

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 were up 3.3 percent to 1,021. Pending Sales decreased 34.1 percent to 426. Inventory grew 43.3 percent to 2,674 units.

Median Sales Price was up 2.4 percent to \$307,164. Days on Market increased 23.4 percent to 79 days. Months Supply of Inventory was up 40.5 percent to 5.2 months.

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.

Quick Facts

+ 7.6%	+ 2.4%	+ 40.5%
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.



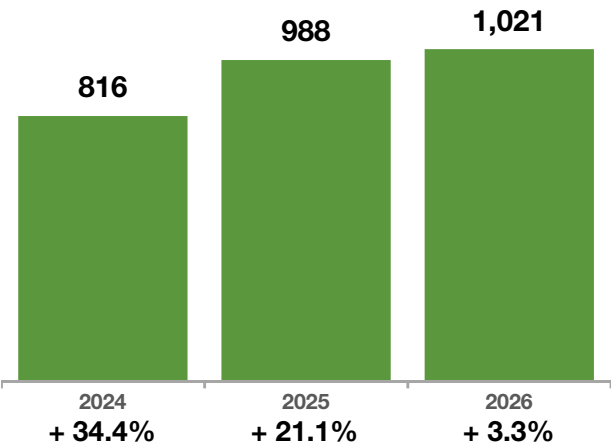
Key Metrics	Historical Sparkbars			04-2025	04-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	04-2024	04-2025	04-2026						
New Listings				988	1,021	+ 3.3%	3,311	3,479	+ 5.1%
Pending Sales				646	426	- 34.1%	2,273	2,012	- 11.5%
Closed Sales				539	580	+ 7.6%	1,879	1,902	+ 1.2%
Days on Market				64	79	+ 23.4%	71	89	+ 25.4%
Median Sales Price				\$299,900	\$307,164	+ 2.4%	\$302,845	\$305,450	+ 0.9%
Average Sales Price				\$425,721	\$412,400	- 3.1%	\$417,340	\$427,905	+ 2.5%
Pct. of List Price Received				98.2%	97.9%	- 0.3%	97.8%	97.7%	- 0.1%
Housing Affordability Index				101	104	+ 3.0%	100	104	+ 4.0%
Inventory of Homes for Sale				1,866	2,674	+ 43.3%	--	--	--
Months Supply of Inventory				3.7	5.2	+ 40.5%	--	--	--

New Listings

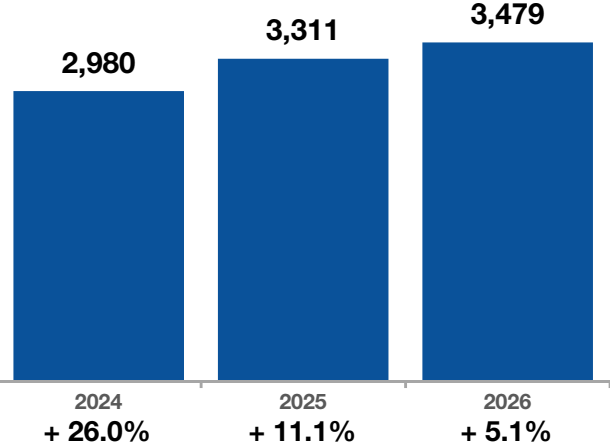
A count of the properties that have been newly listed on the market in a given month.



April

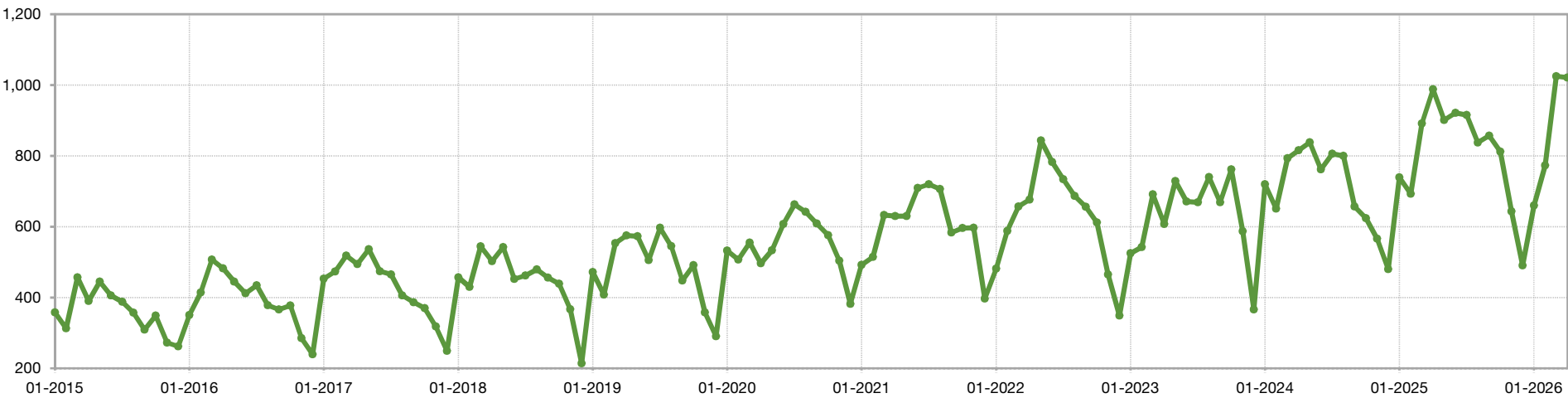


Year to Date



New Listings		Prior Year	Percent Change
May 2025	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	490	480	+2.1%
January 2026	660	739	-10.7%
February 2026	773	693	+11.5%
March 2026	1,025	891	+15.0%
April 2026	1,021	988	+3.3%
12-Month Avg	821	737	+11.4%

