

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 0.1 percent to 15,806. Pending Sales increased 5.6 percent to 10,922. Inventory increased 3.2 percent to 30,489.

Median Sales Price increased 3.4 percent from \$430,000 to \$444,510. Days on Market increased 10.0 percent to 55. Months Supply of Inventory were dead even with last year.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

- 11.6%	+ 3.4%	+ 3.2%
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.



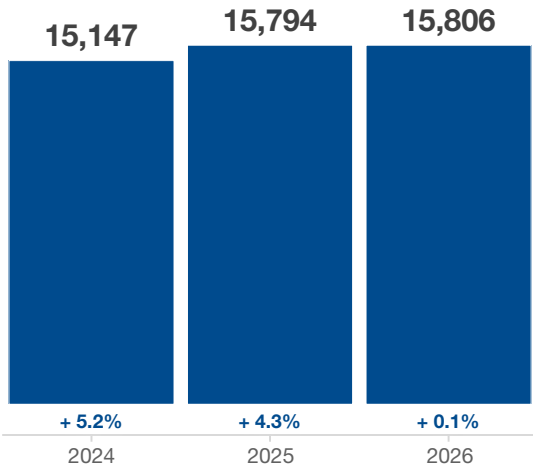
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		15,794	15,806	+ 0.1%	59,936	60,291	+ 0.6%
Pending Sales		10,346	10,922	+ 5.6%	41,354	41,123	- 0.6%
Closed Sales		8,099	7,156	- 11.6%	36,207	34,225	- 5.5%
Days on Market Until Sale		50	55	+ 10.0%	56	60	+ 7.1%
Median Sales Price		\$430,000	\$444,510	+ 3.4%	\$420,000	\$433,200	+ 3.1%
Average Sales Price		\$571,105	\$611,500	+ 7.1%	\$553,200	\$580,021	+ 4.8%
Percent of List Price Received		102.8%	102.4%	- 0.4%	101.0%	100.6%	- 0.4%
Housing Affordability Index		94	94	0.0%	96	96	0.0%
Inventory of Homes for Sale		29,540	30,489	+ 3.2%	—	—	—
Months Supply of Inventory		3.4	3.4	0.0%	—	—	—

New Listings

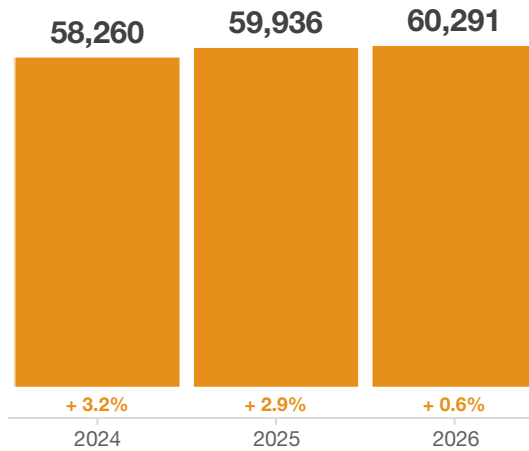
A count of the properties that have been newly listed on the market in a given month.



