

Quarterly Indicators

Provided by OneKey® MLS

Sullivan County

Q3-2026

The U.S. housing market slowed during July and August, the latest third-quarter sales data available. Existing-home sales declined in both months, easing from a seasonally adjusted annual rate of 4.06 million in July to 3.98 million in August, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). August sales were 1.2% below a year earlier. NAR Chief Economist Lawrence Yun said high mortgage rates contributed to the mild dip in homebuying activity, noting that mortgage rates and home sales move in opposite directions. In August, the median existing-home price rose 1.6% year-over-year to \$429,100, the 38th consecutive month of annual gains.

- Single-Family Closed Sales were up 13.4 percent to 220.
- Condos Closed Sales were down 50.0 percent to 1.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price decreased 2.2 percent to \$371,000.
- Condos Median Sales Price increased 23.7 percent to \$215,000.
- A Median Sales Price could not be calculated this quarter.

Borrowing costs climbed over the course of the quarter. The Federal Reserve raised the target range for the federal funds rate by a quarter point on September 16 to 3.75%–4%, its first increase since July 2023. The 30-year fixed-rate mortgage averaged 7.03% as of September 24, up from an August average of 6.67%, according to Freddie Mac. Inventory reached 1.62 million units in August, the first time it exceeded 1.6 million since November 2019, while supply rose from 4.6 months in July to 4.9 months at the current sales pace. Yun described the 4.9-month supply as the highest level in over ten years and said the ample supply is giving buyers better opportunities to negotiate. In August, pending home sales were 4.7% below a year earlier, with contract signings declining in all four regions. Nationally, contract signings are running roughly 30% below where they were in the years leading up to the pandemic, according to Yun.



Quarterly Snapshot

+ 12.8% **- 1.2%** **- 0.5%**

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	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		449	405	- 9.8%	1,189	1,242	+ 4.5%
Pending Sales		230	244	+ 6.1%	564	600	+ 6.4%
Closed Sales		194	220	+ 13.4%	523	561	+ 7.3%
Days on Market		71	87	+ 22.5%	91	104	+ 14.3%
Median Pending Price		\$370,000	\$350,000	- 5.4%	\$369,000	\$350,000	- 5.1%
Median Sales Price		\$379,500	\$371,000	- 2.2%	\$365,000	\$350,000	- 4.1%
Pct. of Orig. Price Received		94.0%	95.2%	+ 1.3%	93.6%	92.6%	- 1.1%
Housing Affordability Index		88	88	0.0%	91	93	+ 2.2%
Inventory of Homes for Sale		638	632	- 0.9%	--	--	--
Months Supply of Inventory		10.4	9.5	- 8.7%	--	--	--

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	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2	6	+ 200.0%	12	13	+ 8.3%
Pending Sales		3	3	0.0%	5	5	0.0%
Closed Sales		2	1	- 50.0%	4	3	- 25.0%
Days on Market		67	18	- 73.1%	81	48	- 40.7%
Median Pending Price		\$182,500	\$215,000	+ 17.8%	\$182,500	\$215,000	+ 17.8%
Median Sales Price		\$173,750	\$215,000	+ 23.7%	\$167,500	\$215,000	+ 28.4%
Pct. of Orig. Price Received		93.9%	98.2%	+ 4.6%	85.5%	94.4%	+ 10.4%
Housing Affordability Index		0	0	0.0%	0	0	0.0%
Inventory of Homes for Sale		4	4	0.0%	--	--	--
Months Supply of Inventory		3.3	2.3	- 30.3%	--	--	--

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.

