Monthly Indicators

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings increased 6.6 percent to 130. Pending Sales decreased 72.6 percent to 26. Inventory increased 77.3 percent to 312.

Median Sales Price increased 4.8 percent from $310,000 to $325,000. Days on Market increased 93.3 percent to 58. Months Supply of Inventory increased 96.3 percent to 5.3.

Nationally, the median existing-home price rose 1.4% from a year earlier to $408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

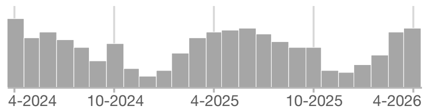
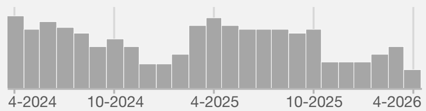
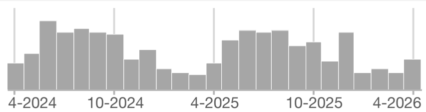
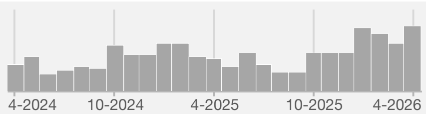
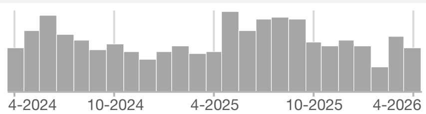
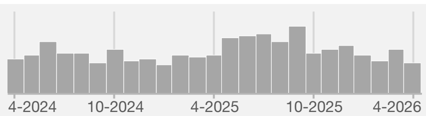
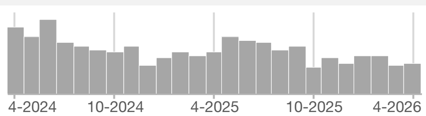
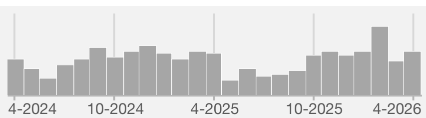
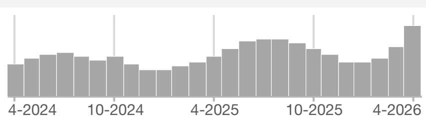
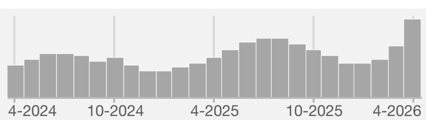
Activity Snapshot

+ 8.2%	+ 4.8%	+ 77.3%
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.

Activity Overview

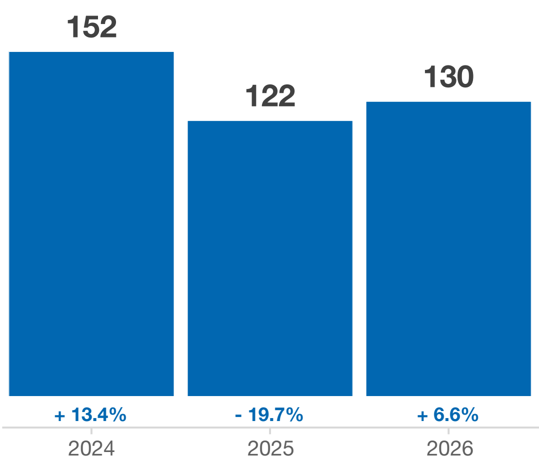
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		122	**130**	+ 6.6%	348	**378**	+ 8.6%
Pending Sales		95	**26**	- 72.6%	257	**166**	- 35.4%
Closed Sales		49	**53**	+ 8.2%	170	**175**	+ 2.9%
Days on Market Until Sale		30	**58**	+ 93.3%	37	**52**	+ 40.5%
Median Sales Price		$310,000	**$325,000**	+ 4.8%	$310,000	**$329,850**	+ 6.4%
Average Sales Price		$368,863	**$333,227**	- 9.7%	$356,708	**$357,786**	+ 0.3%
Percent of List Price Received		99.3%	**97.3%**	- 2.0%	99.0%	**98.0%**	- 1.0%
Housing Affordability Index		106	**110**	+ 3.8%	106	**108**	+ 1.9%
Inventory of Homes for Sale		176	**312**	+ 77.3%	—	**—**	—
Months Supply of Inventory		2.7	**5.3**	+ 96.3%	—	**—**	—

