

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings increased 15.9 percent to 102. Pending Sales decreased 58.7 percent to 31. Inventory increased 86.2 percent to 337.

Median Sales Price increased 22.3 percent from \$345,000 to \$421,779. Days on Market decreased 18.2 percent to 18. Months Supply of Inventory increased 103.6 percent to 5.7.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Activity Snapshot

- 10.1%	+ 22.3%	+ 86.2%
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 the Ithaca Multiple Listing Service 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.



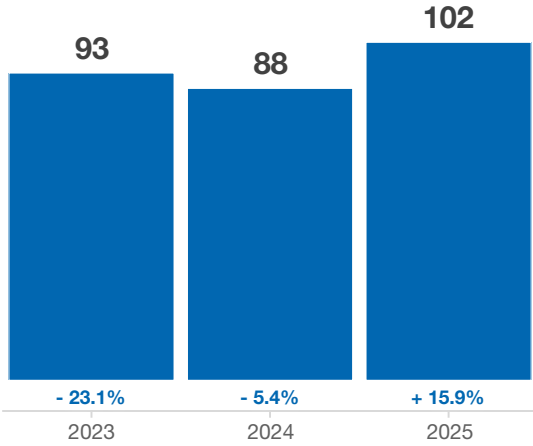
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		88	102	+ 15.9%	785	824	+ 5.0%
Pending Sales		75	31	- 58.7%	595	495	- 16.8%
Closed Sales		89	80	- 10.1%	495	490	- 1.0%
Days on Market Until Sale		22	18	- 18.2%	24	28	+ 16.7%
Median Sales Price		\$345,000	\$421,779	+ 22.3%	\$341,500	\$369,000	+ 8.1%
Average Sales Price		\$382,594	\$439,768	+ 14.9%	\$382,688	\$417,958	+ 9.2%
Percent of List Price Received		100.6%	100.0%	- 0.6%	101.9%	100.5%	- 1.4%
Housing Affordability Index		97	78	- 19.6%	98	89	- 9.2%
Inventory of Homes for Sale		181	337	+ 86.2%	—	—	—
Months Supply of Inventory		2.8	5.7	+ 103.6%	—	—	—

New Listings

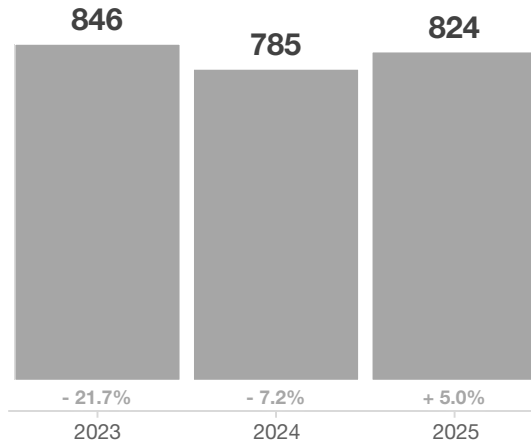
A count of the properties that have been newly listed on the market in a given month.



August

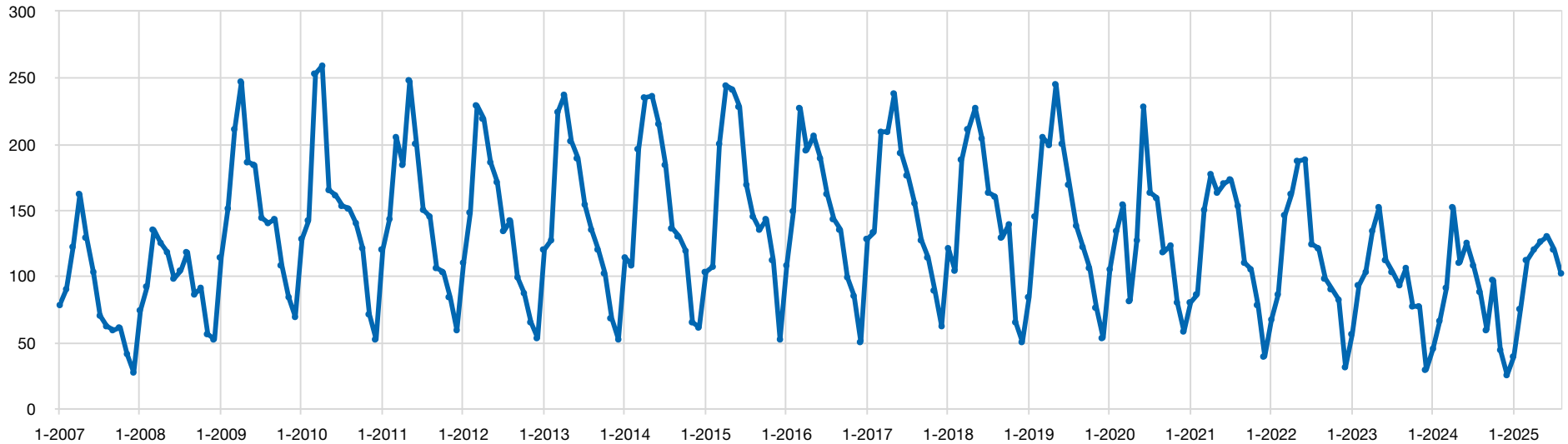


Year to Date



	New Listings	Prior Year	Percent Change
September 2024	59	106	- 44.3%
October 2024	97	77	+ 26.0%
November 2024	44	77	- 42.9%
December 2024	25	29	- 13.8%
January 2025	39	45	- 13.3%
February 2025	75	66	+ 13.6%
March 2025	112	91	+ 23.1%
April 2025	120	152	- 21.1%
May 2025	126	110	+ 14.5%
June 2025	130	125	+ 4.0%
July 2025	120	108	+ 11.1%
August 2025	102	88	+ 15.9%
12-Month Avg	87	90	- 3.3%

