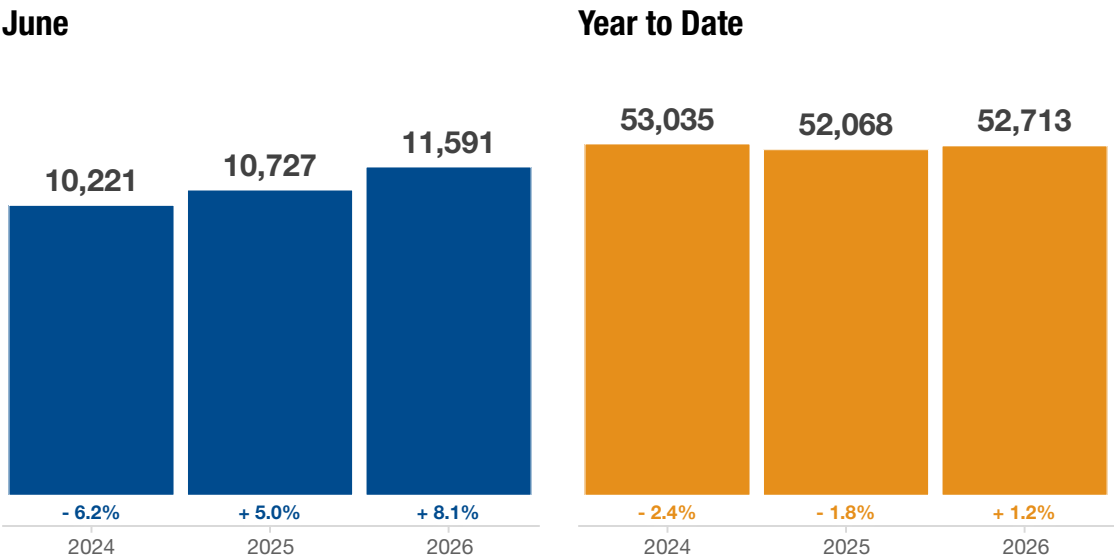
New Listings		Prior Year	Percent Change
July 2025	14,589	13,582	+ 7.4%
August 2025	12,981	12,681	+ 2.4%
September 2025	13,692	12,862	+ 6.5%
October 2025	12,768	12,596	+ 1.4%
November 2025	8,466	8,557	- 1.1%
December 2025	5,988	5,985	+ 0.1%
January 2026	8,651	9,137	- 5.3%
February 2026	7,836	8,607	- 9.0%
March 2026	12,512	12,384	+ 1.0%
April 2026	15,594	14,009	+ 11.3%
May 2026	15,898	15,791	+ 0.7%
June 2026	16,426	15,101	+ 8.8%
12-Month Avg	12,117	11,774	+ 2.9%