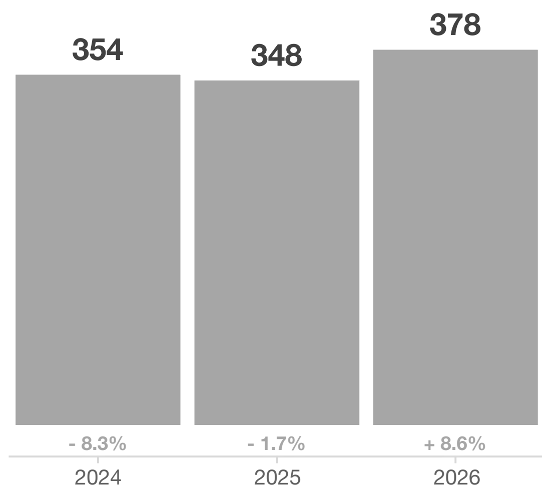
New Listings

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

April

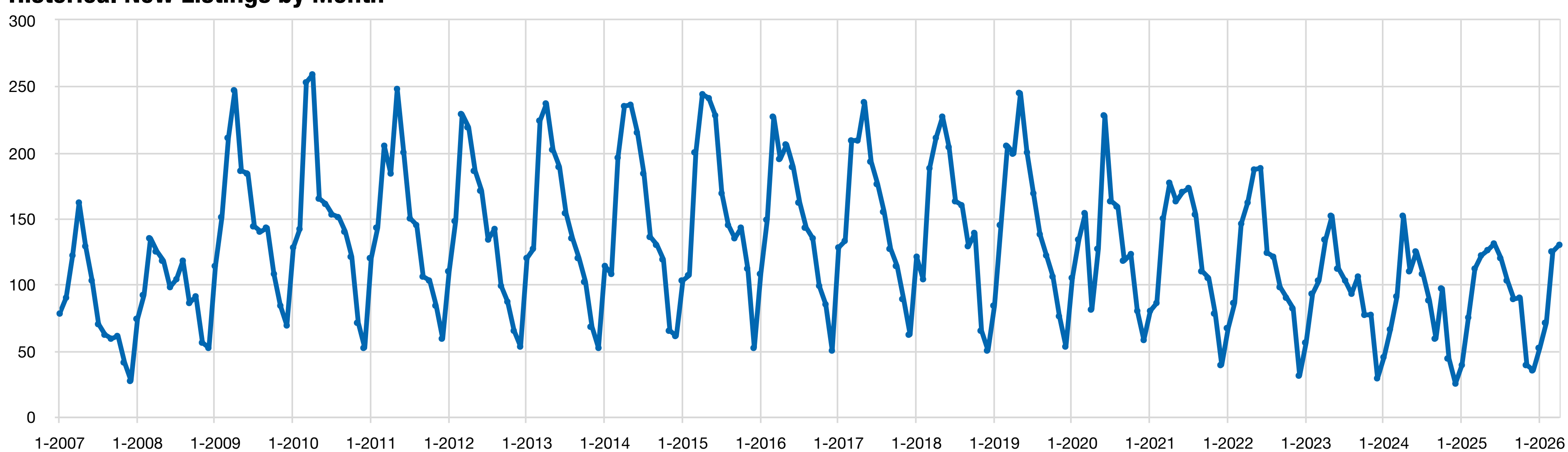


Year to Date



New Listings		Prior Year	Percent Change
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	90	97	- 7.2%
November 2025	39	44	- 11.4%
December 2025	35	25	+ 40.0%
January 2026	52	39	+ 33.3%
February 2026	71	75	- 5.3%
March 2026	125	112	+ 11.6%
April 2026	**130**	**122**	**+ 6.6%**
12-Month Avg	93	84	+ 10.7%

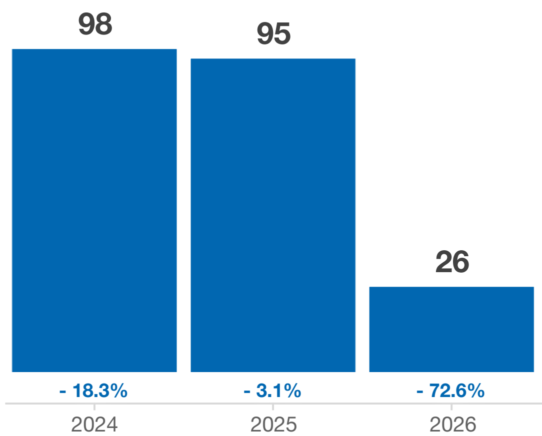
Historical New Listings by Month



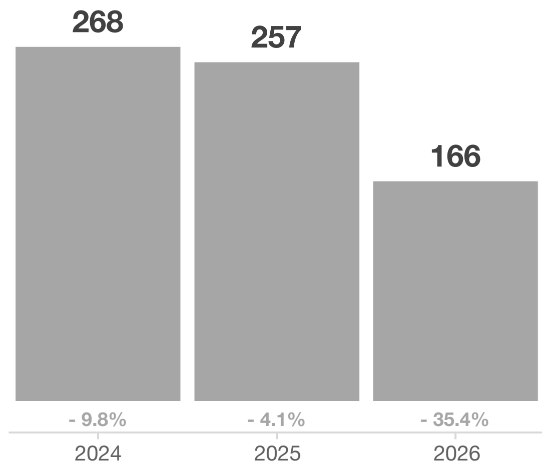
Pending Sales

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

April

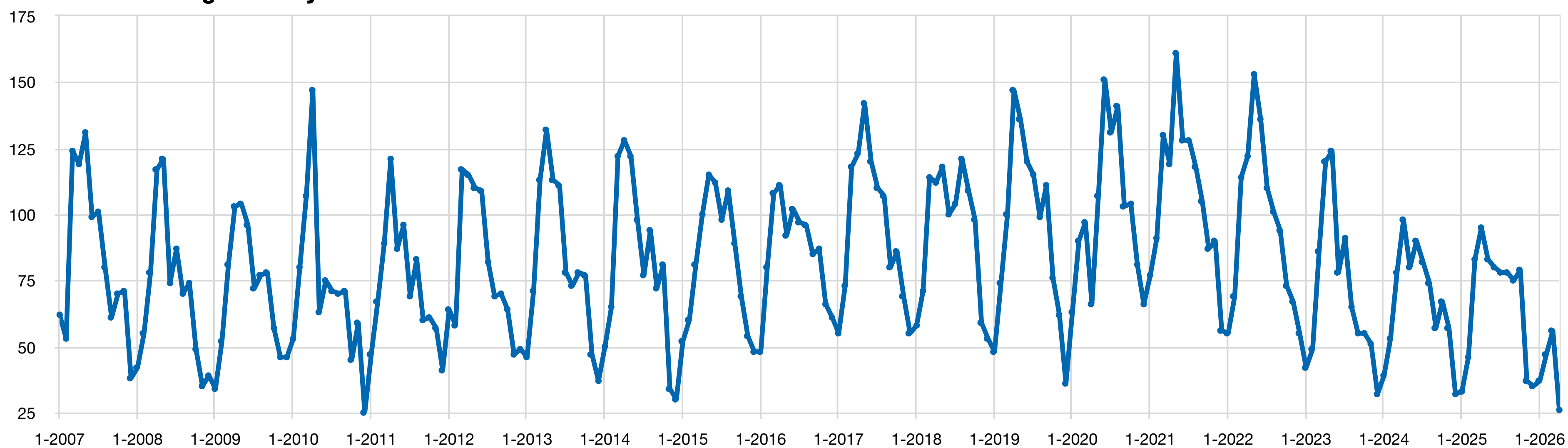


Year to Date



Pending Sales		Prior Year	Percent Change
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	79	67	+ 17.9%
November 2025	37	57	- 35.1%
December 2025	35	32	+ 9.4%
January 2026	37	33	+ 12.1%
February 2026	47	46	+ 2.2%
March 2026	56	83	- 32.5%
April 2026	**26**	**95**	**- 72.6%**
12-Month Avg	59	66	- 10.6%