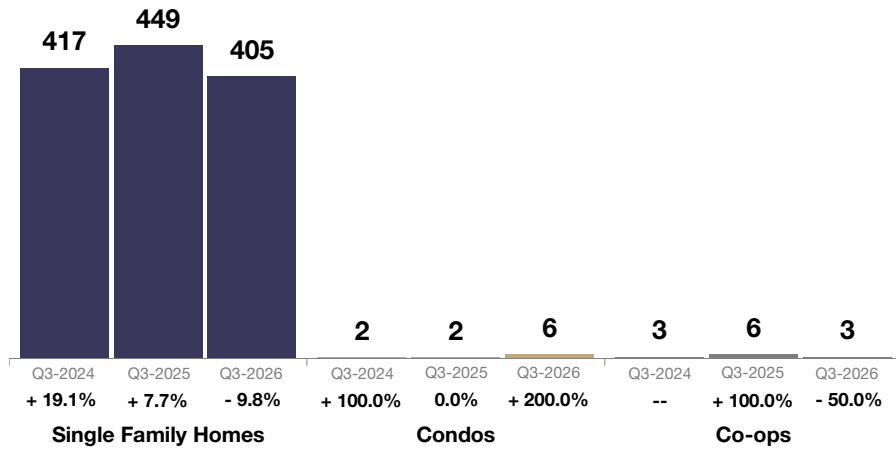


Key Metrics	Historical Sparkbars	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		6	3	- 50.0%	7	12	+ 71.4%
Pending Sales		0	1	--	0	2	--
Closed Sales		0	0	--	1	1	0.0%
Days on Market		--	--	--	90	101	+ 12.2%
Median Pending Price		--	\$110,000	--	--	\$100,500	--
Median Sales Price		--	--	--	\$85,000	\$91,000	+ 7.1%
Pct. of Orig. Price Received		--	--	--	94.4%	95.8%	+ 1.5%
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		8	6	- 25.0%	--	--	--
Months Supply of Inventory		8.0	6.0	- 25.0%	--	--	--