May

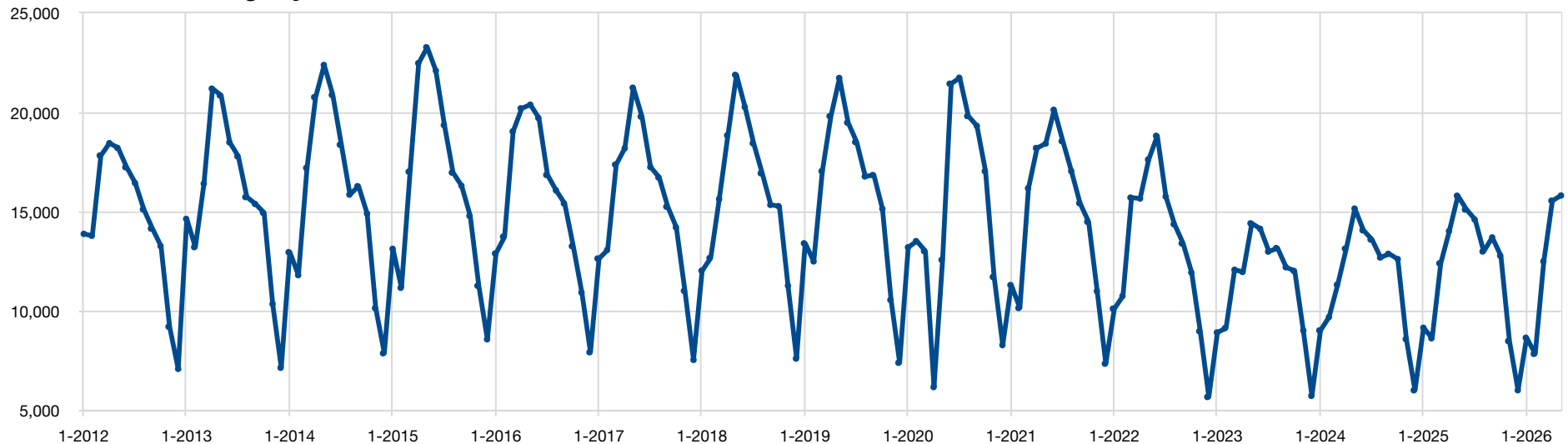


Year to Date



	New Listings	Prior Year	Percent Change
June 2025	15,100	14,052	+ 7.5%
July 2025	14,598	13,586	+ 7.4%
August 2025	12,983	12,679	+ 2.4%
September 2025	13,693	12,865	+ 6.4%
October 2025	12,768	12,599	+ 1.3%
November 2025	8,465	8,562	- 1.1%
December 2025	5,987	5,984	+ 0.1%
January 2026	8,635	9,138	- 5.5%
February 2026	7,822	8,607	- 9.1%
March 2026	12,485	12,386	+ 0.8%
April 2026	15,543	14,011	+ 10.9%
May 2026	15,806	15,794	+ 0.1%
12-Month Avg	11,990	11,689	+ 2.6%

Historical New Listings by Month

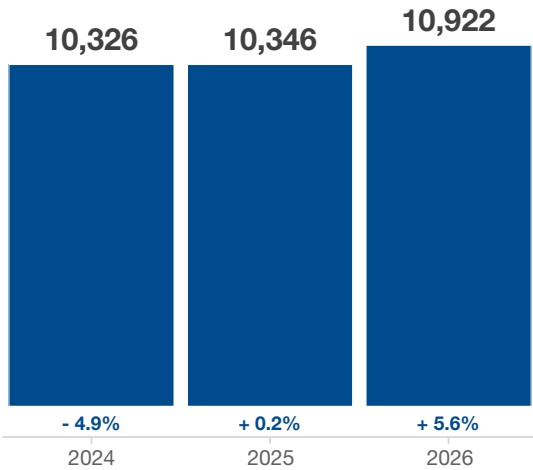


Pending Sales

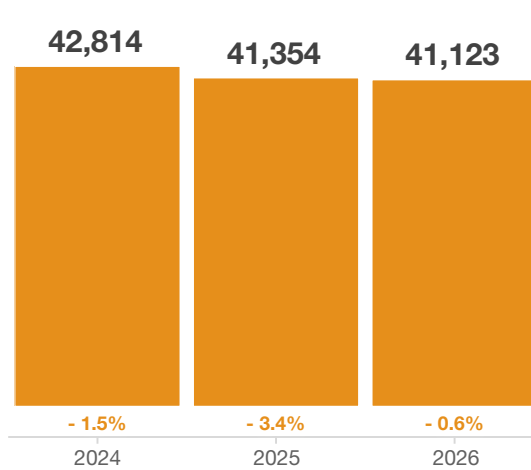
A count of the properties on which offers have been accepted in a given month.



May



Year to Date



	Pending Sales	Prior Year	Percent Change
June 2025	10,730	10,223	+ 5.0%
July 2025	10,640	10,547	+ 0.9%
August 2025	10,255	9,959	+ 3.0%
September 2025	9,631	8,954	+ 7.6%
October 2025	10,027	9,777	+ 2.6%
November 2025	7,782	7,806	- 0.3%
December 2025	6,310	6,214	+ 1.5%
January 2026	6,003	6,315	- 4.9%
February 2026	6,229	6,691	- 6.9%
March 2026	8,402	8,578	- 2.1%
April 2026	9,567	9,424	+ 1.5%
May 2026	10,922	10,346	+ 5.6%
12-Month Avg	8,875	8,736	+ 1.6%

Historical Pending Sales by Month

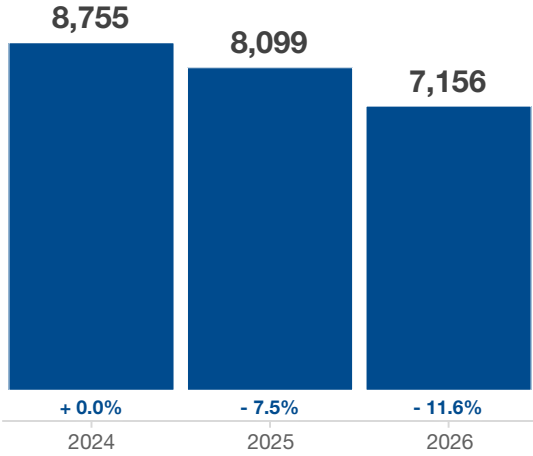


Closed Sales

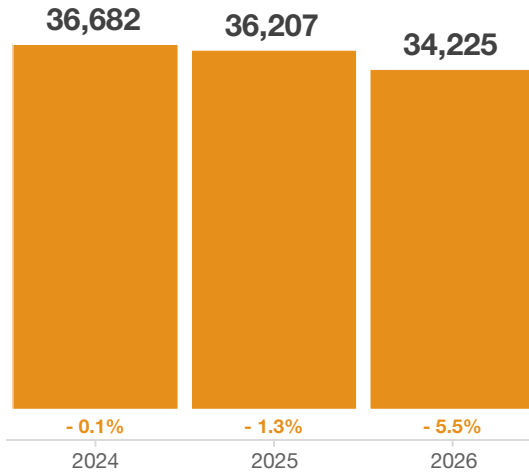
A count of the actual sales that closed in a given month.



