

# Quarterly Indicators

Provided by OneKey® MLS



## Sullivan County

### Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were up 16.7 percent to 168.
- Condos Closed Sales remained flat at 1.
- There were no recorded Co-Op sales this quarter.
  
- Single-Family Median Sales Price decreased 4.6 percent to \$338,698.
- Condos Median Sales Price increased 106.7 percent to \$310,000.
- A Median Sales Price could not be calculated this quarter.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

### Quarterly Snapshot

**+ 16.6%**      **+ 0.3%**      **- 5.1%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Sullivan County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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# Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		237	<b>244</b>	+ 3.0%	237	<b>244</b>	+ 3.0%
<b>Pending Sales</b>		160	<b>162</b>	+ 1.3%	160	<b>162</b>	+ 1.3%
<b>Closed Sales</b>		144	<b>168</b>	+ 16.7%	144	<b>168</b>	+ 16.7%
<b>Days on Market</b>		101	<b>118</b>	+ 16.8%	101	<b>118</b>	+ 16.8%
<b>Median Pending Price</b>		\$367,500	<b>\$335,000</b>	- 8.8%	\$367,500	<b>\$335,000</b>	- 8.8%
<b>Median Sales Price</b>		\$355,000	<b>\$338,698</b>	- 4.6%	\$355,000	<b>\$338,698</b>	- 4.6%
<b>Pct. of Orig. Price Received</b>		92.3%	<b>90.5%</b>	- 2.0%	92.3%	<b>90.5%</b>	- 2.0%
<b>Housing Affordability Index</b>		92	<b>102</b>	+ 10.9%	92	<b>102</b>	+ 10.9%
<b>Inventory of Homes for Sale</b>		358	<b>364</b>	+ 1.7%	--	--	--
<b>Months Supply of Inventory</b>		5.8	<b>5.7</b>	- 1.7%	--	--	--

# Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		5	0	- 100.0%	5	0	- 100.0%
<b>Pending Sales</b>		0	0	0.0%	0	0	0.0%
<b>Closed Sales</b>		1	1	0.0%	1	1	0.0%
<b>Days on Market</b>		141	74	- 47.5%	141	74	- 47.5%
<b>Median Pending Price</b>		--	--	--	--	--	--
<b>Median Sales Price</b>		\$150,000	\$310,000	+ 106.7%	\$150,000	\$310,000	+ 106.7%
<b>Pct. of Orig. Price Received</b>		85.7%	95.4%	+ 11.3%	85.7%	95.4%	+ 11.3%
<b>Housing Affordability Index</b>		--	111	--	--	111	--
<b>Inventory of Homes for Sale</b>		5	1	- 80.0%	--	--	--
<b>Months Supply of Inventory</b>		4.0	0.7	- 82.5%	--	--	--

# Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

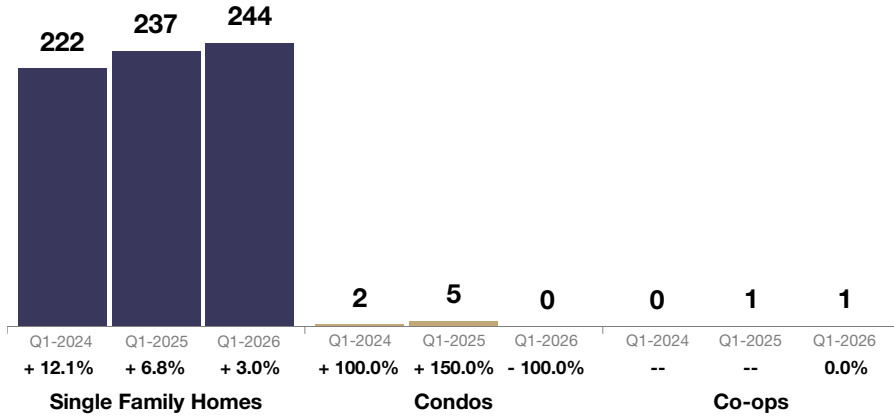


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1	1	0.0%	1	1	0.0%
<b>Pending Sales</b>		0	0	0.0%	0	0	0.0%
<b>Closed Sales</b>		0	0	0.0%	0	0	0.0%
<b>Days on Market</b>		--	--	--	--	--	--
<b>Median Pending Price</b>		--	--	--	--	--	--
<b>Median Sales Price</b>		--	--	--	--	--	--
<b>Pct. of Orig. Price Received</b>		--	--	--	--	--	--
<b>Housing Affordability Index</b>		--	--	--	--	--	--
<b>Inventory of Homes for Sale</b>		4	3	- 25.0%	--	--	--
<b>Months Supply of Inventory</b>		4.0	--	--	--	--	--

