

# Monthly Indicators



## April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings were down 3.8 percent to 154. Pending Sales decreased 40.5 percent to 66. Inventory grew 56.3 percent to 372 units.

Prices moved higher as the Median Sales Price was up 4.5 percent to \$161,000. Days on Market increased 10.3 percent to 64 days. Months Supply of Inventory was up 63.6 percent to 3.6 months.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

## Activity Snapshot

**+ 7.0%**      **+ 4.5%**      **+ 56.3%**

One-Year Change in  
**Closed Sales**      One-Year Change in  
**Median Sales Price**      One-Year Change in  
**Homes for Sale**

Residential activity in Chemung, Schuyler, Steuben, Tioga and Yates counties composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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# Activity Overview

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



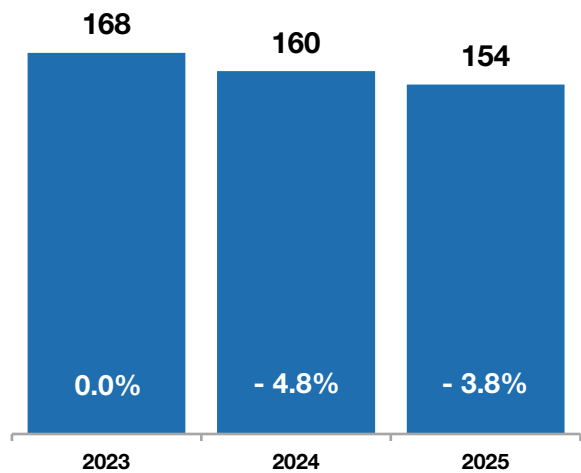
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		160	154	- 3.8%	482	514	+ 6.6%
Pending Sales		111	66	- 40.5%	412	344	- 16.5%
Closed Sales		86	92	+ 7.0%	337	376	+ 11.6%
Days on Market		58	64	+ 10.3%	52	59	+ 13.5%
Median Sales Price		\$154,000	\$161,000	+ 4.5%	\$150,000	\$159,450	+ 6.3%
Avg. Sales Price		\$187,767	\$182,006	- 3.1%	\$173,330	\$187,507	+ 8.2%
Pct. of List Price Received		99.1%	97.5%	- 1.6%	96.6%	95.8%	- 0.8%
Affordability Index		188	185	- 1.6%	193	187	- 3.1%
Homes for Sale		238	372	+ 56.3%	--	--	--
Months Supply		2.2	3.6	+ 63.6%	--	--	--

# New Listings

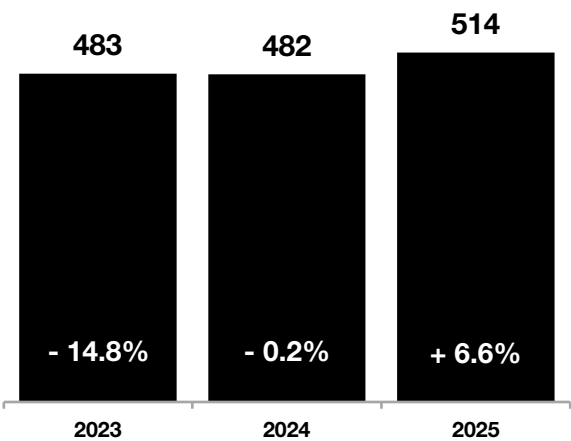
A count of the properties that have been newly listed on the market in a given month.



