Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 15.8 percent to 101. Pending Sales decreased 67.9 percent to 25. Inventory increased 35.3 percent to 349.

Median Sales Price increased 5.7 percent from $404,000 to $427,000. Days on Market increased 4.2 percent to 25. Months Supply of Inventory increased 43.6 percent to 5.6.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

+ 32.5%	+ 5.7%	+ 35.3%
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

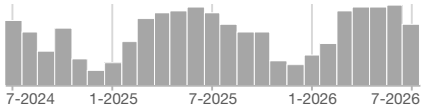
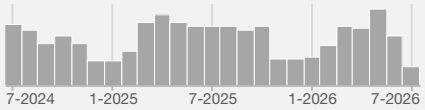
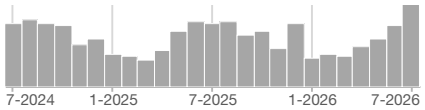
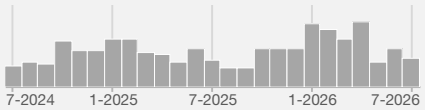
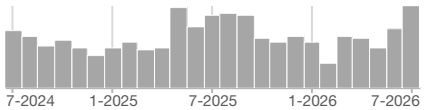
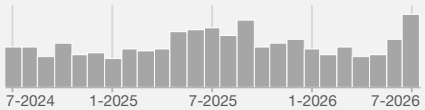
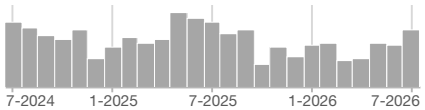
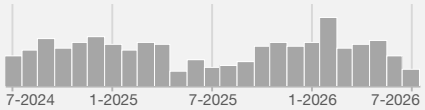
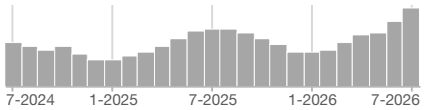
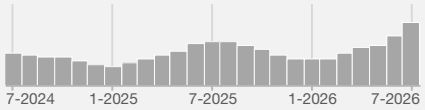
Residential activity in the Ithaca Multiple Listing Service composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Current as of August 10, 2026. All data from the NYS MLS, LLC. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

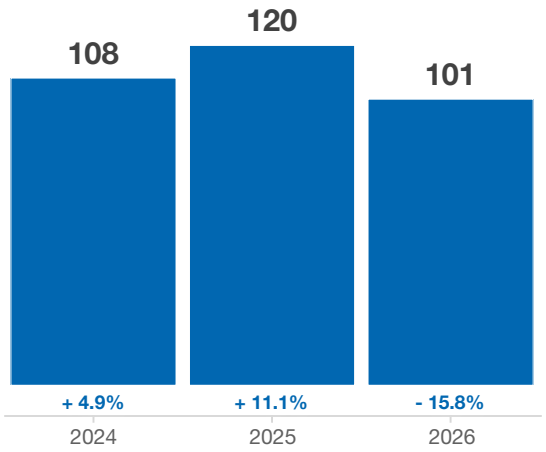
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		120	**101**	- 15.8%	725	**745**	+ 2.8%
Pending Sales		78	**25**	- 67.9%	498	**442**	- 11.2%
Closed Sales		83	**110**	+ 32.5%	415	**434**	+ 4.6%
Days on Market Until Sale		24	**25**	+ 4.2%	31	**38**	+ 22.6%
Median Sales Price		$404,000	**$427,000**	+ 5.7%	$360,000	**$360,000**	0.0%
Average Sales Price		$459,708	**$521,206**	+ 13.4%	$413,070	**$406,874**	- 1.5%
Percent of List Price Received		101.2%	**100.3%**	- 0.9%	100.6%	**98.8%**	- 1.8%
Housing Affordability Index		82	**80**	- 2.4%	92	**95**	+ 3.3%
Inventory of Homes for Sale		258	**349**	+ 35.3%	—	**—**	—
Months Supply of Inventory		3.9	**5.6**	+ 43.6%	—	**—**	—

