Monthly Indicators

WESTERN UPSTATE ASSOCIATION OF REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings were down 3.2 percent to 786. Pending Sales decreased 8.8 percent to 476. Inventory grew 24.4 percent to 2,887 units.

Median Sales Price was up 6.8 percent to $332,500. Days on Market increased 2.7 percent to 77 days. Months Supply of Inventory was up 27.9 percent to 5.5 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 13.2%	+ 6.8%	+ 27.9%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

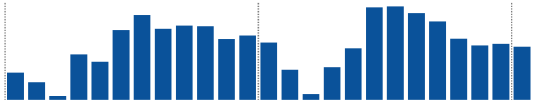
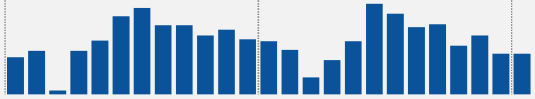
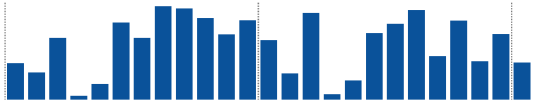
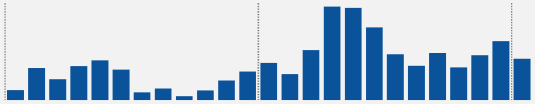
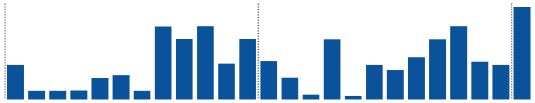
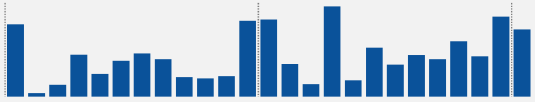
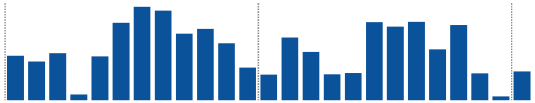
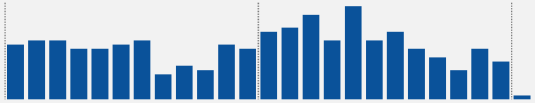
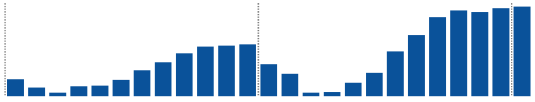
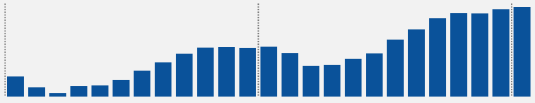
A research tool provided by the Western Upstate Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

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

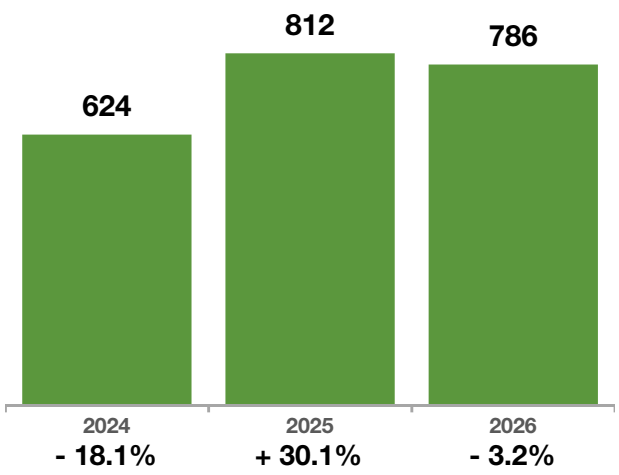
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Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	10-2024 10-2025 10-2026						
New Listings		812	**786**	- 3.2%	8,541	**8,669**	+ 1.5%
Pending Sales		522	**476**	- 8.8%	5,597	**5,424**	- 3.1%
Closed Sales		532	**462**	- 13.2%	5,425	**5,086**	- 6.2%
Days on Market		75	**77**	+ 2.7%	69	**82**	+ 18.8%
Median Sales Price		$311,450	**$332,500**	+ 6.8%	$313,000	**$313,000**	0.0%
Average Sales Price		$467,856	**$455,593**	- 2.6%	$420,950	**$434,655**	+ 3.3%
Pct. of List Price Received		97.3%	**97.3%**	0.0%	97.7%	**97.6%**	- 0.1%
Housing Affordability Index		103	**88**	- 14.6%	102	**93**	- 8.8%
Inventory of Homes for Sale		2,321	**2,887**	+ 24.4%	--	**--**	--
Months Supply of Inventory		4.3	**5.5**	+ 27.9%	--	**--**	--