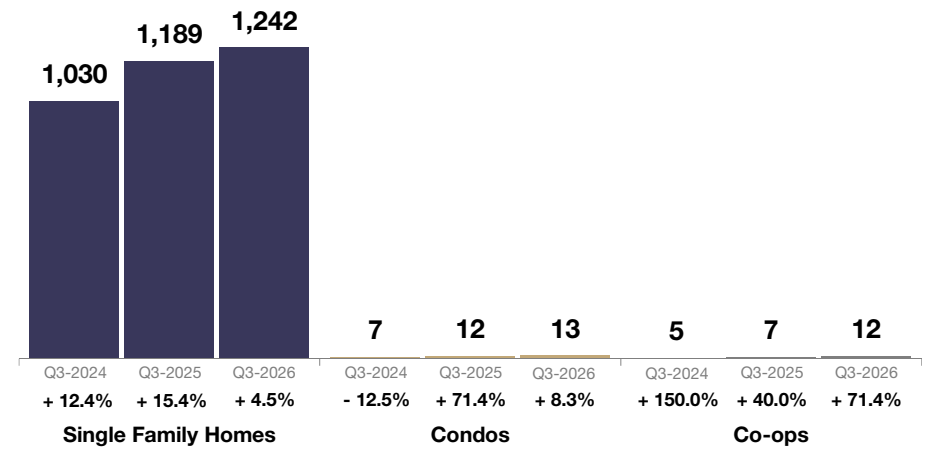
New Listings

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

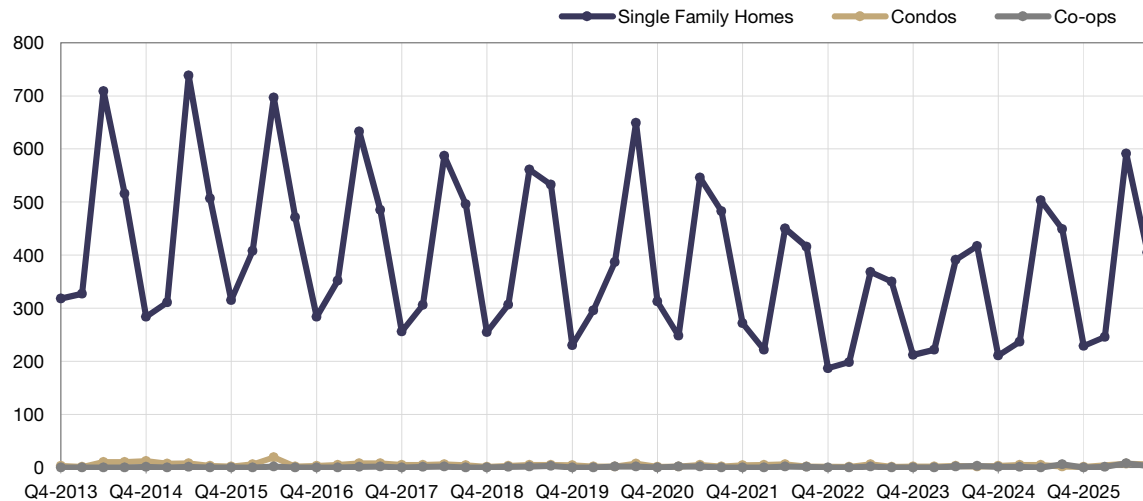
Q3-2026



Year to Date



Historical New Listings by Quarter



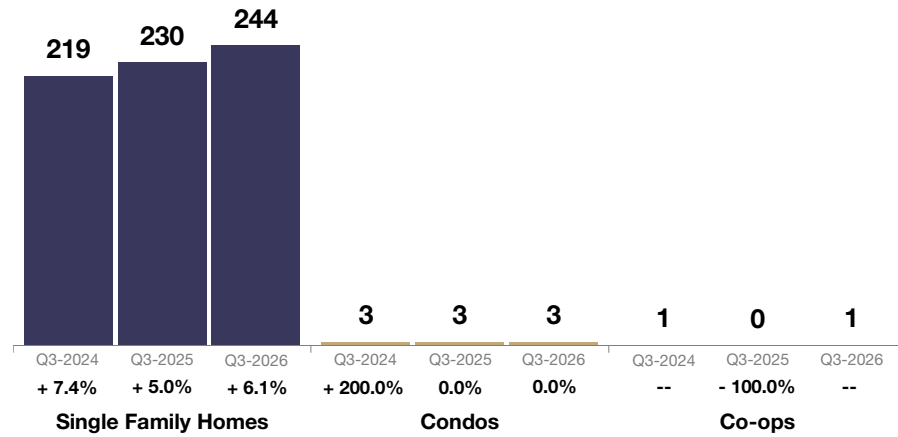
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	229	1	0
Q1-2026	246	0	1
Q2-2026	591	7	8
Q3-2026	405	6	3

