Monthly Indicators

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings increased 17.3 percent to 360. Pending Sales decreased 10.2 percent to 176. Inventory increased 0.2 percent to 1,145.

Median Sales Price increased 5.1 percent from $495,000 to $520,000. Days on Market increased 11.4 percent to 78. Months Supply of Inventory increased 3.0 percent to 6.9.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 4.1%	+ 5.1%	+ 0.2%
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

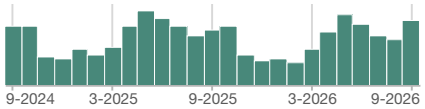
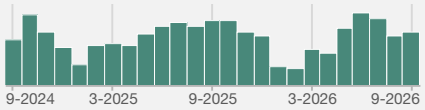
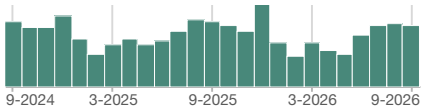
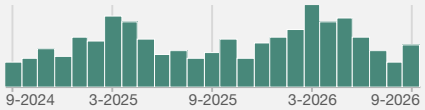
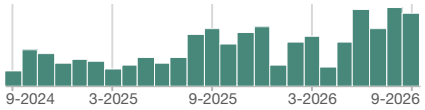
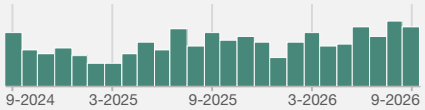
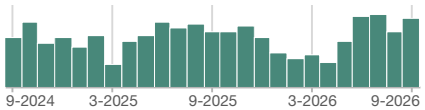
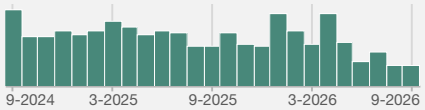
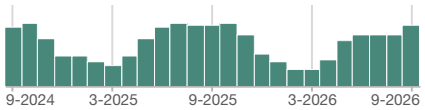
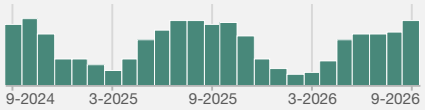
Residential activity in Columbia, Dutchess, Greene, Orange, Sullivan, and Ulster counties composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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 October 10, 2026. All data from the Hudson Valley Catskill Region MLS. Provided by the New York State Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

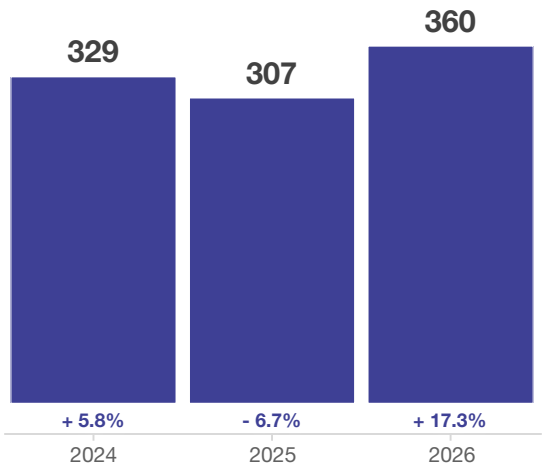
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		307	**360**	+ 17.3%	2,606	**2,394**	- 8.1%
Pending Sales		196	**176**	- 10.2%	1,508	**1,441**	- 4.4%
Closed Sales		193	**185**	- 4.1%	1,441	**1,391**	- 3.5%
Days on Market Until Sale		70	**78**	+ 11.4%	80	**85**	+ 6.3%
Median Sales Price		$495,000	**$520,000**	+ 5.1%	$455,000	**$490,000**	+ 7.7%
Average Sales Price		$642,422	**$661,241**	+ 2.9%	$575,450	**$622,887**	+ 8.2%
Percent of List Price Received		98.9%	**100.1%**	+ 1.2%	98.6%	**98.5%**	- 0.1%
Housing Affordability Index		88	**79**	- 10.2%	96	**84**	- 12.5%
Inventory of Homes for Sale		1,143	**1,145**	+ 0.2%	—	**—**	—
Months Supply of Inventory		6.7	**6.9**	+ 3.0%	—	**—**	—

