Monthly Indicators

January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 29.8 percent to 144. Pending Sales increased 4.2 percent to 123. Inventory decreased 7.1 percent to 808.

Median Sales Price decreased 1.2 percent from $443,500 to $438,250. Days on Market decreased 2.4 percent to 83. Months Supply of Inventory decreased 9.6 percent to 4.7.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to $405,400, reflecting a continued moderation in national price growth.

Activity Snapshot

- 6.4%	- 1.2%	- 7.1%
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.

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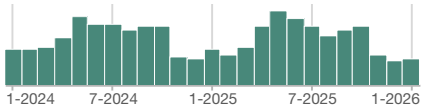
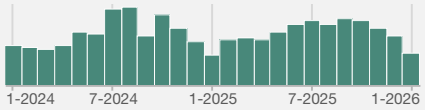
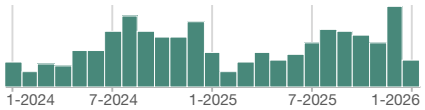
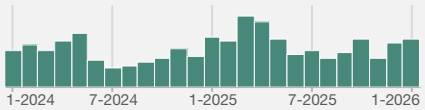
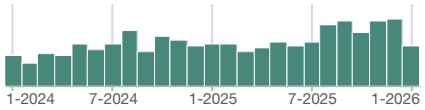
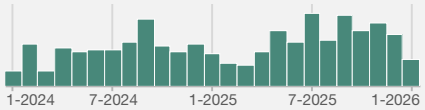
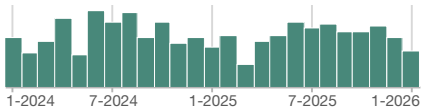
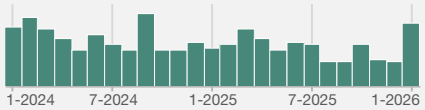
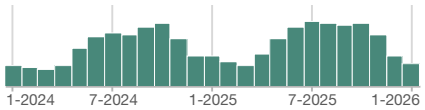
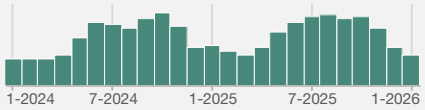
Current as of February 10, 2026. All data from the Hudson Valley Catskill Region MLS. Provided by the New York State Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

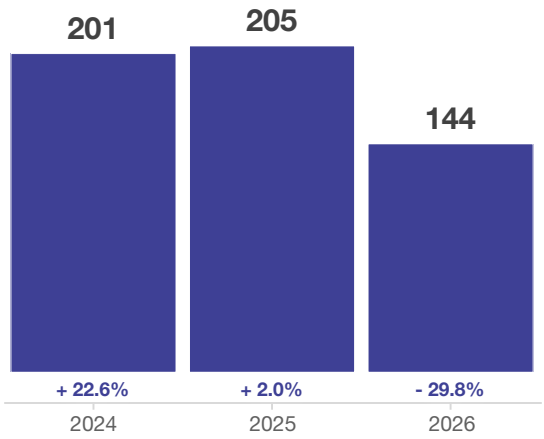
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		205	**144**	- 29.8%	205	**144**	- 29.8%
Pending Sales		118	**123**	+ 4.2%	118	**123**	+ 4.2%
Closed Sales		156	**146**	- 6.4%	156	**146**	- 6.4%
Days on Market Until Sale		85	**83**	- 2.4%	85	**83**	- 2.4%
Median Sales Price		$443,500	**$438,250**	- 1.2%	$443,500	**$438,250**	- 1.2%
Average Sales Price		$538,425	**$526,967**	- 2.1%	$538,425	**$526,967**	- 2.1%
Percent of List Price Received		97.6%	**97.2%**	- 0.4%	97.6%	**97.2%**	- 0.4%
Housing Affordability Index		93	**101**	+ 8.6%	93	**101**	+ 8.6%
Inventory of Homes for Sale		870	**808**	- 7.1%	—	**—**	—
Months Supply of Inventory		5.2	**4.7**	- 9.6%	—	**—**	—