May

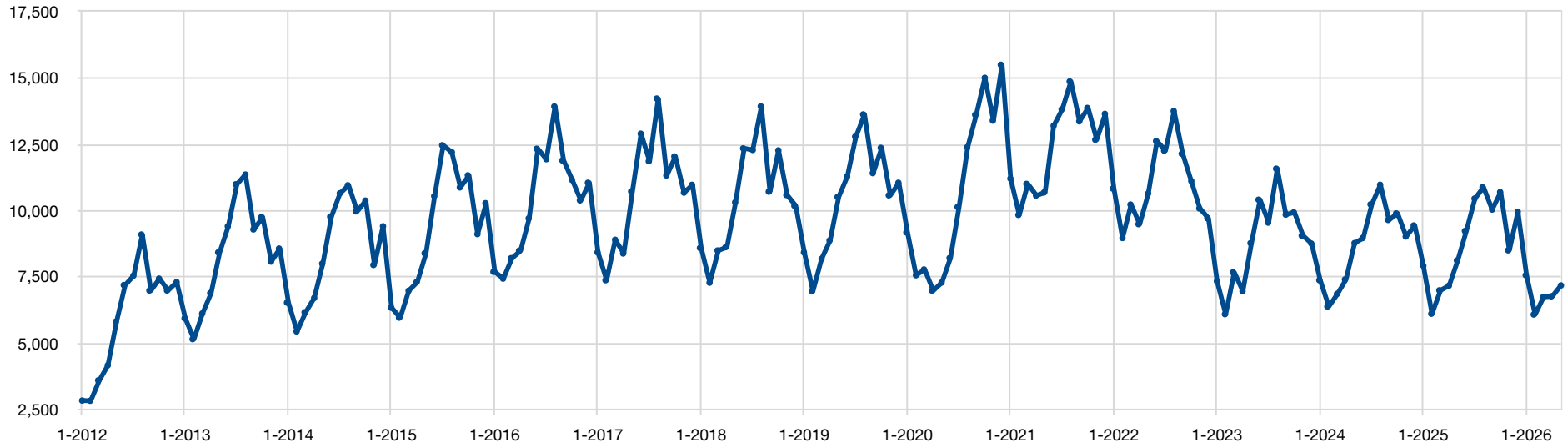


Year to Date



	Closed Sales	Prior Year	Percent Change
June 2025	9,213	8,945	+ 3.0%
July 2025	10,436	10,218	+ 2.1%
August 2025	10,864	10,958	- 0.9%
September 2025	10,023	9,629	+ 4.1%
October 2025	10,681	9,876	+ 8.2%
November 2025	8,482	9,004	- 5.8%
December 2025	9,940	9,421	+ 5.5%
January 2026	7,540	7,899	- 4.5%
February 2026	6,059	6,088	- 0.5%
March 2026	6,724	6,971	- 3.5%
April 2026	6,746	7,150	- 5.7%
May 2026	7,156	8,099	- 11.6%
12-Month Avg	8,655	8,688	- 0.4%

Historical Closed Sales by Month

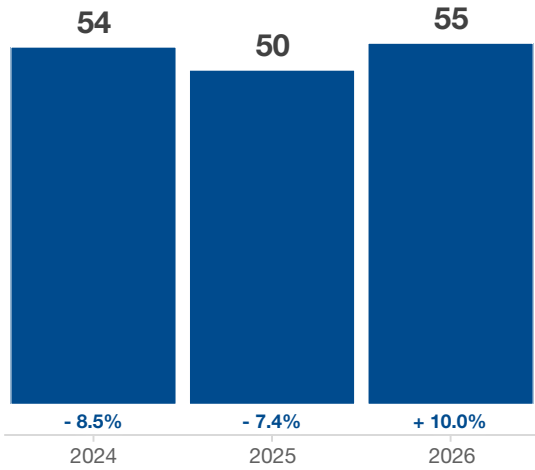


Days on Market Until Sale

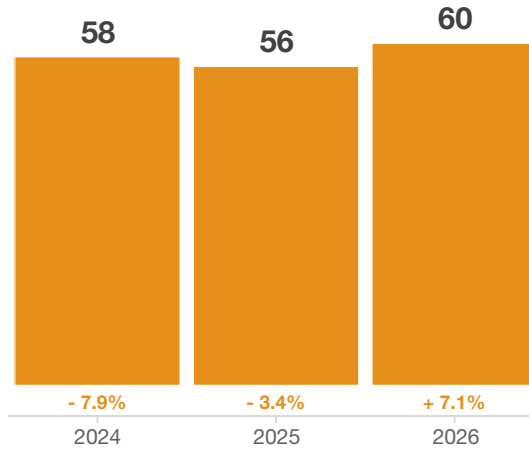
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