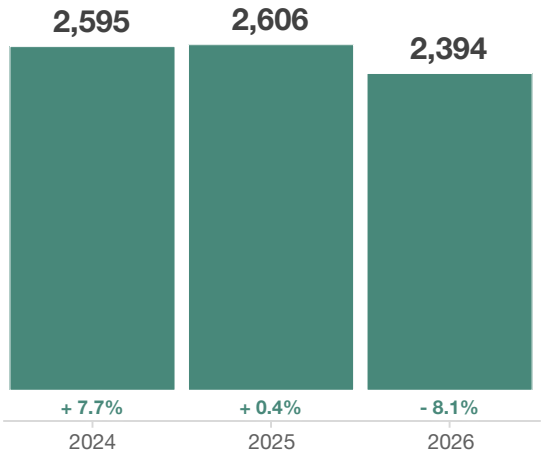
New Listings

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

September

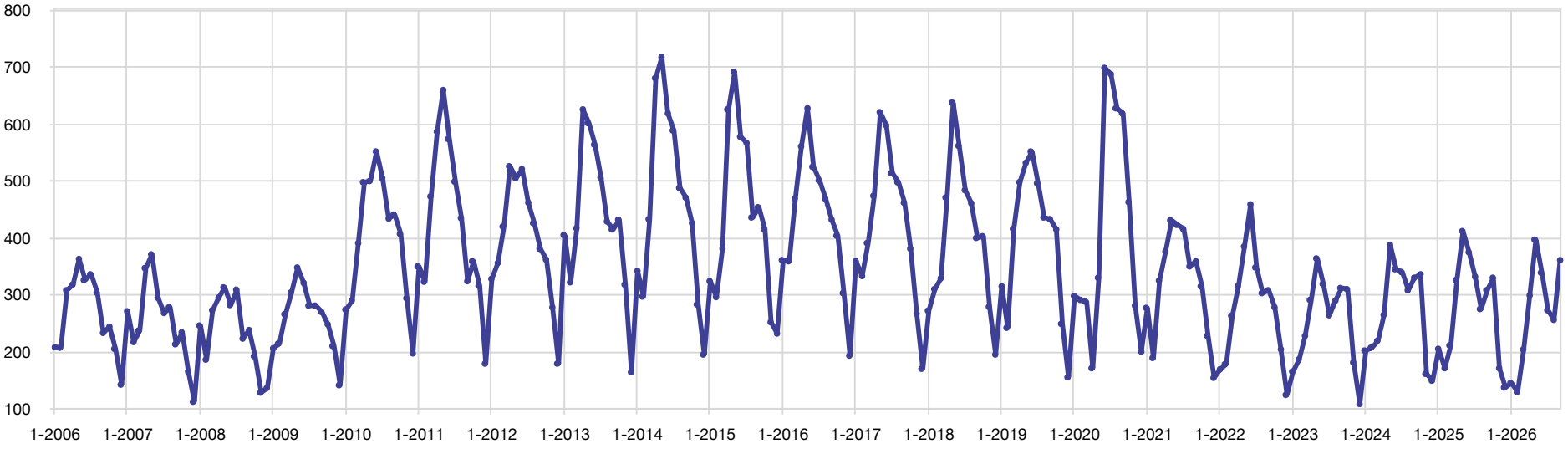


Year to Date



New Listings		Prior Year	Percent Change
October 2025	329	335	- 1.8%
November 2025	170	160	+ 6.3%
December 2025	136	148	- 8.1%
January 2026	144	204	- 29.4%
February 2026	128	170	- 24.7%
March 2026	203	210	- 3.3%
April 2026	298	325	- 8.3%
May 2026	396	411	- 3.6%
June 2026	338	374	- 9.6%
July 2026	272	331	- 17.8%
August 2026	255	274	- 6.9%
September 2026	**360**	**307**	**+ 17.3%**
12-Month Avg	252	271	- 7.0%

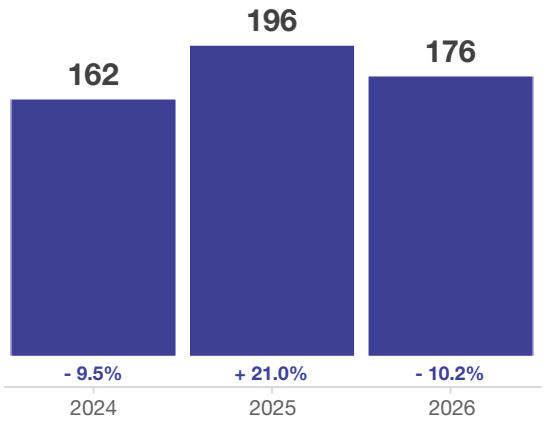
Historical New Listings by Month



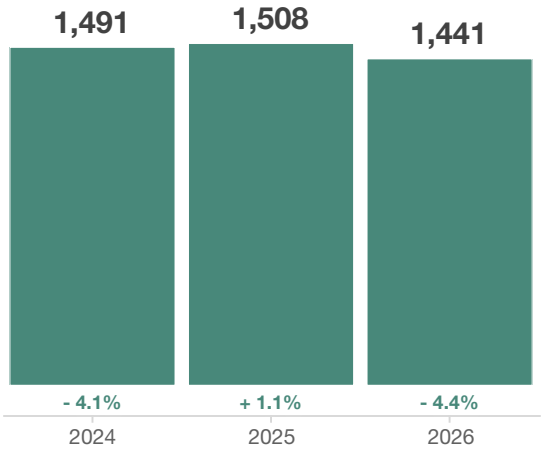
Pending Sales

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

September

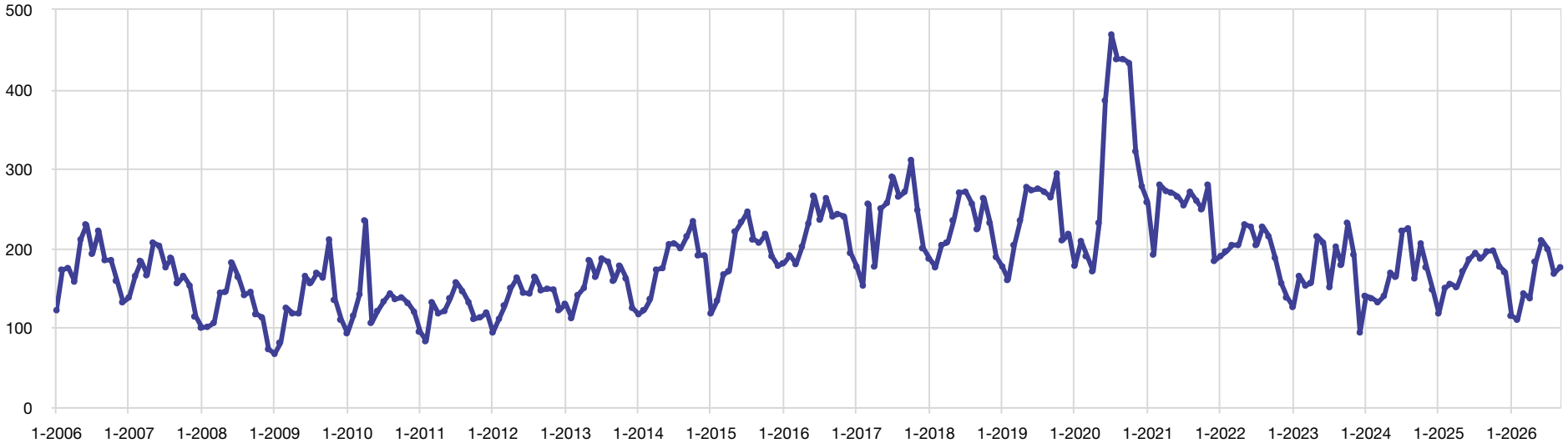


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	197	206	- 4.4%
November 2025	177	176	+ 0.6%
December 2025	170	148	+ 14.9%
January 2026	115	118	- 2.5%
February 2026	110	150	- 26.7%
March 2026	143	155	- 7.7%
April 2026	137	151	- 9.3%
May 2026	183	171	+ 7.0%
June 2026	210	186	+ 12.9%
July 2026	199	194	+ 2.6%
August 2026	168	187	- 10.2%
September 2026	**176**	**196**	**- 10.2%**
12-Month Avg	165	170	- 2.9%

