Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 12.4 percent to 1,429. Pending Sales decreased 14.6 percent to 869. Inventory increased 32.3 percent to 2,468.

Median Sales Price increased 2.1 percent from $277,250 to $283,000. Days on Market were dead even with last year. Months Supply of Inventory increased 33.3 percent to 2.8.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

- 10.8%	+ 2.1%	+ 32.3%
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

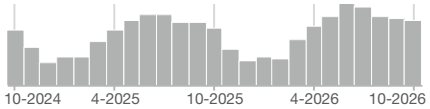
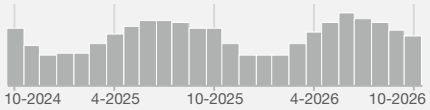
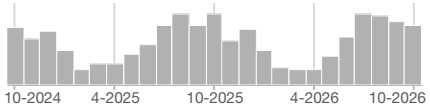
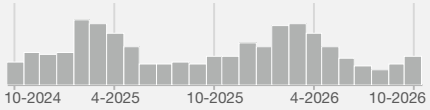
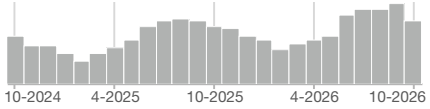
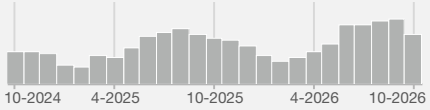
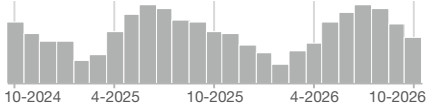
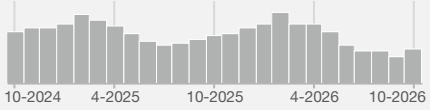
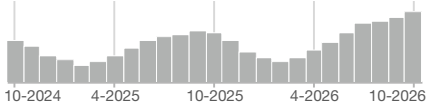
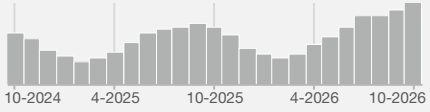
Residential activity for Regional Board B composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Current as of November 5, 2026. All data from NYS MLS. Provided by the New York State Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

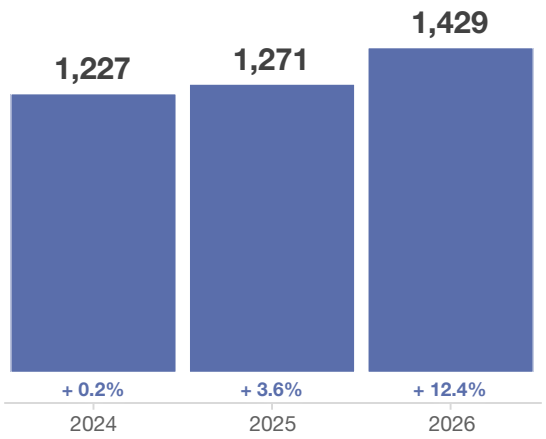
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,271	**1,429**	+ 12.4%	12,119	**13,173**	+ 8.7%
Pending Sales		1,017	**869**	- 14.6%	9,379	**9,371**	- 0.1%
Closed Sales		1,177	**1,050**	- 10.8%	8,679	**8,648**	- 0.4%
Days on Market Until Sale		23	**23**	0.0%	25	**24**	- 4.0%
Median Sales Price		$277,250	**$283,000**	+ 2.1%	$267,250	**$280,000**	+ 4.8%
Average Sales Price		$320,088	**$329,059**	+ 2.8%	$312,185	**$326,423**	+ 4.6%
Percent of List Price Received		103.8%	**103.0%**	- 0.8%	104.3%	**104.1%**	- 0.2%
Housing Affordability Index		154	**138**	- 10.4%	160	**140**	- 12.5%
Inventory of Homes for Sale		1,865	**2,468**	+ 32.3%	—	**—**	—
Months Supply of Inventory		2.1	**2.8**	+ 33.3%	—	**—**	—