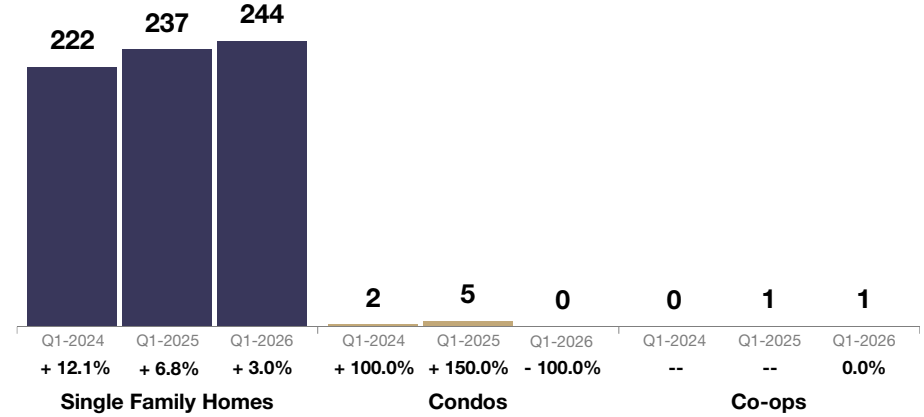
# New Listings

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

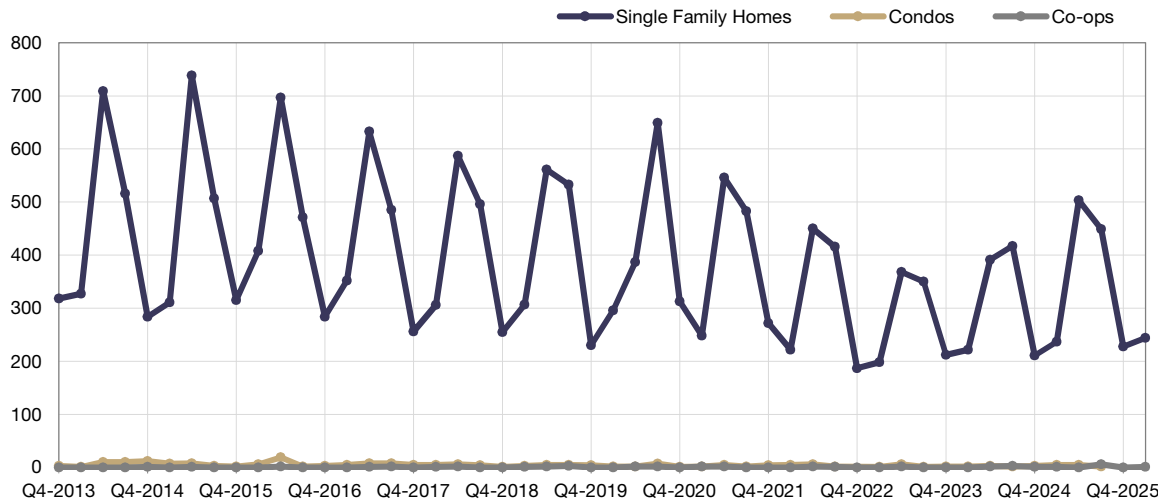
## Q1-2026



## Year to Date



## Historical New Listings by Quarter



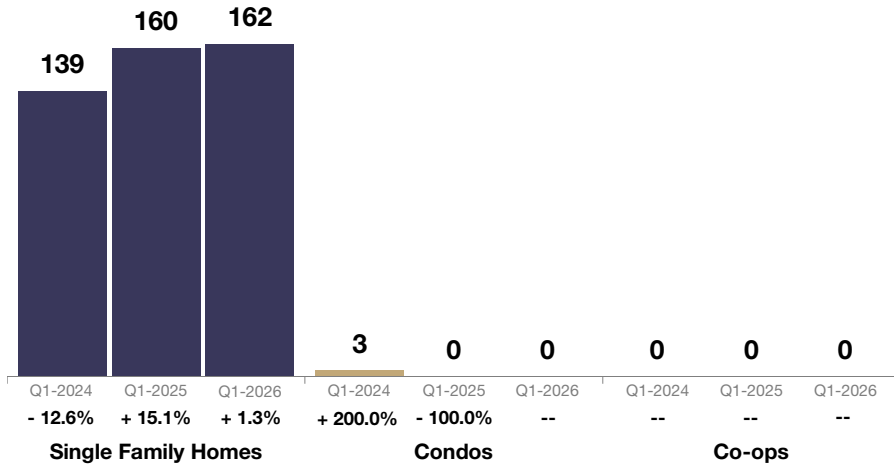
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	368	6	2
Q3-2023	350	1	0
Q4-2023	212	2	0
Q1-2024	222	2	0
Q2-2024	391	3	2
Q3-2024	417	2	3
Q4-2024	211	3	1
Q1-2025	237	5	1
Q2-2025	503	5	0
Q3-2025	449	2	6
Q4-2025	228	1	0
<b>Q1-2026</b>	<b>244</b>	<b>0</b>	<b>1</b>

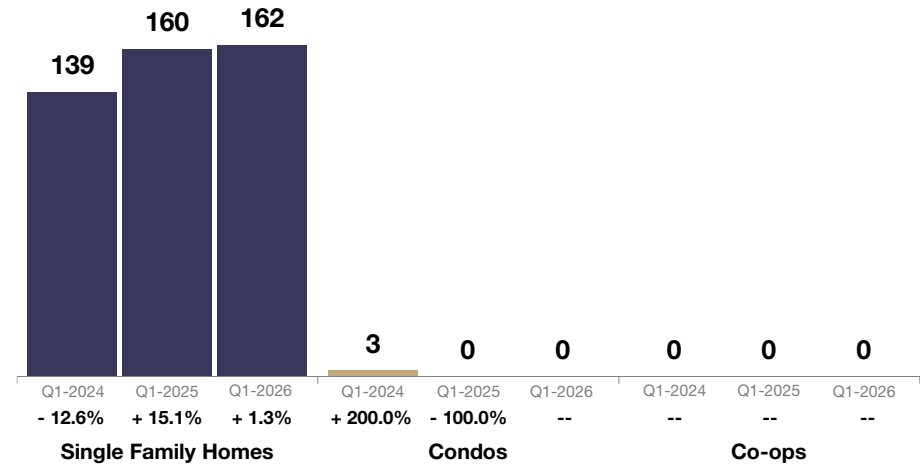
# Pending Sales

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

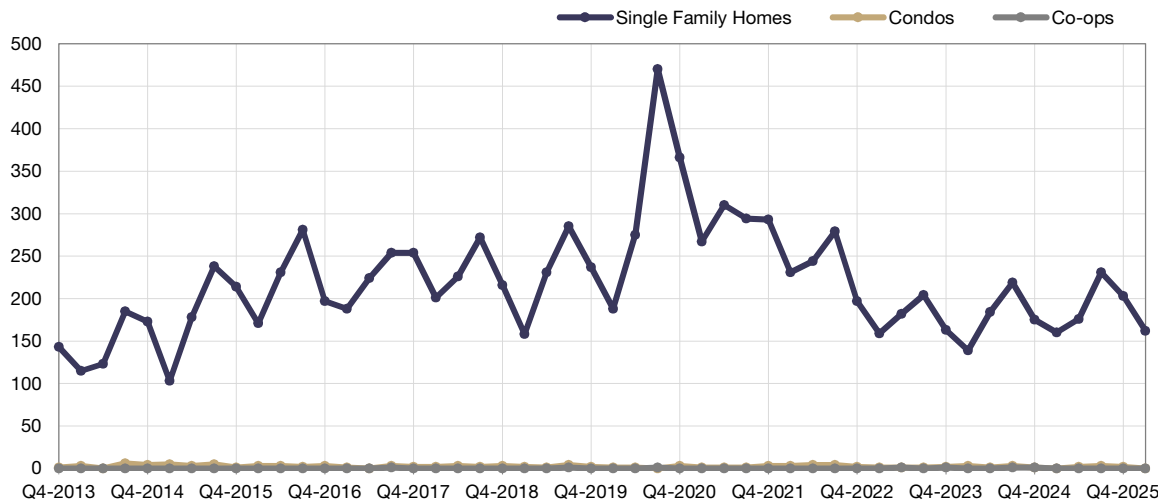
## Q1-2026



## Year to Date



## Historical Pending Sales by Quarter



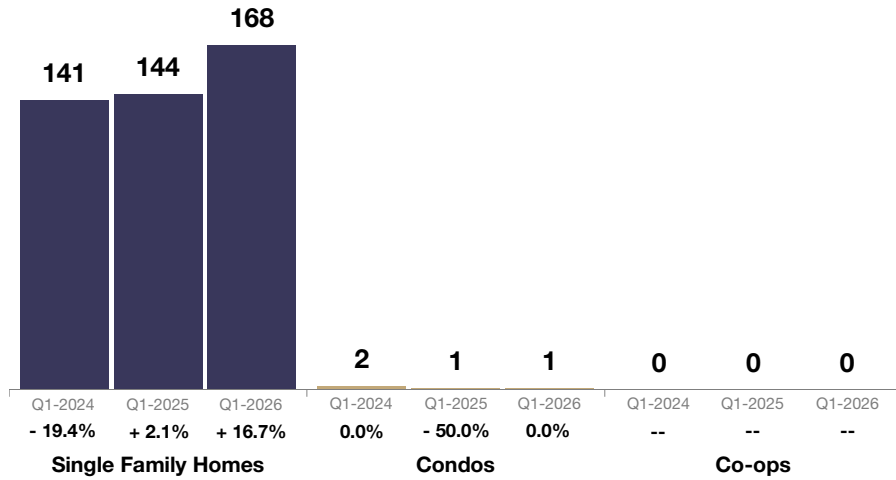
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	182	1	1
Q3-2023	204	1	0
Q4-2023	163	2	1
Q1-2024	139	3	0
Q2-2024	184	1	0
Q3-2024	219	3	1
Q4-2024	175	1	1
Q1-2025	160	0	0
Q2-2025	176	2	0
Q3-2025	231	3	0
Q4-2025	203	2	0
<b>Q1-2026</b>	<b>162</b>	<b>0</b>	<b>0</b>

