Monthly Indicators

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 14.6 percent to 118. Pending Sales decreased 64.1 percent to 28. Inventory increased 33.7 percent to 345.

Median Sales Price decreased 16.3 percent from $406,000 to $340,000. Days on Market increased 44.4 percent to 26. Months Supply of Inventory increased 41.0 percent to 5.5.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

+ 1.2%	- 16.3%	+ 33.7%
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

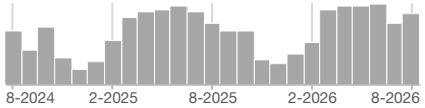
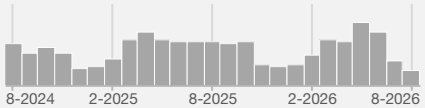
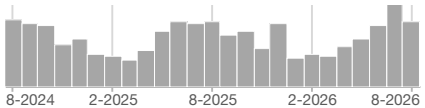
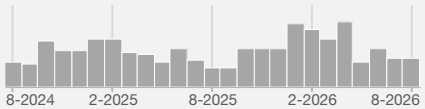
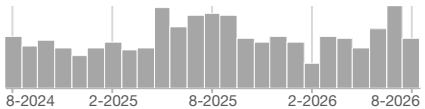
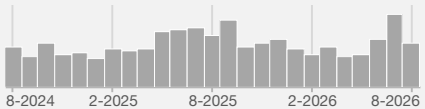
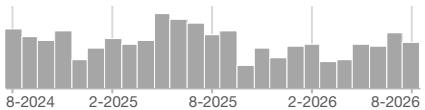
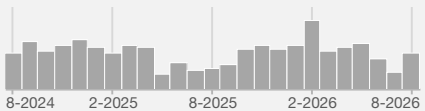
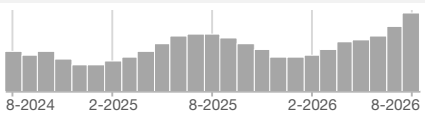
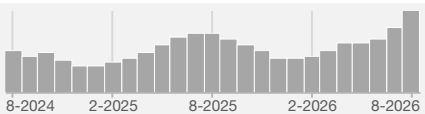
Residential activity in the Ithaca Multiple Listing Service composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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 September 10, 2026. All data from the NYS MLS, LLC. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

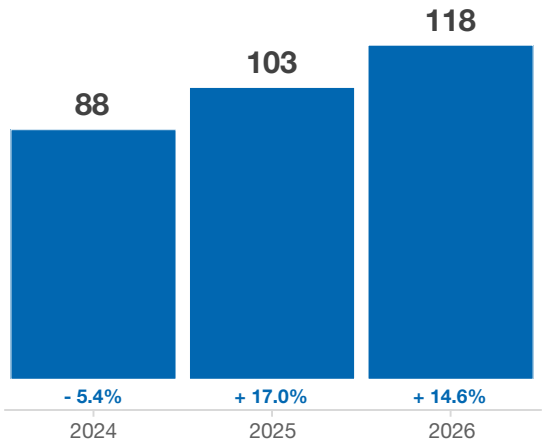
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		103	**118**	+ 14.6%	828	**864**	+ 4.3%
Pending Sales		78	**28**	- 64.1%	576	**530**	- 8.0%
Closed Sales		86	**87**	+ 1.2%	501	**522**	+ 4.2%
Days on Market Until Sale		18	**26**	+ 44.4%	29	**36**	+ 24.1%
Median Sales Price		$406,000	**$340,000**	- 16.3%	$367,000	**$357,794**	- 2.5%
Average Sales Price		$433,633	**$394,692**	- 9.0%	$416,600	**$405,281**	- 2.7%
Percent of List Price Received		100.0%	**99.2%**	- 0.8%	100.5%	**98.9%**	- 1.6%
Housing Affordability Index		84	**101**	+ 20.2%	93	**96**	+ 3.2%
Inventory of Homes for Sale		258	**345**	+ 33.7%	—	**—**	—
Months Supply of Inventory		3.9	**5.5**	+ 41.0%	—	**—**	—