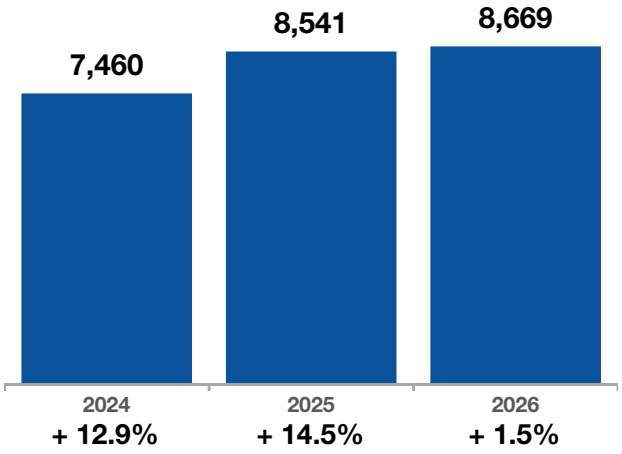
New Listings

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

October

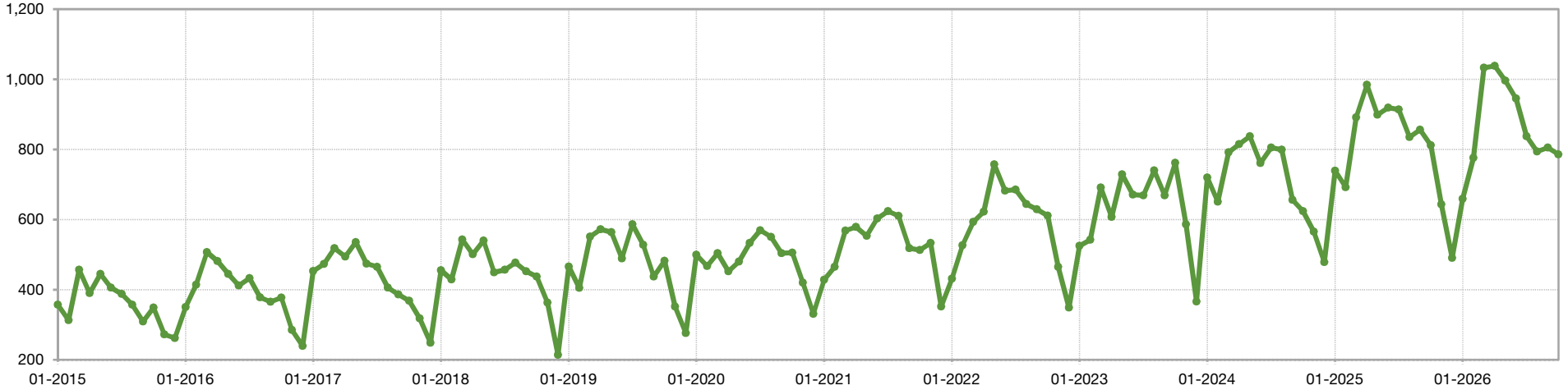


Year to Date



New Listings		Prior Year	Percent Change
November 2025	643	565	+13.8%
December 2025	490	478	+2.5%
January 2026	659	739	-10.8%
February 2026	776	692	+12.1%
March 2026	1,033	891	+15.9%
April 2026	1,038	984	+5.5%
May 2026	996	899	+10.8%
June 2026	945	919	+2.8%
July 2026	837	914	-8.4%
August 2026	794	835	-4.9%
September 2026	805	856	-6.0%
October 2026	**786**	**812**	**-3.2%**
12-Month Avg	817	799	+2.3%

Historical New Listings by Month

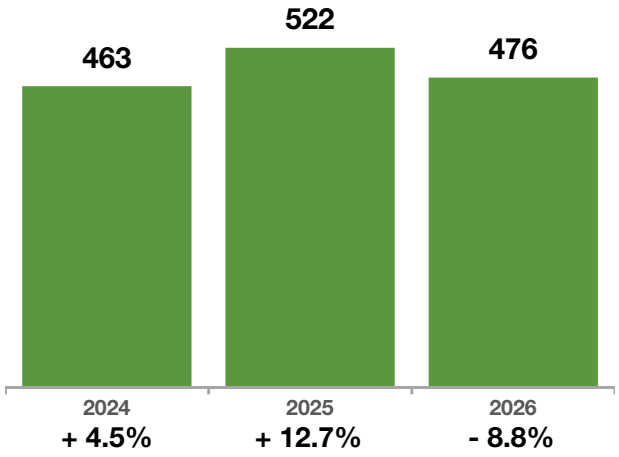


Pending Sales

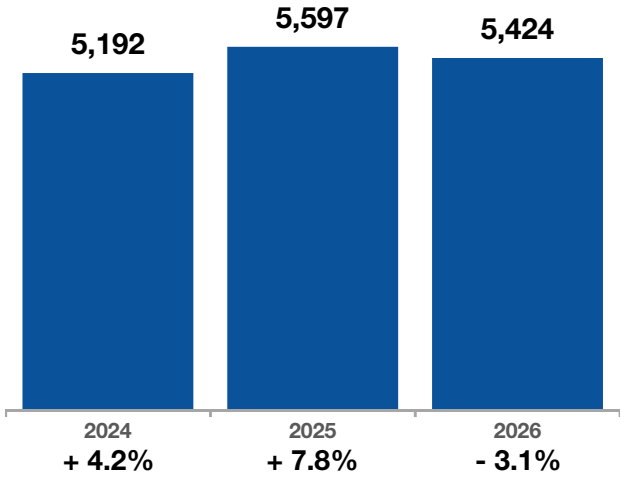
A count of the properties on which offers have been accepted in a given month.