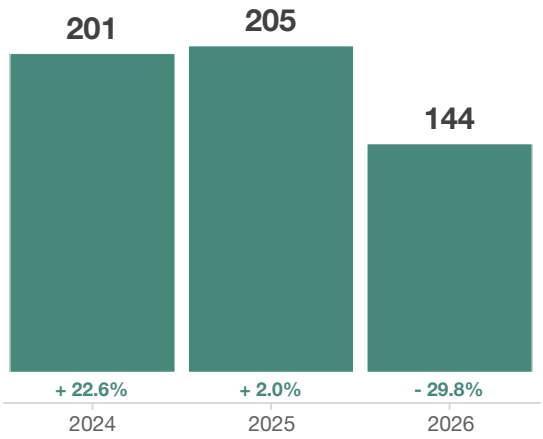
New Listings

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

January

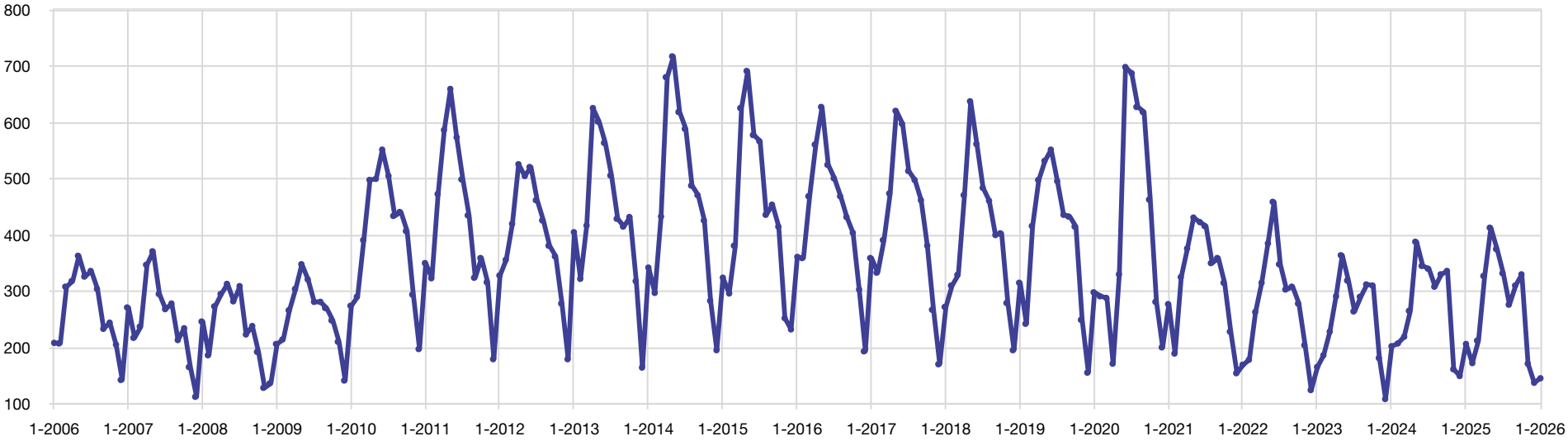


Year to Date



New Listings		Prior Year	Percent Change
February 2025	171	206	- 17.0%
March 2025	211	218	- 3.2%
April 2025	326	264	+ 23.5%
May 2025	412	387	+ 6.5%
June 2025	374	344	+ 8.7%
July 2025	331	339	- 2.4%
August 2025	275	307	- 10.4%
September 2025	309	329	- 6.1%
October 2025	329	335	- 1.8%
November 2025	170	160	+ 6.3%
December 2025	136	148	- 8.1%
January 2026	**144**	**205**	**- 29.8%**
12-Month Avg	266	270	- 1.5%

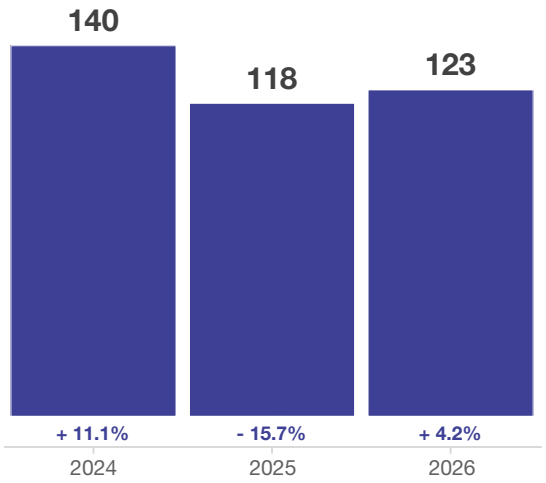
Historical New Listings by Month



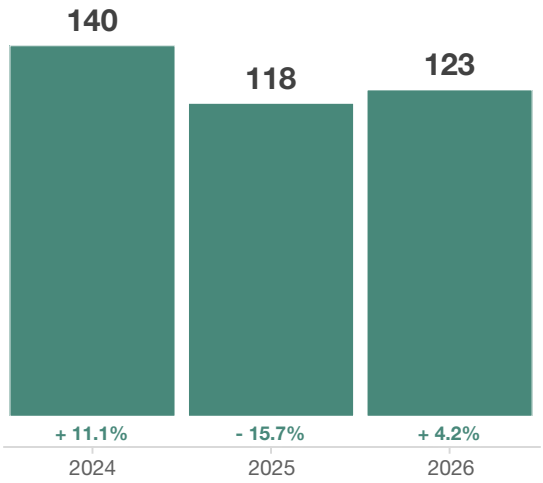
Pending Sales

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

January

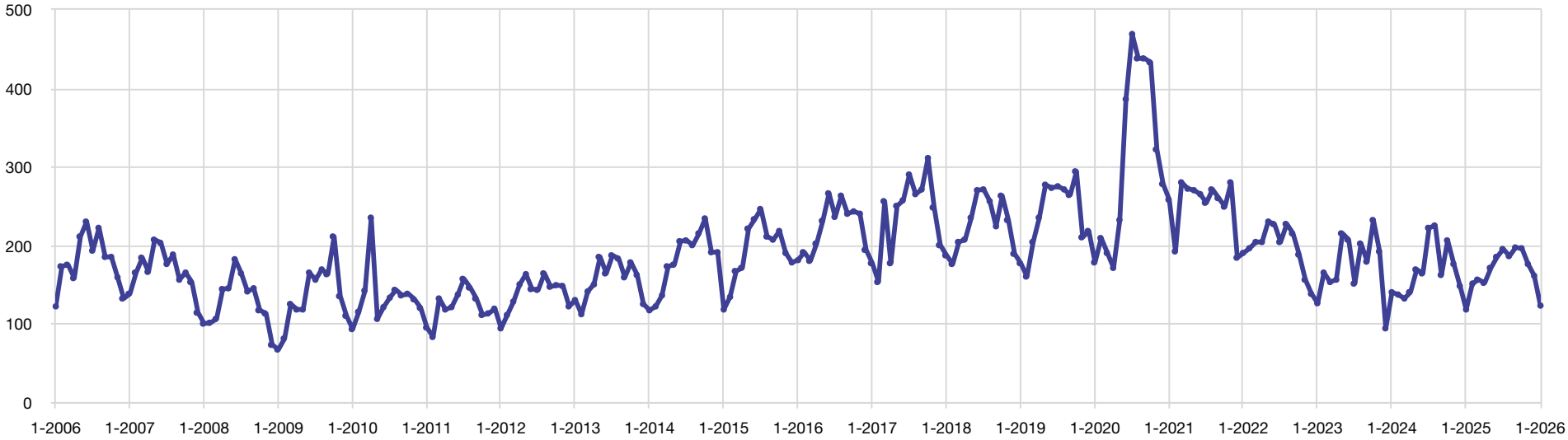


Year to Date



Pending Sales		Prior Year	Percent Change
February 2025	151	137	+ 10.2%
March 2025	156	132	+ 18.2%
April 2025	152	140	+ 8.6%
May 2025	171	169	+ 1.2%
June 2025	185	164	+ 12.8%
July 2025	195	222	- 12.2%
August 2025	186	225	- 17.3%
September 2025	197	162	+ 21.6%
October 2025	196	206	- 4.9%
November 2025	176	176	0.0%
December 2025	161	148	+ 8.8%
January 2026	**123**	**118**	**+ 4.2%**
12-Month Avg	171	167	+ 2.4%