Historical New Listings by Month

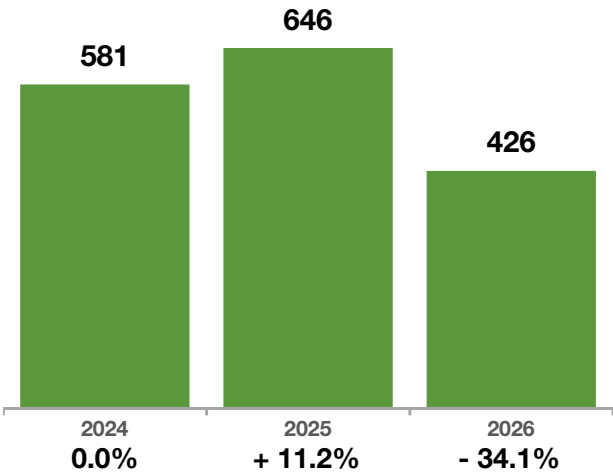


Pending Sales

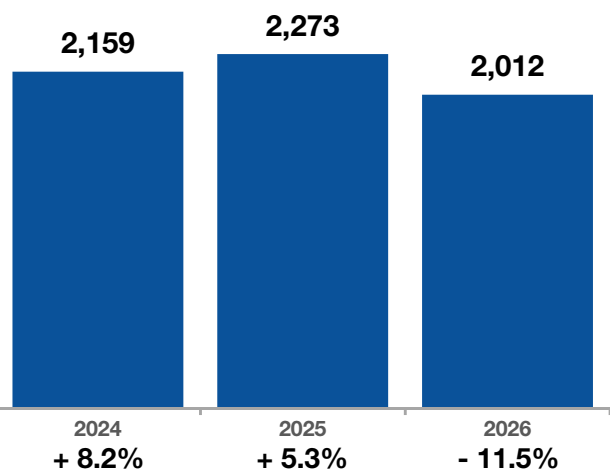
A count of the properties on which offers have been accepted in a given month.



April

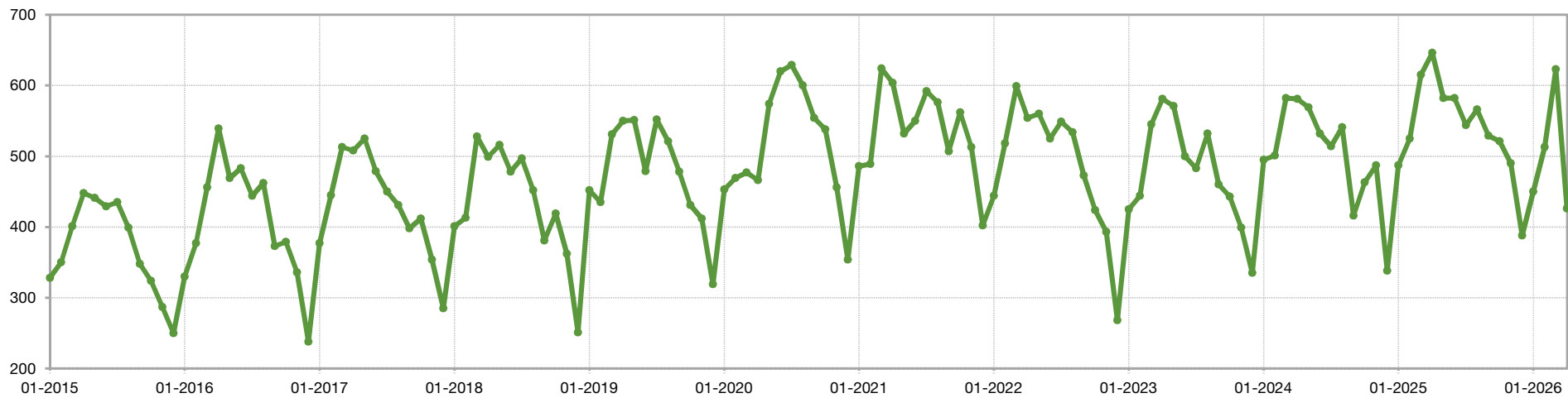


Year to Date



Pending Sales		Prior Year	Percent Change
May 2025	582	569	+2.3%
June 2025	582	532	+9.4%
July 2025	544	514	+5.8%
August 2025	566	541	+4.6%
September 2025	529	416	+27.2%
October 2025	521	463	+12.5%
November 2025	490	487	+0.6%
December 2025	388	338	+14.8%
January 2026	450	487	-7.6%
February 2026	513	525	-2.3%
March 2026	623	615	+1.3%
April 2026	426	646	-34.1%
12-Month Avg	518	511	+1.3%

