Quarterly Indicators

Provided by OneKey® MLS

Sullivan County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly $430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were down 8.1 percent to 170.
- Condos Closed Sales remained flat at 1.
- Co-ops Closed Sales remained flat at 1.

- Single-Family Median Sales Price decreased 6.9 percent to $335,000.
- Condos Median Sales Price increased 2.9 percent to $175,000.
- Co-ops Median Sales Price increased 7.1 percent to $91,000.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.

Quarterly Snapshot

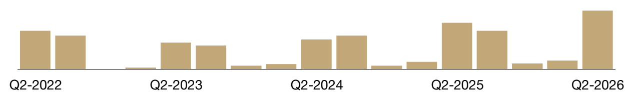
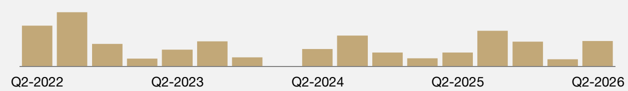
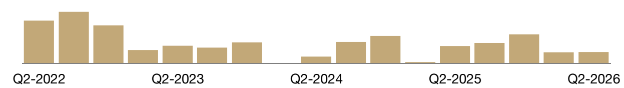
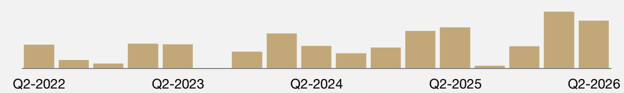
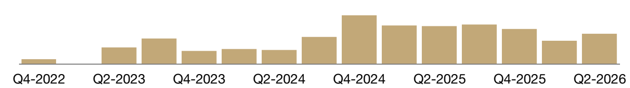
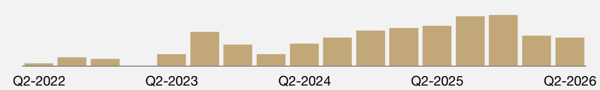
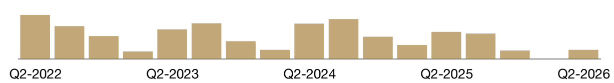
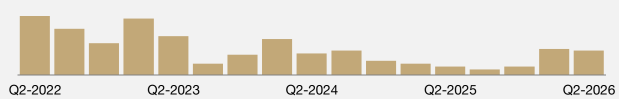
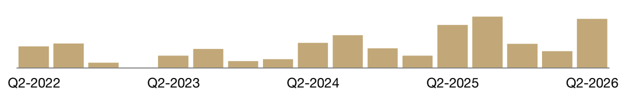
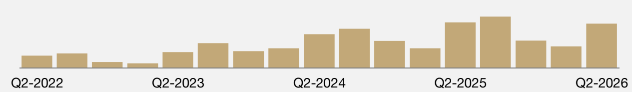
- 8.0%	+ 7.5%	- 6.9%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity in Sullivan County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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.

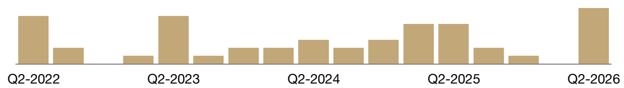
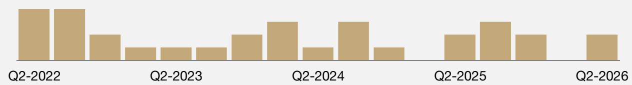
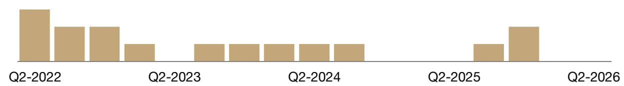
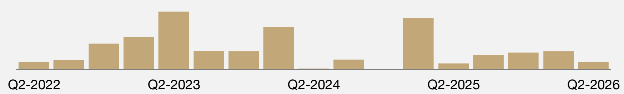
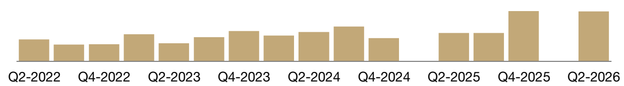
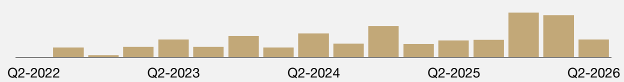
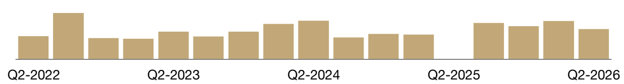
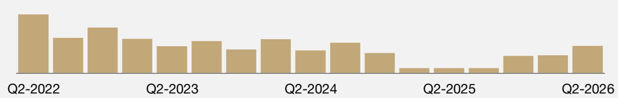
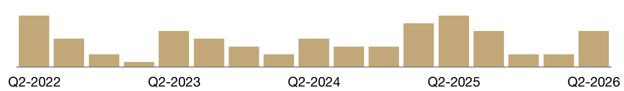
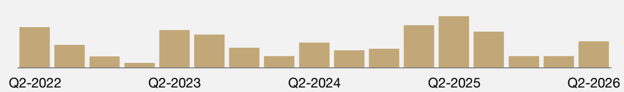
Sullivan County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		503	**587**	+ 16.7%	740	**833**	+ 12.6%
Pending Sales		175	**205**	+ 17.1%	335	**363**	+ 8.4%
Closed Sales		185	**170**	- 8.1%	329	**339**	+ 3.0%
Days on Market		104	**110**	+ 5.8%	103	**114**	+ 10.7%
Median Pending Price		$366,000	**$350,000**	- 4.4%	$366,000	**$350,000**	- 4.4%
Median Sales Price		$360,000	**$335,000**	- 6.9%	$360,000	**$335,000**	- 6.9%
Pct. of Orig. Price Received		94.2%	**91.6%**	- 2.8%	93.4%	**91.0%**	- 2.6%
Housing Affordability Index		90	**101**	+ 12.2%	90	**101**	+ 12.2%
Inventory of Homes for Sale		578	**620**	+ 7.3%	--	**--**	--
Months Supply of Inventory		9.5	**9.3**	- 2.1%	--	**--**	--

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.

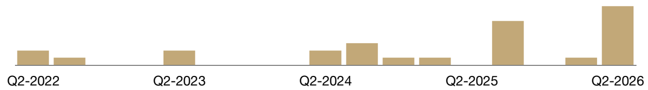
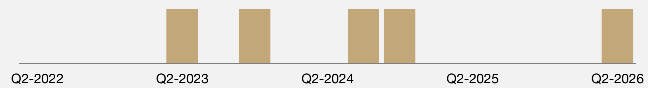
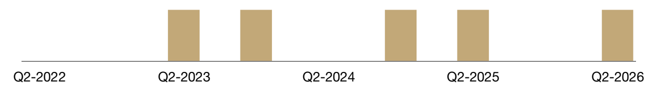
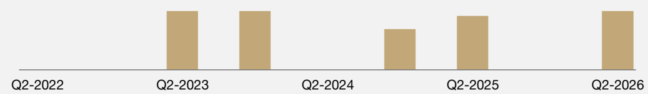
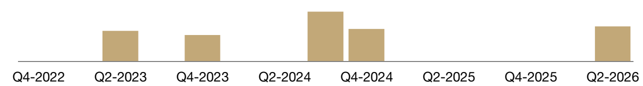
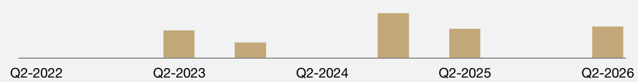
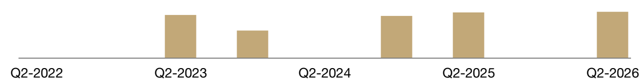
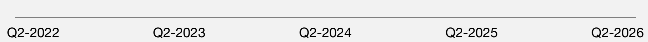
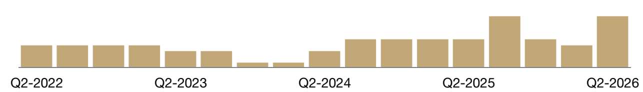
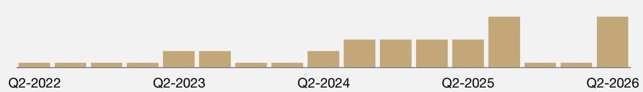
OneKey MLS
Sullivan County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		5	**7**	+ 40.0%	10	**7**	- 30.0%
Pending Sales		2	**2**	0.0%	2	**2**	0.0%
Closed Sales		1	**1**	0.0%	2	**2**	0.0%
Days on Market		50	**53**	+ 6.0%	96	**64**	- 33.3%
Median Pending Price		$182,500	**$322,500**	+ 76.7%	$182,500	**$322,500**	+ 76.7%
Median Sales Price		$170,000	**$175,000**	+ 2.9%	$160,000	**$242,500**	+ 51.6%
Pct. of Orig. Price Received		68.3%	**89.7%**	+ 31.3%	77.0%	**92.6%**	+ 20.3%
Housing Affordability Index		0	**193**	--	0	**139**	--
Inventory of Homes for Sale		6	**4**	- 33.3%	--	**--**	--
Months Supply of Inventory		5.0	**2.3**	- 54.0%	--	**--**	--

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.