Historical New Listings by Month

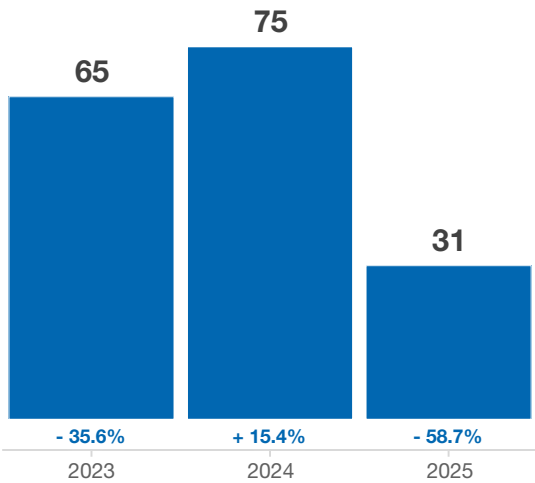


Pending Sales

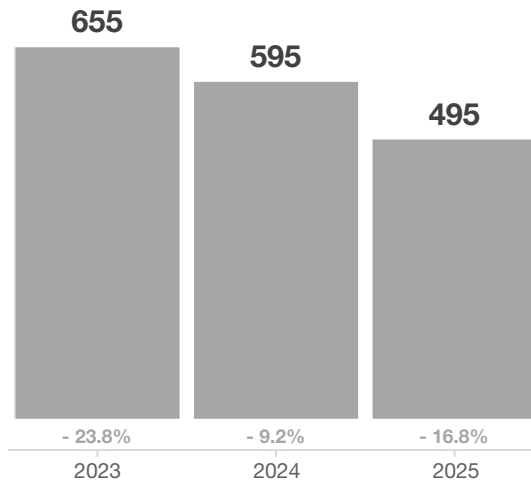
A count of the properties on which offers have been accepted in a given month.



August

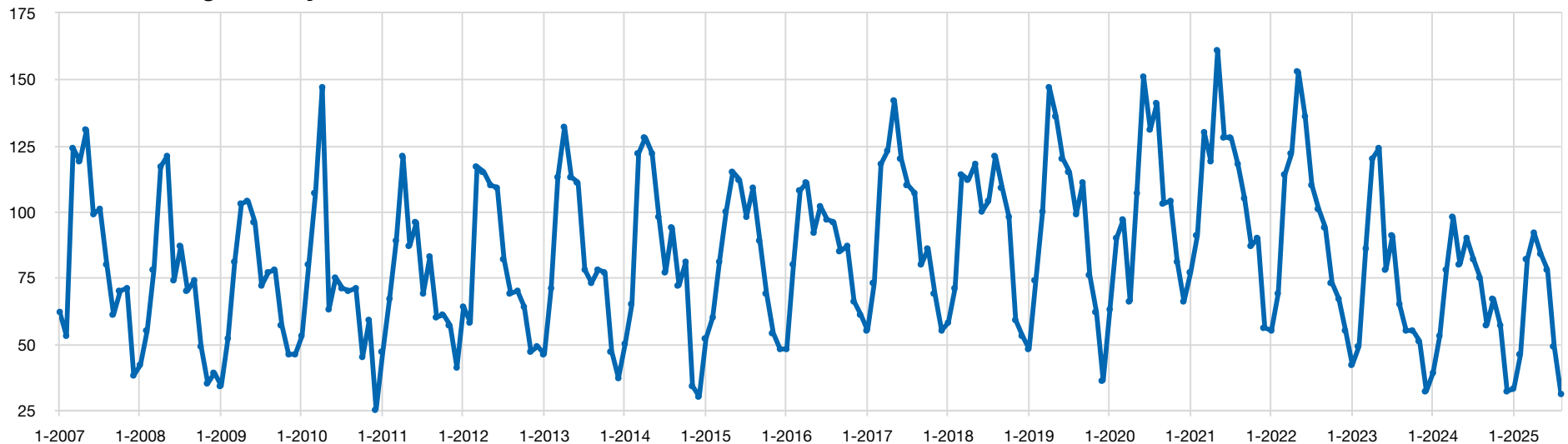


Year to Date



	Pending Sales	Prior Year	Percent Change
September 2024	57	55	+ 3.6%
October 2024	67	55	+ 21.8%
November 2024	57	51	+ 11.8%
December 2024	32	32	0.0%
January 2025	33	39	- 15.4%
February 2025	46	53	- 13.2%
March 2025	82	78	+ 5.1%
April 2025	92	98	- 6.1%
May 2025	84	80	+ 5.0%
June 2025	78	90	- 13.3%
July 2025	49	82	- 40.2%
August 2025	31	75	- 58.7%
12-Month Avg	59	66	- 10.6%

Historical Pending Sales by Month

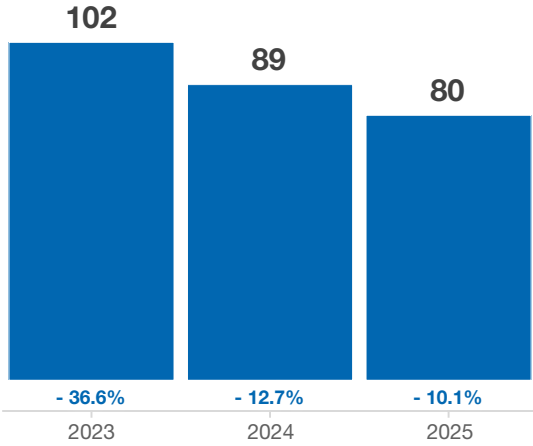


Closed Sales

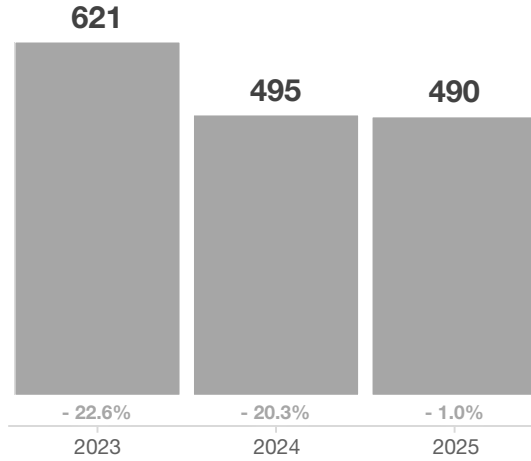
A count of the actual sales that closed in a given month.