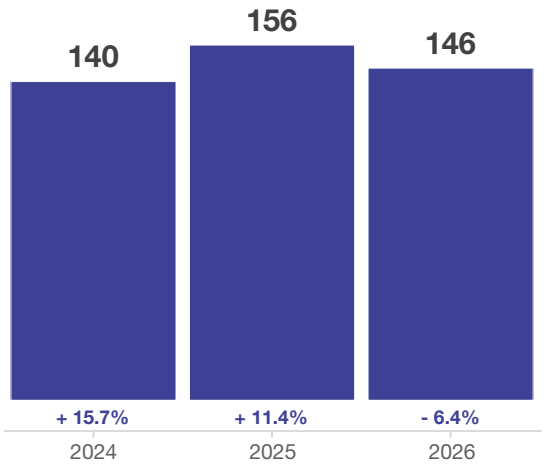
Historical Pending Sales by Month



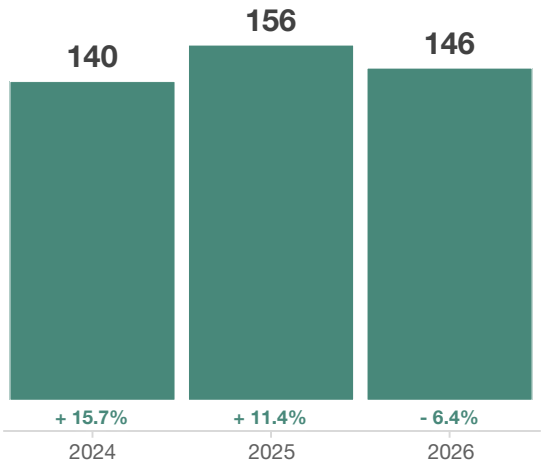
Closed Sales

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

January

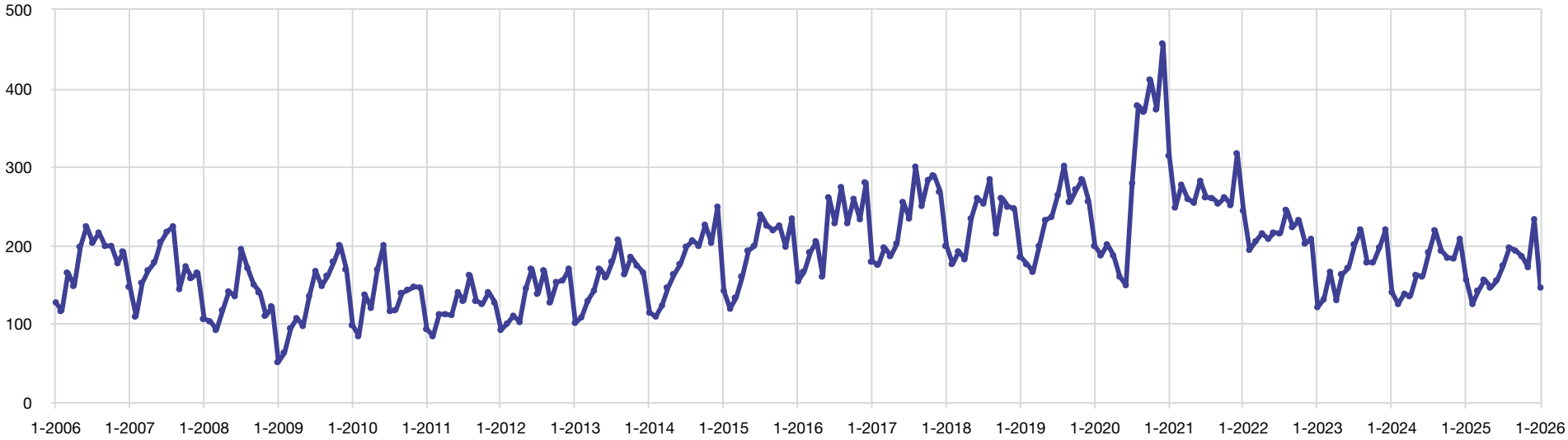


Year to Date



Closed Sales		Prior Year	Percent Change
February 2025	125	125	0.0%
March 2025	142	138	+ 2.9%
April 2025	156	135	+ 15.6%
May 2025	146	162	- 9.9%
June 2025	155	160	- 3.1%
July 2025	174	191	- 8.9%
August 2025	197	219	- 10.0%
September 2025	193	193	0.0%
October 2025	186	184	+ 1.1%
November 2025	172	183	- 6.0%
December 2025	233	208	+ 12.0%
January 2026	**146**	**156**	**- 6.4%**
12-Month Avg	169	171	- 1.2%