OneKey MLS
Sullivan County

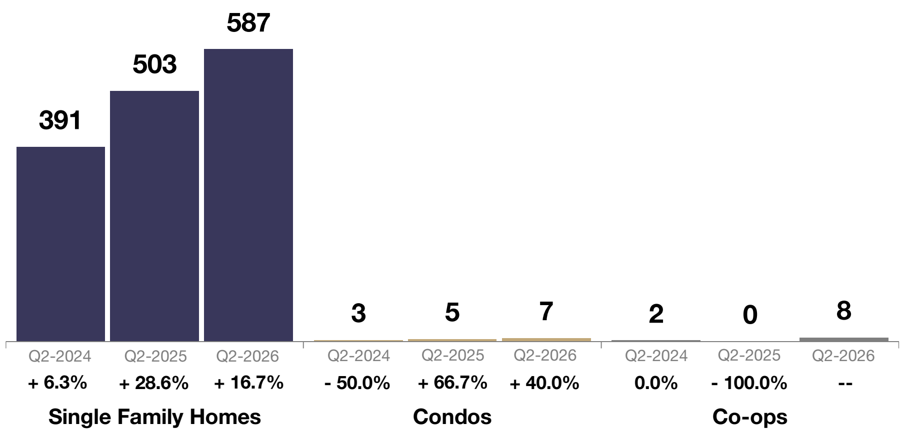
Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	**8**	--	1	**9**	+ 800.0%
Pending Sales		0	**1**	--	0	**1**	--
Closed Sales		1	**1**	0.0%	1	**1**	0.0%
Days on Market		90	**101**	+ 12.2%	90	**101**	+ 12.2%
Median Pending Price		--	**$91,000**	--	--	**$91,000**	--
Median Sales Price		$85,000	**$91,000**	+ 7.1%	$85,000	**$91,000**	+ 7.1%
Pct. of Orig. Price Received		94.4%	**95.8%**	+ 1.5%	94.4%	**95.8%**	+ 1.5%
Housing Affordability Index		--	**--**	--	--	**--**	--
Inventory of Homes for Sale		4	**8**	+ 100.0%	--	**--**	--
Months Supply of Inventory		4.0	**8.0**	+ 100.0%	--	**--**	--

New Listings

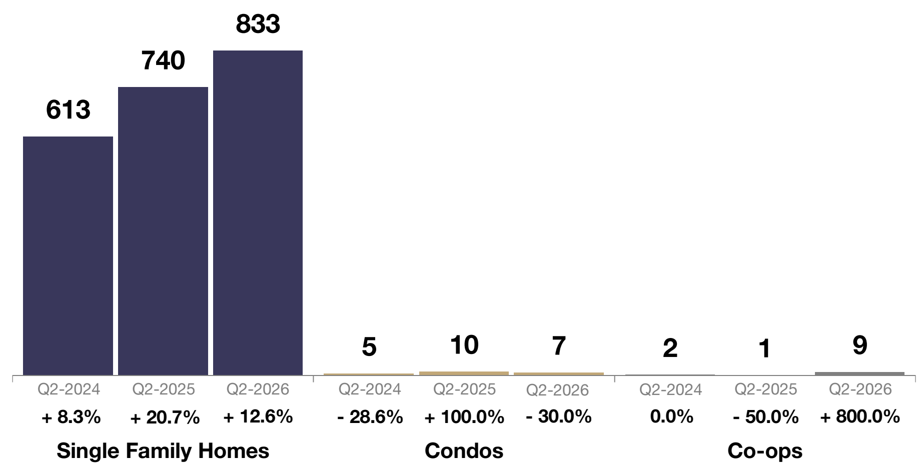
A count of the properties that have been newly listed on the market in a given quarter.

OneKey MLS
Sullivan County

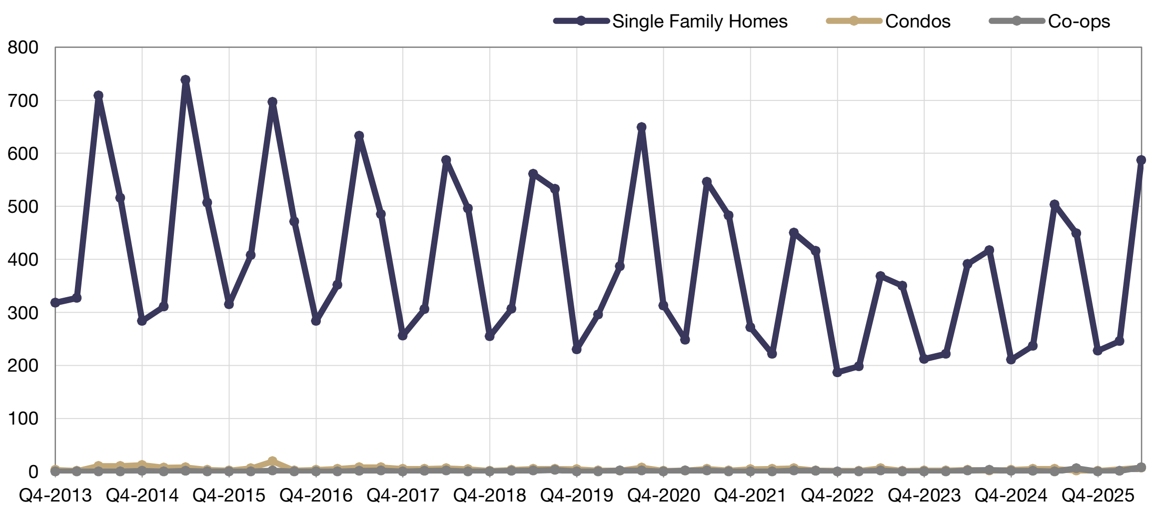
Q2-2026



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.

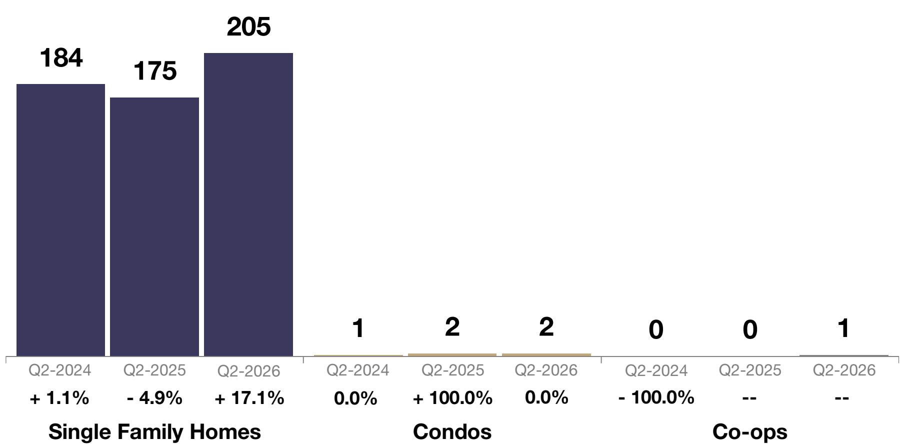
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	350	1	0
Q4-2023	212	2	0
Q1-2024	222	2	0
Q2-2024	391	3	2
Q3-2024	417	2	3
Q4-2024	211	3	1
Q1-2025	237	5	1
Q2-2025	503	5	0
Q3-2025	449	2	6
Q4-2025	228	1	0
Q1-2026	246	0	1
Q2-2026	**587**	**7**	**8**