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October

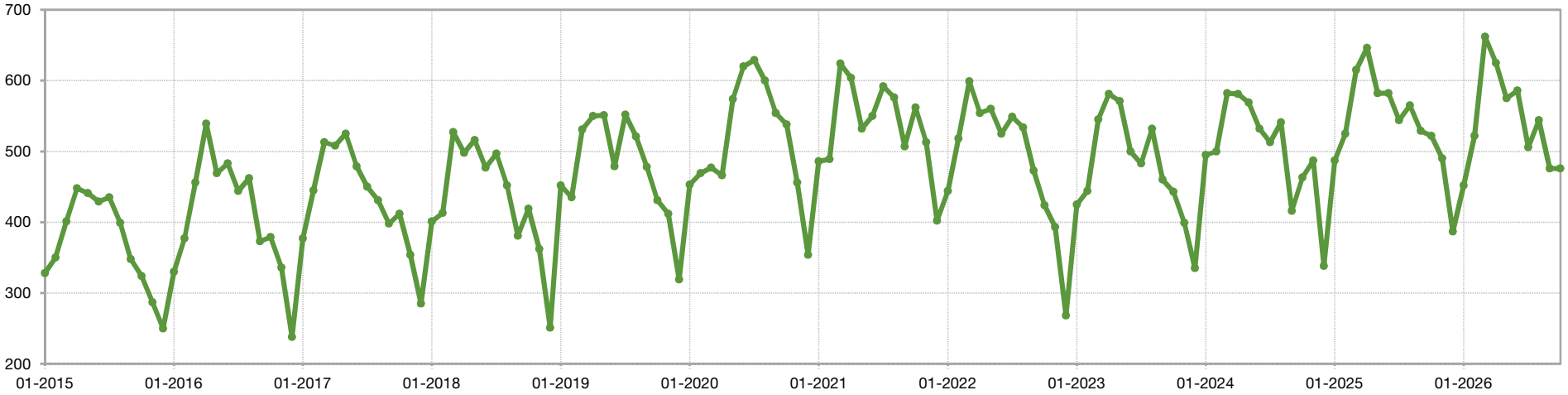


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	490	487	+0.6%
December 2025	387	338	+14.5%
January 2026	452	487	-7.2%
February 2026	522	525	-0.6%
March 2026	662	615	+7.6%
April 2026	625	646	-3.3%
May 2026	575	582	-1.2%
June 2026	586	582	+0.7%
July 2026	506	544	-7.0%
August 2026	544	565	-3.7%
September 2026	476	529	-10.0%
October 2026	**476**	**522**	**-8.8%**
12-Month Avg	525	535	-1.9%

Historical Pending Sales by Month

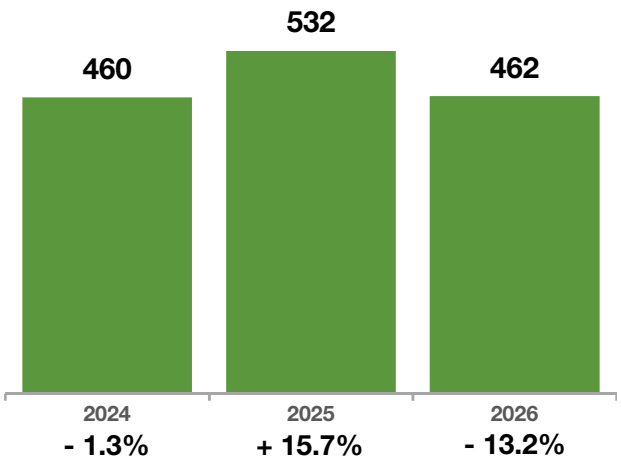


Closed Sales

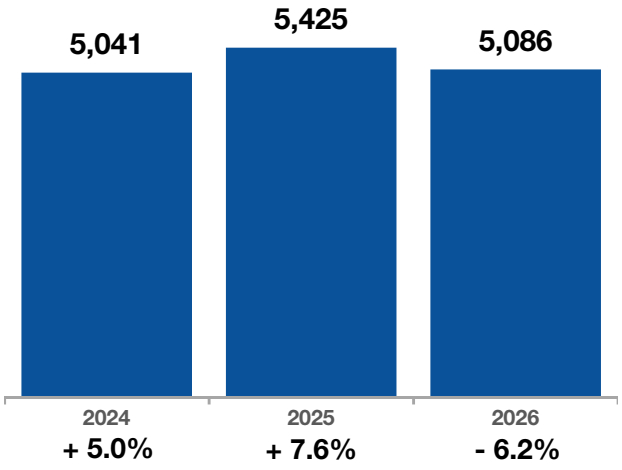
A count of the actual sales that closed in a given month.

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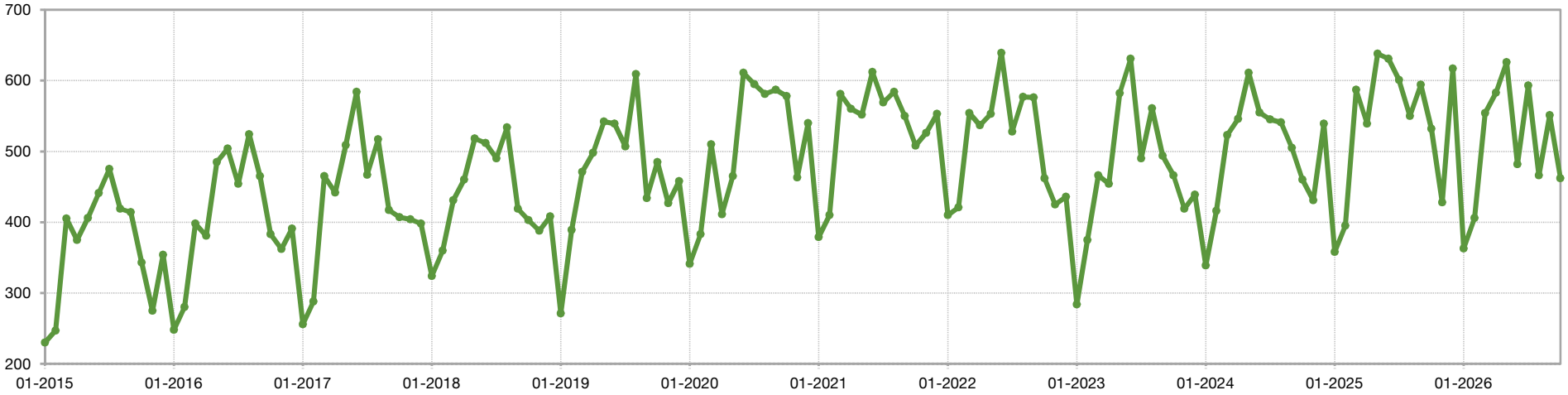


Year to Date



Closed Sales		Prior Year	Percent Change
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	554	587	-5.6%
April 2026	583	539	+8.2%
May 2026	626	638	-1.9%
June 2026	482	631	-23.6%
July 2026	593	601	-1.3%
August 2026	466	550	-15.3%
September 2026	551	594	-7.2%
October 2026	**462**	**532**	**-13.2%**
12-Month Avg	511	533	-4.1%