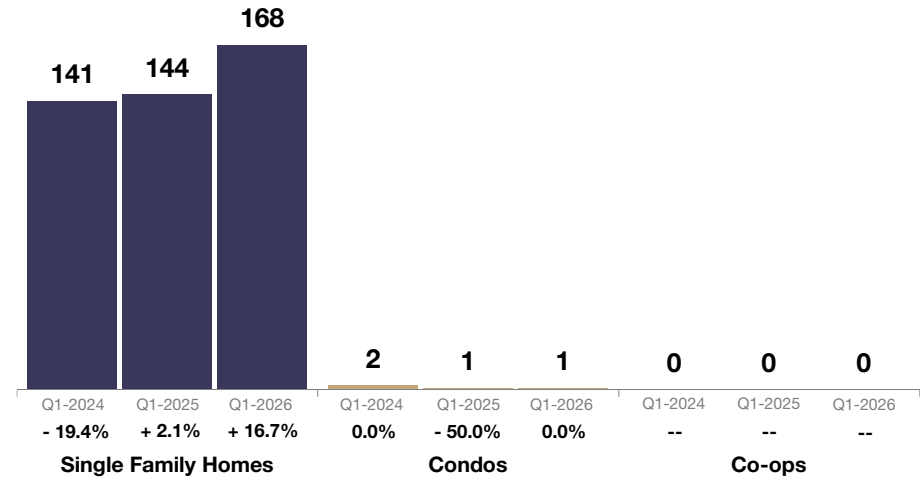
# Closed Sales

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

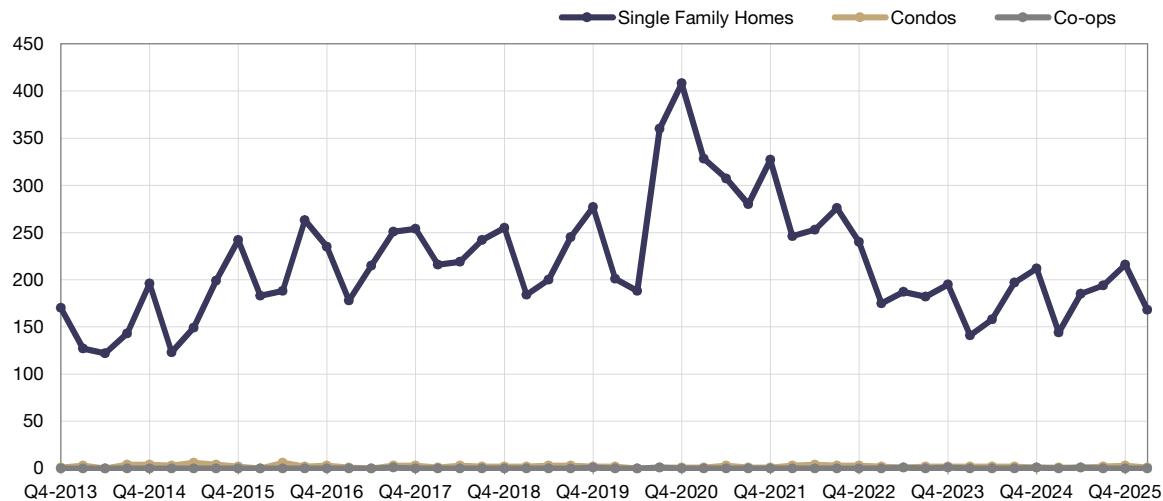
## Q1-2026



## Year to Date



## Historical Closed Sales by Quarter



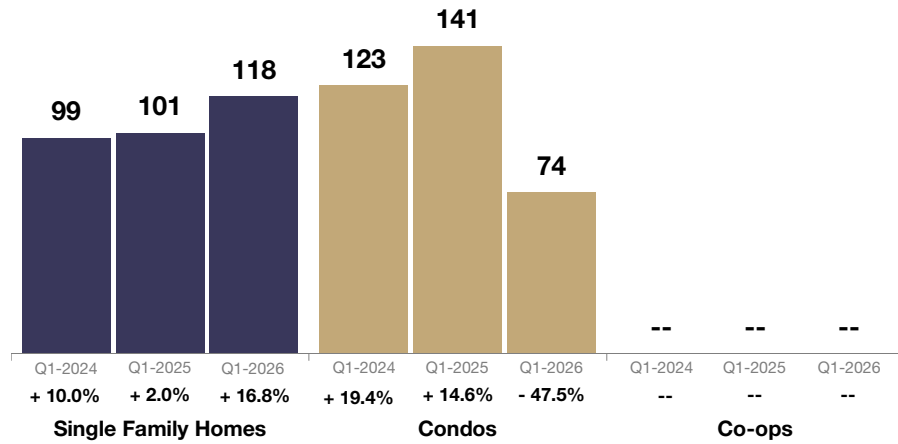
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	187	1	1
Q3-2023	182	2	0
Q4-2023	195	2	1
Q1-2024	141	2	0
Q2-2024	158	2	0
Q3-2024	197	2	0
Q4-2024	212	1	1
Q1-2025	144	1	0
Q2-2025	185	1	1
Q3-2025	194	2	0
Q4-2025	216	3	0
<b>Q1-2026</b>	<b>168</b>	<b>1</b>	<b>0</b>