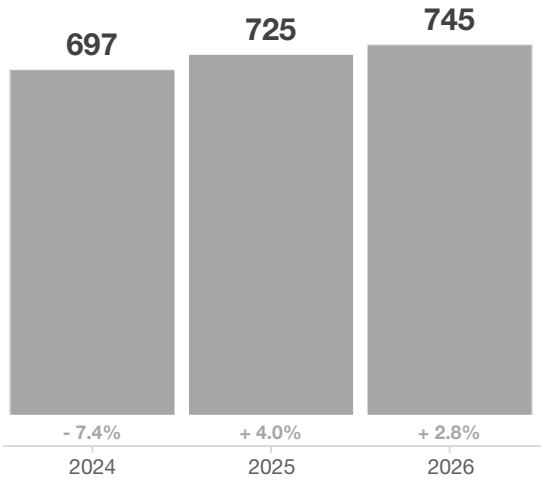
New Listings

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

July

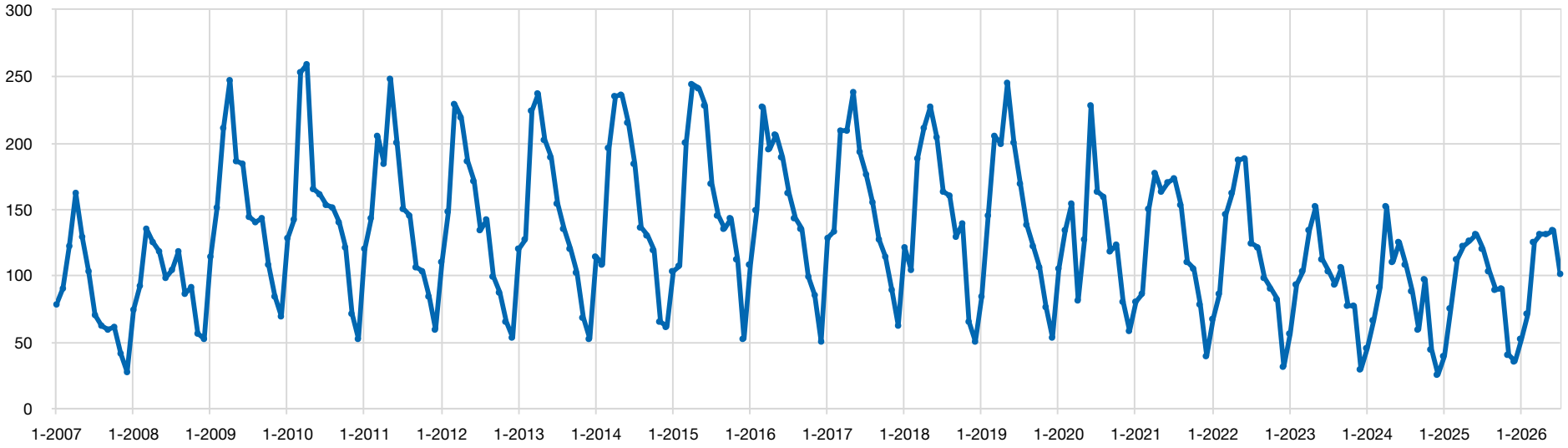


Year to Date



New Listings		Prior Year	Percent Change
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	131	126	+ 4.0%
June 2026	134	131	+ 2.3%
July 2026	**101**	**120**	**- 15.8%**
12-Month Avg	92	87	+ 5.7%

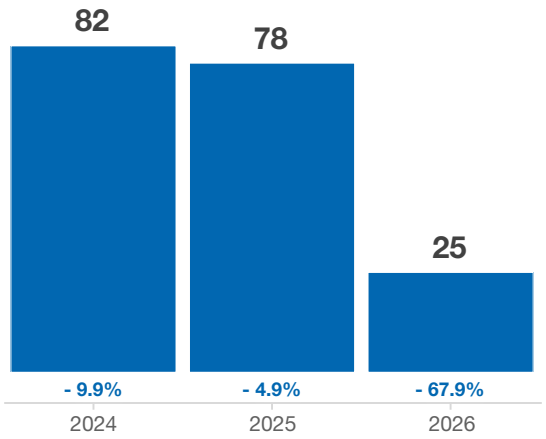
Historical New Listings by Month



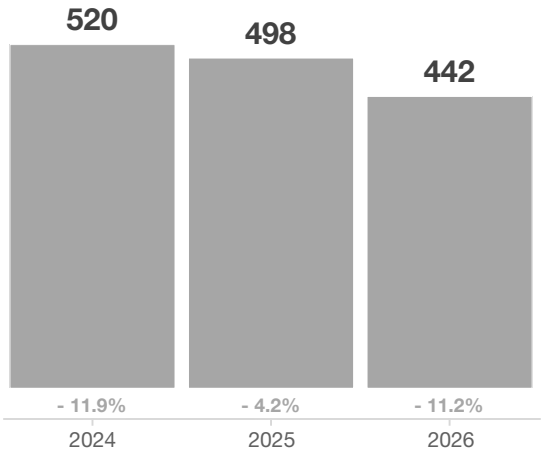
Pending Sales

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

July

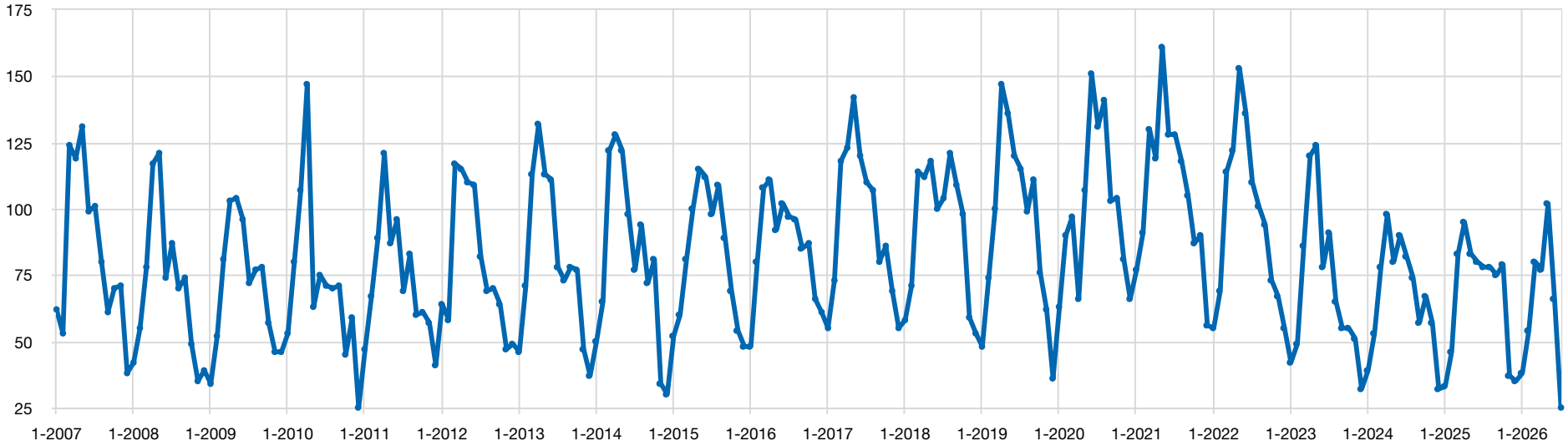


Year to Date



Pending Sales		Prior Year	Percent Change
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	38	33	+ 15.2%
February 2026	54	46	+ 17.4%
March 2026	80	83	- 3.6%
April 2026	77	95	- 18.9%
May 2026	102	83	+ 22.9%
June 2026	66	80	- 17.5%
July 2026	**25**	**78**	**- 67.9%**
12-Month Avg	62	65	- 4.6%

