

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 were up 8.8 percent to 754. Pending Sales decreased 36.2 percent to 335. Inventory grew 44.5 percent to 2,339 units.

Median Sales Price was down 2.3 percent to \$297,900. Days on Market increased 26.3 percent to 96 days. Months Supply of Inventory was up 40.6 percent to 4.5 months.

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.

Quick Facts

+ 1.8%	- 2.3%	+ 40.6%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Western Upstate Association of REALTORS®. Percent changes are calculated using rounded figures.

Market 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



Market Overview

Key market metrics for the current month and year-to-date figures.



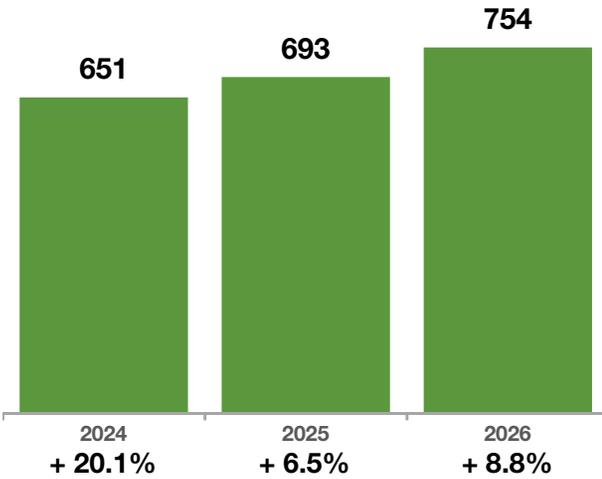
Key Metrics	Historical Sparkbars			02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	02-2024	02-2025	02-2026						
New Listings				693	754	+ 8.8%	1,432	1,408	- 1.7%
Pending Sales				525	335	- 36.2%	1,012	744	- 26.5%
Closed Sales				395	402	+ 1.8%	753	765	+ 1.6%
Days on Market				76	96	+ 26.3%	75	97	+ 29.3%
Median Sales Price				\$304,900	\$297,900	- 2.3%	\$301,250	\$302,820	+ 0.5%
Average Sales Price				\$400,698	\$393,341	- 1.8%	\$411,856	\$436,352	+ 5.9%
Pct. of List Price Received				97.5%	97.3%	- 0.2%	97.3%	97.3%	0.0%
Housing Affordability Index				99	109	+ 10.1%	100	108	+ 8.0%
Inventory of Homes for Sale				1,619	2,339	+ 44.5%	--	--	--
Months Supply of Inventory				3.2	4.5	+ 40.6%	--	--	--

New Listings

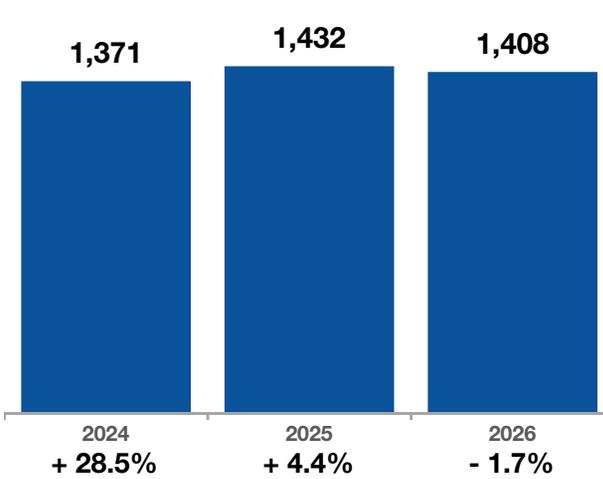
A count of the properties that have been newly listed on the market in a given month.



February

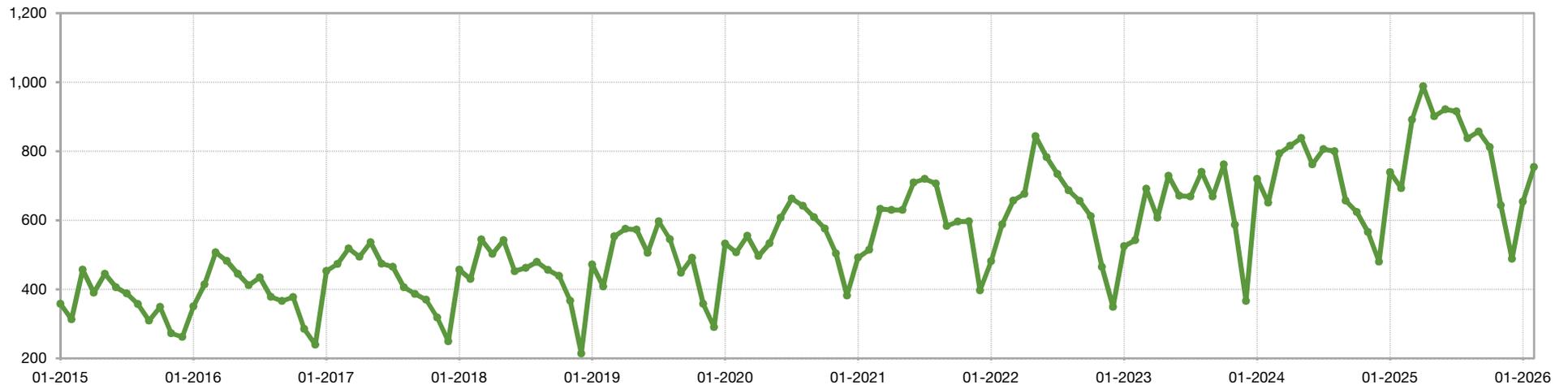


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	891	793	+12.4%
April 2025	988	816	+21.1%
May 2025	901	838	+7.5%
June 2025	921	762	+20.9%
July 2025	915	806	+13.5%
August 2025	837	800	+4.6%
September 2025	857	657	+30.4%
October 2025	812	624	+30.1%
November 2025	643	566	+13.6%
December 2025	488	480	+1.7%
January 2026	654	739	-11.5%
February 2026	754	693	+8.8%
12-Month Avg	805	715	+12.7%