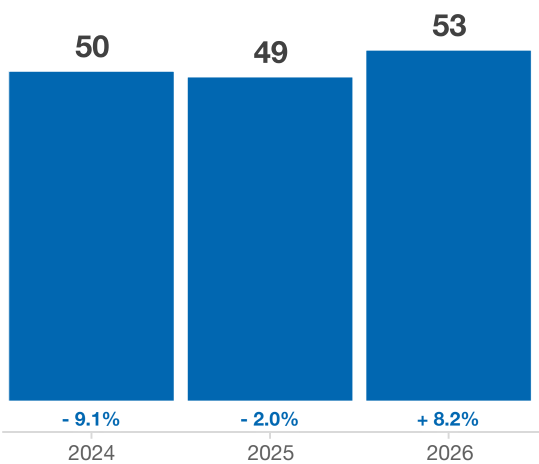
Historical Pending Sales by Month



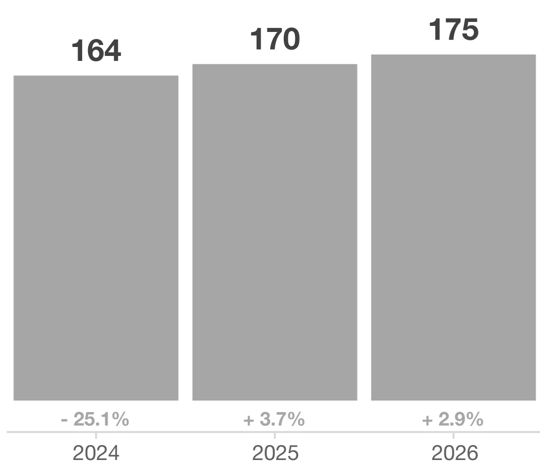
Closed Sales

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

April

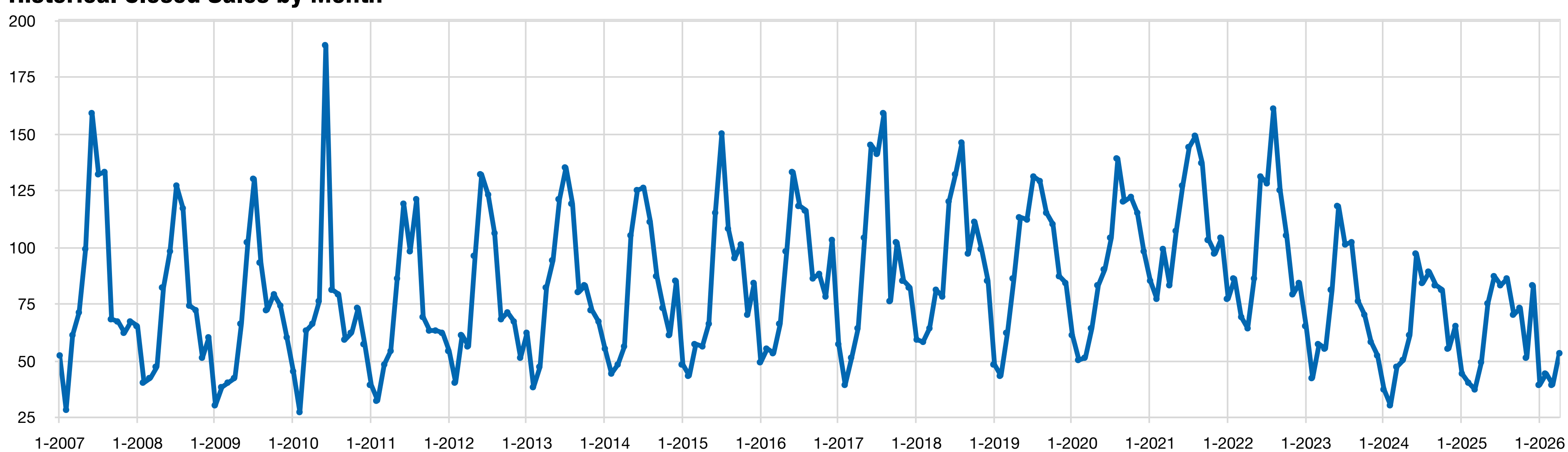


Year to Date



Closed Sales		Prior Year	Percent Change
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%
March 2026	39	37	+ 5.4%
April 2026	**53**	**49**	**+ 8.2%**
12-Month Avg	65	65	0.0%

