

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 6.7 percent to 70. Pending Sales decreased 54.3 percent to 21. Inventory increased 51.1 percent to 210.

Median Sales Price decreased 17.9 percent from \$325,615 to \$267,250. Days on Market increased 20.9 percent to 52. Months Supply of Inventory increased 57.1 percent to 3.3.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

+ 10.0%

One-Year Change in
Closed Sales
All Properties

- 17.9%

One-Year Change in
Median Sales Price
All Properties

+ 51.1%

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.



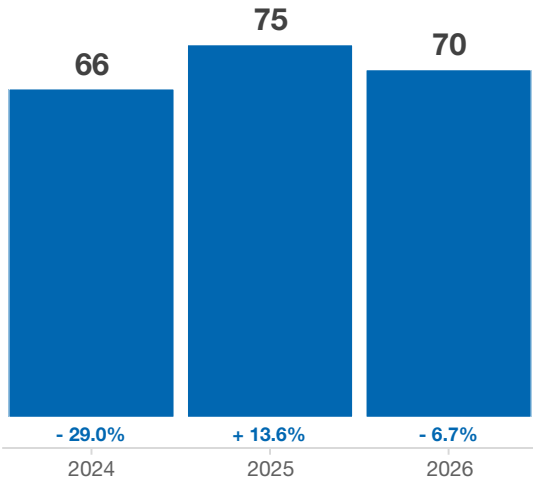
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		75	70	- 6.7%	114	121	+ 6.1%
Pending Sales		46	21	- 54.3%	79	44	- 44.3%
Closed Sales		40	44	+ 10.0%	84	83	- 1.2%
Days on Market Until Sale		43	52	+ 20.9%	43	54	+ 25.6%
Median Sales Price		\$325,615	\$267,250	- 17.9%	\$310,000	\$320,000	+ 3.2%
Average Sales Price		\$371,639	\$343,879	- 7.5%	\$347,170	\$354,865	+ 2.2%
Percent of List Price Received		99.4%	98.9%	- 0.5%	98.9%	98.8%	- 0.1%
Housing Affordability Index		101	136	+ 34.7%	106	114	+ 7.5%
Inventory of Homes for Sale		139	210	+ 51.1%	—	—	—
Months Supply of Inventory		2.1	3.3	+ 57.1%	—	—	—

New Listings

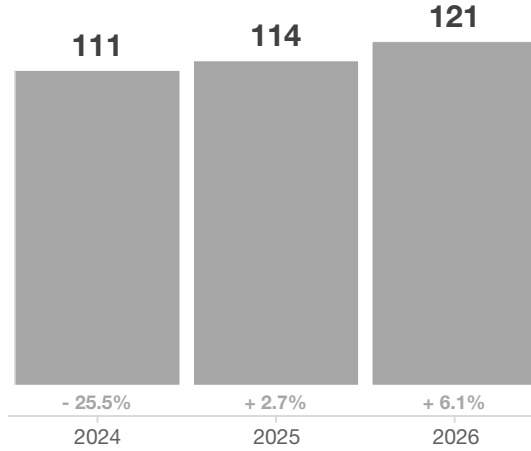
A count of the properties that have been newly listed on the market in a given month.



February

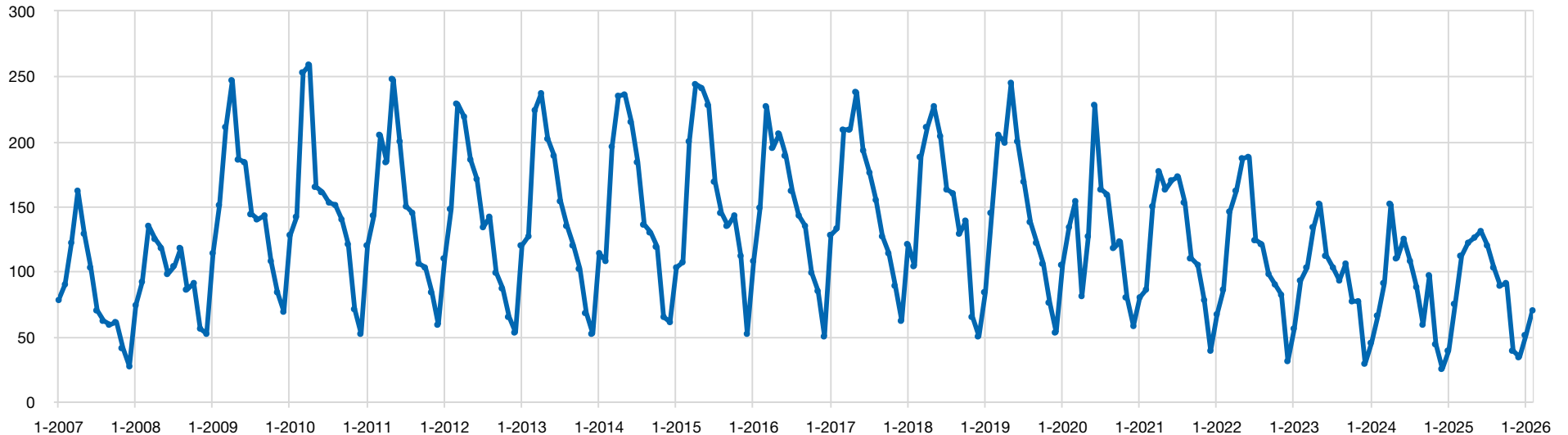


Year to Date



	New Listings	Prior Year	Percent Change
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	34	25	+ 36.0%
January 2026	51	39	+ 30.8%
February 2026	70	75	- 6.7%
12-Month Avg	91	84	+ 8.3%

