Monthly Indicators

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

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 decreased 11.9 percent to 244. Pending Sales increased 6.6 percent to 146. Inventory decreased 6.6 percent to 690.

Median Sales Price increased 18.1 percent from $243,000 to $286,900. Days on Market increased 12.0 percent to 93. Months Supply of Inventory decreased 14.5 percent to 5.9.

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

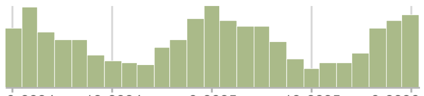
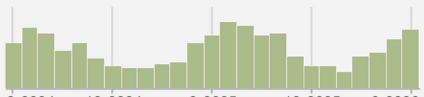
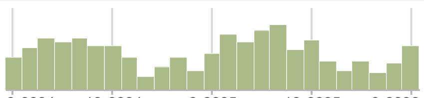
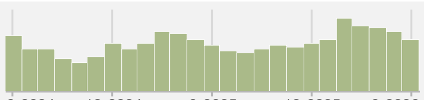
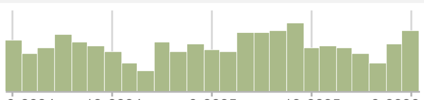
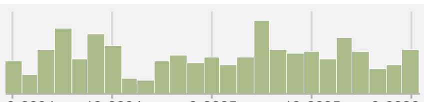
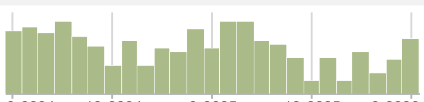
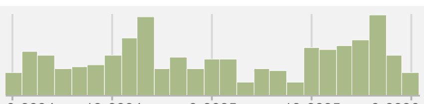
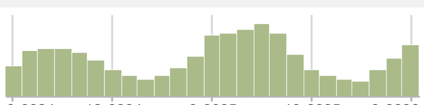
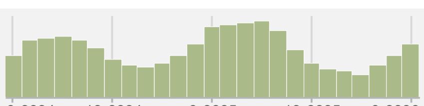
+ 10.4%	+ 18.1%	- 6.6%
One-Year Change in **Closed Sales** All Properties	One-Year Change in **Median Sales Price** All Properties	One-Year Change in **Homes for Sale** All Properties

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.

Activity Overview

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

Adirondack-Champlain Valley MULTIPLE LISTING SERVICE

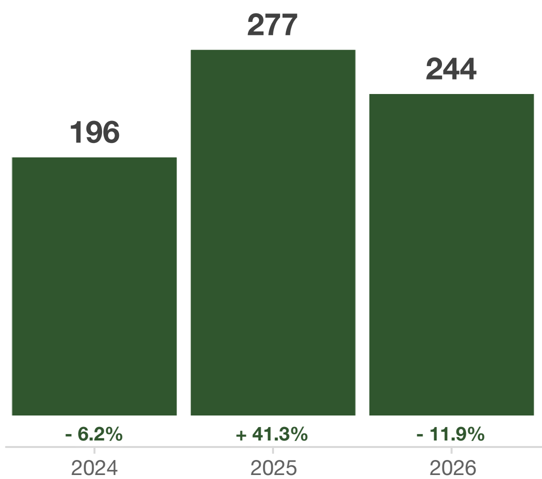
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		277	**244**	- 11.9%	965	**950**	- 1.6%
Pending Sales		137	**146**	+ 6.6%	585	**629**	+ 7.5%
Closed Sales		106	**117**	+ 10.4%	517	**529**	+ 2.3%
Days on Market Until Sale		83	**93**	+ 12.0%	90	**106**	+ 17.8%
Median Sales Price		$243,000	**$286,900**	+ 18.1%	$237,750	**$250,000**	+ 5.2%
Average Sales Price		$358,755	**$396,954**	+ 10.6%	$325,324	**$372,054**	+ 14.4%
Percent of List Price Received		95.1%	**95.7%**	+ 0.6%	95.1%	**94.4%**	- 0.7%
Housing Affordability Index		152	**140**	- 7.9%	155	**161**	+ 3.9%
Inventory of Homes for Sale		739	**690**	- 6.6%	—	**—**	—
Months Supply of Inventory		6.9	**5.9**	- 14.5%	—	**—**	—

New Listings

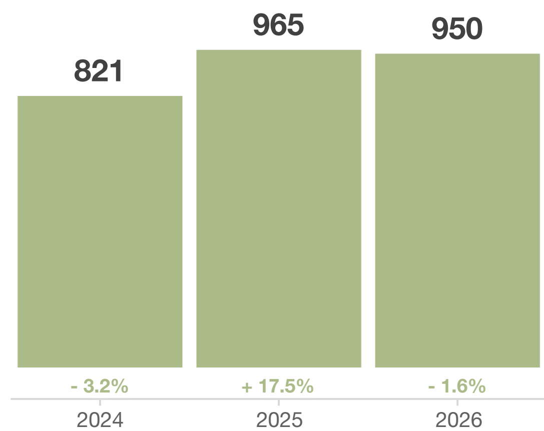
A count of the properties that have been newly listed on the market in a given month.