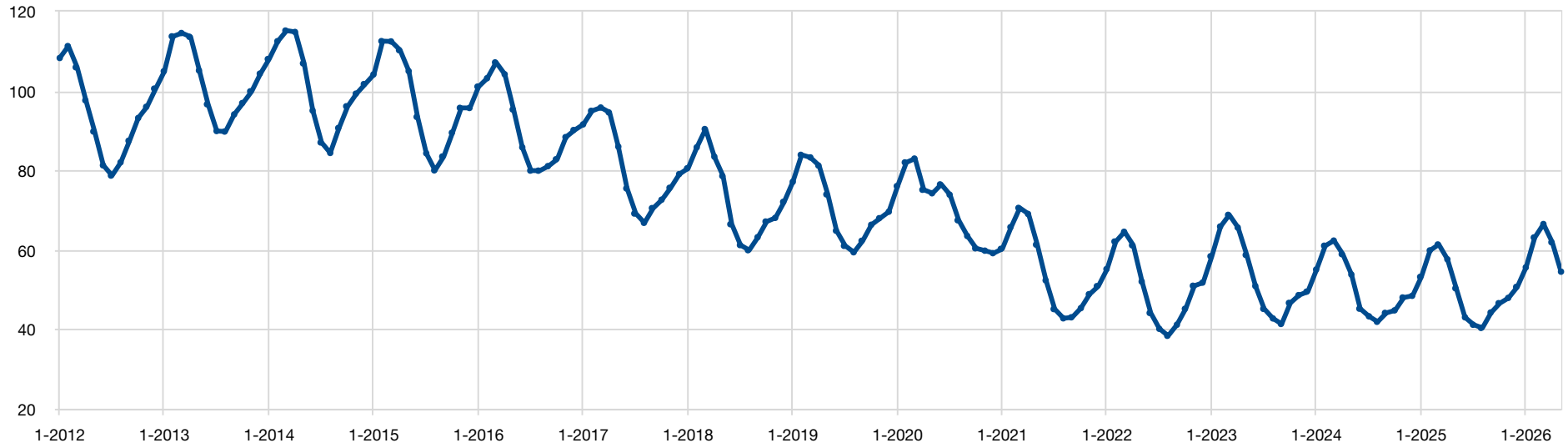
Year to Date



Days on Market	Prior Year	Percent Change
June 2025	43	- 4.4%
July 2025	41	- 4.7%
August 2025	40	- 4.8%
September 2025	44	0.0%
October 2025	47	+ 4.4%
November 2025	48	0.0%
December 2025	51	+ 6.3%
January 2026	56	+ 5.7%
February 2026	63	+ 5.0%
March 2026	66	+ 8.2%
April 2026	62	+ 6.9%
May 2026	55	+ 10.0%
12-Month Avg*	50	+ 1.9%

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

Historical Days on Market Until Sale by Month

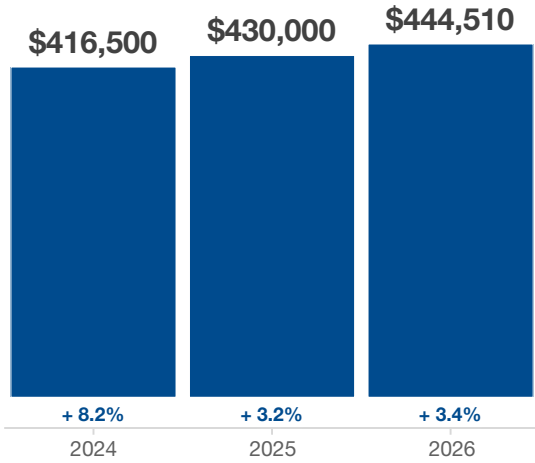


Median Sales Price

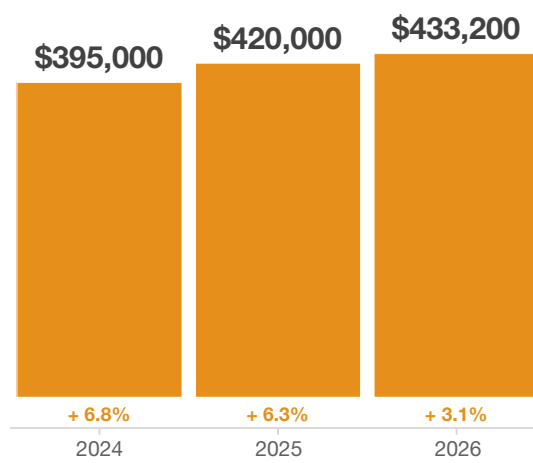
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2025	\$440,000	\$439,250	+ 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	\$438,500	\$411,500	+ 6.6%
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	\$425,000	\$420,000	+ 1.2%
May 2026	\$444,510	\$430,000	+ 3.4%
12-Month Avg*	\$435,000	\$420,000	+ 3.6%