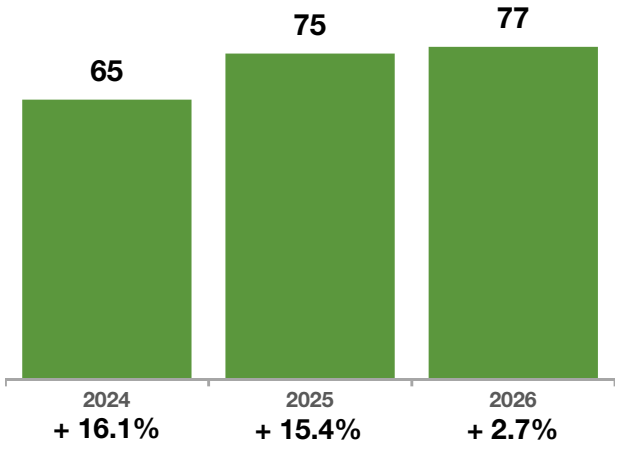
Historical Closed Sales by Month



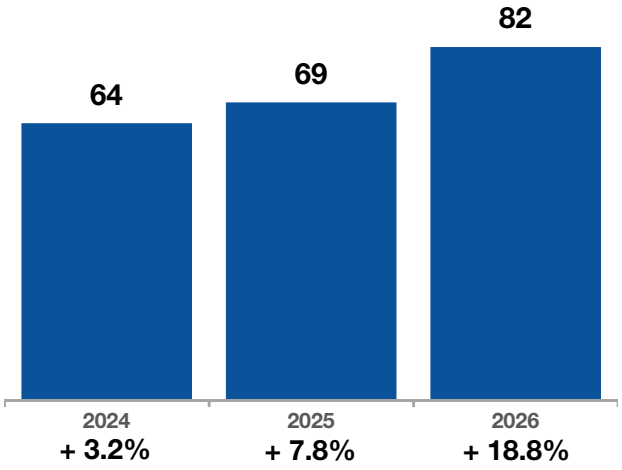
Days on Market Until Sale

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

October



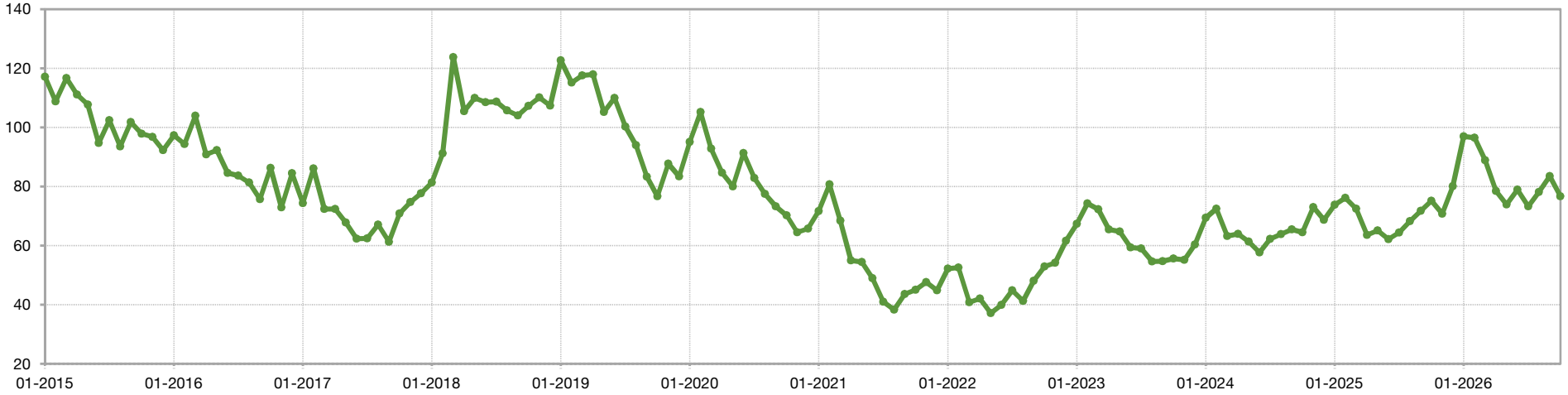
Year to Date



Days on Market		Prior Year	Percent Change
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%
May 2026	74	65	+13.8%
June 2026	79	62	+27.4%
July 2026	73	64	+14.1%
August 2026	78	68	+14.7%
September 2026	84	72	+16.7%
October 2026	**77**	**75**	**+2.7%**
12-Month Avg*	81	69	+17.4%

* Average Days on Market of all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