Historical New Listings by Month

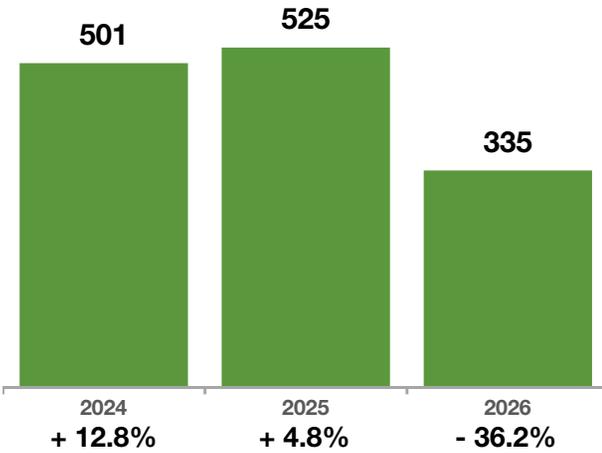


Pending Sales

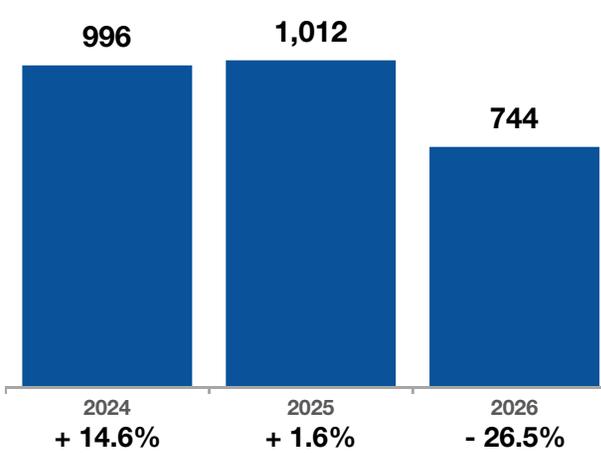
A count of the properties on which offers have been accepted in a given month.



February

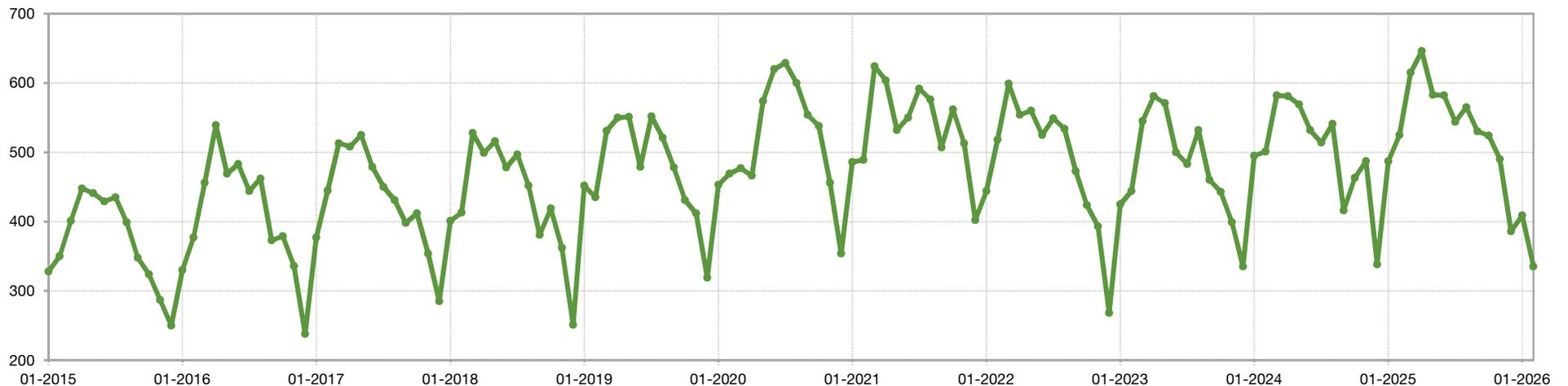


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	615	582	+5.7%
April 2025	646	581	+11.2%
May 2025	583	569	+2.5%
June 2025	582	532	+9.4%
July 2025	544	514	+5.8%
August 2025	565	541	+4.4%
September 2025	530	416	+27.4%
October 2025	524	463	+13.2%
November 2025	490	487	+0.6%
December 2025	386	338	+14.2%
January 2026	409	487	-16.0%
February 2026	335	525	-36.2%
12-Month Avg	517	503	+2.9%