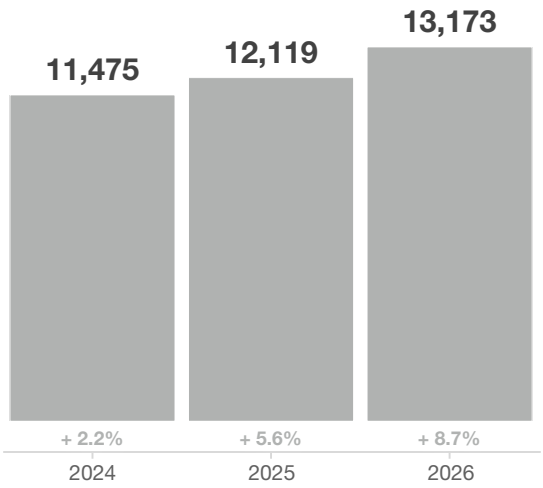
New Listings

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

October

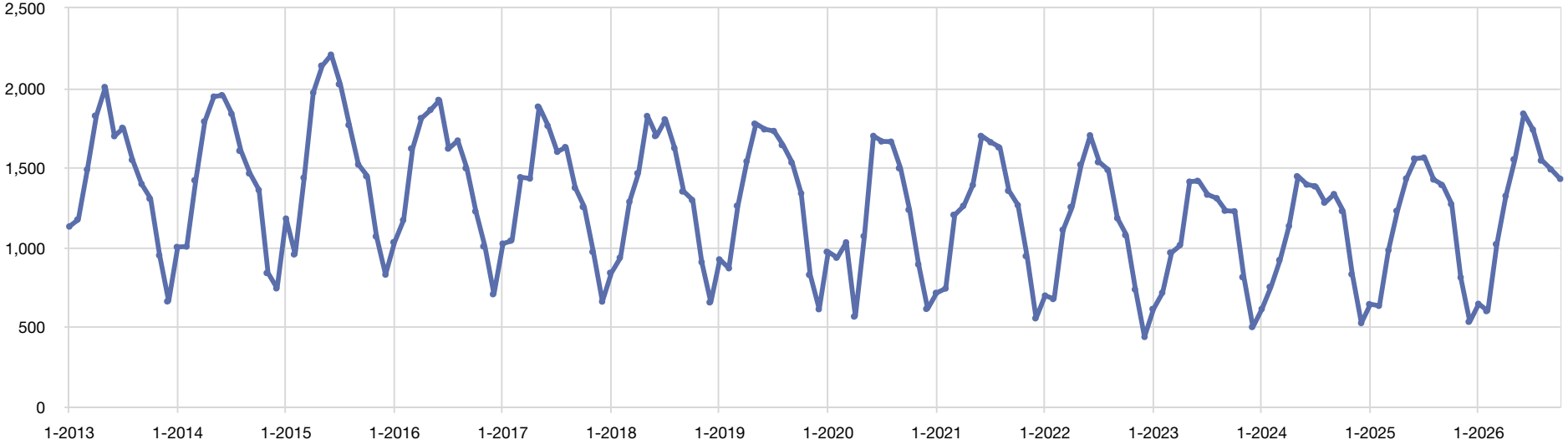


Year to Date



New Listings		Prior Year	Percent Change
November 2025	810	830	- 2.4%
December 2025	532	524	+ 1.5%
January 2026	644	642	+ 0.3%
February 2026	599	632	- 5.2%
March 2026	1,019	981	+ 3.9%
April 2026	1,322	1,228	+ 7.7%
May 2026	1,551	1,431	+ 8.4%
June 2026	1,838	1,556	+ 18.1%
July 2026	1,738	1,562	+ 11.3%
August 2026	1,544	1,425	+ 8.4%
September 2026	1,489	1,391	+ 7.0%
October 2026	**1,429**	**1,271**	**+ 12.4%**
12-Month Avg	1,210	1,123	+ 7.7%