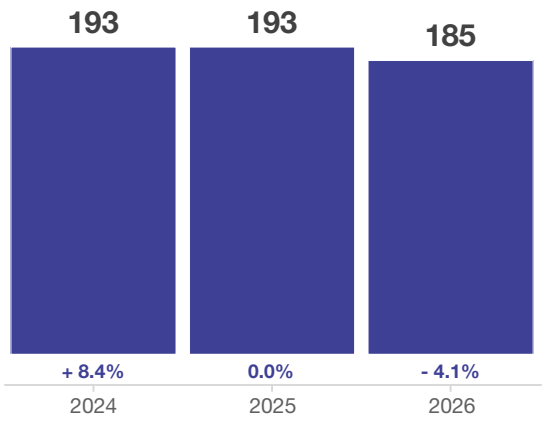
Historical Pending Sales by Month



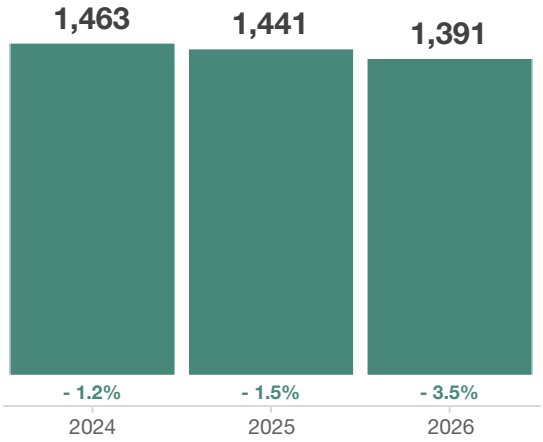
Closed Sales

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

September

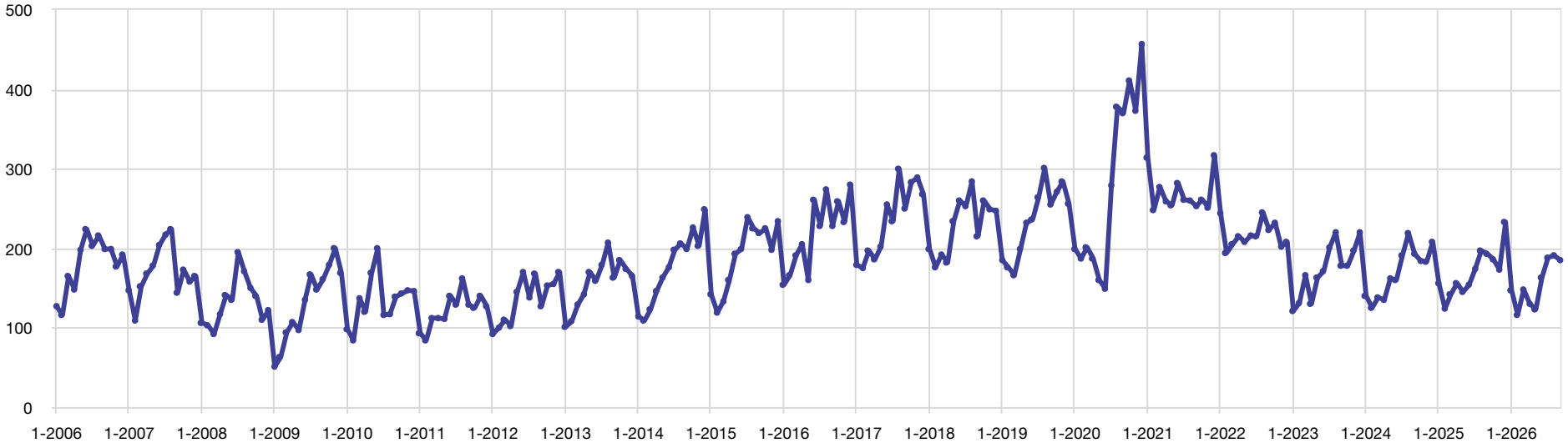


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	186	184	+ 1.1%
November 2025	173	183	- 5.5%
December 2025	233	208	+ 12.0%
January 2026	147	156	- 5.8%
February 2026	116	124	- 6.5%
March 2026	148	142	+ 4.2%
April 2026	130	156	- 16.7%
May 2026	123	145	- 15.2%
June 2026	163	154	+ 5.8%
July 2026	188	174	+ 8.0%
August 2026	191	197	- 3.0%
September 2026	**185**	**193**	**- 4.1%**
12-Month Avg	165	168	- 1.8%