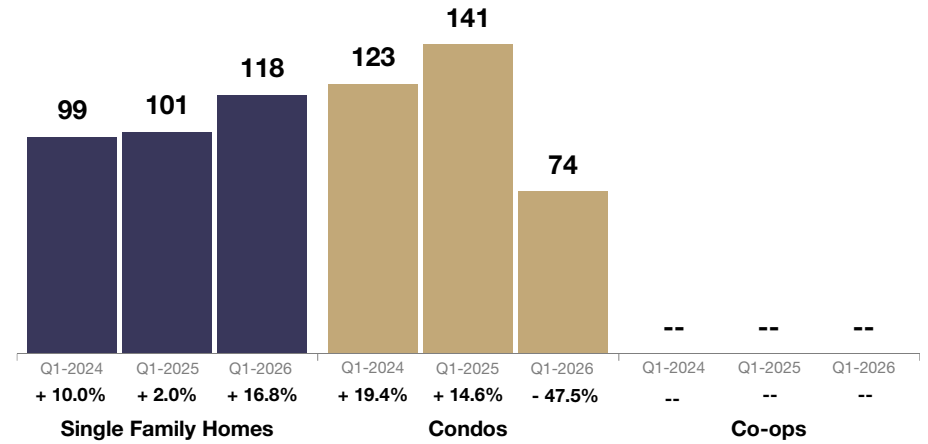
# Days on Market Until Sale

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

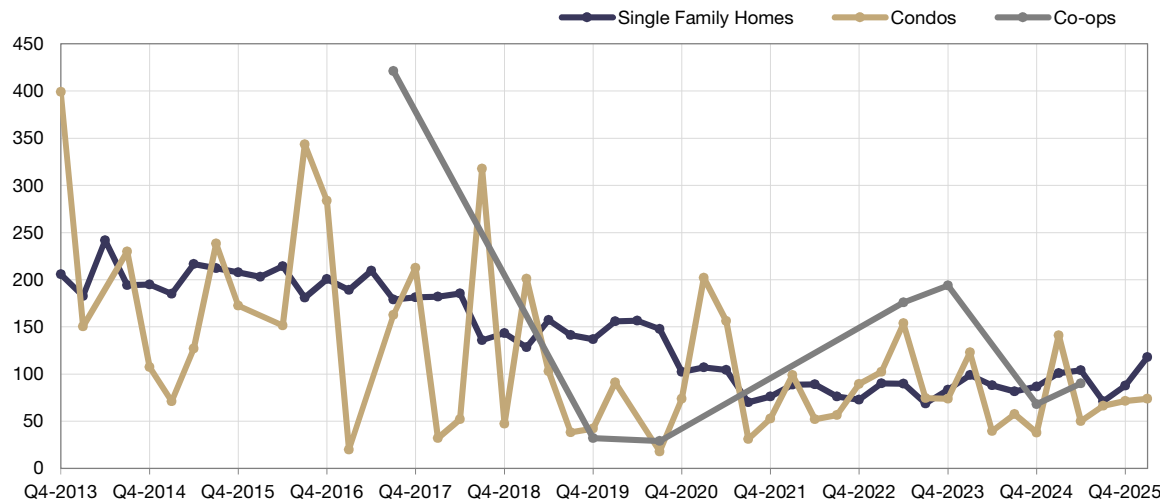
## Q1-2026



## Year to Date



## Historical Days on Market Until Sale by Quarter



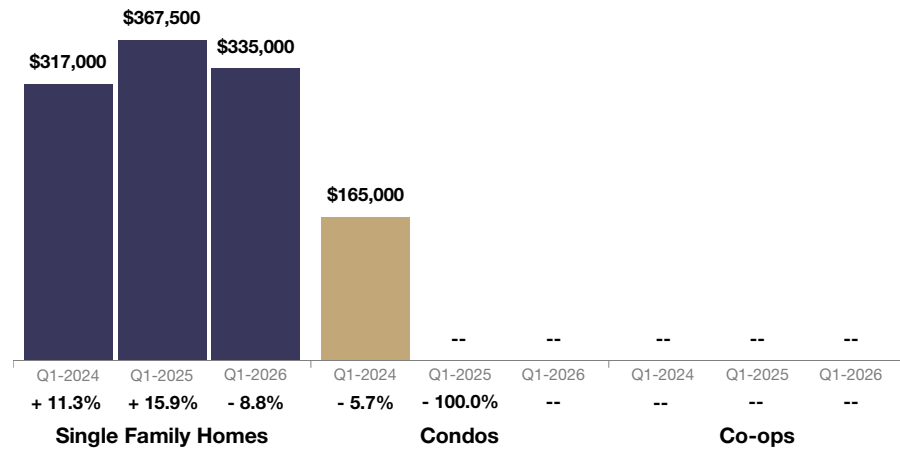
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	90	154	176
Q3-2023	69	75	--
Q4-2023	83	74	194
Q1-2024	99	123	--
Q2-2024	88	40	--
Q3-2024	82	58	--
Q4-2024	87	38	68
Q1-2025	101	141	--
Q2-2025	104	50	90
Q3-2025	71	67	--
Q4-2025	88	71	--
<b>Q1-2026</b>	<b>118</b>	<b>74</b>	<b>--</b>