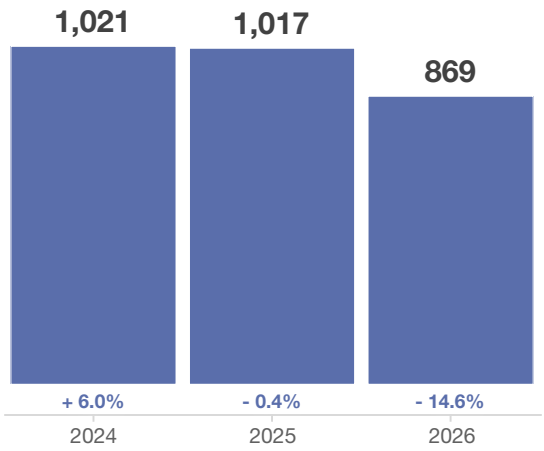
Historical New Listings by Month



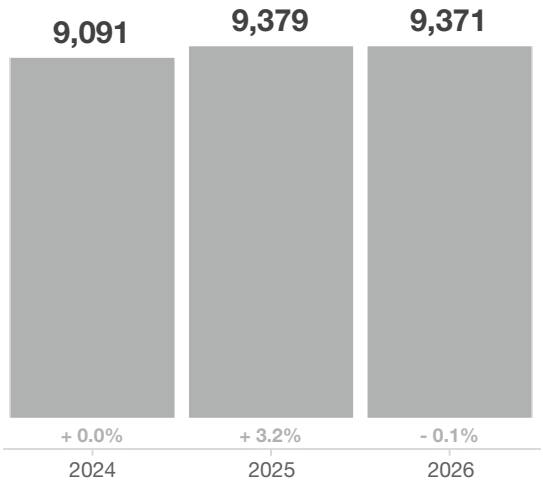
Pending Sales

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

October

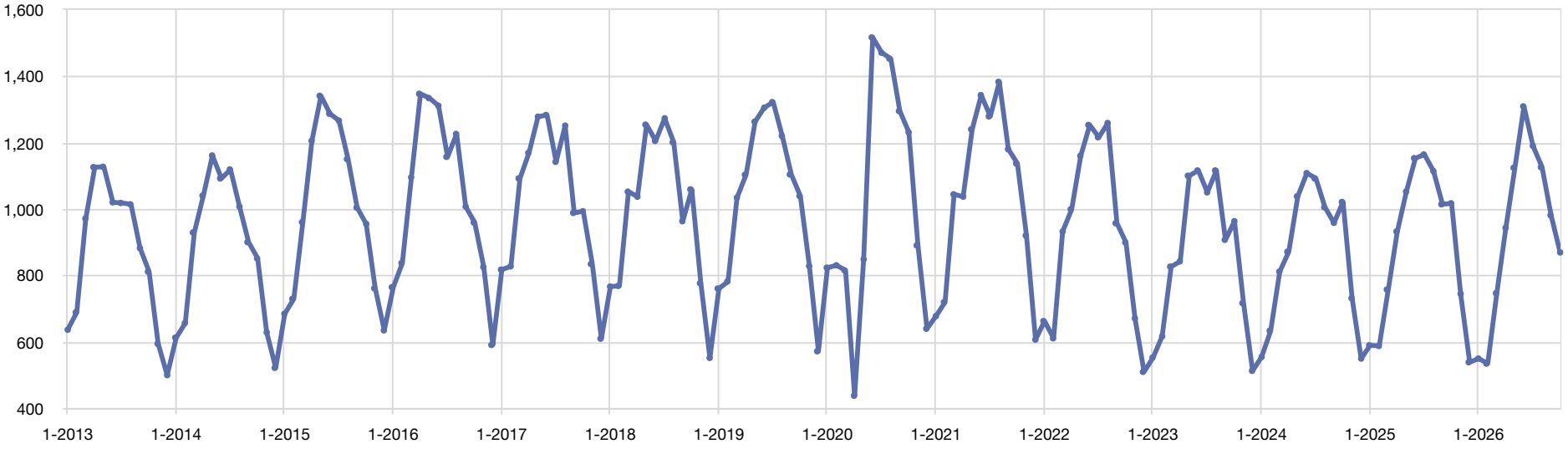


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	744	731	+ 1.8%
December 2025	538	549	- 2.0%
January 2026	549	589	- 6.8%
February 2026	534	587	- 9.0%
March 2026	746	757	- 1.5%
April 2026	943	932	+ 1.2%
May 2026	1,124	1,052	+ 6.8%
June 2026	1,309	1,153	+ 13.5%
July 2026	1,190	1,164	+ 2.2%
August 2026	1,126	1,114	+ 1.1%
September 2026	981	1,014	- 3.3%
October 2026	**869**	**1,017**	**- 14.6%**
12-Month Avg	888	888	0.0%

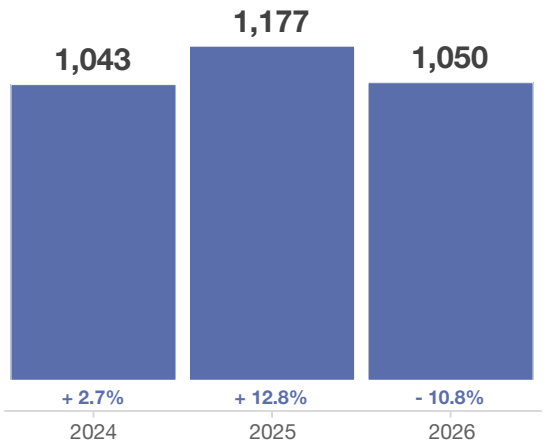
Historical Pending Sales by Month



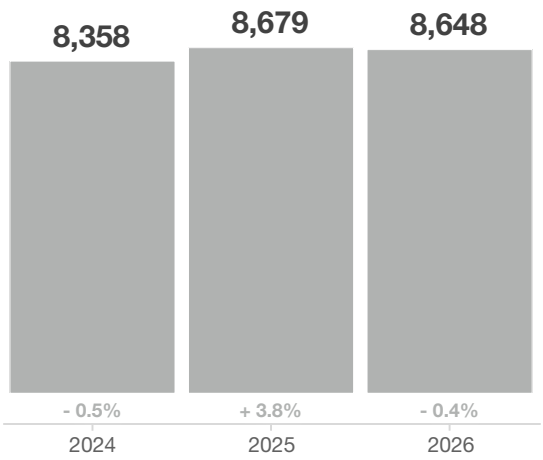
Closed Sales

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

October

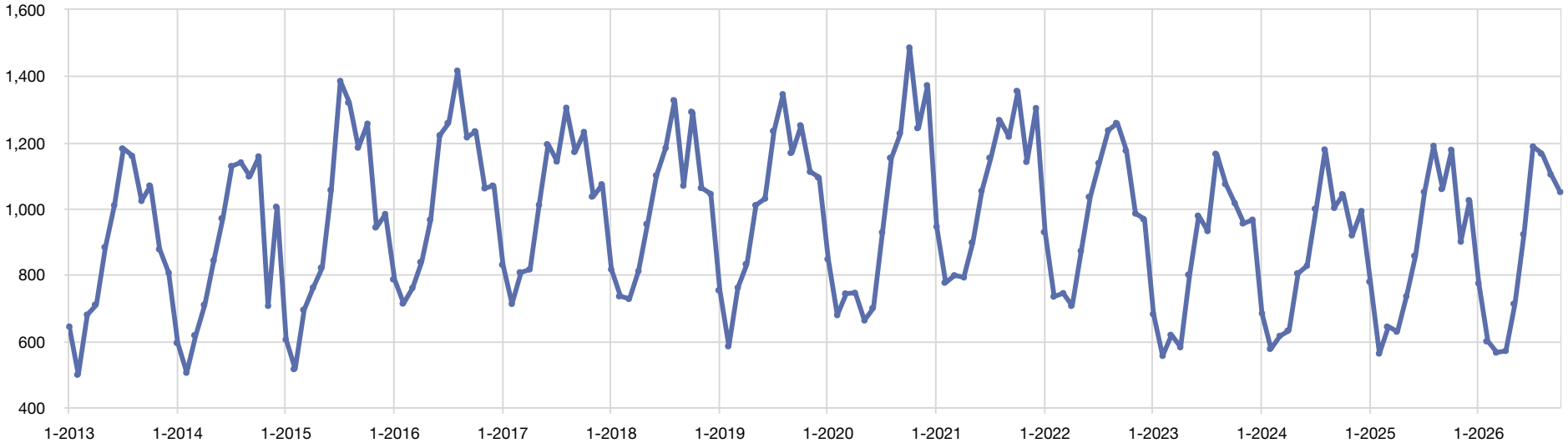


Year to Date



Closed Sales		Prior Year	Percent Change
November 2025	900	919	- 2.1%
December 2025	1,025	992	+ 3.3%
January 2026	774	779	- 0.6%
February 2026	599	562	+ 6.6%
March 2026	565	643	- 12.1%
April 2026	570	628	- 9.2%
May 2026	712	735	- 3.1%
June 2026	922	857	+ 7.6%
July 2026	1,187	1,050	+ 13.0%
August 2026	1,166	1,189	- 1.9%
September 2026	1,103	1,059	+ 4.2%
October 2026	**1,050**	**1,177**	**- 10.8%**
12-Month Avg	881	883	- 0.2%