Pending Sales

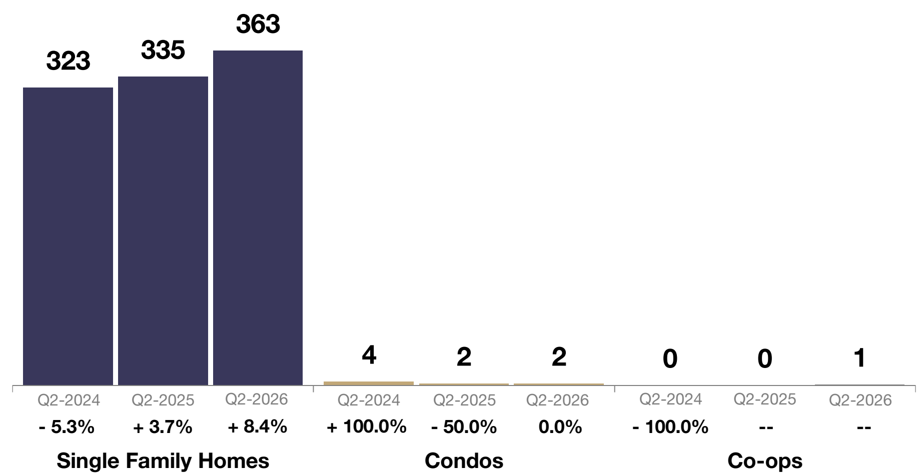
A count of the properties on which offers have been accepted in a given quarter.

OneKey MLS
Sullivan County

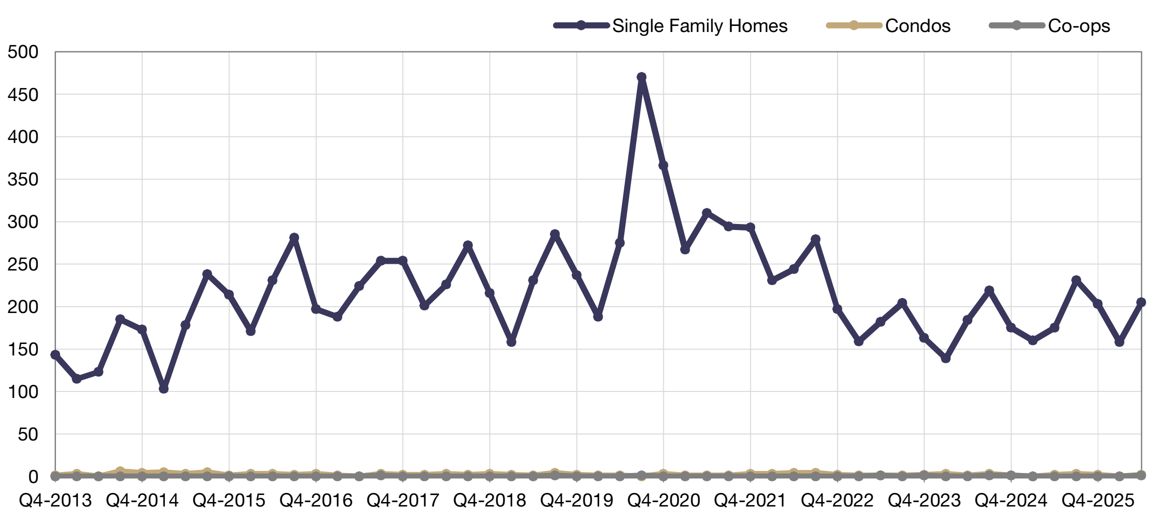
Q2-2026



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.

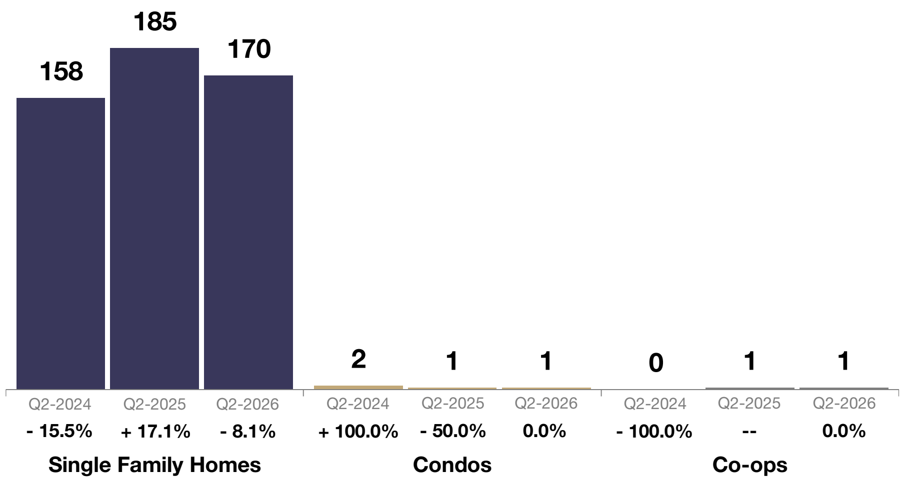
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	204	1	0
Q4-2023	163	2	1
Q1-2024	139	3	0
Q2-2024	184	1	0
Q3-2024	219	3	1
Q4-2024	175	1	1
Q1-2025	160	0	0
Q2-2025	175	2	0
Q3-2025	231	3	0
Q4-2025	203	2	0
Q1-2026	158	0	0
Q2-2026	**205**	**2**	**1**

Closed Sales

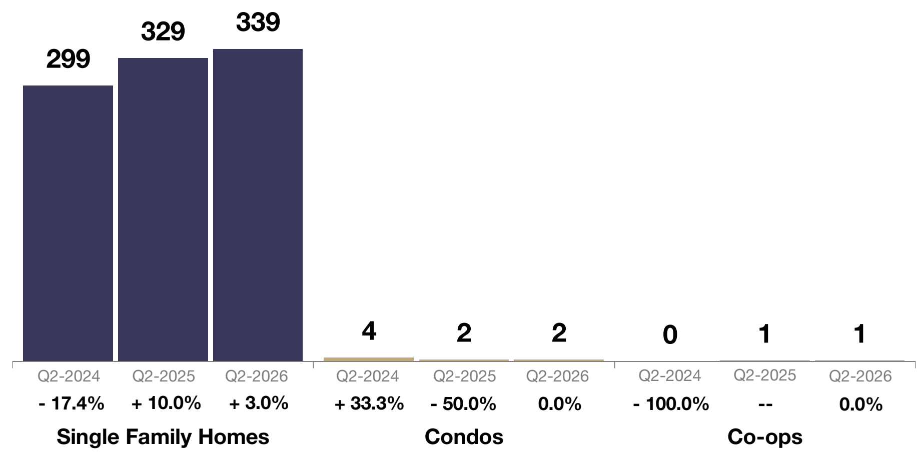
A count of the actual sales that closed in a given quarter.

