

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 3.2 percent to 130. Pending Sales decreased 45.8 percent to 45. Inventory increased 56.0 percent to 326.

Median Sales Price decreased 25.7 percent from \$422,000 to \$313,750. Days on Market increased 9.5 percent to 23. Months Supply of Inventory increased 71.0 percent to 5.3.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

- 17.3%	- 25.7%	+ 56.0%
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

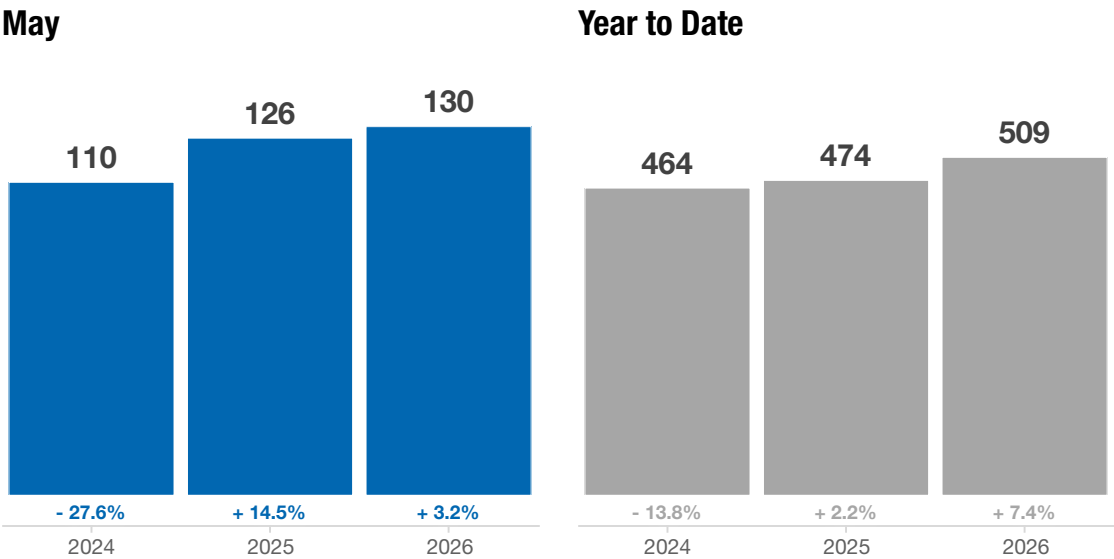
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		126	130	+ 3.2%	474	509	+ 7.4%
Pending Sales		83	45	- 45.8%	340	270	- 20.6%
Closed Sales		75	62	- 17.3%	245	238	- 2.9%
Days on Market Until Sale		21	23	+ 9.5%	32	45	+ 40.6%
Median Sales Price		\$422,000	\$313,750	- 25.7%	\$339,000	\$325,000	- 4.1%
Average Sales Price		\$444,010	\$350,206	- 21.1%	\$383,433	\$356,262	- 7.1%
Percent of List Price Received		102.3%	98.8%	- 3.4%	100.0%	98.2%	- 1.8%
Housing Affordability Index		77	111	+ 44.2%	96	107	+ 11.5%
Inventory of Homes for Sale		209	326	+ 56.0%	—	—	—
Months Supply of Inventory		3.1	5.3	+ 71.0%	—	—	—

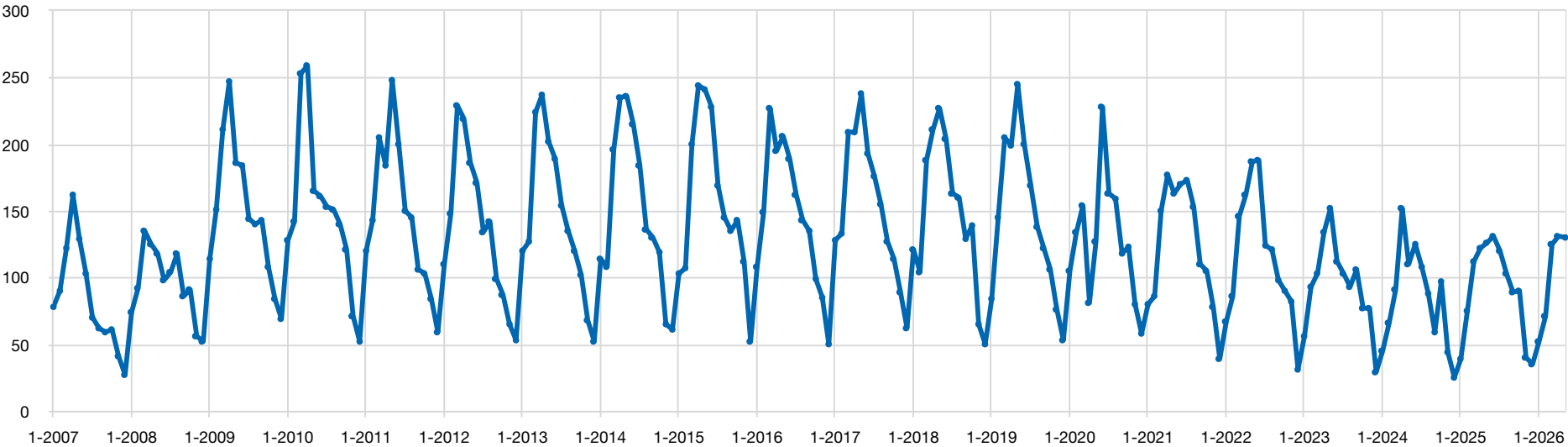
New Listings

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



	New Listings	Prior Year	Percent Change
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	40	44	- 9.1%
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	131	122	+ 7.4%
May 2026	130	126	+ 3.2%
12-Month Avg	93	85	+ 9.4%