Historical Pending Sales by Month

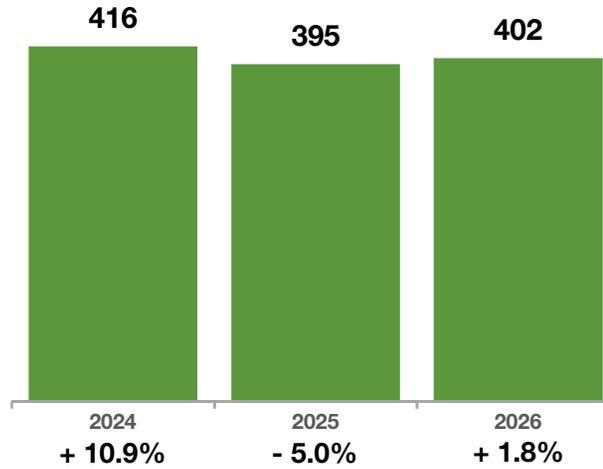


Closed Sales

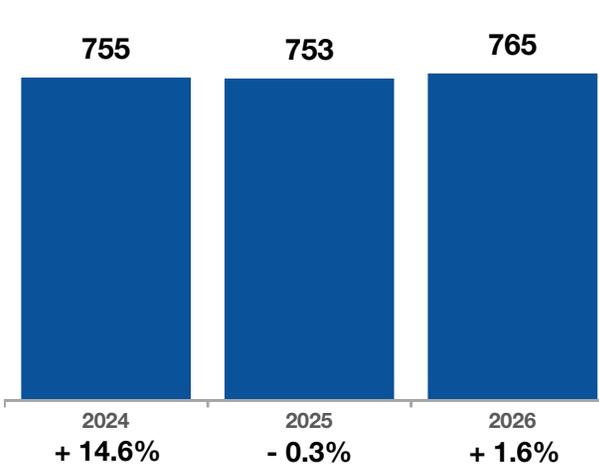
A count of the actual sales that closed in a given month.



February

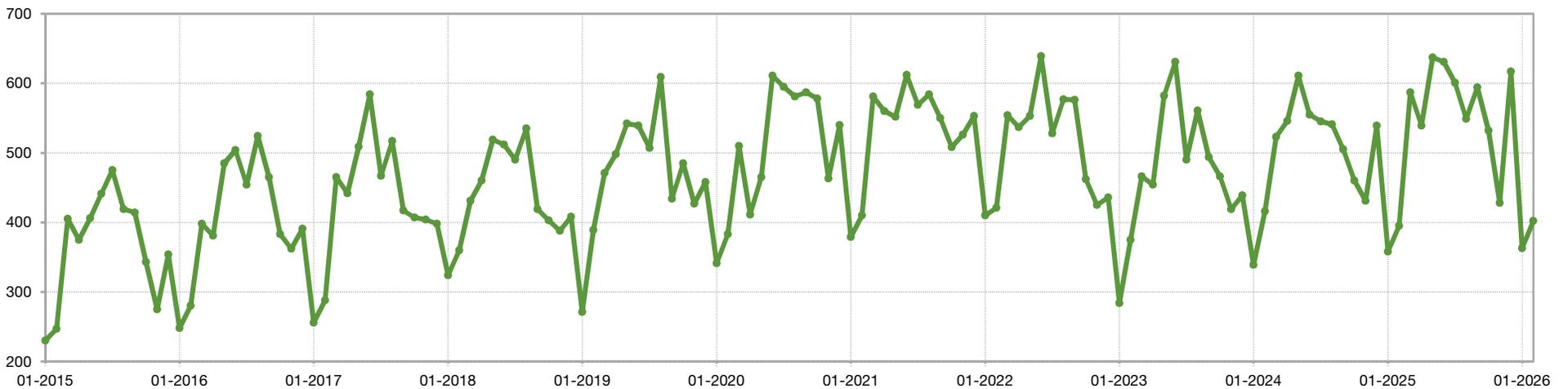


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	587	523	+12.2%
April 2025	539	546	-1.3%
May 2025	637	611	+4.3%
June 2025	631	555	+13.7%
July 2025	601	545	+10.3%
August 2025	549	541	+1.5%
September 2025	594	505	+17.6%
October 2025	532	460	+15.7%
November 2025	428	431	-0.7%
December 2025	617	539	+14.5%
January 2026	363	358	+1.4%
February 2026	402	395	+1.8%
12-Month Avg	540	501	+7.8%

Historical Closed Sales by Month

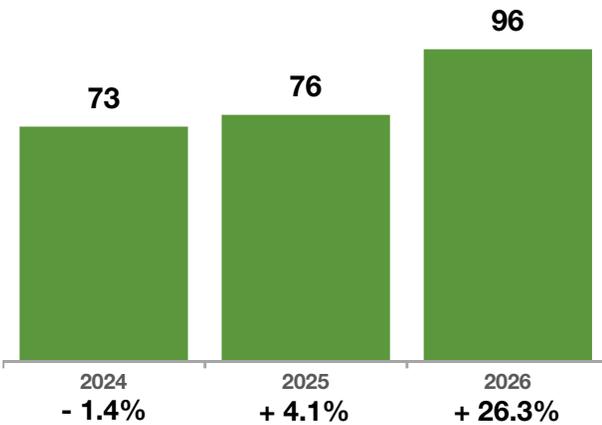


Days on Market Until Sale

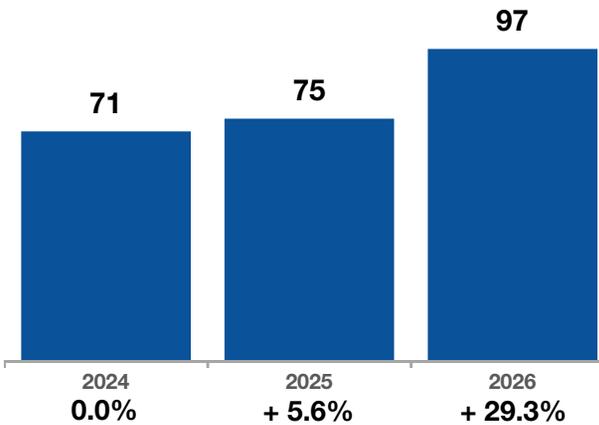
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