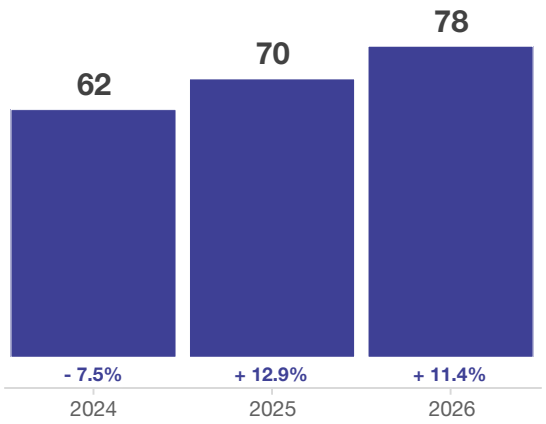
Historical Closed Sales by Month



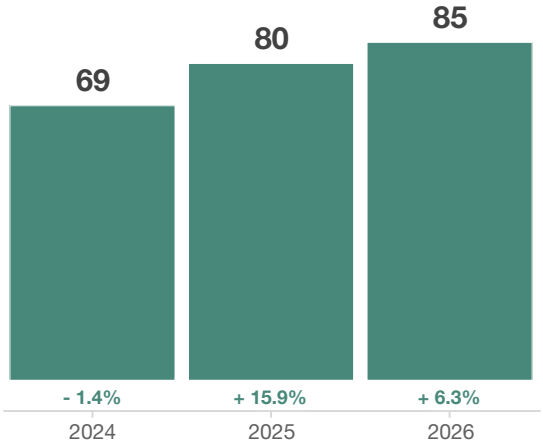
Days on Market Until Sale

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

September



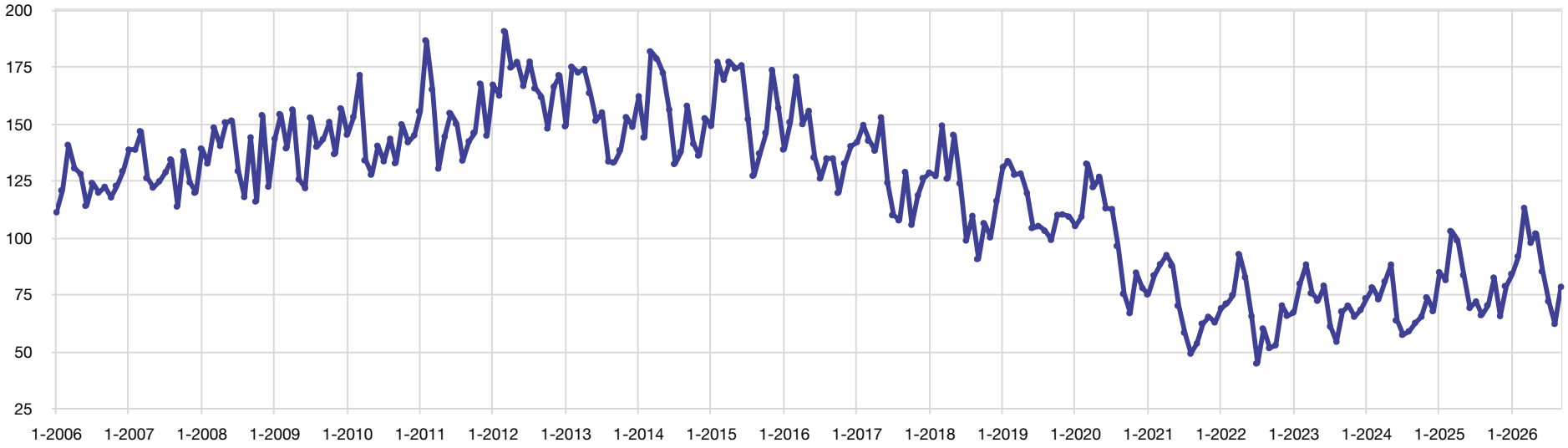
Year to Date



Days on Market		Prior Year	Percent Change
October 2025	82	65	+ 26.2%
November 2025	65	74	- 12.2%
December 2025	79	68	+ 16.2%
January 2026	84	85	- 1.2%
February 2026	92	81	+ 13.6%
March 2026	113	103	+ 9.7%
April 2026	98	99	- 1.0%
May 2026	102	83	+ 22.9%
June 2026	85	69	+ 23.2%
July 2026	72	72	0.0%
August 2026	62	66	- 6.1%
September 2026	**78**	**70**	**+ 11.4%**
12-Month Avg*	82	77	+ 7.6%

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

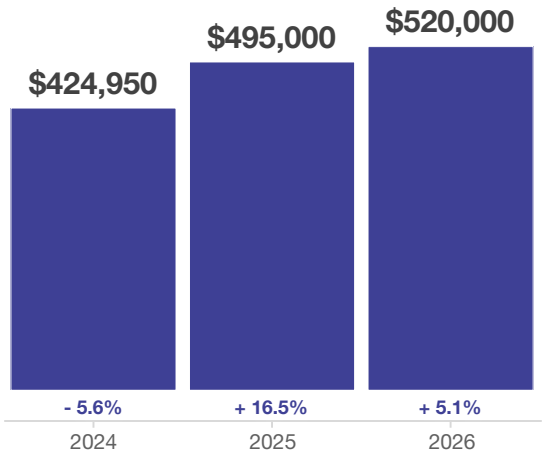
Historical Days on Market Until Sale by Month