Historical New Listings by Month

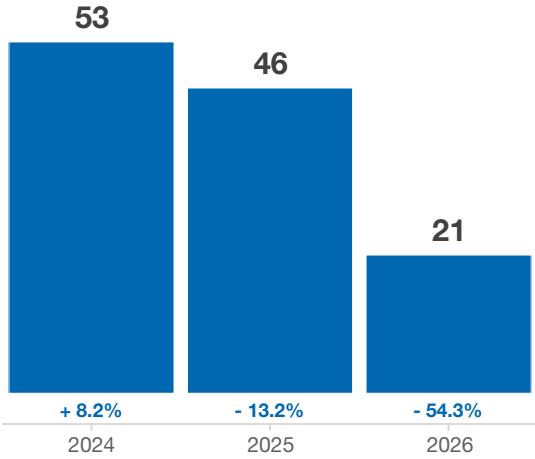


Pending Sales

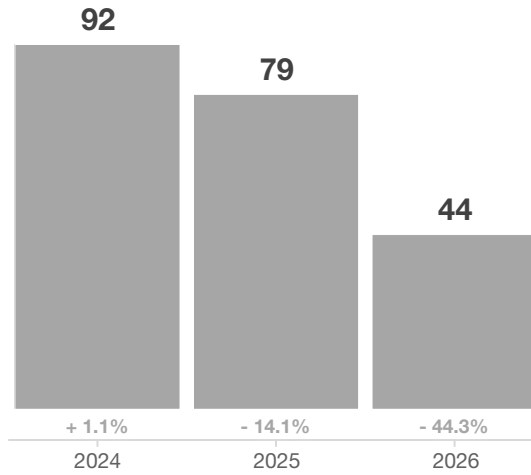
A count of the properties on which offers have been accepted in a given month.



February

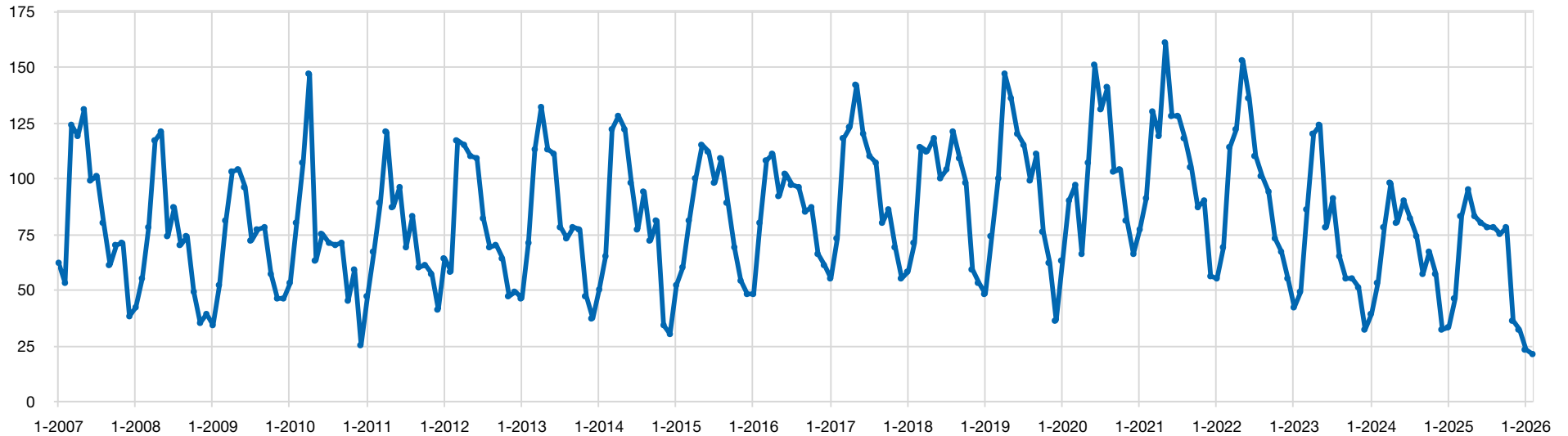


Year to Date



	Pending Sales	Prior Year	Percent Change
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	75	57	+ 31.6%
October 2025	78	67	+ 16.4%
November 2025	36	57	- 36.8%
December 2025	32	32	0.0%
January 2026	23	33	- 30.3%
February 2026	21	46	- 54.3%
12-Month Avg	64	66	- 3.0%