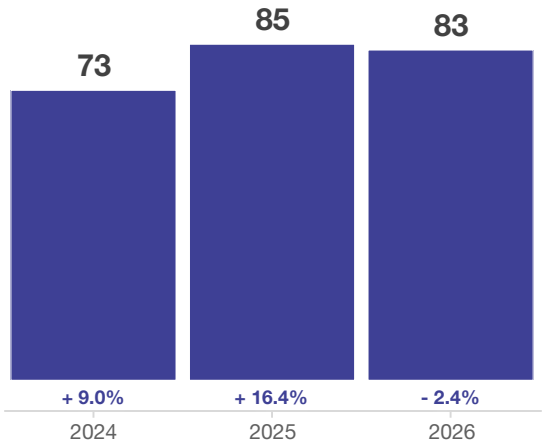
Historical Closed Sales by Month



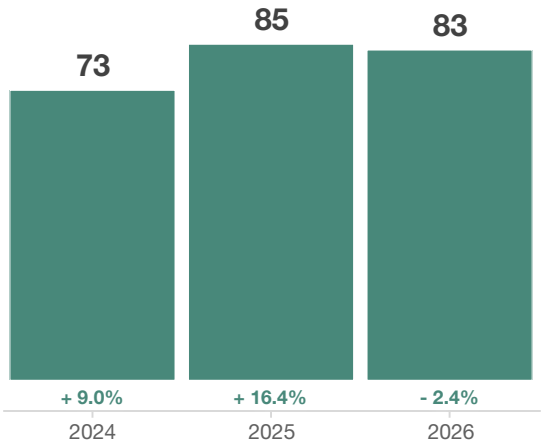
Days on Market Until Sale

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

January



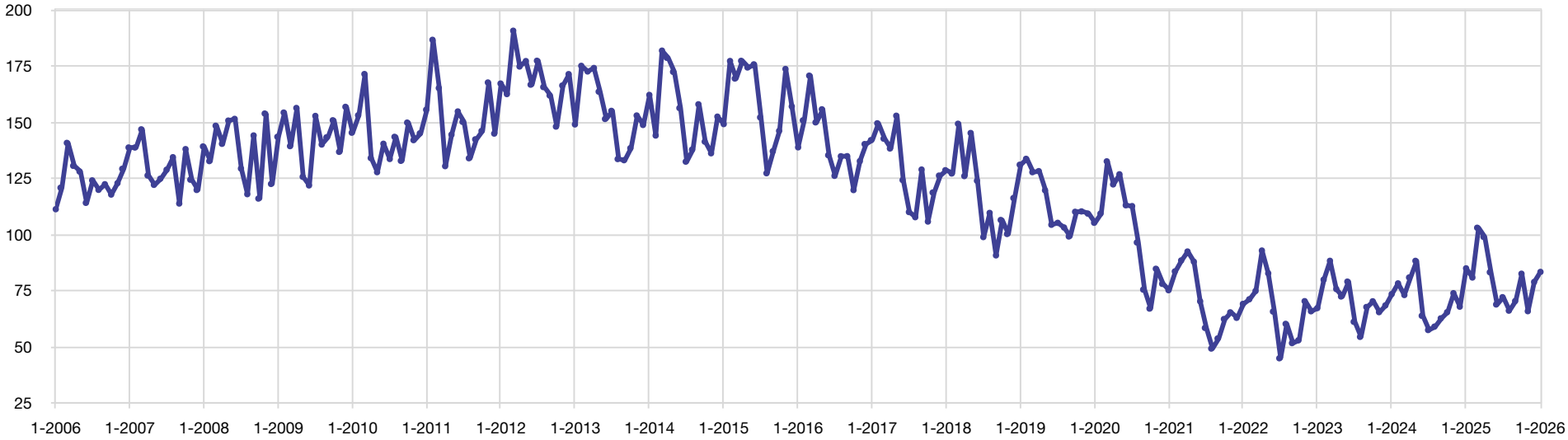
Year to Date



Days on Market		Prior Year	Percent Change
February 2025	81	78	+ 3.8%
March 2025	103	73	+ 41.1%
April 2025	99	81	+ 22.2%
May 2025	83	88	- 5.7%
June 2025	69	63	+ 9.5%
July 2025	72	57	+ 26.3%
August 2025	66	59	+ 11.9%
September 2025	70	62	+ 12.9%
October 2025	82	65	+ 26.2%
November 2025	66	74	- 10.8%
December 2025	79	68	+ 16.2%
January 2026	**83**	**85**	**- 2.4%**
12-Month Avg*	78	70	+ 12.2%

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

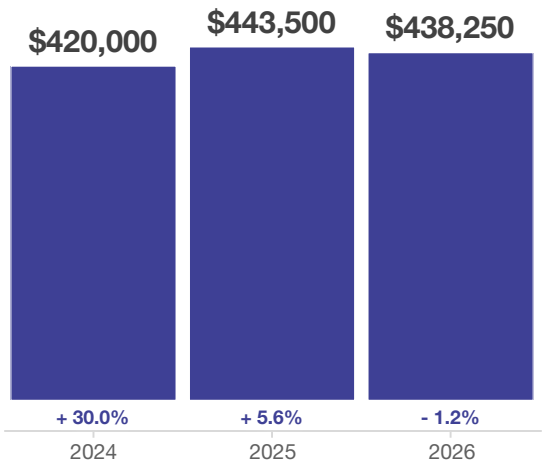
Historical Days on Market Until Sale by Month