August

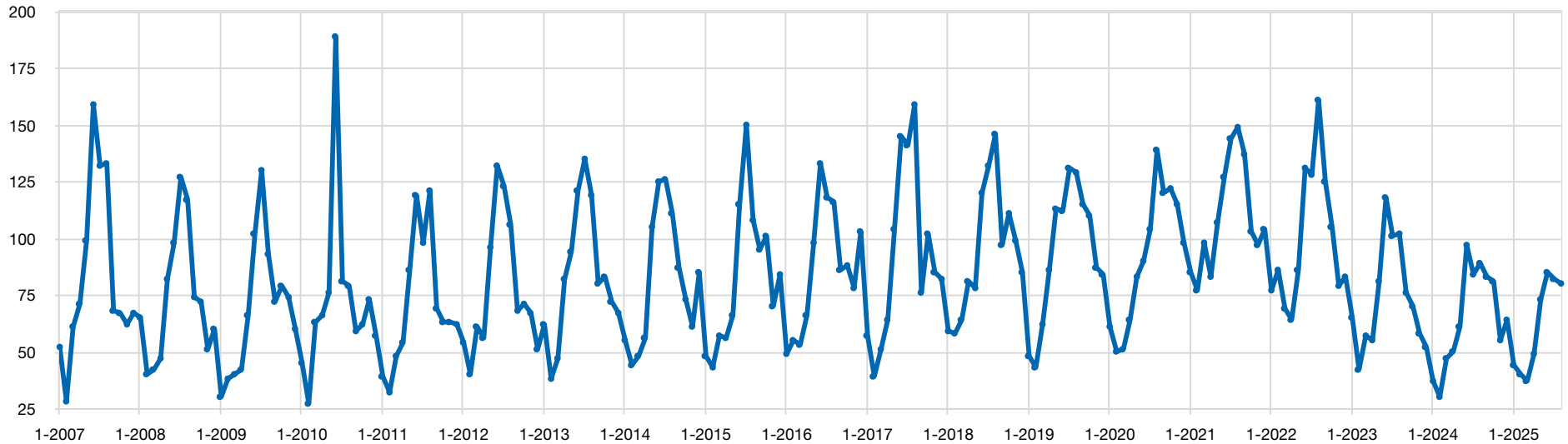


Year to Date



	Closed Sales	Prior Year	Percent Change
September 2024	83	76	+ 9.2%
October 2024	81	70	+ 15.7%
November 2024	55	58	- 5.2%
December 2024	64	52	+ 23.1%
January 2025	44	37	+ 18.9%
February 2025	40	30	+ 33.3%
March 2025	37	47	- 21.3%
April 2025	49	50	- 2.0%
May 2025	73	61	+ 19.7%
June 2025	85	97	- 12.4%
July 2025	82	84	- 2.4%
August 2025	80	89	- 10.1%
12-Month Avg	64	63	+ 1.6%

Historical Closed Sales by Month

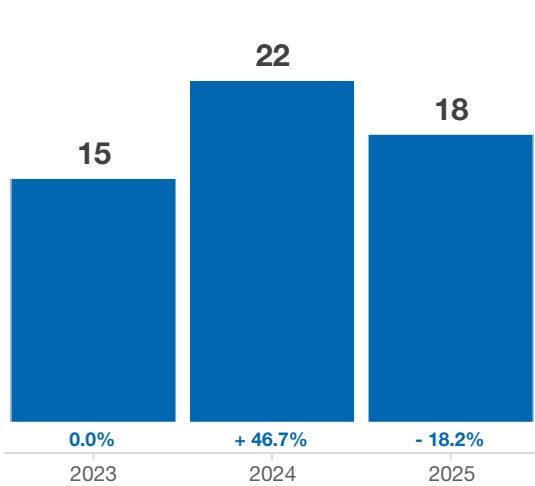


Days on Market Until Sale

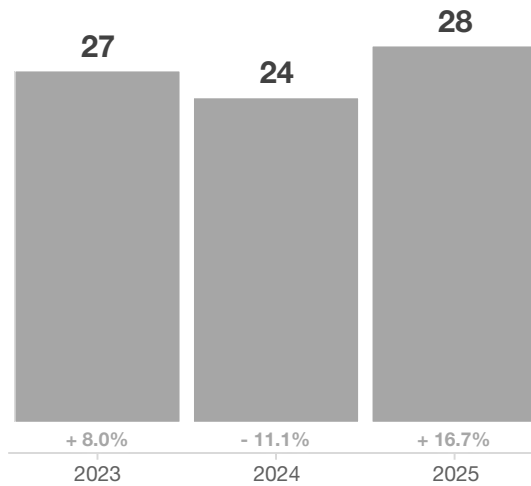
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