Historical Pending Sales by Month

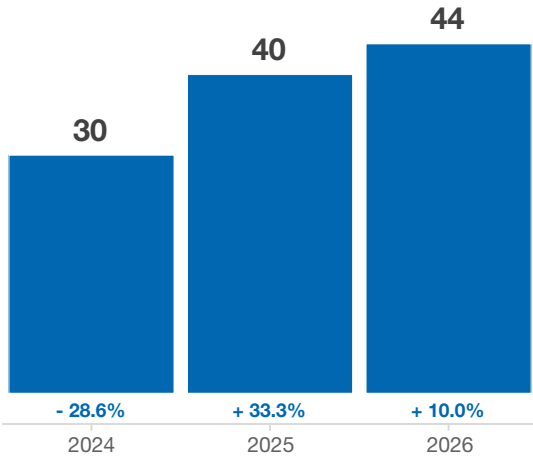


Closed Sales

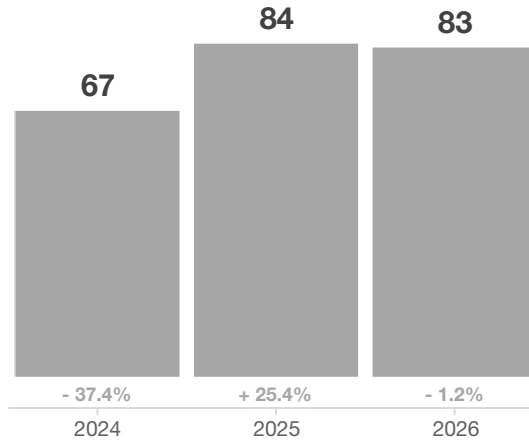
A count of the actual sales that closed in a given month.



February

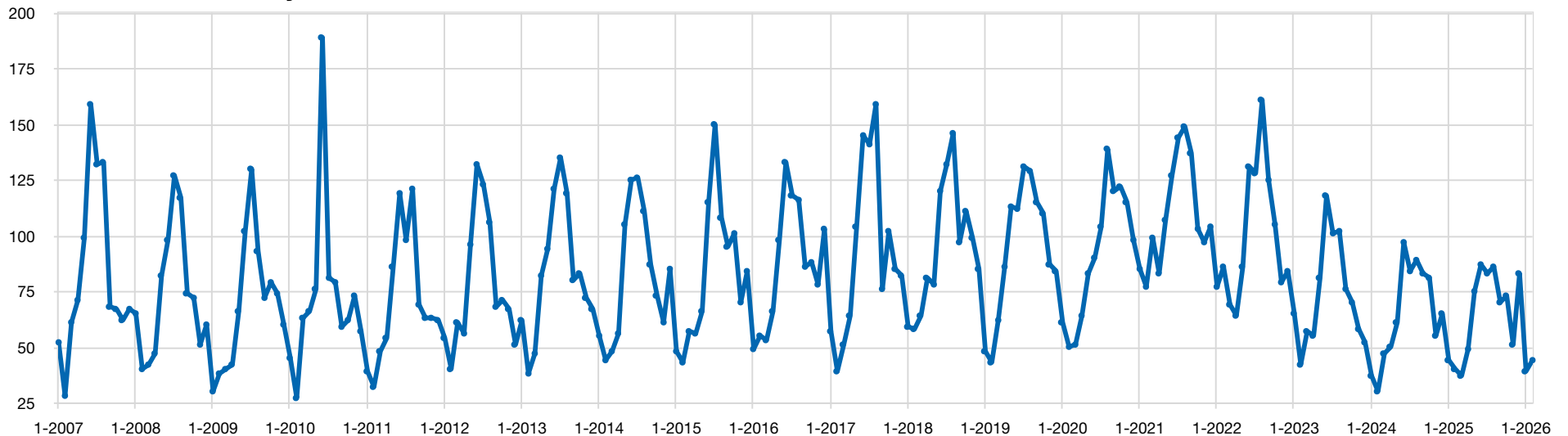


Year to Date



	Closed Sales	Prior Year	Percent Change
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	86	89	- 3.4%
September 2025	70	83	- 15.7%
October 2025	73	81	- 9.9%
November 2025	51	55	- 7.3%
December 2025	83	65	+ 27.7%
January 2026	39	44	- 11.4%
February 2026	44	40	+ 10.0%
12-Month Avg	65	66	- 1.5%

Historical Closed Sales by Month

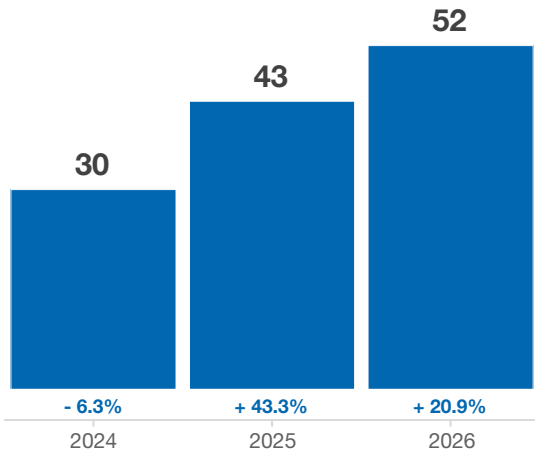


Days on Market Until Sale

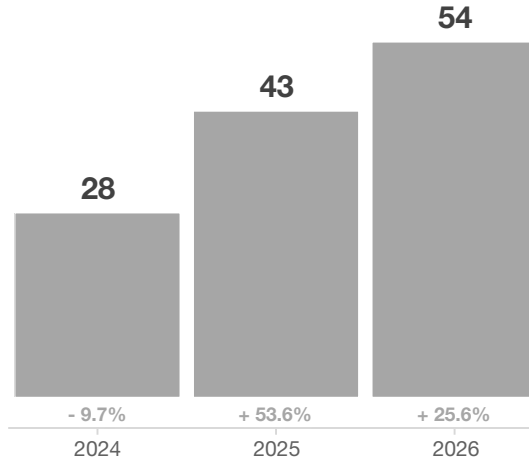
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