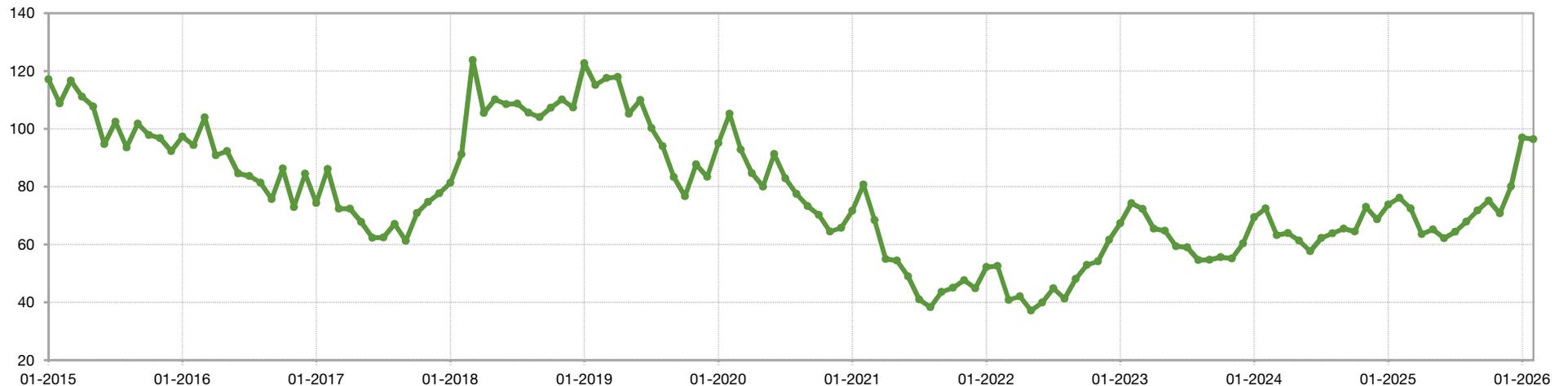
Year to Date



	Days on Market	Prior Year	Percent Change
March 2025	73	63	+15.9%
April 2025	64	64	0.0%
May 2025	65	61	+6.6%
June 2025	62	58	+6.9%
July 2025	64	62	+3.2%
August 2025	68	64	+6.3%
September 2025	72	65	+10.8%
October 2025	75	65	+15.4%
November 2025	71	73	-2.7%
December 2025	80	69	+15.9%
January 2026	97	74	+31.1%
February 2026	96	76	+26.3%
12-Month Avg*	73	66	+10.6%

* Average Days on Market of 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

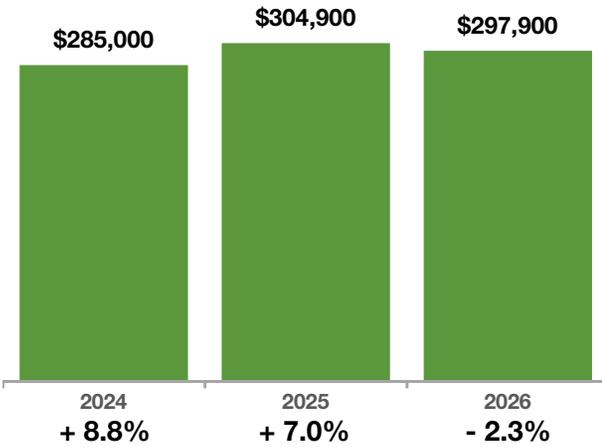


Median Sales Price

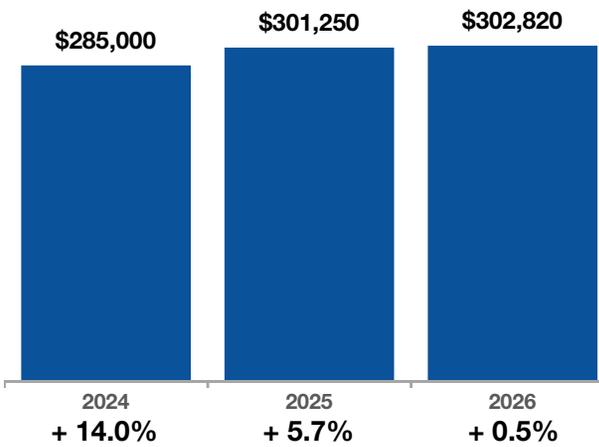
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



