

# Monthly Indicators



## January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings increased 30.8 percent to 51. Pending Sales decreased 51.5 percent to 16. Inventory increased 64.7 percent to 191.

Median Sales Price increased 6.4 percent from \$310,000 to \$329,850. Days on Market increased 30.2 percent to 56. Months Supply of Inventory increased 76.5 percent to 3.0.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Activity Snapshot

**- 15.9%**

One-Year Change in  
**Closed Sales**  
All Properties

**+ 6.4%**

One-Year Change in  
**Median Sales Price**  
All Properties

**+ 64.7%**

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.



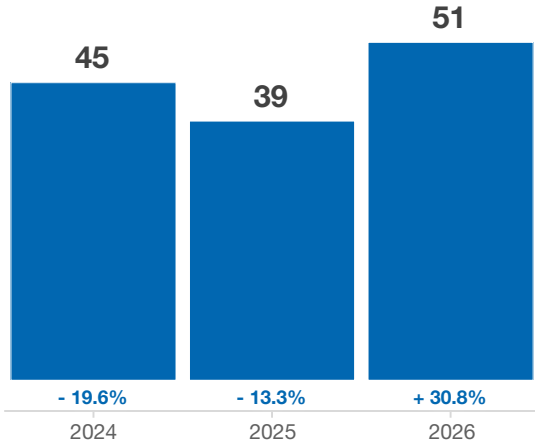
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		39	51	+ 30.8%	39	51	+ 30.8%
<b>Pending Sales</b>		33	16	- 51.5%	33	16	- 51.5%
<b>Closed Sales</b>		44	37	- 15.9%	44	37	- 15.9%
<b>Days on Market Until Sale</b>		43	56	+ 30.2%	43	56	+ 30.2%
<b>Median Sales Price</b>		\$310,000	\$329,850	+ 6.4%	\$310,000	\$329,850	+ 6.4%
<b>Average Sales Price</b>		\$324,925	\$350,584	+ 7.9%	\$324,925	\$350,584	+ 7.9%
<b>Percent of List Price Received</b>		98.4%	98.7%	+ 0.3%	98.4%	98.7%	+ 0.3%
<b>Housing Affordability Index</b>		107	109	+ 1.9%	107	109	+ 1.9%
<b>Inventory of Homes for Sale</b>		116	191	+ 64.7%	—	—	—
<b>Months Supply of Inventory</b>		1.7	3.0	+ 76.5%	—	—	—

# New Listings

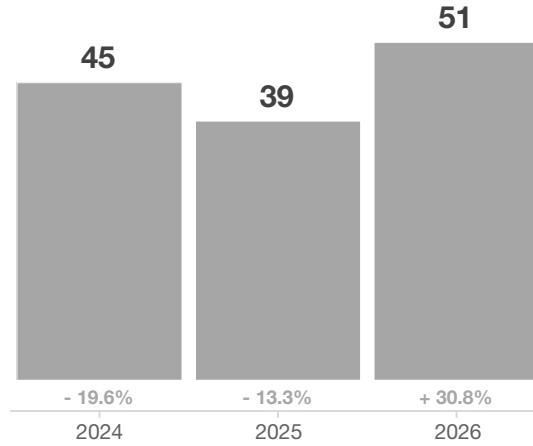
A count of the properties that have been newly listed on the market in a given month.



## January

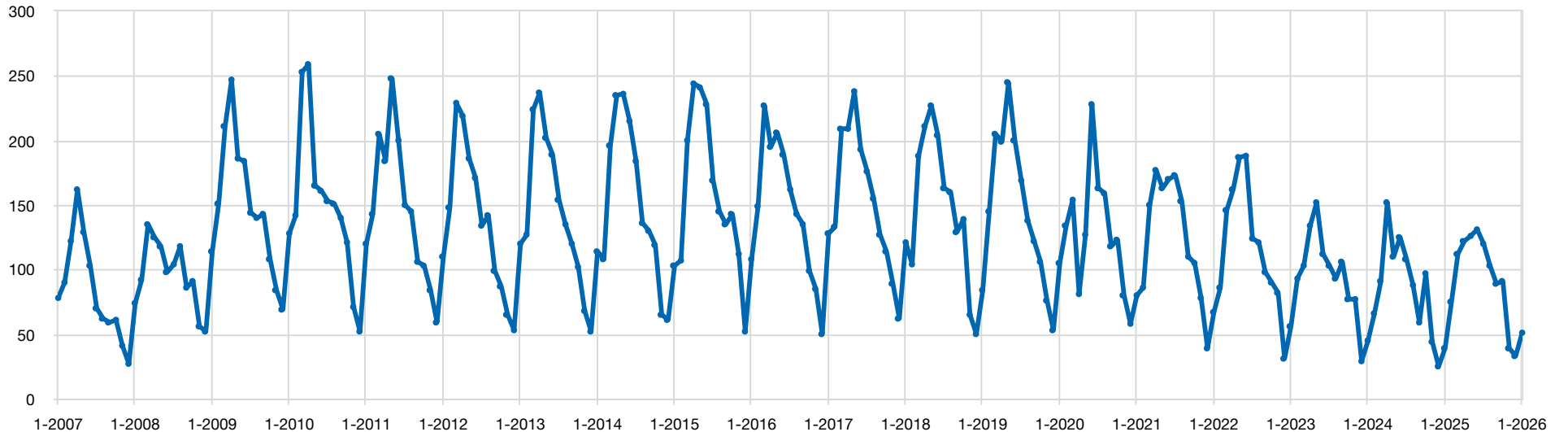


## Year to Date



	New Listings	Prior Year	Percent Change
February 2025	75	66	+ 13.6%
March 2025	112	91	+ 23.1%
April 2025	122	152	- 19.7%
May 2025	126	110	+ 14.5%
June 2025	131	125	+ 4.8%
July 2025	120	108	+ 11.1%
August 2025	103	88	+ 17.0%
September 2025	89	59	+ 50.8%
October 2025	91	97	- 6.2%
November 2025	39	44	- 11.4%
December 2025	33	25	+ 32.0%
<b>January 2026</b>	<b>51</b>	<b>39</b>	<b>+ 30.8%</b>
12-Month Avg	91	84	+ 8.3%