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

June

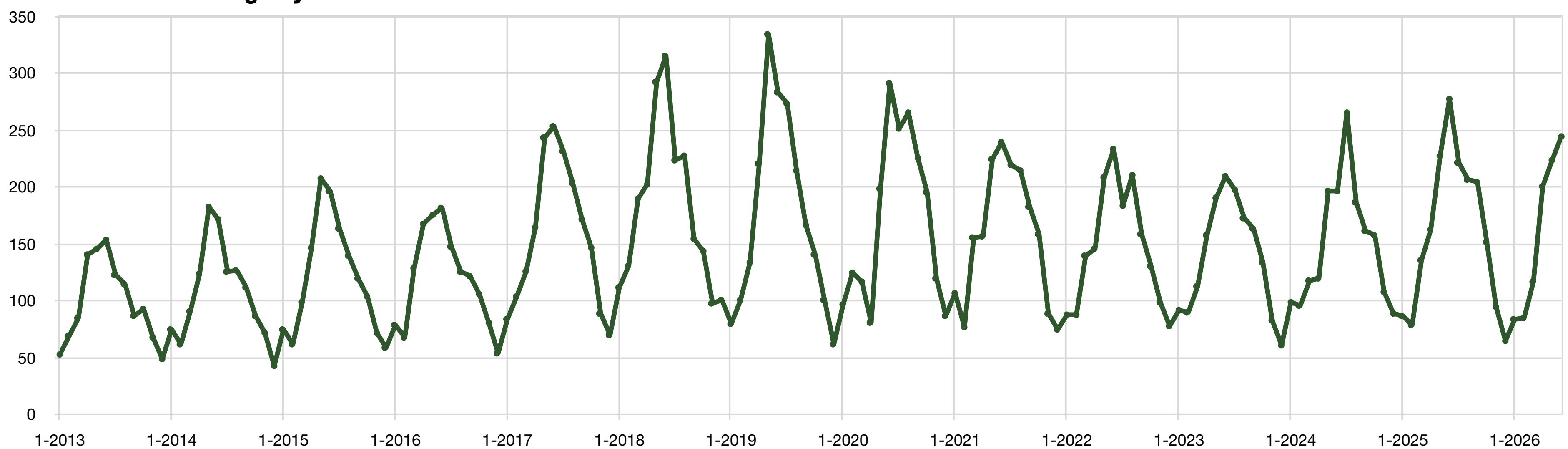


Year to Date



New Listings		Prior Year	Percent Change
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	200	162	+ 23.5%
May 2026	223	227	- 1.8%
June 2026	**244**	**277**	**- 11.9%**
12-Month Avg	158	161	- 1.9%

Historical New Listings by Month

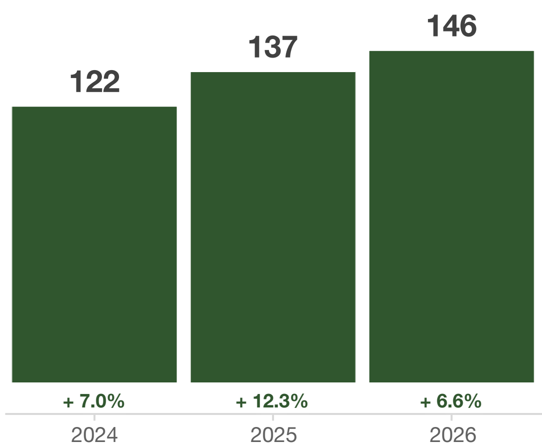


Pending Sales

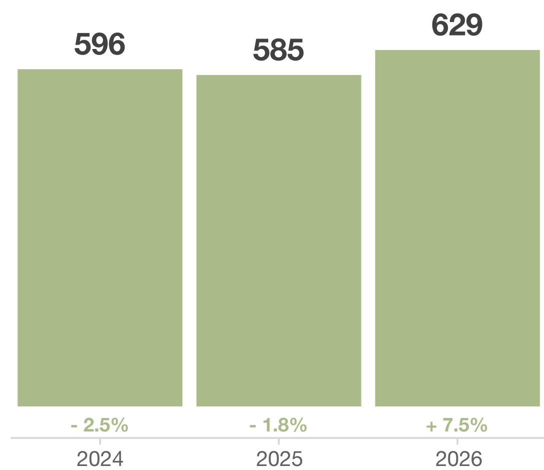
A count of the properties on which offers have been accepted in a given month.

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

June

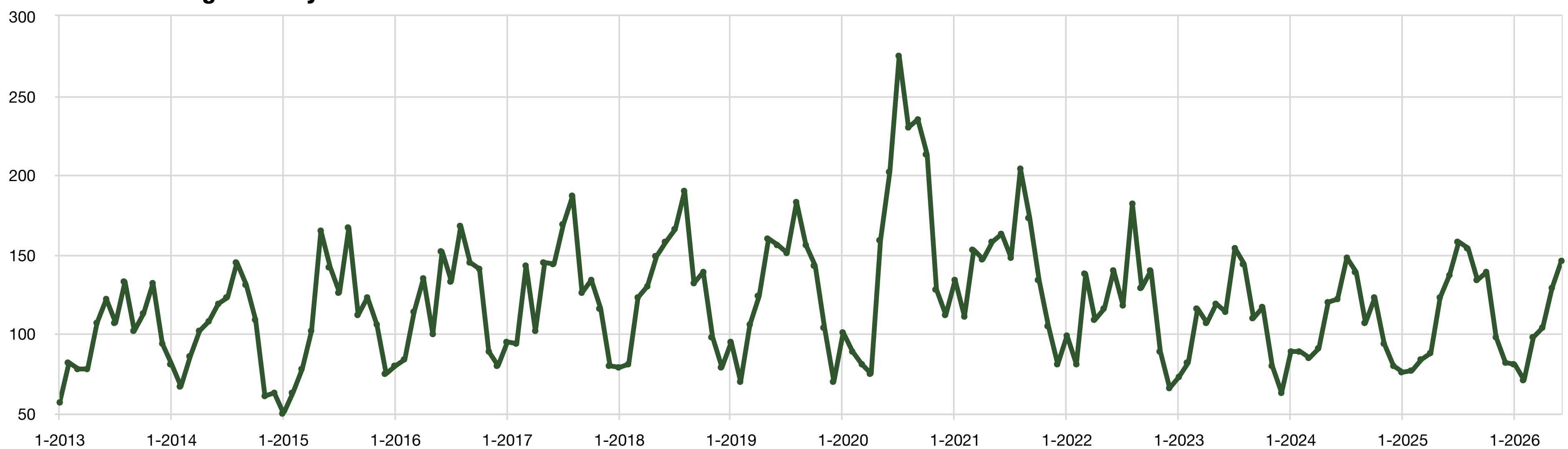


Year to Date



Pending Sales		Prior Year	Percent Change
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	82	80	+ 2.5%
January 2026	81	76	+ 6.6%
February 2026	71	77	- 7.8%
March 2026	98	84	+ 16.7%
April 2026	104	88	+ 18.2%
May 2026	129	123	+ 4.9%
June 2026	**146**	**137**	**+ 6.6%**
12-Month Avg	116	106	+ 9.4%