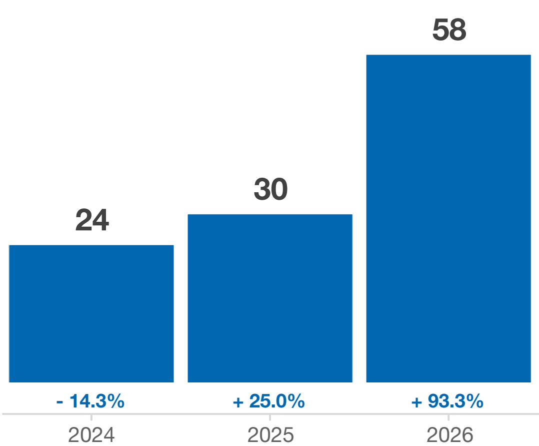
Historical Closed Sales by Month



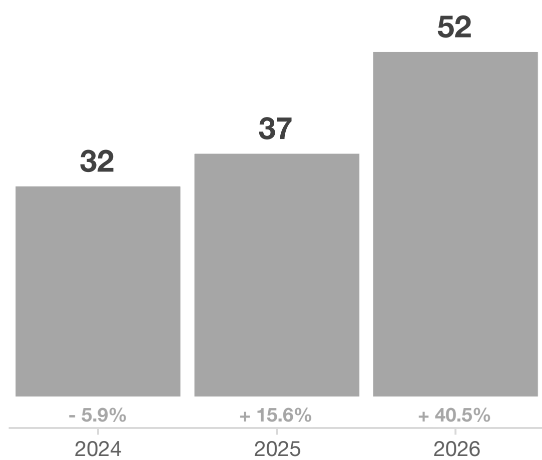
Days on Market Until Sale

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

April



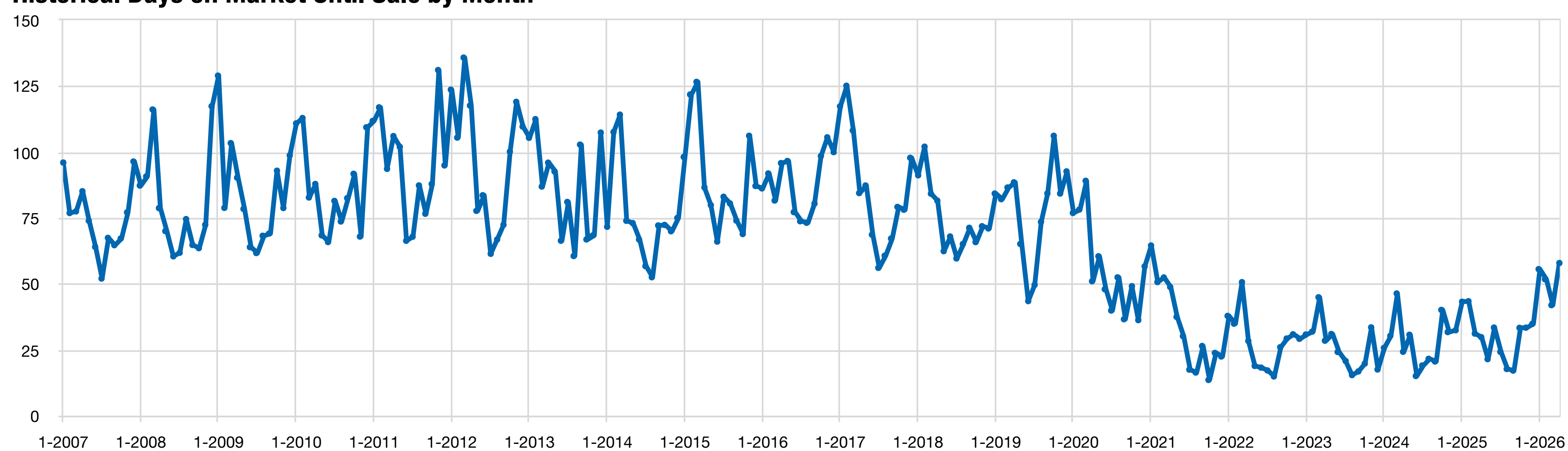
Year to Date



Days on Market		Prior Year	Percent Change
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%
March 2026	42	31	+ 35.5%
April 2026	**58**	**30**	**+ 93.3%**
12-Month Avg*	32	28	+ 16.3%

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

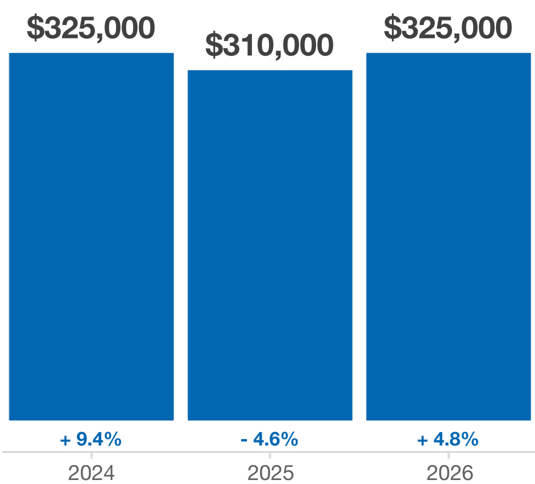
Historical Days on Market Until Sale by Month