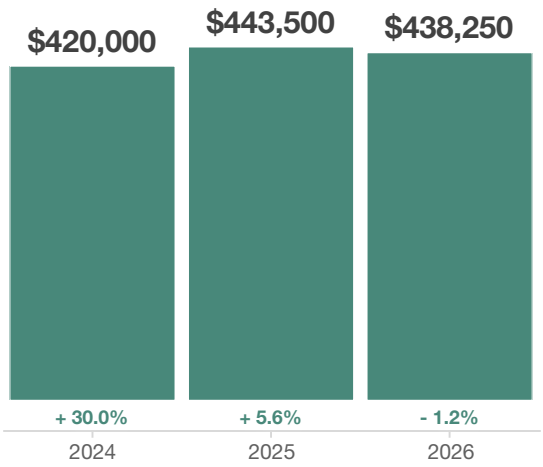
Median Sales Price

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

January



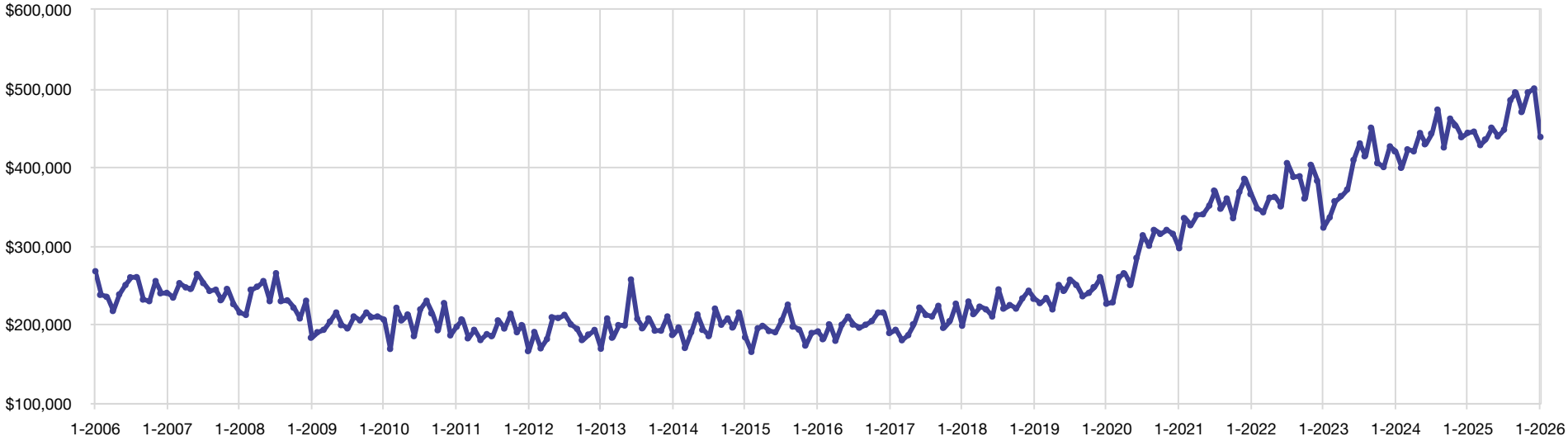
Year to Date



Median Sales Price		Prior Year	Percent Change
February 2025	$445,000	$399,000	+ 11.5%
March 2025	$427,900	$422,500	+ 1.3%
April 2025	$435,000	$420,000	+ 3.6%
May 2025	$450,000	$443,250	+ 1.5%
June 2025	$439,000	$429,000	+ 2.3%
July 2025	$447,500	$442,500	+ 1.1%
August 2025	$485,000	$473,000	+ 2.5%
September 2025	$495,000	$424,950	+ 16.5%
October 2025	$470,000	$461,500	+ 1.8%
November 2025	$495,000	$453,000	+ 9.3%
December 2025	$499,900	$438,000	+ 14.1%
January 2026	**$438,250**	**$443,500**	**- 1.2%**
12-Month Avg*	$465,500	$440,000	+ 5.8%

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

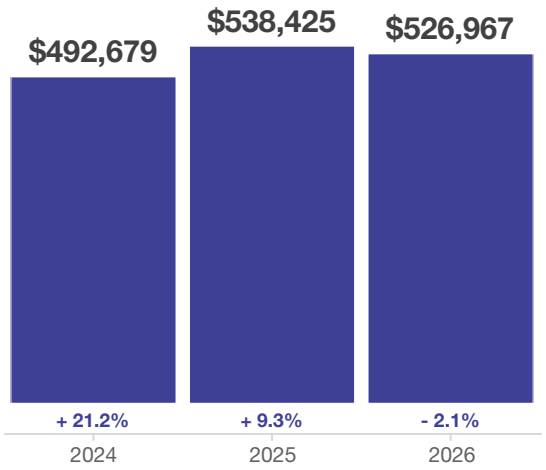
Historical Median Sales Price by Month



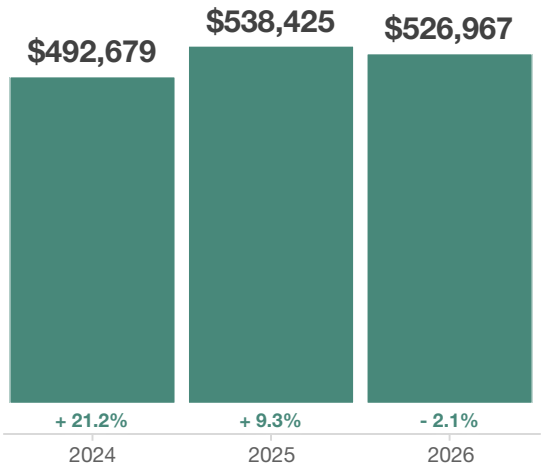
Average Sales Price

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

January



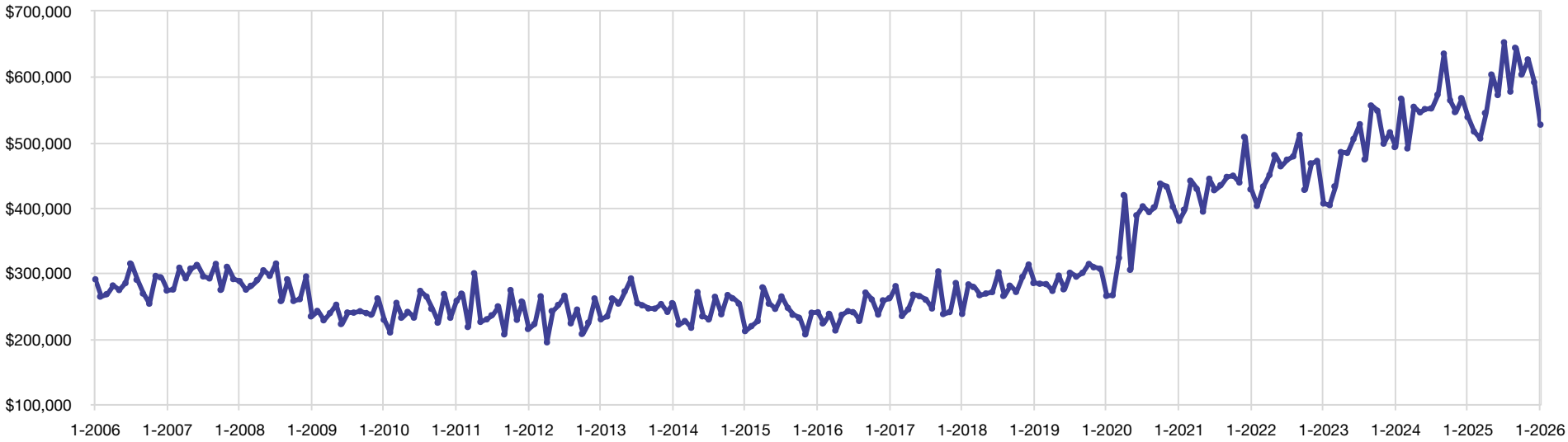
Year to Date



Avg. Sales Price		Prior Year	Percent Change
February 2025	$516,459	$566,602	- 8.8%
March 2025	$505,855	$490,683	+ 3.1%
April 2025	$544,735	$554,176	- 1.7%
May 2025	$603,478	$545,767	+ 10.6%
June 2025	$572,226	$550,697	+ 3.9%
July 2025	$652,734	$551,742	+ 18.3%
August 2025	$577,474	$572,564	+ 0.9%
September 2025	$644,319	$635,467	+ 1.4%
October 2025	$603,623	$564,101	+ 7.0%
November 2025	$626,572	$546,162	+ 14.7%
December 2025	$591,811	$567,453	+ 4.3%
January 2026	**$526,967**	**$538,425**	**- 2.1%**
12-Month Avg*	$585,681	$559,340	+ 4.7%