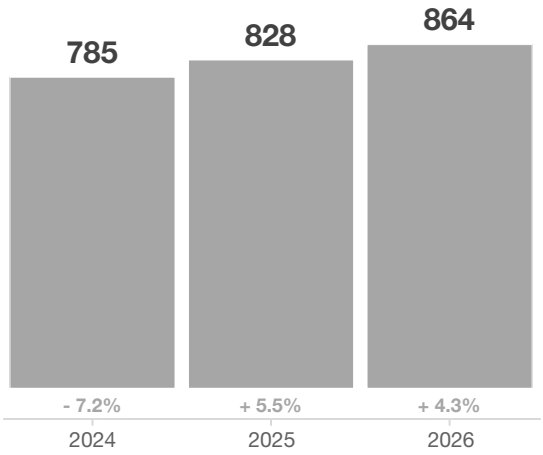
New Listings

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

August

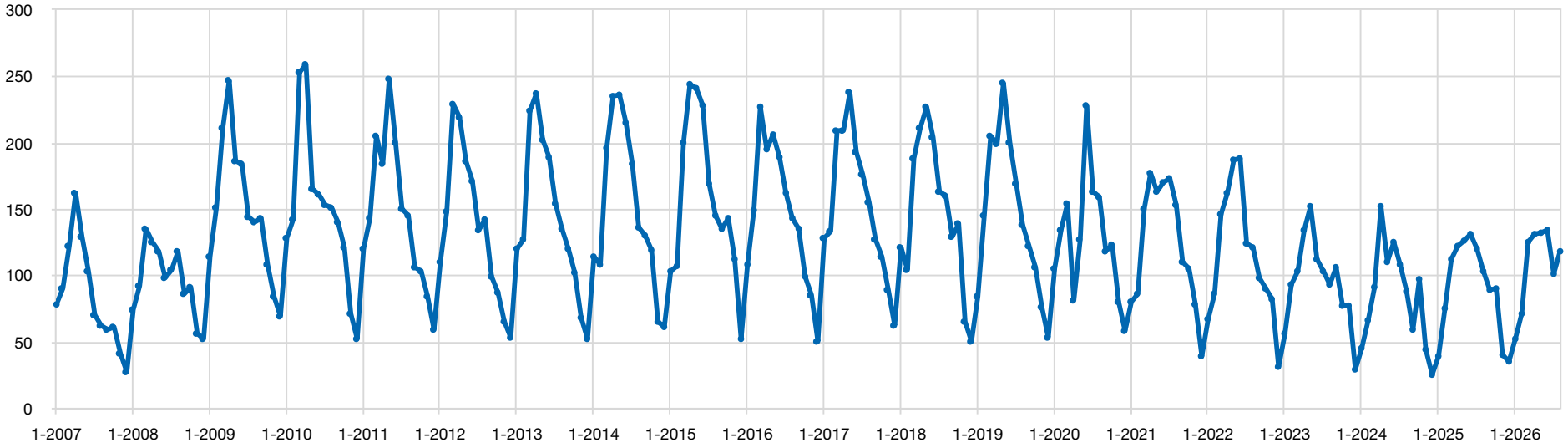


Year to Date



New Listings		Prior Year	Percent Change
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	132	126	+ 4.8%
June 2026	134	131	+ 2.3%
July 2026	101	120	- 15.8%
August 2026	**118**	**103**	**+ 14.6%**
12-Month Avg	93	88	+ 5.7%