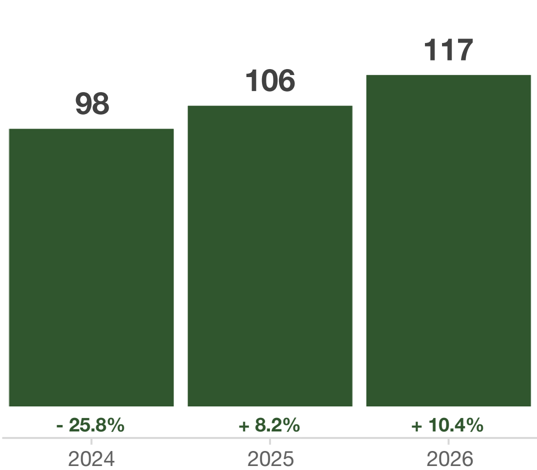
Historical Pending Sales by Month



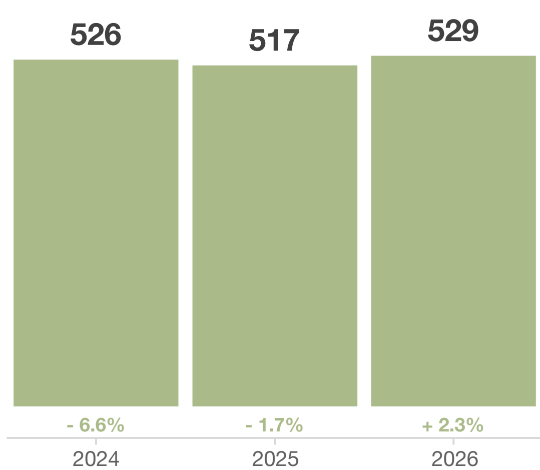
Closed Sales

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

June

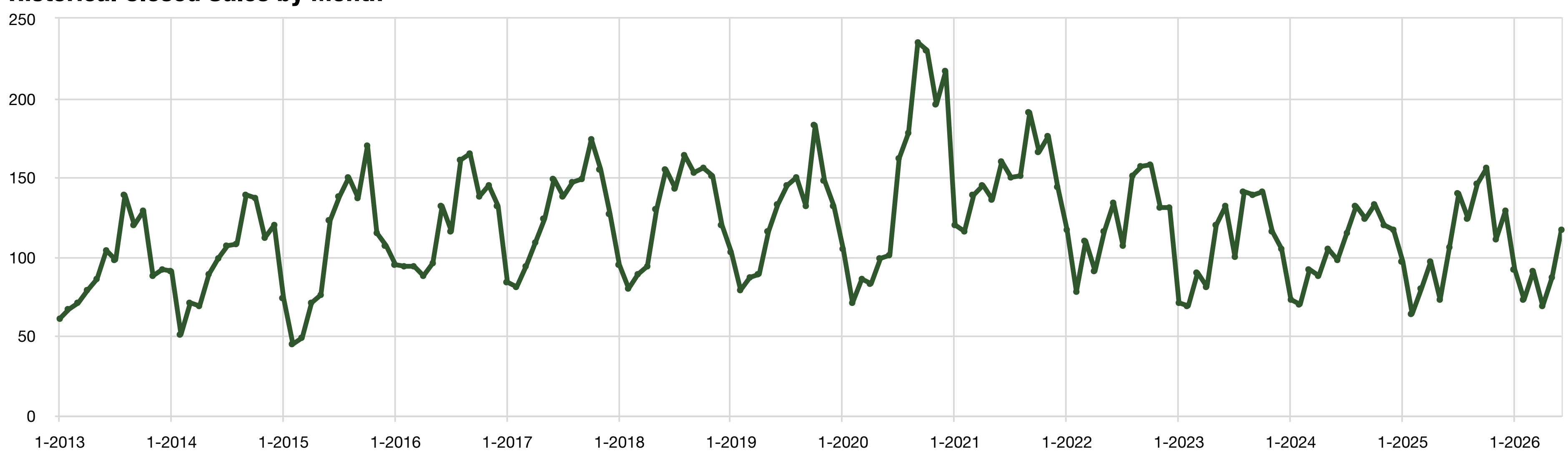


Year to Date



Closed Sales		Prior Year	Percent Change
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	87	73	+ 19.2%
June 2026	**117**	**106**	**+ 10.4%**
12-Month Avg	111	105	+ 5.7%

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.

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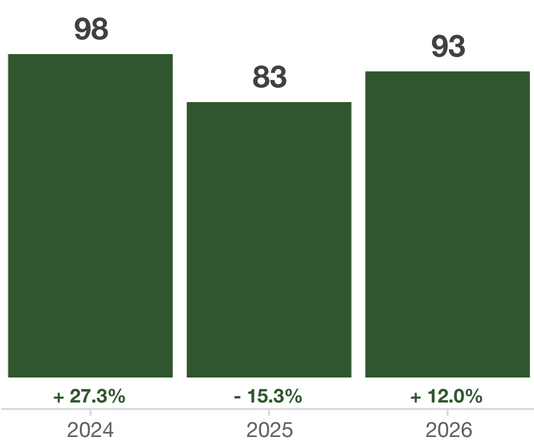
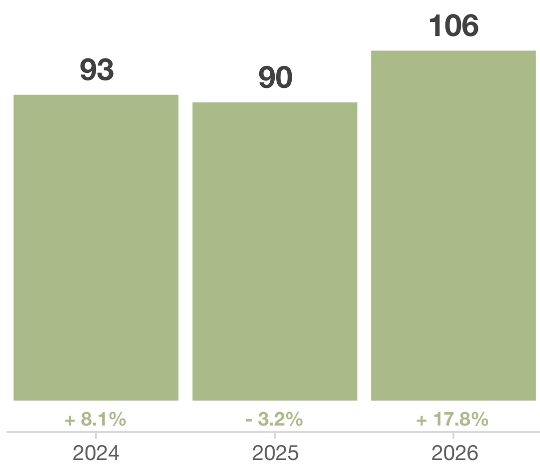
June