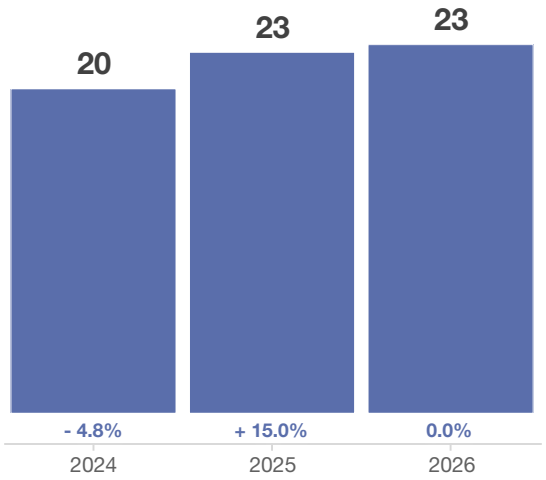
Historical Closed Sales by Month



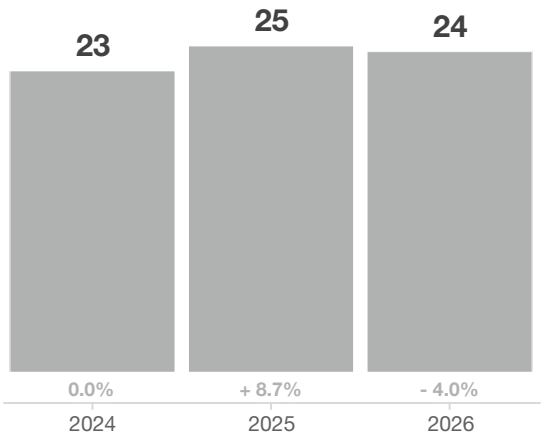
Days on Market Until Sale

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

October



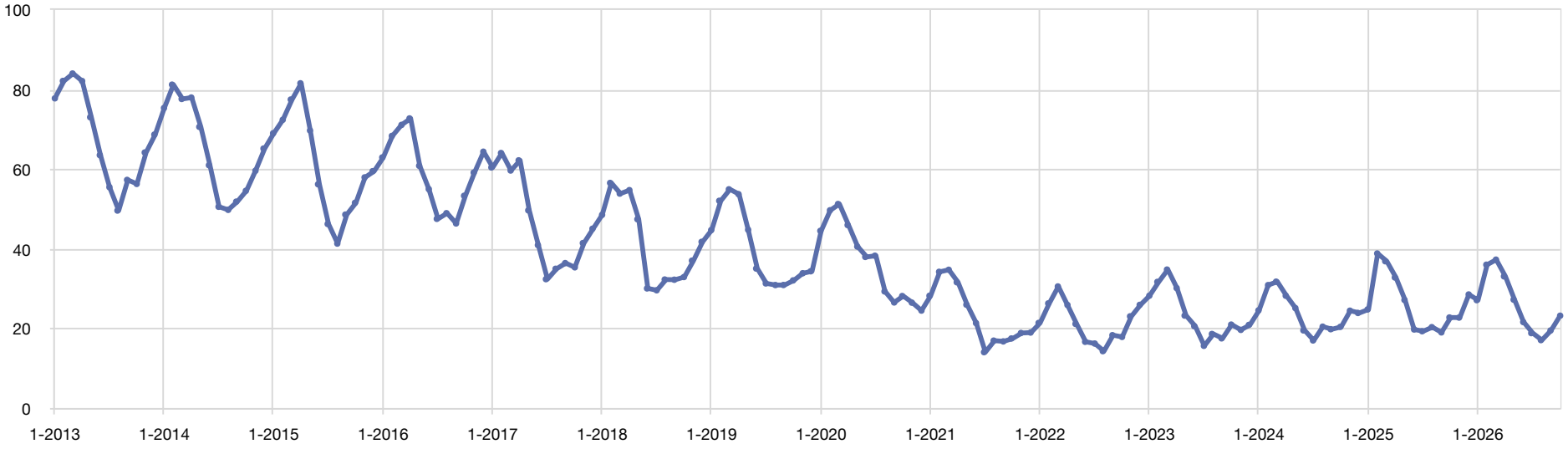
Year to Date



Days on Market		Prior Year	Percent Change
November 2025	23	24	- 4.2%
December 2025	29	24	+ 20.8%
January 2026	27	25	+ 8.0%
February 2026	36	39	- 7.7%
March 2026	37	37	0.0%
April 2026	33	33	0.0%
May 2026	27	27	0.0%
June 2026	22	20	+ 10.0%
July 2026	19	19	0.0%
August 2026	17	20	- 15.0%
September 2026	19	19	0.0%
October 2026	**23**	**23**	**0.0%**
12-Month Avg*	25	25	+ 0.1%