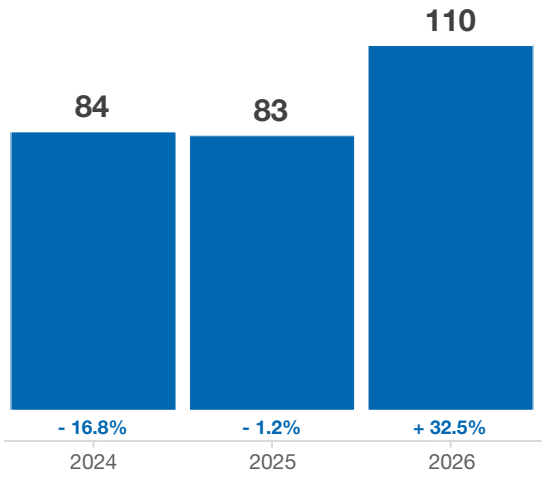
Historical Pending Sales by Month



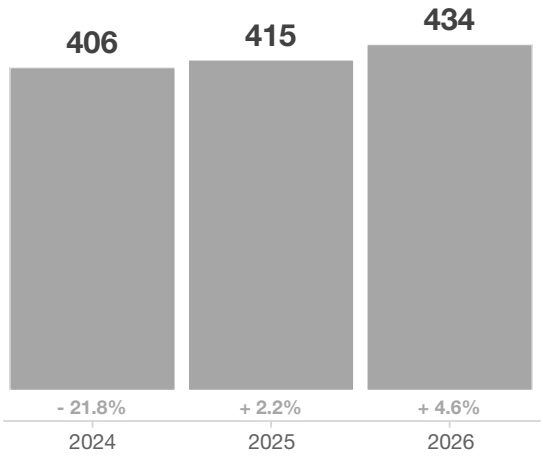
Closed Sales

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

July

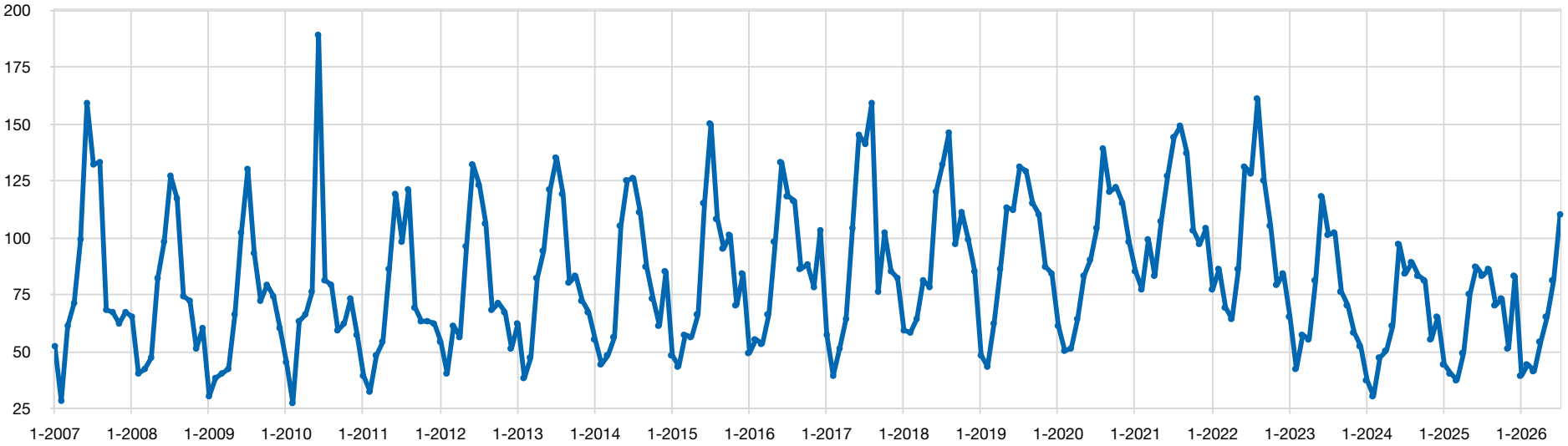


Year to Date



Closed Sales		Prior Year	Percent Change
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	41	37	+ 10.8%
April 2026	54	49	+ 10.2%
May 2026	65	75	- 13.3%
June 2026	81	87	- 6.9%
July 2026	**110**	**83**	**+ 32.5%**
12-Month Avg	66	66	0.0%