## Historical New Listings by Month

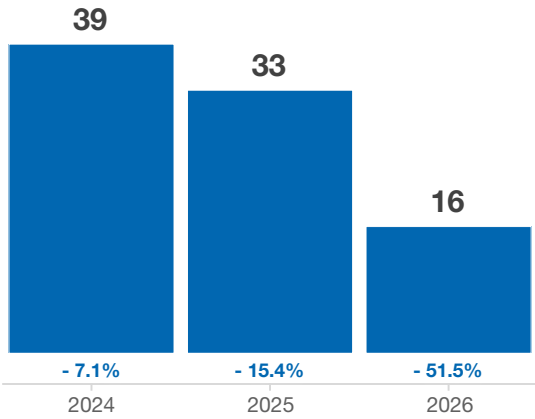


# Pending Sales

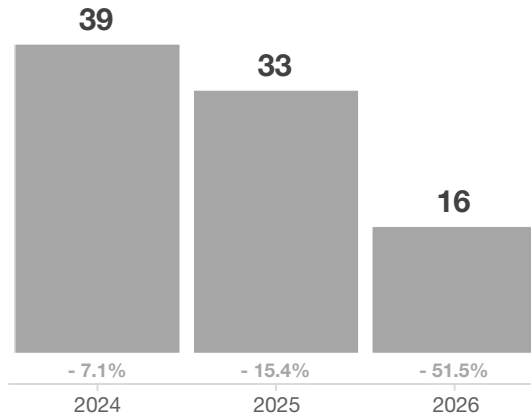
A count of the properties on which offers have been accepted in a given month.



## January

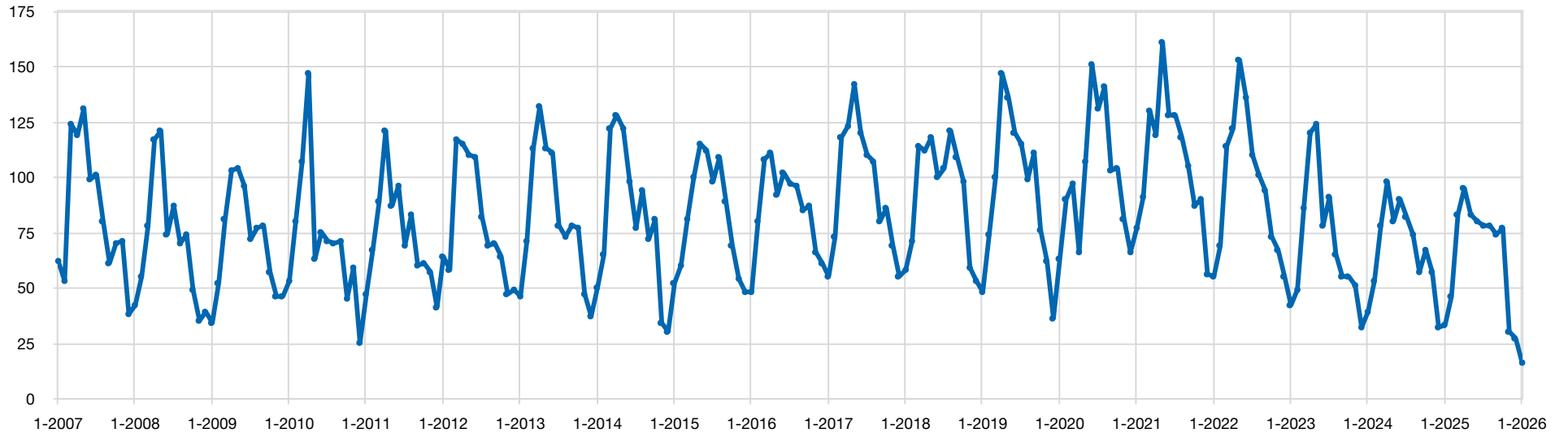


## Year to Date



	Pending Sales	Prior Year	Percent Change
February 2025	46	53	- 13.2%
March 2025	83	78	+ 6.4%
April 2025	95	98	- 3.1%
May 2025	83	80	+ 3.8%
June 2025	80	90	- 11.1%
July 2025	78	82	- 4.9%
August 2025	78	74	+ 5.4%
September 2025	74	57	+ 29.8%
October 2025	77	67	+ 14.9%
November 2025	30	57	- 47.4%
December 2025	27	32	- 15.6%
<b>January 2026</b>	<b>16</b>	<b>33</b>	<b>- 51.5%</b>
12-Month Avg	64	67	- 4.5%