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

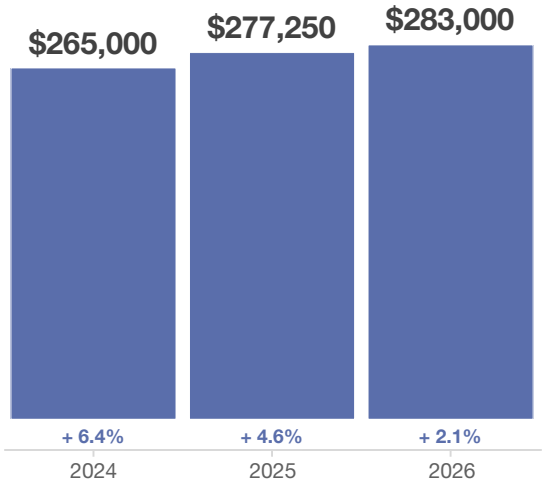
Historical Days on Market Until Sale by Month



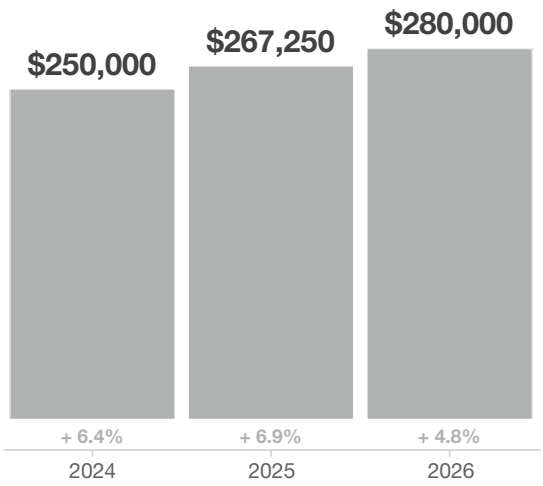
Median Sales Price

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

October



Year to Date



Median Sales Price		Prior Year	Percent Change
November 2025	$274,500	$250,000	+ 9.8%
December 2025	$265,000	$250,000	+ 6.0%
January 2026	$260,000	$240,000	+ 8.3%
February 2026	$245,000	$230,000	+ 6.5%
March 2026	$253,250	$240,000	+ 5.5%
April 2026	$257,500	$249,000	+ 3.4%
May 2026	$265,000	$259,900	+ 2.0%
June 2026	$291,026	$277,000	+ 5.1%
July 2026	$300,000	$285,000	+ 5.3%
August 2026	$300,000	$287,900	+ 4.2%
September 2026	$308,500	$285,000	+ 8.2%
October 2026	**$283,000**	**$277,250**	**+ 2.1%**
12-Month Avg*	$280,000	$265,000	+ 5.7%