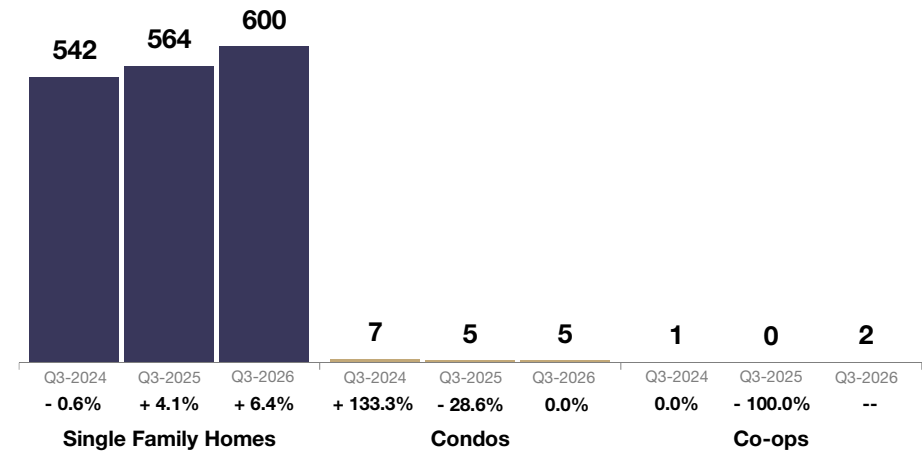
Pending Sales

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

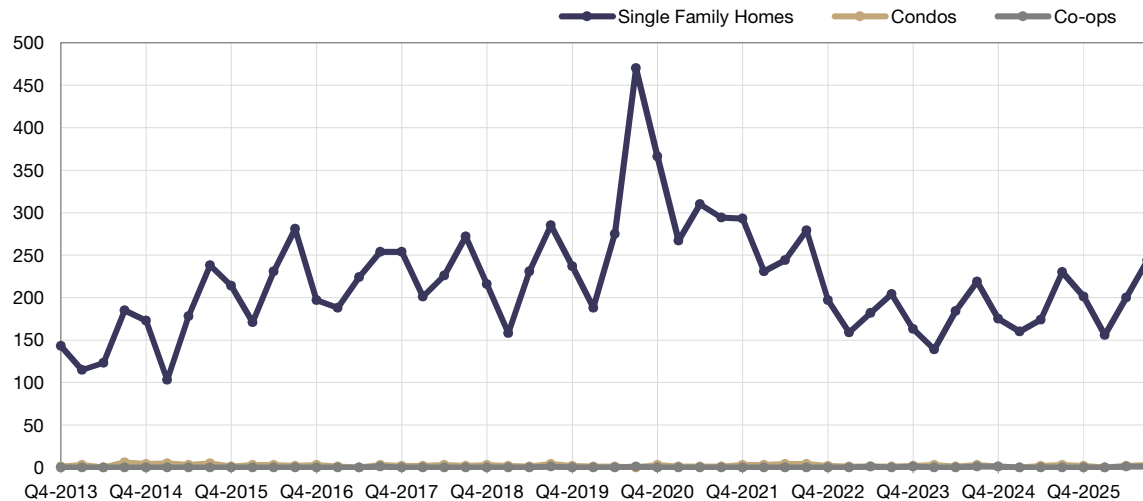
Q3-2026



Year to Date



Historical Pending Sales by Quarter



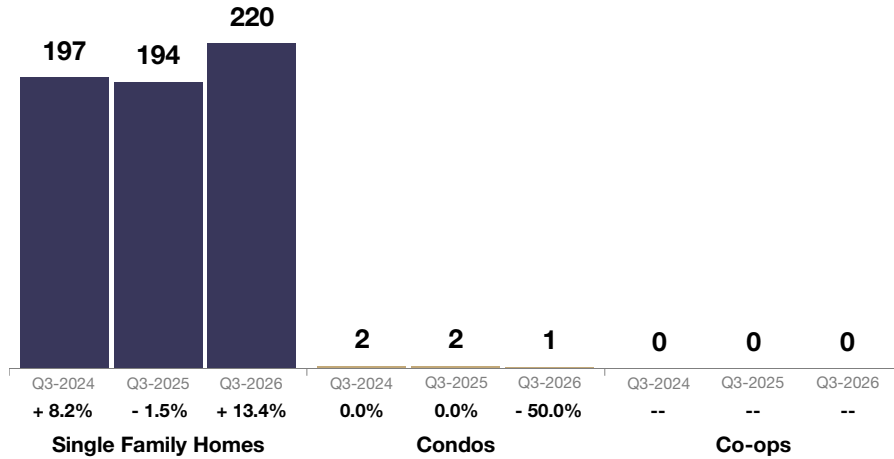
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	174	2	0
Q3-2025	230	3	0
Q4-2025	201	2	0
Q1-2026	156	0	0
Q2-2026	200	2	1
Q3-2026	244	3	1