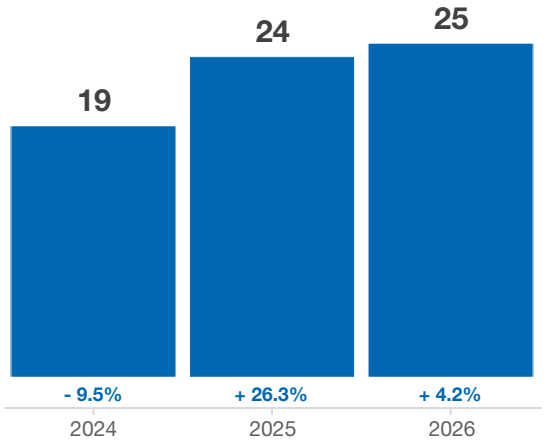
Historical Closed Sales by Month



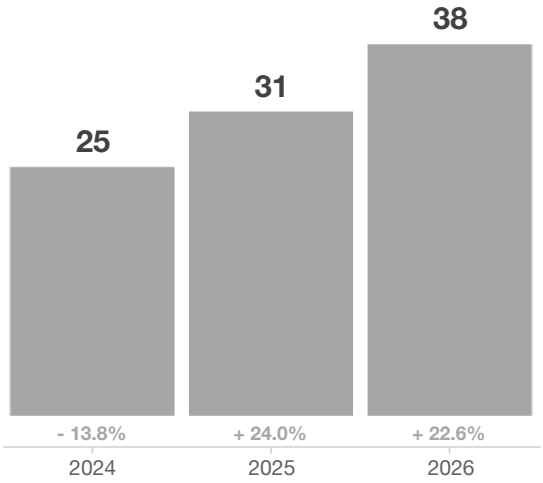
Days on Market Until Sale

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

July



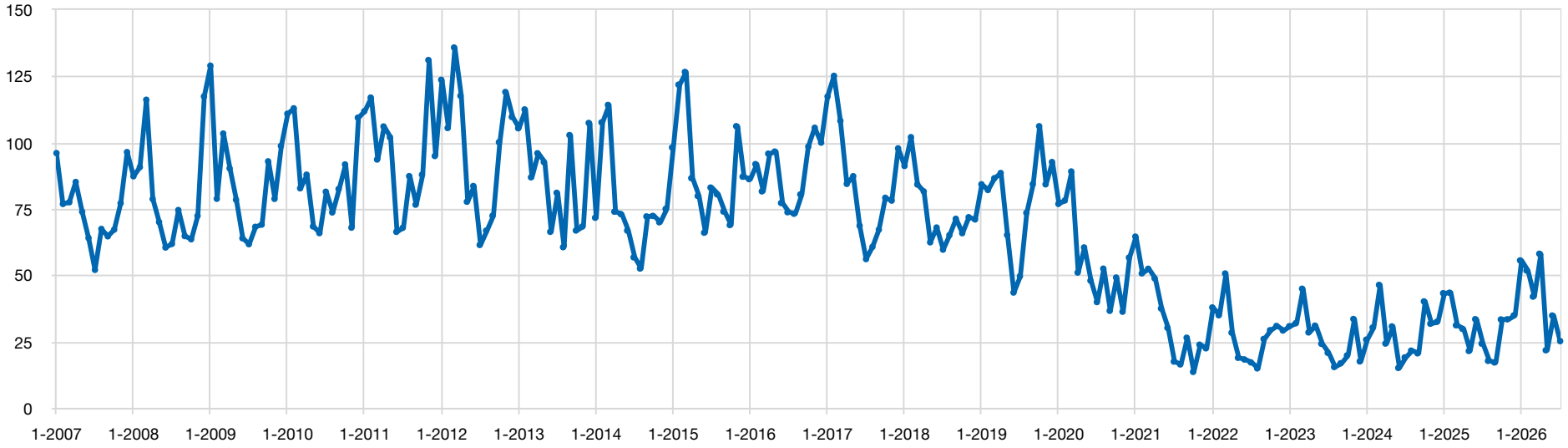
Year to Date



Days on Market		Prior Year	Percent Change
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	22	21	+ 4.8%
June 2026	35	33	+ 6.1%
July 2026	**25**	**24**	**+ 4.2%**
12-Month Avg*	33	30	+ 9.6%

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

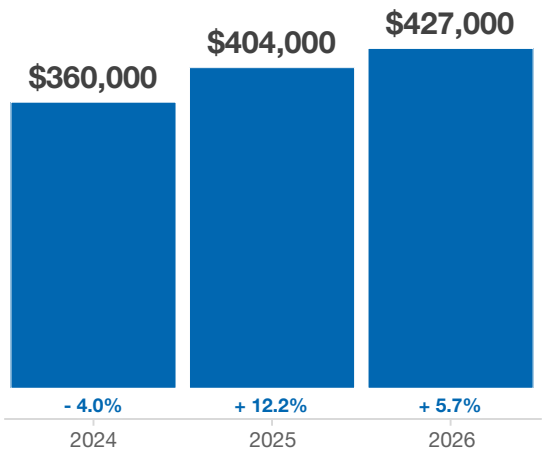
Historical Days on Market Until Sale by Month