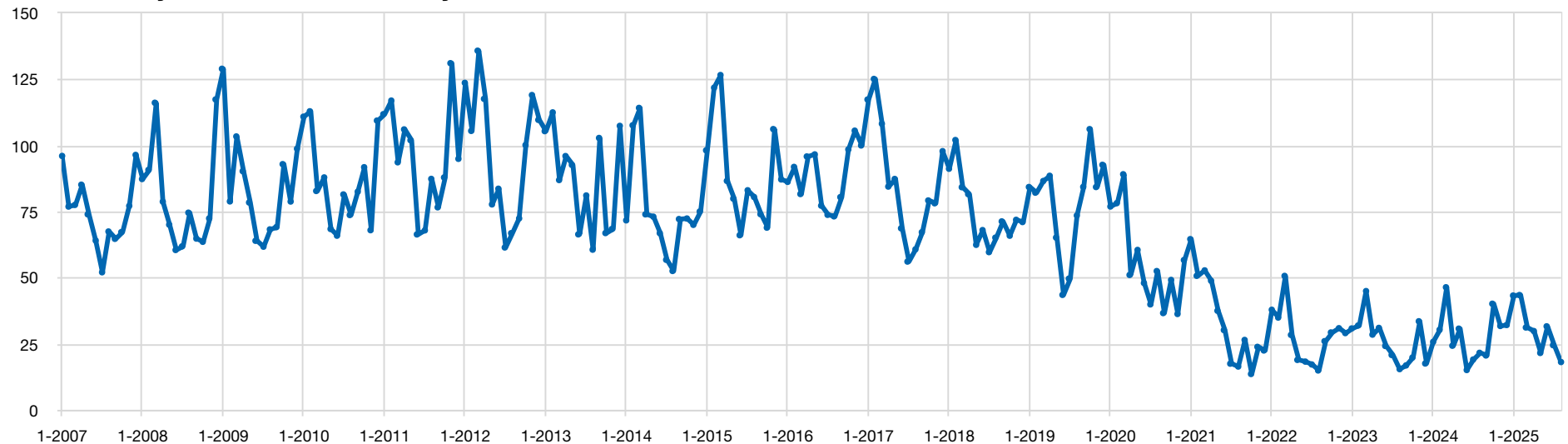
Year to Date



Month	Days on Market	Prior Year	Percent Change
September 2024	21	17	+ 23.5%
October 2024	40	20	+ 100.0%
November 2024	32	33	- 3.0%
December 2024	32	18	+ 77.8%
January 2025	43	26	+ 65.4%
February 2025	43	30	+ 43.3%
March 2025	31	46	- 32.6%
April 2025	30	24	+ 25.0%
May 2025	22	31	- 29.0%
June 2025	32	15	+ 113.3%
July 2025	24	19	+ 26.3%
August 2025	18	22	- 18.2%
12-Month Avg*	29	23	+ 25.3%

* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

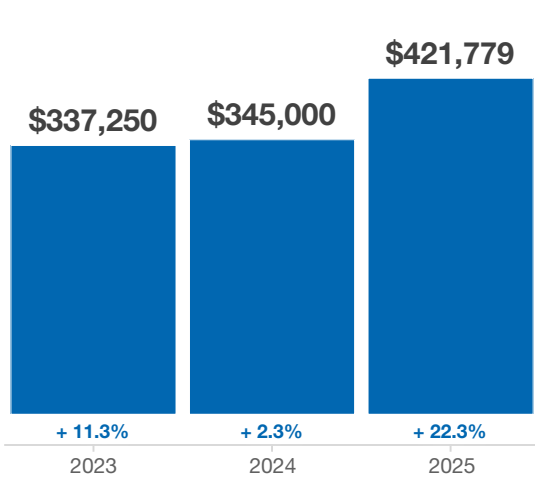


Median Sales Price

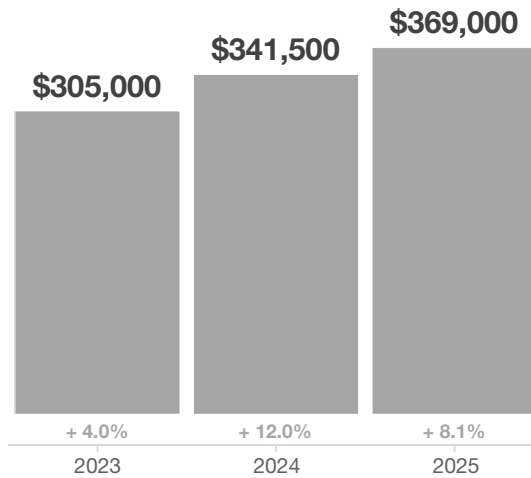
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