Historical New Listings by Month

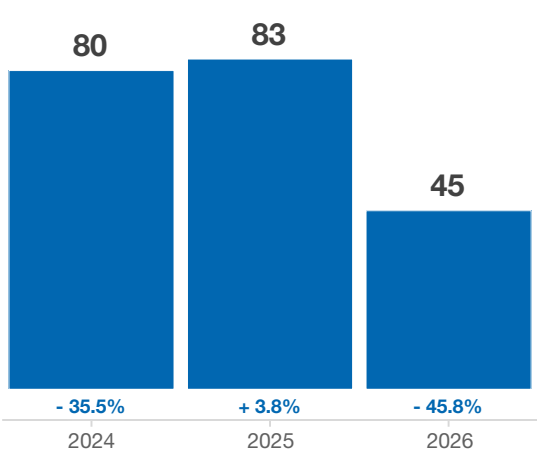


Pending Sales

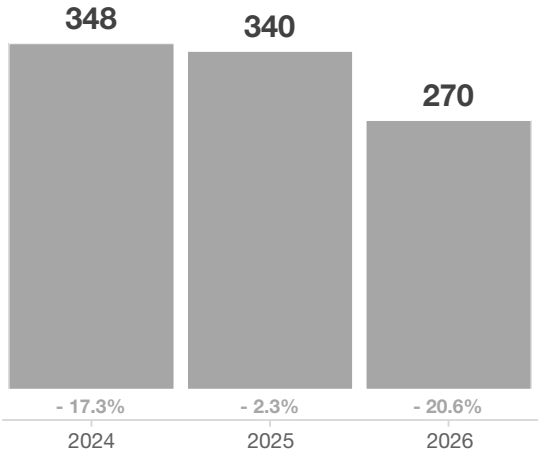
A count of the properties on which offers have been accepted in a given month.