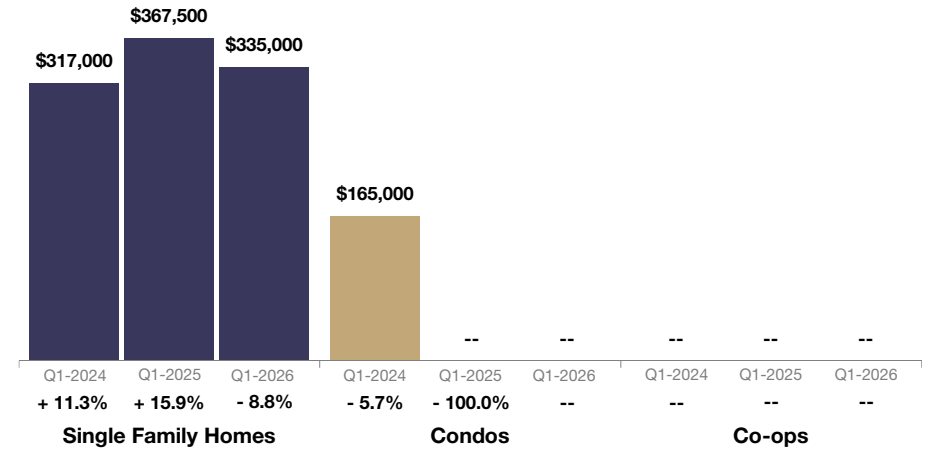
# Median Pending Price

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

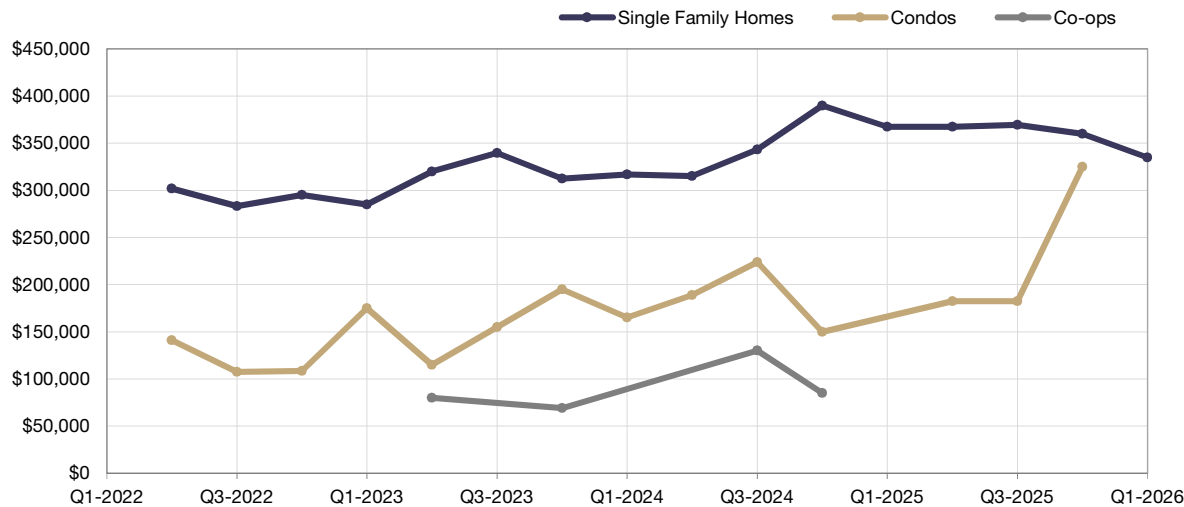
## Q1-2026



## Year to Date



## Historical Median Pending Price by Quarter



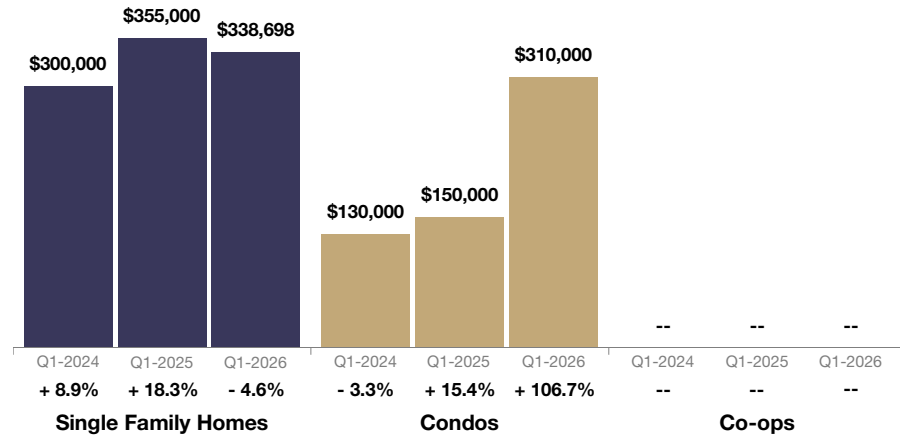
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q3-2023	\$339,500	\$155,000	--
Q4-2023	\$312,500	\$195,000	\$69,000
Q1-2024	\$317,000	\$165,000	--
Q2-2024	\$315,000	\$189,000	--
Q3-2024	\$343,250	\$224,000	\$130,000
Q4-2024	\$390,000	\$150,000	\$85,000
Q1-2025	\$367,500	--	--
Q2-2025	\$367,500	\$182,500	--
Q3-2025	\$369,500	\$182,500	--
Q4-2025	\$360,000	\$325,000	--
<b>Q1-2026</b>	<b>\$335,000</b>	--	--