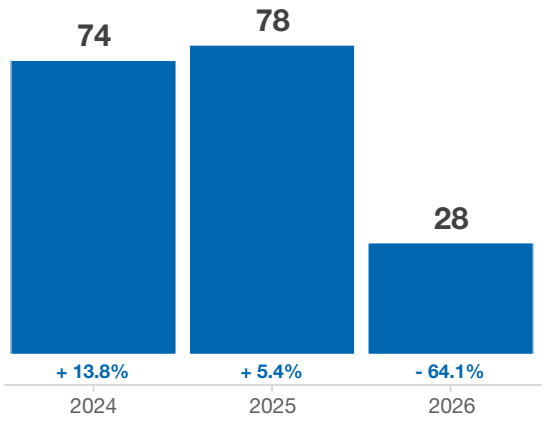
Historical New Listings by Month



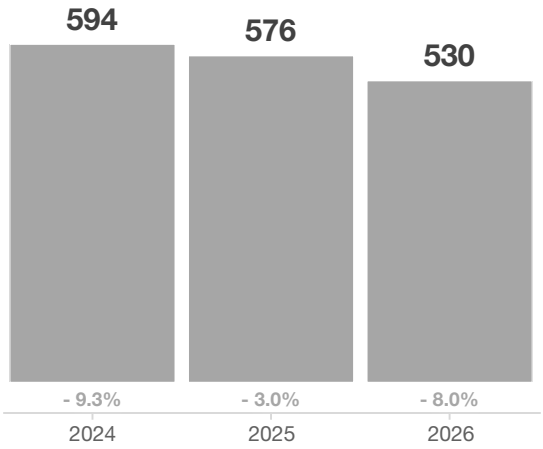
Pending Sales

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

August

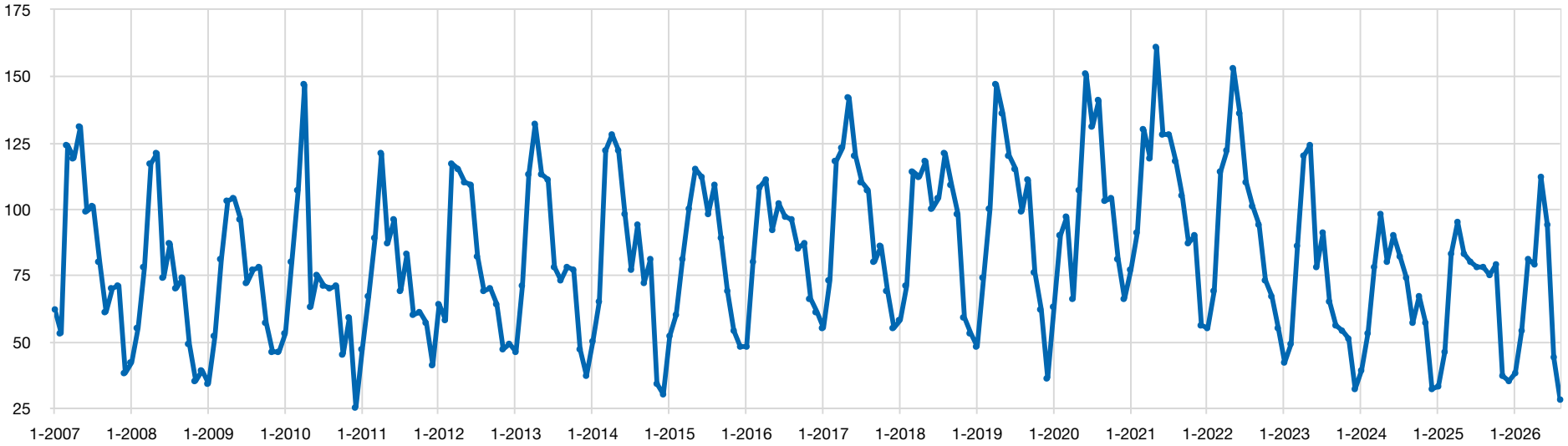


Year to Date



Pending Sales		Prior Year	Percent Change
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	81	83	- 2.4%
April 2026	79	95	- 16.8%
May 2026	112	83	+ 34.9%
June 2026	94	80	+ 17.5%
July 2026	44	78	- 43.6%
August 2026	**28**	**78**	**- 64.1%**
12-Month Avg	63	66	- 4.5%

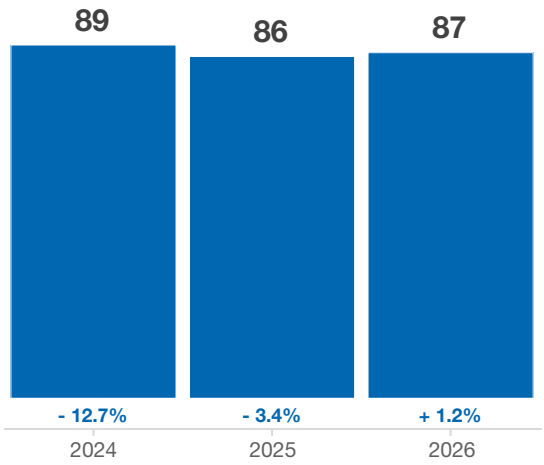
Historical Pending Sales by Month



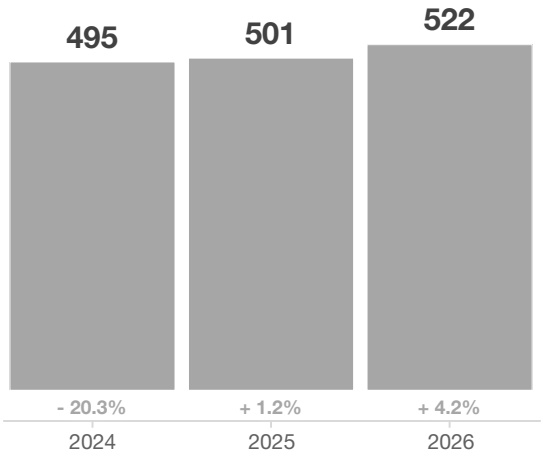
Closed Sales

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

August

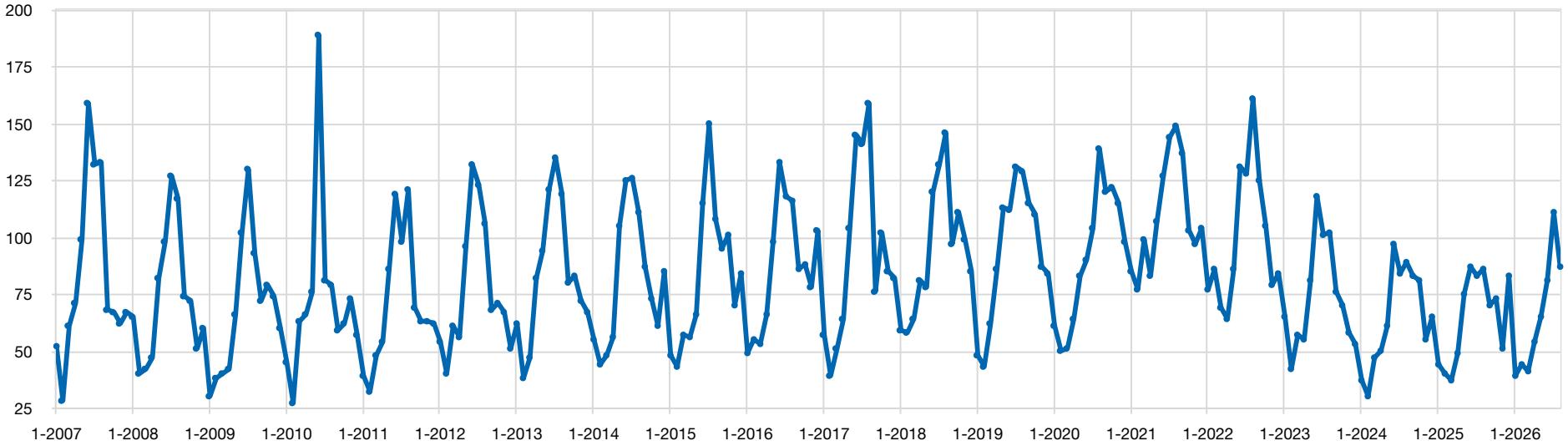


Year to Date



Closed Sales		Prior Year	Percent Change
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	111	83	+ 33.7%
August 2026	**87**	**86**	**+ 1.2%**
12-Month Avg	67	65	+ 3.1%