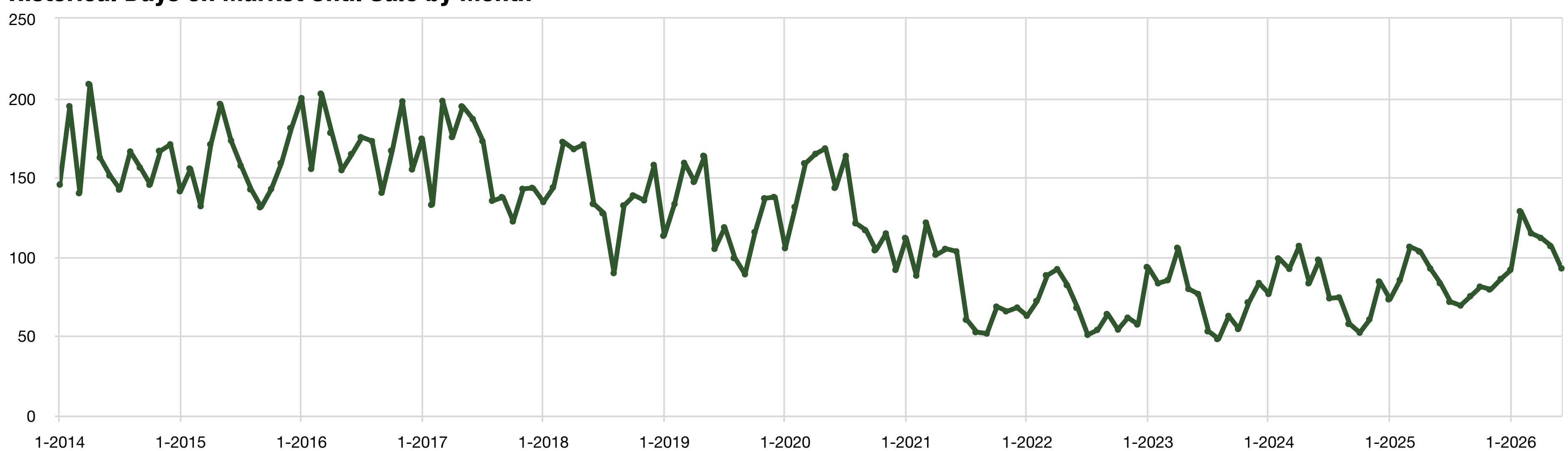
Year to Date



Days on Market		Prior Year	Percent Change
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	107	93	+ 15.1%
June 2026	**93**	**83**	**+ 12.0%**
12-Month Avg*	89	76	+ 15.9%

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

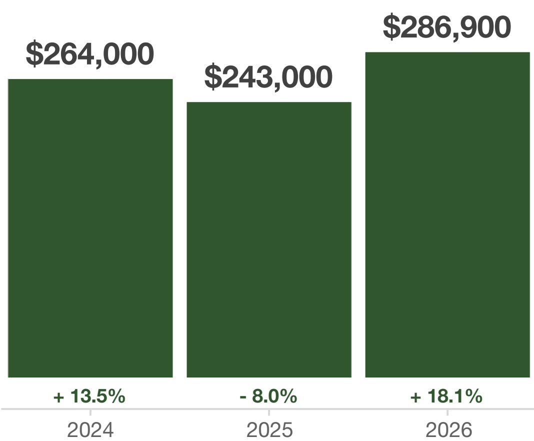
Historical Days on Market Until Sale by Month



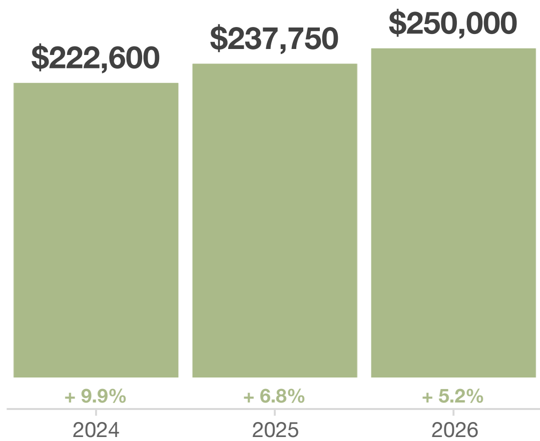
Median Sales Price

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



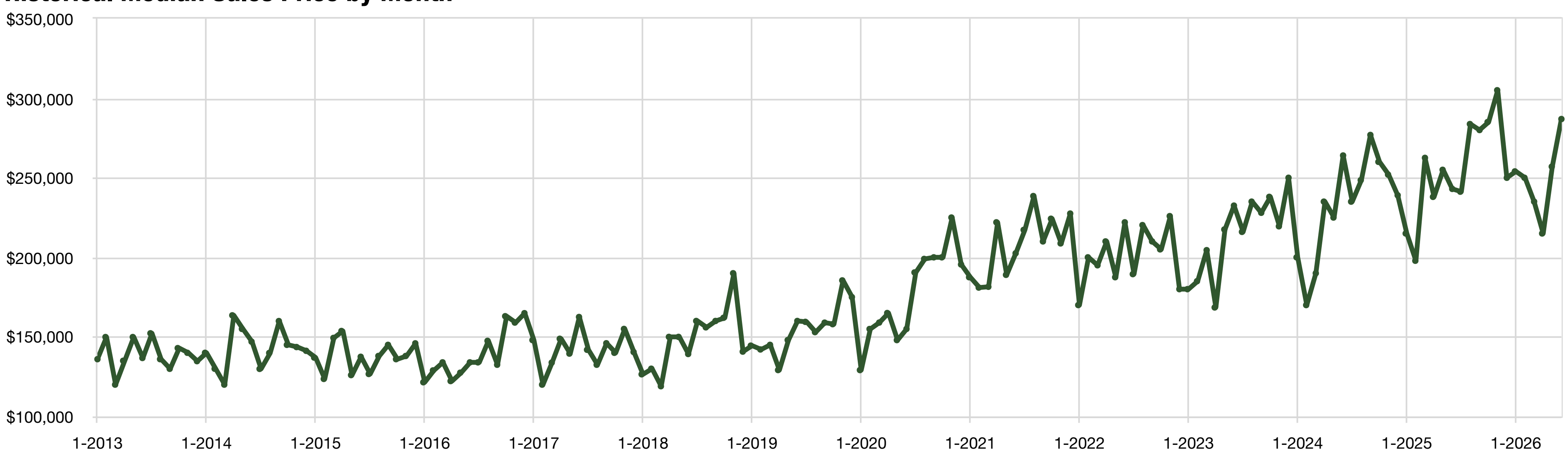
Year to Date



Median Sales Price		Prior Year	Percent Change
July 2025	$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%
June 2026	**$286,900**	**$243,000**	**+ 18.1%**
12-Month Avg*	$261,000	$246,950	+ 5.7%