May

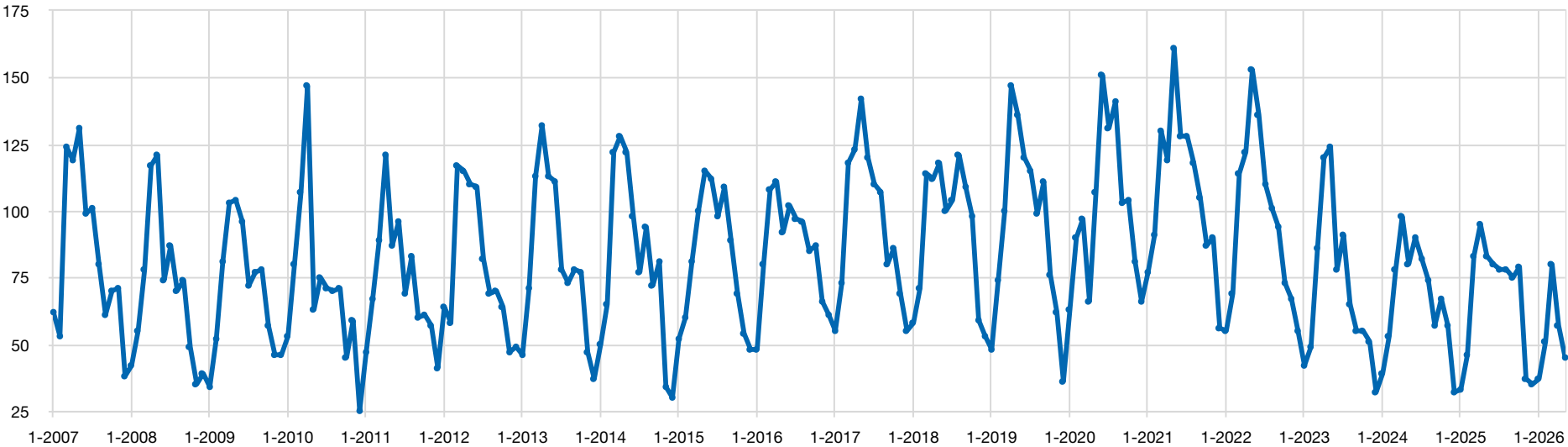


Year to Date



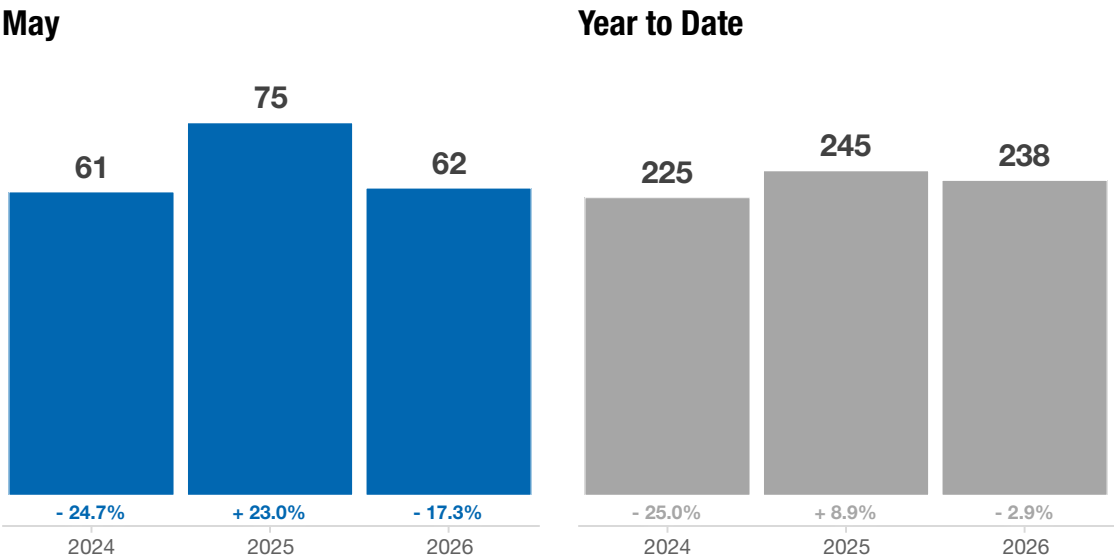
Pending Sales		Prior Year	Percent Change
June 2025	80	90	- 11.1%
July 2025	78	82	- 4.9%
August 2025	78	74	+ 5.4%
September 2025	75	57	+ 31.6%
October 2025	79	67	+ 17.9%
November 2025	37	57	- 35.1%
December 2025	35	32	+ 9.4%
January 2026	37	33	+ 12.1%
February 2026	51	46	+ 10.9%
March 2026	80	83	- 3.6%
April 2026	57	95	- 40.0%
May 2026	45	83	- 45.8%
12-Month Avg	61	67	- 9.0%

Historical Pending Sales by Month



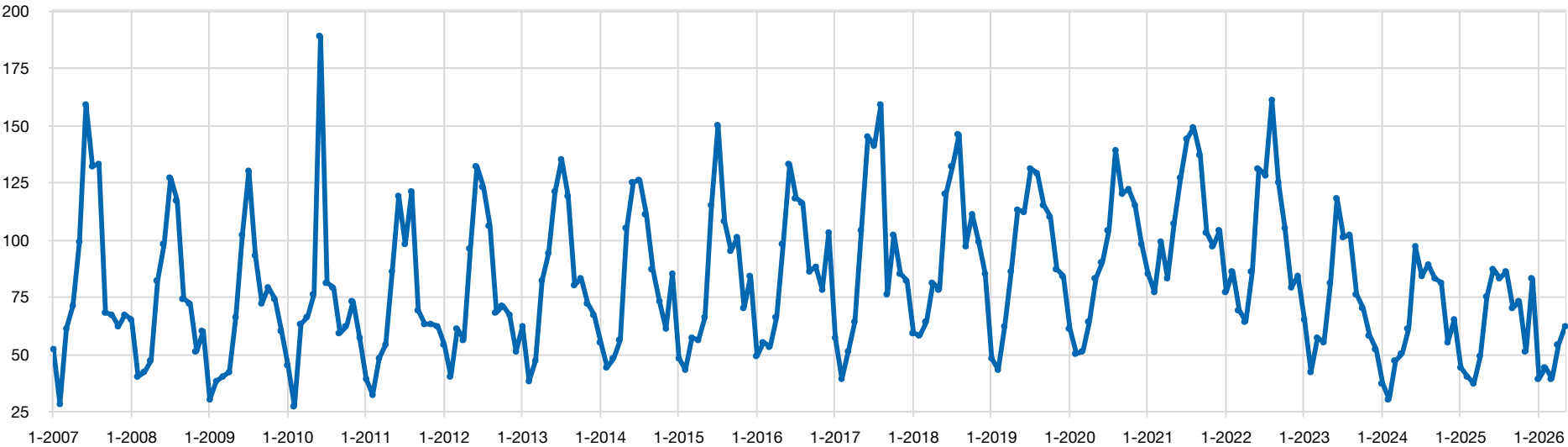
Closed Sales

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



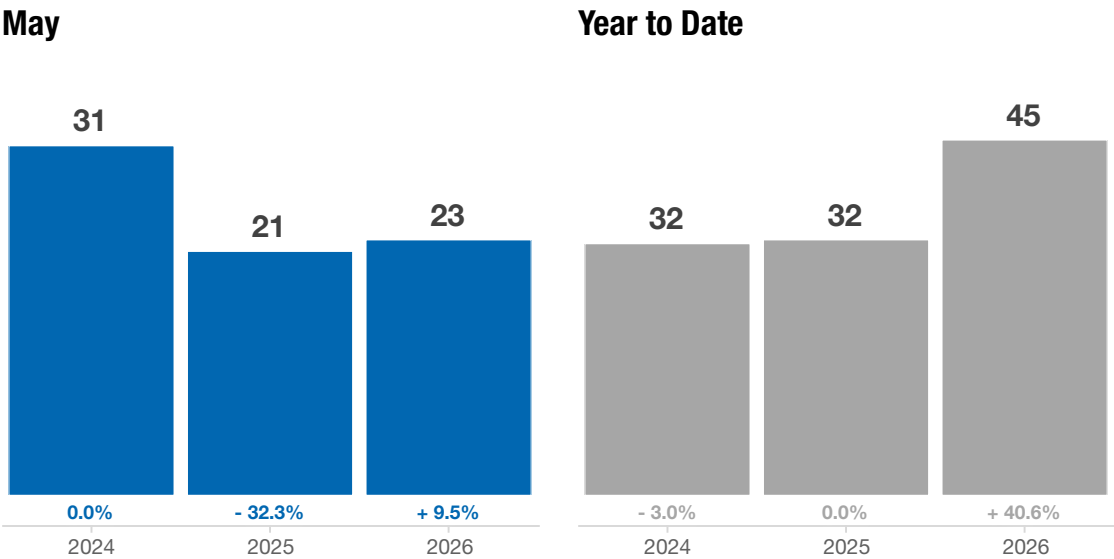
Closed Sales		Prior Year	Percent Change
June 2025	87	97	- 10.3%
July 2025	83	84	- 1.2%
August 2025	86	89	- 3.4%
September 2025	70	83	- 15.7%
October 2025	73	81	- 9.9%
November 2025	51	55	- 7.3%
December 2025	83	65	+ 27.7%
January 2026	39	44	- 11.4%
February 2026	44	40	+ 10.0%
March 2026	39	37	+ 5.4%
April 2026	54	49	+ 10.2%
May 2026	62	75	- 17.3%
12-Month Avg	64	67	- 4.5%