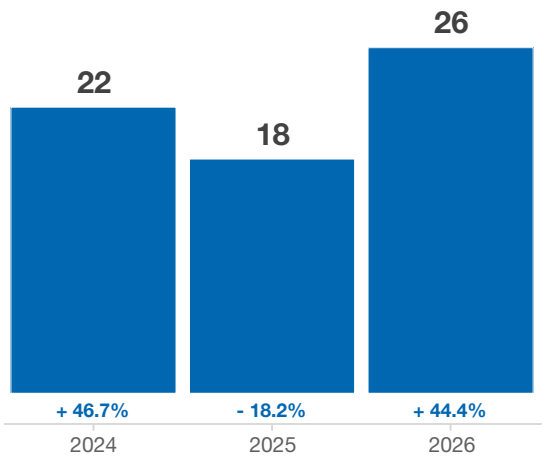
Historical Closed Sales by Month



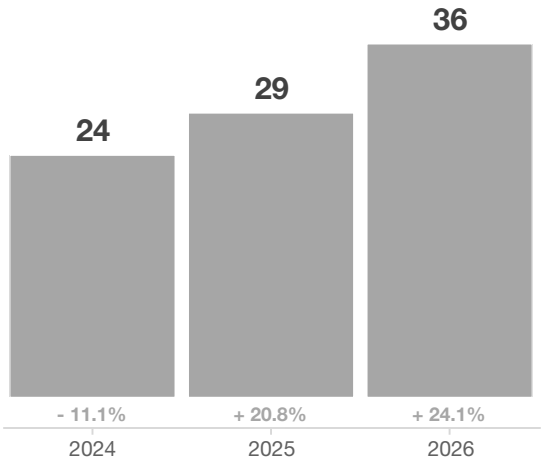
Days on Market Until Sale

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

August



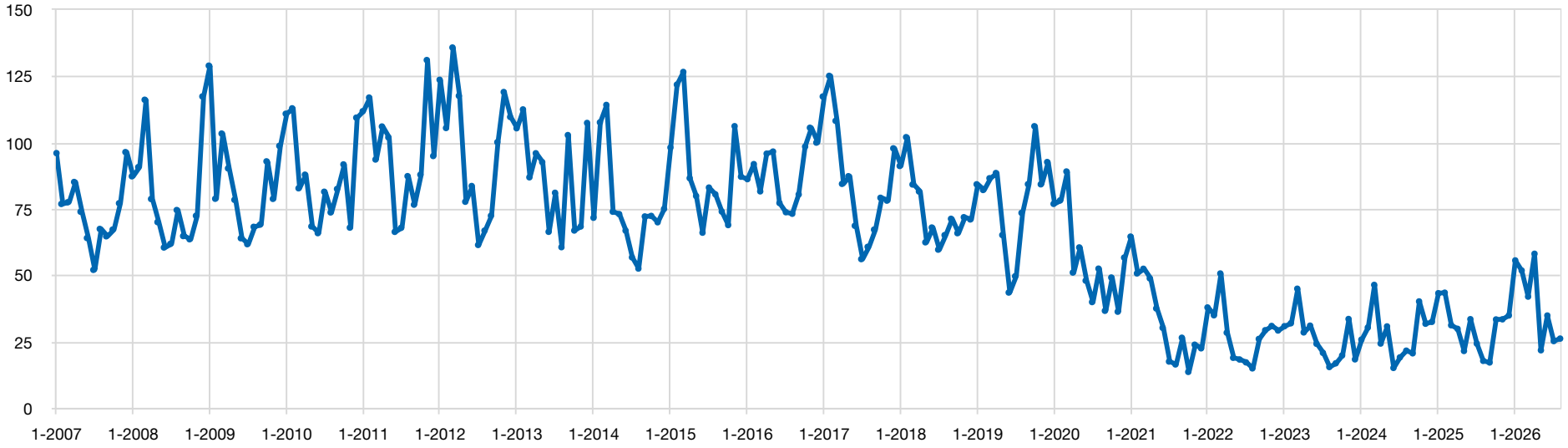
Year to Date



Days on Market		Prior Year	Percent Change
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%
August 2026	**26**	**18**	**+ 44.4%**
12-Month Avg*	34	29	+ 14.0%

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

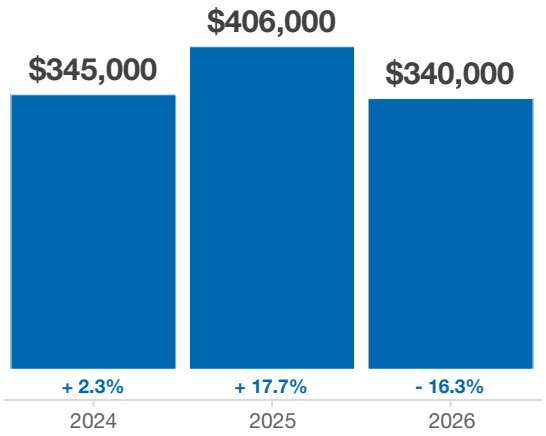
Historical Days on Market Until Sale by Month