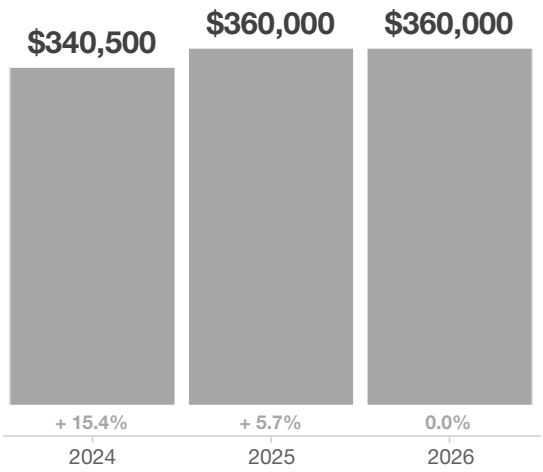
Median Sales Price

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

July



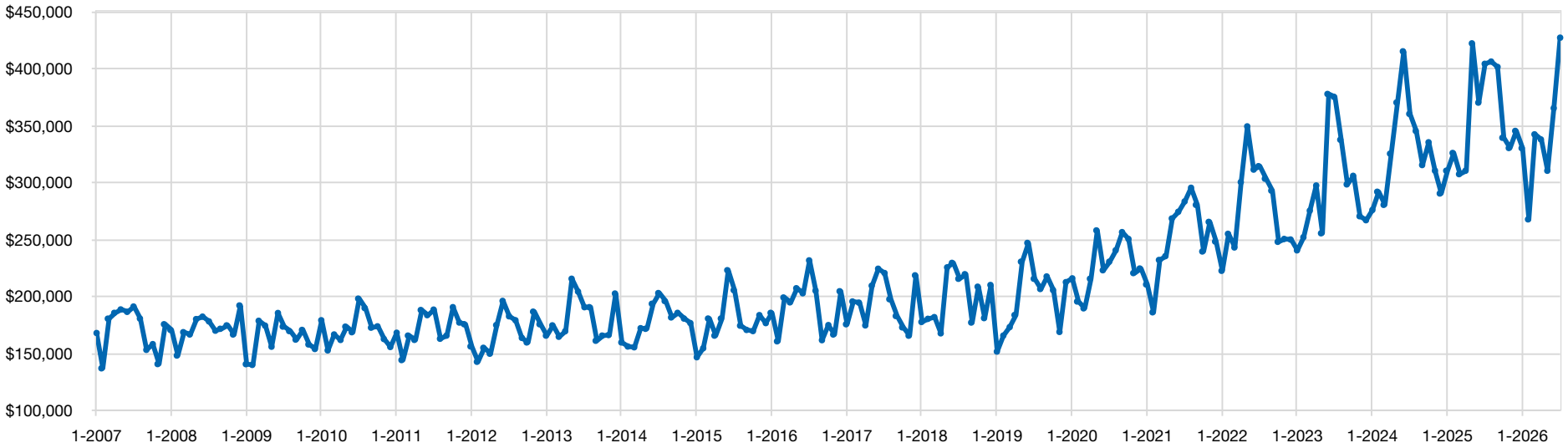
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$342,000	$307,000	+ 11.4%
April 2026	$337,500	$310,000	+ 8.9%
May 2026	$310,000	$422,000	- 26.5%
June 2026	$365,000	$369,900	- 1.3%
July 2026	**$427,000**	**$404,000**	**+ 5.7%**
12-Month Avg*	$360,500	$340,000	+ 6.0%