Historical Pending Sales by Month

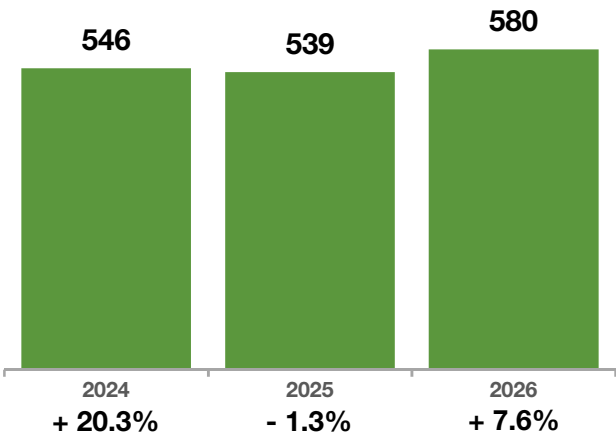


Closed Sales

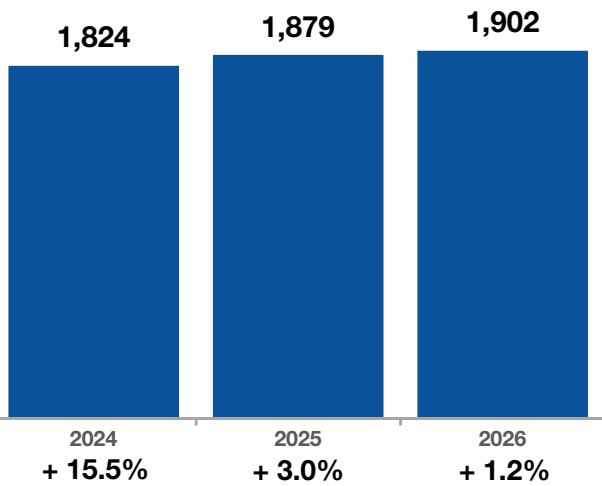
A count of the actual sales that closed in a given month.



April

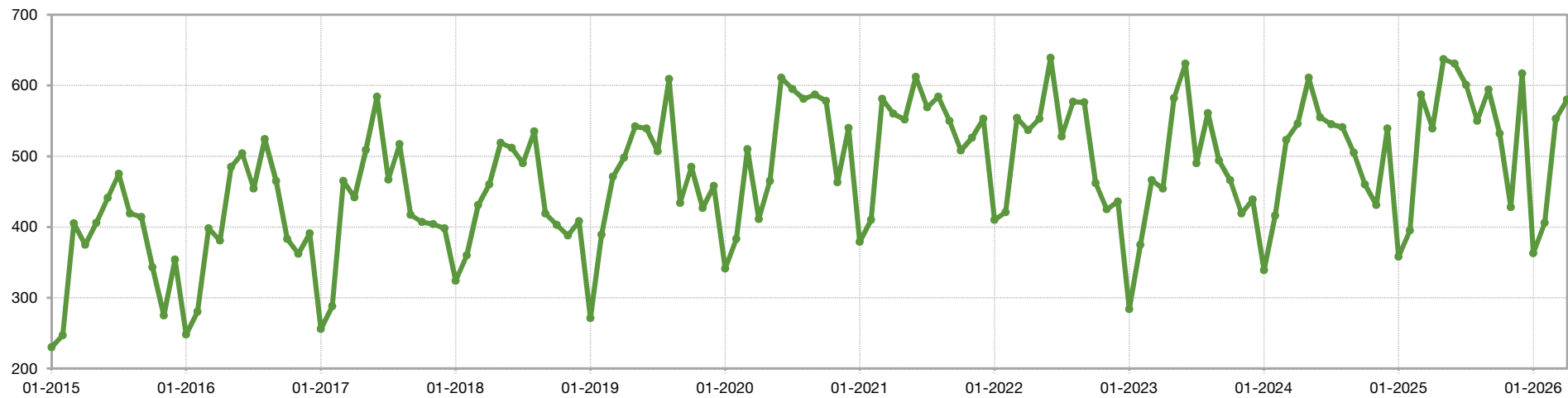


Year to Date



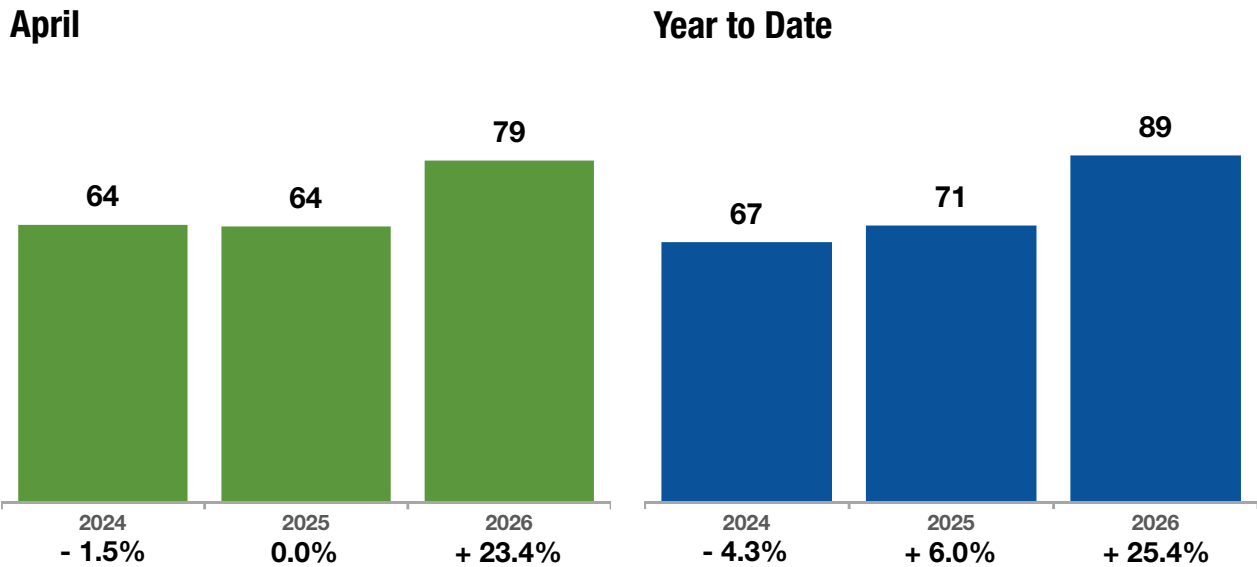
Closed Sales		Prior Year	Percent Change
May 2025	637	611	+4.3%
June 2025	631	555	+13.7%
July 2025	601	545	+10.3%
August 2025	550	541	+1.7%
September 2025	594	505	+17.6%
October 2025	532	460	+15.7%
November 2025	428	431	-0.7%
December 2025	617	539	+14.5%
January 2026	363	358	+1.4%
February 2026	406	395	+2.8%
March 2026	553	587	-5.8%
April 2026	580	539	+7.6%
12-Month Avg	541	506	+7.0%

