

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 decreased 1.8 percent to 223. Pending Sales increased 8.1 percent to 133. Inventory decreased 2.9 percent to 608.

Median Sales Price increased 0.8 percent from \$255,000 to \$257,000. Days on Market increased 17.2 percent to 109. Months Supply of Inventory decreased 11.7 percent to 5.3.

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

+ 16.4%	+ 0.8%	- 2.9%
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 Clinton, Essex, Franklin, Hamilton, and Warren counties composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Activity Overview

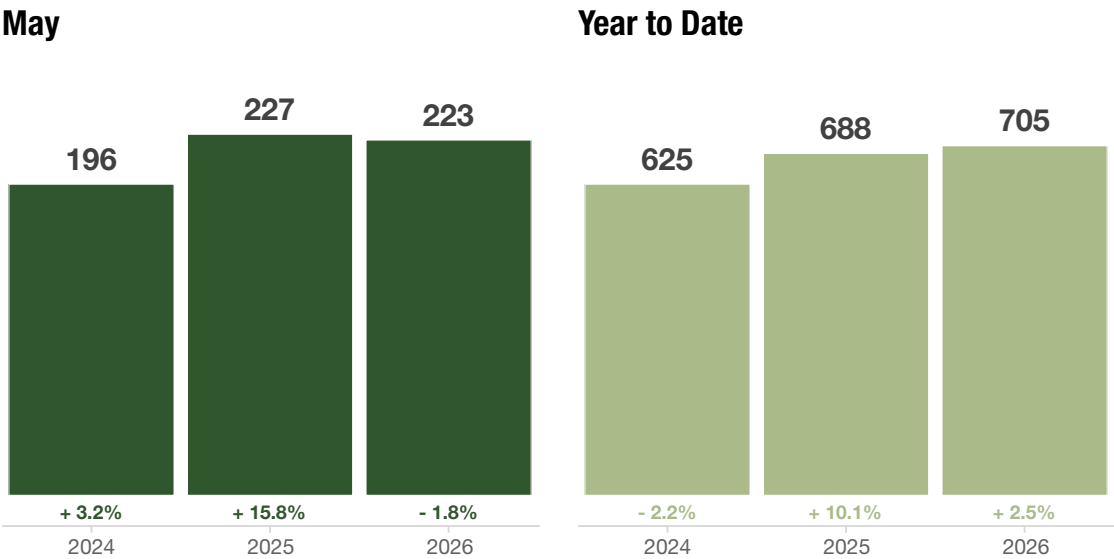
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		227	223	- 1.8%	688	705	+ 2.5%
Pending Sales		123	133	+ 8.1%	448	488	+ 8.9%
Closed Sales		73	85	+ 16.4%	411	410	- 0.2%
Days on Market Until Sale		93	109	+ 17.2%	92	110	+ 19.6%
Median Sales Price		\$255,000	\$257,000	+ 0.8%	\$235,000	\$242,500	+ 3.2%
Average Sales Price		\$336,887	\$328,741	- 2.4%	\$316,783	\$365,638	+ 15.4%
Percent of List Price Received		96.3%	94.2%	- 2.2%	95.2%	94.0%	- 1.3%
Housing Affordability Index		143	156	+ 9.1%	155	165	+ 6.5%
Inventory of Homes for Sale		626	608	- 2.9%	—	—	—
Months Supply of Inventory		6.0	5.3	- 11.7%	—	—	—