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

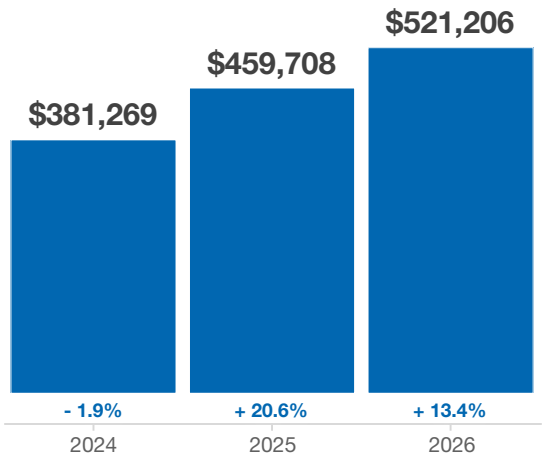
Historical Median Sales Price by Month



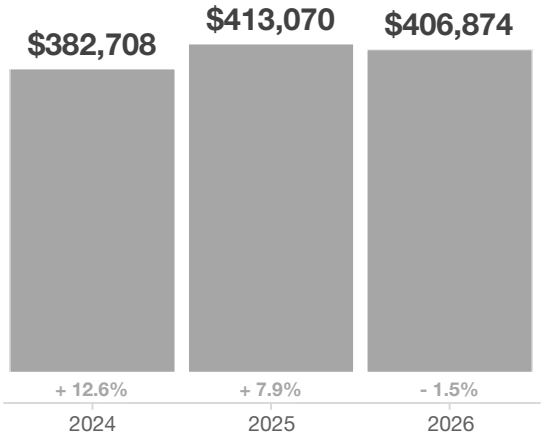
Average Sales Price

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

July



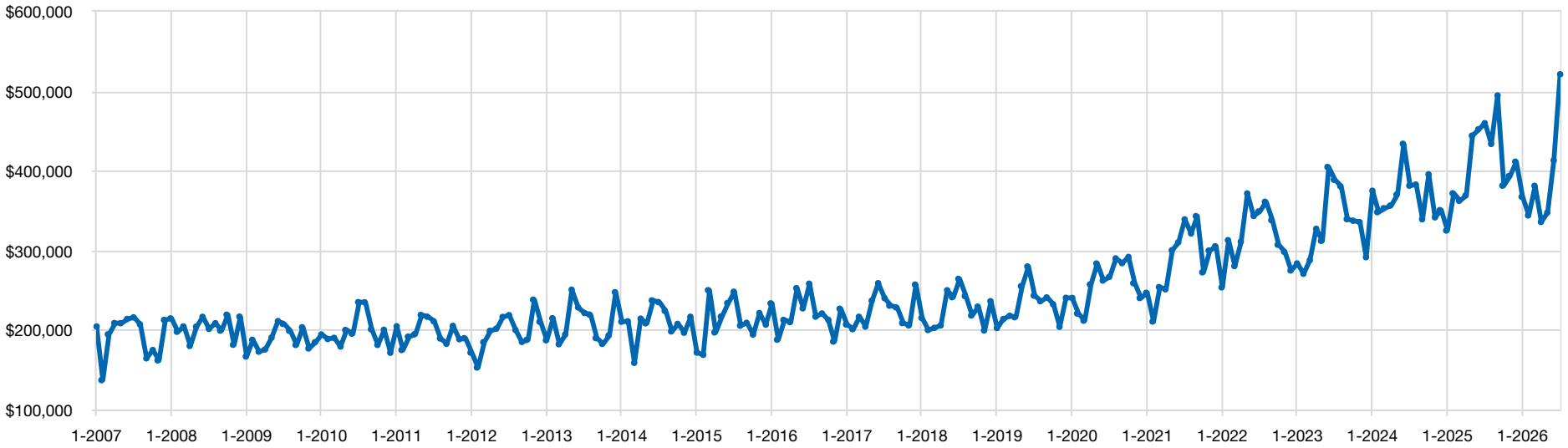
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$381,044	$362,266	+ 5.2%
April 2026	$335,668	$368,863	- 9.0%
May 2026	$347,502	$444,010	- 21.7%
June 2026	$413,093	$452,039	- 8.6%
July 2026	**$521,206**	**$459,708**	**+ 13.4%**
12-Month Avg*	$414,713	$389,861	+ 6.4%

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

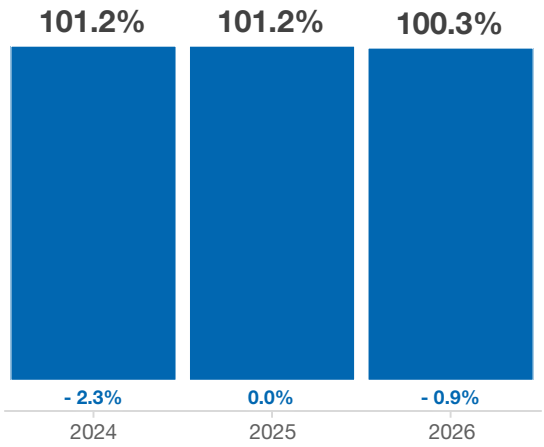
Historical Average Sales Price by Month



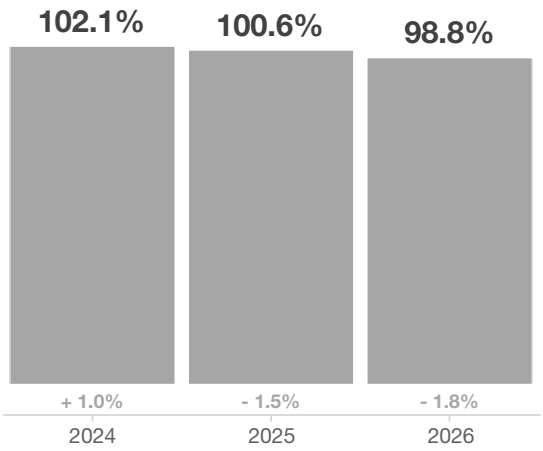
Percent of List Price Received

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.

July



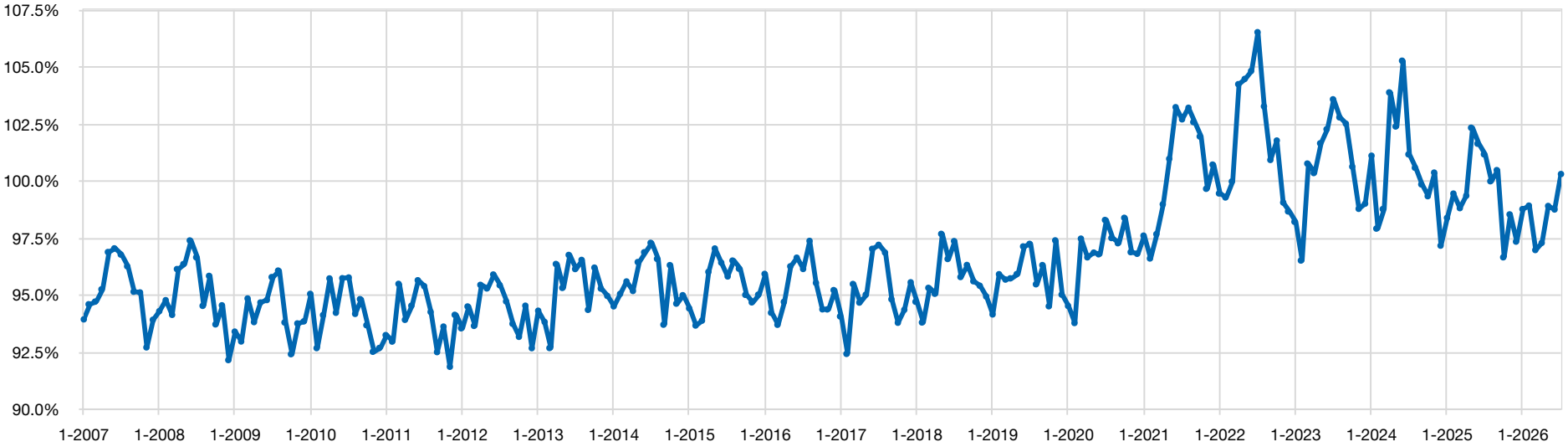
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	98.9%	102.3%	- 3.3%
June 2026	98.7%	101.6%	- 2.9%
July 2026	**100.3%**	**101.2%**	**- 0.9%**
12-Month Avg*	98.7%	100.1%	- 1.4%