Historical Closed Sales by Month



Days on Market Until Sale

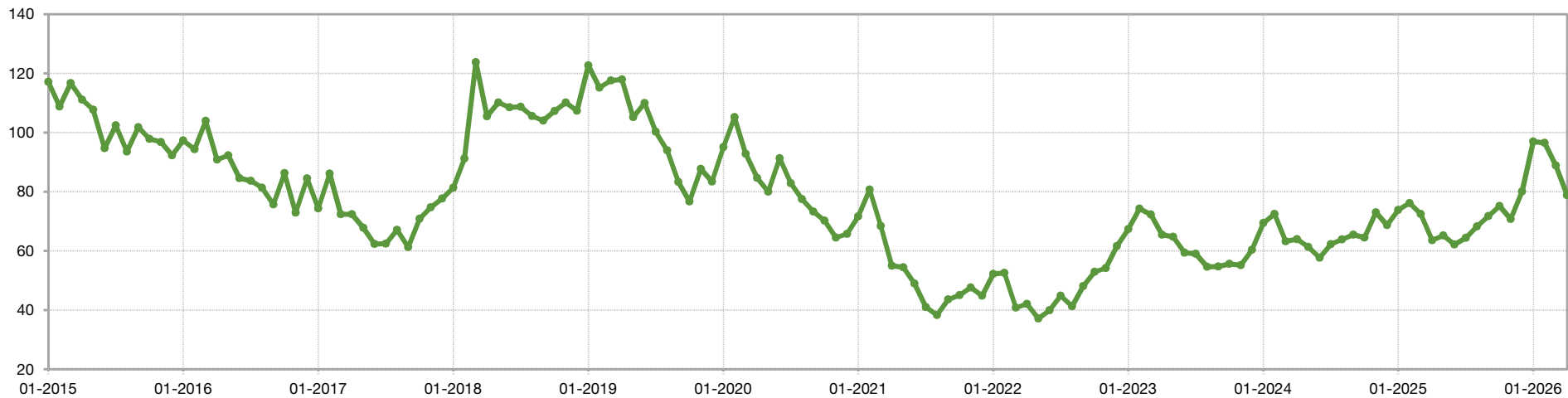
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
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	97	76	+27.6%
March 2026	89	73	+21.9%
April 2026	79	64	+23.4%
12-Month Avg*	75	66	+13.6%

* Average Days on Market of 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

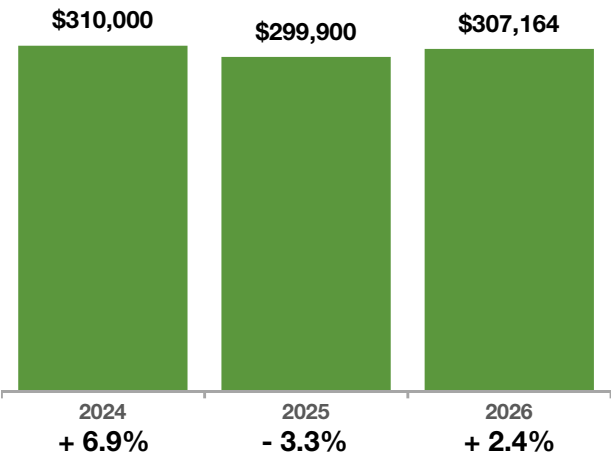


Median Sales Price

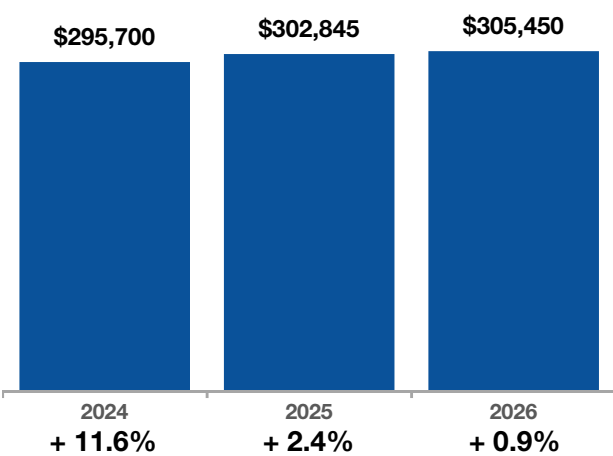
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



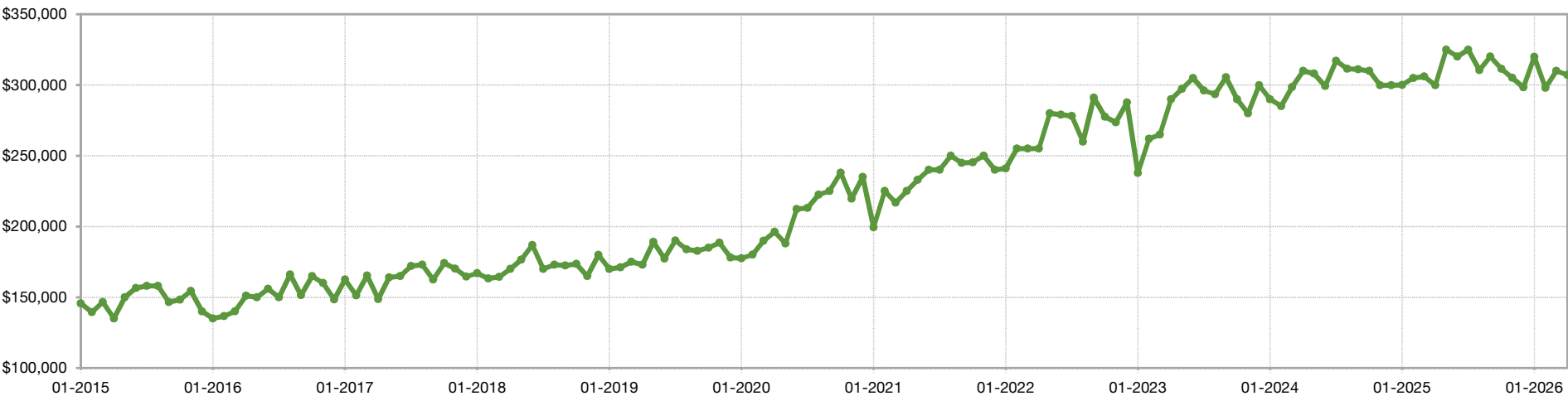
Year to Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$324,900	\$308,000	+5.5%
June 2025	\$320,000	\$299,251	+6.9%
July 2025	\$325,000	\$317,000	+2.5%
August 2025	\$310,450	\$311,433	-0.3%
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%
March 2026	\$309,900	\$306,000	+1.3%
April 2026	\$307,164	\$299,900	+2.4%
12-Month Med*	\$310,900	\$305,000	+1.9%