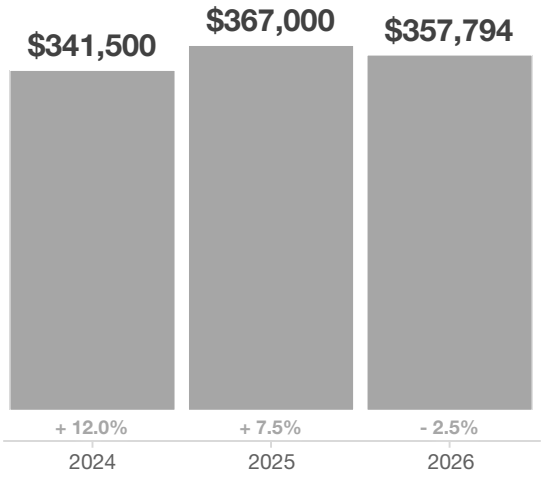
Median Sales Price

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

August



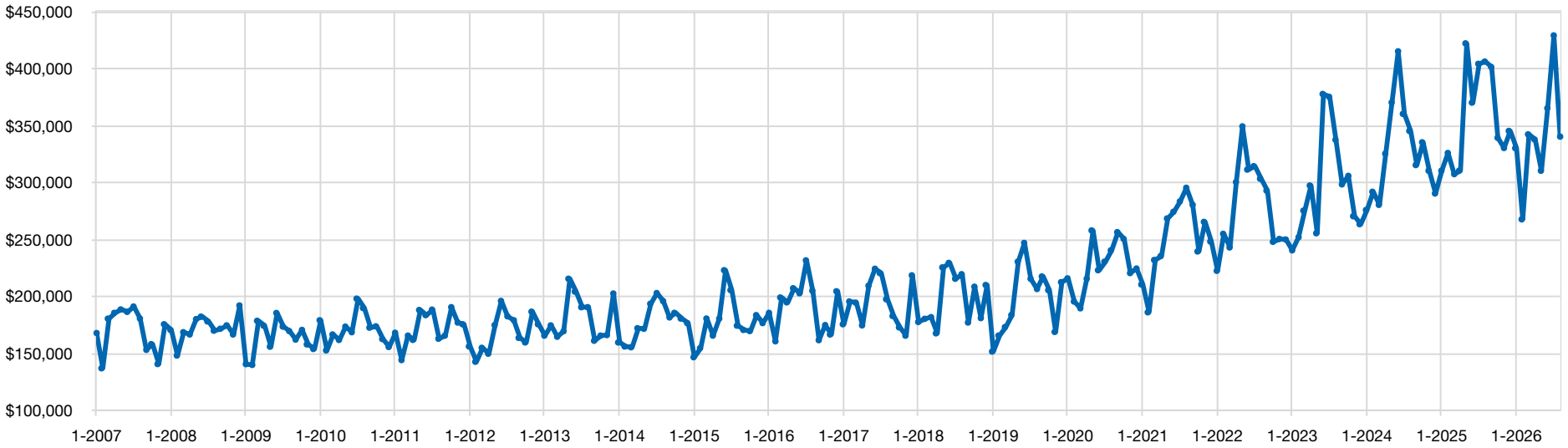
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$429,000	$404,000	+ 6.2%
August 2026	**$340,000**	**$406,000**	**- 16.3%**
12-Month Avg*	$355,000	$349,000	+ 1.7%