OneKey MLS
Sullivan County

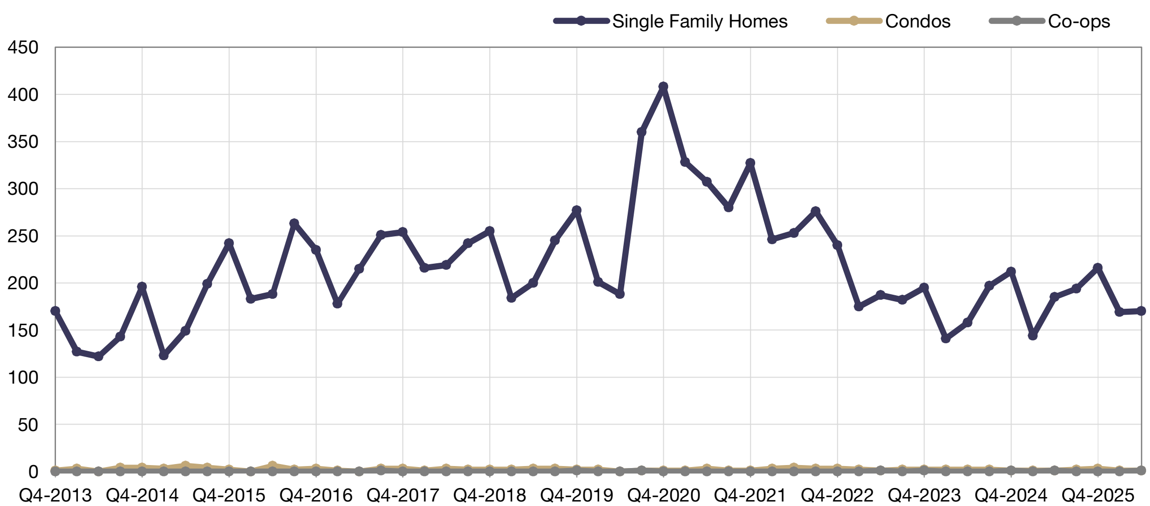
Q2-2026



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.

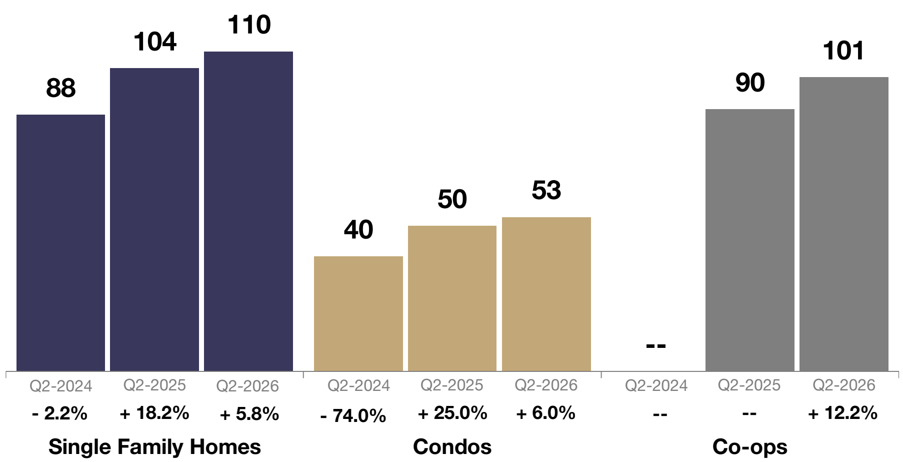
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	182	2	0
Q4-2023	195	2	1
Q1-2024	141	2	0
Q2-2024	158	2	0
Q3-2024	197	2	0
Q4-2024	212	1	1
Q1-2025	144	1	0
Q2-2025	185	1	1
Q3-2025	194	2	0
Q4-2025	216	3	0
Q1-2026	169	1	0
Q2-2026	**170**	**1**	**1**

Days on Market Until Sale

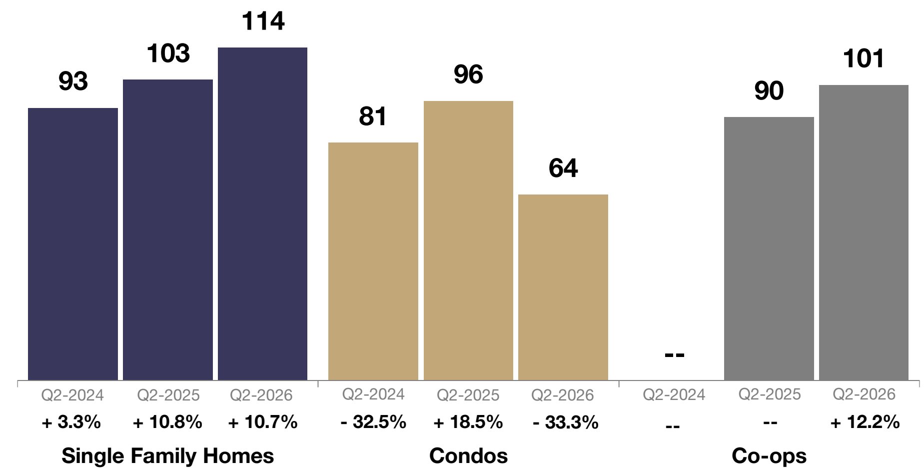
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Sullivan County

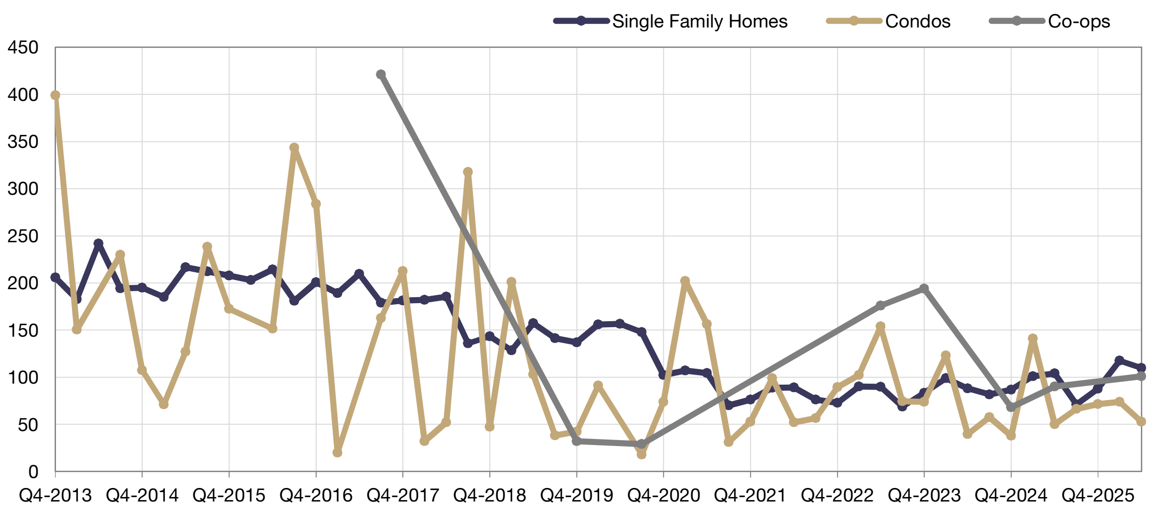
Q2-2026



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.

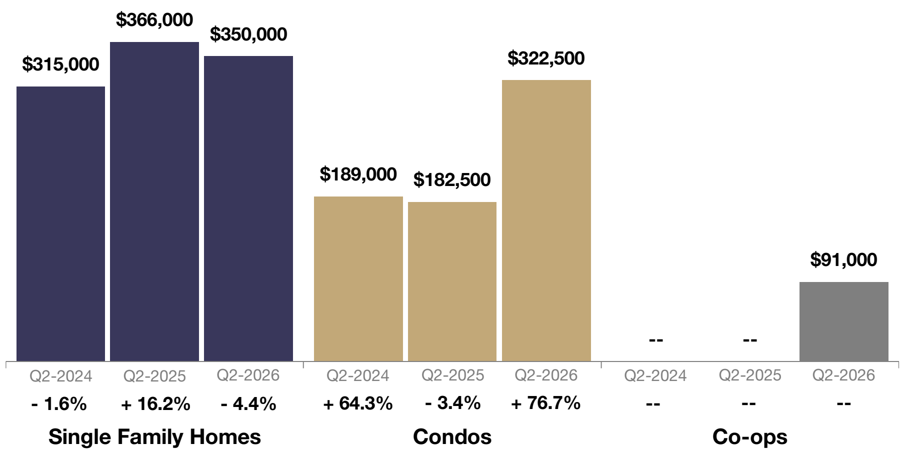
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	69	75	--
Q4-2023	83	74	194
Q1-2024	99	123	--
Q2-2024	88	40	--
Q3-2024	82	58	--
Q4-2024	87	38	68
Q1-2025	101	141	--
Q2-2025	104	50	90
Q3-2025	71	67	--
Q4-2025	88	71	--
Q1-2026	118	74	--
Q2-2026	**110**	**53**	101