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

Historical Median Sales Price by Month

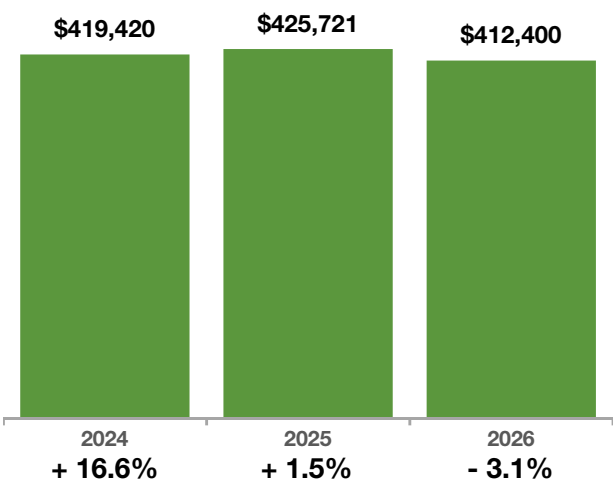


Average Sales Price

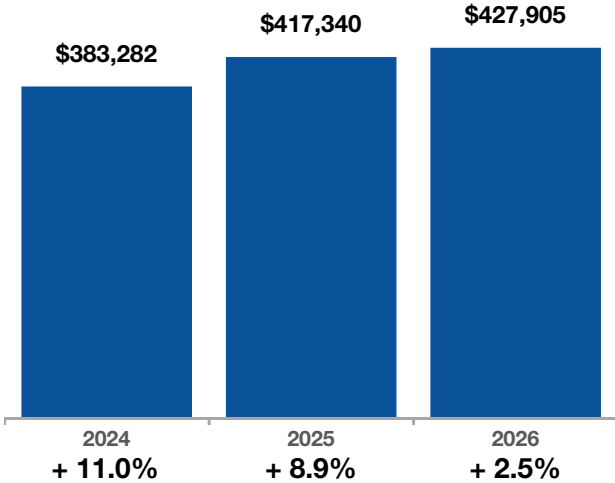
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



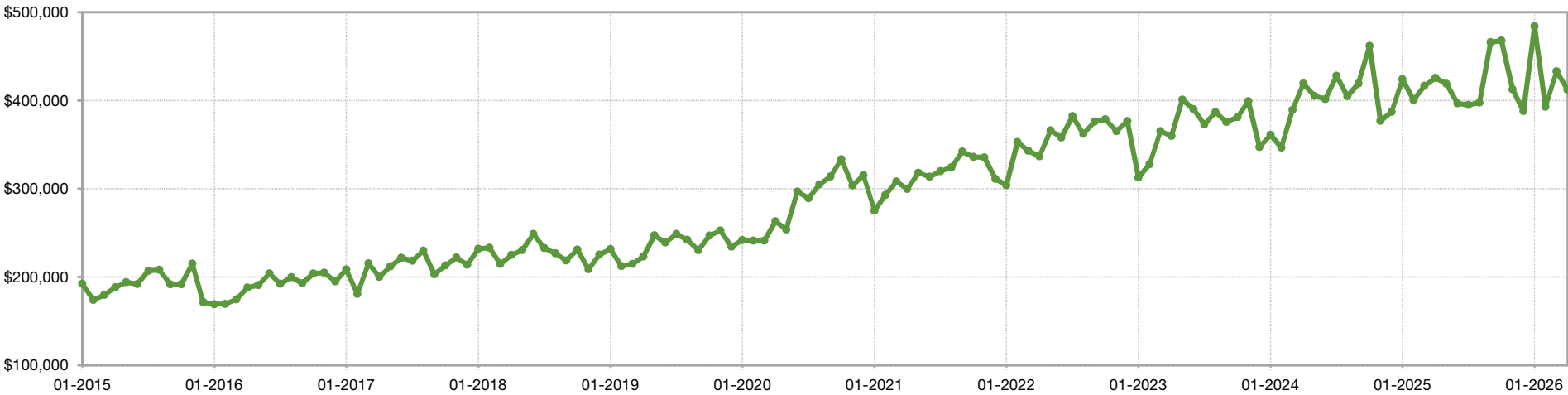
Year to Date



Avg. Sales Price		Prior Year	Percent Change
May 2025	\$418,927	\$405,237	+3.4%
June 2025	\$396,626	\$401,710	-1.3%
July 2025	\$395,052	\$427,870	-7.7%
August 2025	\$397,632	\$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	\$392,774	\$400,698	-2.0%
March 2026	\$433,196	\$416,682	+4.0%
April 2026	\$412,400	\$425,721	-3.1%
12-Month Avg*	\$422,107	\$412,697	+2.3%