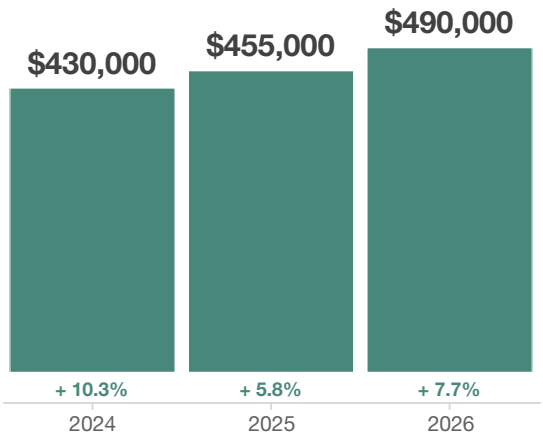
Median Sales Price

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

September



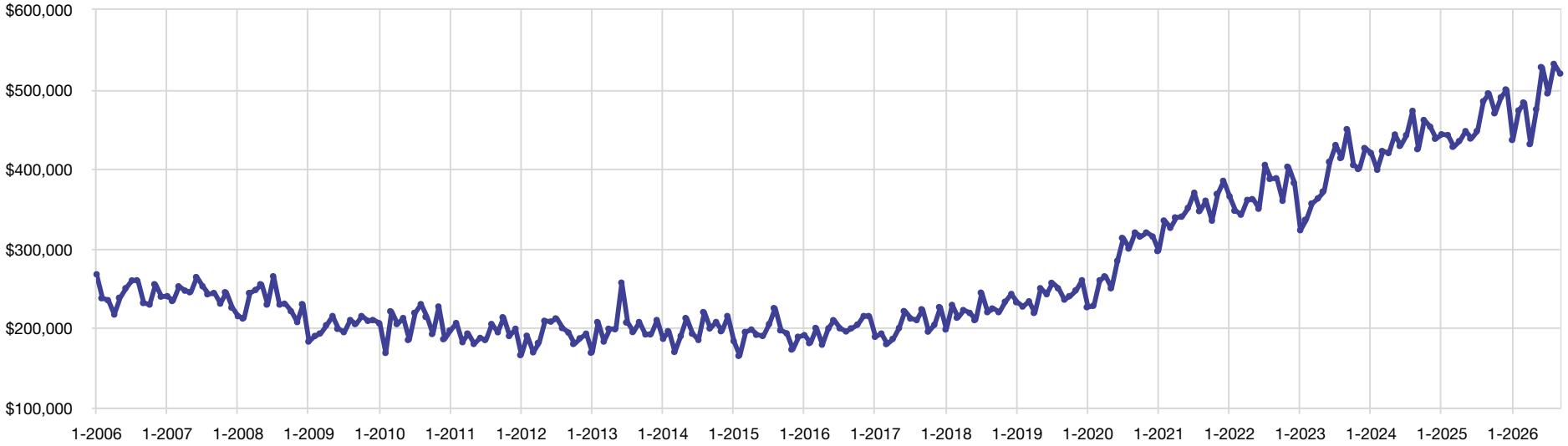
Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	$470,000	$461,500	+ 1.8%
November 2025	$490,000	$453,000	+ 8.2%
December 2025	$499,900	$438,000	+ 14.1%
January 2026	$436,500	$443,500	- 1.6%
February 2026	$473,500	$442,500	+ 7.0%
March 2026	$483,500	$427,900	+ 13.0%
April 2026	$431,250	$435,000	- 0.9%
May 2026	$475,000	$447,500	+ 6.1%
June 2026	$528,000	$438,250	+ 20.5%
July 2026	$495,000	$447,500	+ 10.6%
August 2026	$532,000	$485,000	+ 9.7%
September 2026	**$520,000**	**$495,000**	**+ 5.1%**
12-Month Avg*	$490,000	$453,000	+ 8.2%

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

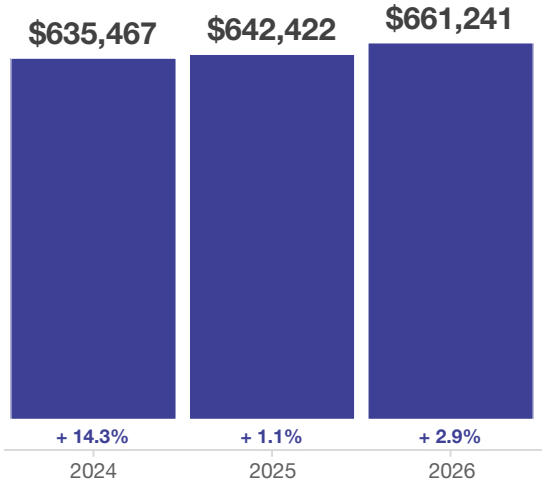
Historical Median Sales Price by Month



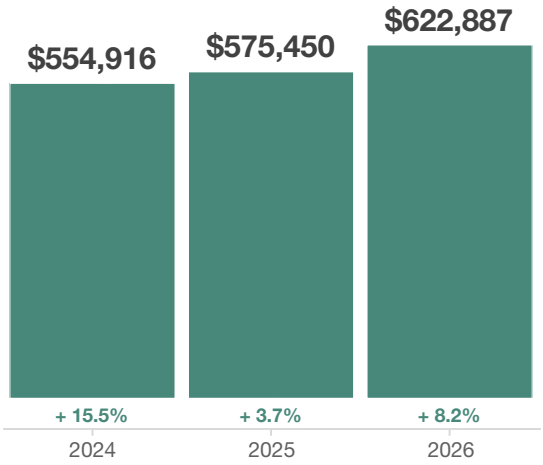
Average Sales Price

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

September



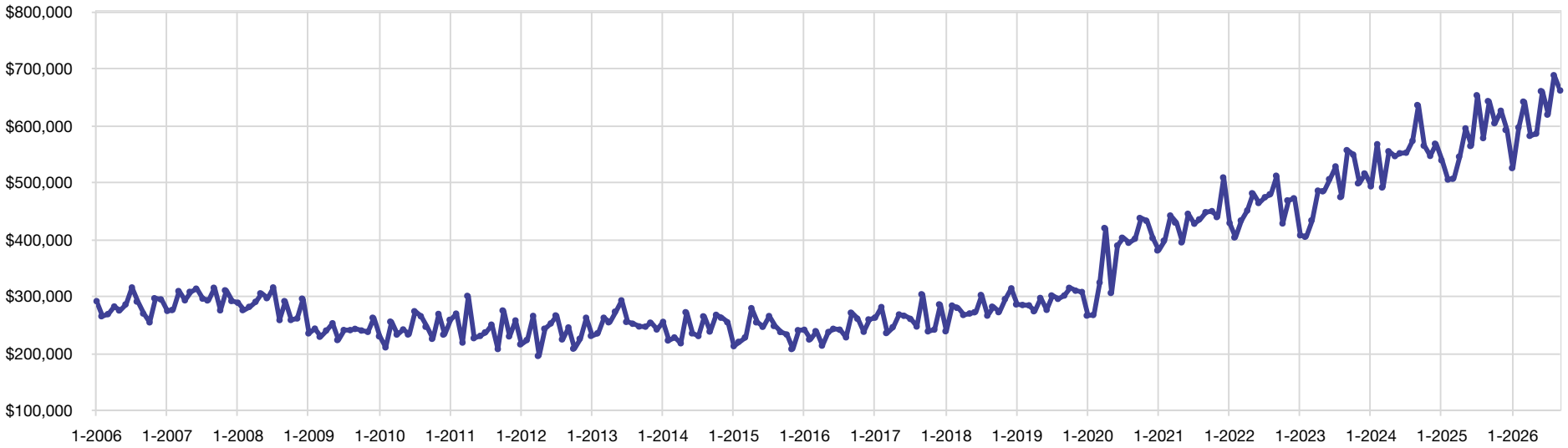
Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	$603,623	$564,101	+ 7.0%
November 2025	$625,436	$546,162	+ 14.5%
December 2025	$591,811	$567,453	+ 4.3%
January 2026	$524,794	$538,425	- 2.5%
February 2026	$596,120	$504,532	+ 18.2%
March 2026	$641,449	$505,855	+ 26.8%
April 2026	$581,422	$544,735	+ 6.7%
May 2026	$585,270	$594,475	- 1.5%
June 2026	$659,974	$563,604	+ 17.1%
July 2026	$618,740	$652,734	- 5.2%
August 2026	$687,984	$577,474	+ 19.1%
September 2026	**$661,241**	**$642,422**	**+ 2.9%**
12-Month Avg*	$617,651	$570,984	+ 8.2%