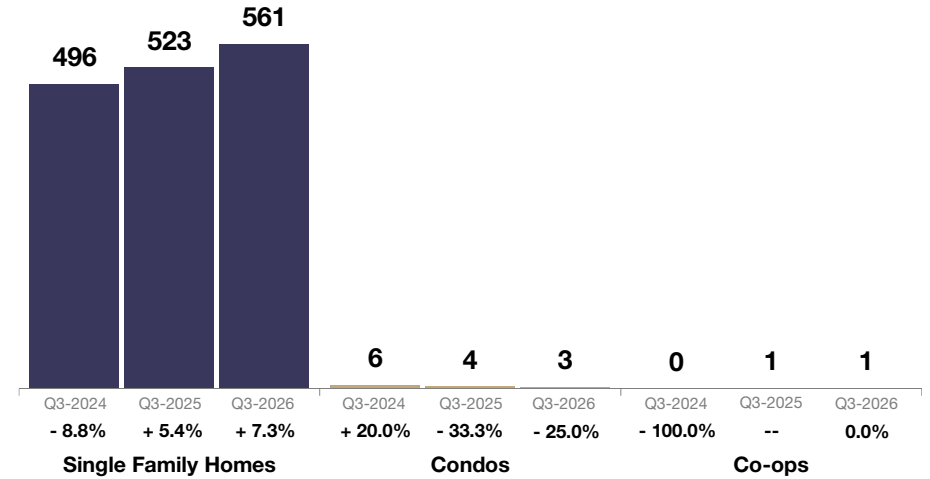
Closed Sales

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

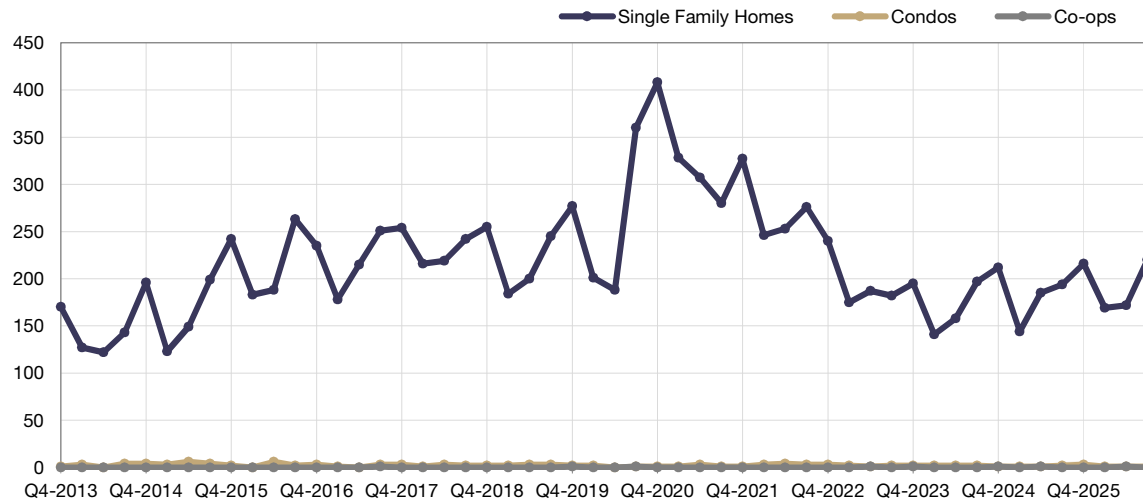
Q3-2026



Year to Date



Historical Closed Sales by Quarter



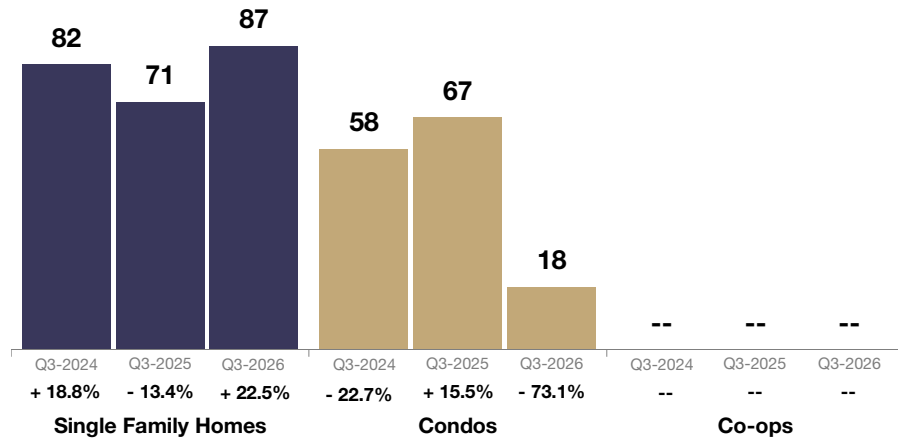
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	172	1	1
Q3-2026	220	1	0