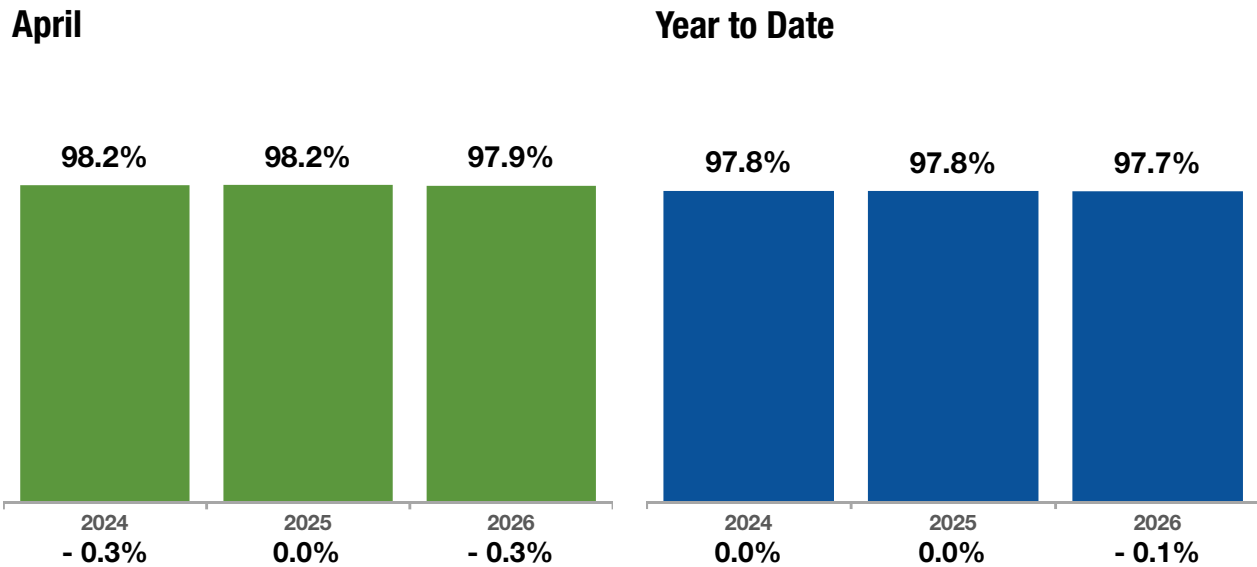
* Avg. Sales Price of all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

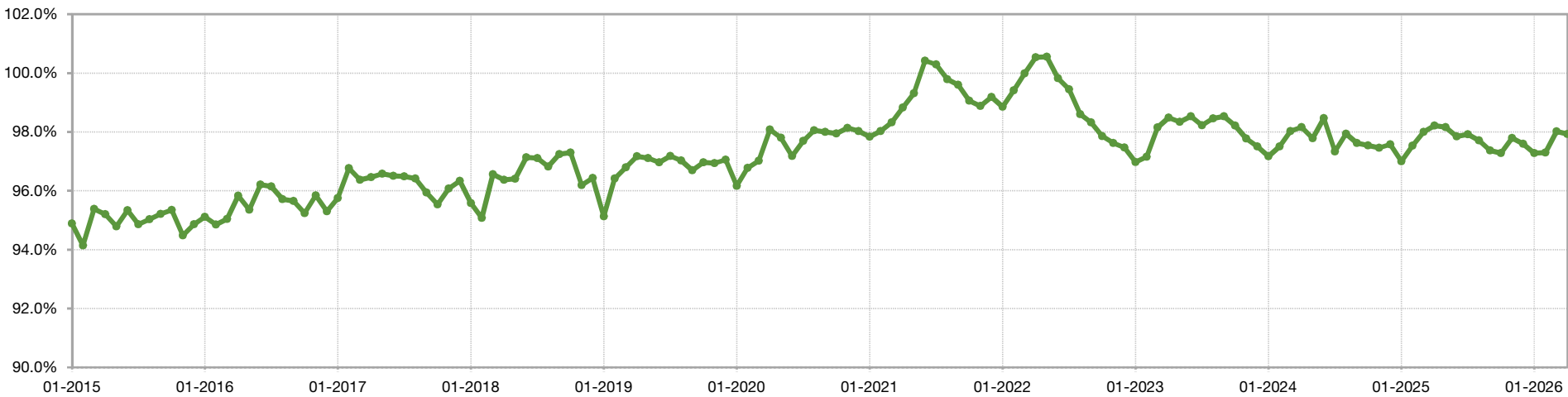
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Percent Change
May 2025	98.2%	97.8%	+0.4%
June 2025	97.8%	98.5%	-0.7%
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%
March 2026	98.0%	98.0%	0.0%
April 2026	97.9%	98.2%	-0.3%
12-Month Avg*	97.7%	97.7%	0.0%