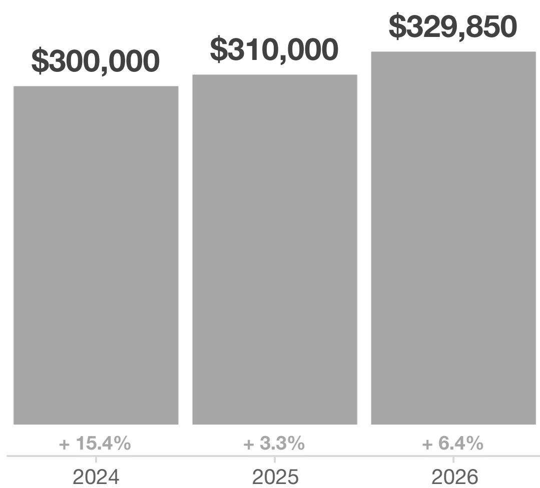
Median Sales Price

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

April



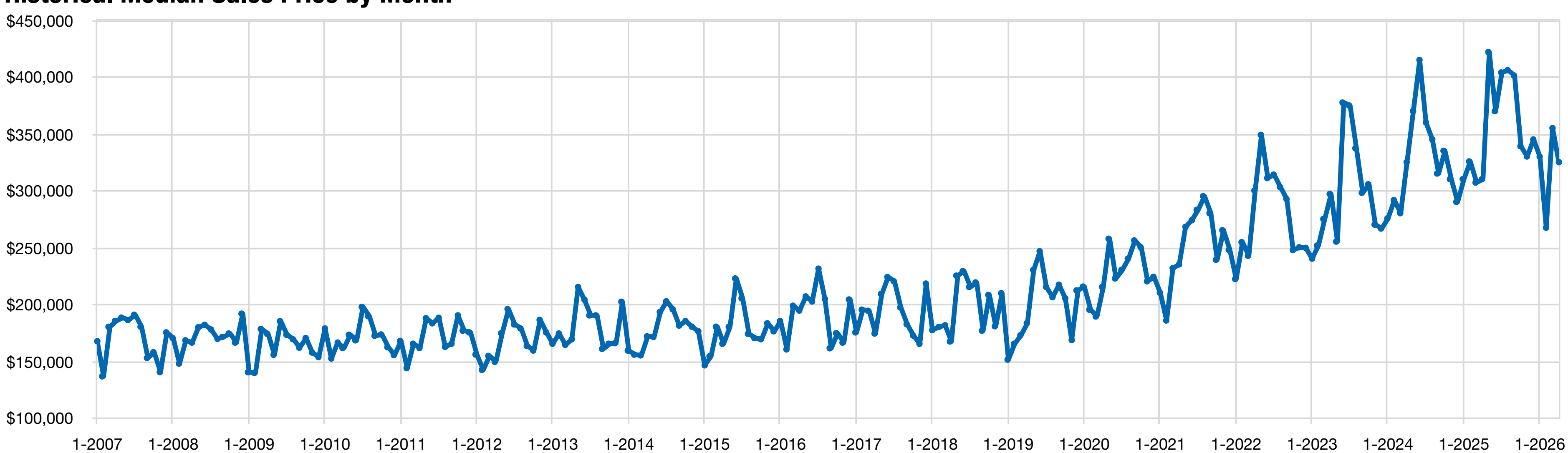
Year to Date



Median Sales Price		Prior Year	Percent Change
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%
March 2026	$355,000	$307,000	+ 15.6%
April 2026	**$325,000**	**$310,000**	**+ 4.8%**
12-Month Avg*	$365,000	$339,000	+ 7.7%

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

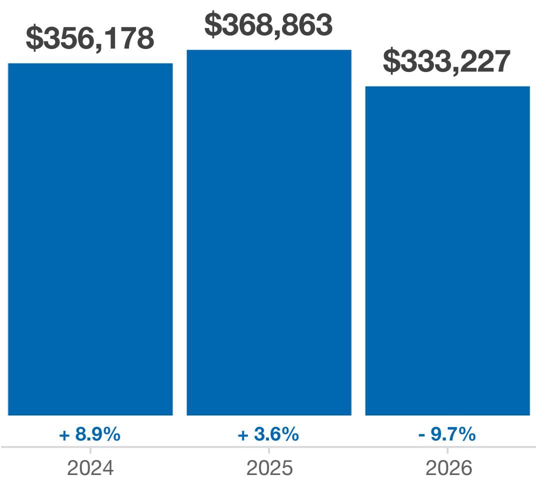
Historical Median Sales Price by Month



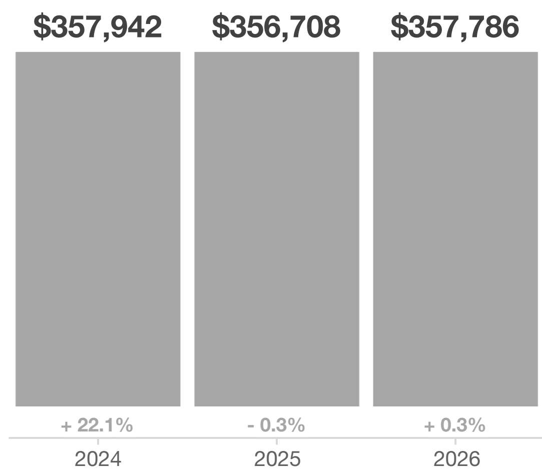
Average Sales Price

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

April



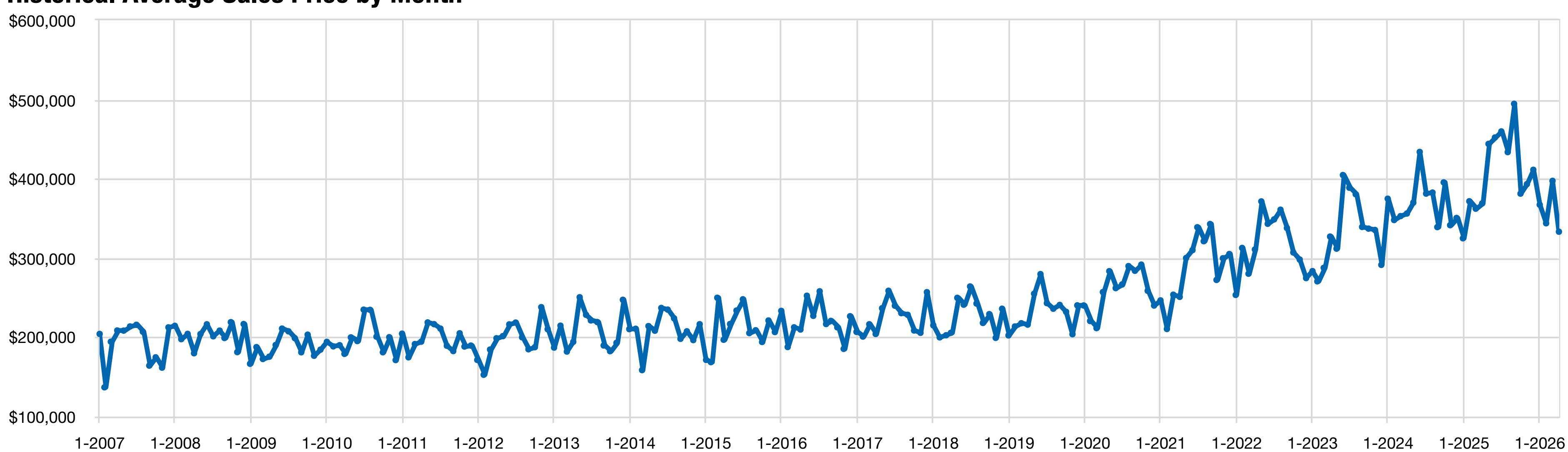
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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%
March 2026	$397,380	$362,266	+ 9.7%
April 2026	**$333,227**	**$368,863**	**- 9.7%**
12-Month Avg*	$418,057	$373,381	+ 12.0%