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

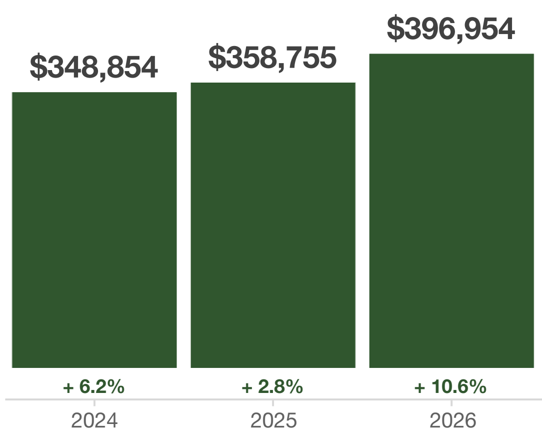
Historical Median Sales Price by Month



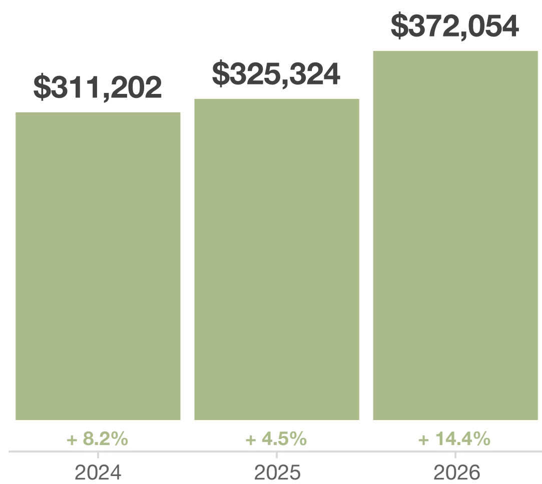
Average Sales Price

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

June



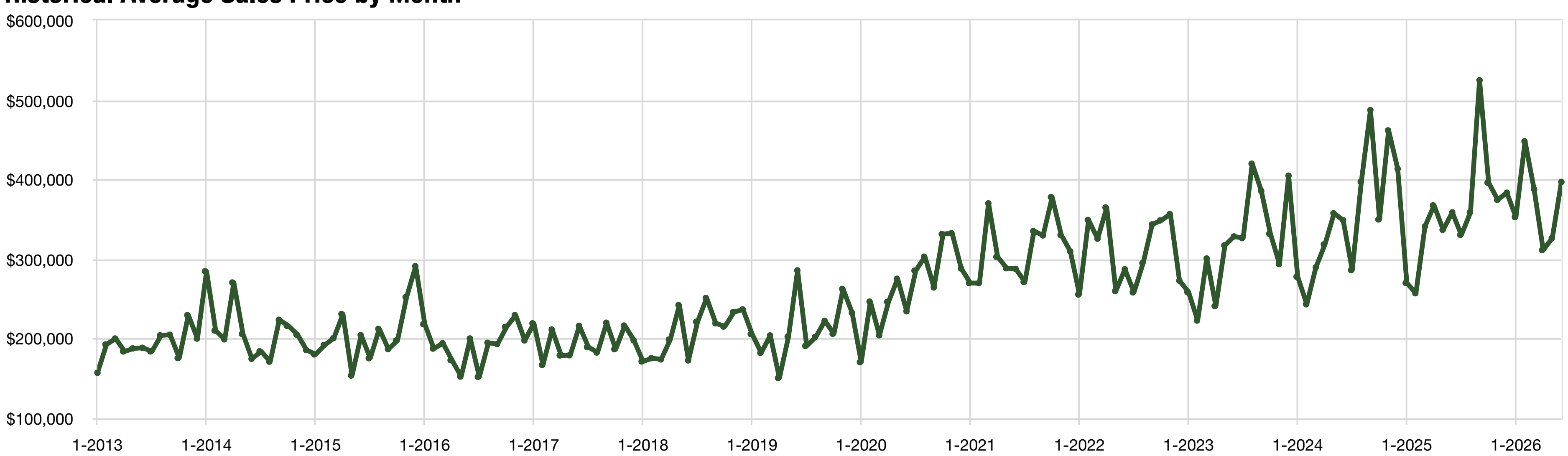
Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	$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	$326,387	$336,887	- 3.1%
June 2026	**$396,954**	**$358,755**	**+ 10.6%**
12-Month Avg*	$387,263	$369,022	+ 4.9%

* 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

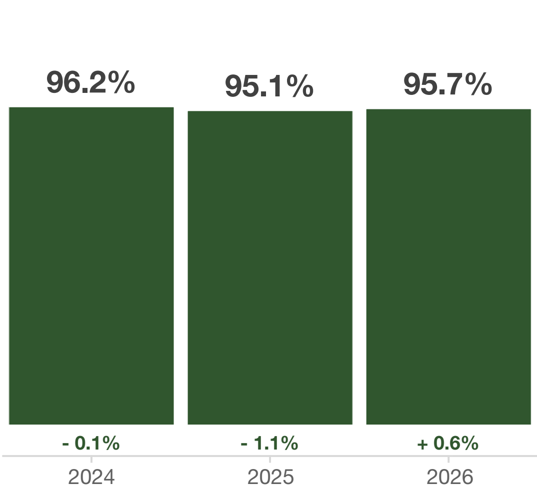


Percent of List Price Received

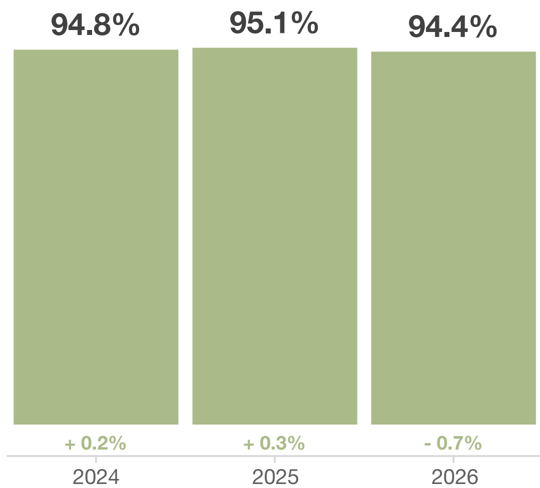
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