## April

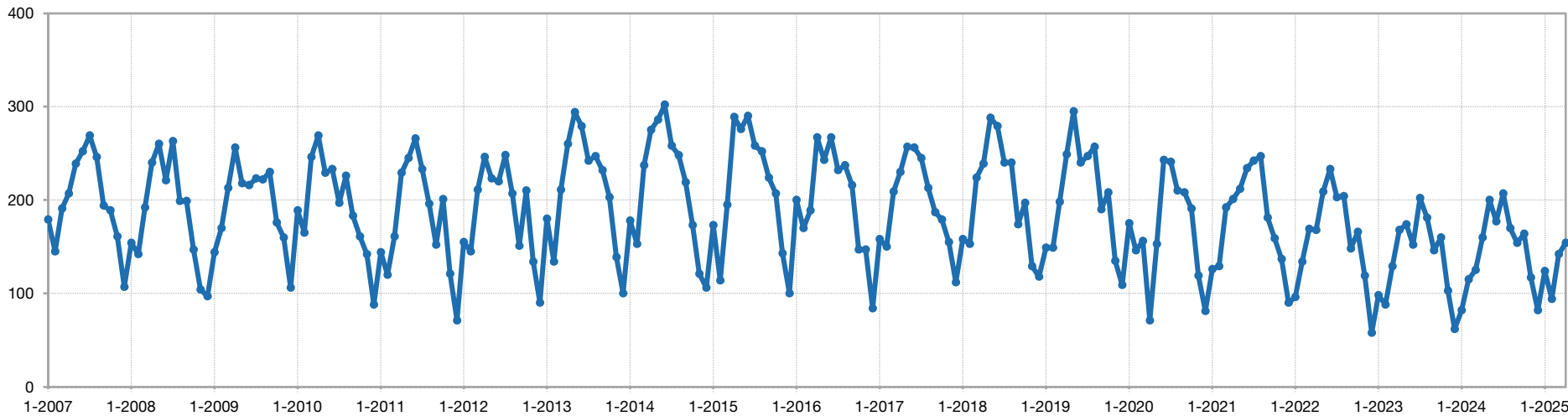


## Year to Date



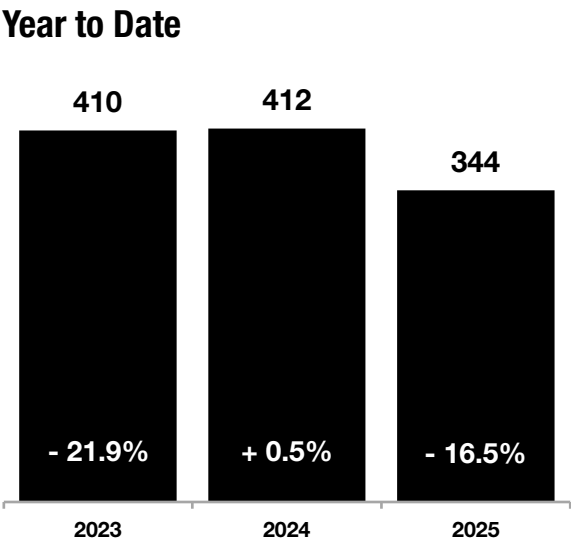
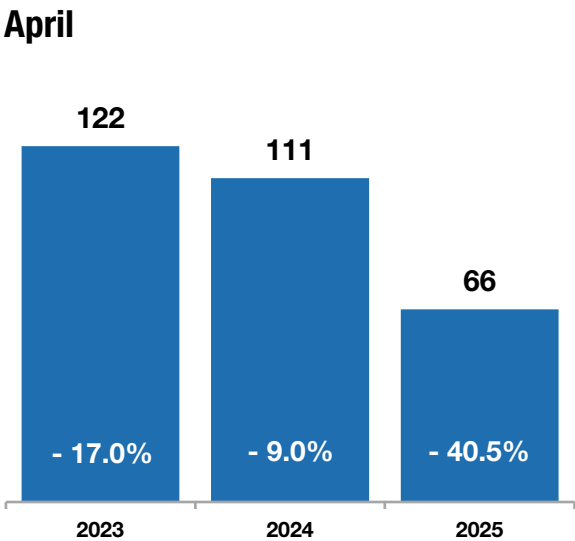
New Listings		Prior Year	Percent Change
May 2024	200	174	+14.9%
June 2024	177	152	+16.4%
July 2024	207	202	+2.5%
August 2024	170	181	-6.1%
September 2024	154	146	+5.5%
October 2024	164	160	+2.5%
November 2024	117	103	+13.6%
December 2024	82	62	+32.3%
January 2025	124	82	+51.2%
February 2025	94	115	-18.3%
March 2025	142	125	+13.6%
April 2025	154	160	-3.8%
12-Month Avg	149	139	+7.2%