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

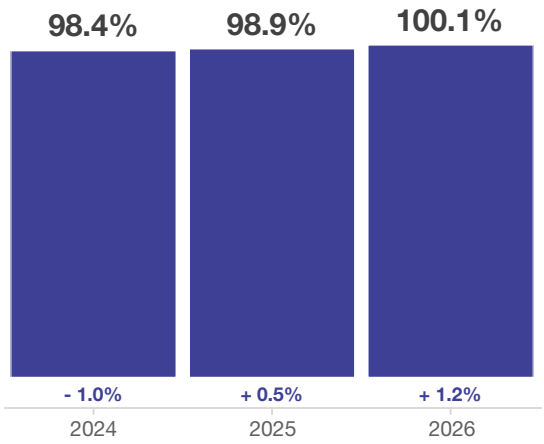
Historical Average Sales Price by Month



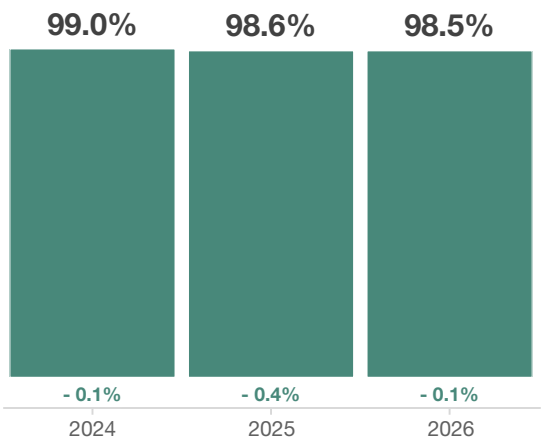
Percent of List Price Received

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.

September



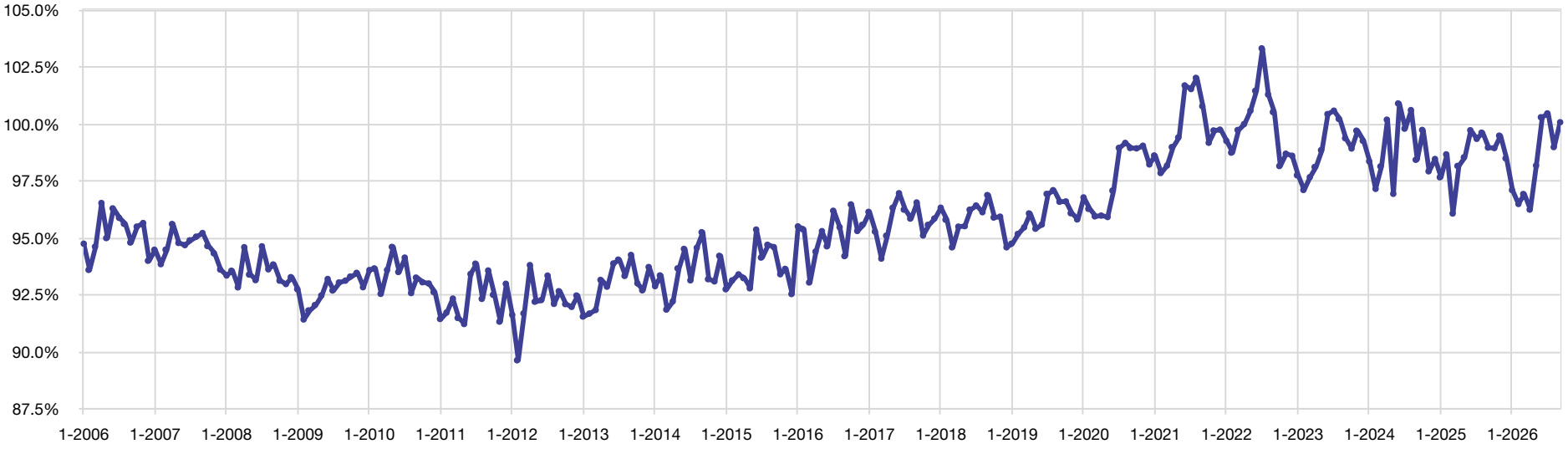
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
October 2025	98.9%	99.7%	- 0.8%
November 2025	99.5%	97.9%	+ 1.6%
December 2025	98.5%	98.4%	+ 0.1%
January 2026	97.1%	97.6%	- 0.5%
February 2026	96.5%	98.6%	- 2.1%
March 2026	96.9%	96.0%	+ 0.9%
April 2026	96.2%	98.1%	- 1.9%
May 2026	98.2%	98.5%	- 0.3%
June 2026	100.3%	99.7%	+ 0.6%
July 2026	100.4%	99.3%	+ 1.1%
August 2026	99.0%	99.6%	- 0.6%
September 2026	**100.1%**	**98.9%**	**+ 1.2%**
12-Month Avg*	98.6%	98.6%	+ 0.0%