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

Historical Median Sales Price by Month

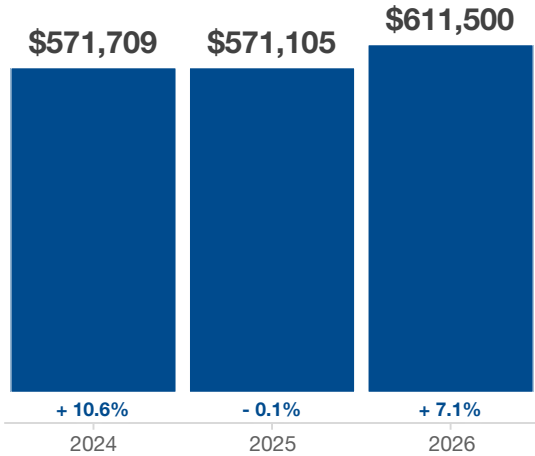


Average Sales Price

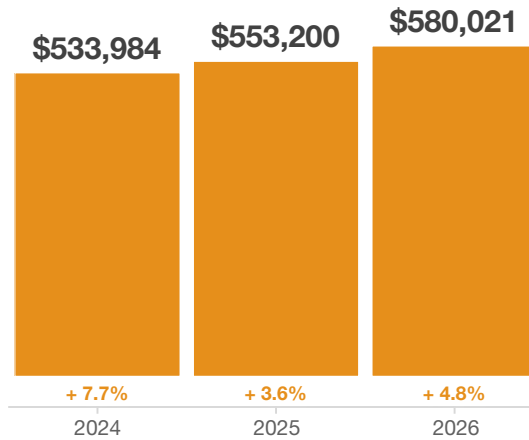
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$597,109	\$582,476	+ 2.5%
July 2025	\$597,114	\$563,732	+ 5.9%
August 2025	\$596,233	\$571,570	+ 4.3%
September 2025	\$572,830	\$539,981	+ 6.1%
October 2025	\$561,748	\$531,242	+ 5.7%
November 2025	\$561,180	\$524,133	+ 7.1%
December 2025	\$562,352	\$542,737	+ 3.6%
January 2026	\$573,278	\$552,629	+ 3.7%
February 2026	\$571,946	\$543,532	+ 5.2%
March 2026	\$574,720	\$543,451	+ 5.8%
April 2026	\$566,656	\$551,244	+ 2.8%
May 2026	\$611,500	\$571,105	+ 7.1%
12-Month Avg*	\$579,147	\$551,926	+ 4.9%

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

Historical Average Sales Price by Month

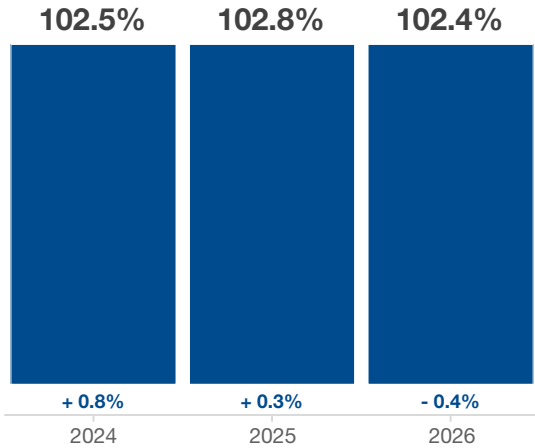


Percent of List Price Received

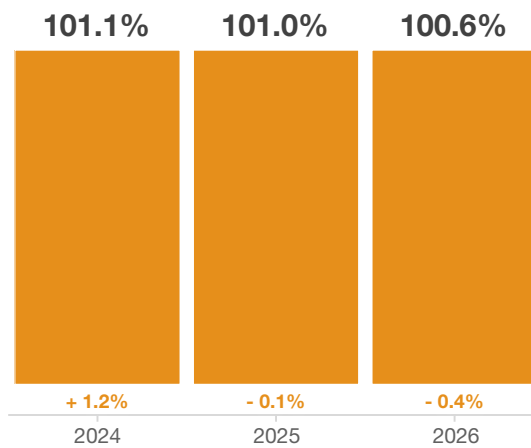
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
May 2026	102.4%	102.8%	- 0.4%
12-Month Avg*	101.5%	101.9%	- 0.4%

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

Historical Percent of List Price Received by Month

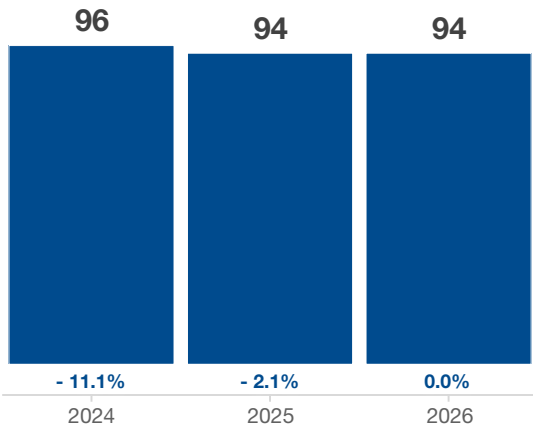


Housing Affordability Index

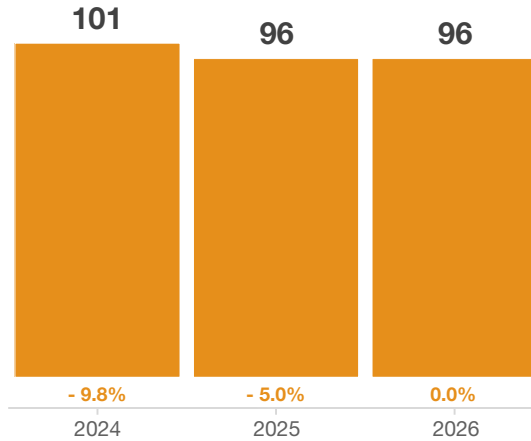
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May