## Historical New Listings by Month



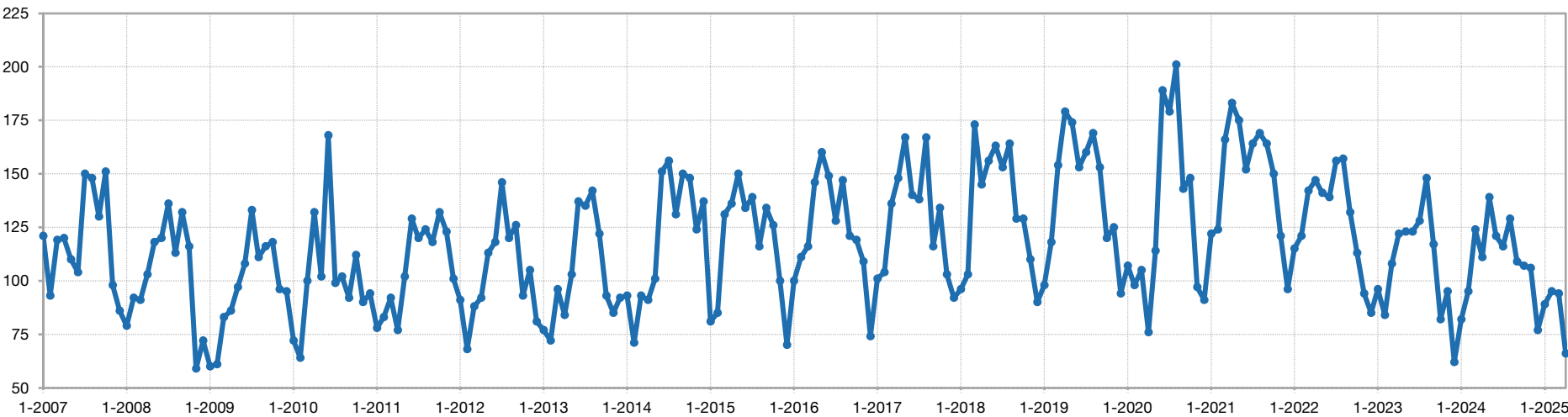
# Pending Sales

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



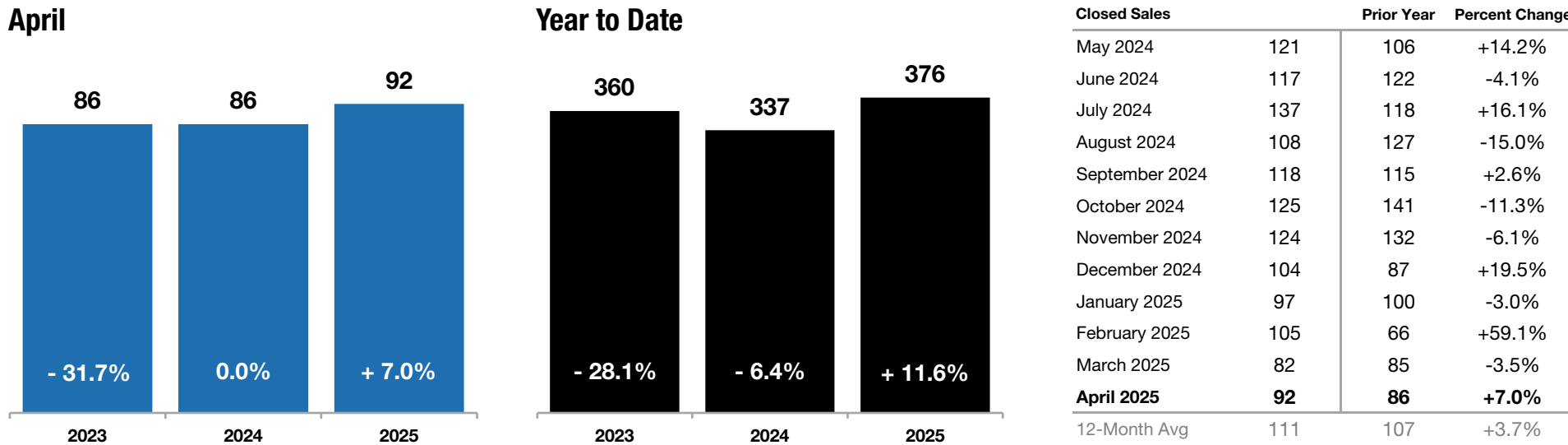
Pending Sales		Prior Year	Percent Change
May 2024	139	123	+13.0%
June 2024	121	123	-1.6%
July 2024	116	128	-9.4%
August 2024	129	148	-12.8%
September 2024	109	117	-6.8%
October 2024	107	82	+30.5%
November 2024	106	95	+11.6%
December 2024	77	62	+24.2%
January 2025	89	82	+8.5%
February 2025	95	95	0.0%
March 2025	94	124	-24.2%
April 2025	66	111	-40.5%
12-Month Avg	104	108	-3.7%

## Historical Pending Sales by Month

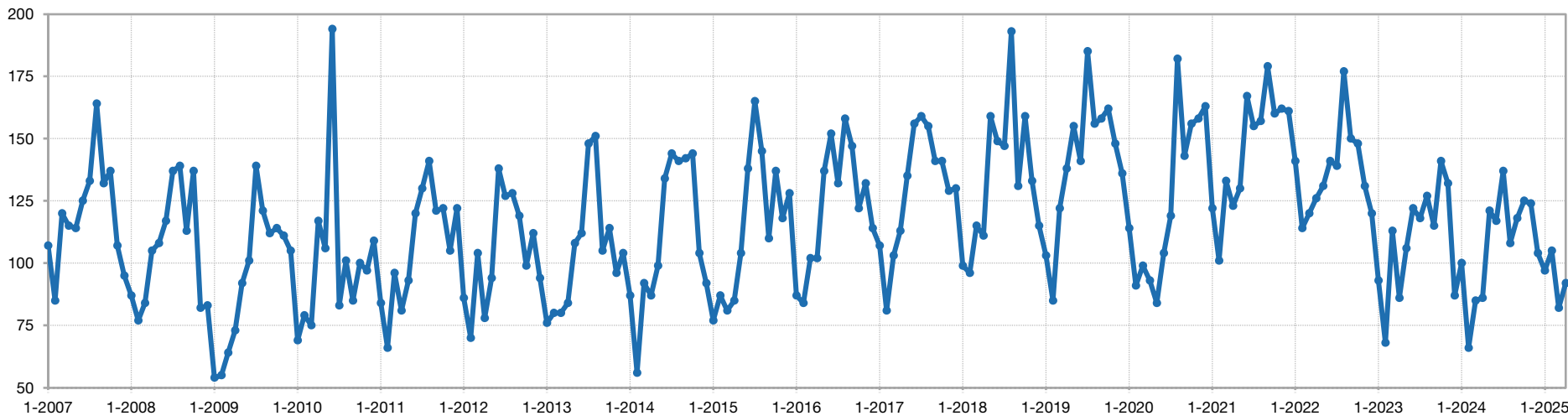


# Closed Sales

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

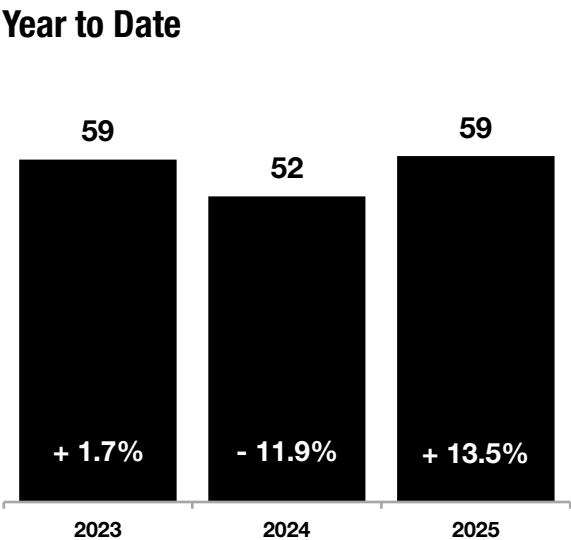
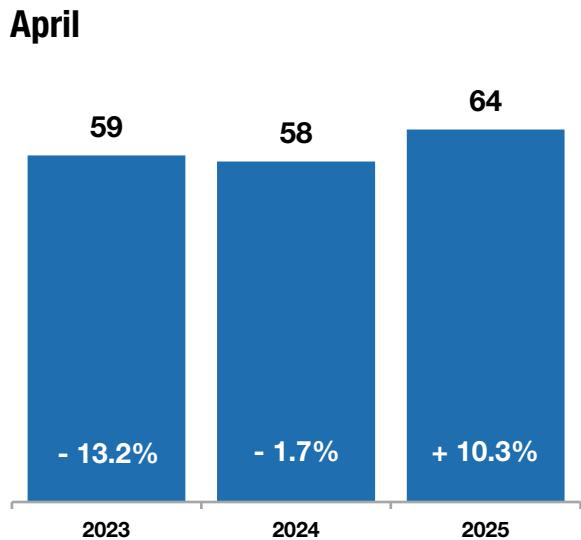