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

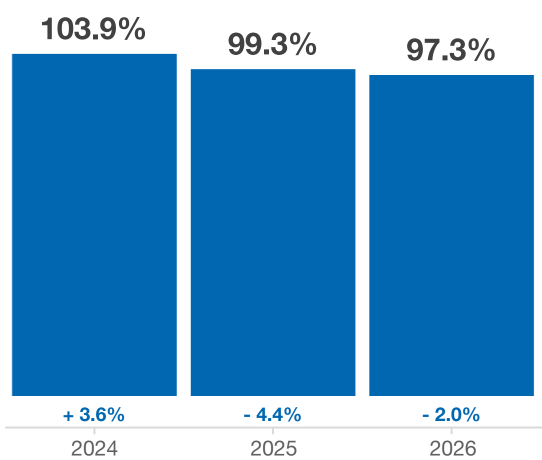
Historical Average Sales Price by Month



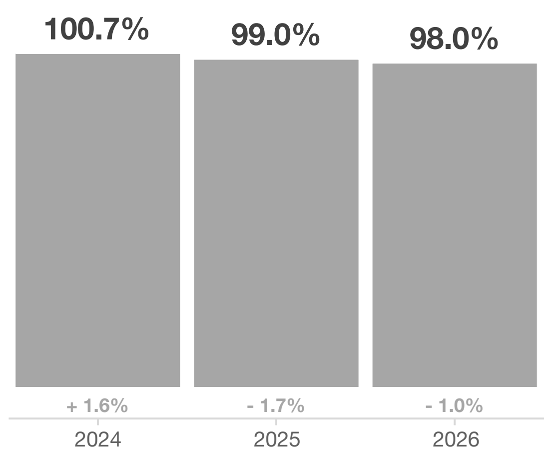
Percent of List Price Received

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.

April



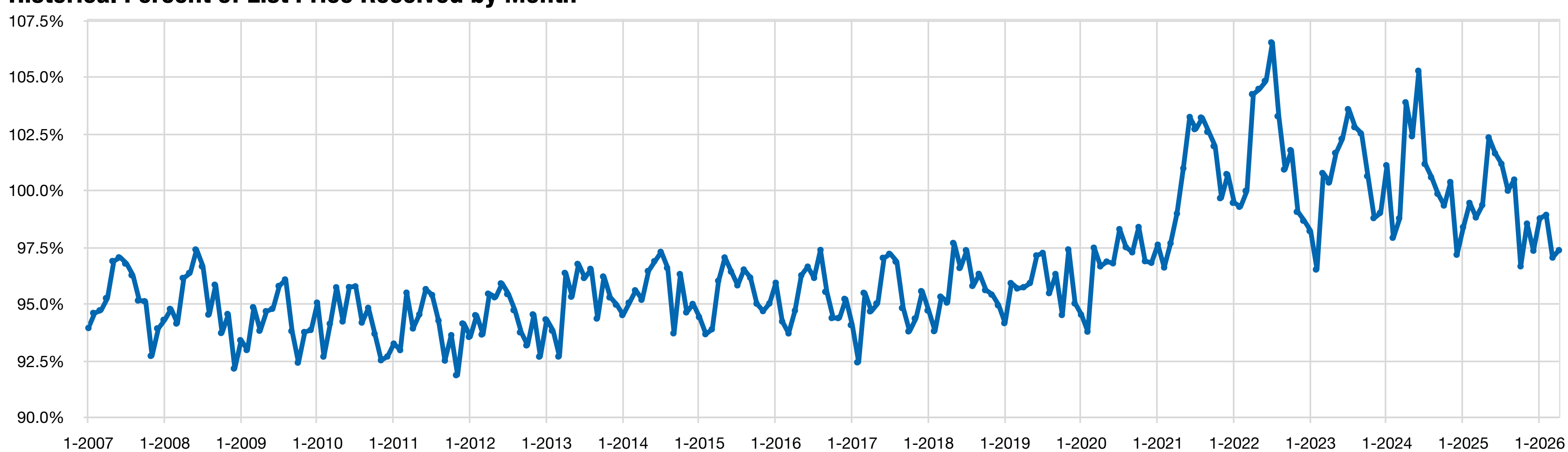
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
March 2026	97.0%	98.8%	- 1.8%
April 2026	**97.3%**	**99.3%**	**- 2.0%**
12-Month Avg*	99.4%	100.5%	- 1.1%