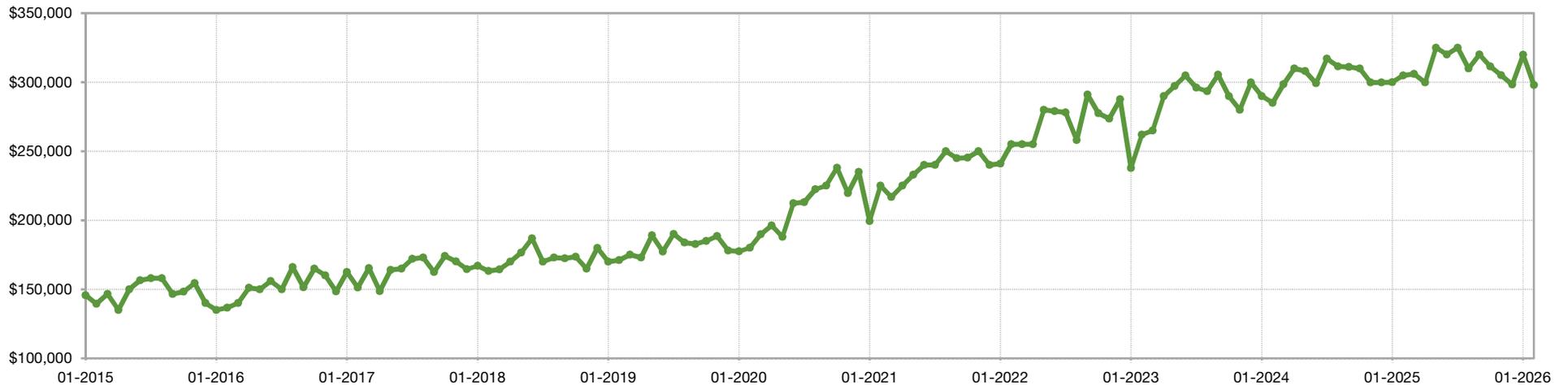
Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$306,000	\$298,500	+2.5%
April 2025	\$299,900	\$310,000	-3.3%
May 2025	\$324,900	\$308,000	+5.5%
June 2025	\$320,000	\$299,251	+6.9%
July 2025	\$325,000	\$317,000	+2.5%
August 2025	\$310,000	\$311,433	-0.5%
September 2025	\$319,995	\$311,000	+2.9%
October 2025	\$311,450	\$309,950	+0.5%
November 2025	\$305,000	\$299,900	+1.7%
December 2025	\$298,400	\$299,900	-0.5%
January 2026	\$319,900	\$299,990	+6.6%
February 2026	\$297,900	\$304,900	-2.3%
12-Month Med*	\$310,000	\$305,000	+1.6%

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

Historical Median Sales Price by Month

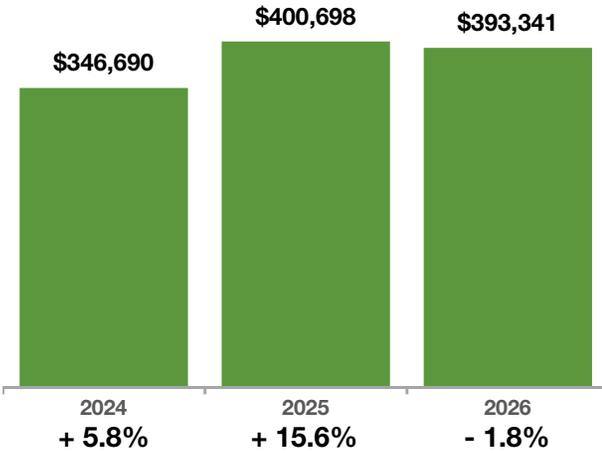


Average Sales Price

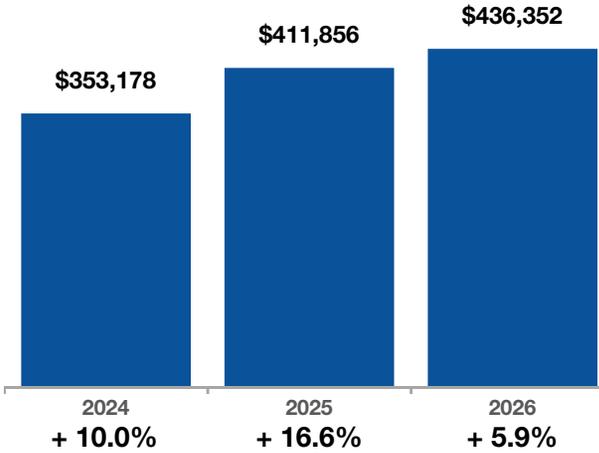
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$416,682	\$389,117	+7.1%
April 2025	\$425,721	\$419,420	+1.5%
May 2025	\$418,927	\$405,237	+3.4%
June 2025	\$396,859	\$401,710	-1.2%
July 2025	\$395,052	\$427,870	-7.7%
August 2025	\$397,738	\$404,912	-1.8%
September 2025	\$466,245	\$419,194	+11.2%
October 2025	\$467,856	\$461,924	+1.3%
November 2025	\$412,658	\$377,060	+9.4%
December 2025	\$387,923	\$387,158	+0.2%
January 2026	\$483,996	\$424,202	+14.1%
February 2026	\$393,341	\$400,698	-1.8%
12-Month Avg*	\$421,916	\$409,875	+2.9%