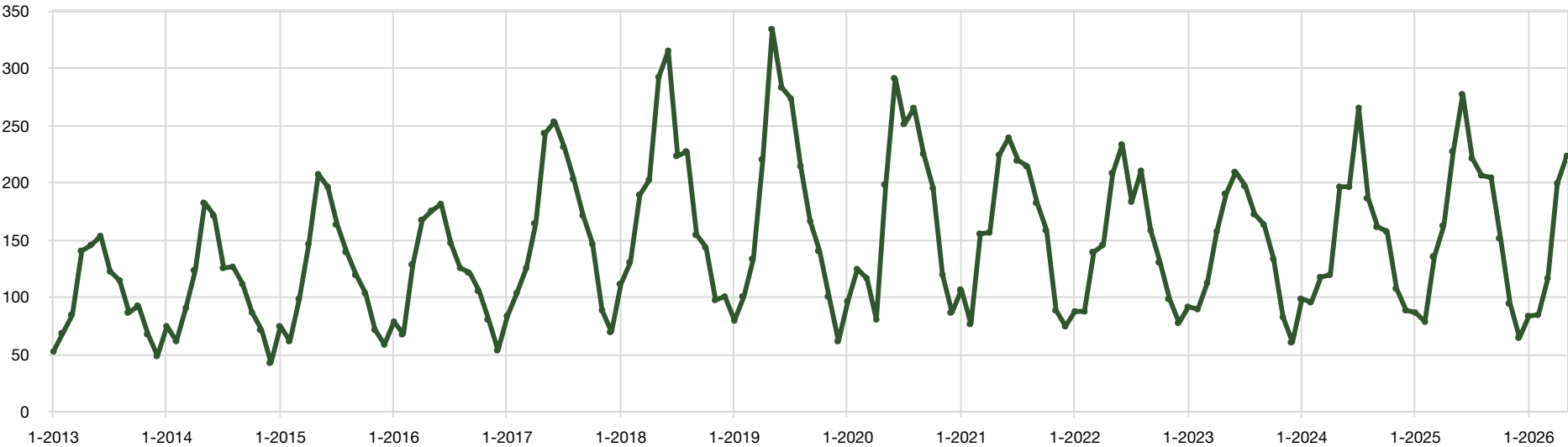
New Listings

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



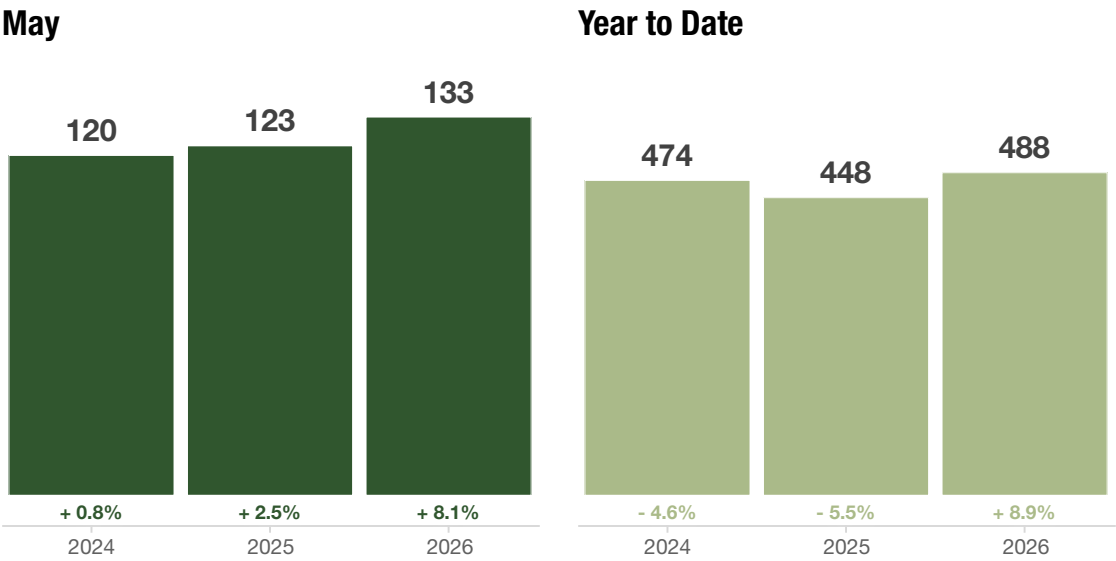
New Listings		Prior Year	Percent Change
June 2025	277	196	+ 41.3%
July 2025	221	265	- 16.6%
August 2025	206	186	+ 10.8%
September 2025	204	161	+ 26.7%
October 2025	151	157	- 3.8%
November 2025	94	107	- 12.1%
December 2025	64	88	- 27.3%
January 2026	83	86	- 3.5%
February 2026	84	78	+ 7.7%
March 2026	116	135	- 14.1%
April 2026	199	162	+ 22.8%
May 2026	223	227	- 1.8%
12-Month Avg	160	154	+ 3.9%

Historical New Listings by Month



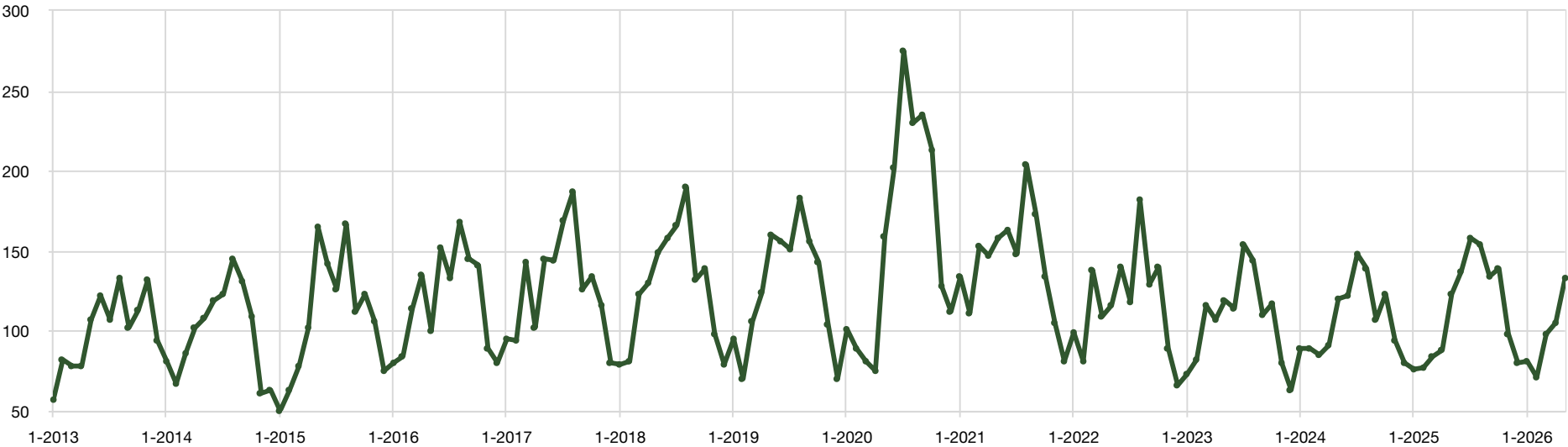
Pending Sales

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



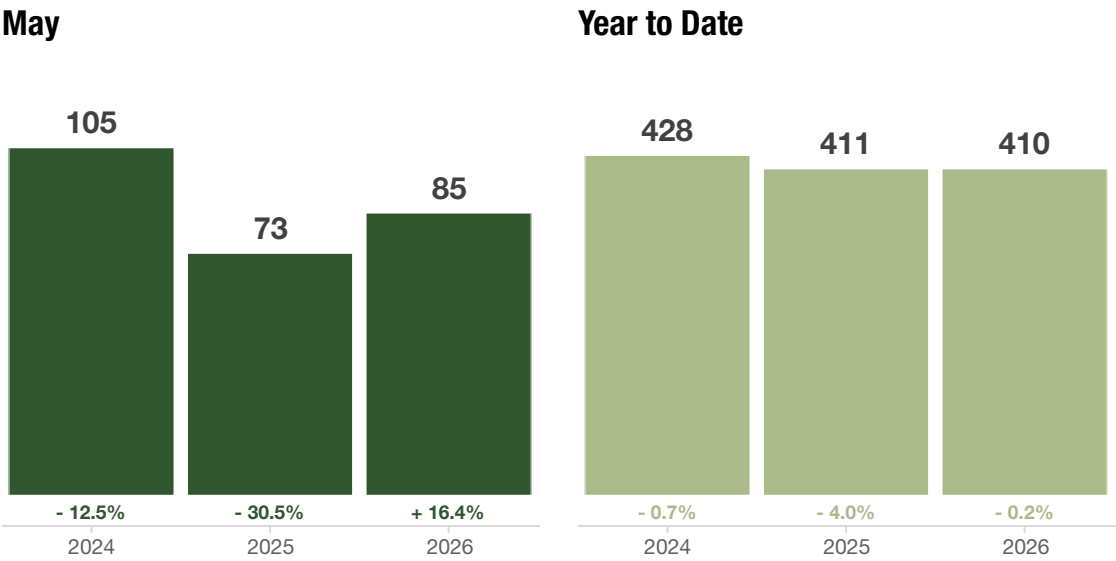
Pending Sales		Prior Year	Percent Change
June 2025	137	122	+ 12.3%
July 2025	158	148	+ 6.8%
August 2025	154	139	+ 10.8%
September 2025	134	107	+ 25.2%
October 2025	139	123	+ 13.0%
November 2025	98	94	+ 4.3%
December 2025	80	80	0.0%
January 2026	81	76	+ 6.6%
February 2026	71	77	- 7.8%
March 2026	98	84	+ 16.7%
April 2026	105	88	+ 19.3%
May 2026	133	123	+ 8.1%
12-Month Avg	116	105	+ 10.5%