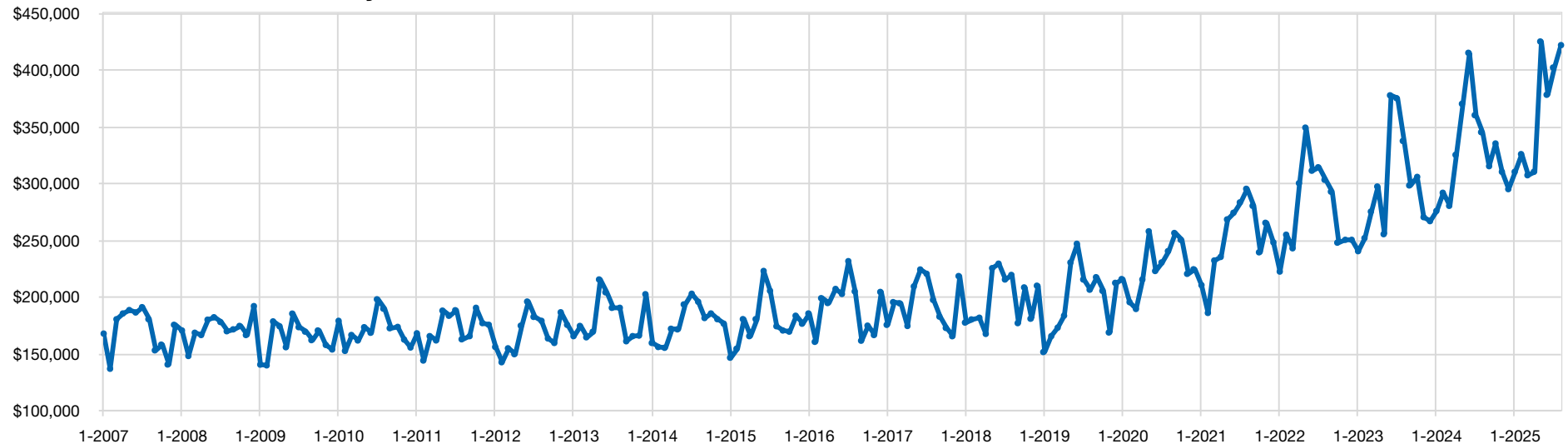
Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2024	\$315,000	\$298,000	+ 5.7%
October 2024	\$335,000	\$305,500	+ 9.7%
November 2024	\$310,000	\$270,000	+ 14.8%
December 2024	\$294,750	\$266,500	+ 10.6%
January 2025	\$310,000	\$275,500	+ 12.5%
February 2025	\$325,615	\$291,500	+ 11.7%
March 2025	\$307,000	\$280,000	+ 9.6%
April 2025	\$310,000	\$325,000	- 4.6%
May 2025	\$425,000	\$370,000	+ 14.9%
June 2025	\$378,000	\$415,000	- 8.9%
July 2025	\$402,000	\$360,000	+ 11.7%
August 2025	\$421,779	\$345,000	+ 22.3%
12-Month Avg*	\$349,000	\$323,000	+ 8.0%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

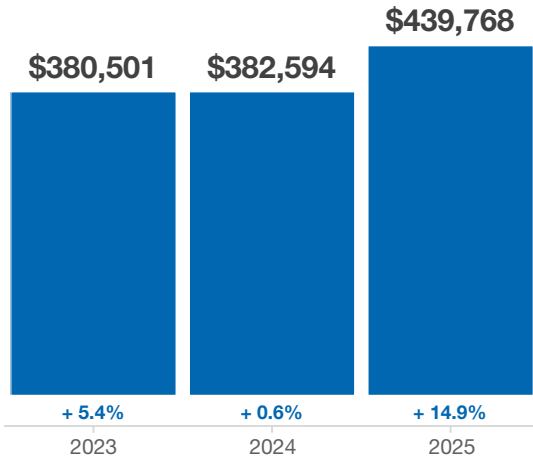


Average Sales Price

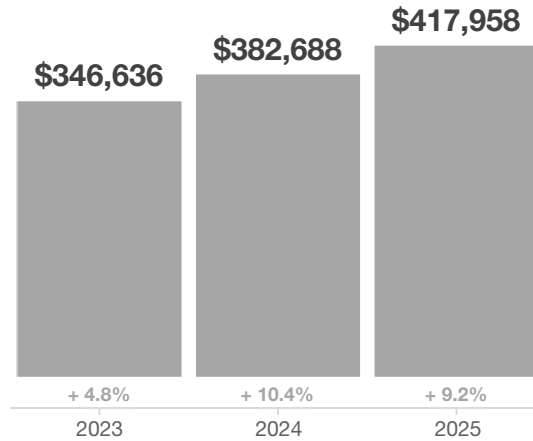
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



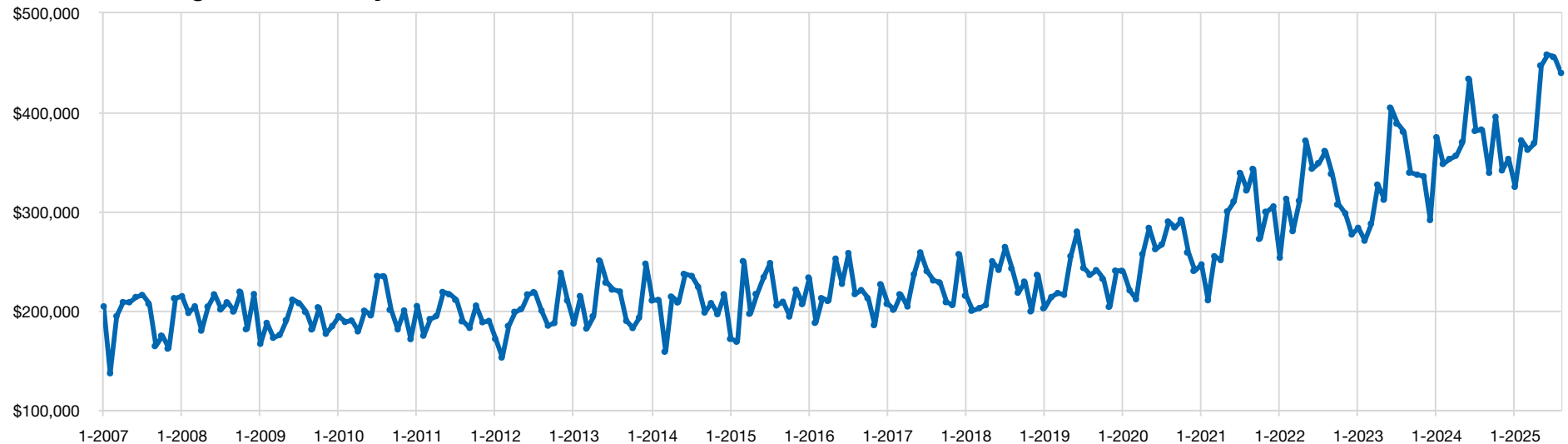
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
September 2024	\$339,050	\$339,213	- 0.0%
October 2024	\$395,414	\$337,121	+ 17.3%
November 2024	\$341,469	\$335,428	+ 1.8%
December 2024	\$352,969	\$291,406	+ 21.1%
January 2025	\$324,925	\$374,831	- 13.3%
February 2025	\$371,639	\$347,960	+ 6.8%
March 2025	\$362,266	\$352,893	+ 2.7%
April 2025	\$368,863	\$356,178	+ 3.6%
May 2025	\$447,214	\$369,945	+ 20.9%
June 2025	\$458,240	\$433,853	+ 5.6%
July 2025	\$455,862	\$381,269	+ 19.6%
August 2025	\$439,768	\$382,594	+ 14.9%
12-Month Avg*	\$396,300	\$364,071	+ 8.9%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