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

Historical Average Sales Price by Month

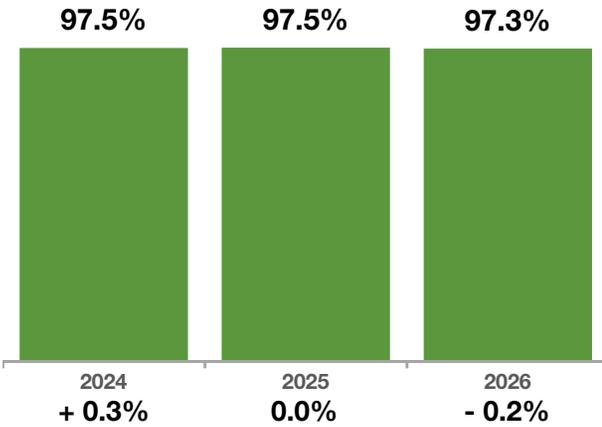


Percent of List Price Received

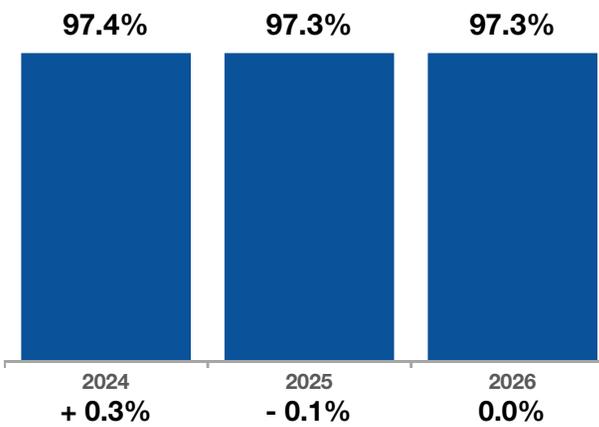
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



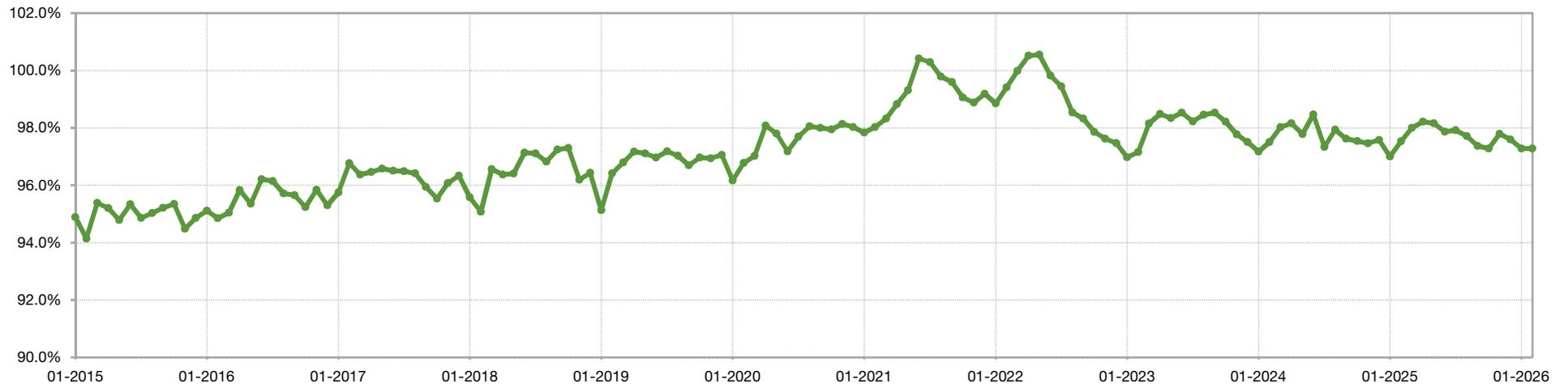
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	98.0%	98.0%	0.0%
April 2025	98.2%	98.2%	0.0%
May 2025	98.2%	97.8%	+0.4%
June 2025	97.9%	98.5%	-0.6%
July 2025	97.9%	97.3%	+0.6%
August 2025	97.7%	97.9%	-0.2%
September 2025	97.4%	97.6%	-0.2%
October 2025	97.3%	97.5%	-0.2%
November 2025	97.8%	97.5%	+0.3%
December 2025	97.6%	97.6%	0.0%
January 2026	97.3%	97.0%	+0.3%
February 2026	97.3%	97.5%	-0.2%
12-Month Avg*	97.7%	97.7%	0.0%