## Historical Pending Sales by Month

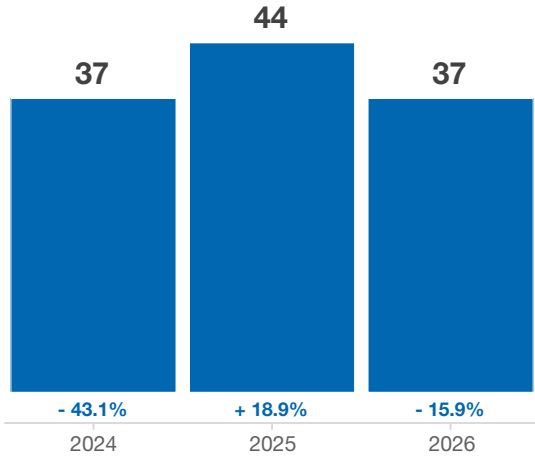


# Closed Sales

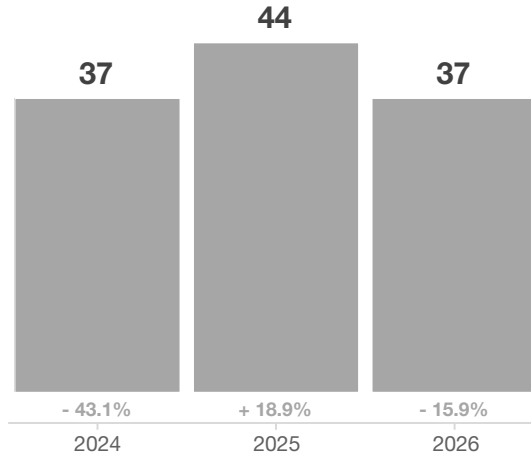
A count of the actual sales that closed in a given month.



## January

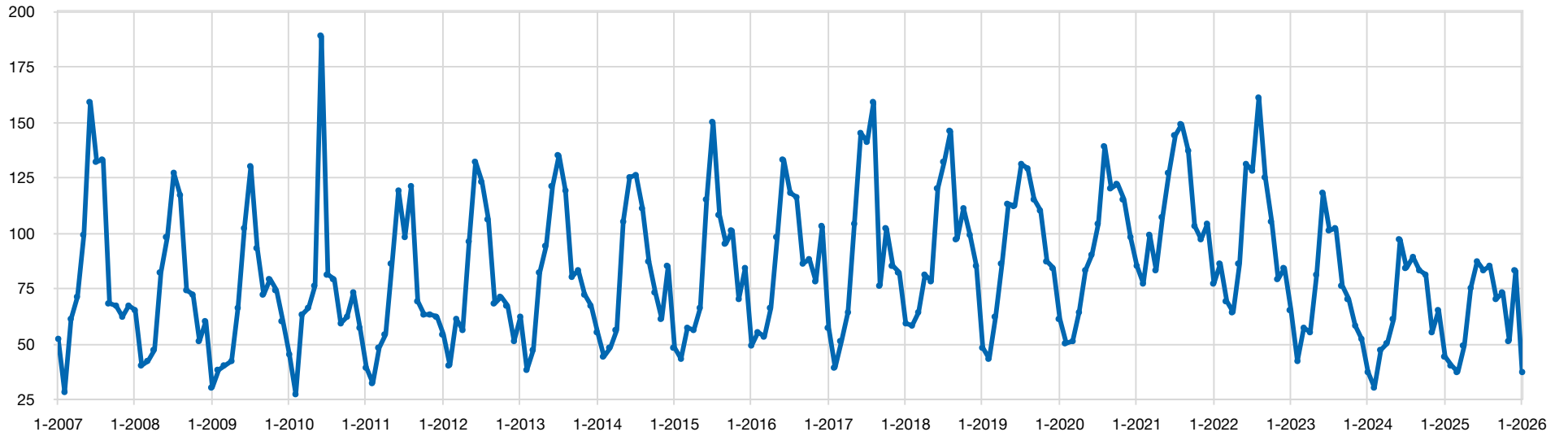


## Year to Date



	Closed Sales	Prior Year	Percent Change
February 2025	40	30	+ 33.3%
March 2025	37	47	- 21.3%
April 2025	49	50	- 2.0%
May 2025	75	61	+ 23.0%
June 2025	87	97	- 10.3%
July 2025	83	84	- 1.2%
August 2025	85	89	- 4.5%
September 2025	70	83	- 15.7%
October 2025	73	81	- 9.9%
November 2025	51	55	- 7.3%
December 2025	83	65	+ 27.7%
<b>January 2026</b>	<b>37</b>	<b>44</b>	<b>- 15.9%</b>
12-Month Avg	64	66	- 3.0%

## Historical Closed Sales by Month

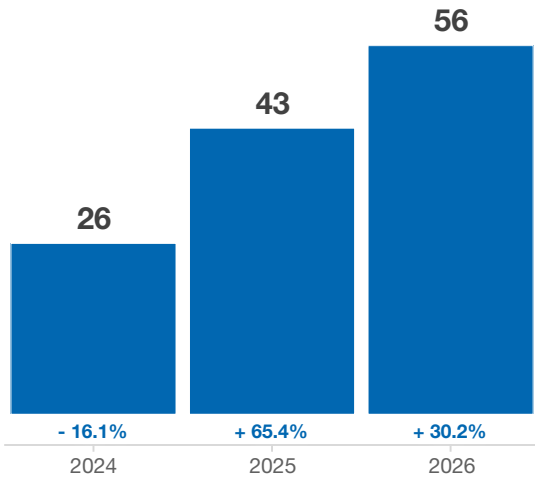


# Days on Market Until Sale

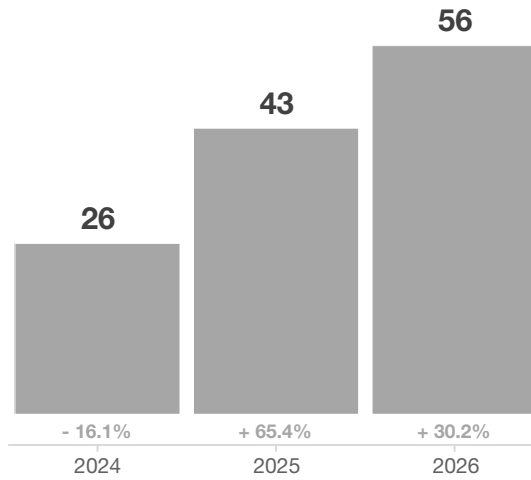
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January