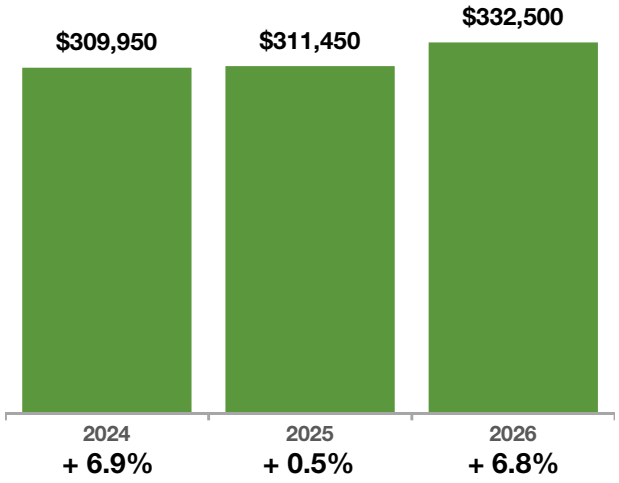


Median Sales Price

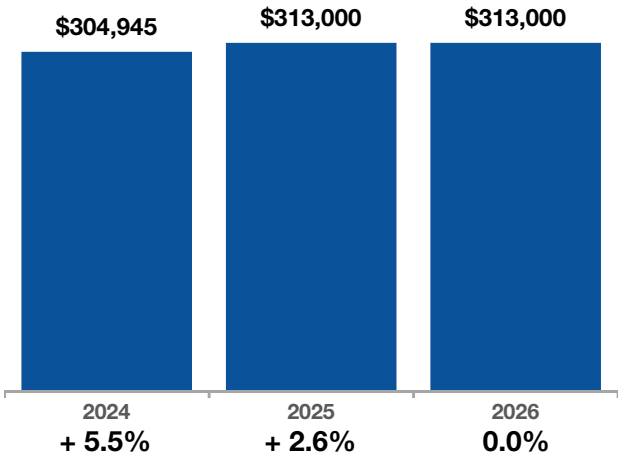
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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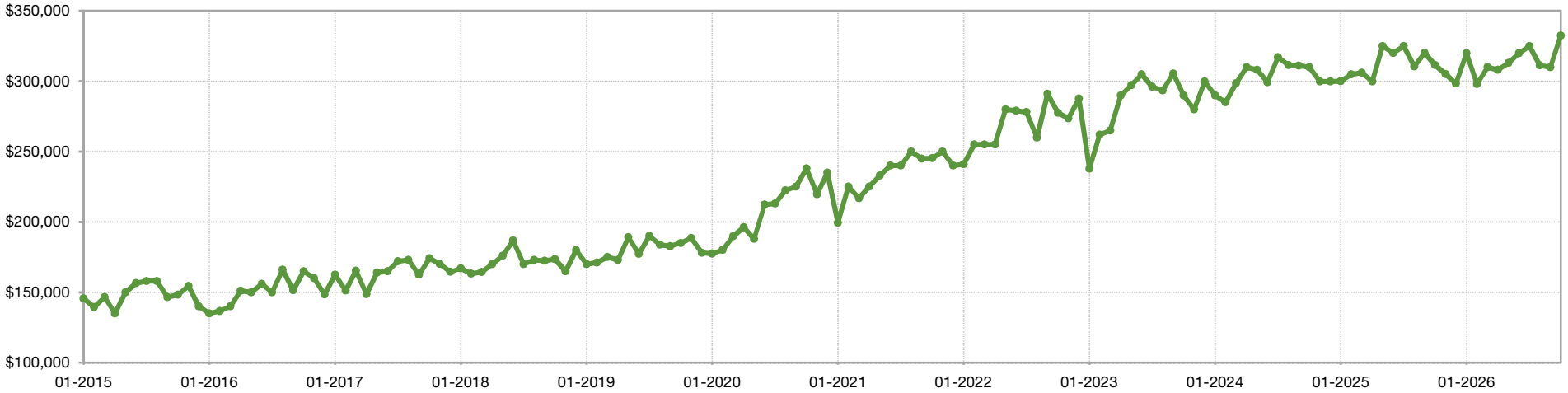
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$308,000	$299,900	+2.7%
May 2026	$313,000	$324,900	-3.7%
June 2026	$319,900	$320,000	-0.0%
July 2026	$325,000	$325,000	0.0%
August 2026	$311,167	$310,450	+0.2%
September 2026	$309,950	$319,995	-3.1%
October 2026	**$332,500**	**$311,450**	**+6.8%**
12-Month Med*	$310,000	$310,000	0.0%