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

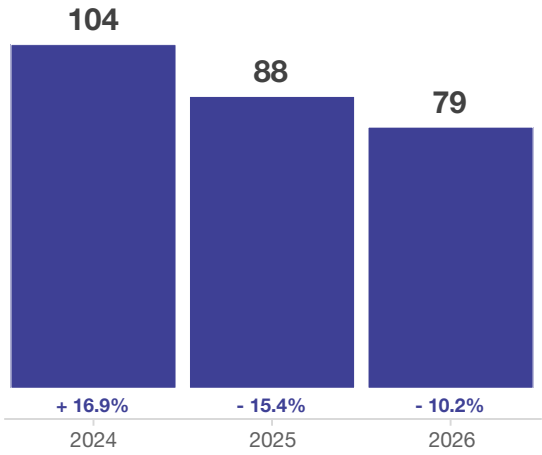
Historical Percent of List Price Received by Month



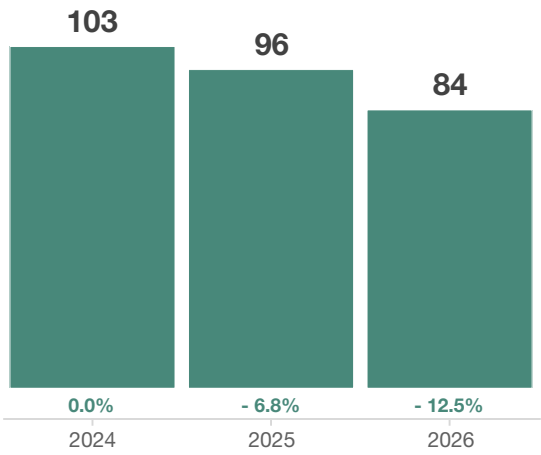
Housing Affordability Index

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.

September

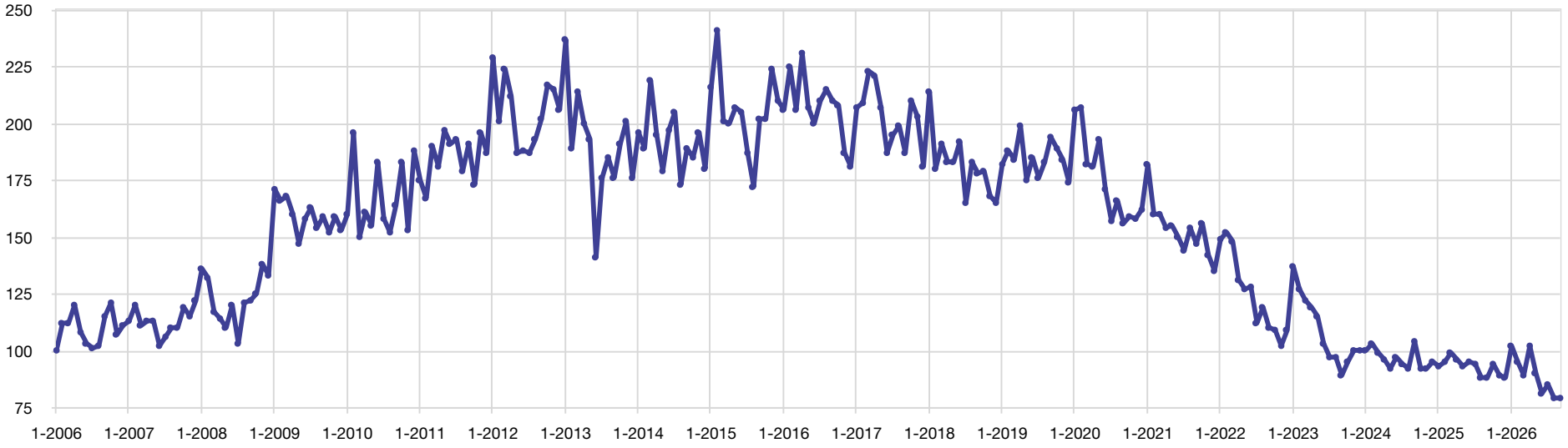


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	94	92	+ 2.2%
November 2025	89	92	- 3.3%
December 2025	88	95	- 7.4%
January 2026	102	93	+ 9.7%
February 2026	95	95	0.0%
March 2026	89	99	- 10.1%
April 2026	102	96	+ 6.3%
May 2026	90	93	- 3.2%
June 2026	81	95	- 14.7%
July 2026	85	94	- 9.6%
August 2026	79	88	- 10.2%
September 2026	**79**	**88**	**- 10.2%**
12-Month Avg	89	93	- 4.3%

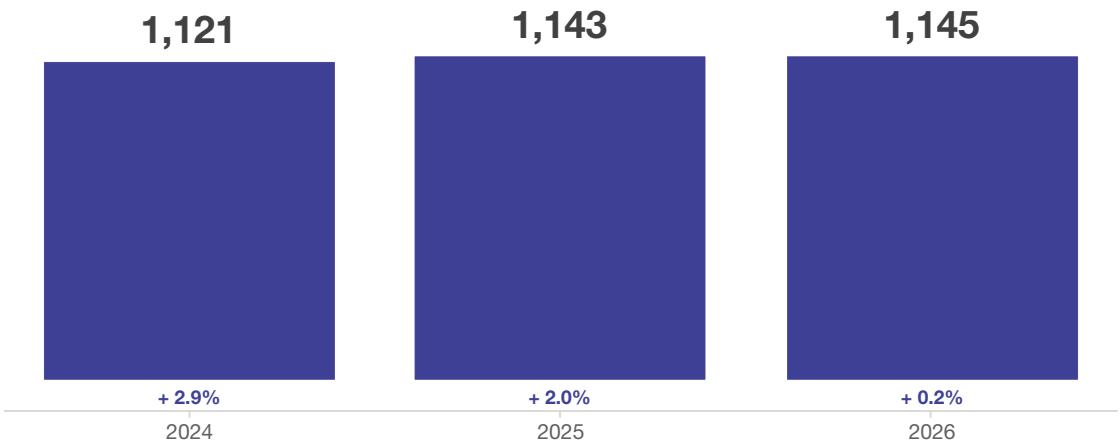
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