## Historical Closed Sales by Month



# 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 2024	43	46	-6.5%
June 2024	41	41	0.0%
July 2024	33	31	+6.5%
August 2024	35	27	+29.6%
September 2024	30	35	-14.3%
October 2024	41	30	+36.7%
November 2024	45	47	-4.3%
December 2024	51	42	+21.4%
January 2025	51	46	+10.9%
February 2025	69	50	+38.0%
March 2025	52	56	-7.1%
April 2025	64	58	+10.3%
12-Month Avg*	45	41	+9.8%

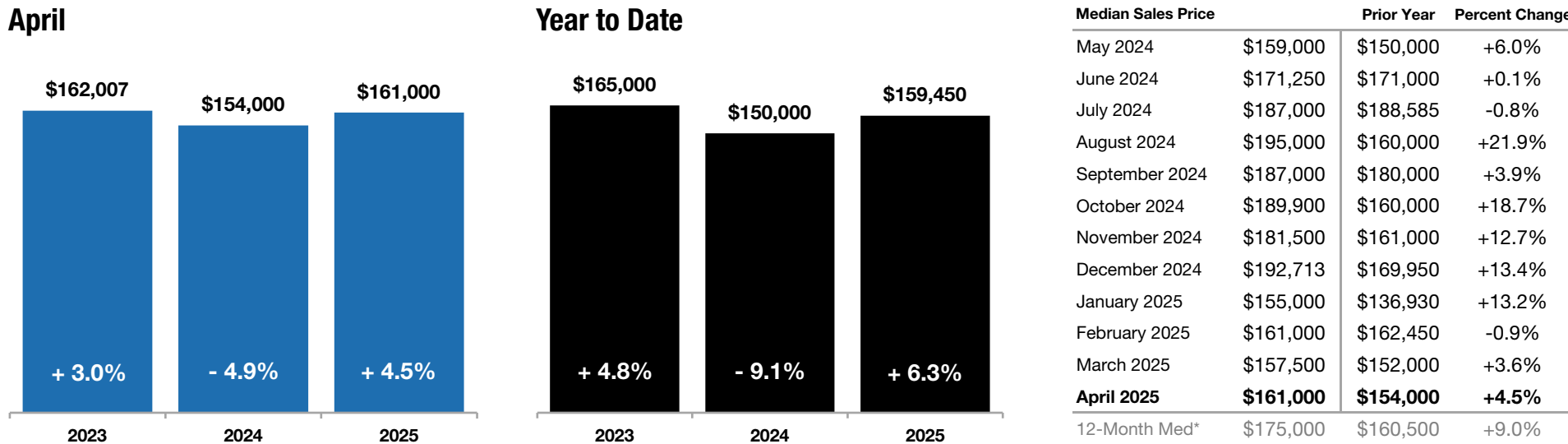
\* Average Days on Market of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