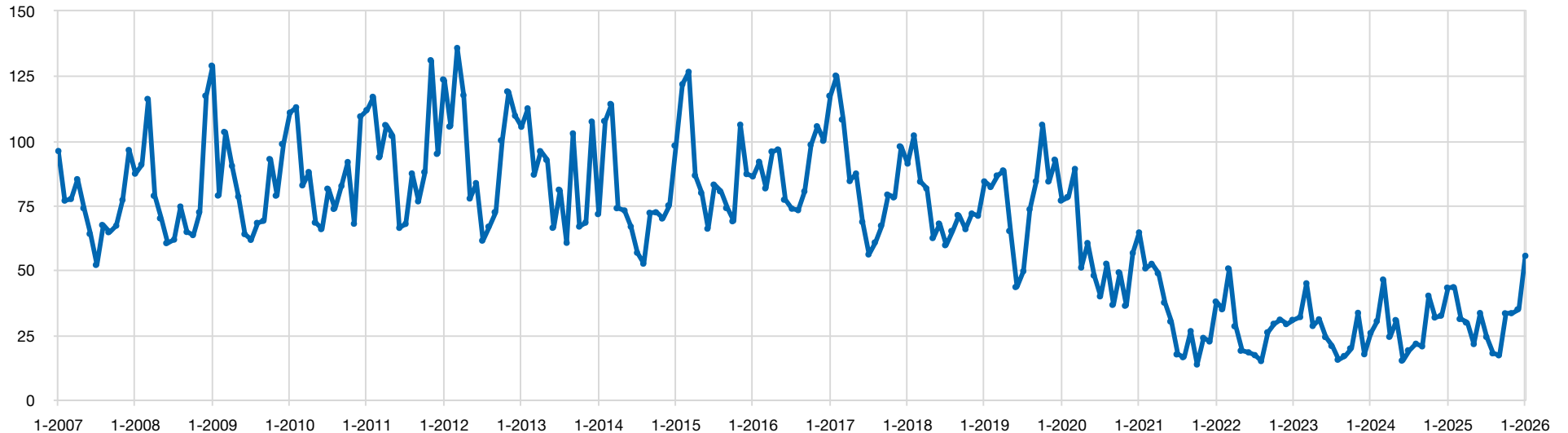
## Year to Date



Days on Market	Prior Year	Percent Change
February 2025	30	+ 43.3%
March 2025	46	- 32.6%
April 2025	24	+ 25.0%
May 2025	31	- 32.3%
June 2025	15	+ 120.0%
July 2025	19	+ 26.3%
August 2025	22	- 18.2%
September 2025	21	- 19.0%
October 2025	40	- 17.5%
November 2025	32	+ 3.1%
December 2025	32	+ 9.4%
<b>January 2026</b>	<b>43</b>	<b>+ 30.2%</b>
12-Month Avg*	29	+ 5.9%

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

## Historical Days on Market Until Sale by Month

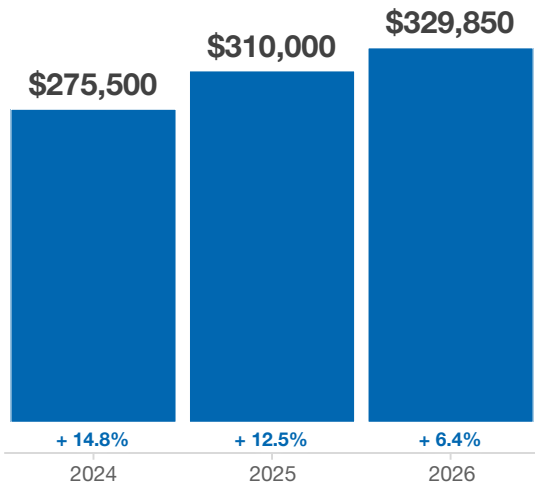


# Median Sales Price

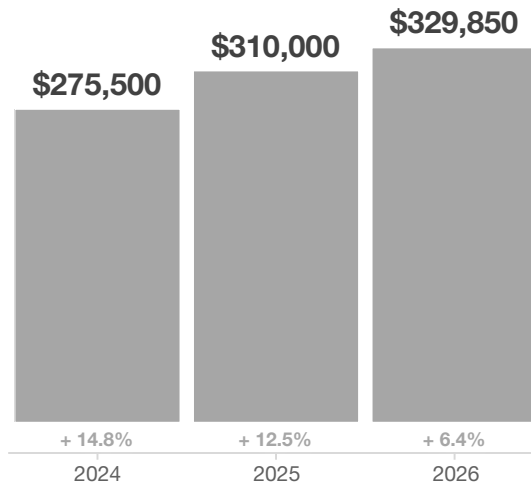
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