* Average 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

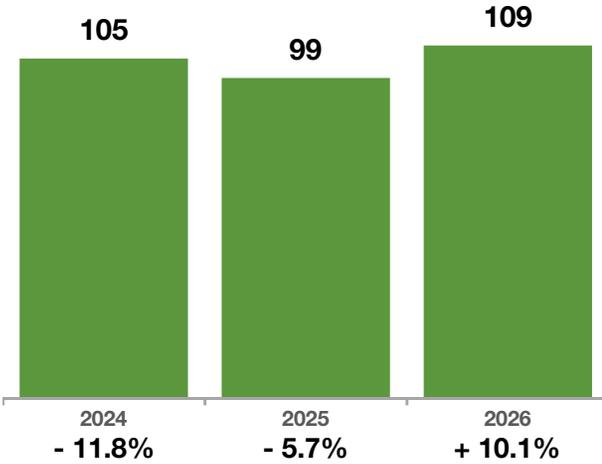


Housing Affordability Index

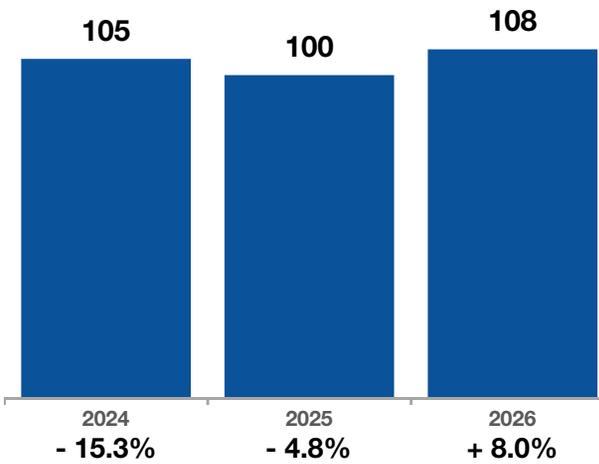
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

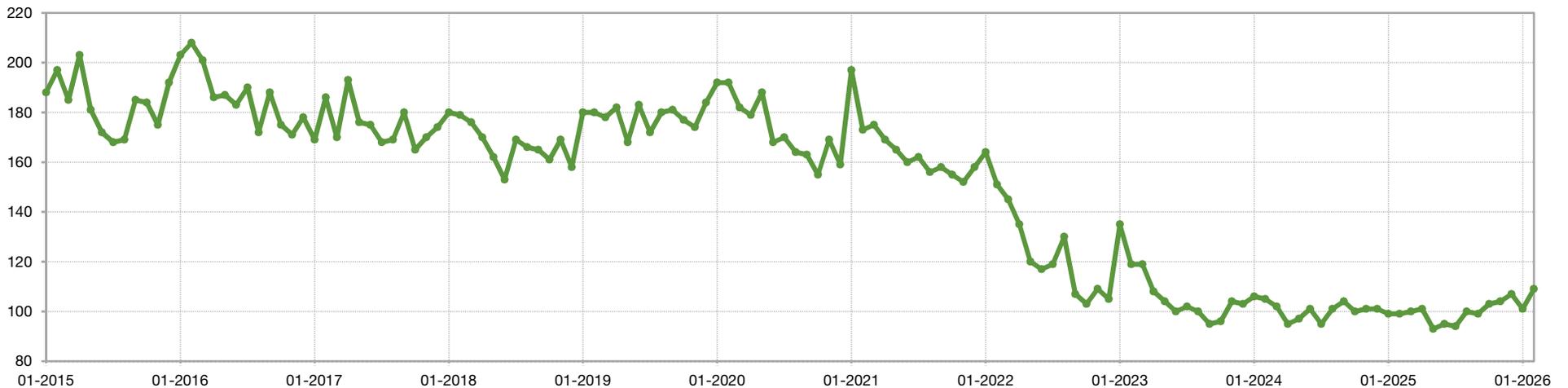


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	100	102	-2.0%
April 2025	101	95	+6.3%
May 2025	93	97	-4.1%
June 2025	95	101	-5.9%
July 2025	94	95	-1.1%
August 2025	100	101	-1.0%
September 2025	99	104	-4.8%
October 2025	103	100	+3.0%
November 2025	104	101	+3.0%
December 2025	107	101	+5.9%
January 2026	101	99	+2.0%
February 2026	109	99	+10.1%
12-Month Avg	101	100	+0.9%