Historical New Listings by Month



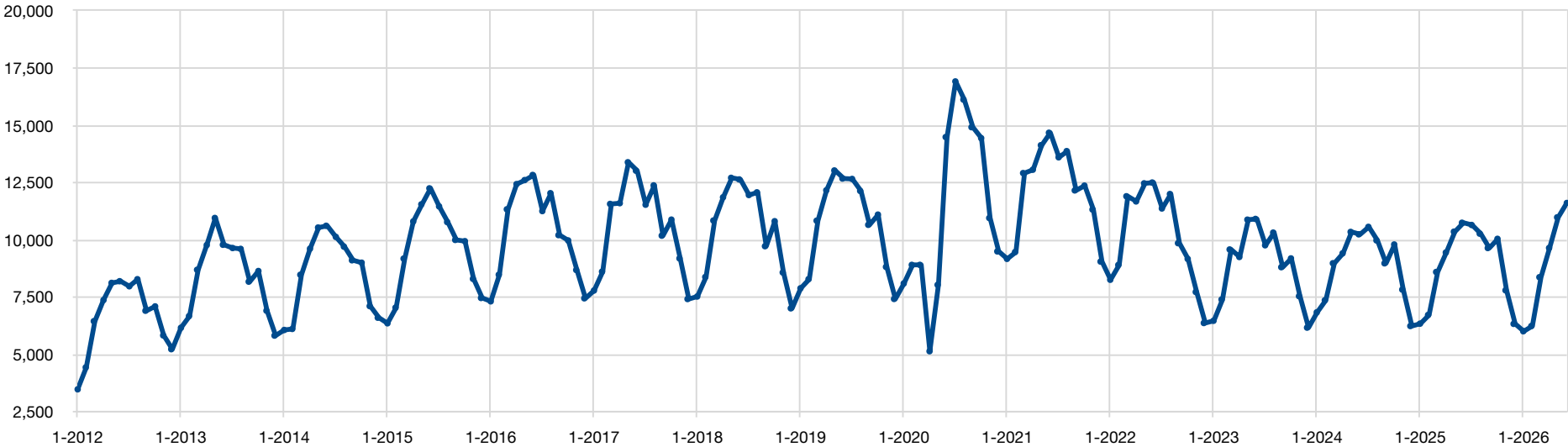
Pending Sales

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



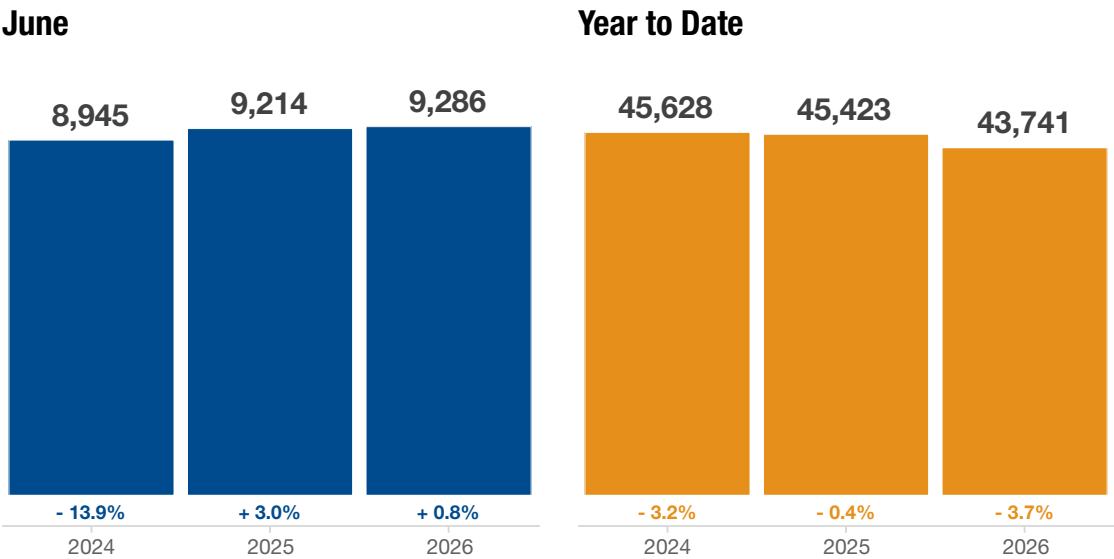
	Pending Sales	Prior Year	Percent Change
July 2025	10,629	10,547	+ 0.8%
August 2025	10,251	9,956	+ 3.0%
September 2025	9,622	8,953	+ 7.5%
October 2025	10,023	9,776	+ 2.5%
November 2025	7,772	7,804	- 0.4%
December 2025	6,305	6,210	+ 1.5%
January 2026	5,981	6,313	- 5.3%
February 2026	6,209	6,694	- 7.2%
March 2026	8,345	8,573	- 2.7%
April 2026	9,624	9,424	+ 2.1%
May 2026	10,963	10,337	+ 6.1%
June 2026	11,591	10,727	+ 8.1%
12-Month Avg	8,943	8,776	+ 1.9%