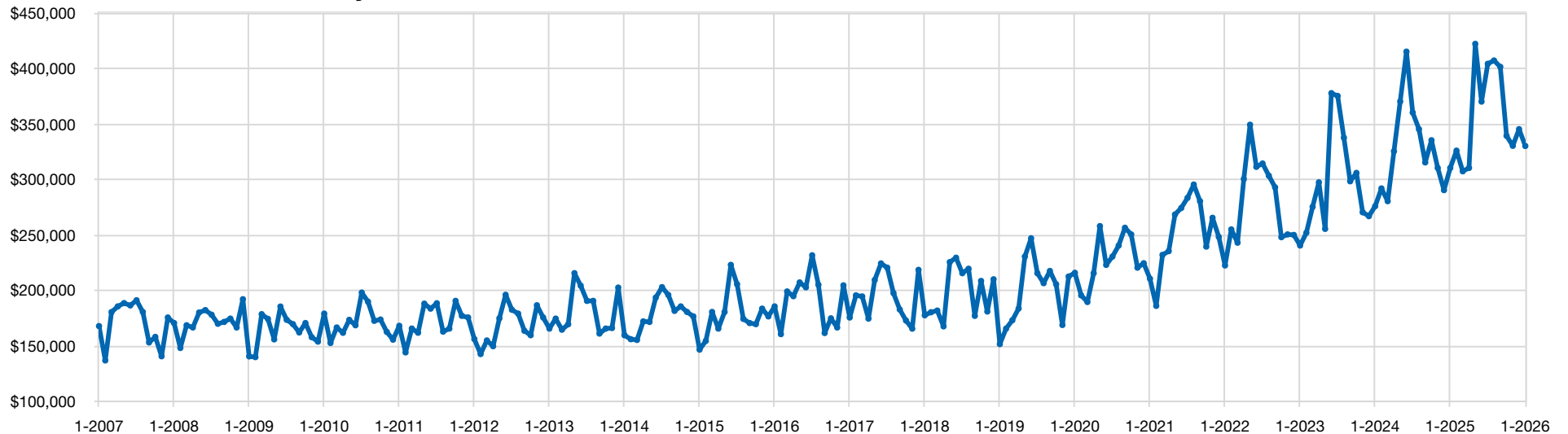
## Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$422,000	\$370,000	+ 14.1%
June 2025	\$369,900	\$415,000	- 10.9%
July 2025	\$404,000	\$360,000	+ 12.2%
August 2025	\$407,000	\$345,000	+ 18.0%
September 2025	\$401,250	\$315,000	+ 27.4%
October 2025	\$339,000	\$335,000	+ 1.2%
November 2025	\$330,000	\$310,000	+ 6.5%
December 2025	\$345,000	\$290,000	+ 19.0%
<b>January 2026</b>	<b>\$329,850</b>	<b>\$310,000</b>	<b>+ 6.4%</b>
12-Month Avg*	\$365,000	\$330,500	+ 10.4%

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

## Historical Median Sales Price by Month

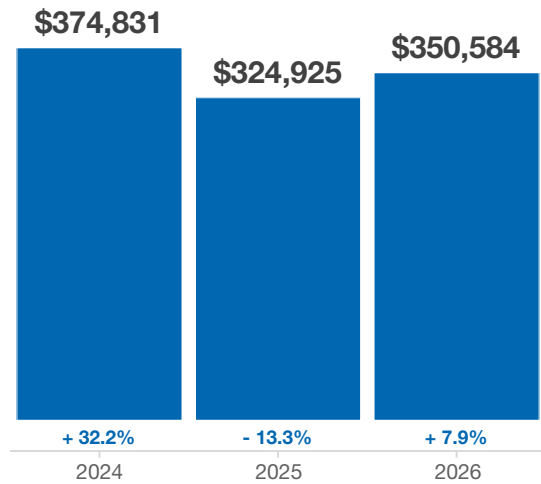


# Average Sales Price

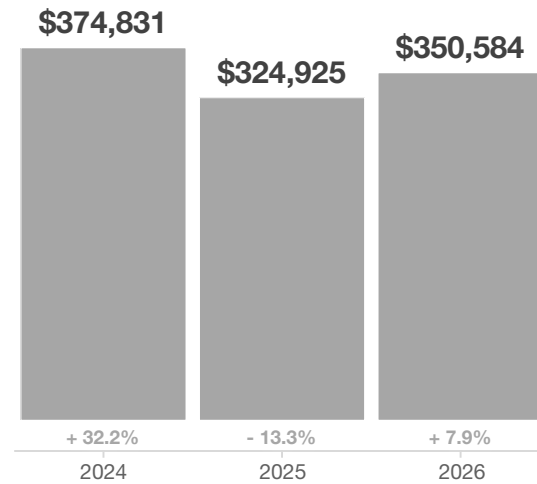
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



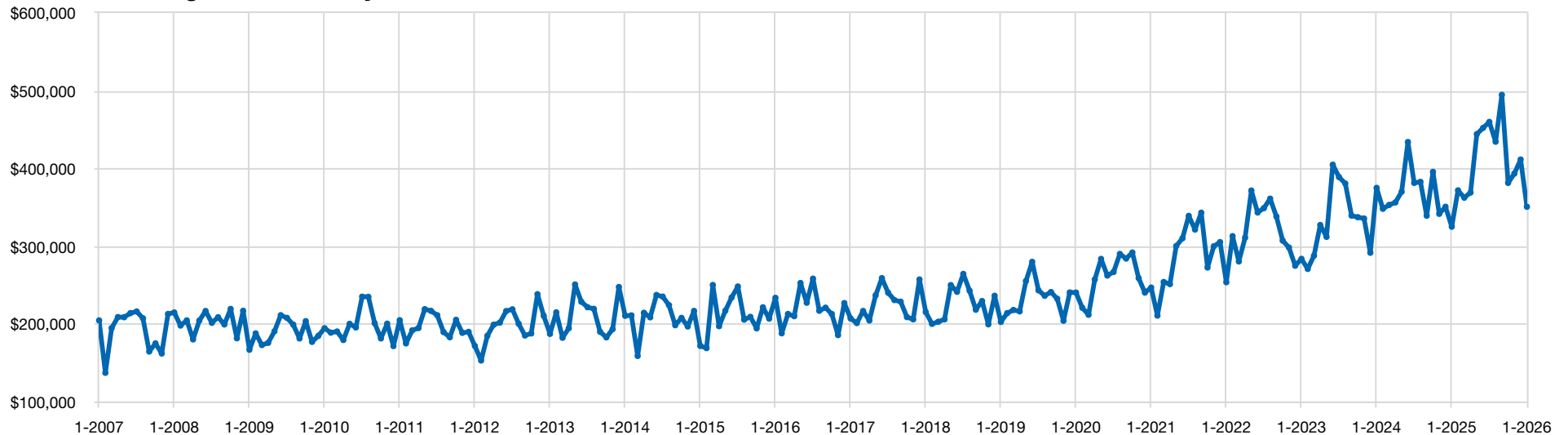
## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$444,010	\$369,945	+ 20.0%
June 2025	\$452,039	\$433,853	+ 4.2%
July 2025	\$459,708	\$381,269	+ 20.6%
August 2025	\$434,275	\$382,594	+ 13.5%
September 2025	\$494,569	\$339,050	+ 45.9%
October 2025	\$381,276	\$395,414	- 3.6%
November 2025	\$393,304	\$341,469	+ 15.2%
December 2025	\$411,308	\$350,539	+ 17.3%
<b>January 2026</b>	<b>\$350,584</b>	<b>\$324,925</b>	<b>+ 7.9%</b>
12-Month Avg*	\$420,341	\$370,985	+ 13.3%