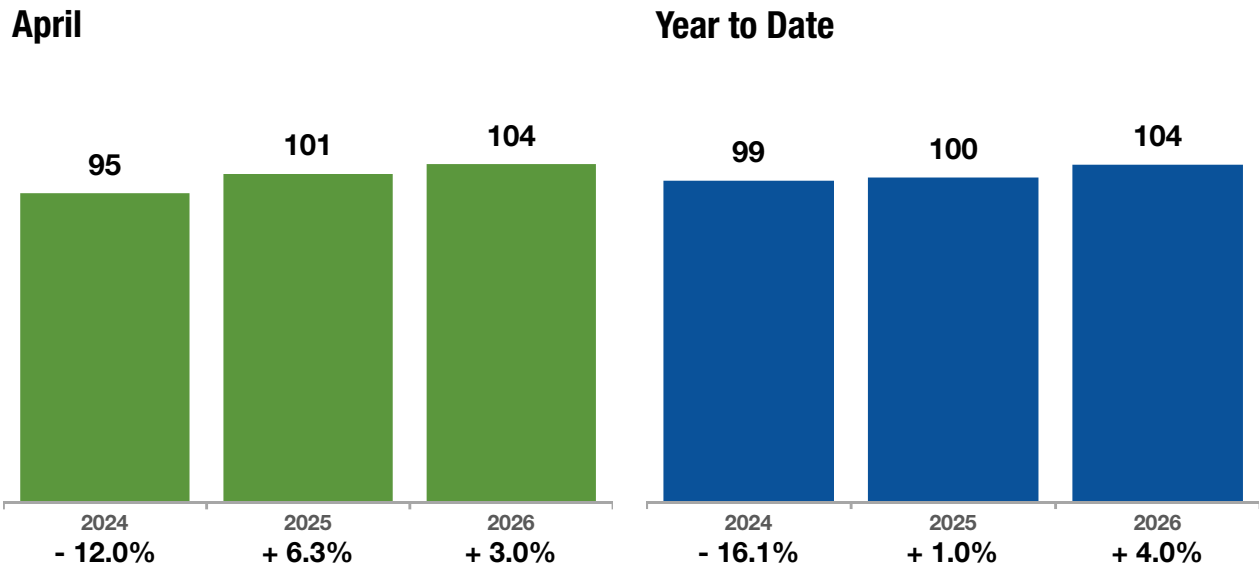
* Average Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



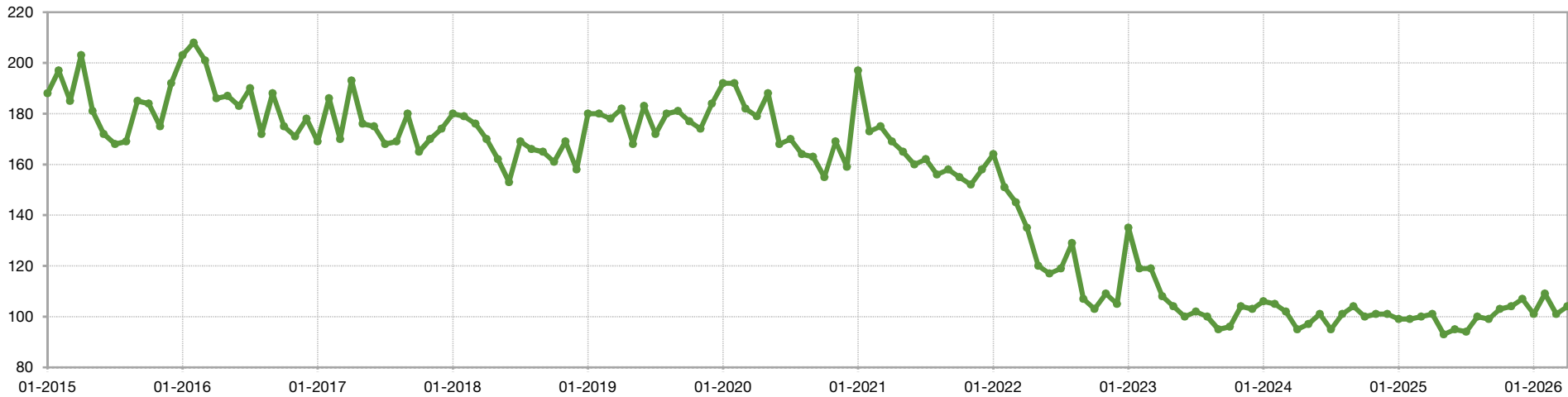
Housing Affordability Index

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.



Affordability Index		Prior Year	Percent Change
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%
March 2026	101	100	+1.0%
April 2026	104	101	+3.0%
12-Month Avg		101	+0.9%