June



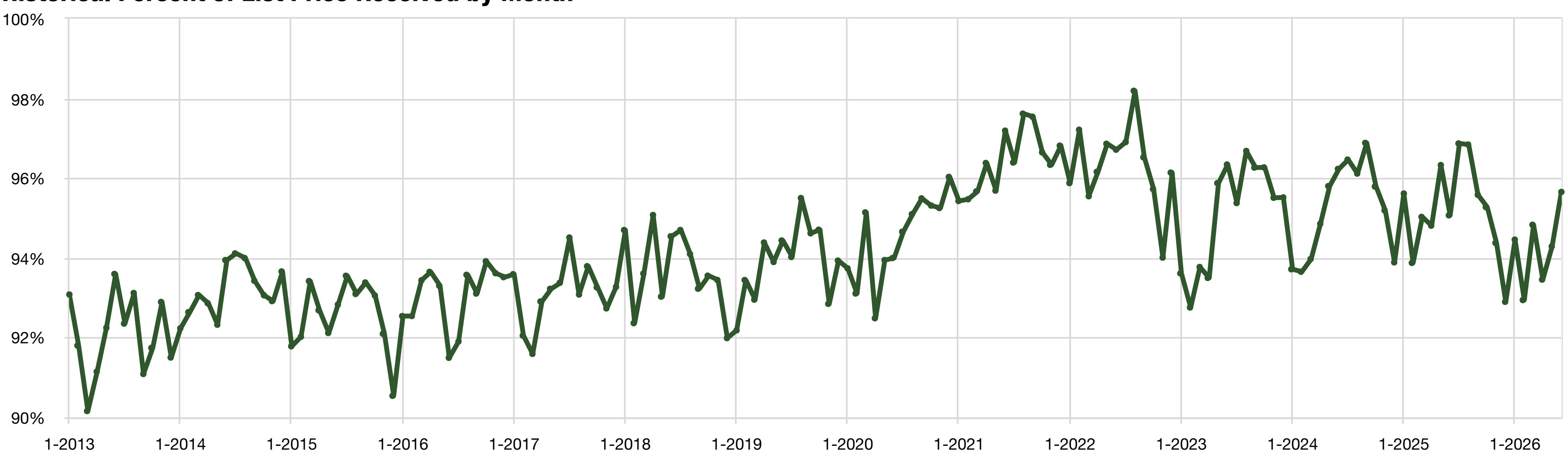
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	94.3%	96.3%	- 2.1%
June 2026	**95.7%**	**95.1%**	**+ 0.6%**
12-Month Avg*	95.0%	95.5%	- 0.5%

* 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

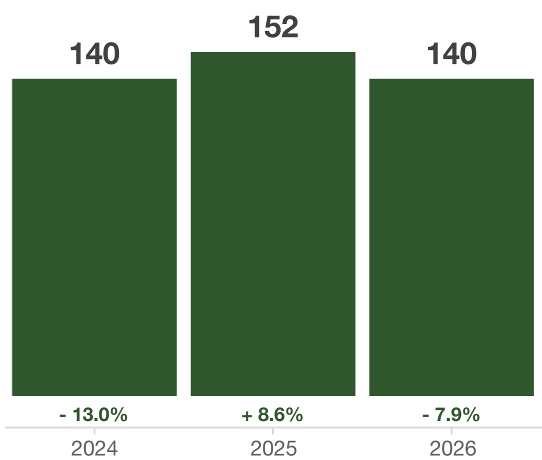


Housing Affordability Index

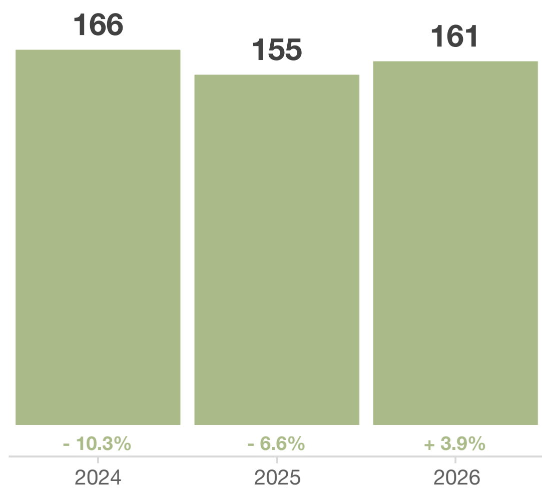
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Adirondack-Champlain Valley MULTIPLE LISTING SERVICE

June

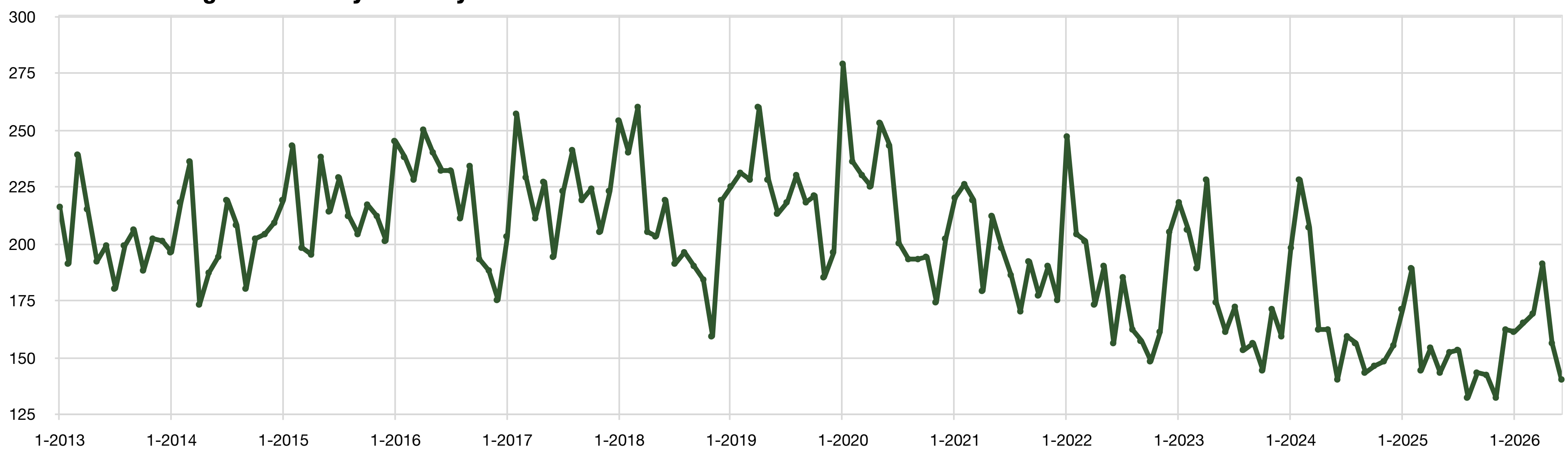


Year to Date



Affordability Index		Prior Year	Percent Change
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%
June 2026	**140**	**152**	**- 7.9%**
12-Month Avg	154	155	- 0.6%