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

## Historical Average Sales Price by Month

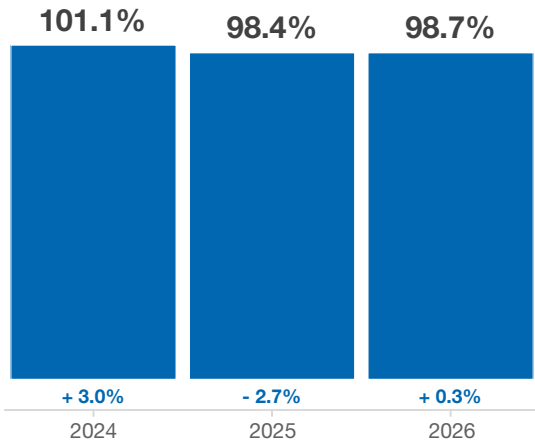


# Percent of List Price Received

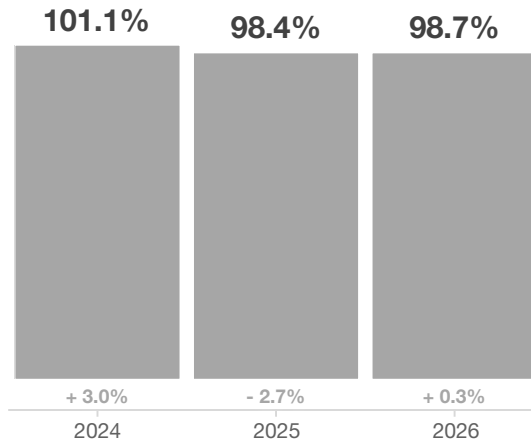
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



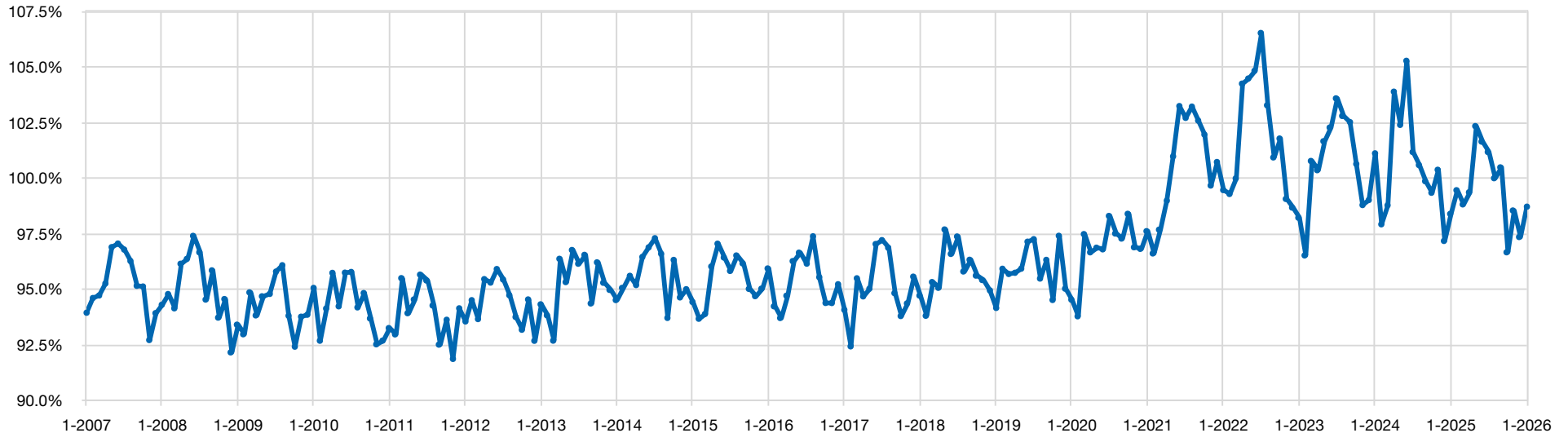
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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	101.6%	105.3%	- 3.5%
July 2025	101.2%	101.2%	0.0%
August 2025	100.0%	100.6%	- 0.6%
September 2025	100.5%	99.8%	+ 0.7%
October 2025	96.6%	99.3%	- 2.7%
November 2025	98.5%	100.4%	- 1.9%
December 2025	97.3%	97.1%	+ 0.2%
<b>January 2026</b>	<b>98.7%</b>	<b>98.4%</b>	<b>+ 0.3%</b>
12-Month Avg*	99.7%	100.7%	- 1.0%