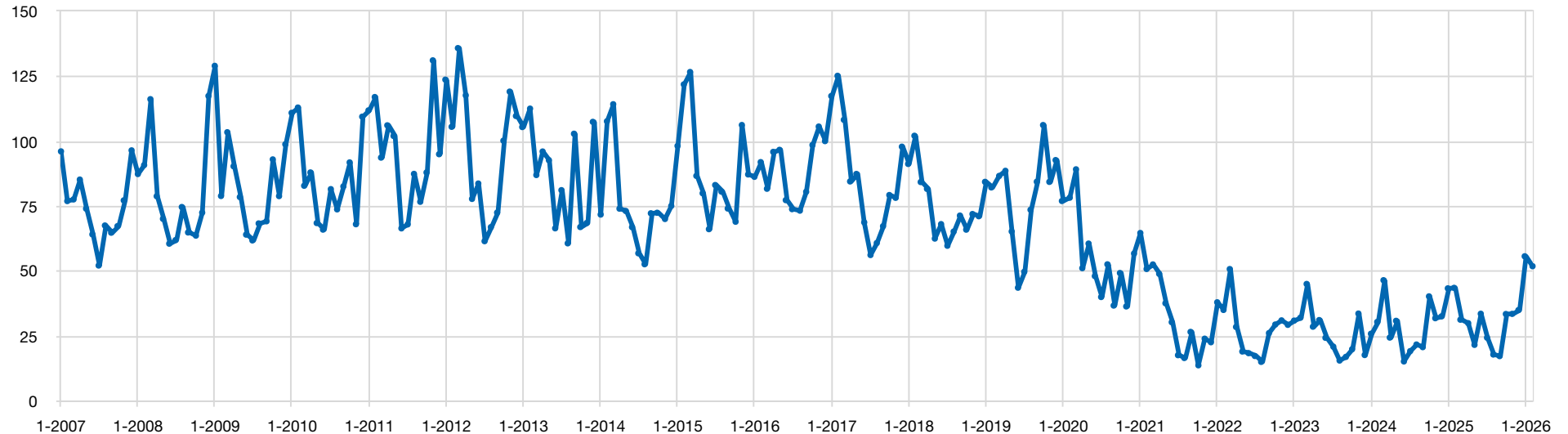
Year to Date



Month	Days on Market	Prior Year	Percent Change
March 2025	31	46	- 32.6%
April 2025	30	24	+ 25.0%
May 2025	21	31	- 32.3%
June 2025	33	15	+ 120.0%
July 2025	24	19	+ 26.3%
August 2025	18	22	- 18.2%
September 2025	17	21	- 19.0%
October 2025	33	40	- 17.5%
November 2025	33	32	+ 3.1%
December 2025	35	32	+ 9.4%
January 2026	56	43	+ 30.2%
February 2026	52	43	+ 20.9%
12-Month Avg*	30	28	+ 5.3%

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

Historical Days on Market Until Sale by Month

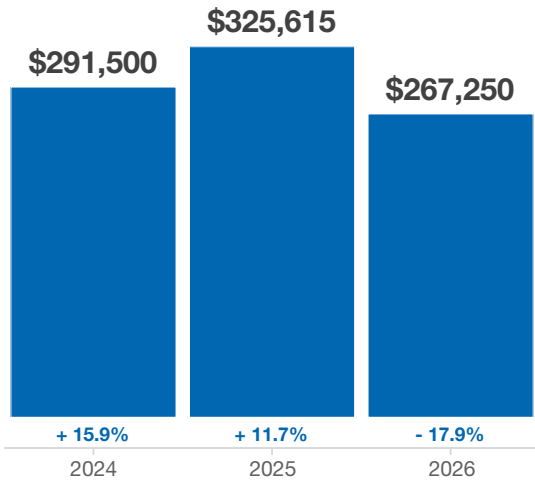


Median Sales Price

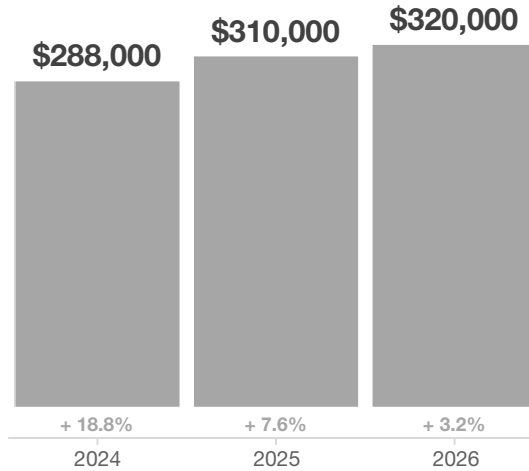
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