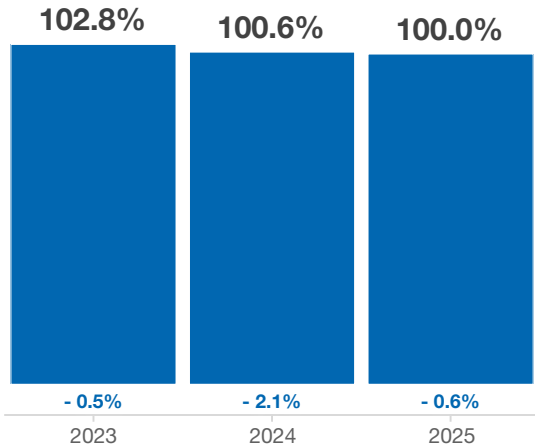


Percent of List Price Received

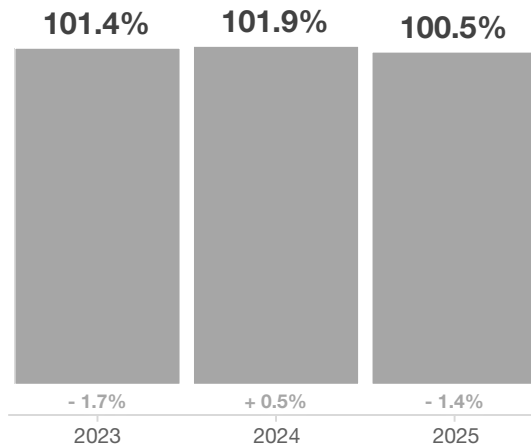
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



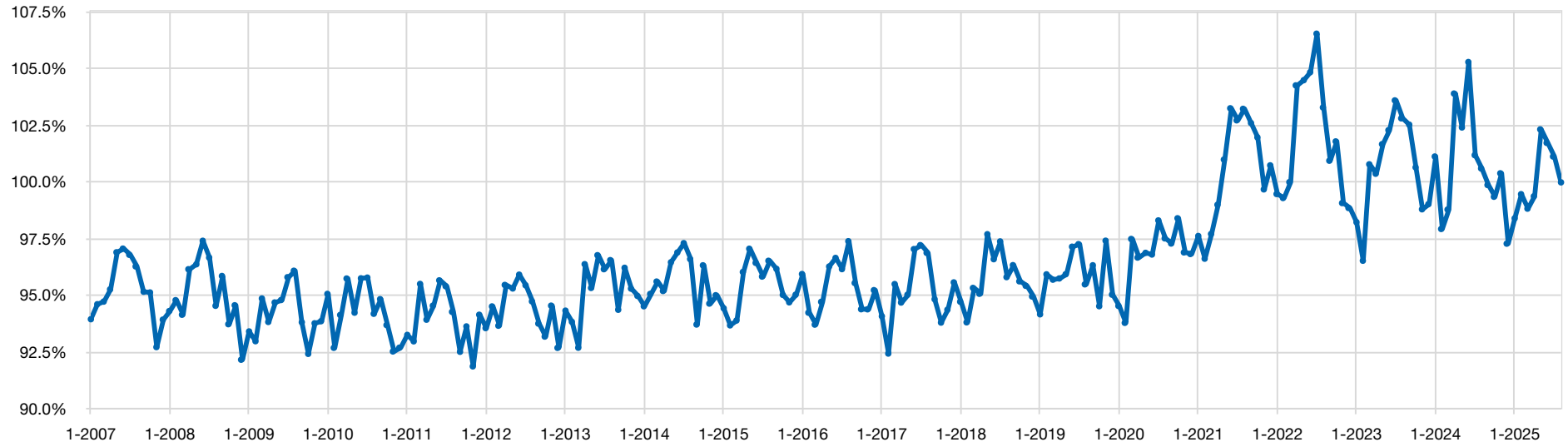
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
September 2024	99.8%	102.5%	-2.6%
October 2024	99.3%	100.6%	-1.3%
November 2024	100.4%	98.8%	+1.6%
December 2024	97.2%	99.0%	-1.8%
January 2025	98.4%	101.1%	-2.7%
February 2025	99.4%	97.9%	+1.5%
March 2025	98.8%	98.8%	0.0%
April 2025	99.3%	103.9%	-4.4%
May 2025	102.3%	102.4%	-0.1%
June 2025	101.7%	105.3%	-3.4%
July 2025	101.1%	101.2%	-0.1%
August 2025	100.0%	100.6%	-0.6%
12-Month Avg*	100.0%	101.4%	-1.3%

* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

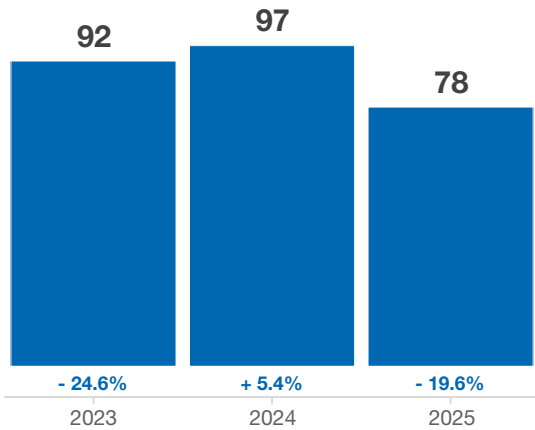


Housing Affordability Index

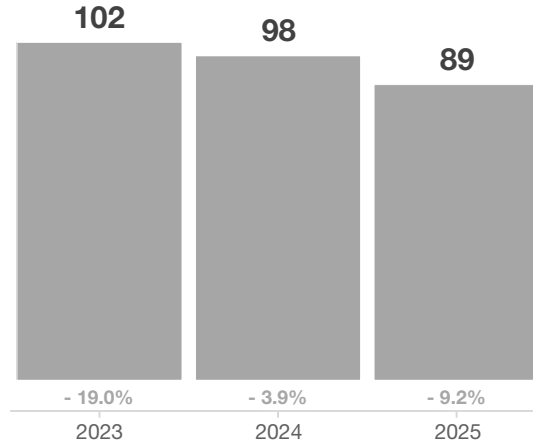
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

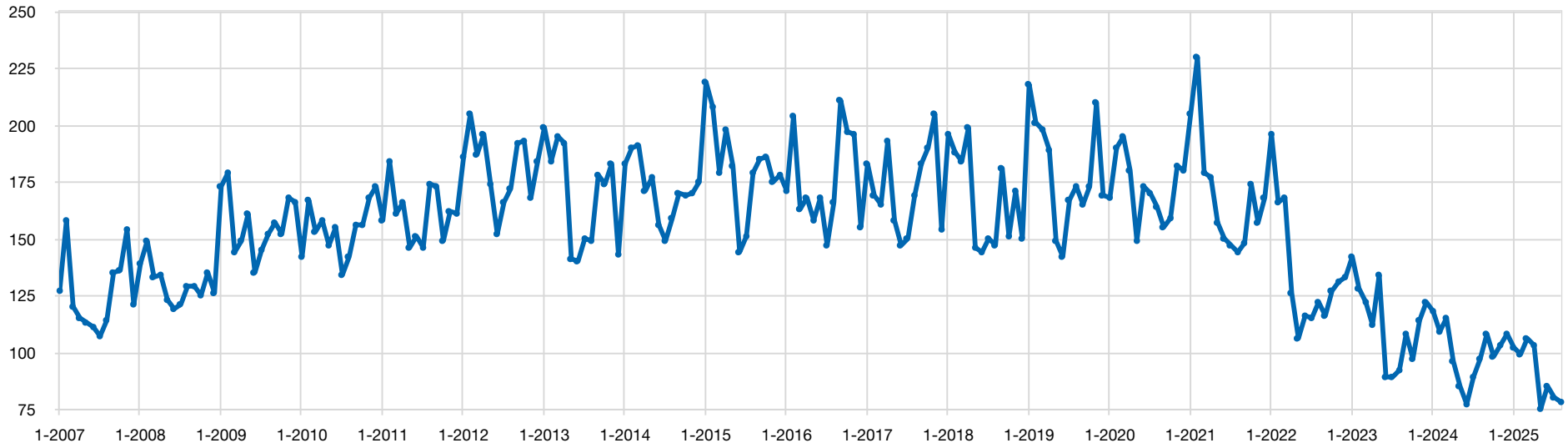


Year to Date



	Affordability Index	Prior Year	Percent Change
September 2024	108	108	0.0%
October 2024	98	97	+ 1.0%
November 2024	103	114	- 9.6%
December 2024	108	122	- 11.5%
January 2025	102	118	- 13.6%
February 2025	99	109	- 9.2%
March 2025	106	115	- 7.8%
April 2025	103	96	+ 7.3%
May 2025	75	85	- 11.8%
June 2025	85	77	+ 10.4%
July 2025	80	89	- 10.1%
August 2025	78	97	- 19.6%
12-Month Avg	95	102	- 6.9%