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

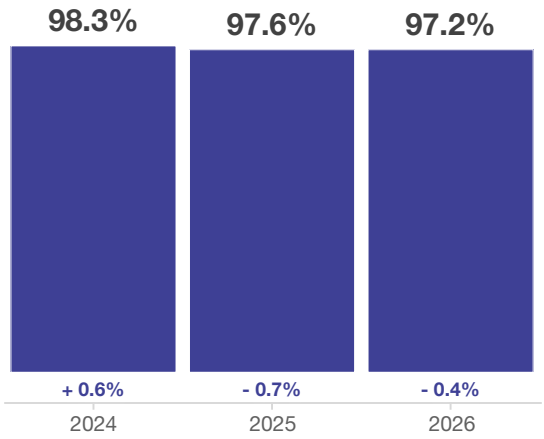
Historical Average Sales Price by Month



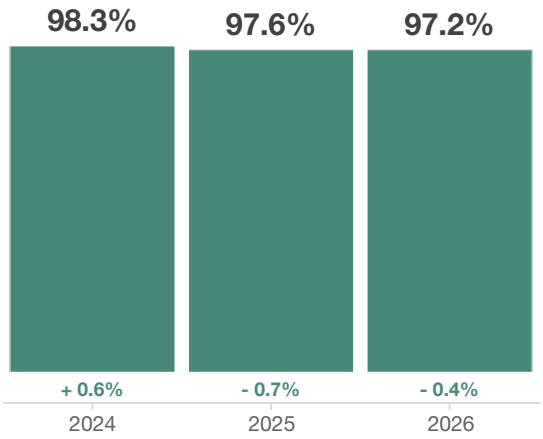
Percent of List Price Received

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.

January



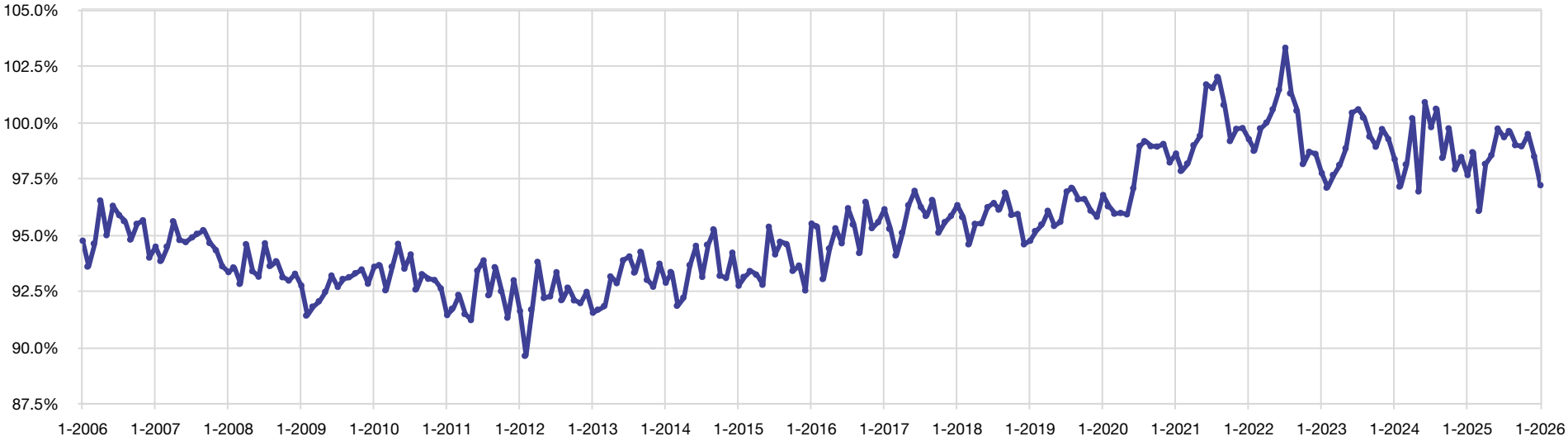
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
February 2025	98.7%	97.1%	+ 1.6%
March 2025	96.0%	98.1%	- 2.1%
April 2025	98.1%	100.2%	- 2.1%
May 2025	98.5%	96.9%	+ 1.7%
June 2025	99.7%	100.9%	- 1.2%
July 2025	99.3%	99.8%	- 0.5%
August 2025	99.6%	100.6%	- 1.0%
September 2025	99.0%	98.4%	+ 0.6%
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	**97.2%**	**97.6%**	**- 0.4%**
12-Month Avg*	98.7%	98.9%	- 0.2%

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

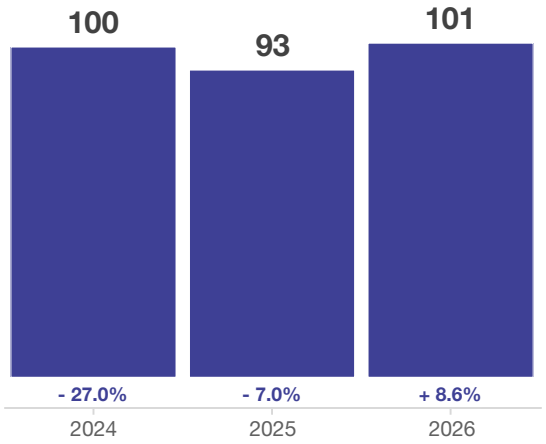
Historical Percent of List Price Received by Month



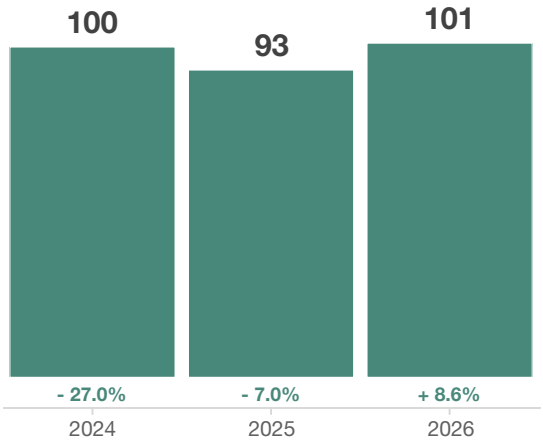
Housing Affordability Index

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.