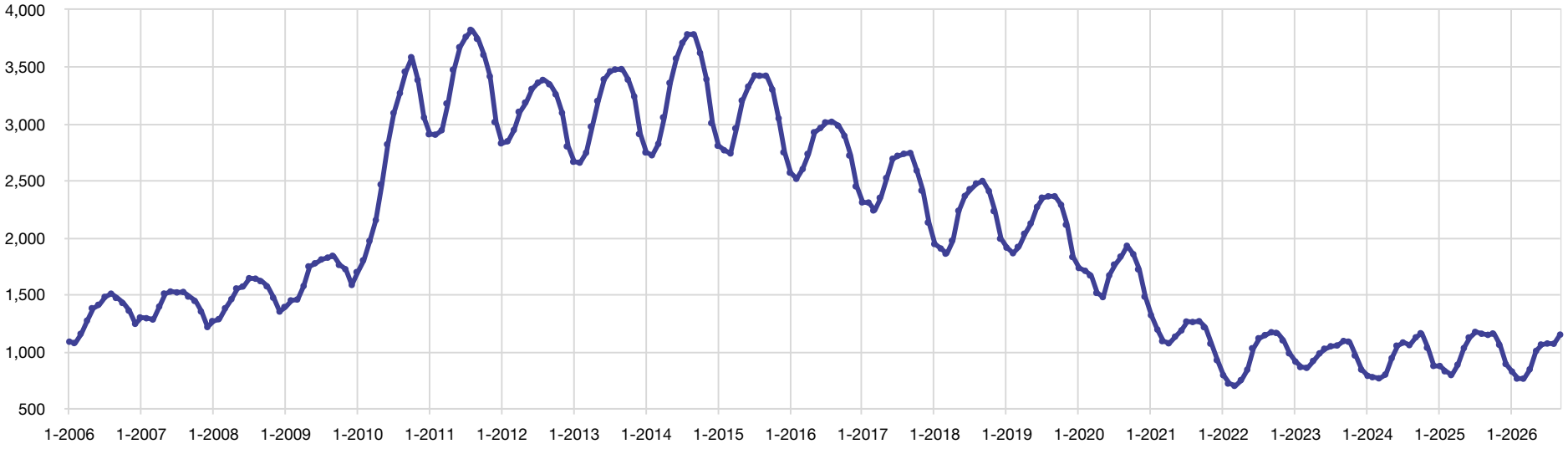
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale		Prior Year	Percent Change
October 2025	1,155	1,157	- 0.2%
November 2025	1,056	1,030	+ 2.5%
December 2025	887	870	+ 2.0%
January 2026	820	869	- 5.6%
February 2026	759	823	- 7.8%
March 2026	758	790	- 4.1%
April 2026	840	880	- 4.5%
May 2026	1,002	1,027	- 2.4%
June 2026	1,058	1,120	- 5.5%
July 2026	1,067	1,169	- 8.7%
August 2026	1,065	1,153	- 7.6%
September 2026	**1,145**	**1,143**	**+ 0.2%**
12-Month Avg	968	1,003	- 3.5%

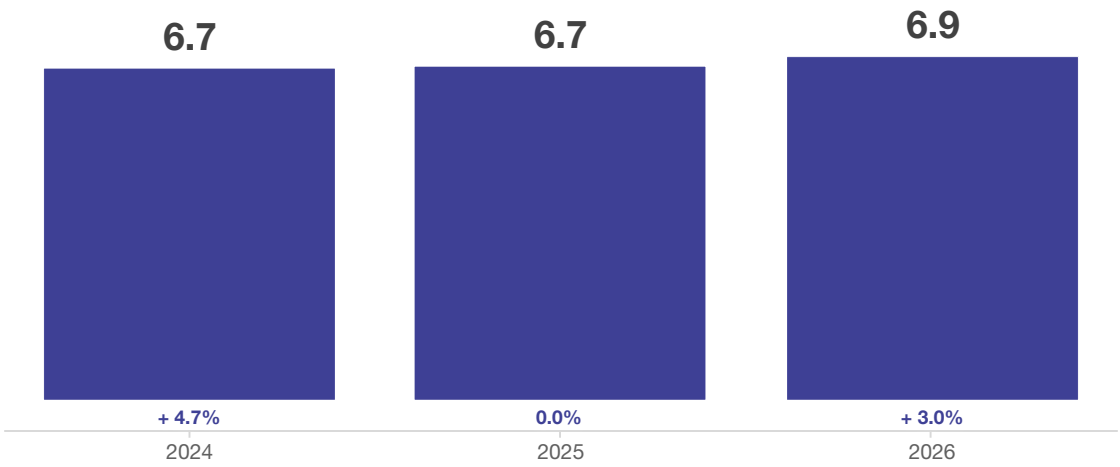
Historical Inventory of Homes for Sale by Month



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.

September



Months Supply		Prior Year	Percent Change
October 2025	6.8	7.0	- 2.9%
November 2025	6.2	6.3	- 1.6%
December 2025	5.2	5.2	0.0%
January 2026	4.8	5.2	- 7.7%
February 2026	4.5	4.9	- 8.2%
March 2026	4.6	4.7	- 2.1%
April 2026	5.1	5.2	- 1.9%
May 2026	6.0	6.0	0.0%
June 2026	6.3	6.5	- 3.1%
July 2026	6.3	6.9	- 8.7%
August 2026	6.4	6.9	- 7.2%
September 2026	**6.9**	**6.7**	**+ 3.0%**
12-Month Avg*	5.8	6.0	- 3.1%

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

Historical Months Supply of Inventory by Month