Historical Closed Sales by Month



Days on Market Until Sale

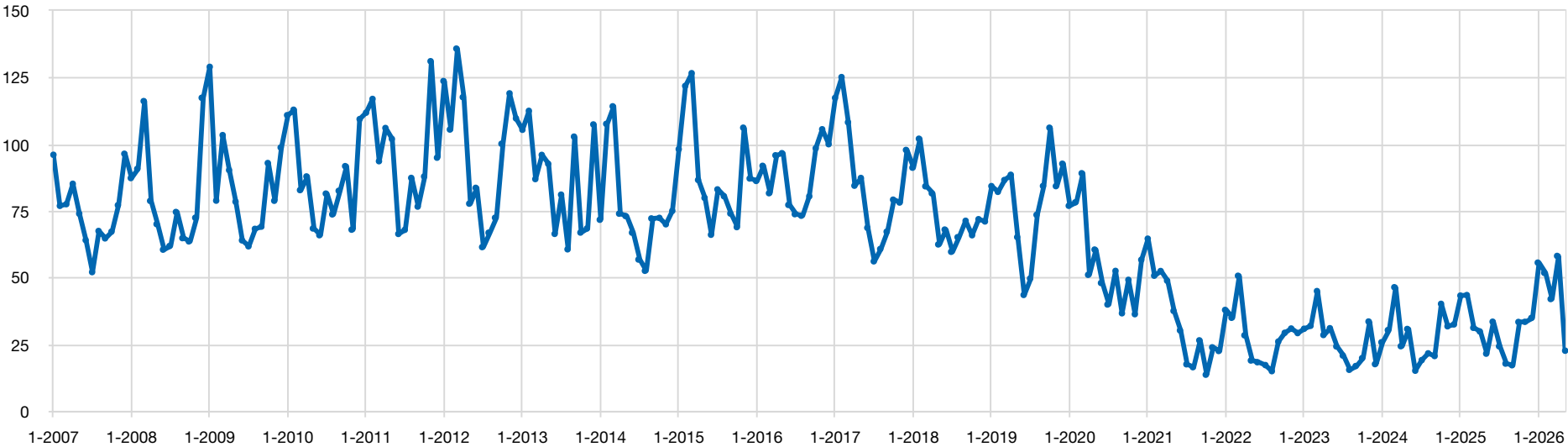
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
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%
May 2026	23	21	+ 9.5%
12-Month Avg*	33	27	+ 21.0%

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

Historical Days on Market Until Sale by Month

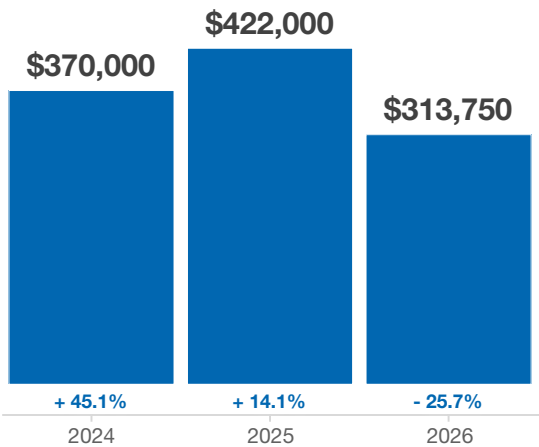


Median Sales Price

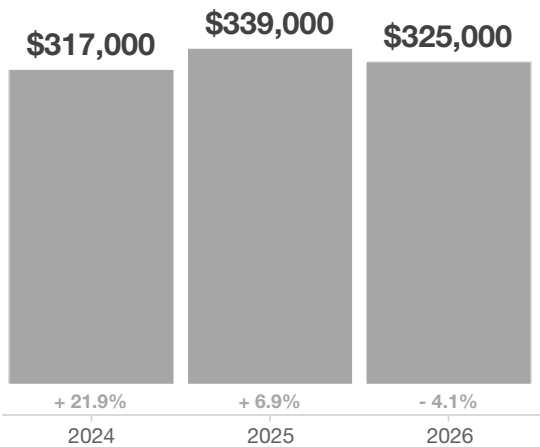
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