Historical Pending Sales by Month



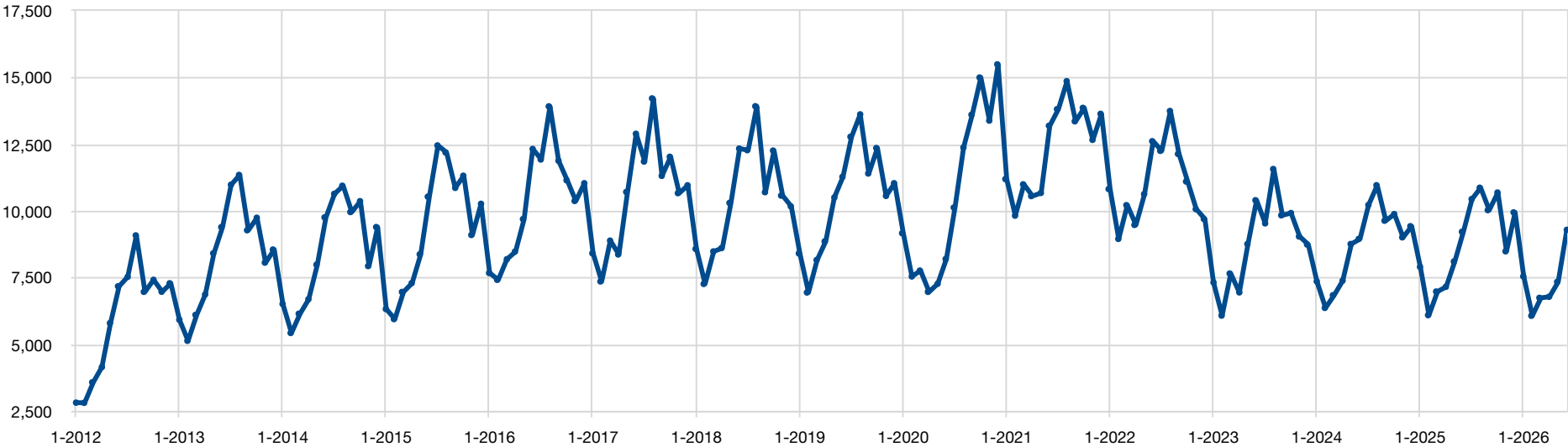
Closed Sales

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



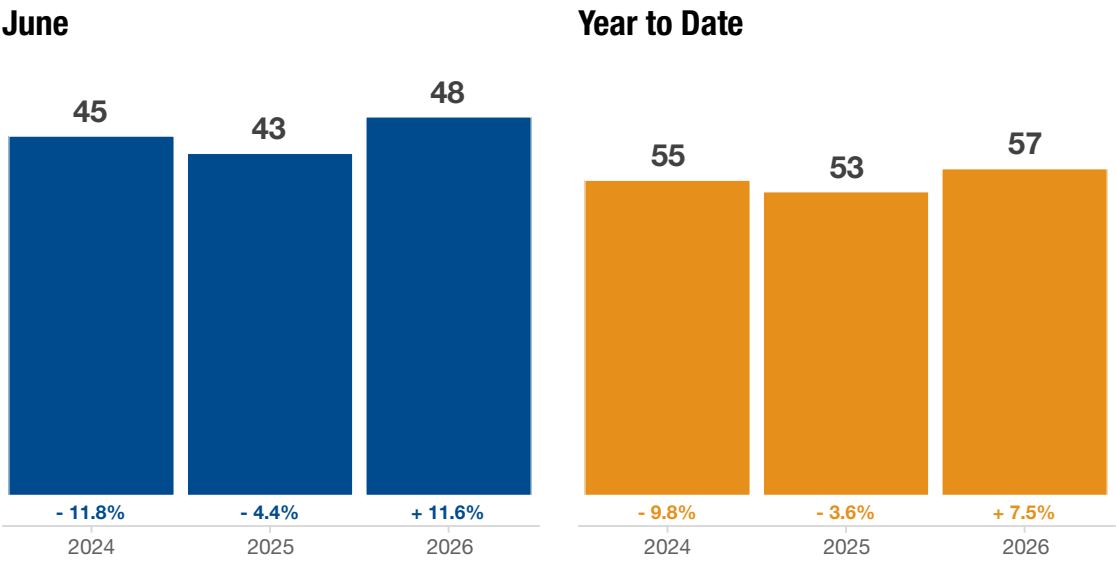
	Closed Sales	Prior Year	Percent Change
July 2025	10,439	10,218	+ 2.2%
August 2025	10,864	10,958	- 0.9%
September 2025	10,026	9,629	+ 4.1%
October 2025	10,684	9,877	+ 8.2%
November 2025	8,482	9,005	- 5.8%
December 2025	9,940	9,421	+ 5.5%
January 2026	7,542	7,899	- 4.5%
February 2026	6,065	6,088	- 0.4%
March 2026	6,736	6,972	- 3.4%
April 2026	6,778	7,150	- 5.2%
May 2026	7,334	8,100	- 9.5%
June 2026	9,286	9,214	+ 0.8%
12-Month Avg	8,681	8,711	- 0.3%

Historical Closed Sales by Month



Days on Market Until Sale

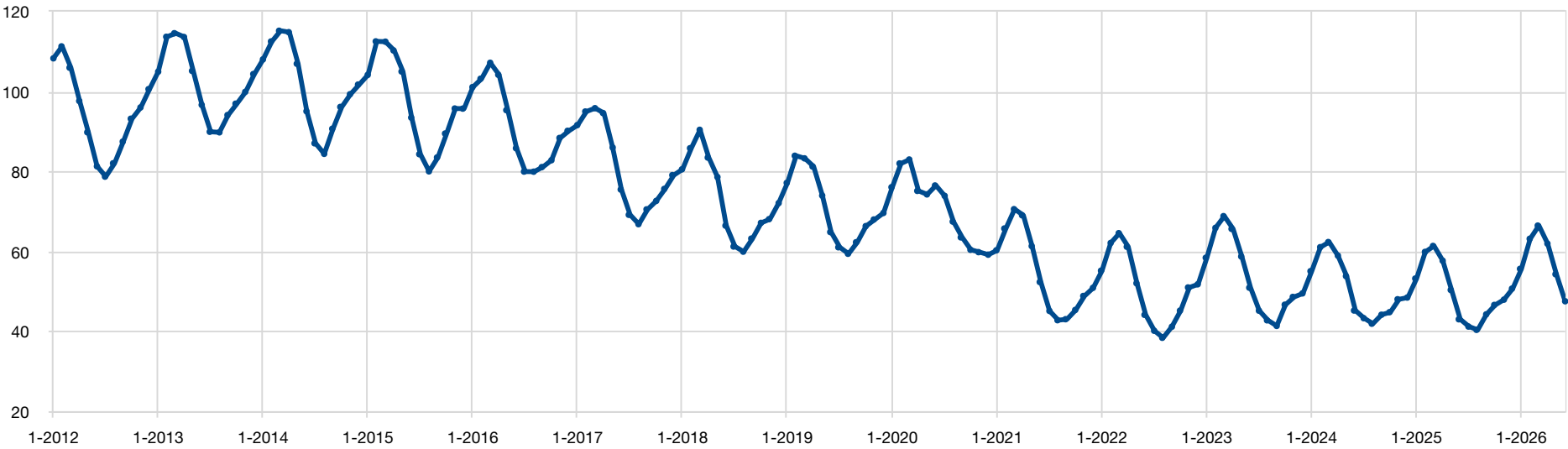
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
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	66	61	+ 8.2%
April 2026	62	58	+ 6.9%
May 2026	54	50	+ 8.0%
June 2026	48	43	+ 11.6%
12-Month Avg*	50	49	+ 3.2%