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

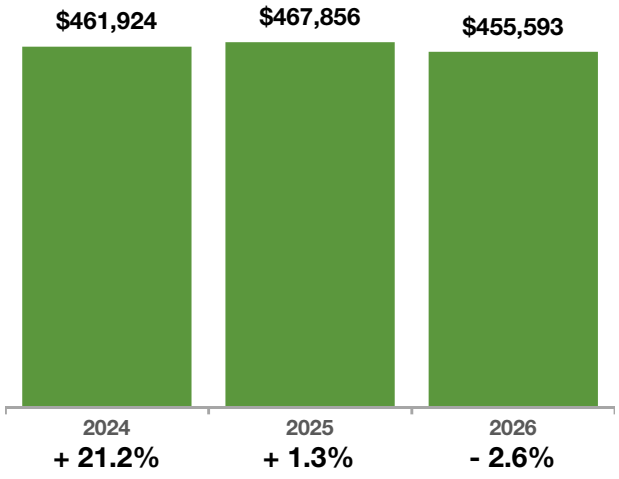
Historical Median Sales Price by Month



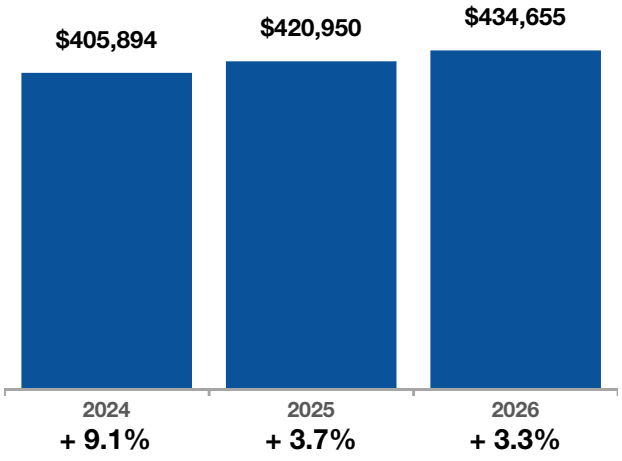
Average Sales Price

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

October



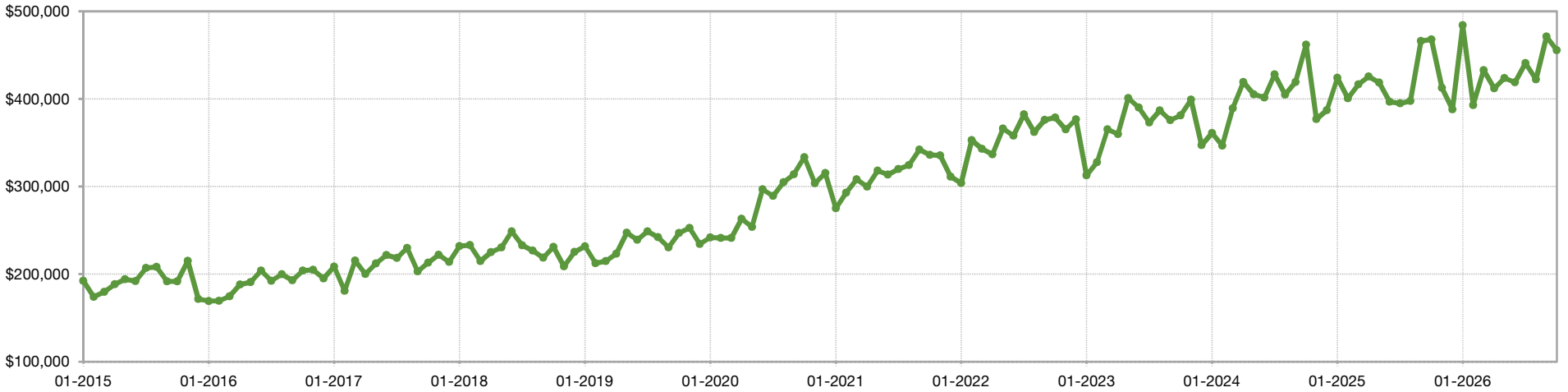
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$432,828	$416,682	+3.9%
April 2026	$412,071	$425,721	-3.2%
May 2026	$423,719	$418,676	+1.2%
June 2026	$418,867	$396,626	+5.6%
July 2026	$440,939	$395,052	+11.6%
August 2026	$422,289	$397,632	+6.2%
September 2026	$471,228	$466,245	+1.1%
October 2026	**$455,593**	**$467,856**	**-2.6%**
12-Month Avg*	$429,574	$414,467	+3.6%

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

Historical Average Sales Price by Month

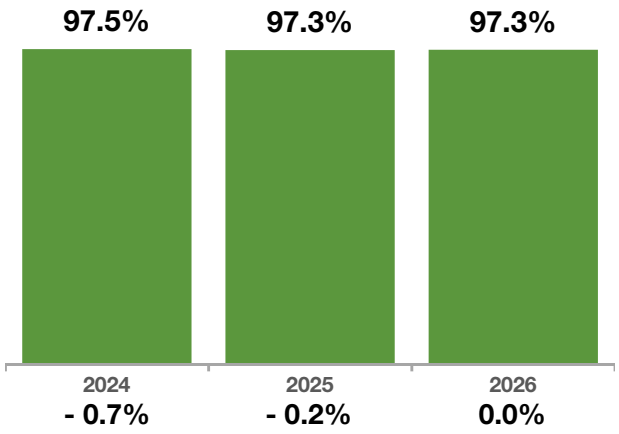


Percent of List Price Received

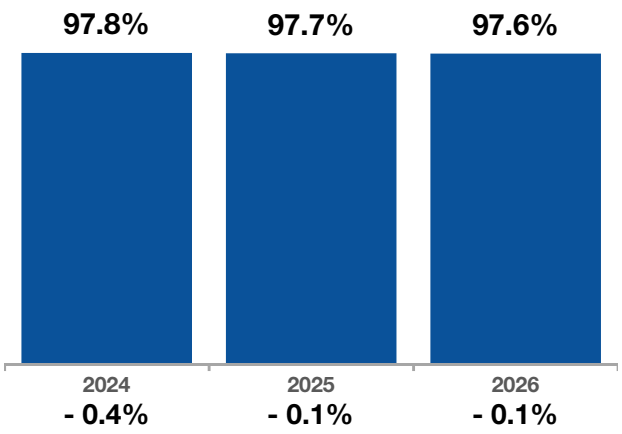
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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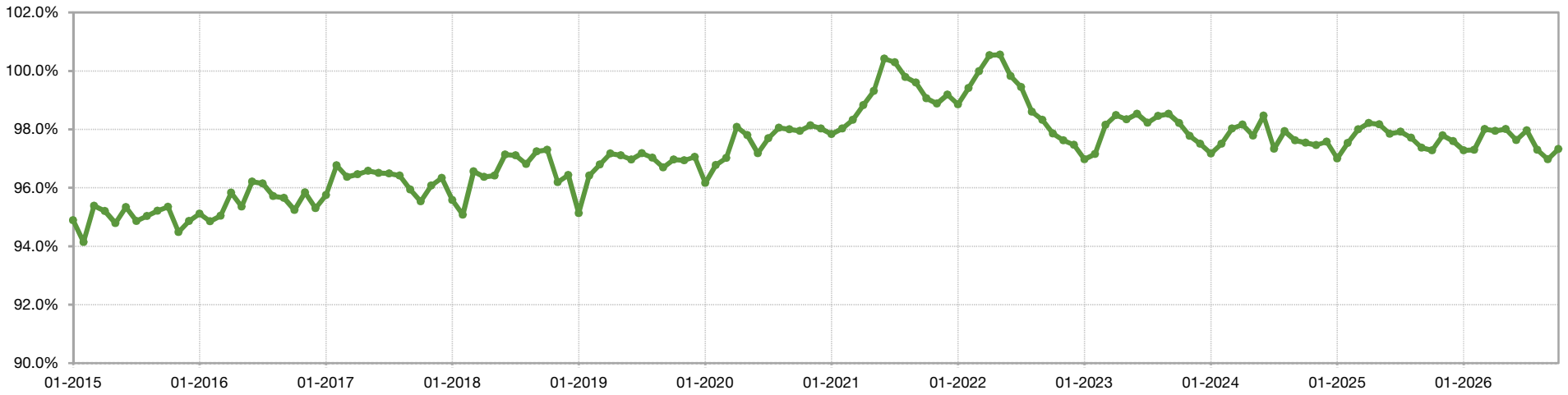
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
May 2026	98.0%	98.2%	-0.2%
June 2026	97.6%	97.8%	-0.2%
July 2026	98.0%	97.9%	+0.1%
August 2026	97.3%	97.7%	-0.4%
September 2026	97.0%	97.4%	-0.4%
October 2026	**97.3%**	**97.3%**	**0.0%**
12-Month Avg*	97.6%	97.7%	-0.1%