Year to Date



	Affordability Index	Prior Year	Percent Change
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	100	97	+ 3.1%
May 2026	94	94	0.0%
12-Month Avg	98	98	0.0%

Historical Housing Affordability Index by Month

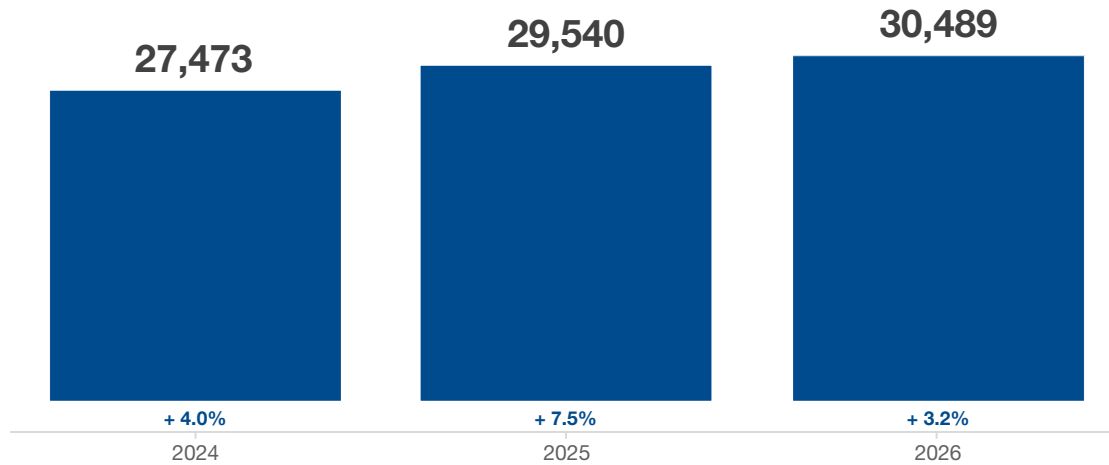


Inventory of Homes for Sale

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



May



	Homes for Sale	Prior Year	Percent Change
June 2025	31,116	28,817	+ 8.0%
July 2025	31,842	29,305	+ 8.7%
August 2025	31,502	29,041	+ 8.5%
September 2025	32,111	30,038	+ 6.9%
October 2025	31,090	29,632	+ 4.9%
November 2025	28,558	27,530	+ 3.7%
December 2025	24,520	24,022	+ 2.1%
January 2026	24,021	23,671	+ 1.5%
February 2026	23,348	23,327	+ 0.1%
March 2026	24,960	24,595	+ 1.5%
April 2026	28,500	26,794	+ 6.4%
May 2026	30,489	29,540	+ 3.2%
12-Month Avg	28,505	27,193	+ 4.8%

Historical Inventory of Homes for Sale by Month

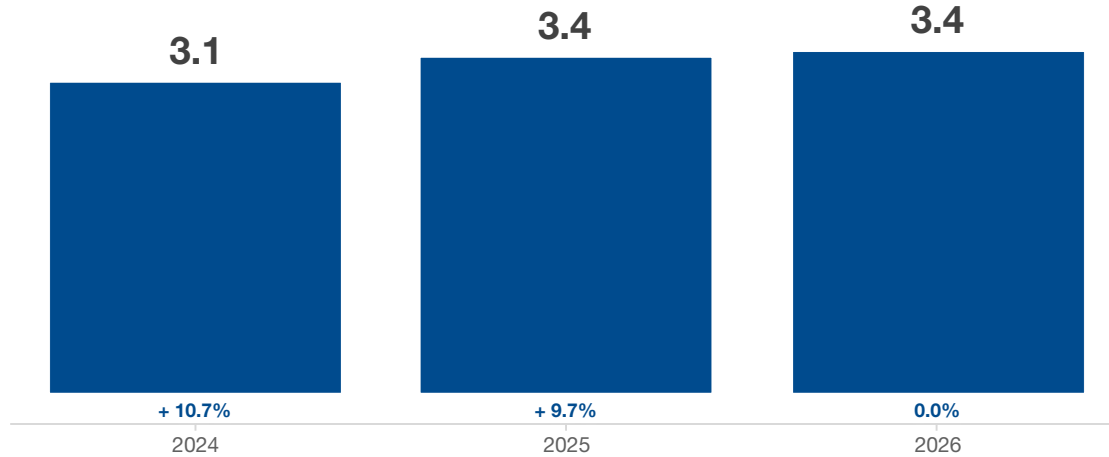


Months Supply of Inventory

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.