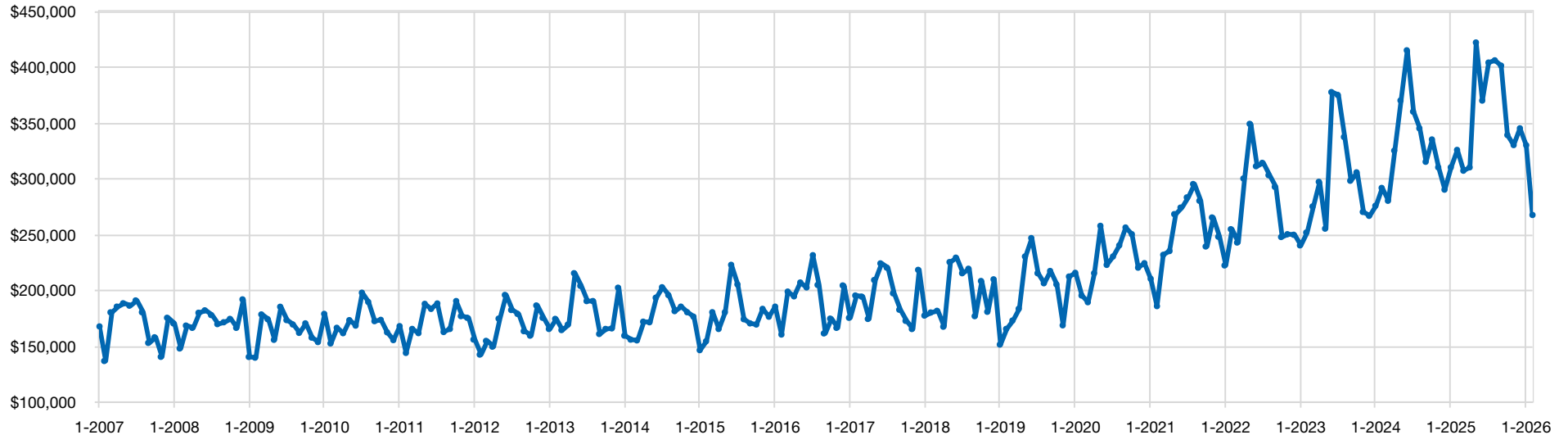
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$406,000	\$345,000	+ 17.7%
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%
January 2026	\$329,850	\$310,000	+ 6.4%
February 2026	\$267,250	\$325,615	- 17.9%
12-Month Avg*	\$365,000	\$332,500	+ 9.8%

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

Historical Median Sales Price by Month

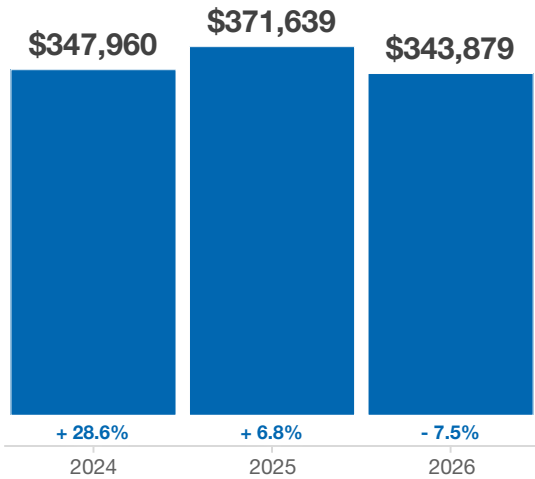


Average Sales Price

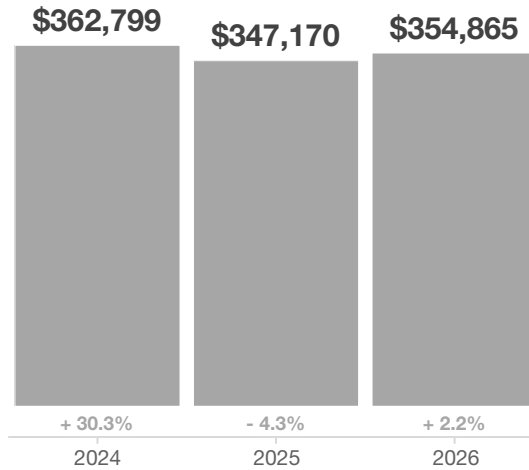
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



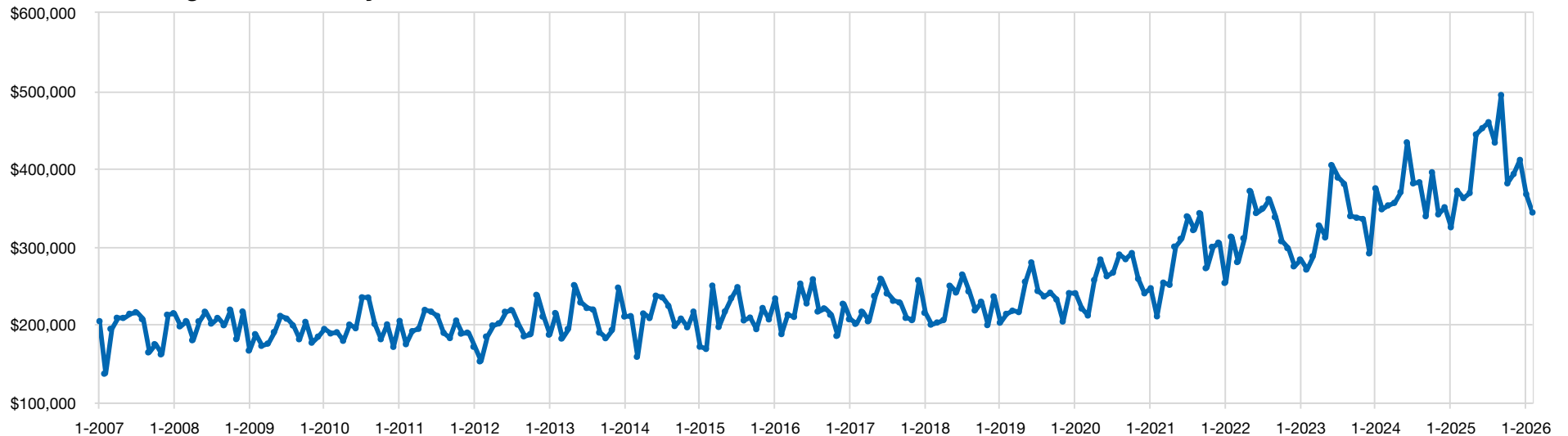
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$433,633	\$382,594	+ 13.3%
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%
January 2026	\$367,259	\$324,925	+ 13.0%
February 2026	\$343,879	\$371,639	- 7.5%
12-Month Avg*	\$419,123	\$371,885	+ 12.7%