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

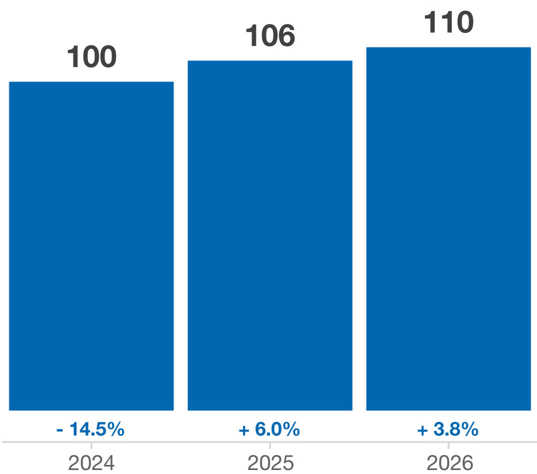
Historical Percent of List Price Received by Month



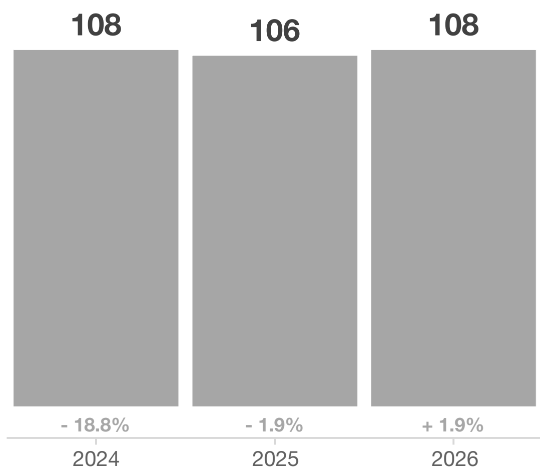
Housing Affordability Index

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.

April

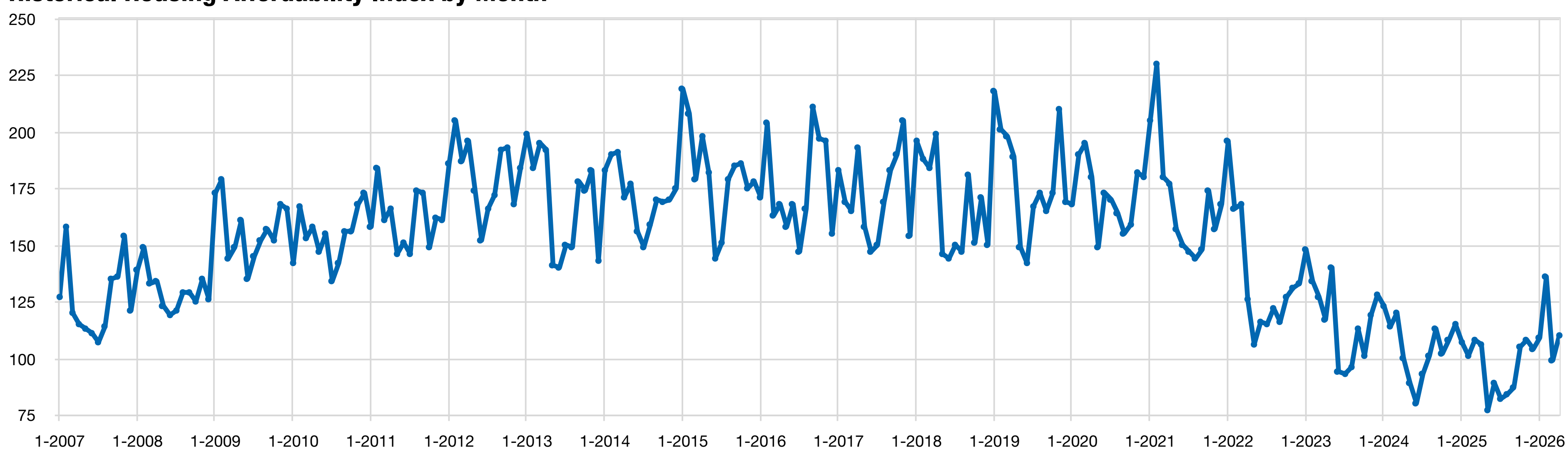


Year to Date



Affordability Index		Prior Year	Percent Change
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%
March 2026	99	108	- 8.3%
April 2026	**110**	**106**	**+ 3.8%**
12-Month Avg	99	102	- 2.9%

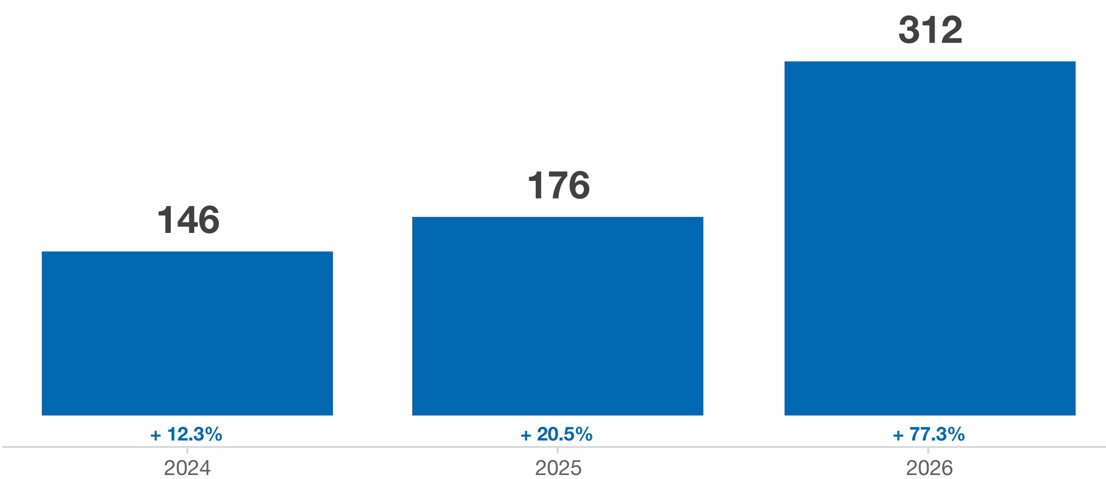
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