May



	Months Supply	Prior Year	Percent Change
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	2.8	2.7	+ 3.7%
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%
May 2026	3.4	3.4	0.0%
12-Month Avg*	3.2	3.1	+ 4.1%

* Months Supply for all properties from June 2025 through May 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		
	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -
Albany* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Allegany	42	56	+ 33.3%	18	24	+ 33.3%	\$98,750	\$134,000	+ 35.7%	97	103	+ 6.2%	4.1	3.7	- 9.8%
Bronx	249	240	- 3.6%	105	114	+ 8.6%	\$450,000	\$365,000	- 18.9%	891	838	- 5.9%	8.3	6.9	- 16.9%
Broome	180	182	+ 1.1%	113	124	+ 9.7%	\$194,000	\$205,500	+ 5.9%	286	267	- 6.6%	2.2	2.1	- 4.5%
Cattaraugus	83	103	+ 24.1%	46	55	+ 19.6%	\$185,000	\$185,000	0.0%	196	214	+ 9.2%	3.7	3.8	+ 2.7%
Cayuga	72	99	+ 37.5%	41	32	- 22.0%	\$195,000	\$212,500	+ 9.0%	99	167	+ 68.7%	2.2	3.7	+ 68.2%
Chautauqua	174	190	+ 9.2%	88	53	- 39.8%	\$160,200	\$215,000	+ 34.2%	242	330	+ 36.4%	2.8	3.7	+ 32.1%
Chemung	146	98	- 32.9%	82	52	- 36.6%	\$166,445	\$142,615	- 14.3%	208	232	+ 11.5%	3.2	4.2	+ 31.3%
Chenango	49	60	+ 22.4%	22	23	+ 4.5%	\$160,000	\$225,000	+ 40.6%	105	136	+ 29.5%	3.9	5.0	+ 28.2%
Clinton	82	84	+ 2.4%	37	40	+ 8.1%	\$230,000	\$252,450	+ 9.8%	160	161	+ 0.6%	3.6	3.3	- 8.3%
Columbia	123	135	+ 9.8%	64	47	- 26.6%	\$512,500	\$497,500	- 2.9%	303	322	+ 6.3%	5.2	5.7	+ 9.6%
Cortland	41	41	0.0%	26	22	- 15.4%	\$213,500	\$237,500	+ 11.2%	40	73	+ 82.5%	1.7	3.0	+ 76.5%
Delaware	97	91	- 6.2%	28	29	+ 3.6%	\$222,000	\$267,500	+ 20.5%	223	267	+ 19.7%	5.7	6.7	+ 17.5%
Dutchess	395	420	+ 6.3%	192	159	- 17.2%	\$446,250	\$513,000	+ 15.0%	824	769	- 6.7%	4.1	3.6	- 12.2%
Erie	1,014	1,090	+ 7.5%	516	485	- 6.0%	\$274,125	\$286,500	+ 4.5%	892	1,061	+ 18.9%	1.5	1.7	+ 13.3%
Essex	80	87	+ 8.8%	28	31	+ 10.7%	\$350,000	\$228,500	- 34.7%	254	249	- 2.0%	6.7	6.5	- 3.0%
Franklin	66	60	- 9.1%	11	13	+ 18.2%	\$205,475	\$165,360	- 19.5%	192	183	- 4.7%	8.0	6.8	- 15.0%
Fulton* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Genesee	46	42	- 8.7%	37	32	- 13.5%	\$188,500	\$225,000	+ 19.4%	52	30	- 42.3%	1.5	0.9	- 40.0%
Greene	111	123	+ 10.8%	54	47	- 13.0%	\$380,000	\$385,000	+ 1.3%	427	413	- 3.3%	8.0	8.3	+ 3.8%
Hamilton	22	23	+ 4.5%	6	6	0.0%	\$364,500	\$392,000	+ 7.5%	43	42	- 2.3%	5.7	4.4	- 22.8%
Herkimer	77	102	+ 32.5%	42	39	- 7.1%	\$169,775	\$180,000	+ 6.0%	131	180	+ 37.4%	3.5	4.8	+ 37.1%
Jefferson	221	215	- 2.7%	90	74	- 17.8%	\$249,000	\$239,900	- 3.7%	323	480	+ 48.6%	3.6	5.9	+ 63.9%
Kings	269	307	+ 14.1%	118	107	- 9.3%	\$700,900	\$669,500	- 4.5%	1,278	1,342	+ 5.0%	9.4	10.2	+ 8.5%
Lewis	24	39	+ 62.5%	11	16	+ 45.5%	\$184,900	\$215,000	+ 16.3%	57	97	+ 70.2%	4.0	6.2	+ 55.0%
Livingston	59	68	+ 15.3%	35	34	- 2.9%	\$210,000	\$210,000	0.0%	55	71	+ 29.1%	1.5	1.8	+ 20.0%
Madison	100	84	- 16.0%	34	41	+ 20.6%	\$222,500	\$289,900	+ 30.3%	84	133	+ 58.3%	1.8	3.0	+ 66.7%
Monroe	853	844	- 1.1%	621	512	- 17.6%	\$286,000	\$308,500	+ 7.9%	482	522	+ 8.3%	0.8	0.9	+ 12.5%
Montgomery* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nassau	1,494	1,365	- 8.6%	745	700	- 6.0%	\$780,000	\$850,000	+ 9.0%	2,816	2,677	- 4.9%	3.5	3.2	- 8.6%
New York†	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Niagara	217	249	+ 14.7%	133	102	- 23.3%	\$230,000	\$222,450	- 3.3%	262	273	+ 4.2%	1.7	1.8	+ 5.9%