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

Historical Average Sales Price by Month

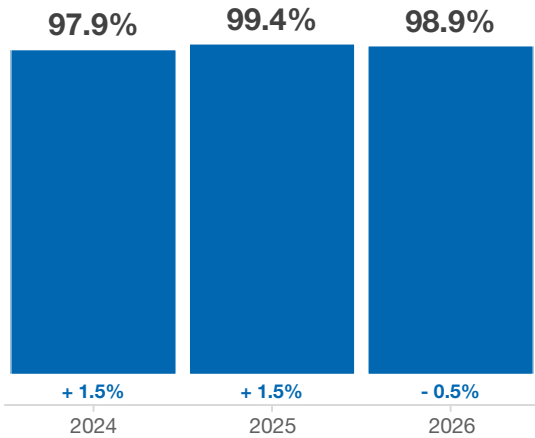


Percent of List Price Received

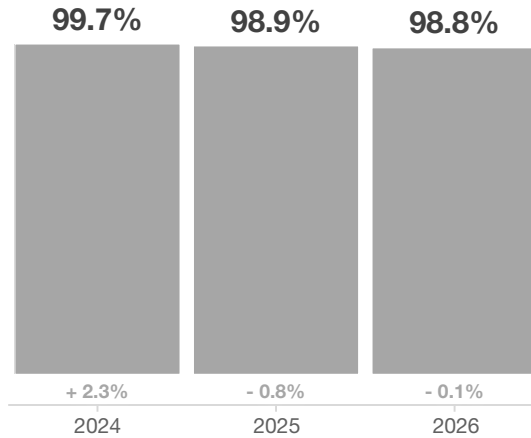
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



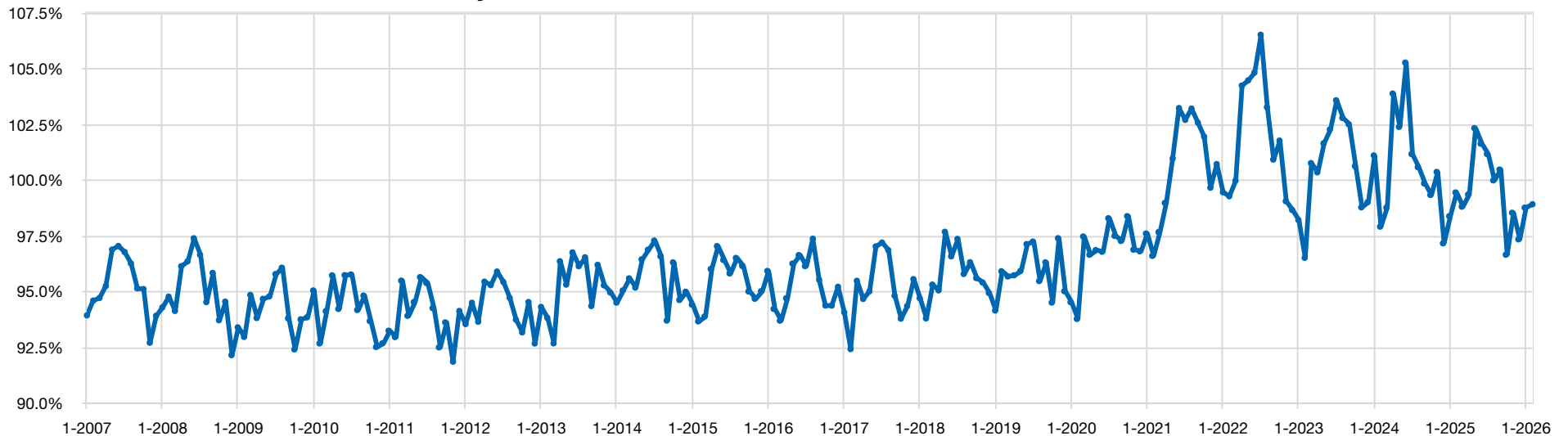
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
January 2026	98.8%	98.4%	+ 0.4%
February 2026	98.9%	99.4%	- 0.5%
12-Month Avg*	99.6%	100.8%	- 1.1%