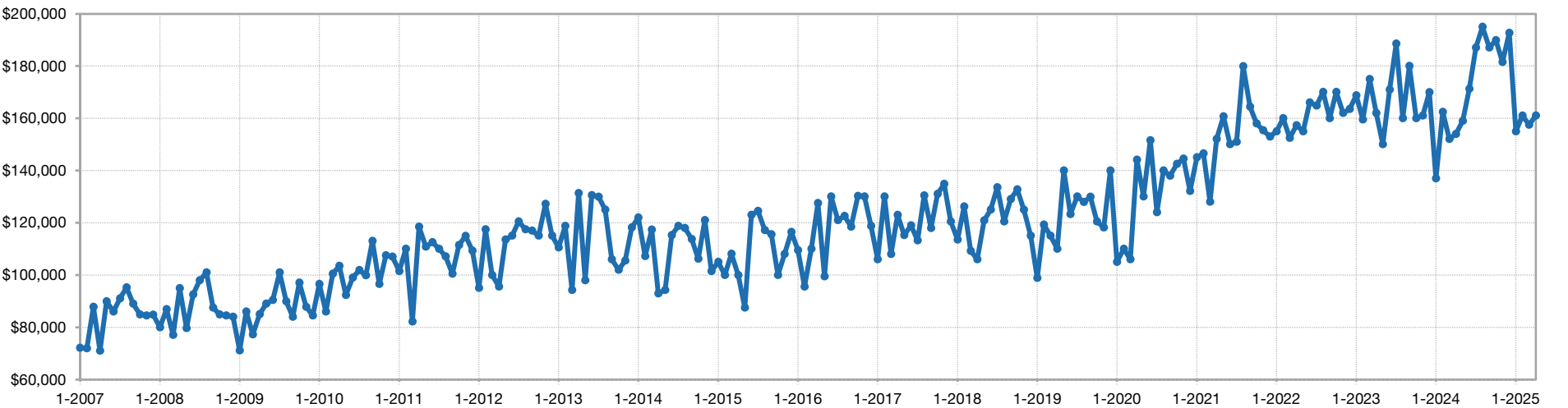
# Median Sales Price

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



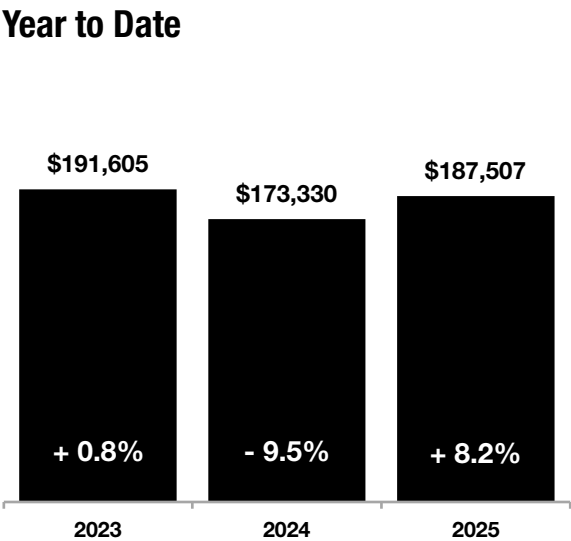
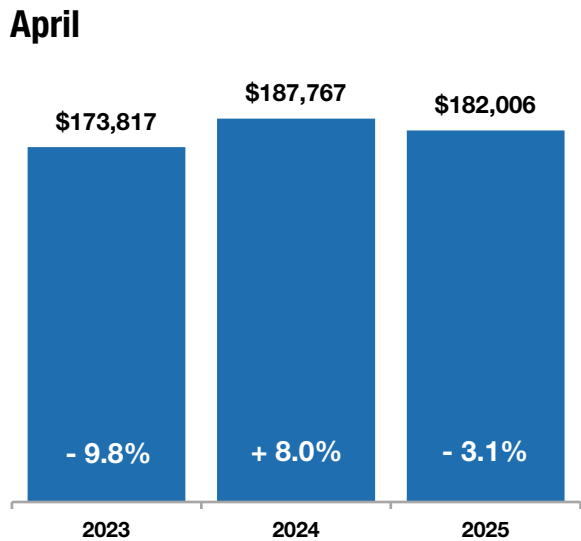
\* Median Sales Price of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



# Average Sales Price

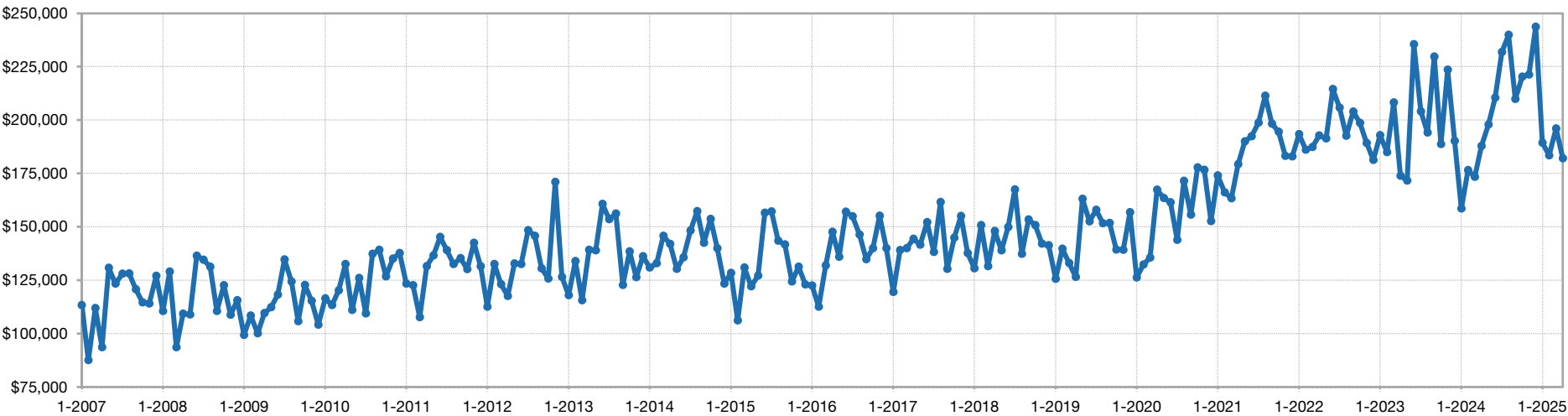
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price	Prior Year	Percent Change
May 2024	\$197,857	\$171,581 +15.3%
June 2024	\$210,423	\$235,378 -10.6%
July 2024	\$231,825	\$203,964 +13.7%
August 2024	\$239,787	\$194,065 +23.6%
September 2024	\$209,795	\$229,662 -8.7%
October 2024	\$220,213	\$188,618 +16.8%
November 2024	\$221,244	\$223,468 -1.0%
December 2024	\$243,639	\$190,155 +28.1%
January 2025	\$189,320	\$158,494 +19.4%
February 2025	\$183,363	\$176,513 +3.9%
March 2025	\$196,032	\$173,355 +13.1%
April 2025	\$182,006	\$187,767 -3.1%
12-Month Avg*	\$212,168	\$196,989 +7.7%

\* Avg. Sales Price of all properties from May 2024 through April 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