Historical Housing Affordability Index by Month

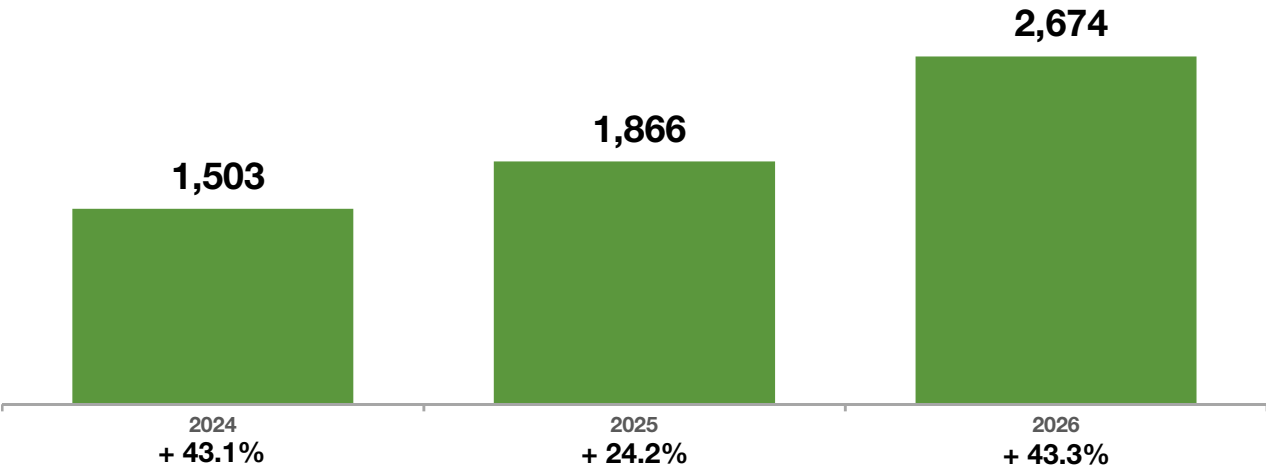


Inventory of Homes for Sale

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



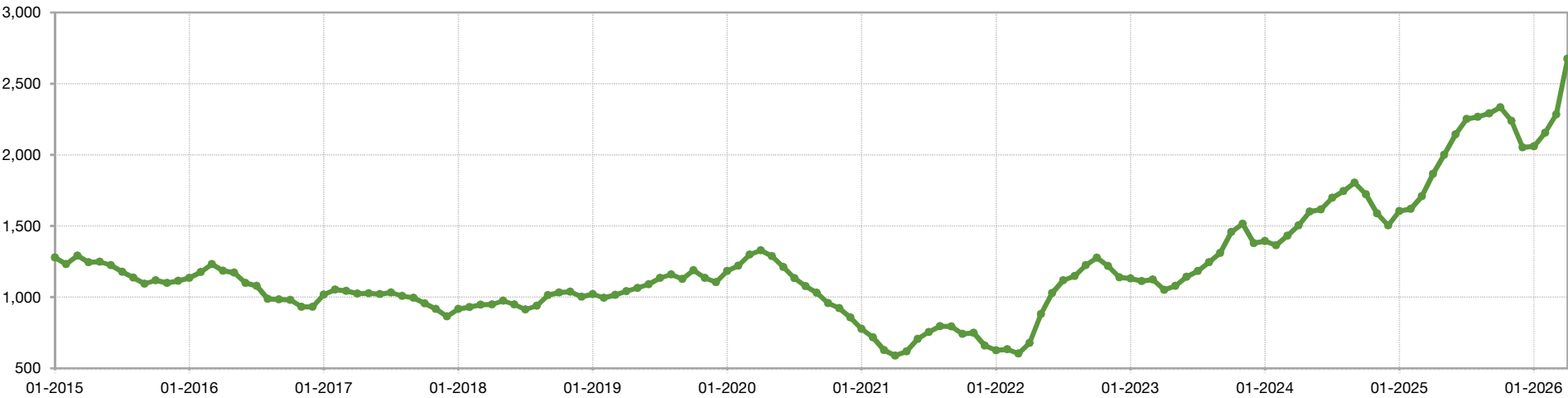
April



Homes for Sale		Prior Year	Percent Change
May 2025	1,999	1,600	+24.9%
June 2025	2,144	1,615	+32.8%
July 2025	2,251	1,697	+32.6%
August 2025	2,267	1,745	+29.9%
September 2025	2,291	1,804	+27.0%
October 2025	2,334	1,721	+35.6%
November 2025	2,238	1,588	+40.9%
December 2025	2,052	1,503	+36.5%
January 2026	2,060	1,605	+28.3%
February 2026	2,155	1,619	+33.1%
March 2026	2,283	1,709	+33.6%
April 2026	2,674	1,866	+43.3%
12-Month Avg*	2,229	1,673	+33.2%

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

Historical Inventory of Homes for Sale by Month

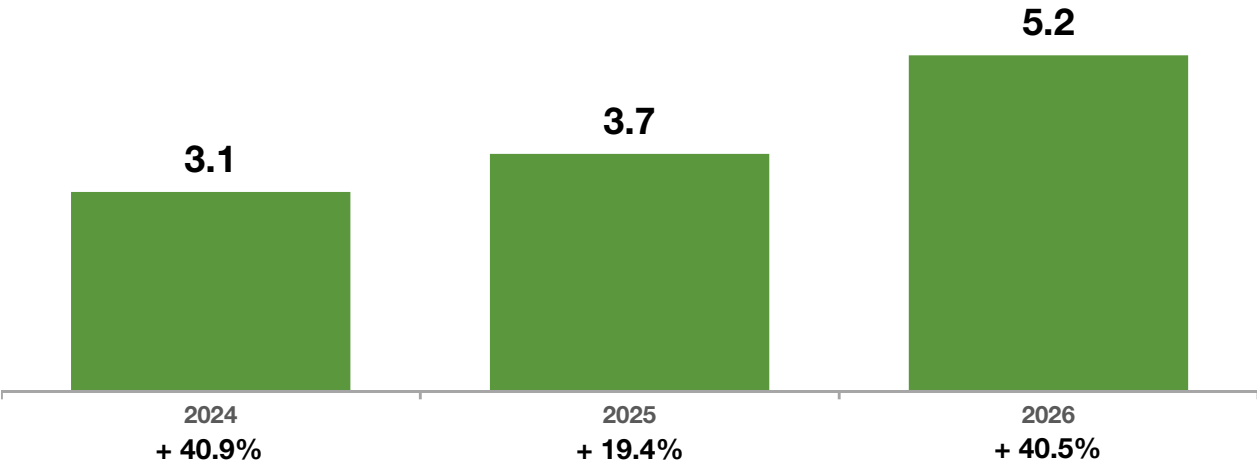


Months Supply of Inventory

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.



April



Months Supply		Prior Year	Percent Change
May 2025	3.9	3.3	+18.2%
June 2025	4.2	3.3	+27.3%
July 2025	4.3	3.4	+26.5%
August 2025	4.4	3.5	+25.7%
September 2025	4.3	3.7	+16.2%
October 2025	4.4	3.5	+25.7%
November 2025	4.2	3.2	+31.3%
December 2025	3.8	3.0	+26.7%
January 2026	3.8	3.2	+18.8%
February 2026	4.0	3.2	+25.0%
March 2026	4.3	3.4	+26.5%
April 2026	5.2	3.7	+40.5%
12-Month Avg*	4.2	3.4	+23.5%

* 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