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

Historical Percent of List Price Received by Month

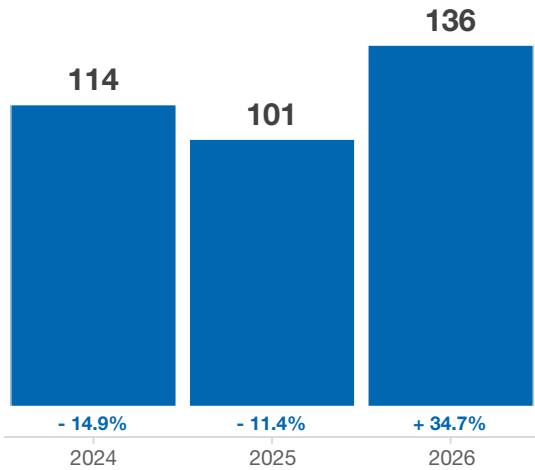


Housing Affordability Index

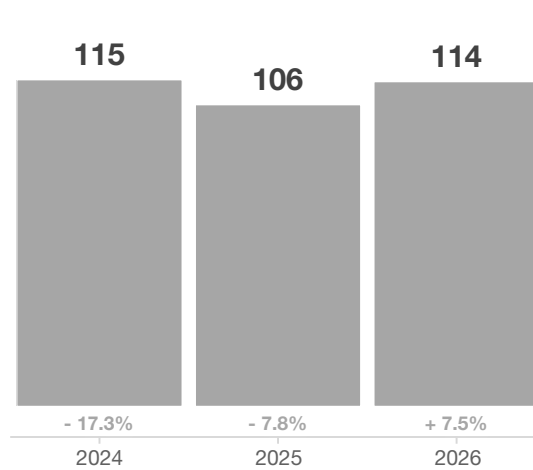
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

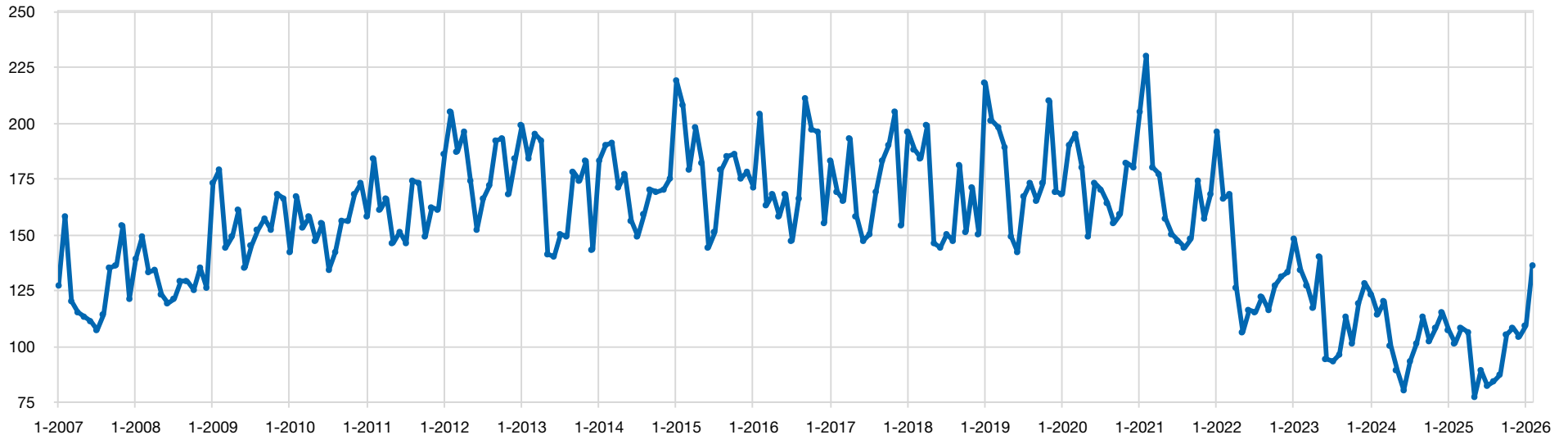


Year to Date



	Affordability Index	Prior Year	Percent Change
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%
January 2026	109	107	+ 1.9%
February 2026	136	101	+ 34.7%
12-Month Avg	100	102	- 2.0%