January

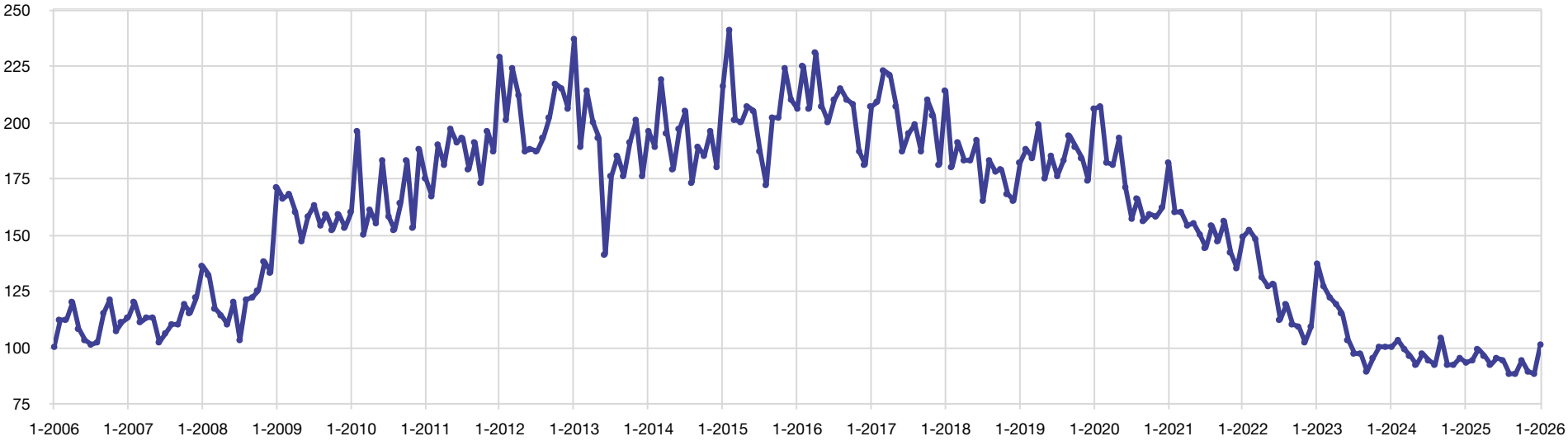


Year to Date



Affordability Index		Prior Year	Percent Change
February 2025	94	103	- 8.7%
March 2025	99	99	0.0%
April 2025	96	96	0.0%
May 2025	92	92	0.0%
June 2025	95	97	- 2.1%
July 2025	94	94	0.0%
August 2025	88	92	- 4.3%
September 2025	88	104	- 15.4%
October 2025	94	92	+ 2.2%
November 2025	89	92	- 3.3%
December 2025	88	95	- 7.4%
January 2026	**101**	**93**	**+ 8.6%**
12-Month Avg	93	96	- 3.1%

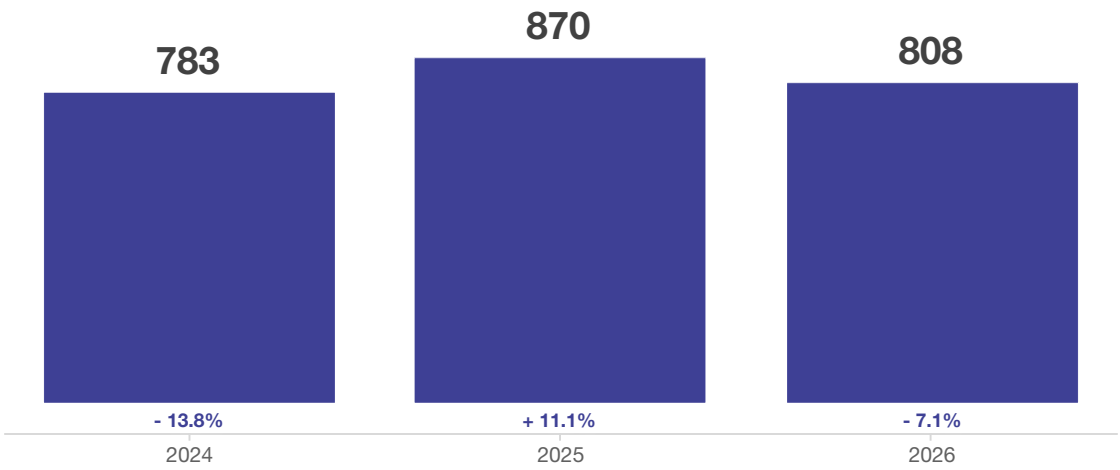
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

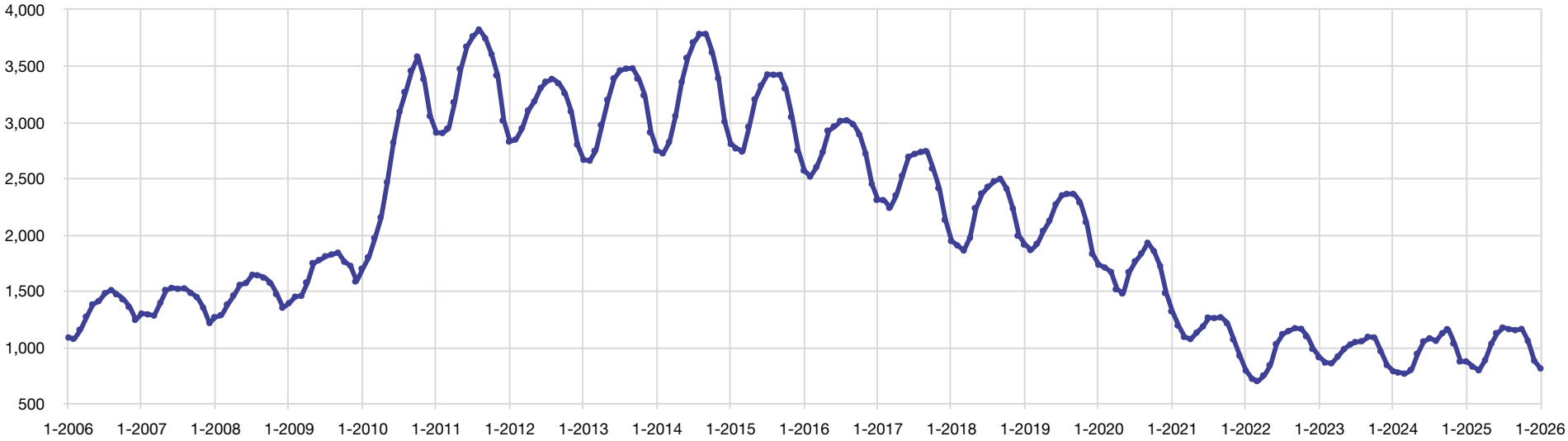
The number of properties available for sale in active status at the end of a given month.