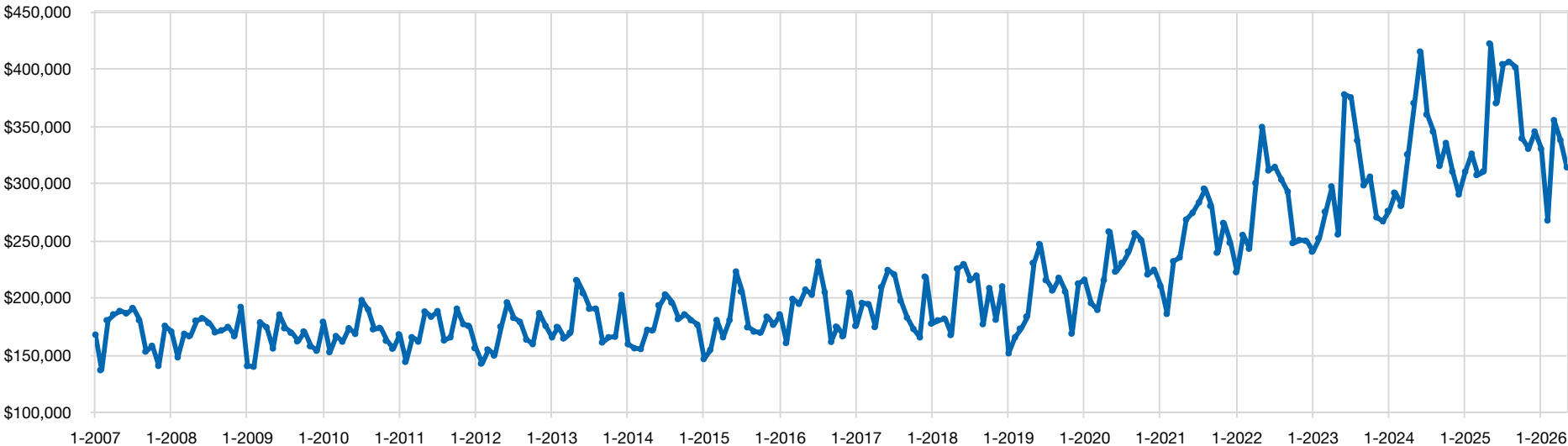
Year to Date



	Median Sales Price	Prior Year	Percent Change
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	\$337,500	\$310,000	+ 8.9%
May 2026	\$313,750	\$422,000	- 25.7%
12-Month Avg*	\$360,000	\$340,000	+ 5.9%