Historical Pending Sales by Month



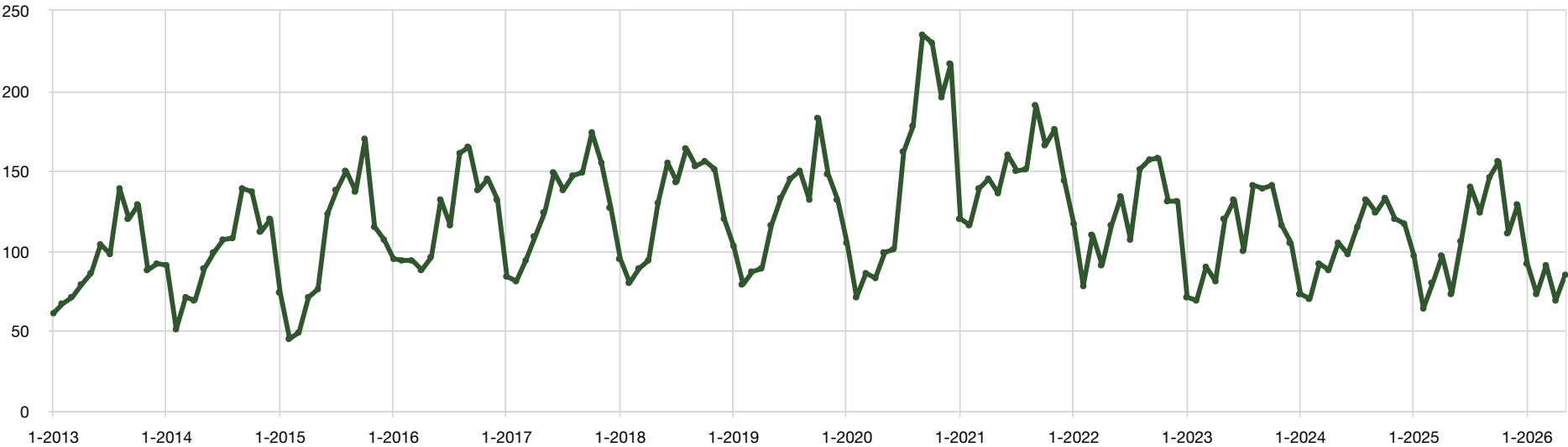
Closed Sales

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



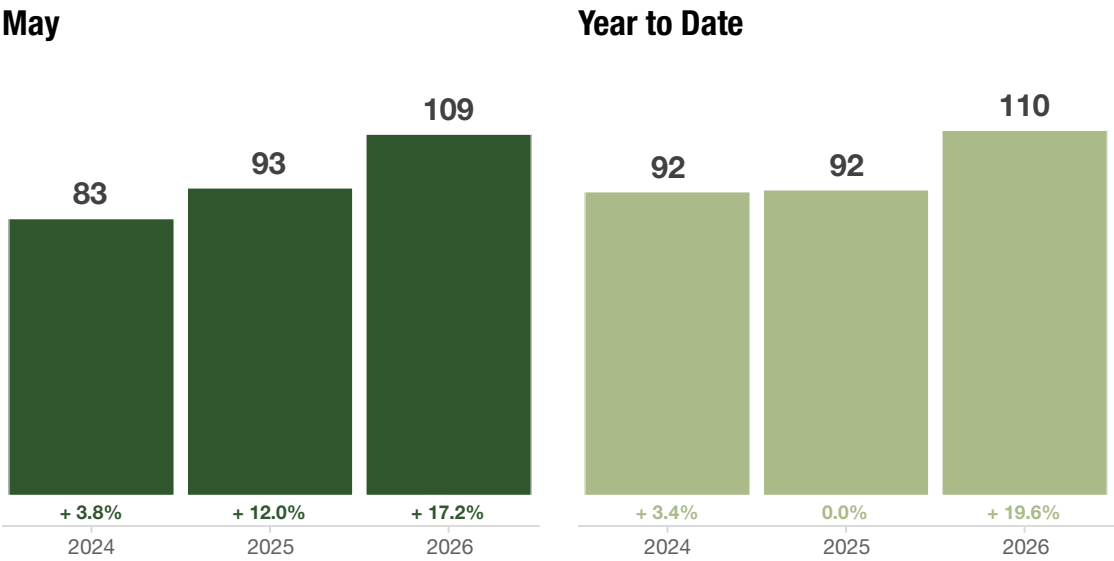
Closed Sales		Prior Year	Percent Change
June 2025	106	98	+ 8.2%
July 2025	140	115	+ 21.7%
August 2025	124	132	- 6.1%
September 2025	146	124	+ 17.7%
October 2025	156	133	+ 17.3%
November 2025	111	120	- 7.5%
December 2025	129	117	+ 10.3%
January 2026	92	97	- 5.2%
February 2026	73	64	+ 14.1%
March 2026	91	80	+ 13.8%
April 2026	69	97	- 28.9%
May 2026	85	73	+ 16.4%
12-Month Avg	110	104	+ 5.8%