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

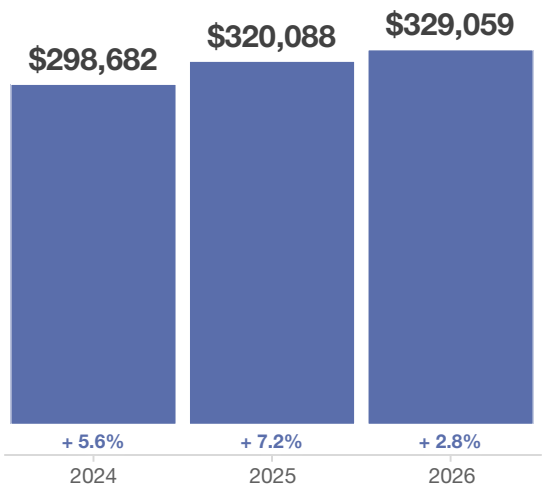
Historical Median Sales Price by Month



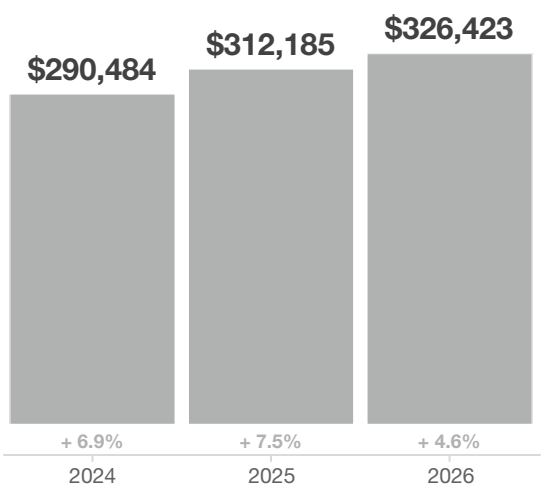
Average Sales Price

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

October



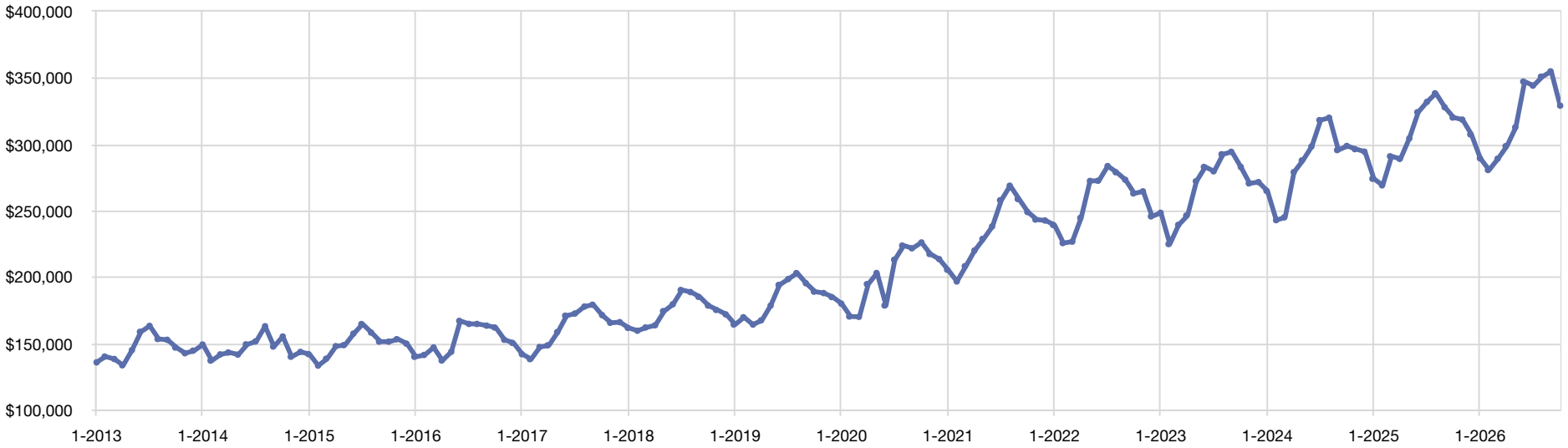
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2025	$318,532	$296,290	+ 7.5%
December 2025	$307,391	$294,360	+ 4.4%
January 2026	$289,384	$273,970	+ 5.6%
February 2026	$280,543	$268,975	+ 4.3%
March 2026	$289,065	$290,892	- 0.6%
April 2026	$298,510	$288,911	+ 3.3%
May 2026	$312,696	$304,390	+ 2.7%
June 2026	$347,173	$324,086	+ 7.1%
July 2026	$344,155	$331,916	+ 3.7%
August 2026	$350,881	$338,371	+ 3.7%
September 2026	$354,907	$327,867	+ 8.2%
October 2026	**$329,059**	**$320,088**	**+ 2.8%**
12-Month Avg*	$323,909	$309,135	+ 4.8%

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

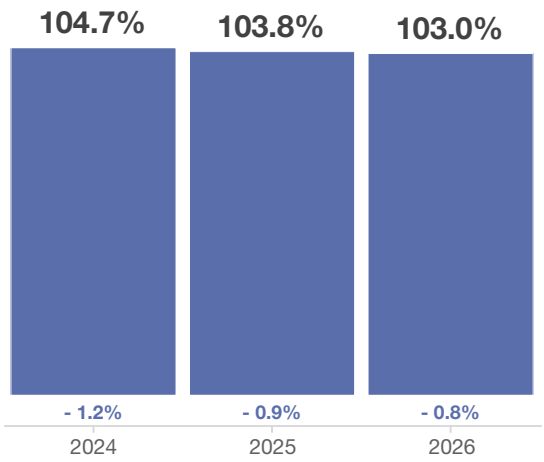
Historical Average Sales Price by Month



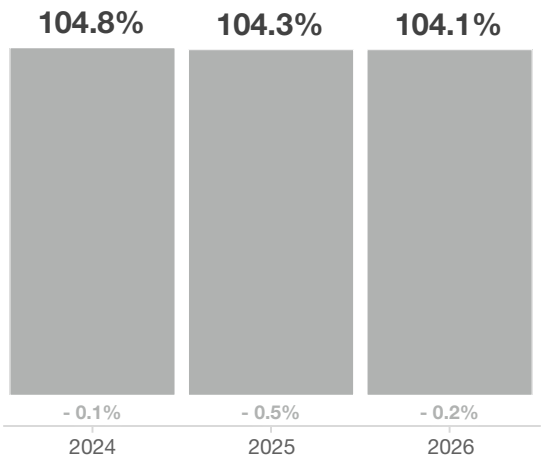
Percent of List Price Received

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.

October



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
November 2025	103.5%	103.6%	- 0.1%
December 2025	102.3%	102.6%	- 0.3%
January 2026	101.5%	102.7%	- 1.2%
February 2026	100.2%	100.5%	- 0.3%
March 2026	101.5%	101.1%	+ 0.4%
April 2026	102.5%	103.7%	- 1.2%
May 2026	104.7%	105.7%	- 0.9%
June 2026	105.8%	106.8%	- 0.9%
July 2026	106.7%	106.2%	+ 0.5%
August 2026	106.2%	105.1%	+ 1.0%
September 2026	104.6%	104.8%	- 0.2%
October 2026	**103.0%**	**103.8%**	**- 0.8%**
12-Month Avg*	103.9%	104.1%	- 0.2%

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

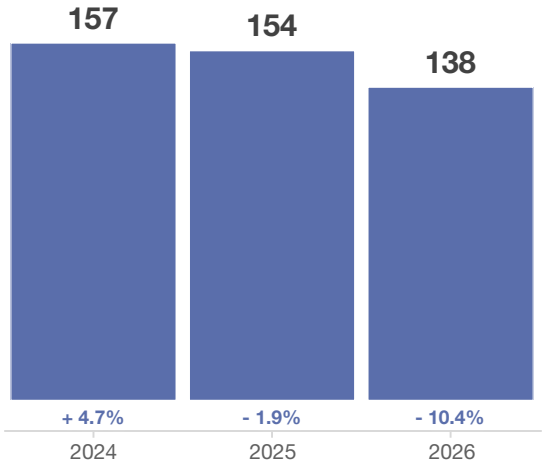
Historical Percent of List Price Received by Month