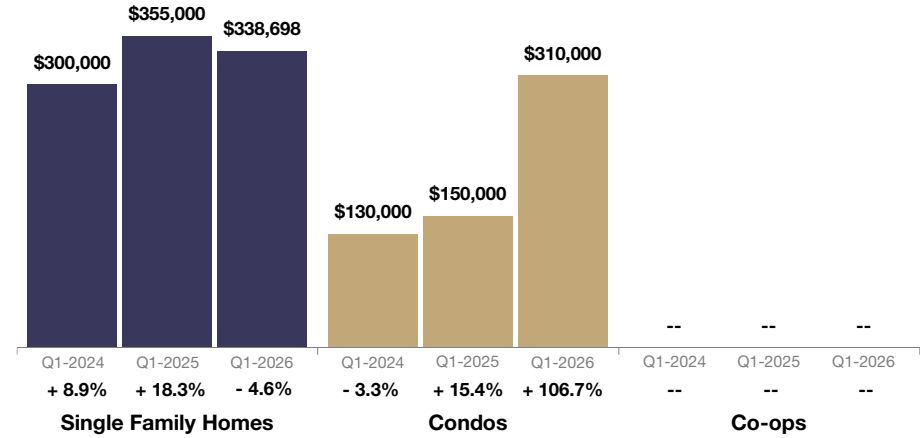
# Median Sales Price

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

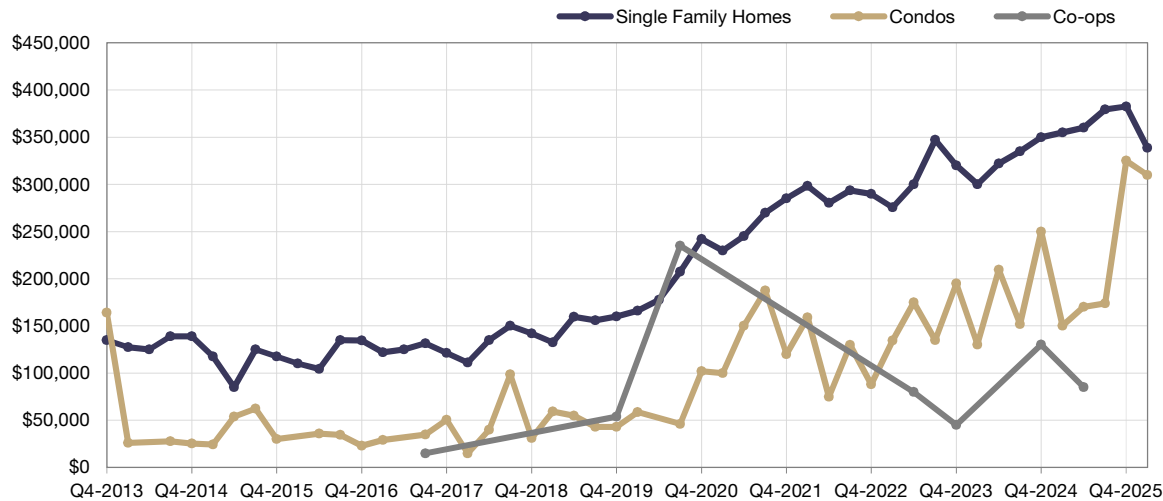
## Q1-2026



## Year to Date



## Historical Median Sales Price by Quarter



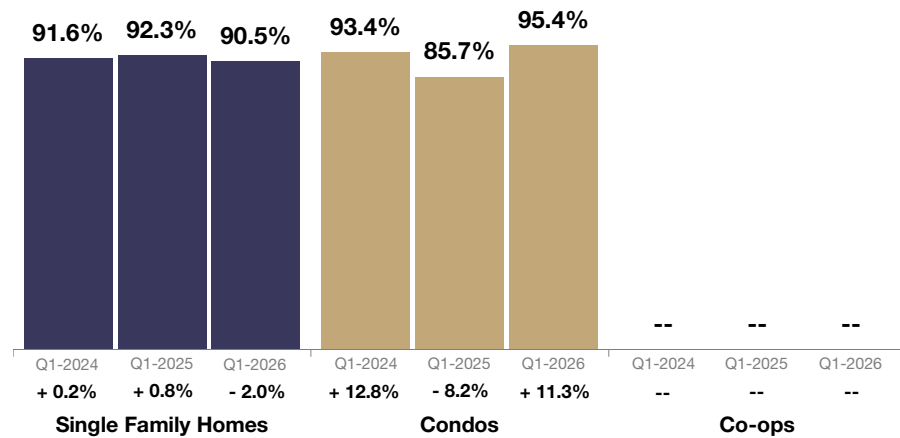
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	\$299,900	\$175,000	\$80,000
Q3-2023	\$347,250	\$135,000	--
Q4-2023	\$320,000	\$195,000	\$45,000
Q1-2024	\$300,000	\$130,000	--
Q2-2024	\$322,000	\$209,500	--
Q3-2024	\$335,000	\$152,000	--
Q4-2024	\$350,000	\$250,000	\$130,000
Q1-2025	\$355,000	\$150,000	--
Q2-2025	\$360,000	\$170,000	\$85,000
Q3-2025	\$379,500	\$173,750	--
Q4-2025	\$382,500	\$325,000	--
<b>Q1-2026</b>	<b>\$338,698</b>	<b>\$310,000</b>	--

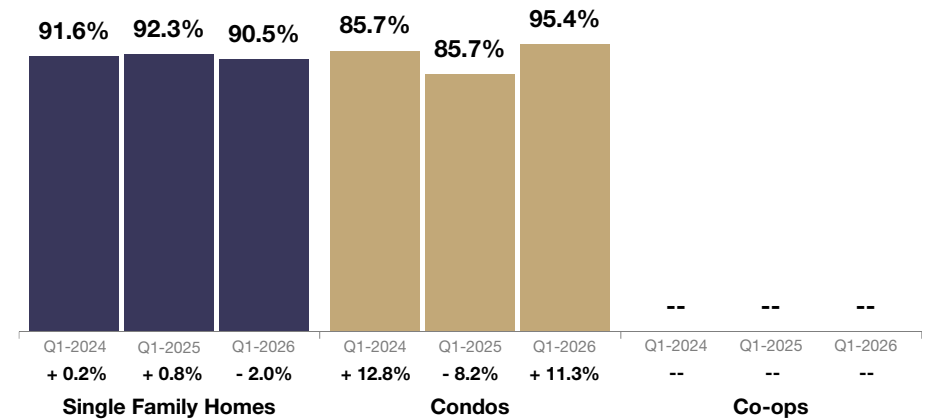
# Percent of Original List Price Received

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

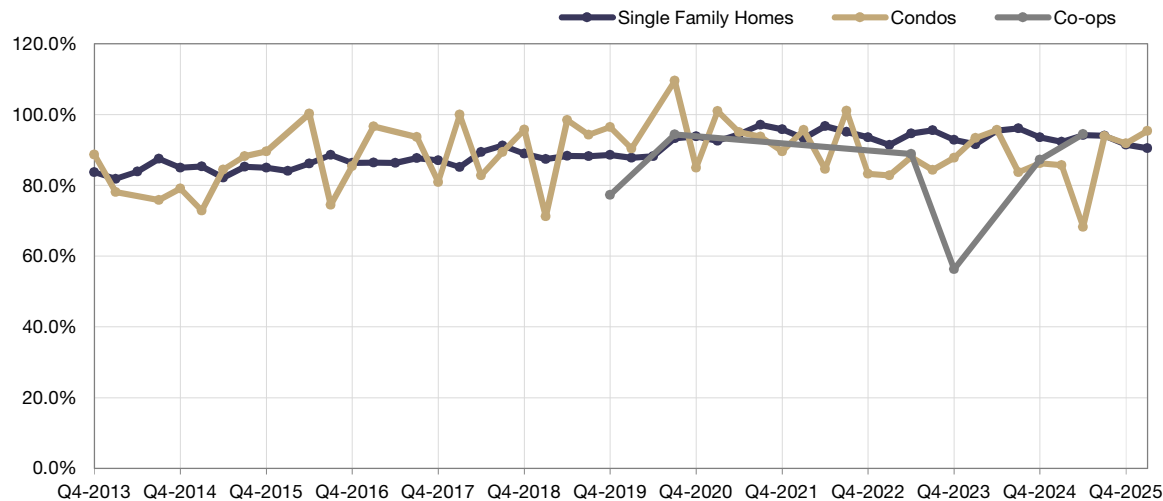
## Q1-2026



## Year to Date



## Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

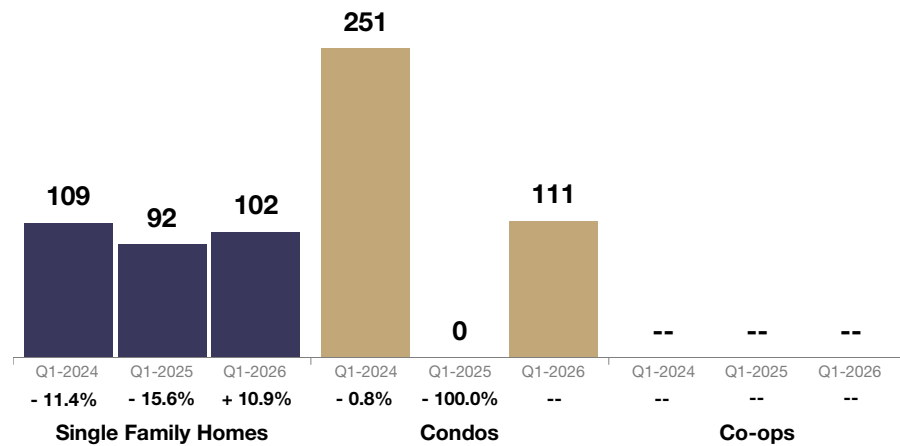
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	94.6%	87.9%	88.9%
Q3-2023	95.5%	84.4%	--
Q4-2023	92.9%	87.7%	56.3%
Q1-2024	91.6%	93.4%	--
Q2-2024	95.5%	95.6%	--
Q3-2024	96.1%	83.7%	--
Q4-2024	93.5%	86.2%	87.2%
Q1-2025	92.3%	85.7%	--
Q2-2025	94.2%	68.3%	94.4%
Q3-2025	94.0%	93.9%	--
Q4-2025	91.5%	91.8%	--
<b>Q1-2026</b>	<b>90.5%</b>	<b>95.4%</b>	<b>--</b>