Historical Closed Sales by Month



Days on Market Until Sale

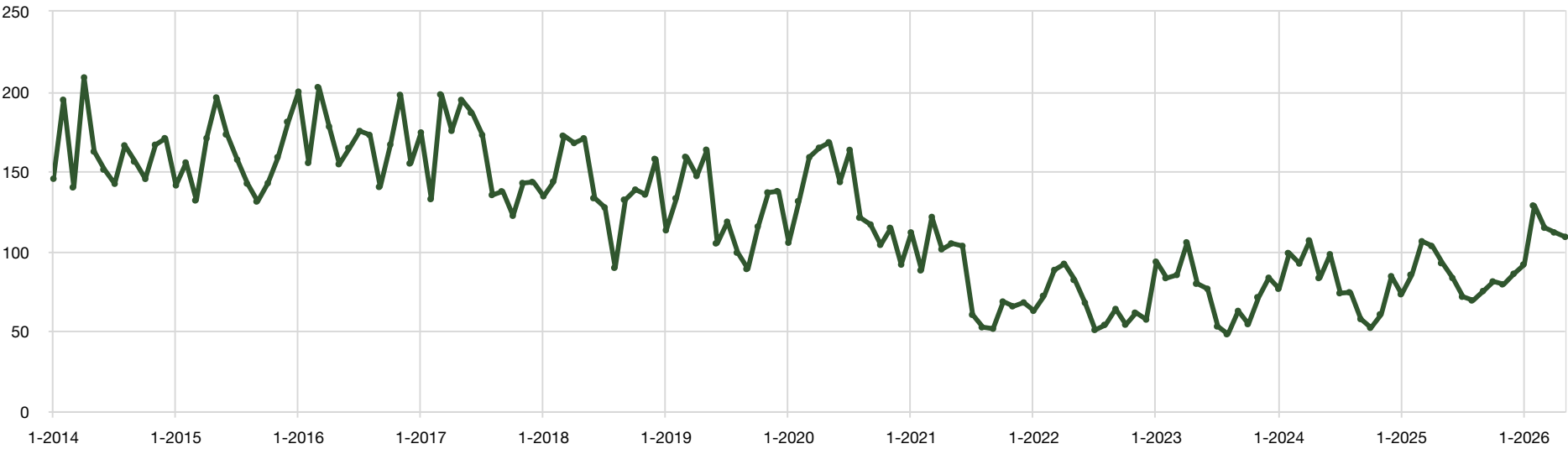
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
June 2025	83	98	- 15.3%
July 2025	72	74	- 2.7%
August 2025	69	74	- 6.8%
September 2025	75	58	+ 29.3%
October 2025	81	52	+ 55.8%
November 2025	79	61	+ 29.5%
December 2025	86	84	+ 2.4%
January 2026	92	73	+ 26.0%
February 2026	129	85	+ 51.8%
March 2026	115	106	+ 8.5%
April 2026	112	103	+ 8.7%
May 2026	109	93	+ 17.2%
12-Month Avg*	88	78	+ 13.3%

* 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

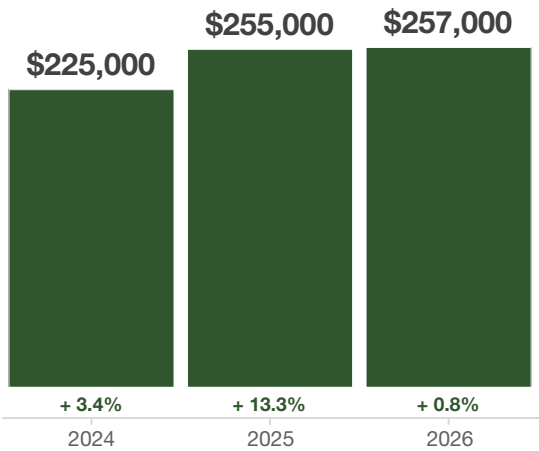


Median Sales Price

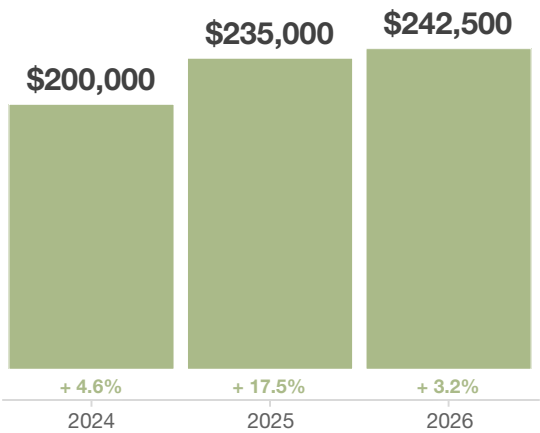
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



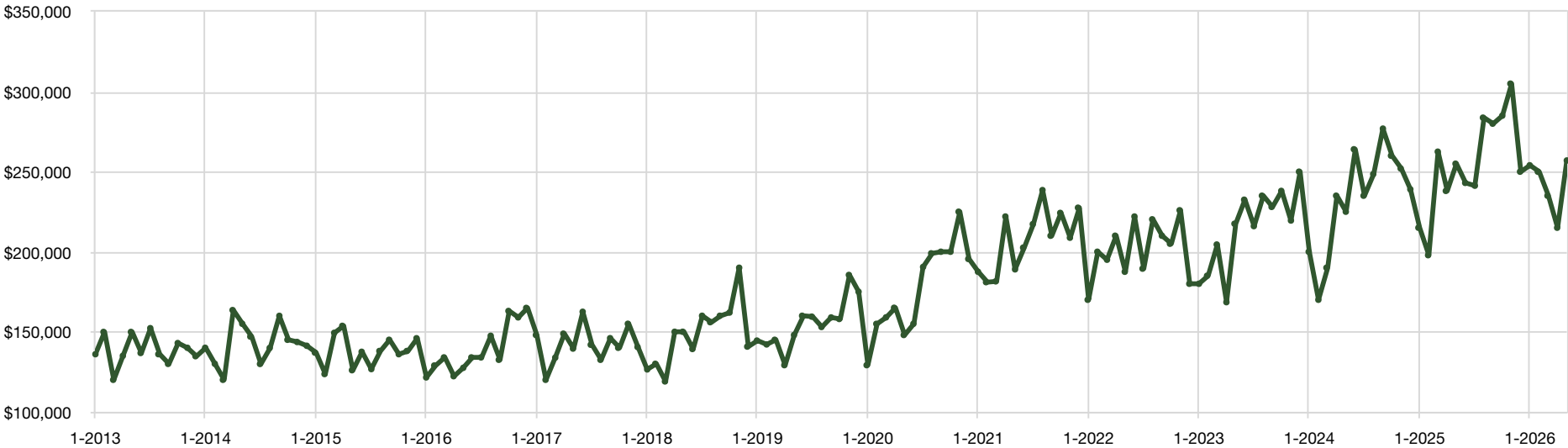
Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2025	\$243,000	\$264,000	- 8.0%
July 2025	\$241,250	\$235,000	+ 2.7%
August 2025	\$283,750	\$248,500	+ 14.2%
September 2025	\$280,000	\$276,900	+ 1.1%
October 2025	\$285,000	\$260,000	+ 9.6%
November 2025	\$305,000	\$252,000	+ 21.0%
December 2025	\$250,000	\$239,000	+ 4.6%
January 2026	\$254,000	\$215,000	+ 18.1%
February 2026	\$250,000	\$197,850	+ 26.4%
March 2026	\$235,000	\$262,500	- 10.5%
April 2026	\$215,000	\$238,000	- 9.7%
May 2026	\$257,000	\$255,000	+ 0.8%
12-Month Avg*	\$255,000	\$250,000	+ 2.0%