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

Historical Days on Market Until Sale by Month

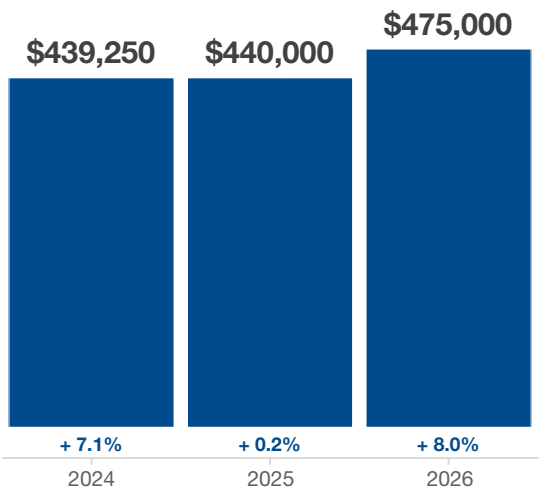


Median Sales Price

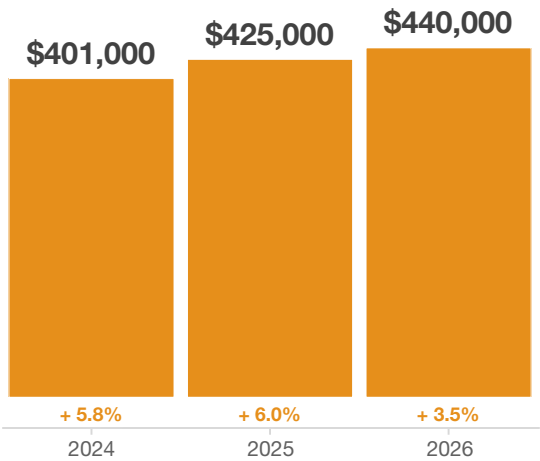
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$427,100	\$405,250	+ 5.4%
November 2025	\$419,000	\$400,000	+ 4.8%
December 2025	\$438,500	\$411,500	+ 6.6%
January 2026	\$440,000	\$415,000	+ 6.0%
February 2026	\$420,000	\$425,000	- 1.2%
March 2026	\$434,000	\$419,000	+ 3.6%
April 2026	\$425,000	\$420,000	+ 1.2%
May 2026	\$440,000	\$430,000	+ 2.3%
June 2026	\$475,000	\$440,000	+ 8.0%
12-Month Avg*	\$436,000	\$420,000	+ 3.8%

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

Historical Median Sales Price by Month

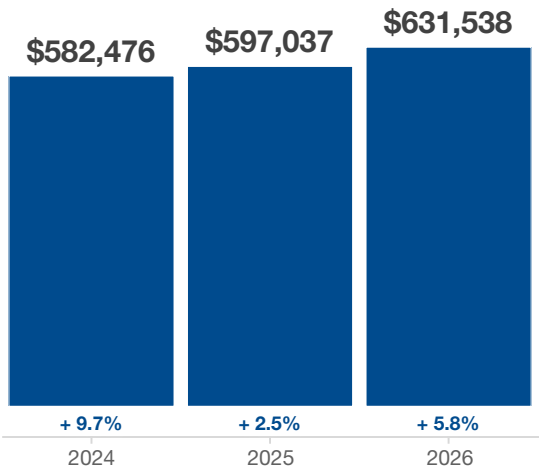


Average Sales Price

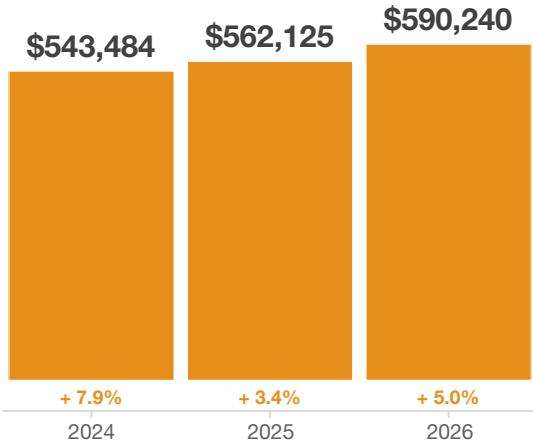
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	\$597,142	\$563,735	+ 5.9%
August 2025	\$596,215	\$571,570	+ 4.3%
September 2025	\$572,882	\$539,981	+ 6.1%
October 2025	\$561,866	\$531,207	+ 5.8%
November 2025	\$561,129	\$524,112	+ 7.1%
December 2025	\$562,354	\$542,737	+ 3.6%
January 2026	\$573,526	\$552,629	+ 3.8%
February 2026	\$571,800	\$543,532	+ 5.2%
March 2026	\$574,404	\$543,638	+ 5.7%
April 2026	\$566,025	\$551,169	+ 2.7%
May 2026	\$607,266	\$571,147	+ 6.3%
June 2026	\$631,538	\$597,037	+ 5.8%
12-Month Avg*	\$581,943	\$553,296	+ 5.2%