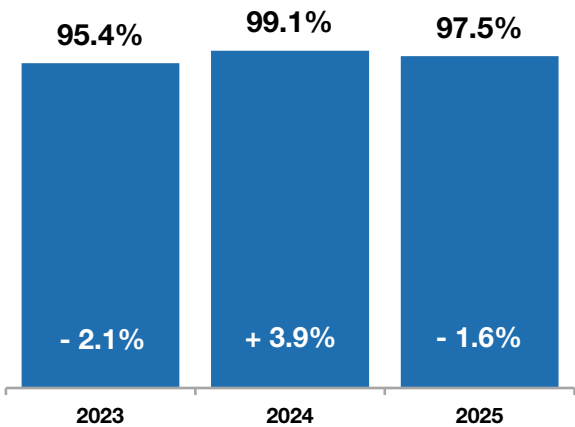


# Percent of List Price Received

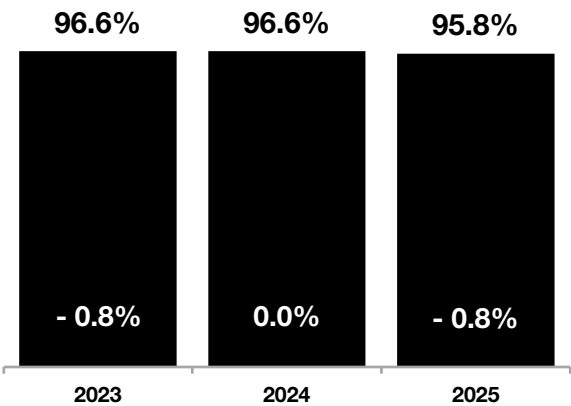
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April



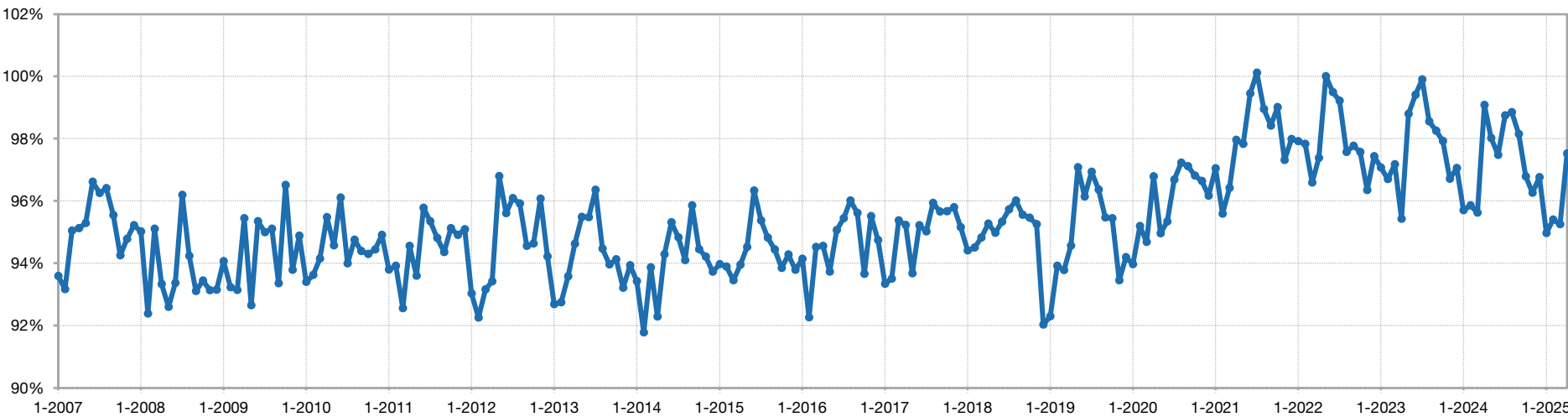
## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
May 2024	98.0%	98.8%	-0.8%
June 2024	97.5%	99.4%	-1.9%
July 2024	98.7%	99.9%	-1.2%
August 2024	98.9%	98.6%	+0.3%
September 2024	98.1%	98.2%	-0.1%
October 2024	96.8%	97.9%	-1.1%
November 2024	96.3%	96.7%	-0.4%
December 2024	96.8%	97.1%	-0.3%
January 2025	95.0%	95.7%	-0.7%
February 2025	95.4%	95.9%	-0.5%
March 2025	95.3%	95.6%	-0.3%
April 2025	97.5%	99.1%	-1.6%
12-Month Avg*	97.1%	97.9%	-0.8%

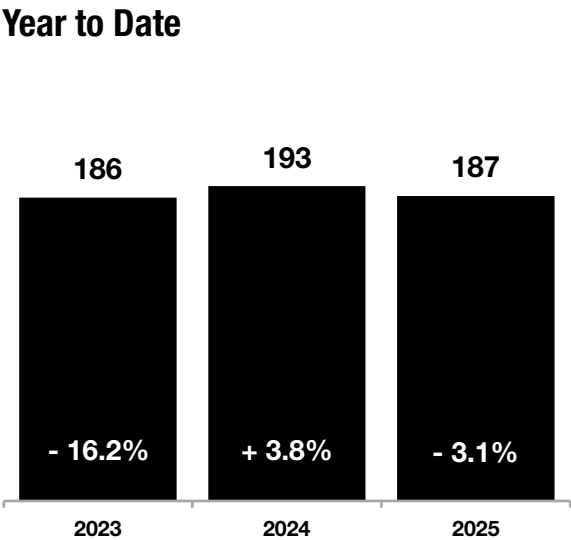
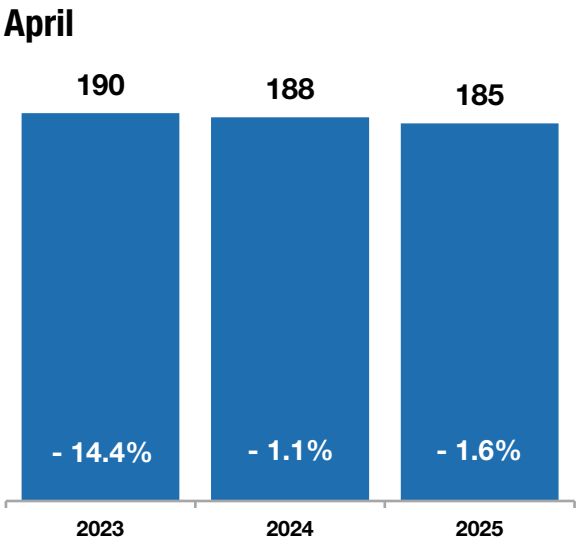
\* Average Pct. of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