Historical Housing Affordability Index by Month

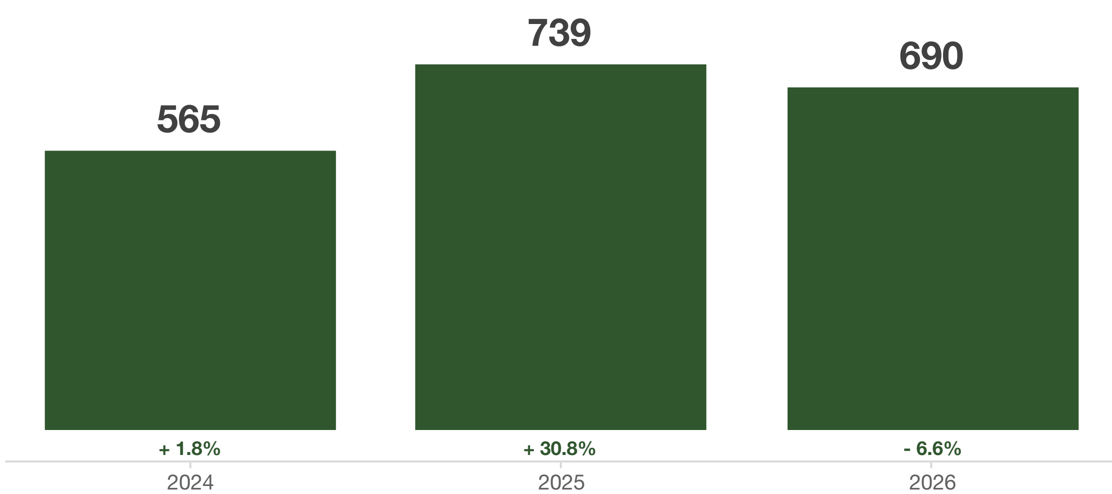


Inventory of Homes for Sale

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

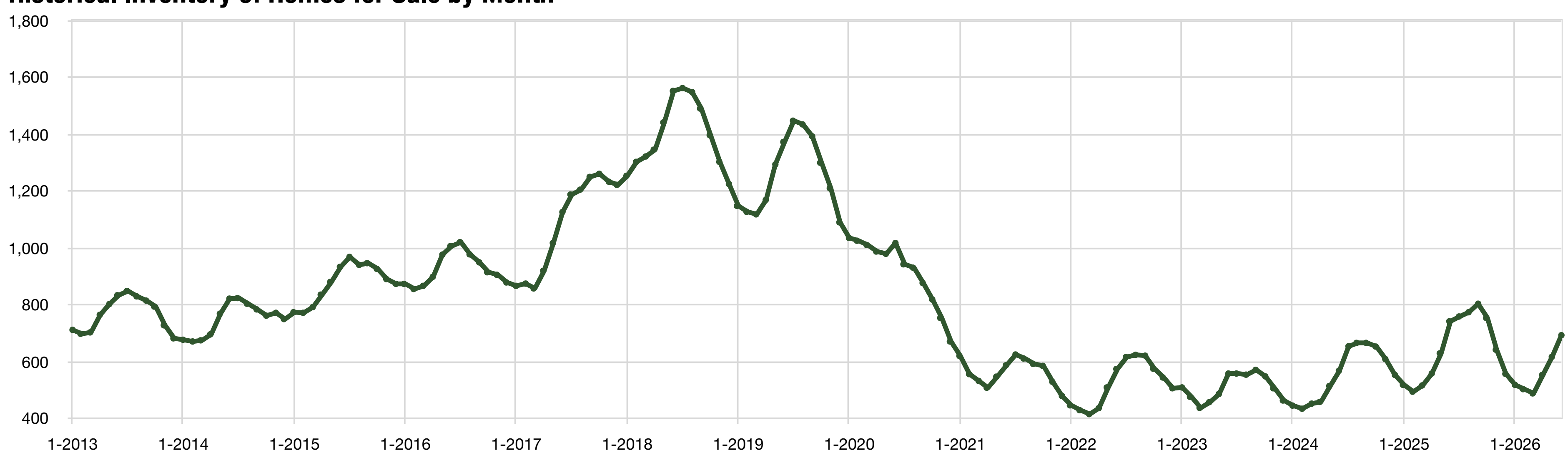
Adirondack-Champlain Valley MULTIPLE LISTING SERVICE

June



Homes for Sale		Prior Year	Percent Change
July 2025	756	651	+ 16.1%
August 2025	771	663	+ 16.3%
September 2025	801	663	+ 20.8%
October 2025	751	650	+ 15.5%
November 2025	639	606	+ 5.4%
December 2025	554	550	+ 0.7%
January 2026	515	515	0.0%
February 2026	500	491	+ 1.8%
March 2026	485	513	- 5.5%
April 2026	550	555	- 0.9%
May 2026	614	626	- 1.9%
June 2026	**690**	**739**	**- 6.6%**
12-Month Avg	636	602	+ 5.6%