Median Pending Price

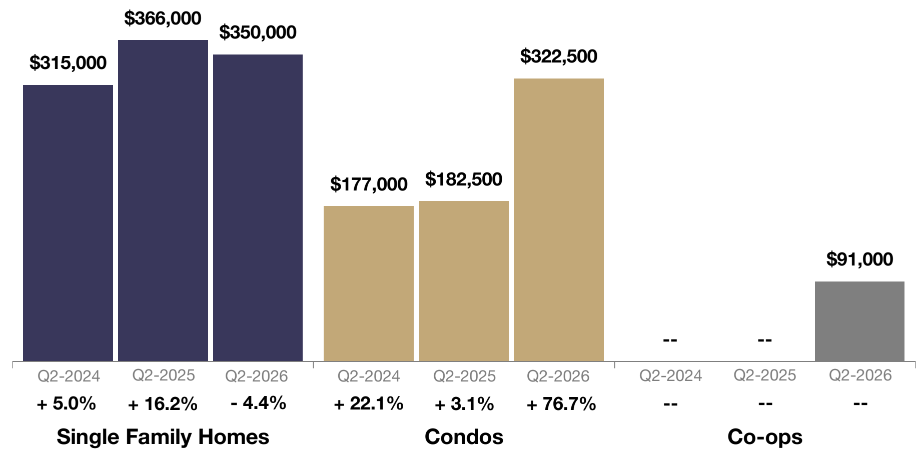
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

OneKey MLS
Sullivan County

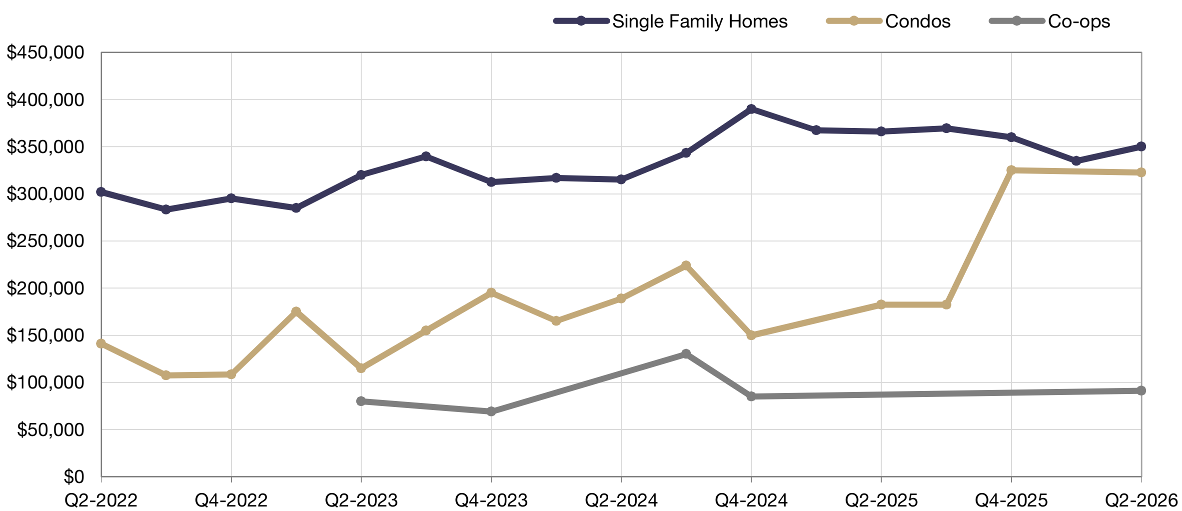
Q2-2026



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.

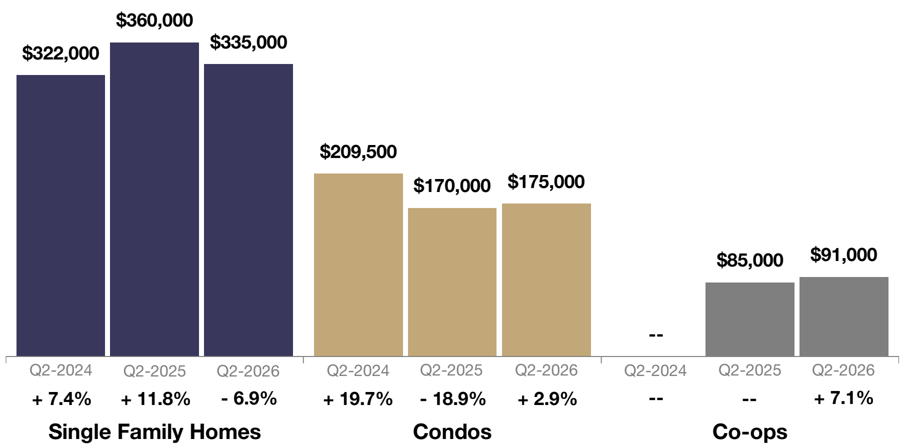
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$339,500	$155,000	--
Q4-2023	$312,500	$195,000	$69,000
Q1-2024	$317,000	$165,000	--
Q2-2024	$315,000	$189,000	--
Q3-2024	$343,250	$224,000	$130,000
Q4-2024	$390,000	$150,000	$85,000
Q1-2025	$367,500	0	--
Q2-2025	$366,000	$182,500	--
Q3-2025	$369,500	$182,500	--
Q4-2025	$360,000	$325,000	--
Q1-2026	$335,000	0	--
Q2-2026	**$350,000**	**$322,500**	**$91,000**

Median Sales Price

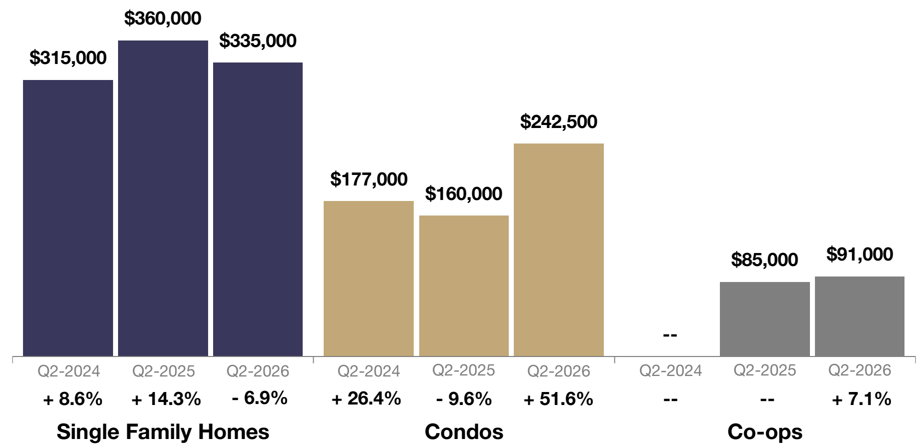
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Sullivan County

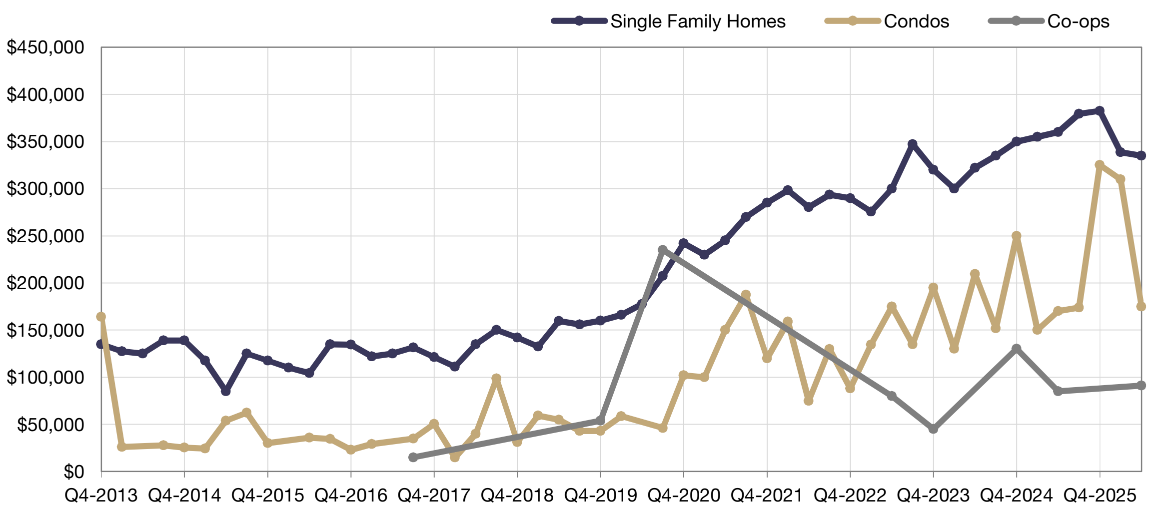
Q2-2026



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.