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

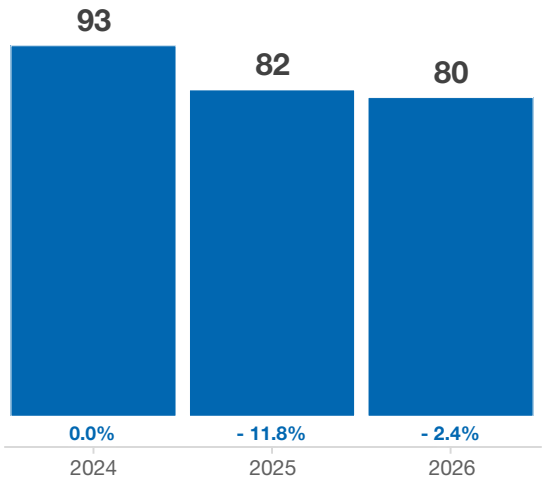
Historical Percent of List Price Received by Month



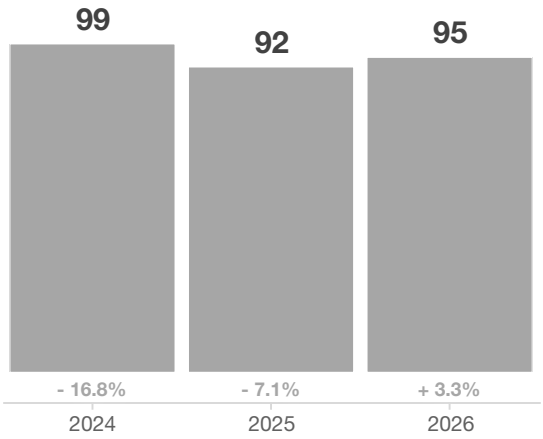
Housing Affordability Index

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.

July

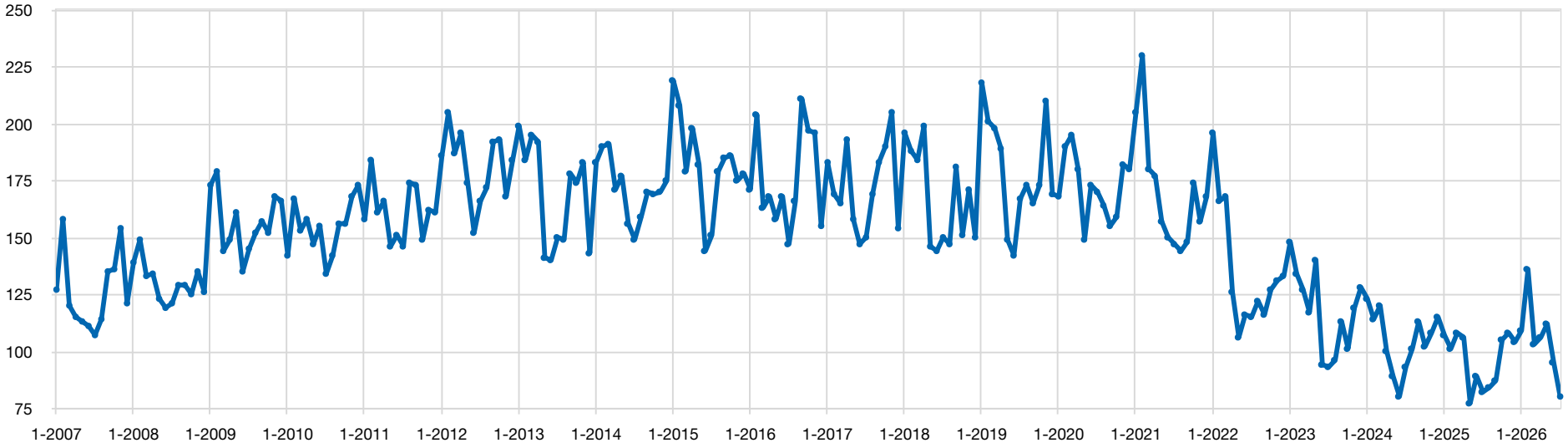


Year to Date



Affordability Index		Prior Year	Percent Change
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	103	108	- 4.6%
April 2026	106	106	0.0%
May 2026	112	77	+ 45.5%
June 2026	95	89	+ 6.7%
July 2026	**80**	**82**	**- 2.4%**
12-Month Avg	102	101	+ 1.0%

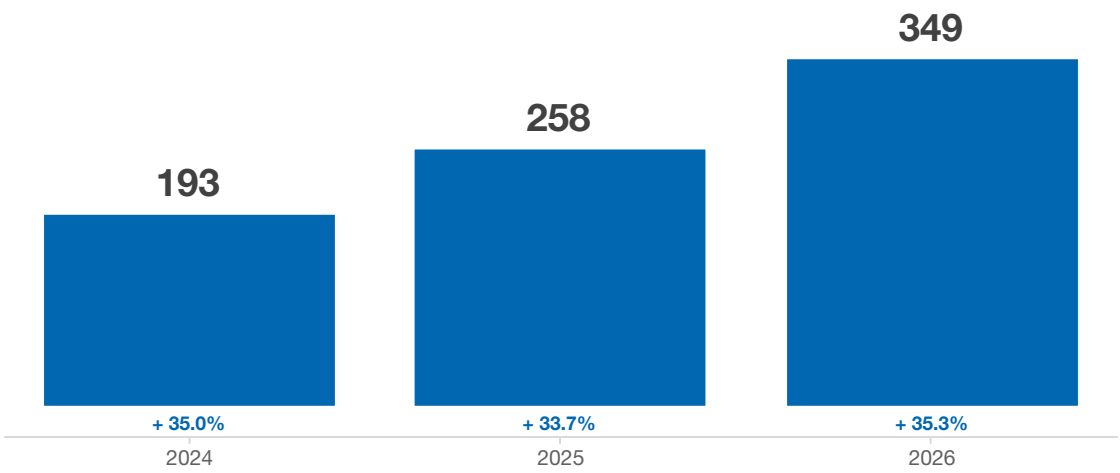
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