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

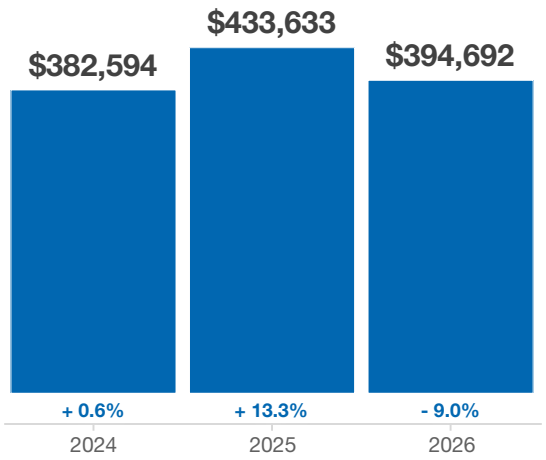
Historical Median Sales Price by Month



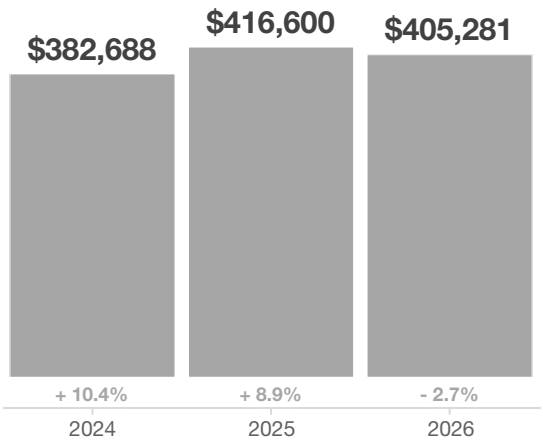
Average Sales Price

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

August



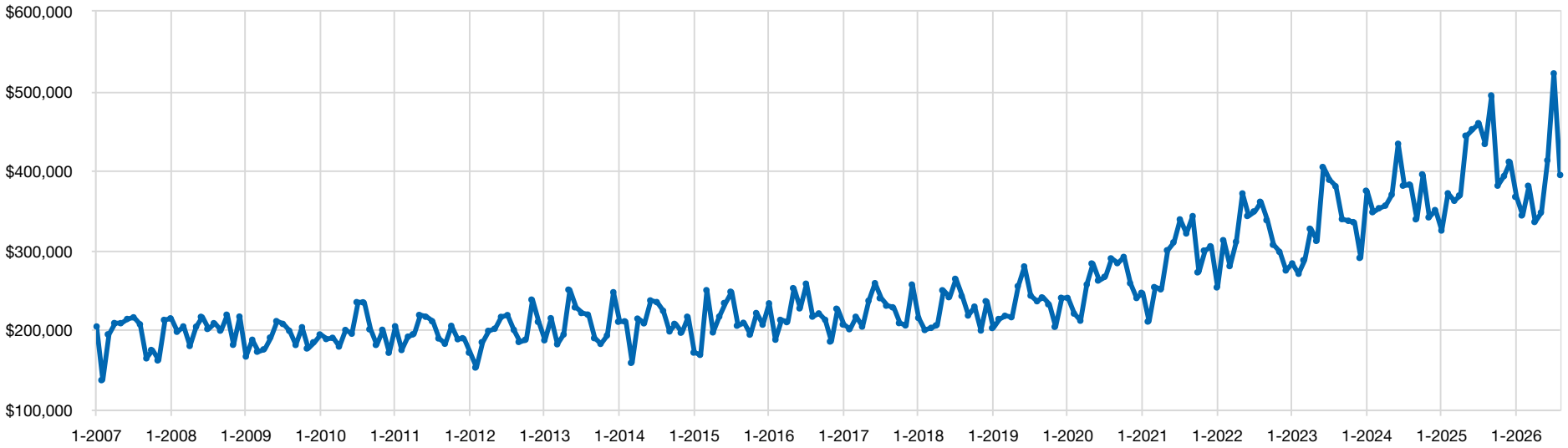
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$522,231	$459,708	+ 13.6%
August 2026	**$394,692**	**$433,633**	**- 9.0%**
12-Month Avg*	$410,772	$395,481	+ 3.9%

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

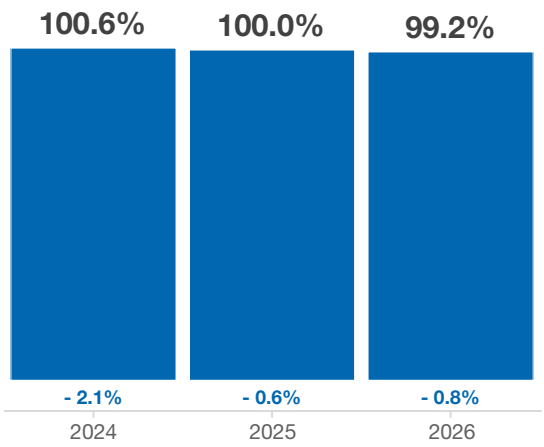
Historical Average Sales Price by Month



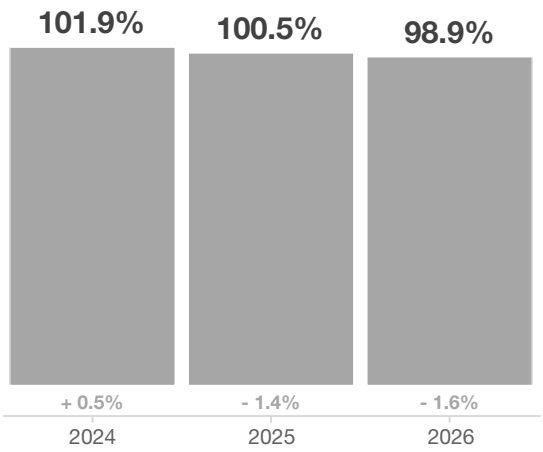
Percent of List Price Received

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.

August



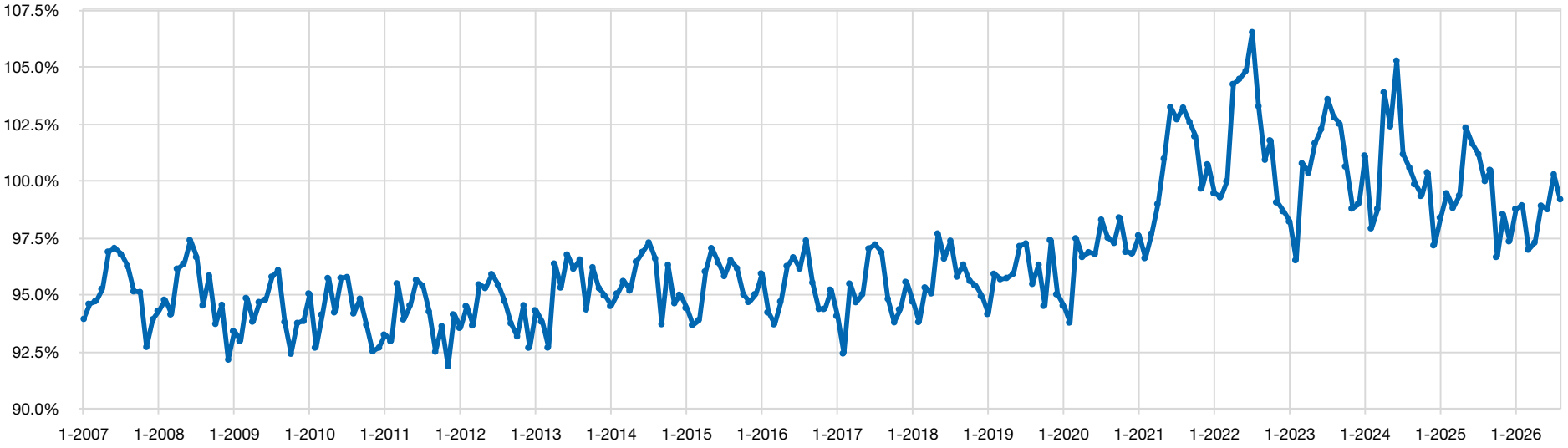
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
August 2026	**99.2%**	**100.0%**	**- 0.8%**
12-Month Avg*	98.6%	100.0%	- 1.4%