* 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

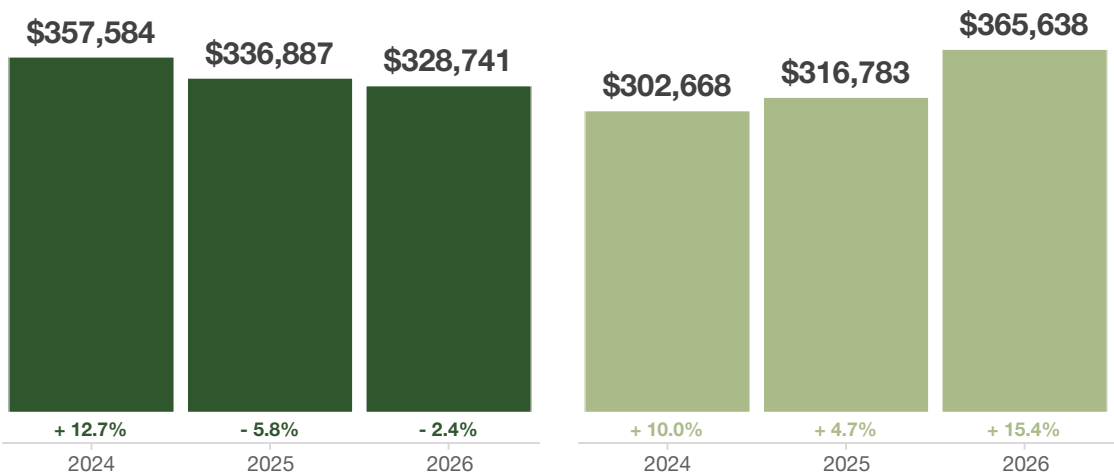


Average Sales Price

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



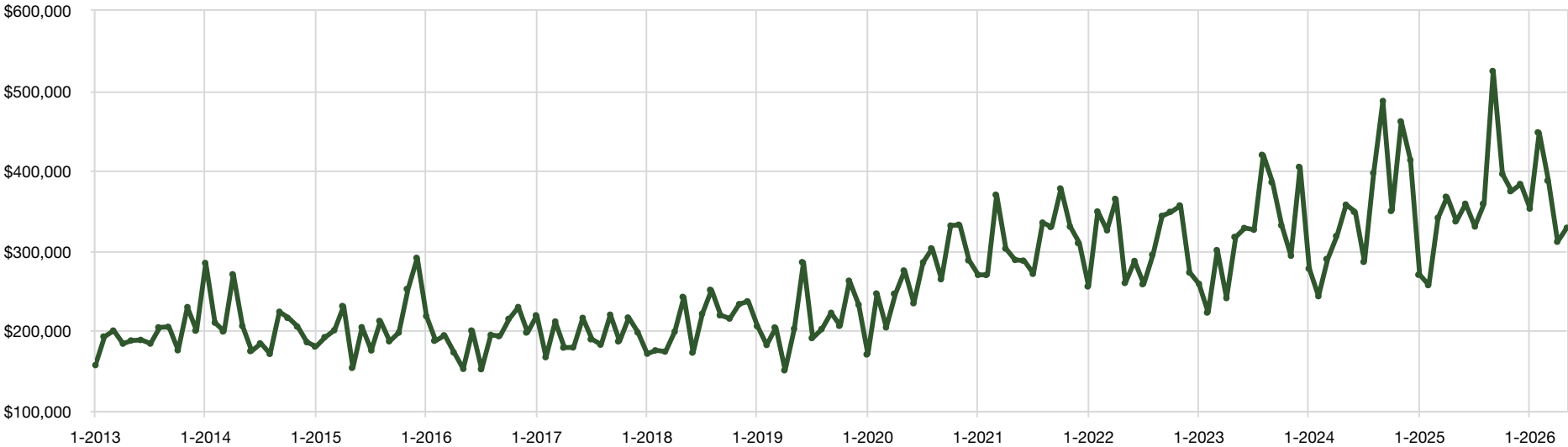
May



Avg. Sales Price	Prior Year	Percent Change
June 2025	\$358,755	\$348,854 + 2.8%
July 2025	\$330,418	\$286,262 + 15.4%
August 2025	\$358,722	\$397,309 - 9.7%
September 2025	\$524,633	\$487,180 + 7.7%
October 2025	\$396,048	\$349,885 + 13.2%
November 2025	\$374,588	\$461,688 - 18.9%
December 2025	\$383,453	\$413,456 - 7.3%
January 2026	\$352,796	\$270,131 + 30.6%
February 2026	\$448,012	\$257,169 + 74.2%
March 2026	\$387,747	\$341,192 + 13.6%
April 2026	\$311,371	\$367,507 - 15.3%
May 2026	\$328,741	\$336,887 - 2.4%
12-Month Avg*	\$384,379	\$368,319 + 4.4%

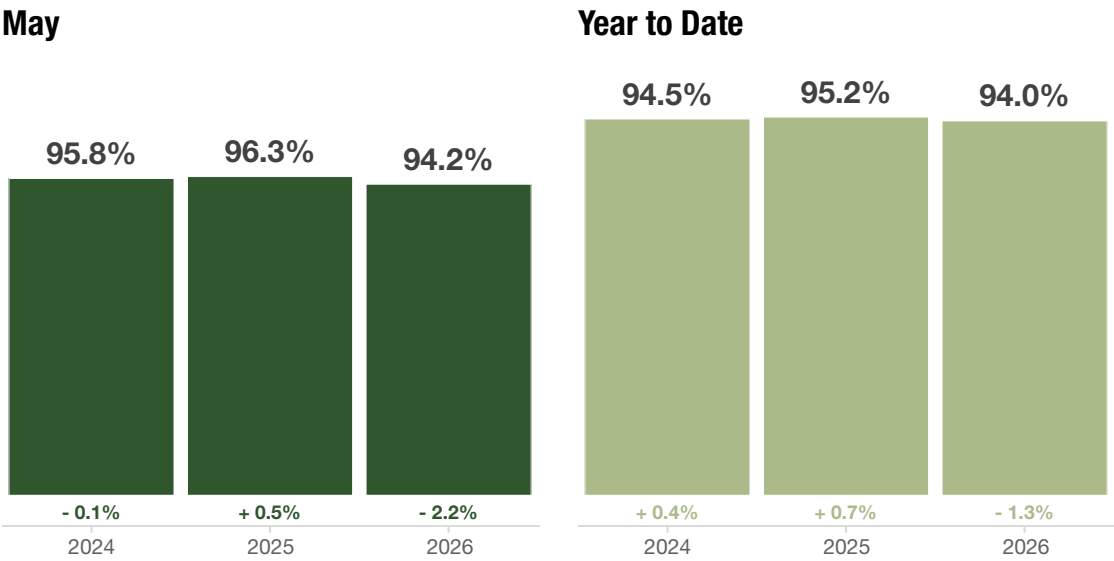
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