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

## Historical Percent of List Price Received by Month

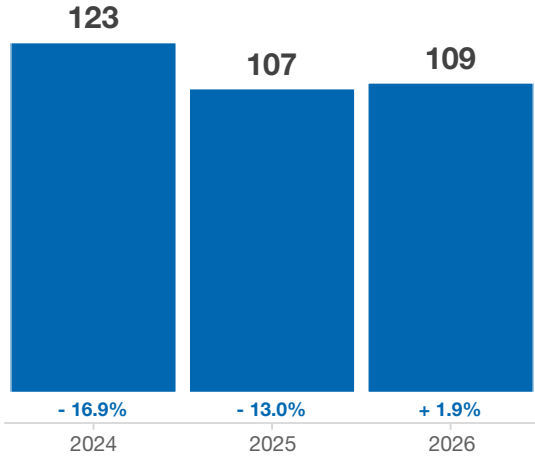


# Housing Affordability Index

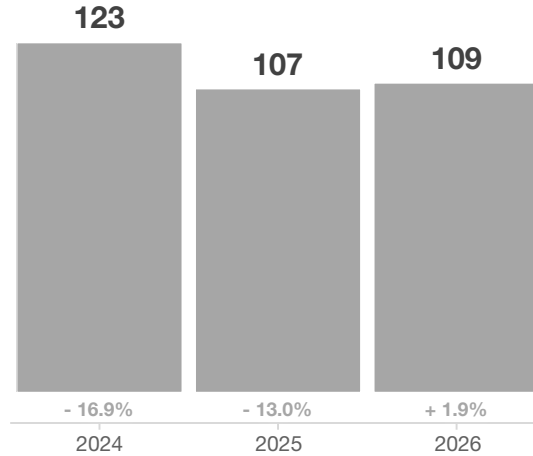
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## January

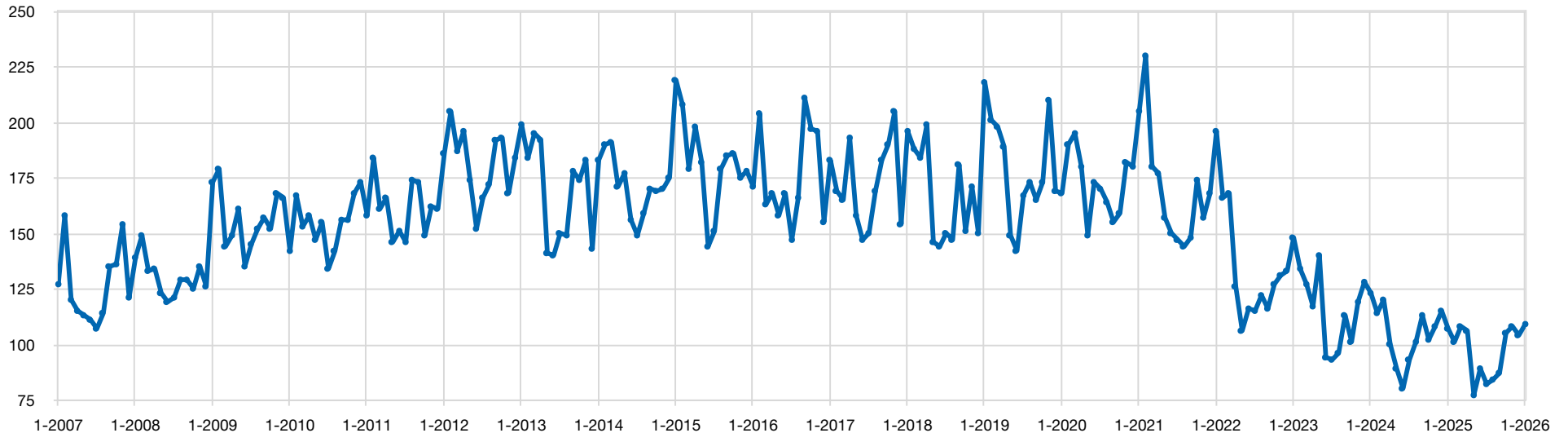


## Year to Date



	Affordability Index	Prior Year	Percent Change
February 2025	101	114	- 11.4%
March 2025	108	120	- 10.0%
April 2025	106	100	+ 6.0%
May 2025	77	89	- 13.5%
June 2025	89	80	+ 11.3%
July 2025	82	93	- 11.8%
August 2025	84	101	- 16.8%
September 2025	87	113	- 23.0%
October 2025	105	102	+ 2.9%
November 2025	108	108	0.0%
December 2025	104	115	- 9.6%
<b>January 2026</b>	<b>109</b>	<b>107</b>	<b>+ 1.9%</b>
12-Month Avg	97	104	- 6.7%