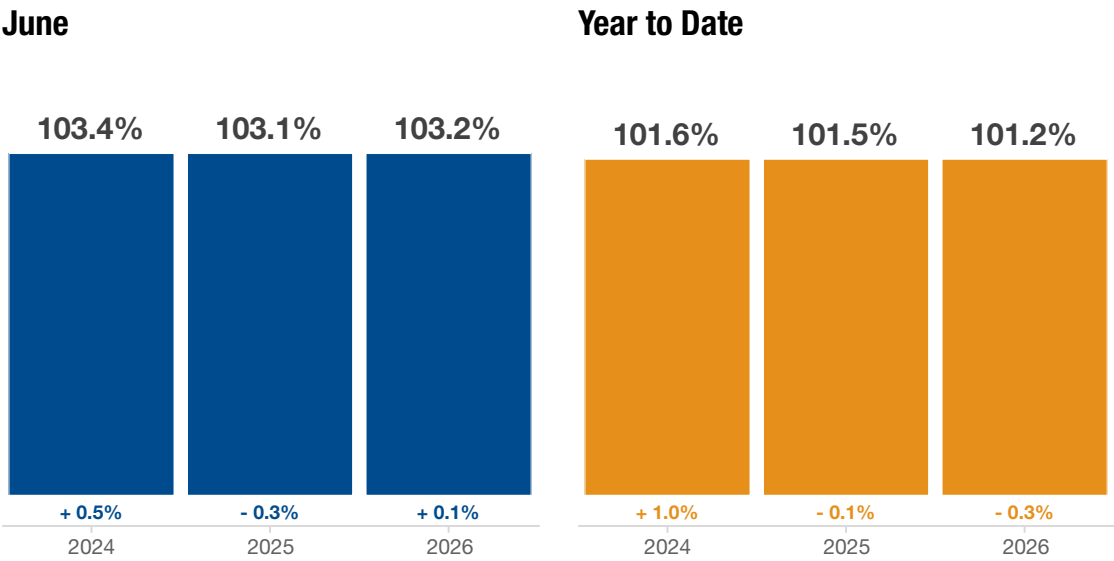
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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.



	Pct. of List Price Received	Prior Year	Percent Change
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%
May 2026	102.4%	102.8%	- 0.4%
June 2026	103.2%	103.1%	+ 0.1%
12-Month Avg*	101.5%	101.8%	- 0.3%

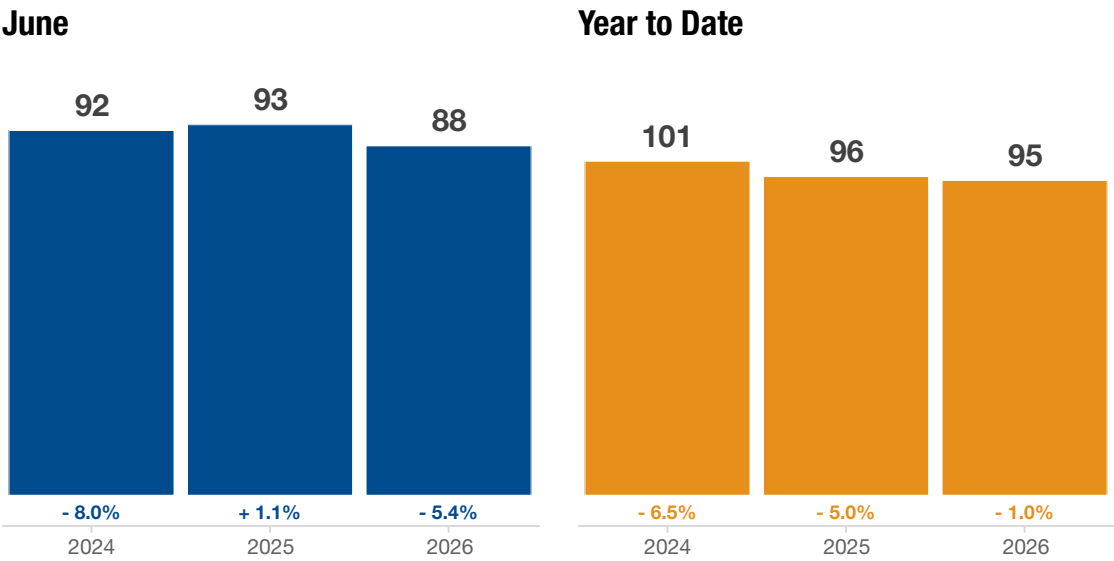
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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.