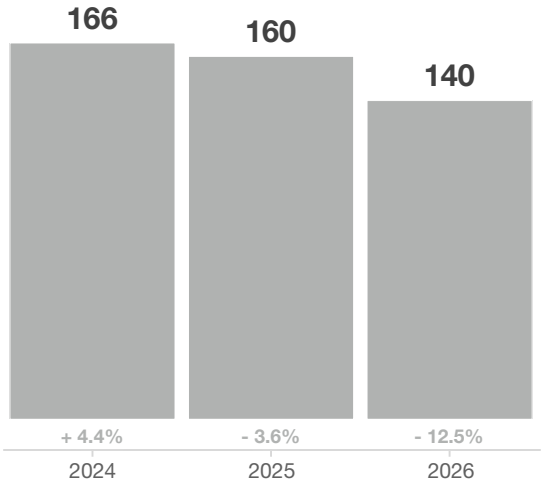
Housing Affordability Index

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.

October

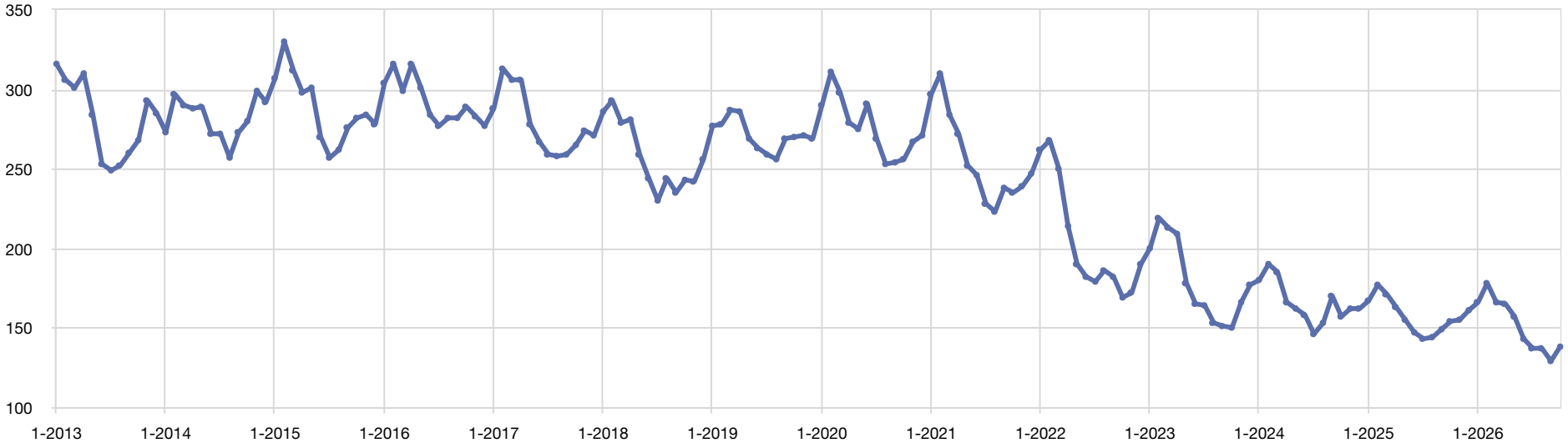


Year to Date



Affordability Index		Prior Year	Percent Change
November 2025	155	162	- 4.3%
December 2025	161	162	- 0.6%
January 2026	166	167	- 0.6%
February 2026	178	177	+ 0.6%
March 2026	166	171	- 2.9%
April 2026	165	163	+ 1.2%
May 2026	157	155	+ 1.3%
June 2026	143	147	- 2.7%
July 2026	137	143	- 4.2%
August 2026	137	144	- 4.9%
September 2026	129	149	- 13.4%
October 2026	**138**	**154**	**- 10.4%**
12-Month Avg	153	158	- 3.2%

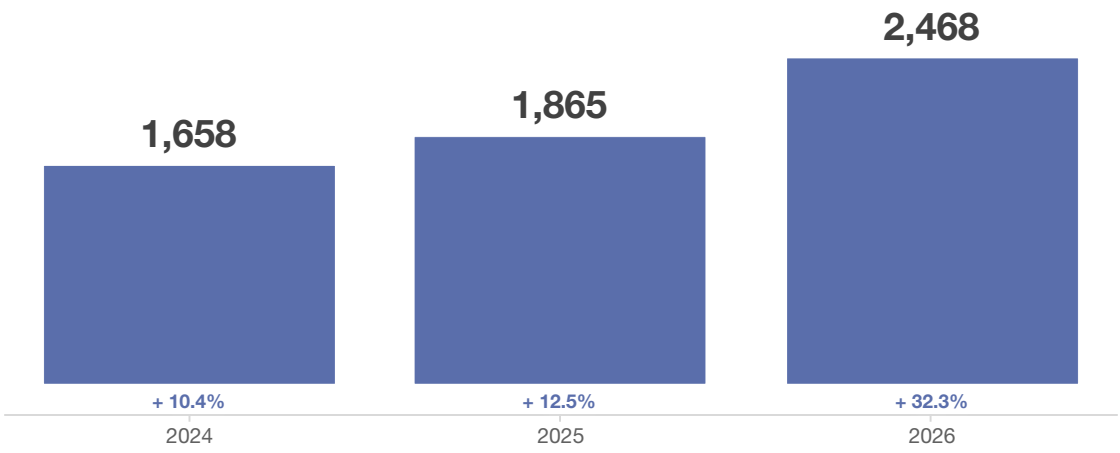
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