Historical Housing Affordability Index by Month

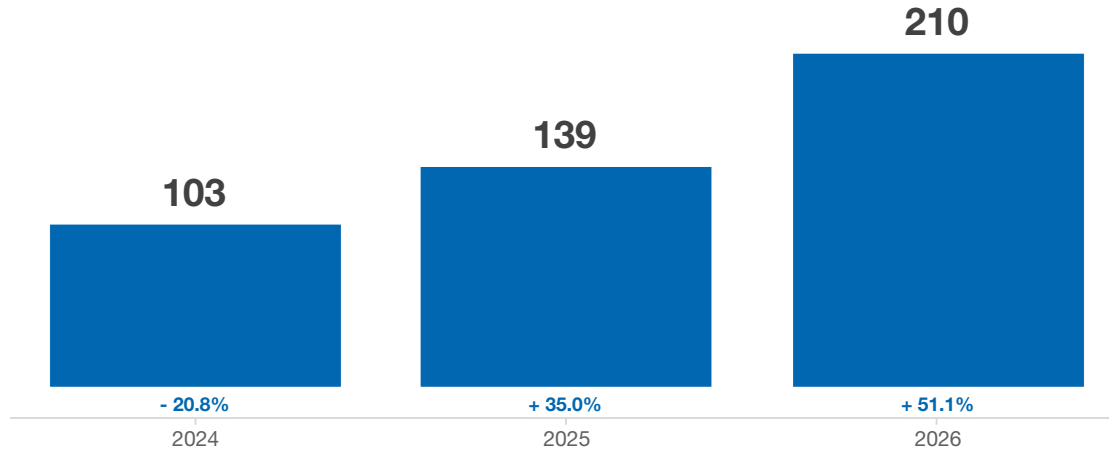


Inventory of Homes for Sale

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

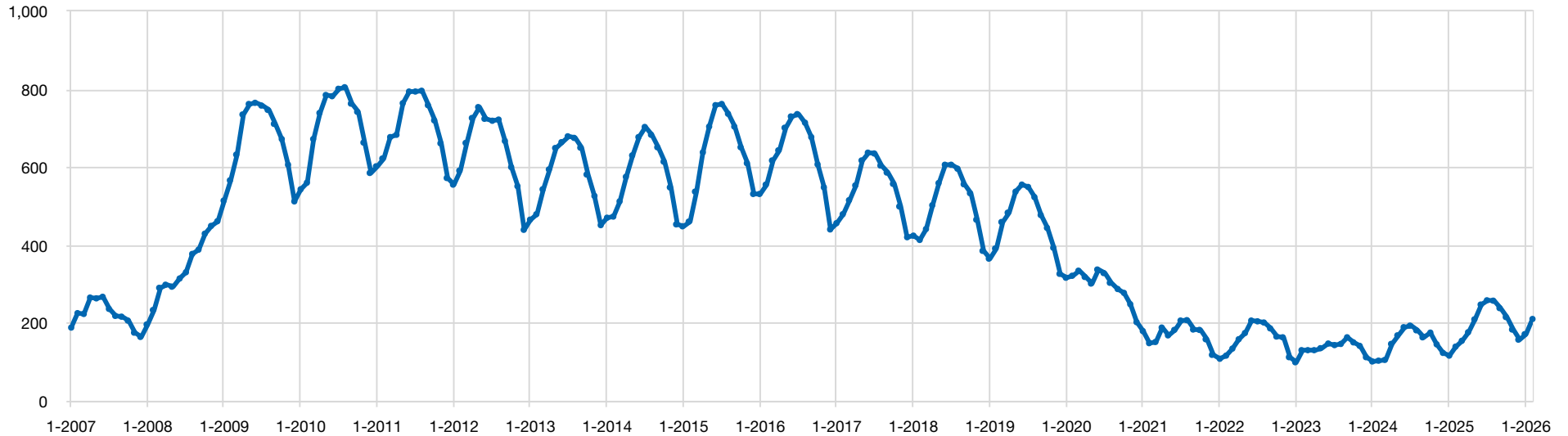


February



	Homes for Sale	Prior Year	Percent Change
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	238	163	+ 46.0%
October 2025	215	175	+ 22.9%
November 2025	183	145	+ 26.2%
December 2025	157	123	+ 27.6%
January 2026	171	116	+ 47.4%
February 2026	210	139	+ 51.1%
12-Month Avg	206	154	+ 33.8%

Historical Inventory of Homes for Sale by Month

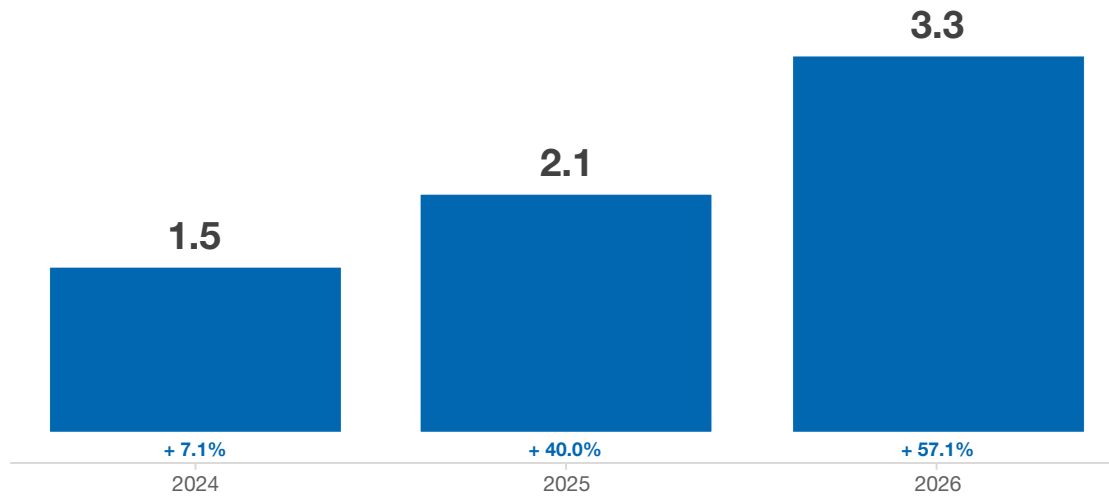


Months Supply of Inventory

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.



February



	Months Supply	Prior Year	Percent Change
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	3.5	2.5	+ 40.0%
October 2025	3.2	2.6	+ 23.1%
November 2025	2.8	2.2	+ 27.3%
December 2025	2.4	1.8	+ 33.3%
January 2026	2.6	1.7	+ 52.9%
February 2026	3.3	2.1	+ 57.1%
12-Month Avg*	3.1	2.3	+ 34.8%

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

Historical Months Supply of Inventory by Month