## Historical Housing Affordability Index by Month

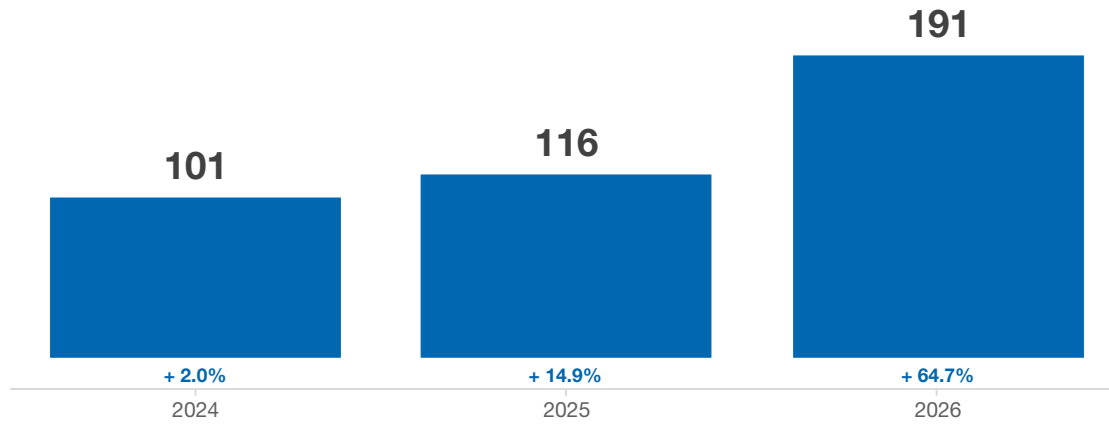


# Inventory of Homes for Sale

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

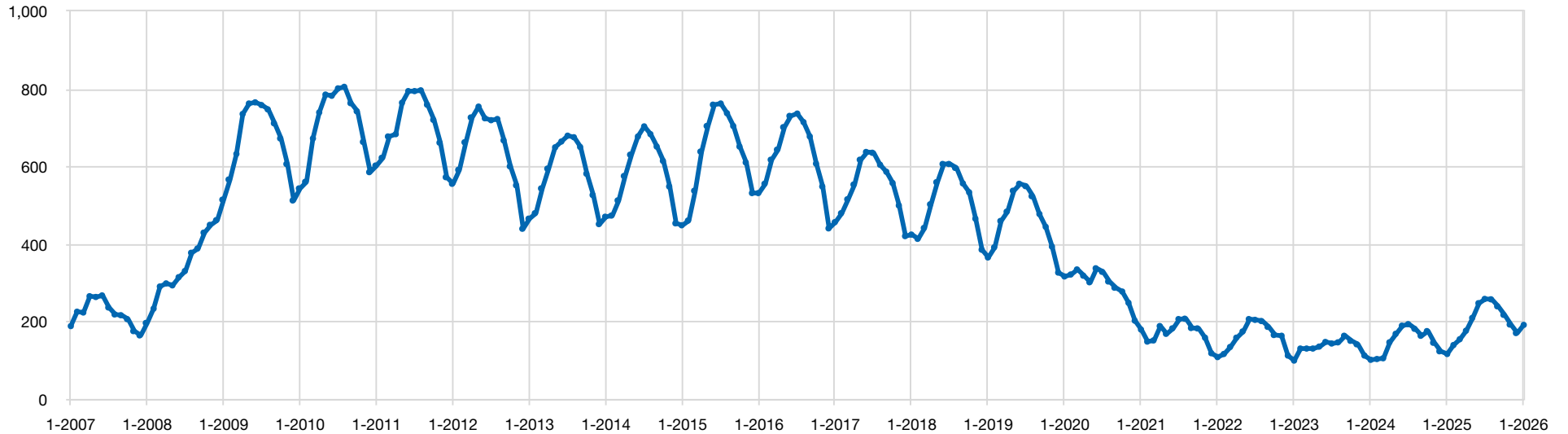


## January



	Homes for Sale	Prior Year	Percent Change
February 2025	139	103	+ 35.0%
March 2025	154	105	+ 46.7%
April 2025	176	146	+ 20.5%
May 2025	209	168	+ 24.4%
June 2025	247	189	+ 30.7%
July 2025	258	193	+ 33.7%
August 2025	257	181	+ 42.0%
September 2025	239	163	+ 46.6%
October 2025	217	175	+ 24.0%
November 2025	192	145	+ 32.4%
December 2025	170	123	+ 38.2%
<b>January 2026</b>	<b>191</b>	<b>116</b>	<b>+ 64.7%</b>
12-Month Avg	204	151	+ 35.1%

## Historical Inventory of Homes for Sale by Month

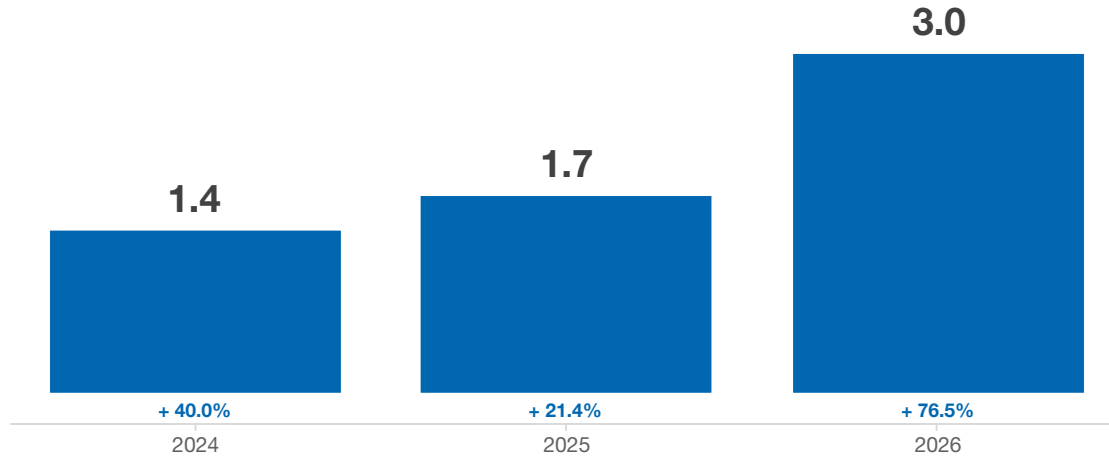


# Months Supply of Inventory

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.



## January



	Months Supply	Prior Year	Percent Change
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	3.9	3.0	+ 30.0%
August 2025	3.9	2.8	+ 39.3%
September 2025	3.6	2.5	+ 44.0%
October 2025	3.2	2.6	+ 23.1%
November 2025	2.9	2.2	+ 31.8%
December 2025	2.6	1.8	+ 44.4%
<b>January 2026</b>	<b>3.0</b>	<b>1.7</b>	<b>+ 76.5%</b>
12-Month Avg*	3.1	2.3	+ 36.6%

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

## Historical Months Supply of Inventory by Month