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

Historical Median Sales Price by Month

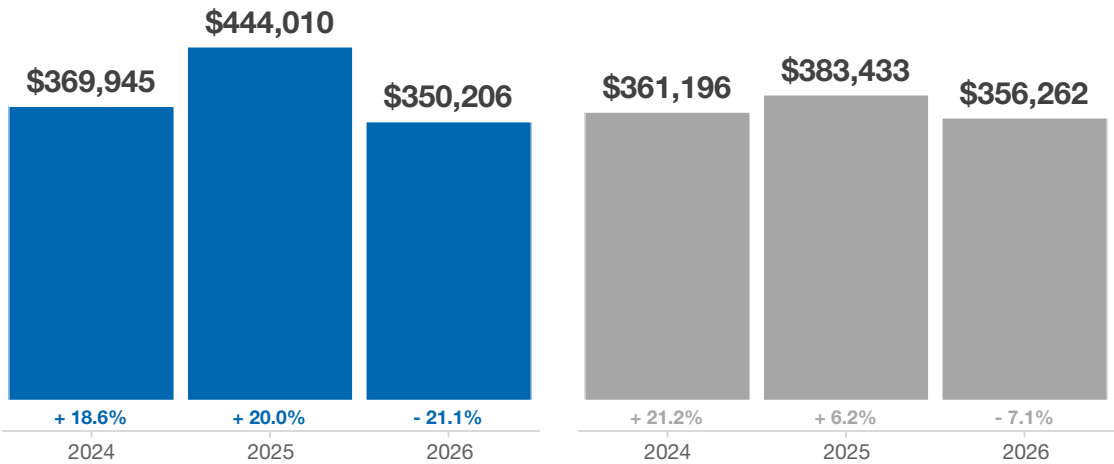


Average Sales Price

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



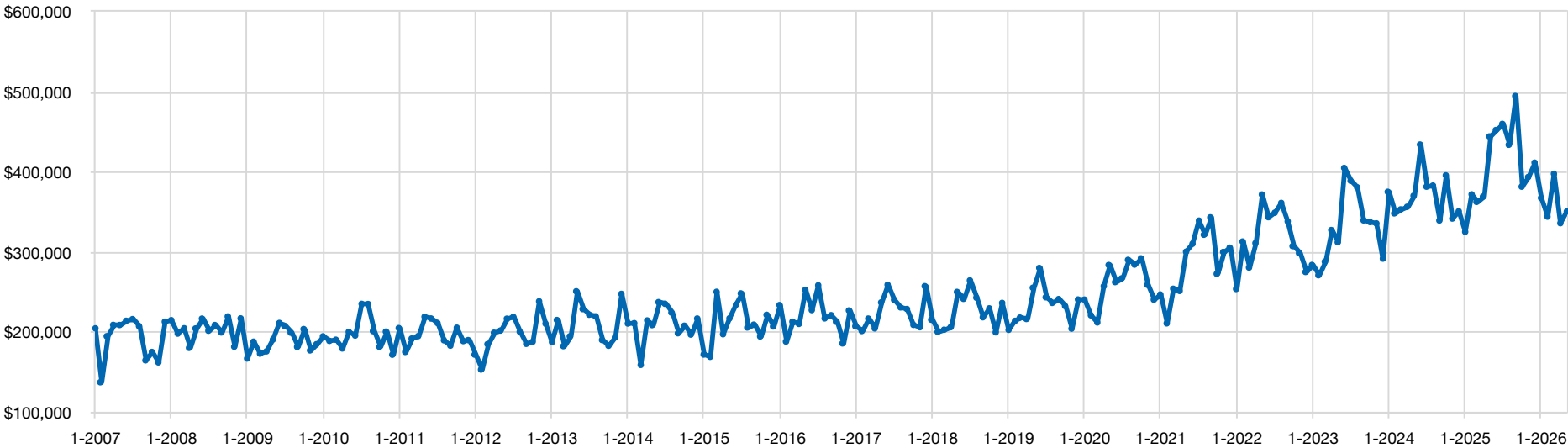
May



Avg. Sales Price	Prior Year	Percent Change
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	\$335,668	\$368,863 - 9.0%
May 2026	\$350,206	\$444,010 - 21.1%
12-Month Avg*	\$410,137	\$380,273 + 7.9%

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

Historical Average Sales Price by Month

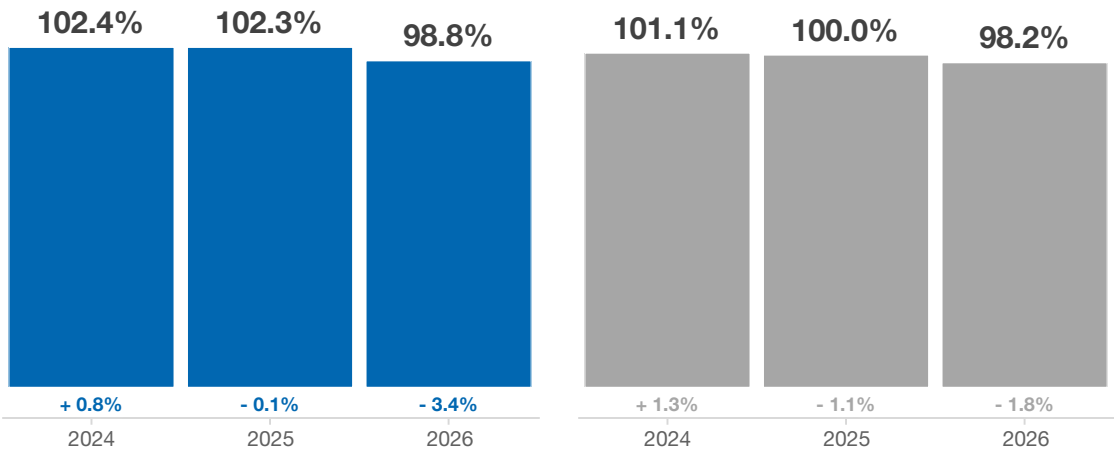


Percent of List Price Received

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.



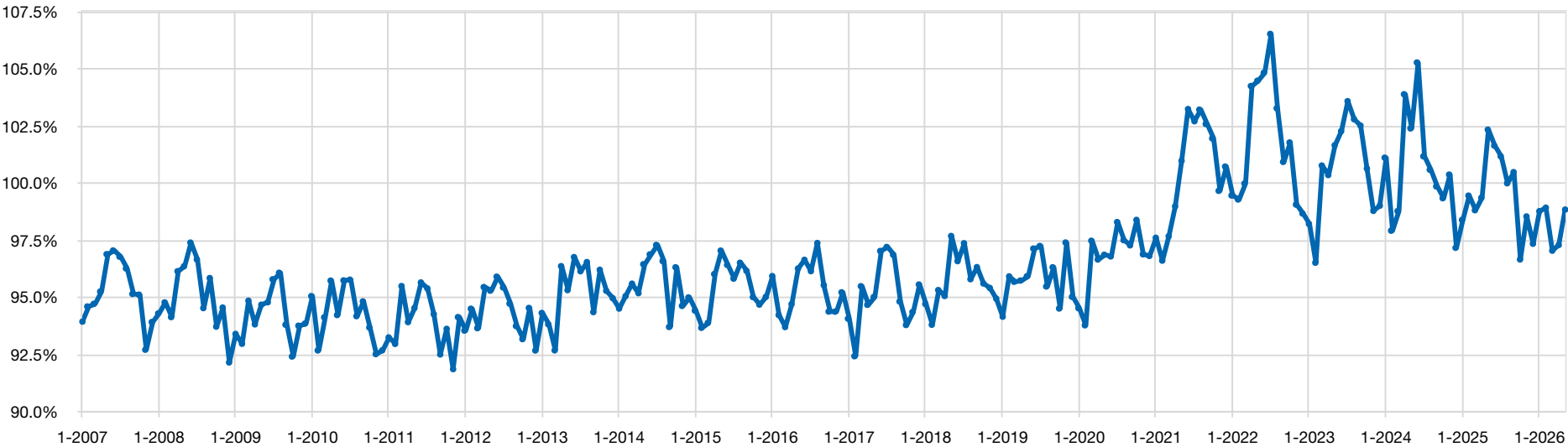
May



	Pct. of List Price Received	Prior Year	Percent Change
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%
May 2026	98.8%	102.3%	- 3.4%
12-Month Avg*	99.1%	100.5%	- 1.4%