Historical Inventory of Homes for Sale by Month

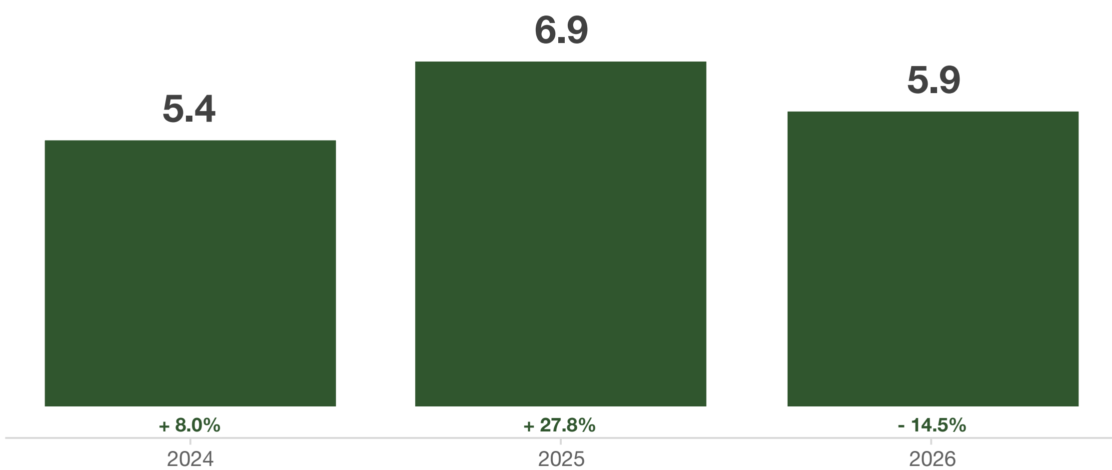


Months Supply of Inventory

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.

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

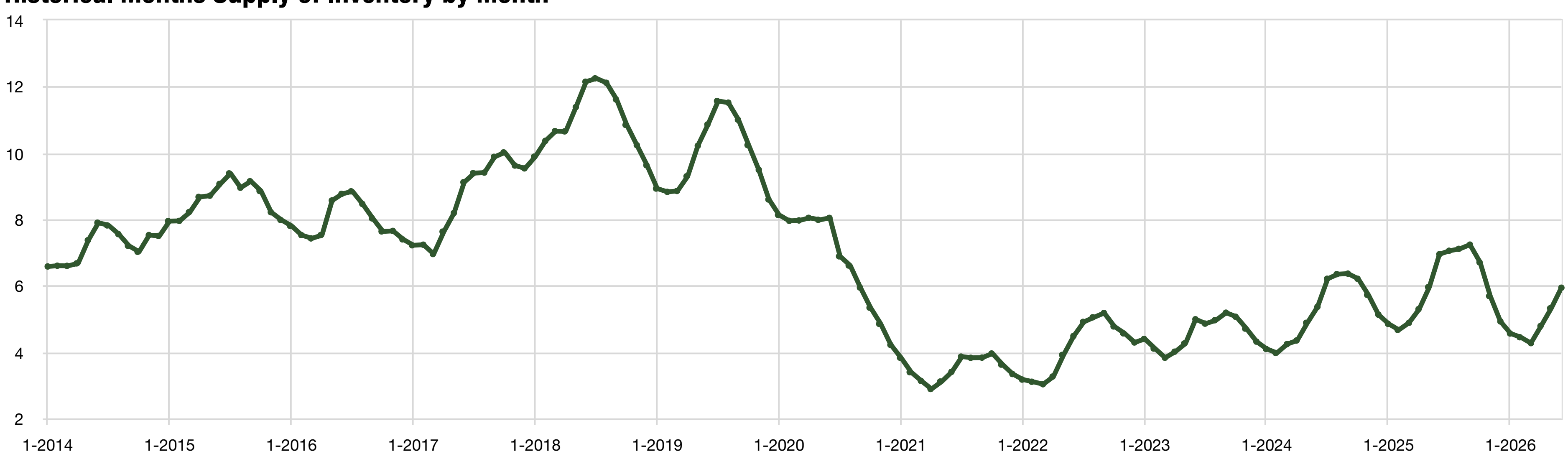
June



Months Supply		Prior Year	Percent Change
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	4.4	4.7	- 6.4%
March 2026	4.3	4.9	- 12.2%
April 2026	4.8	5.3	- 9.4%
May 2026	5.3	6.0	- 11.7%
June 2026	**5.9**	**6.9**	**- 14.5%**
12-Month Avg*	5.7	5.7	- 0.8%

* 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



Area Overview

New Listings, Closed Sales, Median Sales Price, Homes for Sale, and Months Supply are based on monthly figures.

Adirondack-Champlain Valley
MULTIPLE LISTING SERVICE

	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	+ / –
Clinton	102	88	**- 13.7%**	48	44	**- 8.3%**	$230,000	$236,450	**+ 2.8%**	196	187	**- 4.6%**	4.5	3.9	**- 13.3%**
Essex	65	66	**+ 1.5%**	23	31	**+ 34.8%**	$310,000	$370,000	**+ 19.4%**	216	217	**+ 0.5%**	8.2	8.6	**+ 4.9%**
Franklin	61	55	**- 9.8%**	24	28	**+ 16.7%**	$160,250	$227,000	**+ 41.7%**	212	184	**- 13.2%**	8.9	6.6	**- 25.8%**
Fulton	0	0	**0.0%**	0	0	**0.0%**	—	—	**—**	0	0	**0.0%**	—	—	**—**
Hamilton	24	4	**- 83.3%**	6	5	**- 16.7%**	$255,000	$349,000	**+ 36.9%**	43	20	**- 53.5%**	12.9	3.9	**- 69.8%**
Herkimer	3	3	**0.0%**	1	0	**- 100.0%**	$1,525,000	—	**—**	8	14	**+ 75.0%**	3.3	8.0	**+ 142.4%**
Lewis	0	0	**0.0%**	0	0	**0.0%**	—	—	**—**	0	2	**—**	—	2.0	**—**
Oneida	0	3	**—**	0	0	**0.0%**	—	—	**—**	2	5	**+ 150.0%**	1.1	5.0	**+ 354.5%**
Saratoga	6	11	**+ 83.3%**	1	2	**+ 100.0%**	$320,000	$780,050	**+ 143.8%**	21	20	**- 4.8%**	7.0	5.5	**- 21.4%**
St Lawrence	1	4	**+ 300.0%**	1	3	**+ 200.0%**	$347,500	$80,000	**- 77.0%**	19	17	**- 10.5%**	7.8	6.5	**- 16.7%**
Warren	14	8	**- 42.9%**	2	3	**+ 50.0%**	$365,000	$345,000	**- 5.5%**	17	15	**- 11.8%**	8.0	4.8	**- 40.0%**
Washington	1	2	**+ 100.0%**	0	0	**0.0%**	—	—	**—**	2	9	**+ 350.0%**	1.4	9.0	**+ 542.9%**
Other	0	0	**0.0%**	0	0	**0.0%**	—	—	**—**	0	0	**0.0%**	—	—	**—**