January



Homes for Sale		Prior Year	Percent Change
February 2025	824	771	+ 6.9%
March 2025	791	761	+ 3.9%
April 2025	881	794	+ 11.0%
May 2025	1,028	938	+ 9.6%
June 2025	1,122	1,048	+ 7.1%
July 2025	1,171	1,076	+ 8.8%
August 2025	1,157	1,053	+ 9.9%
September 2025	1,148	1,121	+ 2.4%
October 2025	1,159	1,157	+ 0.2%
November 2025	1,053	1,030	+ 2.2%
December 2025	877	870	+ 0.8%
January 2026	**808**	**870**	**- 7.1%**
12-Month Avg	1,002	957	+ 4.7%

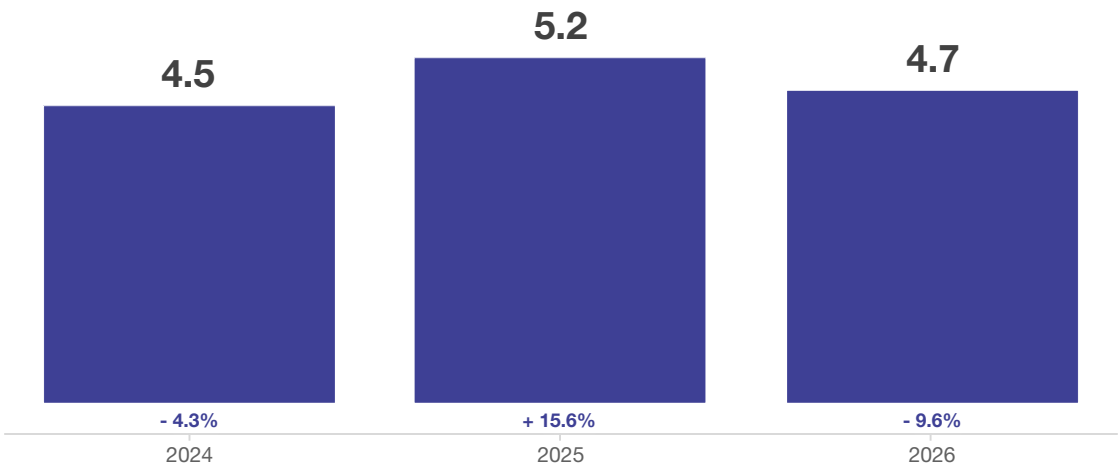
Historical Inventory of Homes for Sale by Month



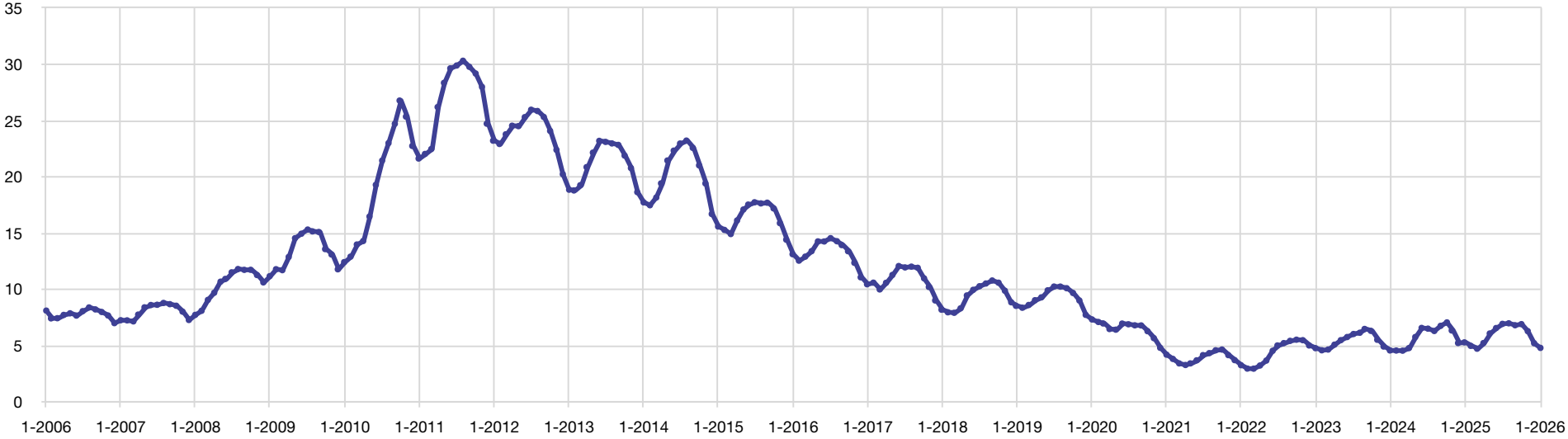
Months Supply of Inventory

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.

January



Months Supply		Prior Year	Percent Change
February 2025	4.9	4.5	+ 8.9%
March 2025	4.7	4.5	+ 4.4%
April 2025	5.2	4.7	+ 10.6%
May 2025	6.0	5.7	+ 5.3%
June 2025	6.5	6.5	0.0%
July 2025	6.9	6.4	+ 7.8%
August 2025	6.9	6.2	+ 11.3%
September 2025	6.7	6.7	0.0%
October 2025	6.8	7.0	- 2.9%
November 2025	6.2	6.3	- 1.6%
December 2025	5.1	5.2	- 1.9%
January 2026	**4.7**	**5.2**	**- 9.6%**
12-Month Avg*	5.9	5.7	+ 2.6%

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

Historical Months Supply of Inventory by Month