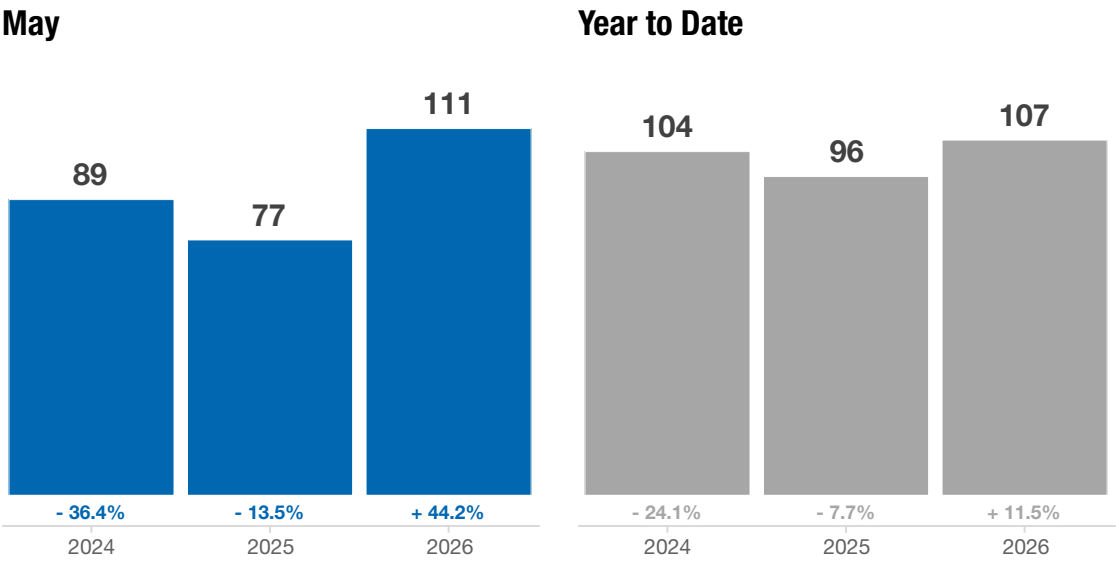
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



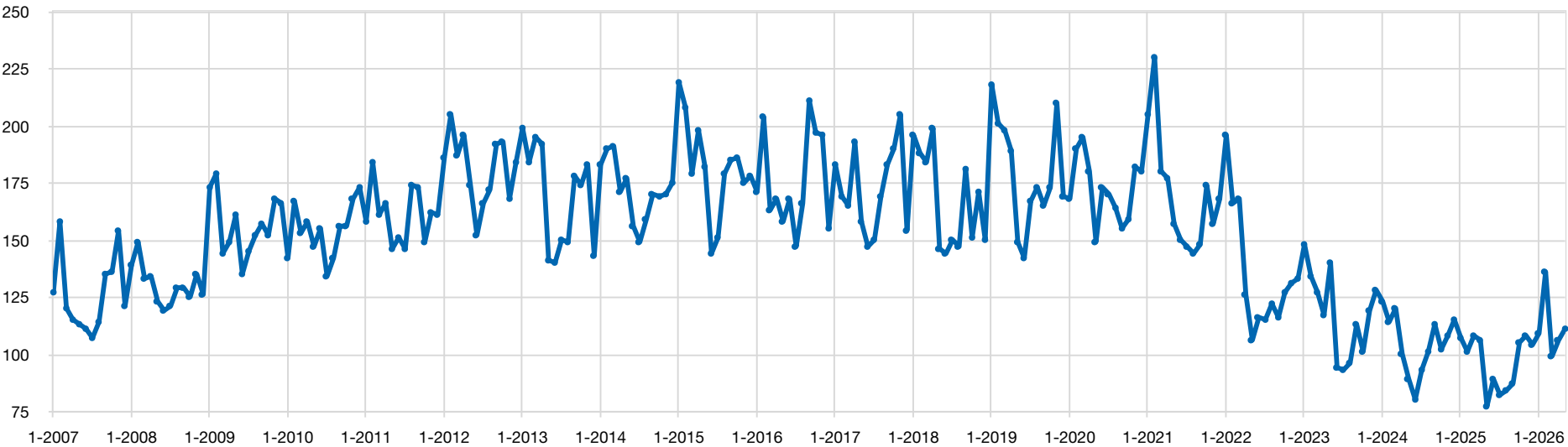
Housing Affordability Index

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.



	Affordability Index	Prior Year	Percent Change
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	106	106	0.0%
May 2026	111	77	+ 44.2%
12-Month Avg	102	101	+ 1.0%