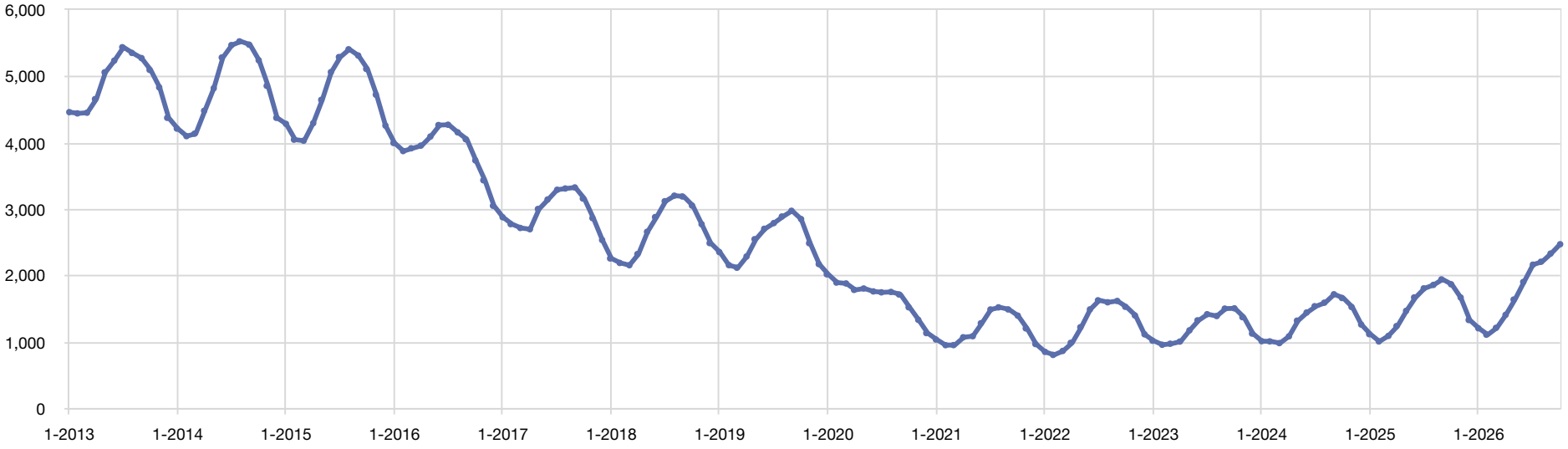
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale		Prior Year	Percent Change
November 2025	1,665	1,522	+ 9.4%
December 2025	1,326	1,258	+ 5.4%
January 2026	1,202	1,113	+ 8.0%
February 2026	1,105	1,003	+ 10.2%
March 2026	1,208	1,087	+ 11.1%
April 2026	1,404	1,234	+ 13.8%
May 2026	1,634	1,464	+ 11.6%
June 2026	1,899	1,666	+ 14.0%
July 2026	2,160	1,803	+ 19.8%
August 2026	2,204	1,855	+ 18.8%
September 2026	2,327	1,938	+ 20.1%
October 2026	**2,468**	**1,865**	**+ 32.3%**
12-Month Avg	1,717	1,484	+ 15.7%

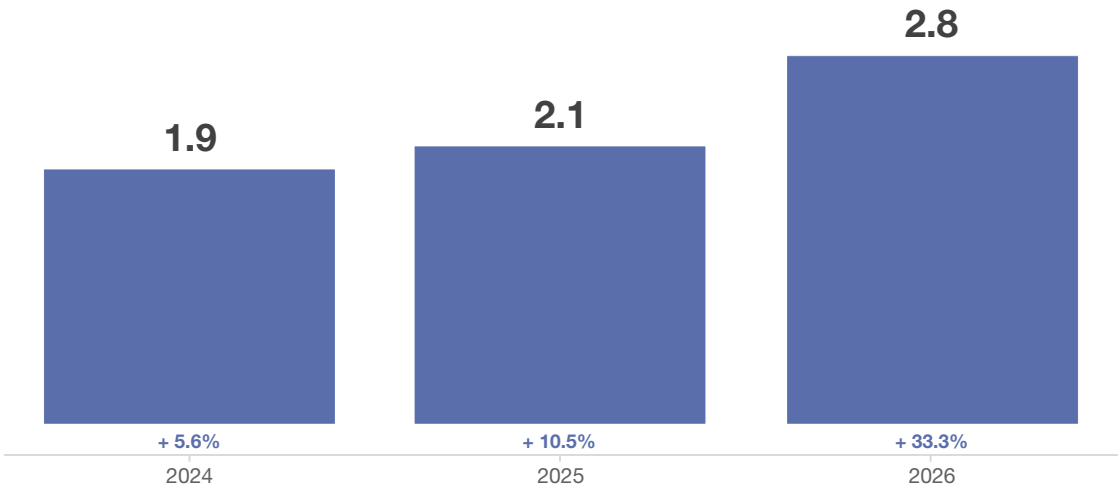
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Percent Change
November 2025	1.9	1.8	+ 5.6%
December 2025	1.5	1.5	0.0%
January 2026	1.4	1.3	+ 7.7%
February 2026	1.3	1.2	+ 8.3%
March 2026	1.4	1.3	+ 7.7%
April 2026	1.6	1.4	+ 14.3%
May 2026	1.8	1.7	+ 5.9%
June 2026	2.1	1.9	+ 10.5%
July 2026	2.4	2.1	+ 14.3%
August 2026	2.4	2.1	+ 14.3%
September 2026	2.6	2.2	+ 18.2%
October 2026	**2.8**	**2.1**	**+ 33.3%**
12-Month Avg*	1.9	1.7	+ 13.2%

* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