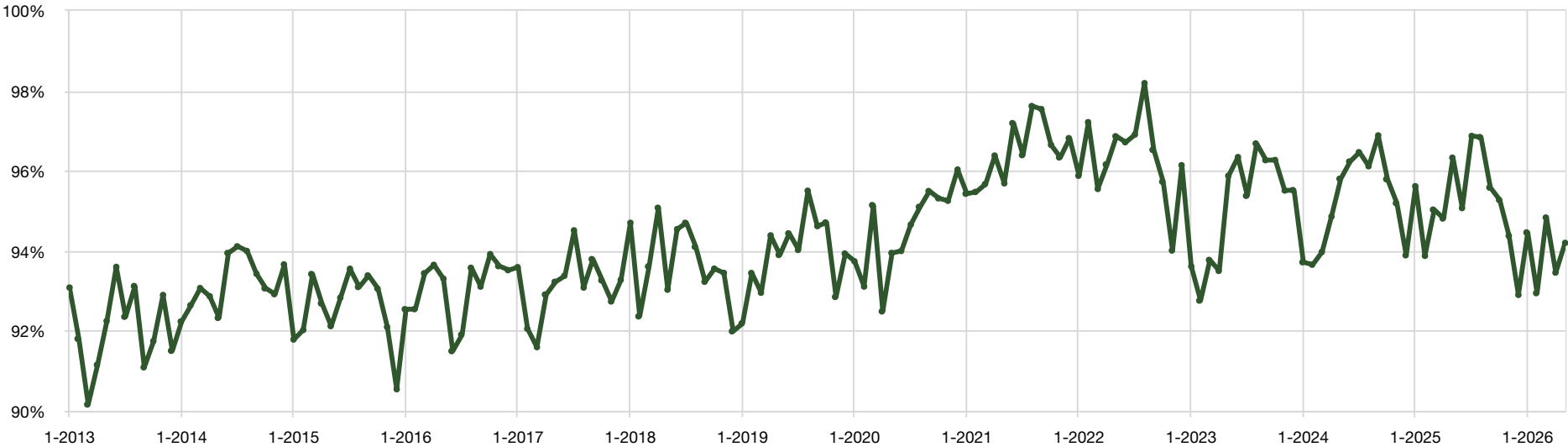
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Percent Change
June 2025	95.1%	96.2%	- 1.1%
July 2025	96.9%	96.5%	+ 0.4%
August 2025	96.8%	96.1%	+ 0.7%
September 2025	95.6%	96.9%	- 1.3%
October 2025	95.3%	95.8%	- 0.5%
November 2025	94.4%	95.2%	- 0.8%
December 2025	92.9%	93.9%	- 1.1%
January 2026	94.5%	95.6%	- 1.2%
February 2026	92.9%	93.9%	- 1.1%
March 2026	94.8%	95.0%	- 0.2%
April 2026	93.5%	94.8%	- 1.4%
May 2026	94.2%	96.3%	- 2.2%
12-Month Avg*	94.9%	95.6%	- 0.7%

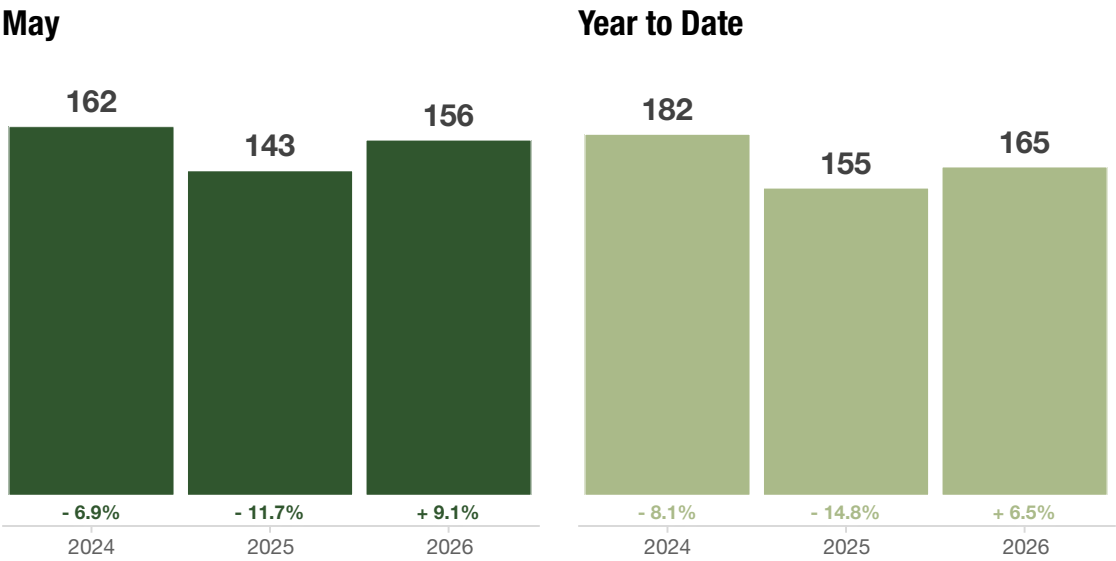
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