Historical Housing Affordability Index by Month

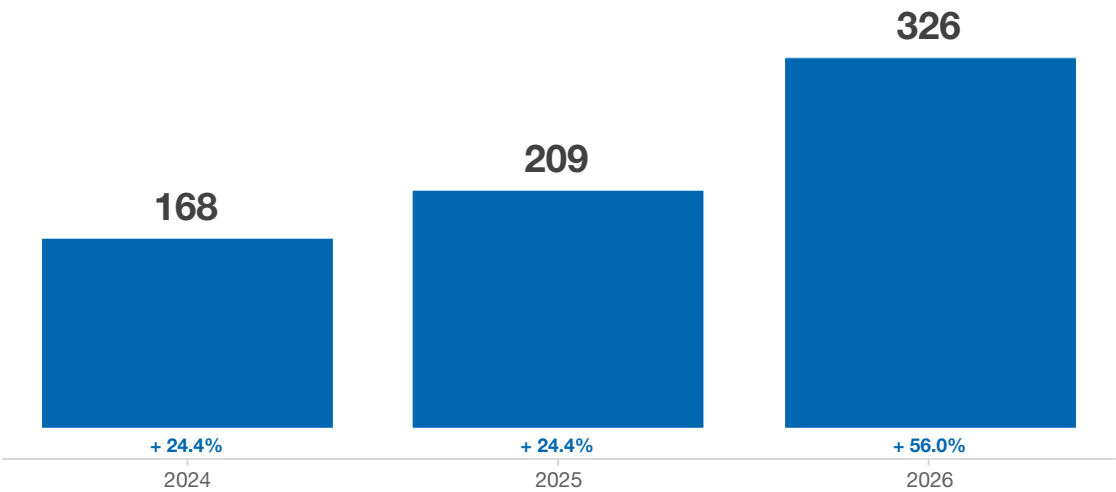


Inventory of Homes for Sale

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

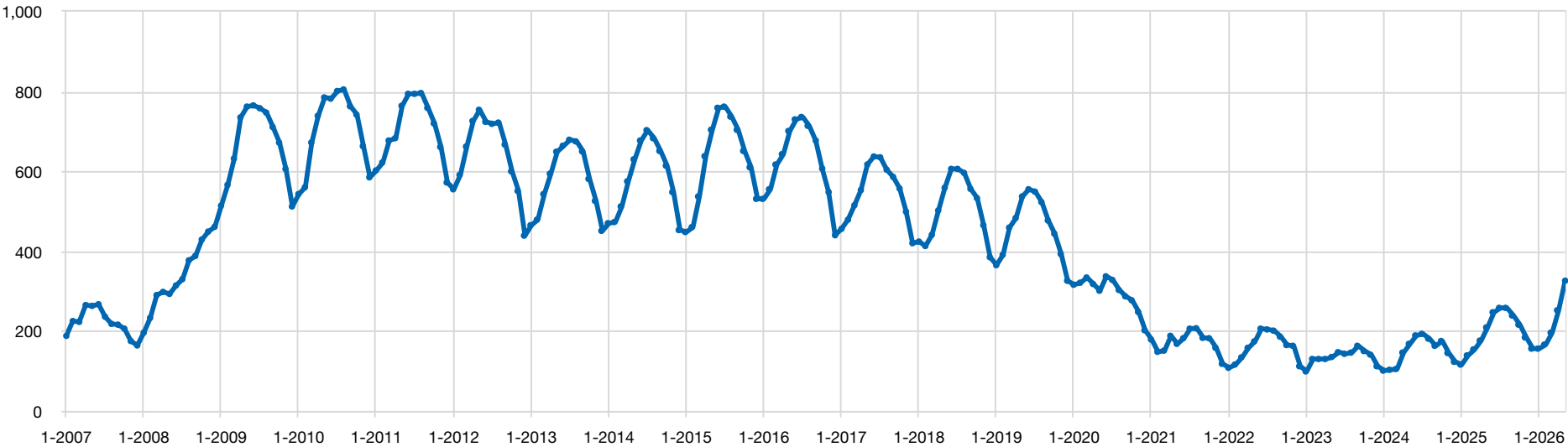


May



Homes for Sale		Prior Year	Percent Change
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	184	145	+ 26.9%
December 2025	156	123	+ 26.8%
January 2026	156	116	+ 34.5%
February 2026	166	139	+ 19.4%
March 2026	196	154	+ 27.3%
April 2026	252	176	+ 43.2%
May 2026	326	209	+ 56.0%
12-Month Avg	221	164	+ 34.8%

Historical Inventory of Homes for Sale by Month

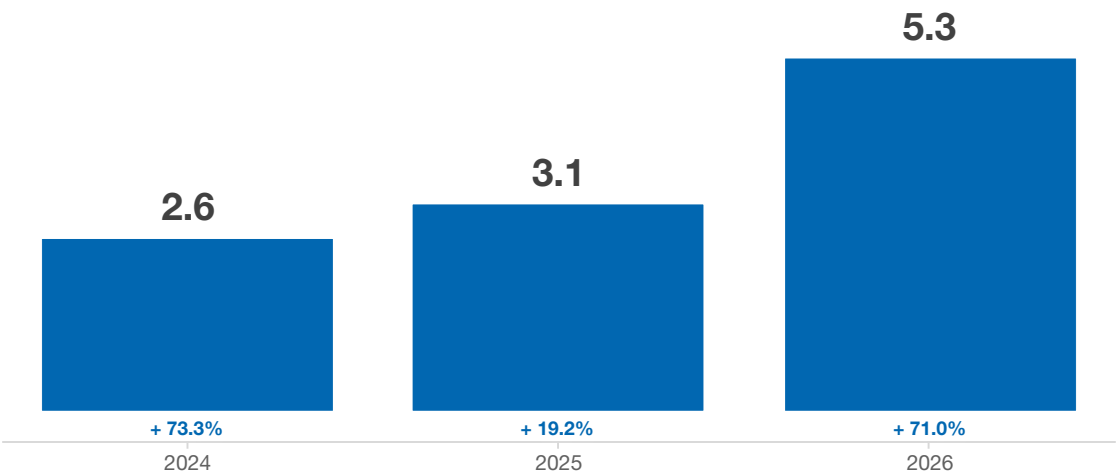


Months Supply of Inventory

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.



May



Months Supply		Prior Year	Percent Change
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	2.8	2.2	+ 27.3%
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	2.9	2.3	+ 26.1%
April 2026	3.9	2.7	+ 44.4%
May 2026	5.3	3.1	+ 71.0%
12-Month Avg*	3.4	2.5	+ 36.3%

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

Historical Months Supply of Inventory by Month