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

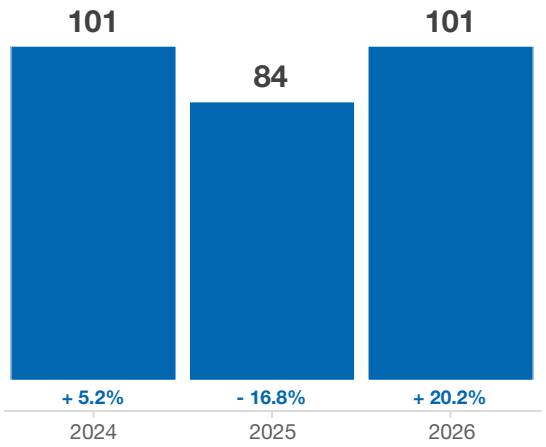
Historical Percent of List Price Received by Month



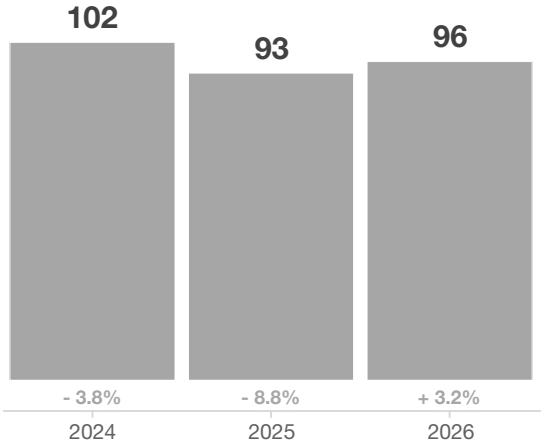
Housing Affordability Index

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.

August

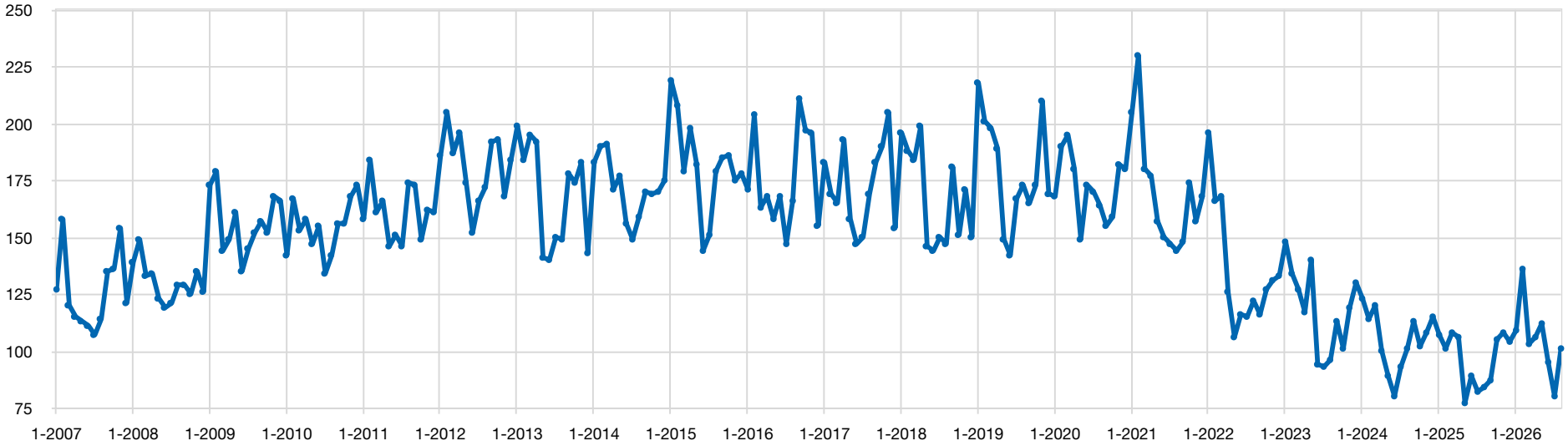


Year to Date



Affordability Index		Prior Year	Percent Change
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%
August 2026	**101**	**84**	**+ 20.2%**
12-Month Avg	104	99	+ 5.1%

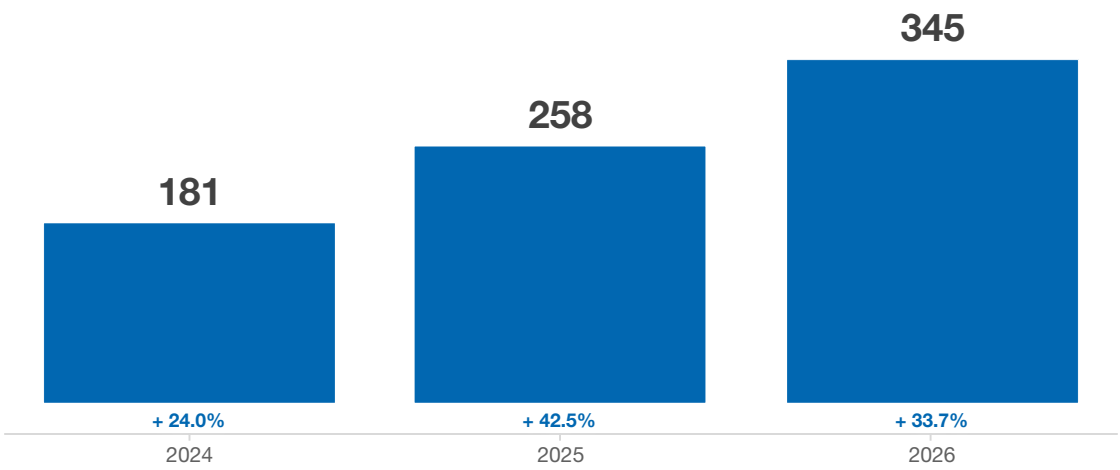
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