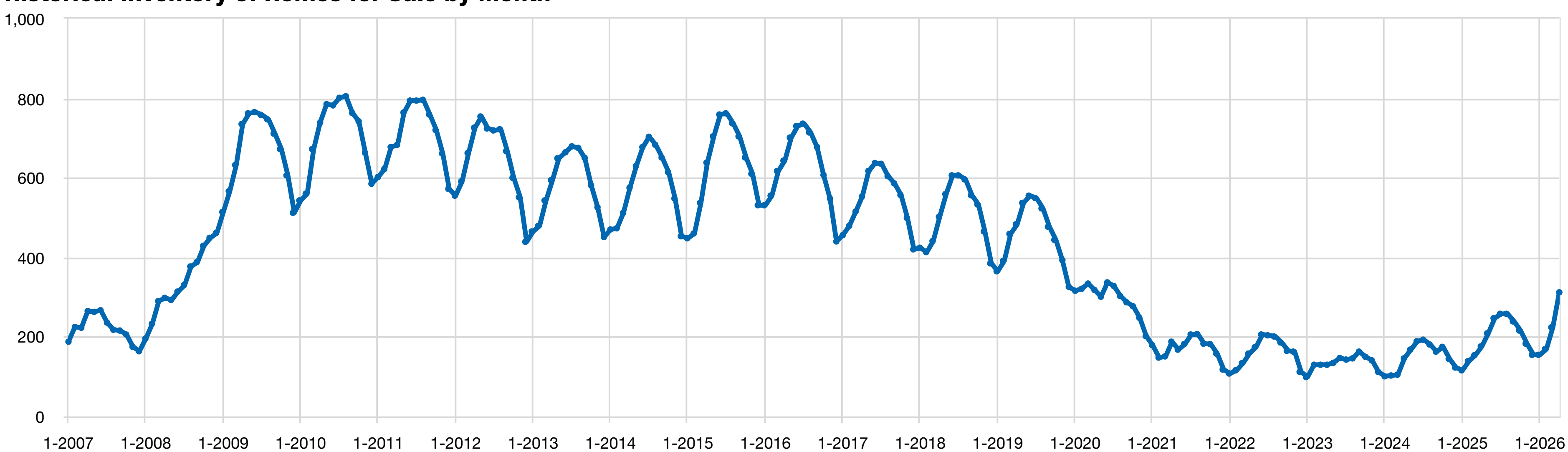
The number of properties available for sale in active status at the end of a given month.

April



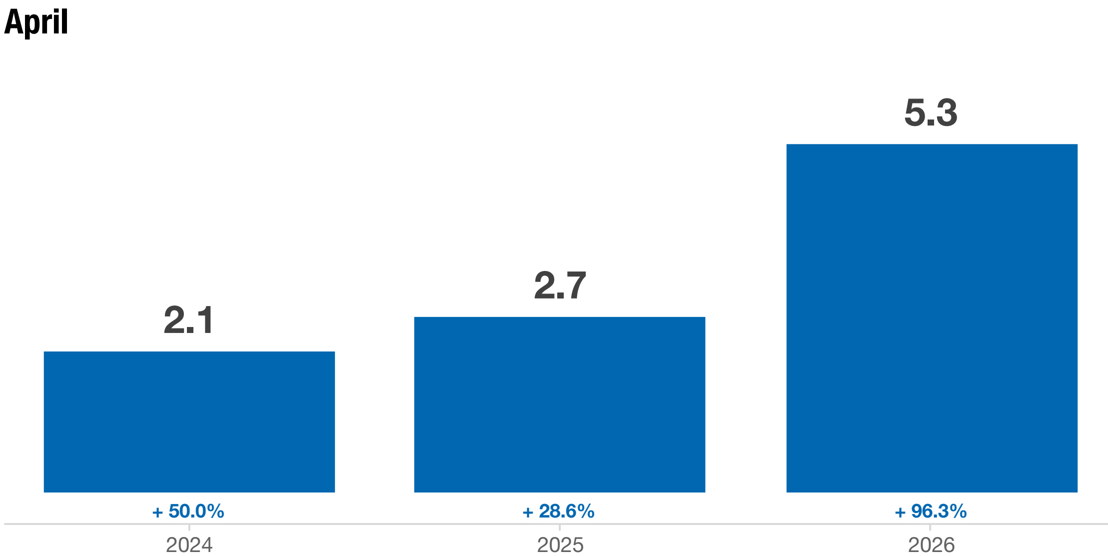
Homes for Sale		Prior Year	Percent Change
May 2025	209	168	+ 24.4%
June 2025	247	189	+ 30.7%
July 2025	258	193	+ 33.7%
August 2025	258	181	+ 42.5%
September 2025	239	163	+ 46.6%
October 2025	216	175	+ 23.4%
November 2025	183	145	+ 26.2%
December 2025	155	123	+ 26.0%
January 2026	155	116	+ 33.6%
February 2026	169	139	+ 21.6%
March 2026	224	154	+ 45.5%
April 2026	**312**	**176**	**+ 77.3%**
12-Month Avg	219	160	+ 36.9%

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.



Months Supply		Prior Year	Percent Change
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	2.7	2.2	+ 22.7%
December 2025	2.3	1.8	+ 27.8%
January 2026	2.3	1.7	+ 35.3%
February 2026	2.5	2.1	+ 19.0%
March 2026	3.4	2.3	+ 47.8%
April 2026	**5.3**	**2.7**	**+ 96.3%**
12-Month Avg*	3.3	2.4	+ 37.7%

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

Historical Months Supply of Inventory by Month