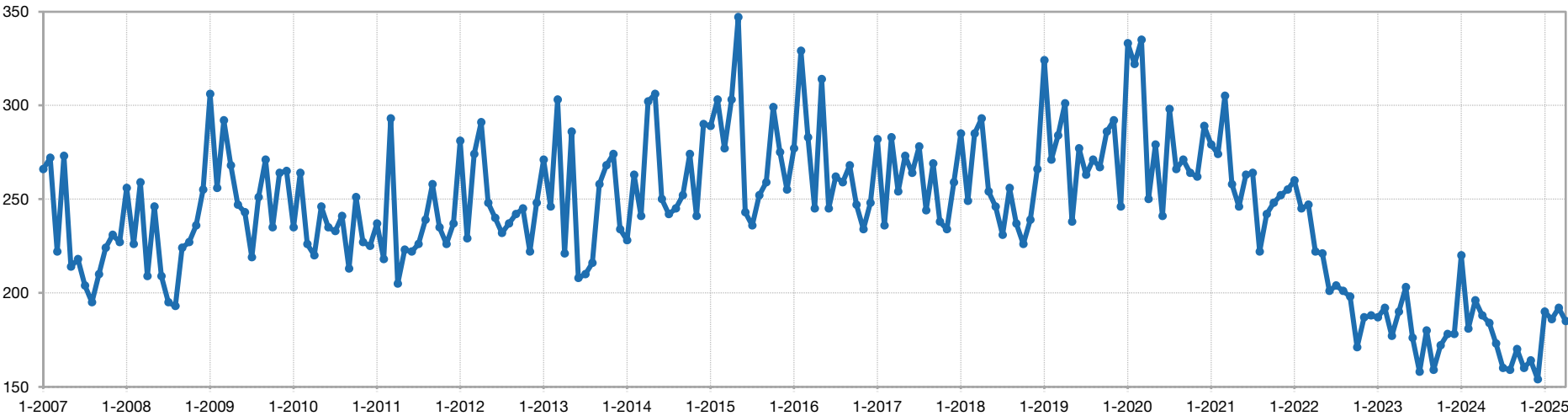
# Housing Affordability Index

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 2024	184	203	-9.4%
June 2024	173	176	-1.7%
July 2024	160	158	+1.3%
August 2024	159	180	-11.7%
September 2024	170	159	+6.9%
October 2024	160	172	-7.0%
November 2024	164	178	-7.9%
December 2024	154	178	-13.5%
January 2025	190	220	-13.6%
February 2025	186	181	+2.8%
March 2025	192	196	-2.0%
April 2025	185	188	-1.6%
12-Month Avg	173	182	-5.1%