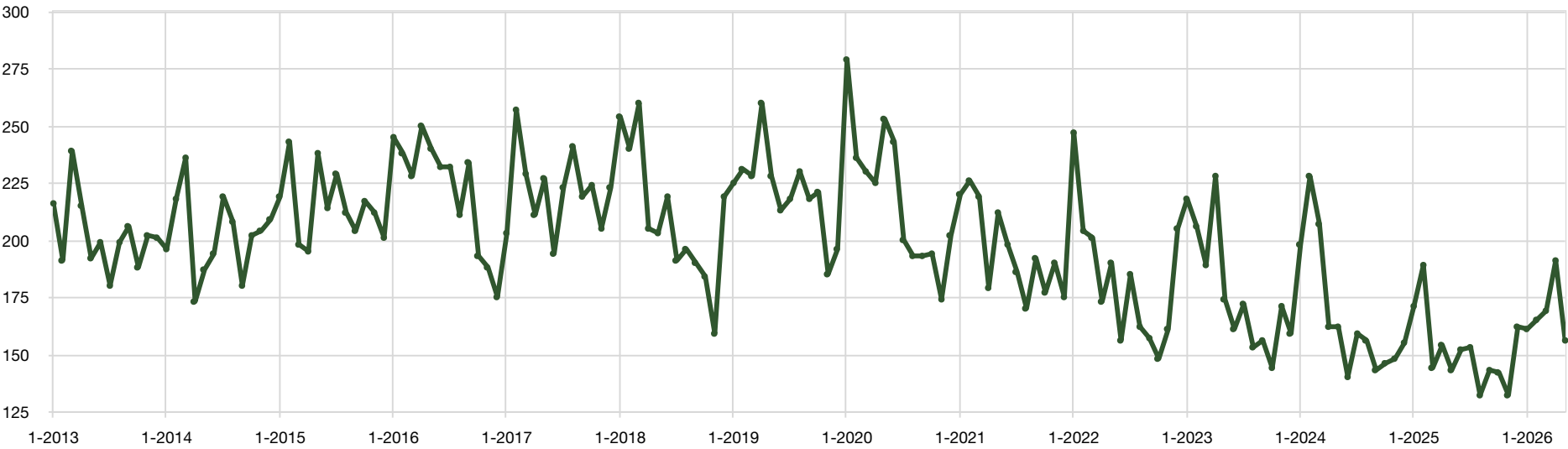
Housing Affordability Index

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.



	Affordability Index	Prior Year	Percent Change
June 2025	152	140	+ 8.6%
July 2025	153	159	- 3.8%
August 2025	132	156	- 15.4%
September 2025	143	143	0.0%
October 2025	142	146	- 2.7%
November 2025	132	148	- 10.8%
December 2025	162	155	+ 4.5%
January 2026	161	171	- 5.8%
February 2026	165	189	- 12.7%
March 2026	169	144	+ 17.4%
April 2026	191	154	+ 24.0%
May 2026	156	143	+ 9.1%
12-Month Avg	155	154	+ 0.6%

Historical Housing Affordability Index by Month

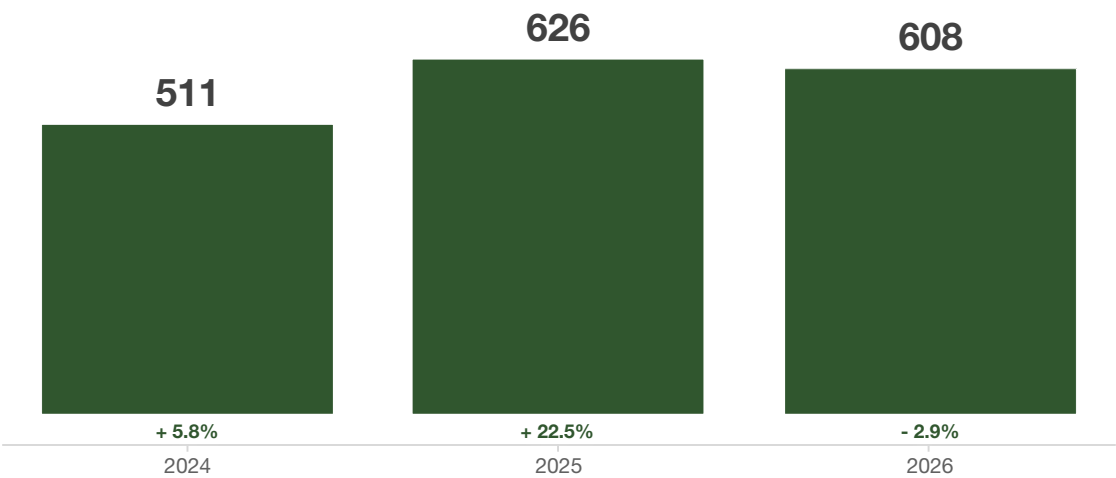


Inventory of Homes for Sale

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

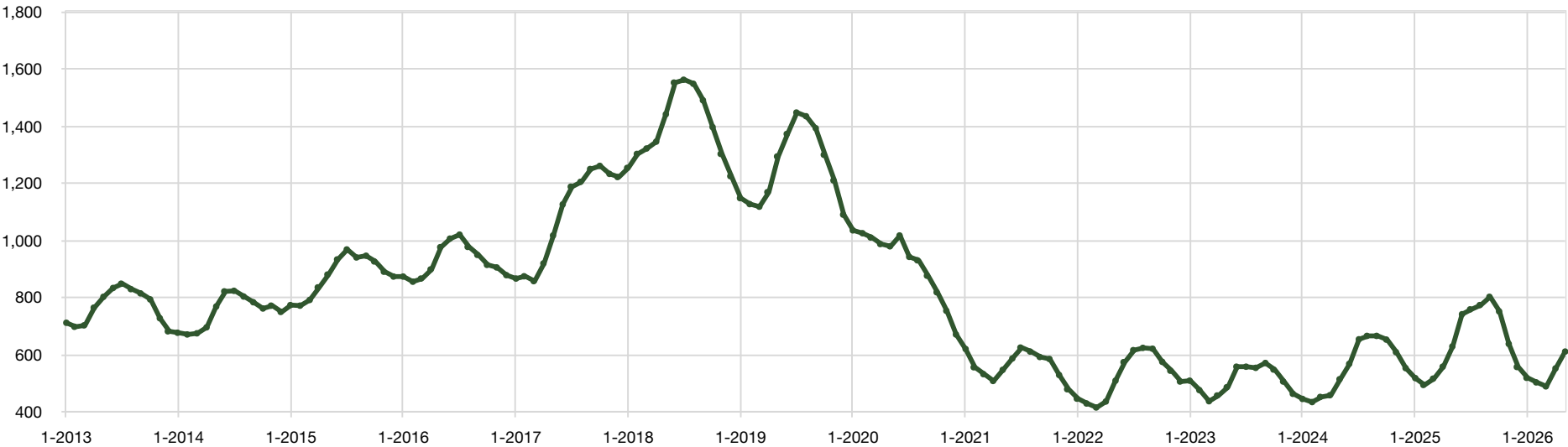


May



Homes for Sale		Prior Year	Percent Change
June 2025	739	565	+ 30.8%
July 2025	756	651	+ 16.1%
August 2025	771	663	+ 16.3%
September 2025	800	663	+ 20.7%
October 2025	749	650	+ 15.2%
November 2025	635	606	+ 4.8%
December 2025	554	550	+ 0.7%
January 2026	516	515	+ 0.2%
February 2026	500	491	+ 1.8%
March 2026	486	513	- 5.3%
April 2026	549	555	- 1.1%
May 2026	608	626	- 2.9%
12-Month Avg	639	587	+ 8.9%