Historical Housing Affordability Index by Month

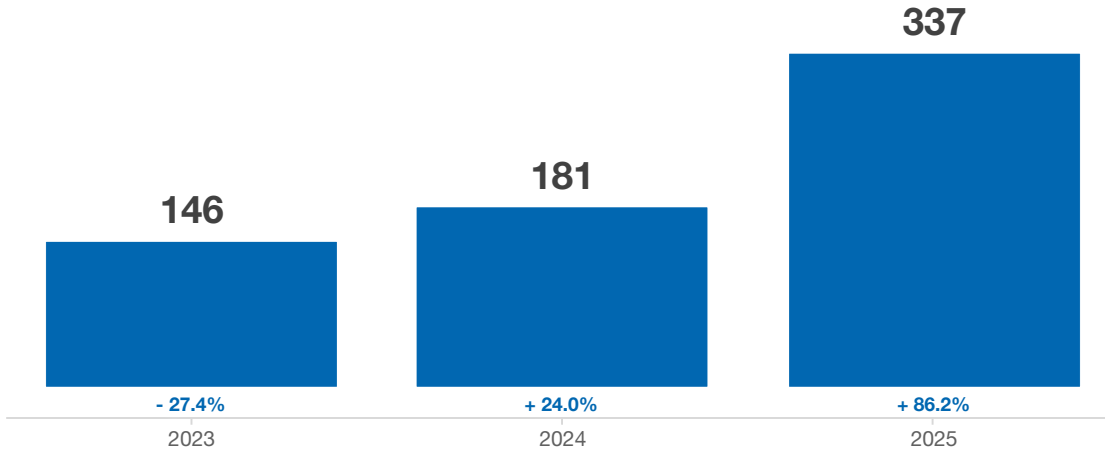


Inventory of Homes for Sale

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

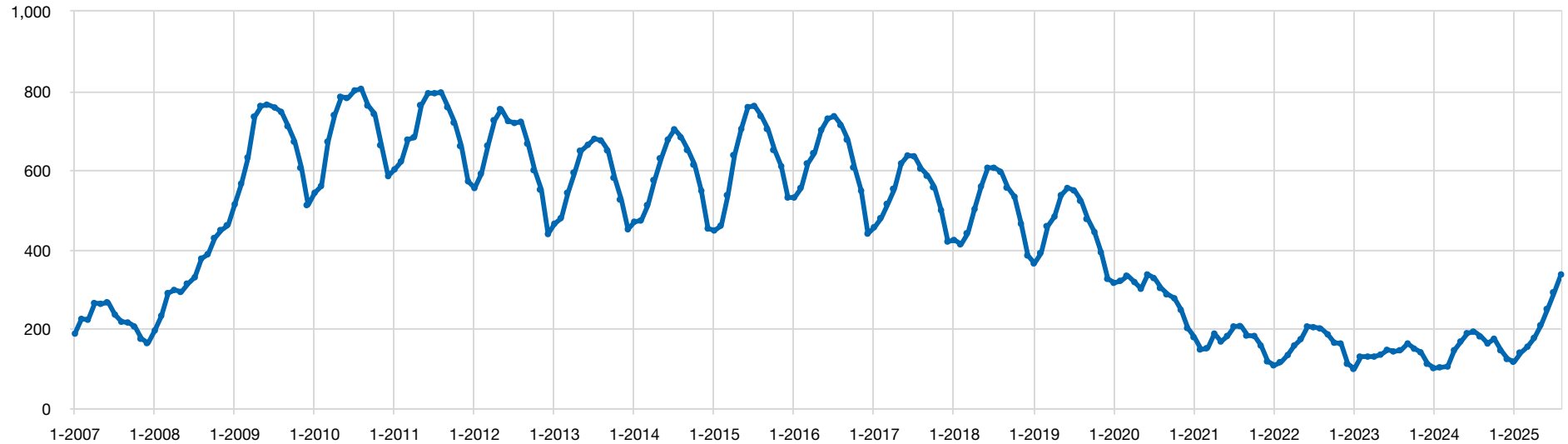


August



	Homes for Sale	Prior Year	Percent Change
September 2024	163	163	0.0%
October 2024	175	150	+ 16.7%
November 2024	146	141	+ 3.5%
December 2024	124	112	+ 10.7%
January 2025	117	101	+ 15.8%
February 2025	140	103	+ 35.9%
March 2025	155	105	+ 47.6%
April 2025	177	146	+ 21.2%
May 2025	209	168	+ 24.4%
June 2025	250	189	+ 32.3%
July 2025	292	193	+ 51.3%
August 2025	337	181	+ 86.2%
12-Month Avg	190	146	+ 30.1%

Historical Inventory of Homes for Sale by Month

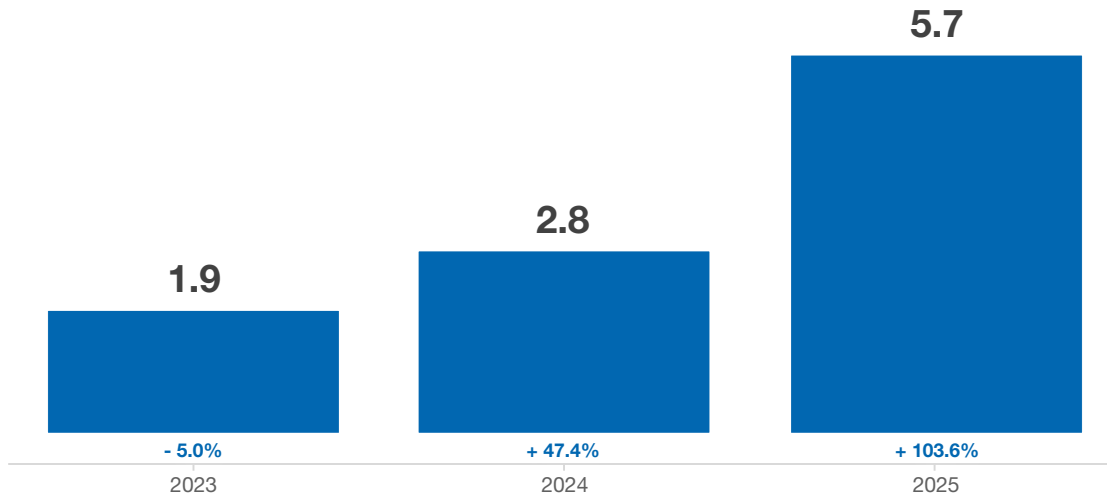


Months Supply of Inventory

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.



August



	Months Supply	Prior Year	Percent Change
September 2024	2.5	2.2	+ 13.6%
October 2024	2.6	2.0	+ 30.0%
November 2024	2.2	1.9	+ 15.8%
December 2024	1.8	1.6	+ 12.5%
January 2025	1.8	1.4	+ 28.6%
February 2025	2.1	1.5	+ 40.0%
March 2025	2.3	1.5	+ 53.3%
April 2025	2.7	2.1	+ 28.6%
May 2025	3.1	2.6	+ 19.2%
June 2025	3.8	2.9	+ 31.0%
July 2025	4.7	3.0	+ 56.7%
August 2025	5.7	2.8	+ 103.6%
12-Month Avg*	2.9	2.1	+ 38.7%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