	Affordability Index	Prior Year	Percent Change
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	100	97	+ 3.1%
May 2026	95	94	+ 1.1%
June 2026	88	93	- 5.4%
12-Month Avg	97	98	- 1.0%

Historical Housing Affordability Index by Month

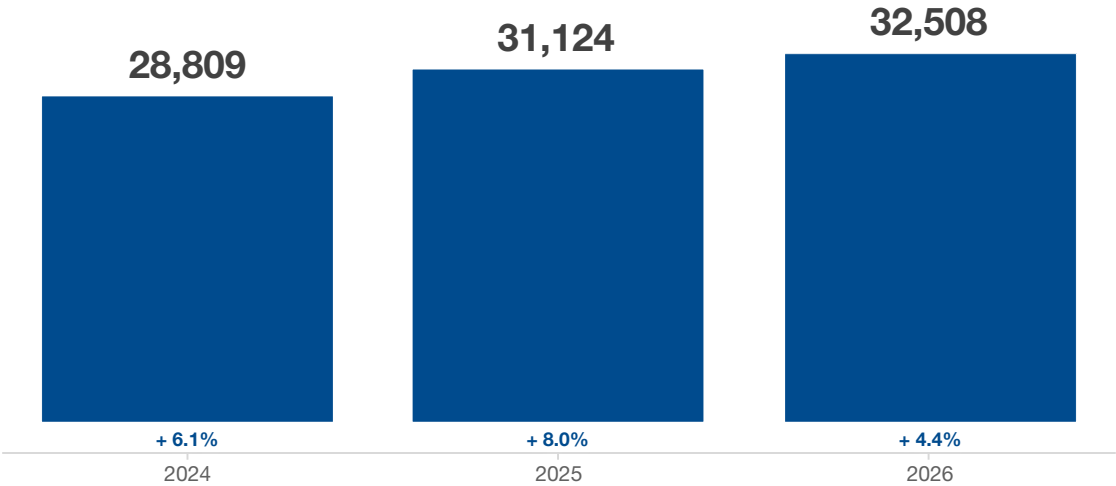


Inventory of Homes for Sale

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



June



Homes for Sale		Prior Year	Percent Change
July 2025	31,839	29,299	+ 8.7%
August 2025	31,495	29,042	+ 8.4%
September 2025	32,114	30,038	+ 6.9%
October 2025	31,102	29,629	+ 5.0%
November 2025	28,582	27,527	+ 3.8%
December 2025	24,548	24,024	+ 2.2%
January 2026	24,075	23,677	+ 1.7%
February 2026	23,432	23,332	+ 0.4%
March 2026	25,111	24,601	+ 2.1%
April 2026	28,658	26,797	+ 6.9%
May 2026	30,921	29,543	+ 4.7%
June 2026	32,508	31,124	+ 4.4%
12-Month Avg	28,699	27,386	+ 4.8%

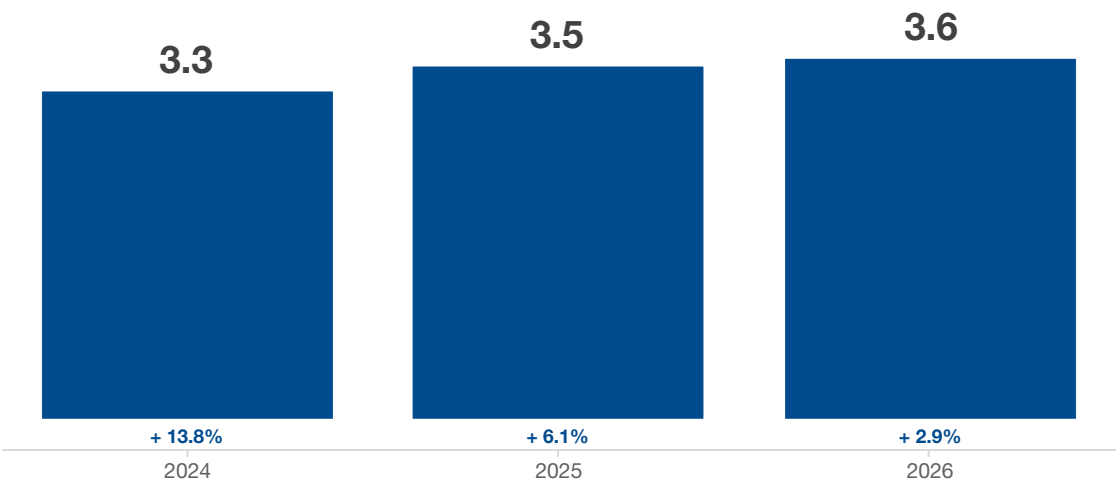
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Percent Change
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	2.8	2.7	+ 3.7%
January 2026	2.7	2.7	0.0%
February 2026	2.7	2.7	0.0%
March 2026	2.9	2.8	+ 3.6%
April 2026	3.2	3.1	+ 3.2%
May 2026	3.5	3.4	+ 2.9%
June 2026	3.6	3.5	+ 2.9%
12-Month Avg*		3.1	+ 4.0%