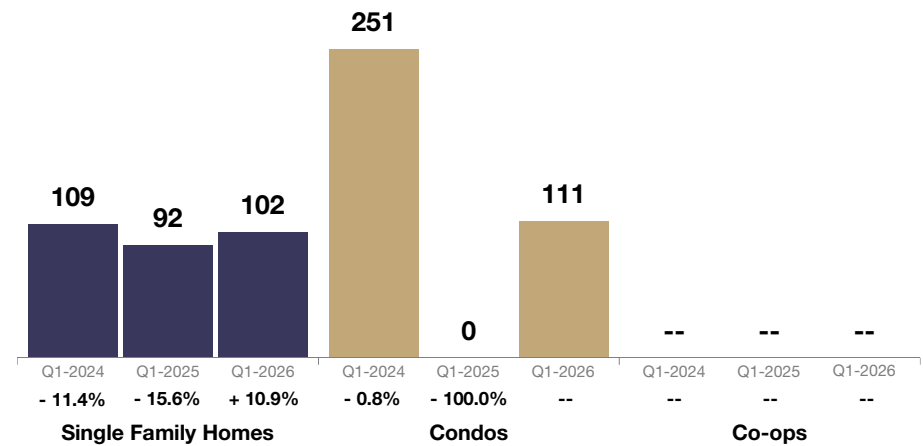
# Housing Affordability Index

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.

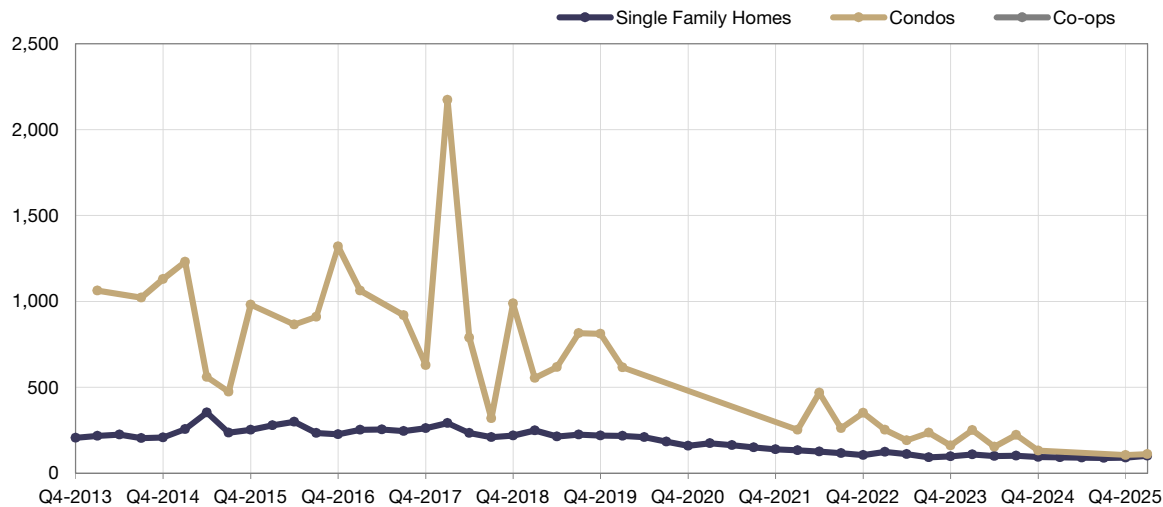
## Q1-2026



## Year to Date



## Historical Housing Affordability Index by Quarter



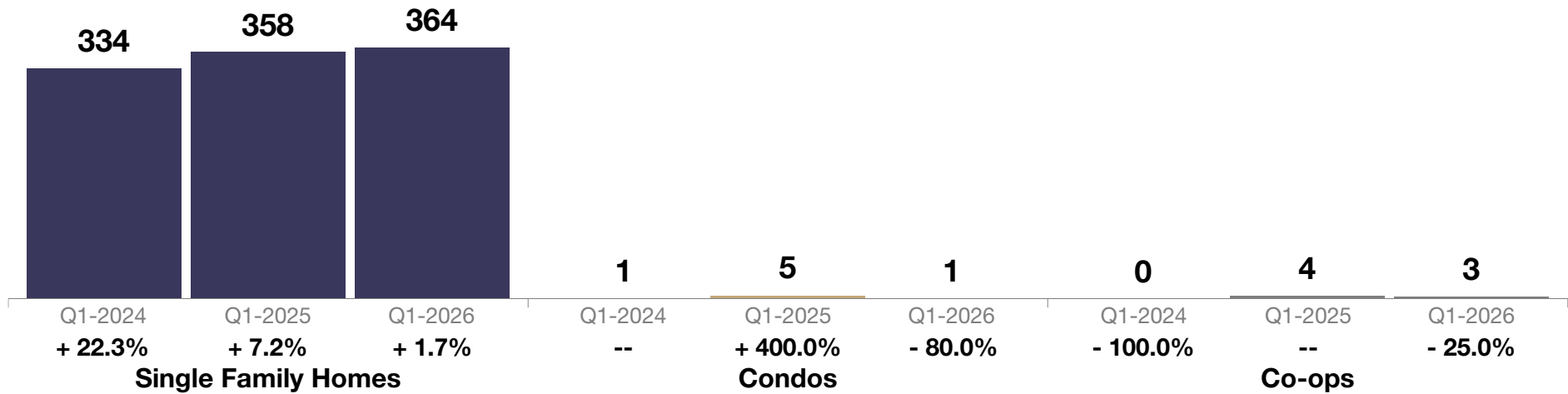
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	111	190	--
Q3-2023	92	235	--
Q4-2023	98	161	--
Q1-2024	109	251	--
Q2-2024	99	153	--
Q3-2024	101	222	--
Q4-2024	94	131	--
Q1-2025	92	0	--
Q2-2025	90	0	--
Q3-2025	88	0	--
Q4-2025	90	106	--
<b>Q1-2026</b>	<b>102</b>	<b>111</b>	<b>--</b>