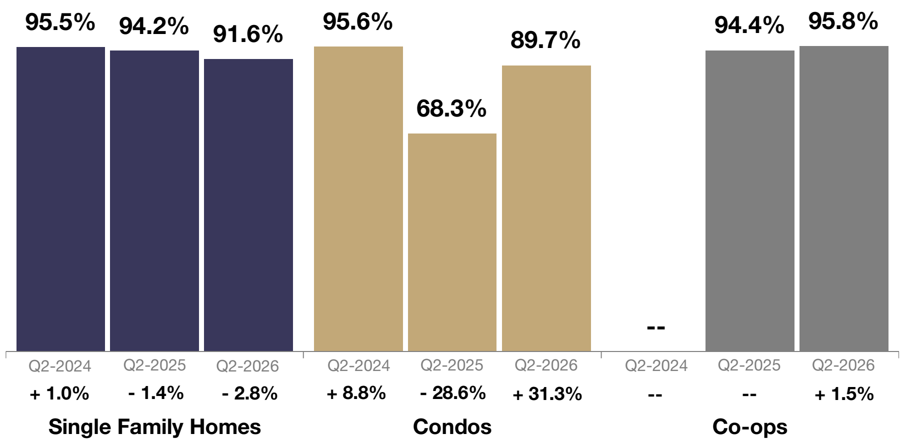
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$347,250	$135,000	--
Q4-2023	$320,000	$195,000	$45,000
Q1-2024	$300,000	$130,000	--
Q2-2024	$322,000	$209,500	--
Q3-2024	$335,000	$152,000	--
Q4-2024	$350,000	$250,000	$130,000
Q1-2025	$355,000	$150,000	--
Q2-2025	$360,000	$170,000	$85,000
Q3-2025	$379,500	$173,750	--
Q4-2025	$382,500	$325,000	--
Q1-2026	$338,698	$310,000	--
Q2-2026	**$335,000**	**$175,000**	**$91,000**

Percent of Original List Price Received

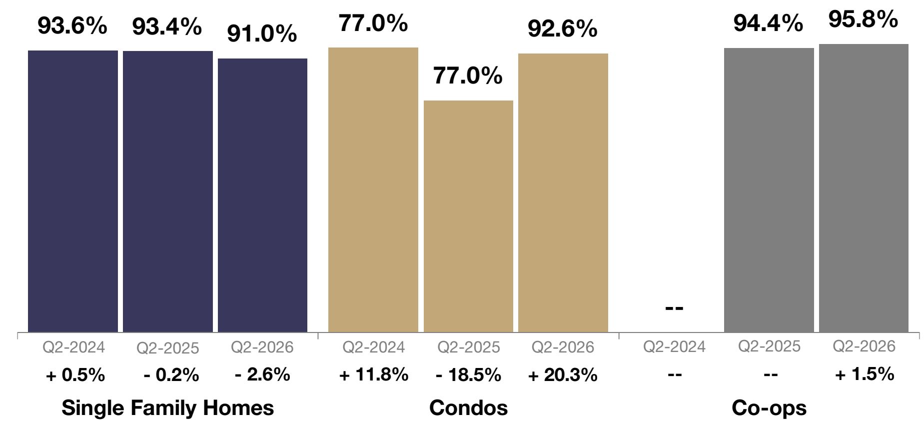
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

OneKey MLS
Sullivan County

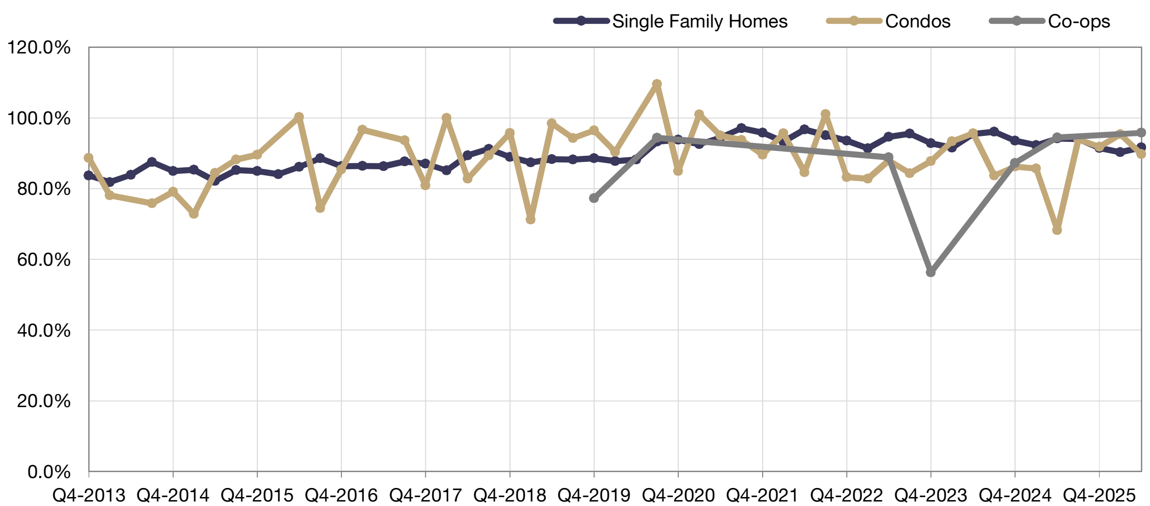
Q2-2026



Year to Date



Historical Percent of Original List Price Received 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.

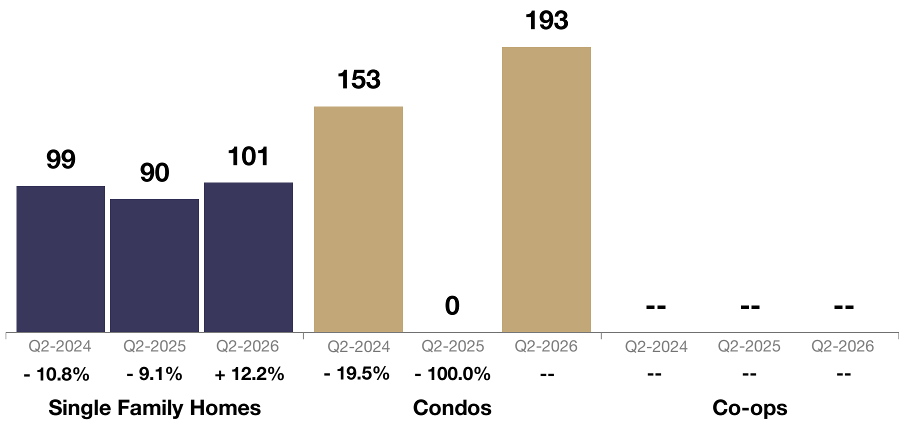
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	95.5%	84.4%	--
Q4-2023	92.9%	87.7%	56.3%
Q1-2024	91.6%	93.4%	--
Q2-2024	95.5%	95.6%	--
Q3-2024	96.1%	83.7%	--
Q4-2024	93.5%	86.2%	87.2%
Q1-2025	92.3%	85.7%	--
Q2-2025	94.2%	68.3%	94.4%
Q3-2025	94.0%	93.9%	--
Q4-2025	91.5%	91.8%	--
Q1-2026	90.4%	95.4%	--
Q2-2026	**91.6%**	**89.7%**	95.8%