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

Historical Percent of List Price Received by Month

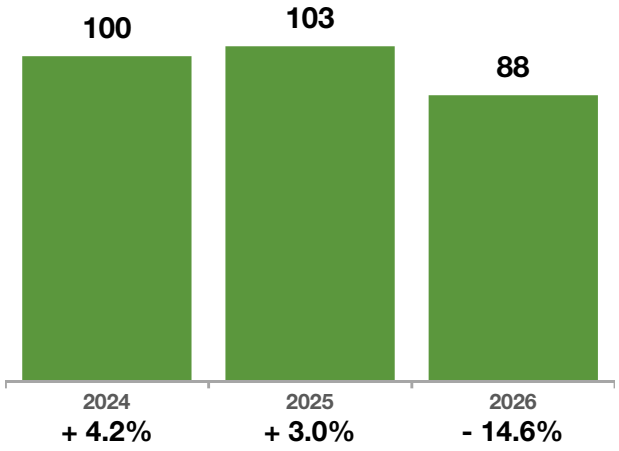


Housing Affordability Index

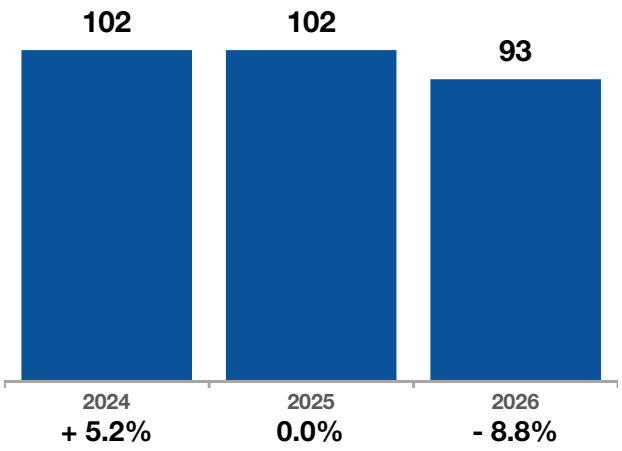
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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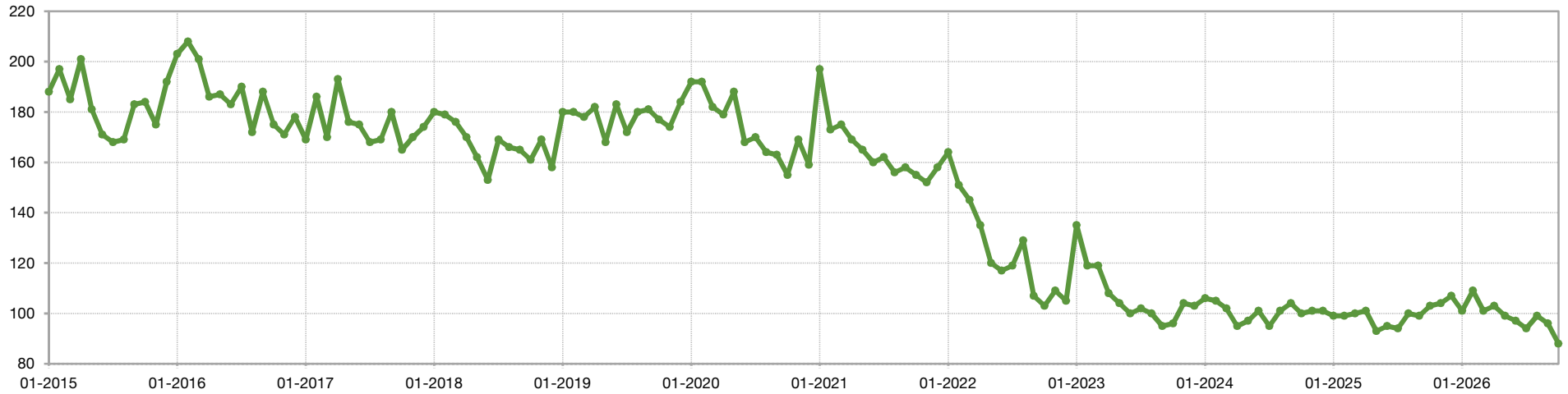


Year to Date



Affordability Index		Prior Year	Percent Change
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	103	101	+2.0%
May 2026	99	93	+6.5%
June 2026	97	95	+2.1%
July 2026	94	94	0.0%
August 2026	99	100	-1.0%
September 2026	96	99	-3.0%
October 2026	**88**	**103**	**-14.6%**
12-Month Avg	100	99	+1.1%

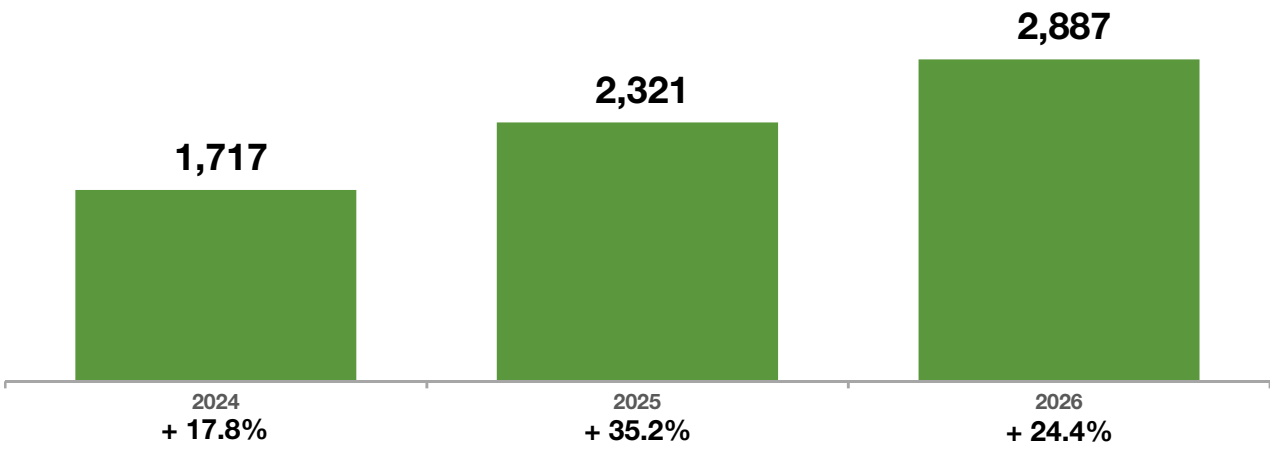
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