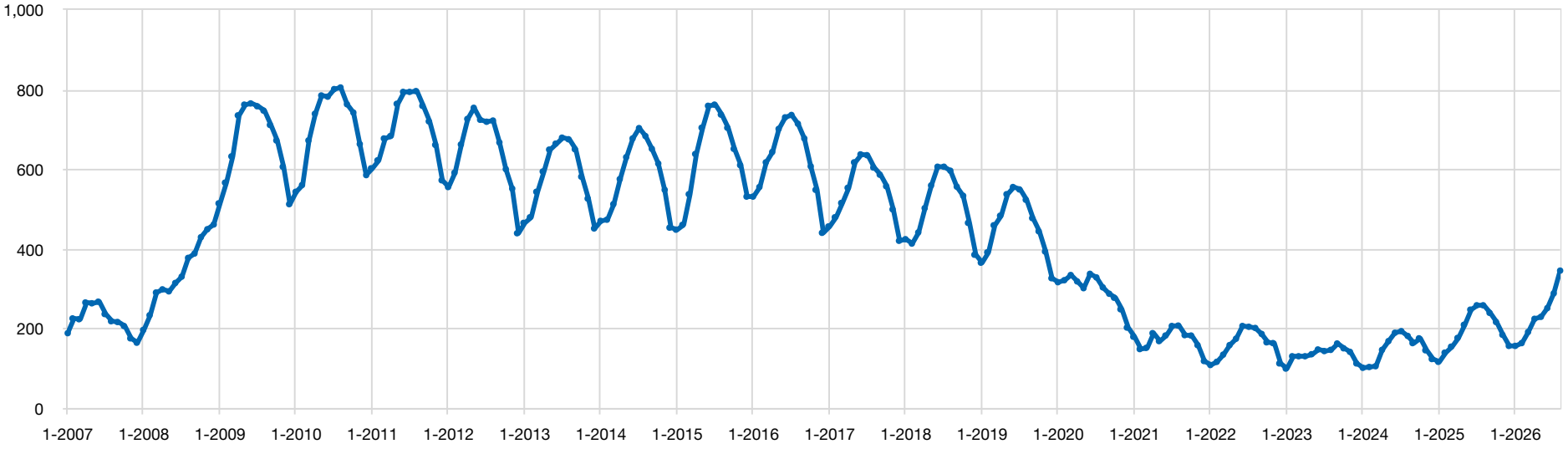
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale		Prior Year	Percent Change
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	191	154	+ 24.0%
April 2026	224	176	+ 27.3%
May 2026	229	209	+ 9.6%
June 2026	251	247	+ 1.6%
July 2026	288	258	+ 11.6%
August 2026	**345**	**258**	**+ 33.7%**
12-Month Avg	220	180	+ 22.2%

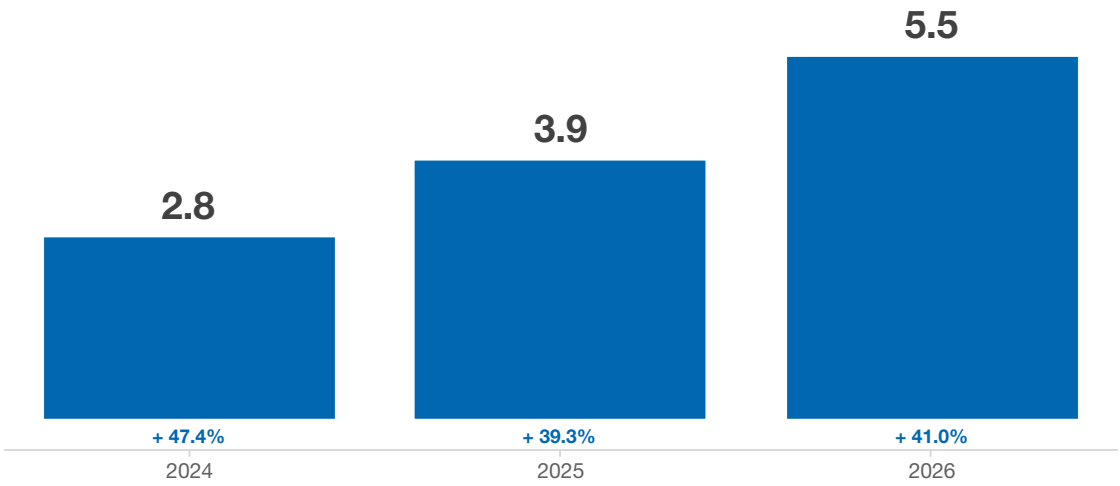
Historical Inventory of Homes for Sale by Month



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.

August



Months Supply		Prior Year	Percent Change
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	2.8	2.3	+ 21.7%
April 2026	3.4	2.7	+ 25.9%
May 2026	3.3	3.1	+ 6.5%
June 2026	3.6	3.8	- 5.3%
July 2026	4.3	3.9	+ 10.3%
August 2026	**5.5**	**3.9**	**+ 41.0%**
12-Month Avg*	3.3	2.7	+ 20.7%

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

Historical Months Supply of Inventory by Month