* Months Supply for all properties from July 2025 through June 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		
	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	59	60	+ 1.7%	21	25	+ 19.0%	\$118,000	\$170,000	+ 44.1%	121	113	- 6.6%	5.0	3.9	- 22.0%
Bronx	202	250	+ 23.8%	99	110	+ 11.1%	\$362,500	\$435,000	+ 20.0%	916	874	- 4.6%	8.4	7.0	- 16.7%
Broome	195	230	+ 17.9%	138	135	- 2.2%	\$180,000	\$216,000	+ 20.0%	321	303	- 5.6%	2.5	2.3	- 8.0%
Cattaraugus	109	97	- 11.0%	48	45	- 6.3%	\$178,750	\$169,450	- 5.2%	213	212	- 0.5%	3.9	3.8	- 2.6%
Cayuga	83	95	+ 14.5%	43	50	+ 16.3%	\$222,500	\$250,450	+ 12.6%	118	193	+ 63.6%	2.6	4.2	+ 61.5%
Chautauqua	158	178	+ 12.7%	98	91	- 7.1%	\$169,750	\$185,054	+ 9.0%	263	344	+ 30.8%	3.0	3.8	+ 26.7%
Chemung	94	119	+ 26.6%	56	65	+ 16.1%	\$158,524	\$180,000	+ 13.5%	205	265	+ 29.3%	3.2	4.7	+ 46.9%
Chenango	65	61	- 6.2%	30	28	- 6.7%	\$160,000	\$197,500	+ 23.4%	131	149	+ 13.7%	4.9	5.4	+ 10.2%
Clinton	102	88	- 13.7%	49	44	- 10.2%	\$230,000	\$236,450	+ 2.8%	199	190	- 4.5%	4.5	3.9	- 13.3%
Columbia	119	121	+ 1.7%	55	61	+ 10.9%	\$487,500	\$475,000	- 2.6%	340	352	+ 3.5%	5.9	6.1	+ 3.4%
Cortland	54	50	- 7.4%	24	36	+ 50.0%	\$227,450	\$227,500	+ 0.0%	60	79	+ 31.7%	2.6	3.1	+ 19.2%
Delaware	98	101	+ 3.1%	33	34	+ 3.0%	\$237,500	\$261,000	+ 9.9%	250	320	+ 28.0%	6.3	8.2	+ 30.2%
Dutchess	341	371	+ 8.8%	184	218	+ 18.5%	\$460,000	\$530,000	+ 15.2%	839	816	- 2.7%	4.1	3.8	- 7.3%
Erie	1,065	1,262	+ 18.5%	611	645	+ 5.6%	\$302,000	\$315,000	+ 4.3%	1,034	1,181	+ 14.2%	1.7	1.8	+ 5.9%
Essex	98	91	- 7.1%	28	45	+ 60.7%	\$345,000	\$324,900	- 5.8%	295	286	- 3.1%	7.5	7.5	0.0%
Franklin	61	55	- 9.8%	25	28	+ 12.0%	\$185,500	\$227,000	+ 22.4%	212	187	- 11.8%	8.8	6.6	- 25.0%
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	51	65	+ 27.5%	38	32	- 15.8%	\$223,300	\$210,000	- 6.0%	60	53	- 11.7%	1.7	1.6	- 5.9%
Greene	125	130	+ 4.0%	45	47	+ 4.4%	\$352,000	\$490,000	+ 39.2%	462	454	- 1.7%	8.6	8.9	+ 3.5%
Hamilton	38	16	- 57.9%	10	10	0.0%	\$325,000	\$329,500	+ 1.4%	68	41	- 39.7%	9.7	4.0	- 58.8%
Herkimer	78	77	- 1.3%	34	25	- 26.5%	\$179,450	\$215,100	+ 19.9%	157	191	+ 21.7%	4.3	4.9	+ 14.0%
Jefferson	182	186	+ 2.2%	121	109	- 9.9%	\$236,000	\$286,500	+ 21.4%	362	528	+ 45.9%	4.0	6.4	+ 60.0%
Kings	273	318	+ 16.5%	124	129	+ 4.0%	\$732,500	\$720,000	- 1.7%	1,306	1,379	+ 5.6%	9.8	10.4	+ 6.1%
Lewis	28	41	+ 46.4%	11	22	+ 100.0%	\$186,400	\$247,750	+ 32.9%	65	110	+ 69.2%	4.6	6.8	+ 47.8%
Livingston	66	61	- 7.6%	41	41	0.0%	\$241,000	\$260,000	+ 7.9%	68	66	- 2.9%	1.8	1.6	- 11.1%
Madison	90	94	+ 4.4%	55	49	- 10.9%	\$275,000	\$266,500	- 3.1%	105	157	+ 49.5%	2.2	3.5	+ 59.1%
Monroe	960	981	+ 2.2%	683	659	- 3.5%	\$301,000	\$305,000	+ 1.3%	542	529	- 2.4%	0.9	0.9	0.0%
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	1,328	1,404	+ 5.7%	855	866	+ 1.3%	\$820,000	\$852,575	+ 4.0%	2,905	2,804	- 3.5%	3.5	3.4	- 2.9%
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	253	318	+ 25.7%	160	143	- 10.6%	\$245,000	\$253,000	+ 3.3%	280	360	+ 28.6%	1.8	2.4	+ 33.3%