Historical Housing Affordability Index by Month

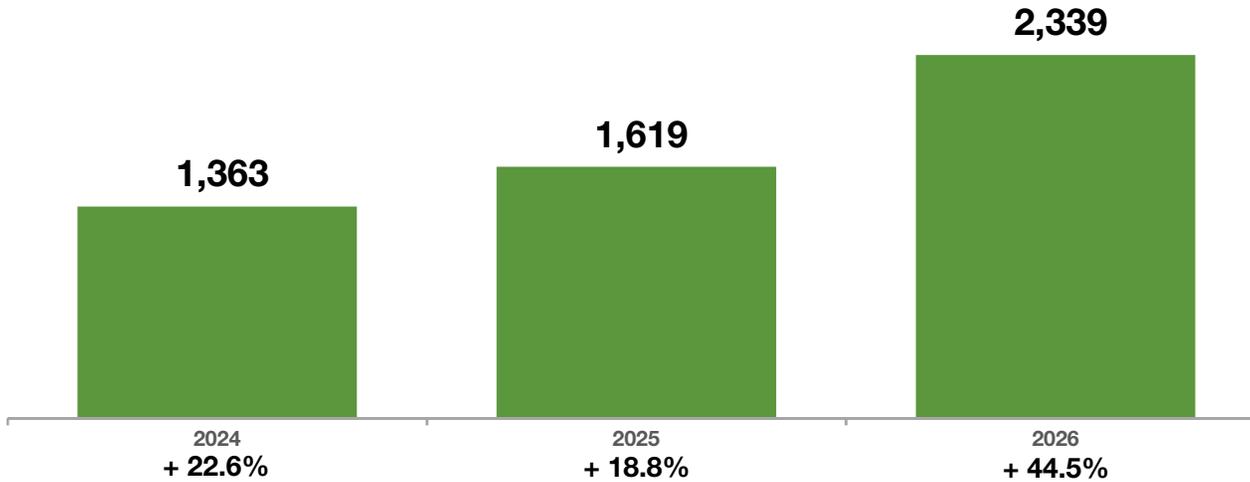


Inventory of Homes for Sale

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



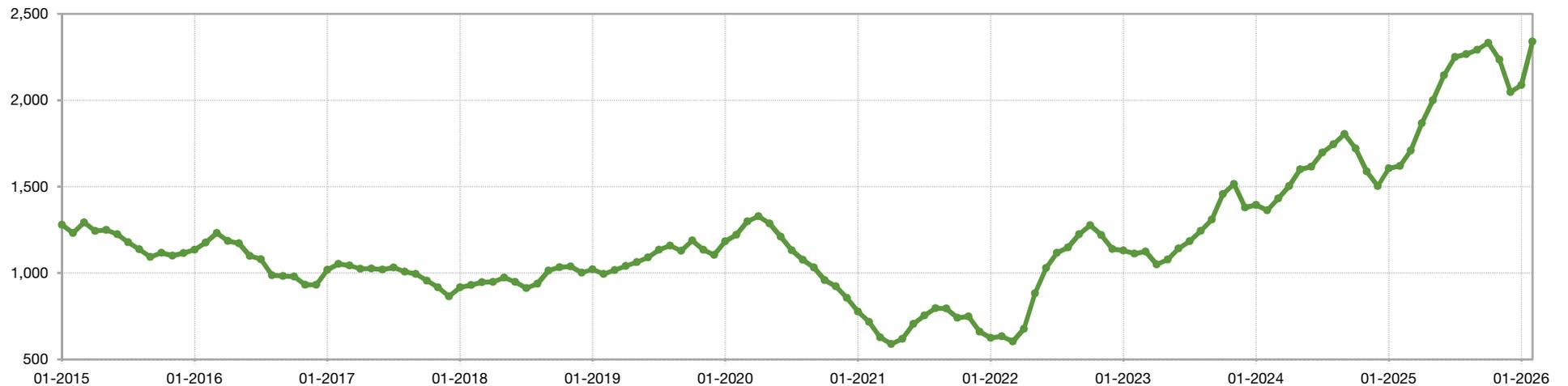
February



	Homes for Sale	Prior Year	Percent Change
March 2025	1,709	1,431	+19.4%
April 2025	1,866	1,503	+24.2%
May 2025	1,999	1,600	+24.9%
June 2025	2,144	1,615	+32.8%
July 2025	2,250	1,697	+32.6%
August 2025	2,267	1,745	+29.9%
September 2025	2,292	1,804	+27.1%
October 2025	2,332	1,721	+35.5%
November 2025	2,235	1,588	+40.7%
December 2025	2,047	1,503	+36.2%
January 2026	2,088	1,605	+30.1%
February 2026	2,339	1,619	+44.5%
12-Month Avg*	2,131	1,619	+31.6%

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

Historical Inventory of Homes for Sale by Month

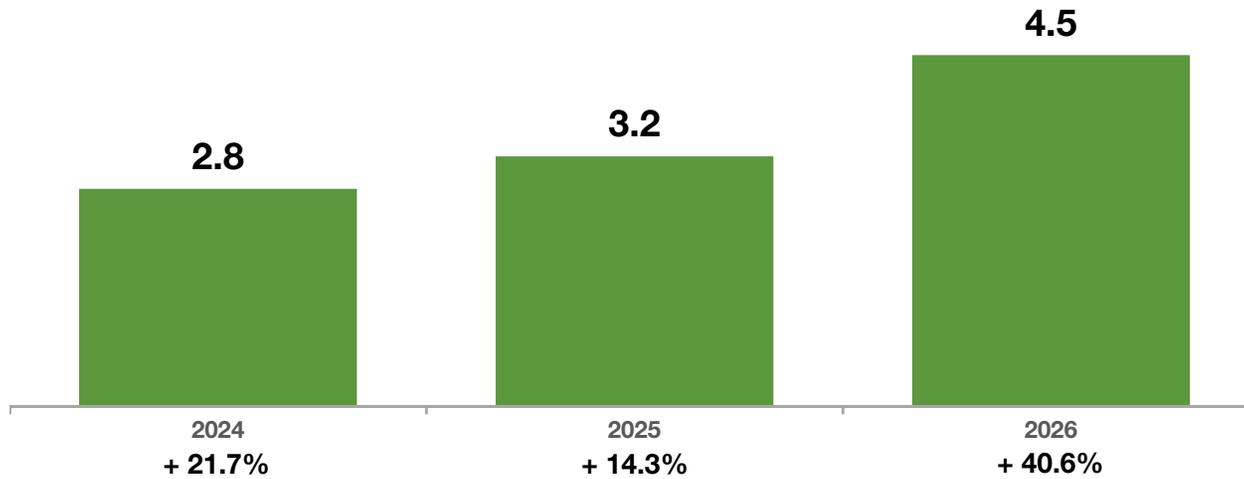


Months Supply of Inventory

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	2.9	+17.2%
April 2025	3.1	+19.4%
May 2025	3.3	+18.2%
June 2025	3.3	+27.3%
July 2025	3.4	+26.5%
August 2025	3.5	+25.7%
September 2025	3.7	+16.2%
October 2025	3.5	+25.7%
November 2025	3.2	+31.3%
December 2025	3.0	+26.7%
January 2026	3.2	+21.9%
February 2026	3.2	+40.6%
12-Month Avg*	4.1	+24.2%

* 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