## Historical Housing Affordability Index by Month

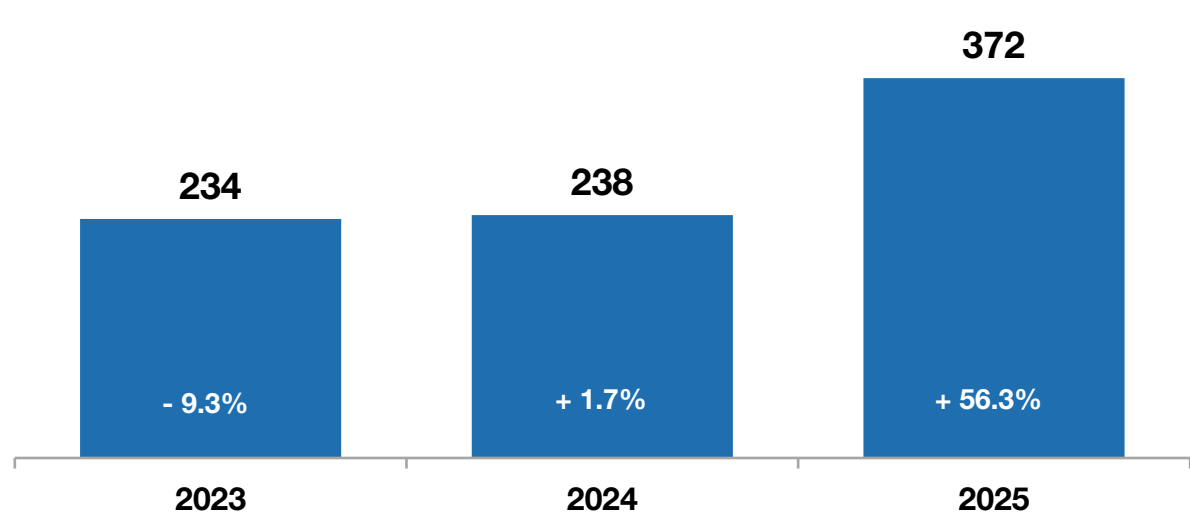


# Inventory of Homes for Sale

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

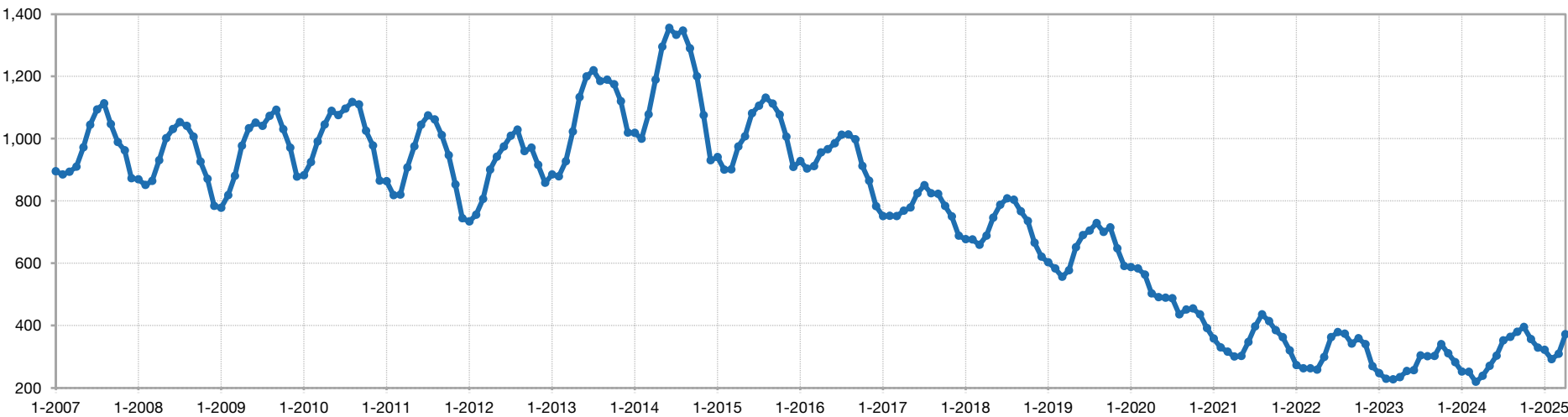


## April



Homes for Sale		Prior Year	Percent Change
May 2024	270	254	+6.3%
June 2024	303	256	+18.4%
July 2024	352	304	+15.8%
August 2024	363	301	+20.6%
September 2024	380	302	+25.8%
October 2024	395	340	+16.2%
November 2024	356	311	+14.5%
December 2024	329	282	+16.7%
January 2025	322	252	+27.8%
February 2025	292	251	+16.3%
March 2025	309	219	+41.1%
April 2025	372	238	+56.3%
12-Month Avg	337	276	+22.1%

## Historical Inventory of Homes for Sale by Month

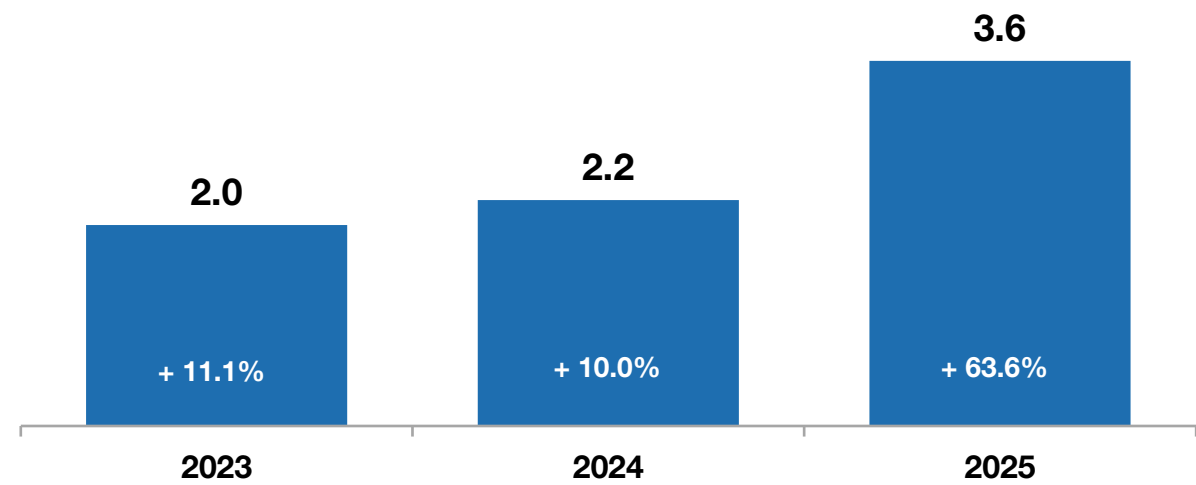


# Months Supply of Inventory

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 2024	2.5	2.2	+13.6%
June 2024	2.8	2.2	+27.3%
July 2024	3.3	2.7	+22.2%
August 2024	3.4	2.7	+25.9%
September 2024	3.6	2.7	+33.3%
October 2024	3.7	3.1	+19.4%
November 2024	3.3	2.8	+17.9%
December 2024	3.0	2.6	+15.4%
January 2025	2.9	2.4	+20.8%
February 2025	2.6	2.3	+13.0%
March 2025	2.9	2.0	+45.0%
April 2025	3.6	2.2	+63.6%
12-Month Avg	3.1	2.5	+24.0%

## Historical Months Supply of Inventory by Month