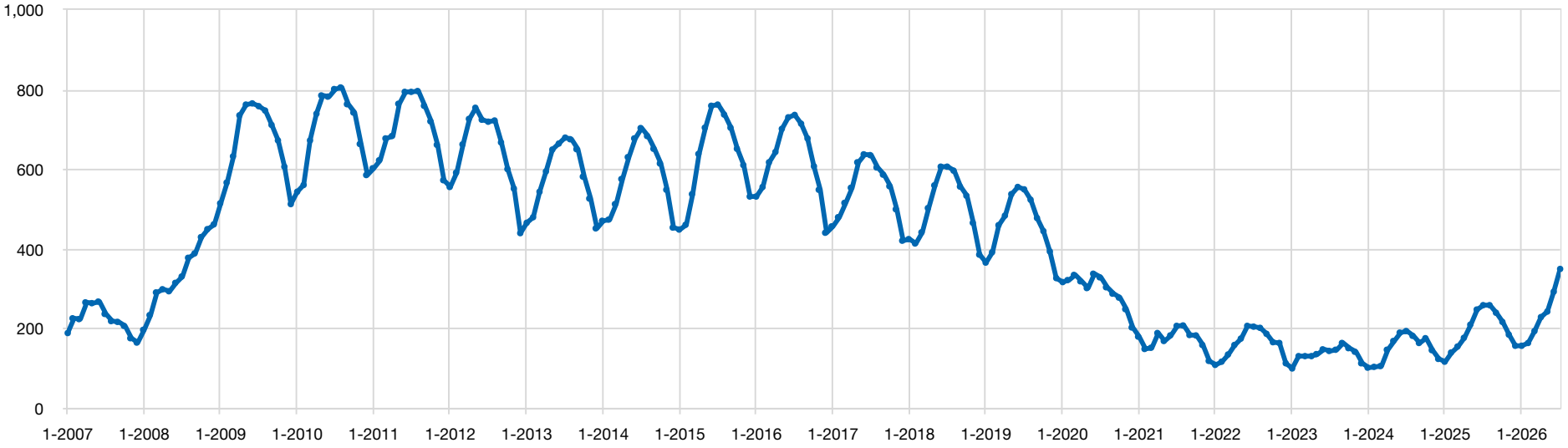
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale		Prior Year	Percent Change
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	163	139	+ 17.3%
March 2026	193	154	+ 25.3%
April 2026	228	176	+ 29.5%
May 2026	242	209	+ 15.8%
June 2026	292	247	+ 18.2%
July 2026	**349**	**258**	**+ 35.3%**
12-Month Avg	223	174	+ 28.2%

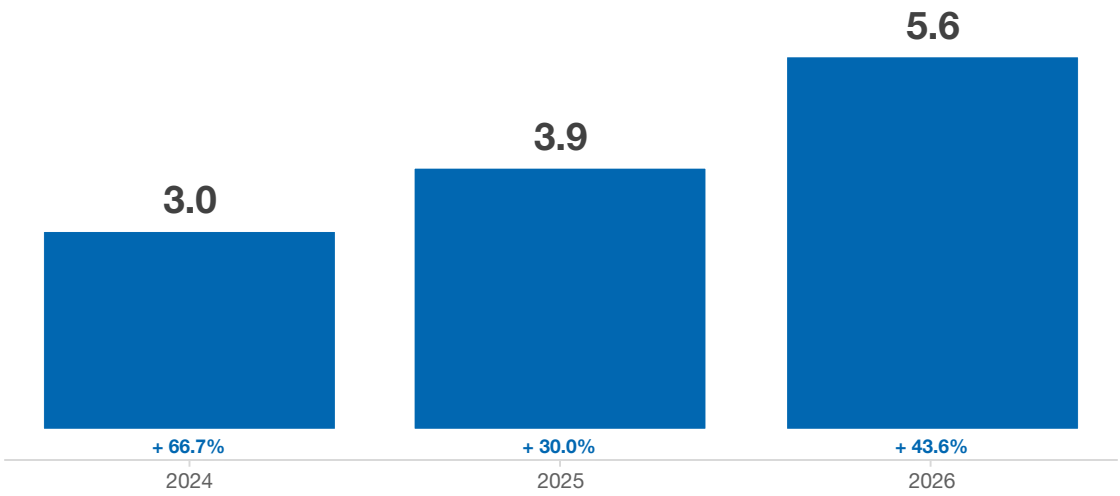
Historical Inventory of Homes for Sale by Month



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.

July



Months Supply		Prior Year	Percent Change
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	2.4	2.1	+ 14.3%
March 2026	2.9	2.3	+ 26.1%
April 2026	3.4	2.7	+ 25.9%
May 2026	3.6	3.1	+ 16.1%
June 2026	4.4	3.8	+ 15.8%
July 2026	**5.6**	**3.9**	**+ 43.6%**
12-Month Avg*	3.4	2.6	+ 28.1%

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

Historical Months Supply of Inventory by Month