Historical Inventory of Homes for Sale by Month

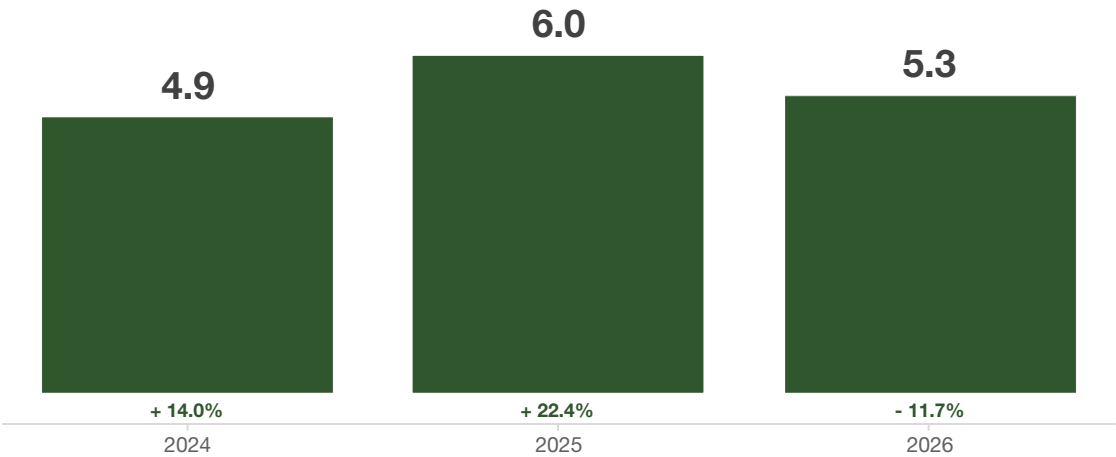


Months Supply of Inventory

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.



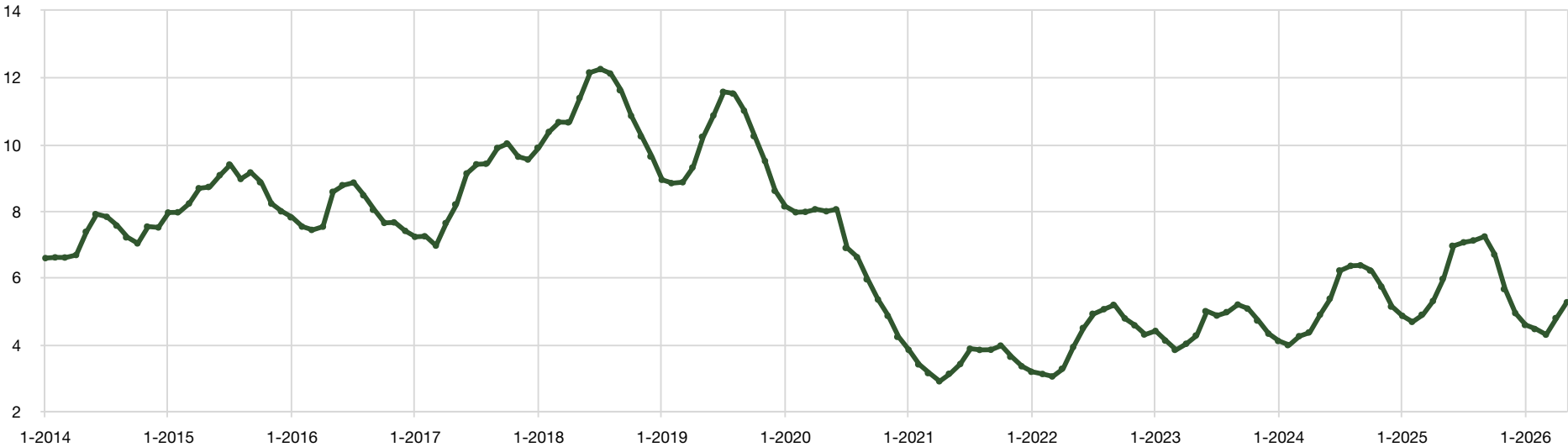
May



Months Supply		Prior Year	Percent Change
June 2025	6.9	5.4	+ 27.8%
July 2025	7.1	6.2	+ 14.5%
August 2025	7.1	6.3	+ 12.7%
September 2025	7.2	6.4	+ 12.5%
October 2025	6.7	6.2	+ 8.1%
November 2025	5.7	5.7	0.0%
December 2025	4.9	5.1	- 3.9%
January 2026	4.6	4.9	- 6.1%
February 2026	4.5	4.7	- 4.3%
March 2026	4.3	4.9	- 12.2%
April 2026	4.8	5.3	- 9.4%
May 2026	5.3	6.0	- 11.7%
12-Month Avg*	5.7	5.6	+ 2.9%

* 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



Area Overview

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	+ / -
Clinton	79	81	+ 2.5%	36	40	+ 11.1%	\$230,000	\$252,450	+ 9.8%	157	157	0.0%	3.6	3.3	- 8.3%
Essex	49	56	+ 14.3%	17	19	+ 11.8%	\$375,000	\$295,000	- 21.3%	190	183	- 3.7%	7.5	7.1	- 5.3%
Franklin	64	58	- 9.4%	11	13	+ 18.2%	\$205,475	\$165,360	- 19.5%	191	182	- 4.7%	8.0	6.8	- 15.0%
Fulton	0	0	0.0%	0	0	0.0%	—	—	—	0	0	0.0%	—	—	—
Hamilton	14	7	- 50.0%	3	3	0.0%	\$460,000	\$385,000	- 16.3%	23	21	- 8.7%	6.7	4.1	- 38.8%
Herkimer	3	6	+ 100.0%	2	1	- 50.0%	\$657,500	\$450,000	- 31.6%	7	13	+ 85.7%	2.4	7.4	+ 208.3%
Lewis	0	0	0.0%	0	0	0.0%	—	—	—	1	2	+ 100.0%	—	2.0	—
Oneida	0	0	0.0%	0	1	—	—	\$700,000	—	3	3	0.0%	1.7	3.0	+ 76.5%
Saratoga	5	3	- 40.0%	3	1	- 66.7%	\$290,000	\$1,400,000	+ 382.8%	24	13	- 45.8%	10.7	3.2	- 70.1%
St Lawrence	3	5	+ 66.7%	1	4	+ 300.0%	\$128,500	\$210,000	+ 63.4%	20	15	- 25.0%	8.7	5.8	- 33.3%
Warren	7	5	- 28.6%	0	3	—	—	\$215,000	—	4	11	+ 175.0%	1.9	3.8	+ 100.0%
Washington	0	1	—	0	0	0.0%	—	—	—	2	7	+ 250.0%	1.4	7.0	+ 400.0%
Other	0	0	0.0%	0	0	0.0%	—	—	—	0	0	0.0%	—	—	—