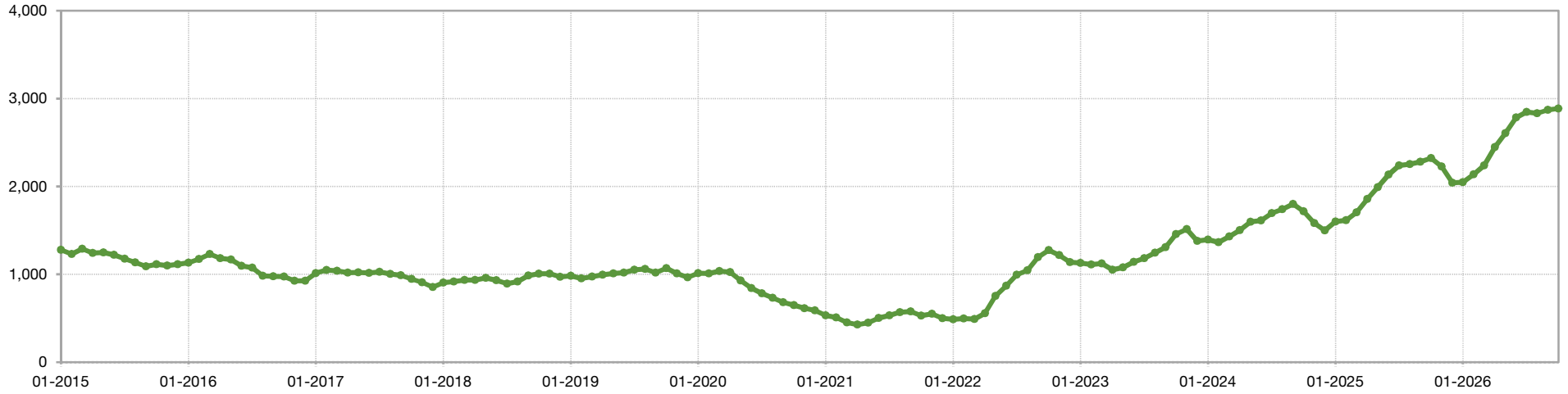
October



Homes for Sale		Prior Year	Percent Change
November 2025	2,226	1,583	+40.6%
December 2025	2,041	1,498	+36.2%
January 2026	2,046	1,600	+27.9%
February 2026	2,137	1,614	+32.4%
March 2026	2,237	1,704	+31.3%
April 2026	2,446	1,858	+31.6%
May 2026	2,606	1,990	+31.0%
June 2026	2,784	2,133	+30.5%
July 2026	2,848	2,239	+27.2%
August 2026	2,833	2,254	+25.7%
September 2026	2,872	2,279	+26.0%
October 2026	**2,887**	**2,321**	**+24.4%**
12-Month Avg*	2,497	1,923	+29.8%

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

Historical Inventory of Homes for Sale by Month

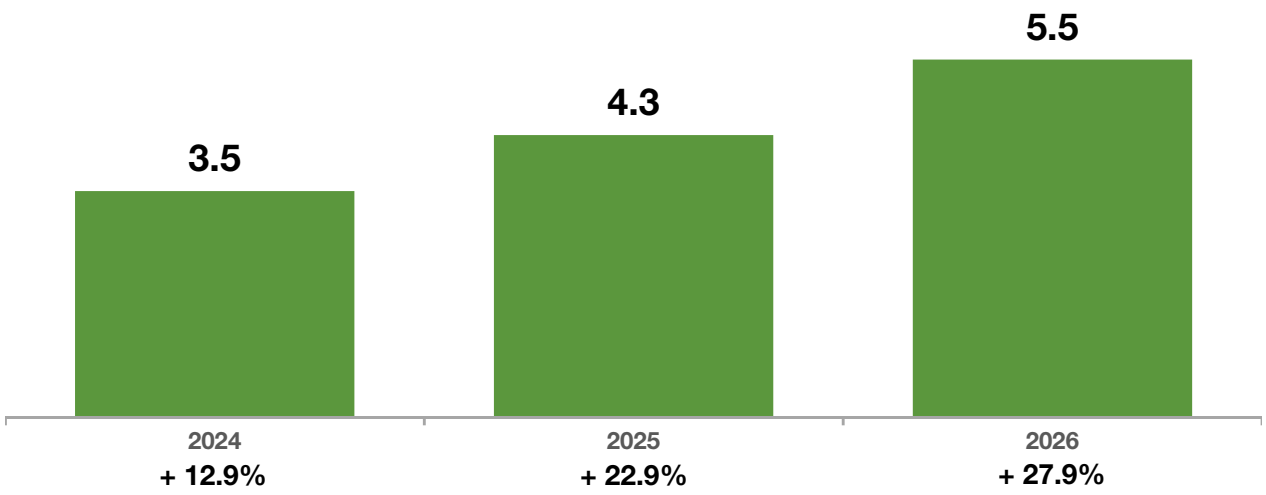


Months Supply of Inventory

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.

WESTERN UPSTATE ASSOCIATION OF REALTORS®

October



Months Supply		Prior Year	Percent Change
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	4.1	3.4	+20.6%
April 2026	4.5	3.6	+25.0%
May 2026	4.8	3.9	+23.1%
June 2026	5.2	4.1	+26.8%
July 2026	5.3	4.3	+23.3%
August 2026	5.3	4.3	+23.3%
September 2026	5.4	4.3	+25.6%
October 2026	**5.5**	**4.3**	**+27.9%**
12-Month Avg*	4.7	3.7	+27.0%

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

Historical Months Supply of Inventory by Month