† 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

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		
	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -
Oneida	250	264	+ 5.6%	97	109	+ 12.4%	\$235,000	\$240,000	+ 2.1%	298	428	+ 43.6%	2.3	3.2	+ 39.1%
Onondaga	534	510	- 4.5%	264	231	- 12.5%	\$252,500	\$299,900	+ 18.8%	459	557	+ 21.4%	1.4	1.7	+ 21.4%
Ontario	136	184	+ 35.3%	98	79	- 19.4%	\$326,000	\$315,000	- 3.4%	162	202	+ 24.7%	1.8	2.2	+ 22.2%
Orange* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orleans	45	41	- 8.9%	27	22	- 18.5%	\$238,500	\$180,000	- 24.5%	47	48	+ 2.1%	1.6	1.7	+ 6.3%
Oswego	138	151	+ 9.4%	73	69	- 5.5%	\$215,000	\$189,900	- 11.7%	155	203	+ 31.0%	2.1	2.4	+ 14.3%
Otsego	68	78	+ 14.7%	35	29	- 17.1%	\$239,900	\$250,000	+ 4.2%	114	168	+ 47.4%	3.2	4.9	+ 53.1%
Putnam* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Queens	1,191	1,084	- 9.0%	571	431	- 24.5%	\$629,280	\$620,000	- 1.5%	3,983	3,762	- 5.5%	6.8	6.4	- 5.9%
Rensselaer* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Richmond	296	321	+ 8.4%	162	152	- 6.2%	\$645,000	\$715,000	+ 10.9%	755	689	- 8.7%	3.9	3.5	- 10.3%
Rockland* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
St Lawrence	28	29	+ 3.6%	6	11	+ 83.3%	\$141,250	\$205,000	+ 45.1%	71	84	+ 18.3%	6.7	8.5	+ 26.9%
Saratoga* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schenectady* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schoharie* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schuyler	26	22	- 15.4%	12	9	- 25.0%	\$220,163	\$250,000	+ 13.6%	41	51	+ 24.4%	3.6	4.8	+ 33.3%
Seneca	39	39	0.0%	20	20	0.0%	\$218,750	\$194,000	- 11.3%	40	39	- 2.5%	2.0	1.8	- 10.0%
Steuben	113	104	- 8.0%	68	76	+ 11.8%	\$180,000	\$176,000	- 2.2%	191	198	+ 3.7%	3.0	3.1	+ 3.3%
Suffolk	1,840	1,749	- 4.9%	1,029	933	- 9.3%	\$660,000	\$680,000	+ 3.0%	3,724	3,454	- 7.3%	3.4	3.1	- 8.8%
Sullivan	203	232	+ 14.3%	57	49	- 14.0%	\$345,000	\$285,000	- 17.4%	558	658	+ 17.9%	8.3	9.4	+ 13.3%
Tioga	44	49	+ 11.4%	22	18	- 18.2%	\$221,250	\$233,500	+ 5.5%	75	78	+ 4.0%	2.7	2.8	+ 3.7%
Tompkins	96	120	+ 25.0%	69	57	- 17.4%	\$465,000	\$325,000	- 30.1%	122	243	+ 99.2%	2.3	4.7	+ 104.3%
Ulster	328	308	- 6.1%	115	102	- 11.3%	\$447,500	\$450,000	+ 0.6%	711	705	- 0.8%	5.1	5.0	- 2.0%
Warren	135	131	- 3.0%	51	47	- 7.8%	\$350,000	\$403,000	+ 15.1%	218	218	0.0%	3.4	3.5	+ 2.9%
Washington* (1)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wayne	107	97	- 9.3%	55	43	- 21.8%	\$224,900	\$240,000	+ 6.7%	88	108	+ 22.7%	1.4	1.5	+ 7.1%
Westchester* (2)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wyoming	45	40	- 11.1%	17	20	+ 17.6%	\$135,000	\$188,500	+ 39.6%	35	42	+ 20.0%	1.6	1.6	0.0%
Yates	23	26	+ 13.0%	16	12	- 25.0%	\$269,500	\$270,000	+ 0.2%	33	58	+ 75.8%	1.8	3.3	+ 83.3%
New York State	15,794	15,806	+ 0.1%	8,099	7,156	- 11.6%	\$430,000	\$444,510	+ 3.4%	29,540	30,489	+ 3.2%	3.4	3.4	0.0%

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