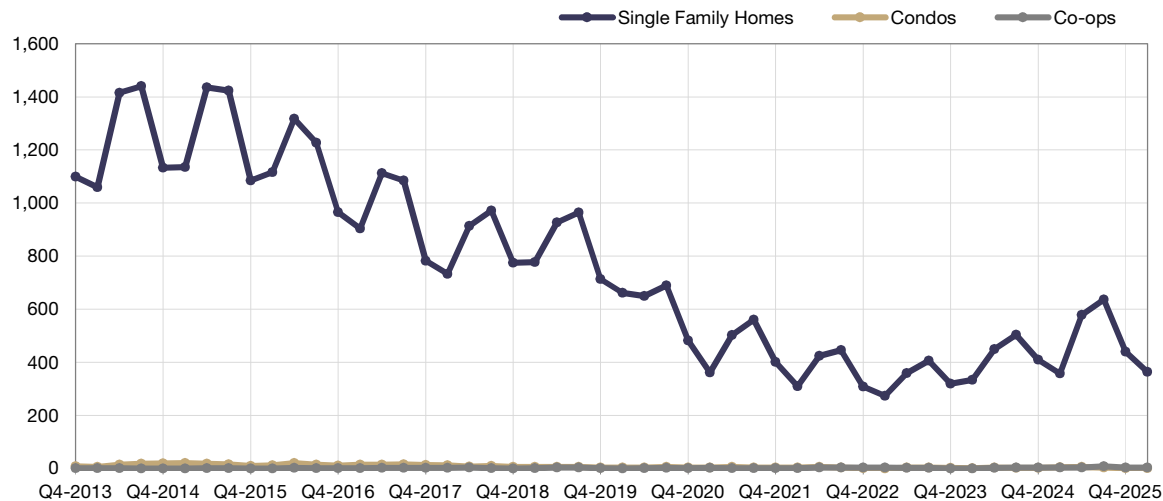
# Inventory of Homes for Sale

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

## Q1-2026



## Historical Inventory of Homes for Sale by Quarter



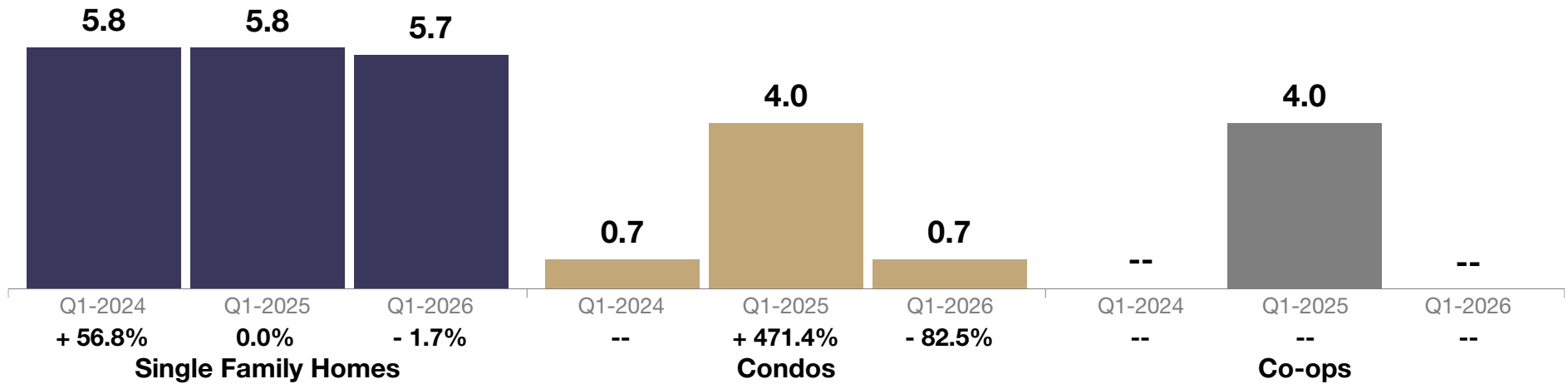
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	359	4	2
Q3-2023	406	3	2
Q4-2023	319	2	0
Q1-2024	334	1	0
Q2-2024	450	3	2
Q3-2024	504	2	4
Q4-2024	410	2	4
Q1-2025	358	5	4
Q2-2025	578	6	4
Q3-2025	636	4	8
Q4-2025	440	1	4
<b>Q1-2026</b>	<b>364</b>	<b>1</b>	<b>3</b>

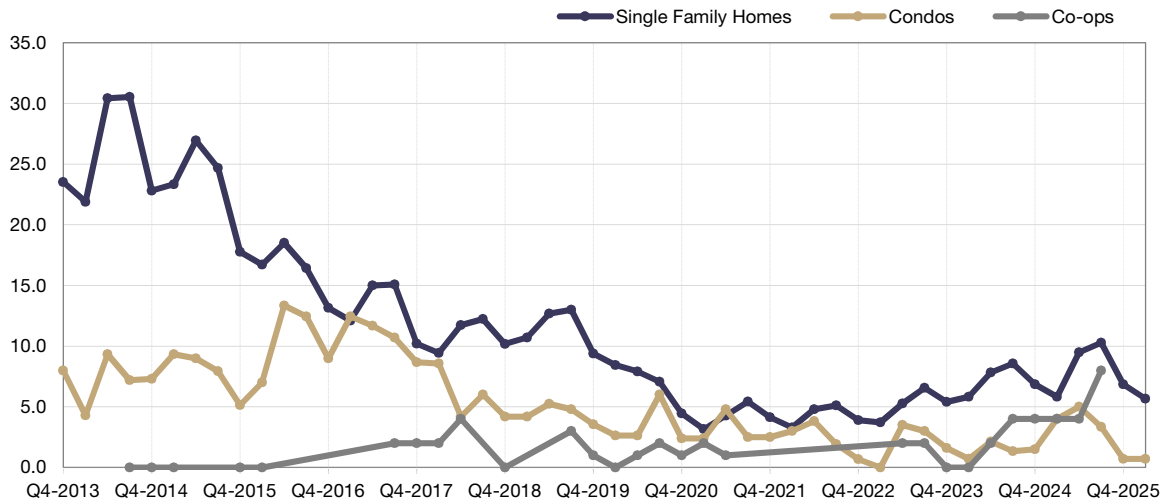
# Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

## Q1-2026



## Historical Months Supply of Inventory by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	5.3	3.5	2.0
Q3-2023	6.6	3.0	2.0
Q4-2023	5.4	1.6	--
Q1-2024	5.8	0.7	--
Q2-2024	7.8	2.1	2.0
Q3-2024	8.6	1.3	4.0
Q4-2024	6.9	1.5	4.0
Q1-2025	5.8	4.0	4.0
Q2-2025	9.5	5.0	4.0
Q3-2025	10.3	3.3	8.0
Q4-2025	6.9	0.7	--
<b>Q1-2026</b>	<b>5.7</b>	<b>0.7</b>	<b>--</b>

# Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		243	<b>245</b>	+ 0.8%	243	<b>245</b>	+ 0.8%
<b>Pending Sales</b>		160	<b>162</b>	+ 1.3%	160	<b>162</b>	+ 1.3%
<b>Closed Sales</b>		145	<b>169</b>	+ 16.6%	145	<b>169</b>	+ 16.6%
<b>Days on Market</b>		101	<b>118</b>	+ 16.8%	101	<b>118</b>	+ 16.8%
<b>Median Pending Price</b>		\$367,500	<b>\$335,000</b>	- 8.8%	\$367,500	<b>\$335,000</b>	- 8.8%
<b>Median Sales Price</b>		\$355,000	<b>\$336,849</b>	- 5.1%	\$355,000	<b>\$336,849</b>	- 5.1%
<b>Pct. of Orig. Price Received</b>		92.3%	<b>90.5%</b>	- 2.0%	92.3%	<b>90.5%</b>	- 2.0%
<b>Housing Affordability Index</b>		92	<b>102</b>	+ 10.9%	92	<b>102</b>	+ 10.9%
<b>Inventory of Homes for Sale</b>		367	<b>368</b>	+ 0.3%	--	--	--
<b>Months Supply of Inventory</b>		5.9	<b>5.7</b>	- 3.4%	--	--	--