Housing Affordability Index

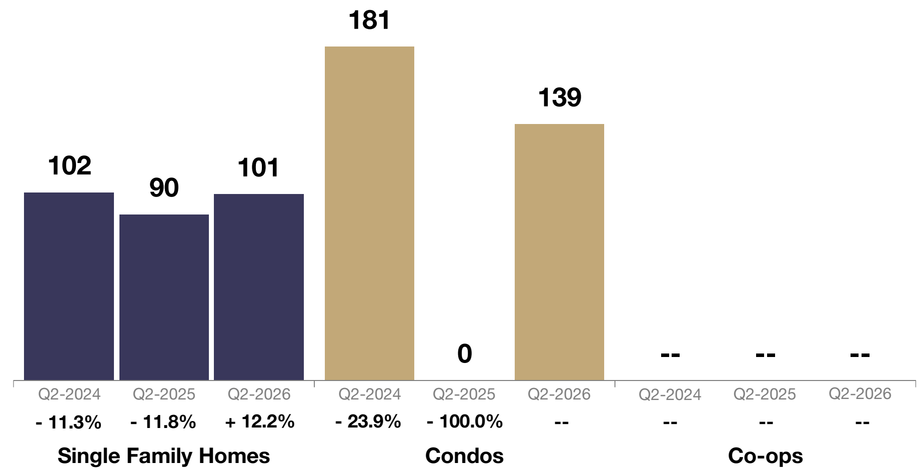
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

OneKey MLS
Sullivan County

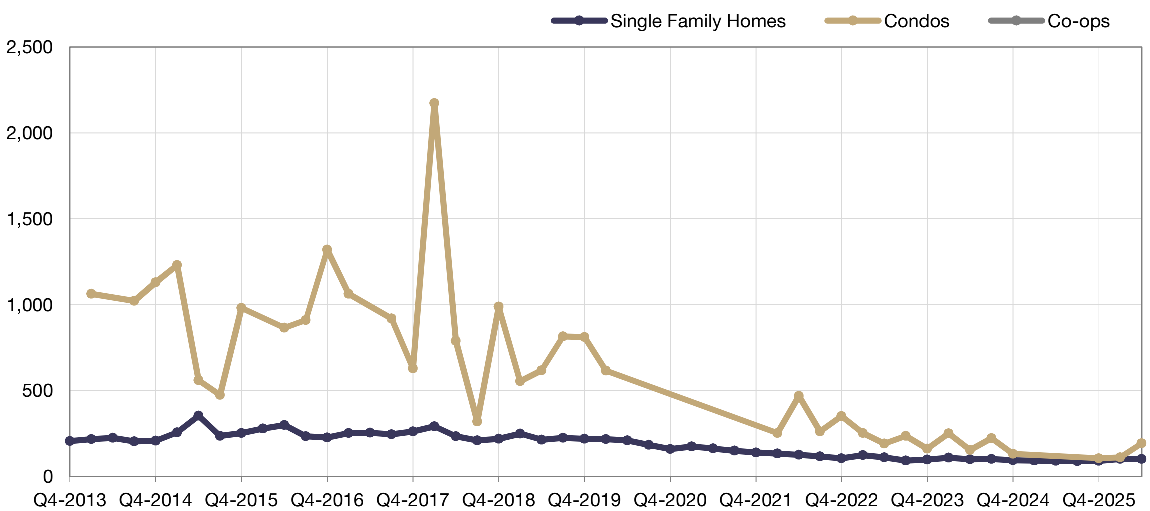
Q2-2026



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.

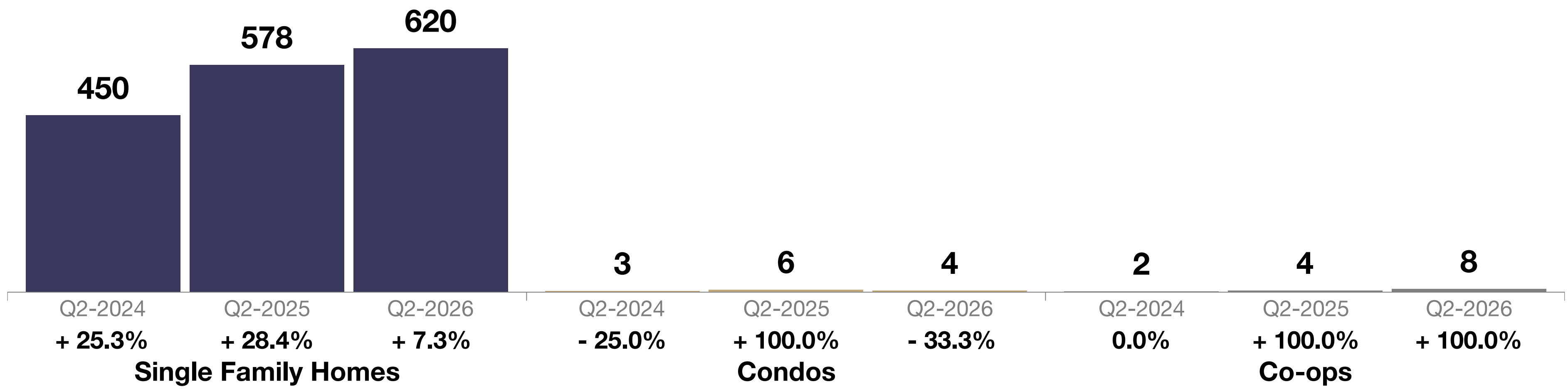
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	92	235	--
Q4-2023	98	161	--
Q1-2024	109	251	--
Q2-2024	99	153	--
Q3-2024	101	222	--
Q4-2024	94	131	--
Q1-2025	92	0	--
Q2-2025	90	0	--
Q3-2025	88	0	--
Q4-2025	90	106	--
Q1-2026	102	111	--
Q2-2026	**101**	**193**	--

Inventory of Homes for Sale

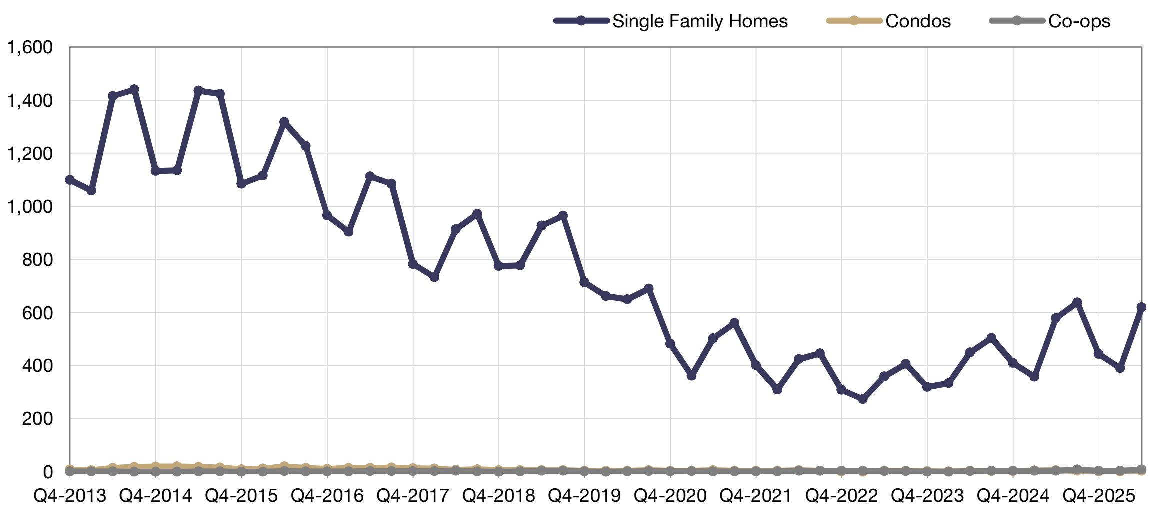
The number of properties available for sale in active status at the end of a given quarter.

Sullivan County

Q2-2026



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.