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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		
	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -	6-2025	6-2026	+ / -
Oneida	244	269	+ 10.2%	143	132	- 7.7%	\$240,000	\$242,000	+ 0.8%	328	494	+ 50.6%	2.5	3.7	+ 48.0%
Onondaga	540	613	+ 13.5%	372	336	- 9.7%	\$280,000	\$303,000	+ 8.2%	464	664	+ 43.1%	1.3	2.0	+ 53.8%
Ontario	153	196	+ 28.1%	95	111	+ 16.8%	\$330,000	\$370,000	+ 12.1%	185	217	+ 17.3%	2.0	2.3	+ 15.0%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	44	46	+ 4.5%	25	26	+ 4.0%	\$180,000	\$221,500	+ 23.1%	58	50	- 13.8%	2.1	1.7	- 19.0%
Oswego	138	175	+ 26.8%	75	76	+ 1.3%	\$215,000	\$225,000	+ 4.7%	186	257	+ 38.2%	2.5	3.1	+ 24.0%
Otsego	77	74	- 3.9%	33	37	+ 12.1%	\$190,000	\$250,000	+ 31.6%	135	193	+ 43.0%	3.8	5.6	+ 47.4%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	1,077	1,136	+ 5.5%	548	545	- 0.5%	\$640,000	\$618,000	- 3.4%	3,977	3,833	- 3.6%	6.9	6.5	- 5.8%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	364	367	+ 0.8%	208	200	- 3.8%	\$699,944	\$740,000	+ 5.7%	861	744	- 13.6%	4.3	3.7	- 14.0%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	16	22	+ 37.5%	19	13	- 31.6%	\$239,400	\$240,000	+ 0.3%	69	93	+ 34.8%	6.9	9.1	+ 31.9%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	16	29	+ 81.3%	13	14	+ 7.7%	\$337,000	\$430,000	+ 27.6%	38	61	+ 60.5%	3.3	5.9	+ 78.8%
Seneca	42	34	- 19.0%	20	15	- 25.0%	\$205,000	\$205,000	0.0%	58	46	- 20.7%	3.1	2.1	- 32.3%
Steuben	91	112	+ 23.1%	72	62	- 13.9%	\$172,000	\$176,500	+ 2.6%	175	209	+ 19.4%	2.6	3.3	+ 26.9%
Suffolk	1,702	1,776	+ 4.3%	1,116	1,132	+ 1.4%	\$675,000	\$720,000	+ 6.7%	3,859	3,516	- 8.9%	3.5	3.1	- 11.4%
Sullivan	164	180	+ 9.8%	71	79	+ 11.3%	\$311,500	\$335,000	+ 7.5%	627	689	+ 9.9%	9.5	9.5	0.0%
Tioga	50	46	- 8.0%	45	29	- 35.6%	\$200,000	\$265,000	+ 32.5%	88	86	- 2.3%	3.1	3.1	0.0%
Tompkins	108	106	- 1.9%	73	72	- 1.4%	\$430,000	\$365,000	- 15.1%	151	263	+ 74.2%	2.8	5.1	+ 82.1%
Ulster	294	265	- 9.9%	129	138	+ 7.0%	\$435,000	\$480,000	+ 10.3%	791	770	- 2.7%	5.6	5.4	- 3.6%
Warren	122	140	+ 14.8%	84	69	- 17.9%	\$355,000	\$345,000	- 2.8%	252	259	+ 2.8%	3.9	4.0	+ 2.6%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	119	123	+ 3.4%	62	71	+ 14.5%	\$276,500	\$285,000	+ 3.1%	93	124	+ 33.3%	1.4	1.8	+ 28.6%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	50	47	- 6.0%	20	23	+ 15.0%	\$175,000	\$220,000	+ 25.7%	48	51	+ 6.3%	2.1	1.9	- 9.5%
Yates	34	29	- 14.7%	16	11	- 31.3%	\$356,750	\$340,000	- 4.7%	37	53	+ 43.2%	2.1	3.0	+ 42.9%
New York State	15,101	16,426	+ 8.8%	9,214	9,286	+ 0.8%	\$440,000	\$475,000	+ 8.0%	31,124	32,508	+ 4.4%	3.5	3.6	+ 2.9%

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