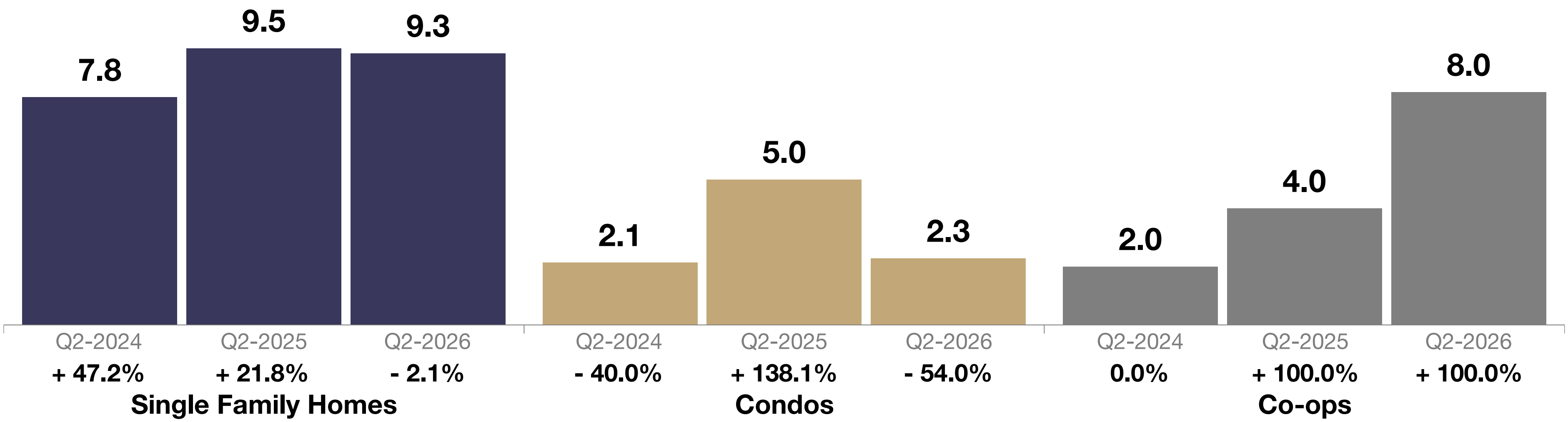
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	406	3	2
Q4-2023	319	2	0
Q1-2024	334	1	0
Q2-2024	450	3	2
Q3-2024	504	2	4
Q4-2024	410	2	4
Q1-2025	358	5	4
Q2-2025	578	6	4
Q3-2025	637	4	8
Q4-2025	444	1	4
Q1-2026	390	1	3
Q2-2026	**620**	**4**	**8**

Months Supply of Inventory

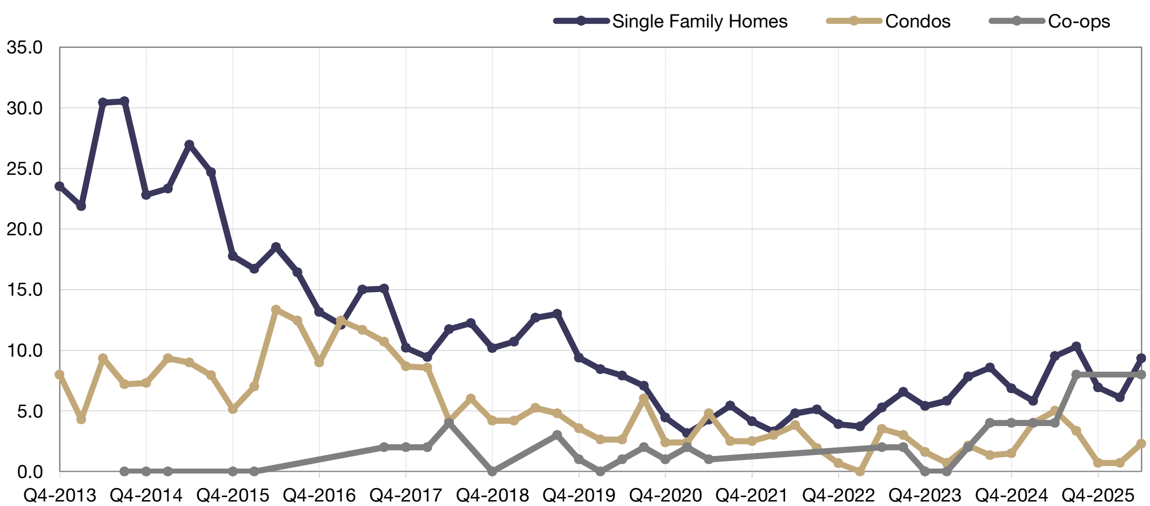
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

OneKey MLS
Sullivan County

Q2-2026



Historical Months Supply of Inventory by Quarter



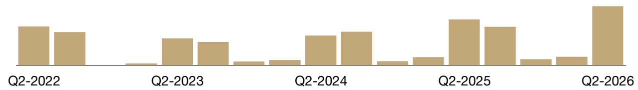
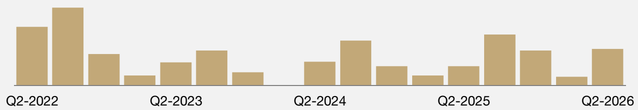
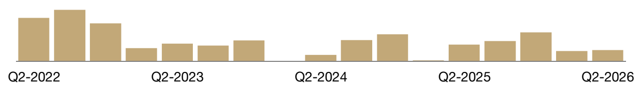
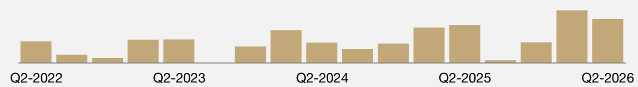
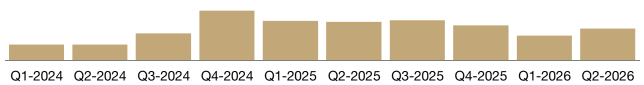
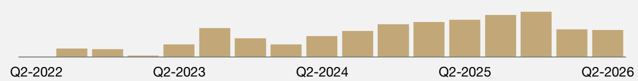
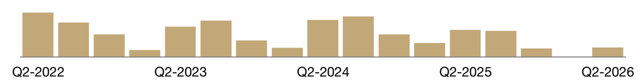
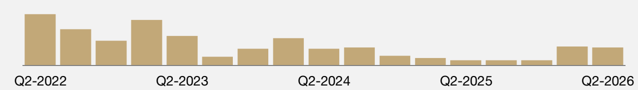
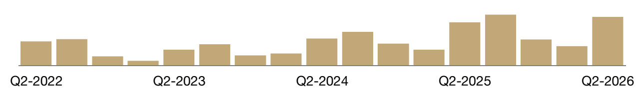
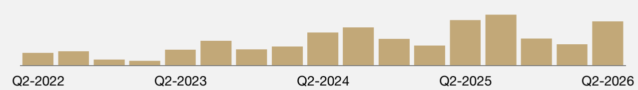
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	6.6	3.0	2.0
Q4-2023	5.4	1.6	0.0
Q1-2024	5.8	0.7	0.0
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	--
Q1-2026	6.1	0.7	--
Q2-2026	**9.3**	**2.3**	8.0

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.

OneKey® MLS
Sullivan County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		508	**602**	+ 18.5%	751	**849**	+ 13.0%
Pending Sales		177	**208**	+ 17.5%	337	**366**	+ 8.6%
Closed Sales		187	**172**	- 8.0%	332	**342**	+ 3.0%
Days on Market		104	**109**	+ 4.8%	103	**113**	+ 9.7%
Median Pending Price		$365,000	**$350,000**	- 4.1%	$365,000	**$350,000**	- 4.1%
Median Sales Price		$360,000	**$335,000**	- 6.9%	$355,000	**$335,000**	- 5.6%
Pct. of Orig. Price Received		94.1%	**91.6%**	- 2.7%	93.3%	**91.0%**	- 2.5%
Housing Affordability Index		90	**101**	+ 12.2%	92	**101**	+ 9.8%
Inventory of Homes for Sale		588	**632**	+ 7.5%	--	**--**	--
Months Supply of Inventory		9.6	**9.4**	- 2.1%	--	**--**	--