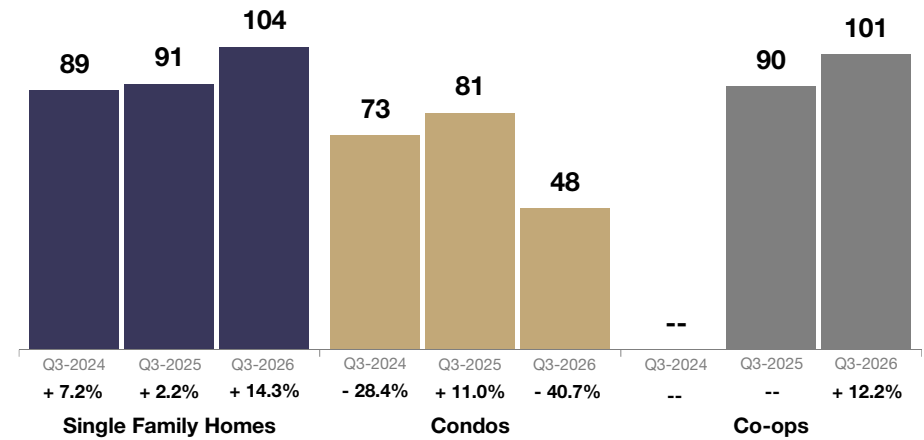
Days on Market Until Sale

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

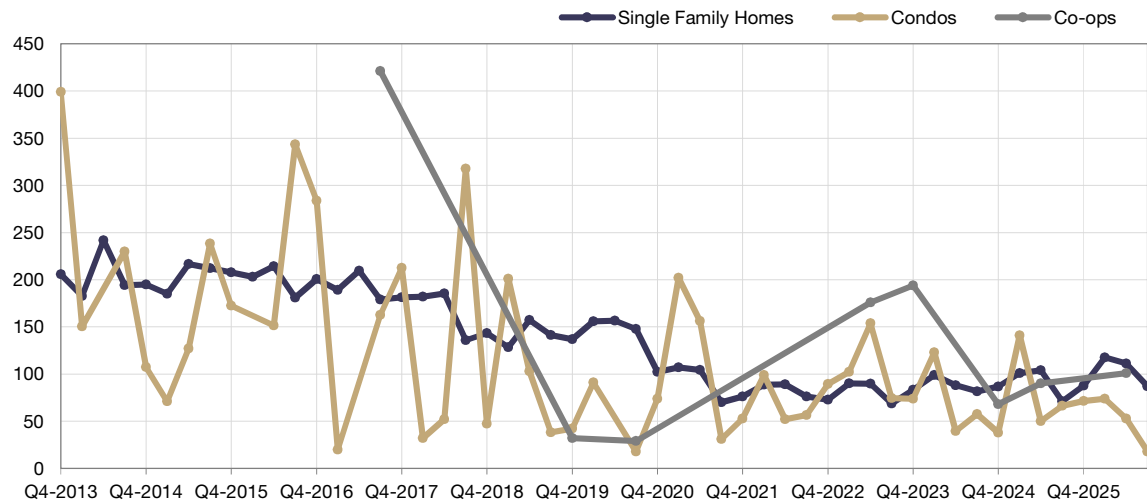
Q3-2026



Year to Date



Historical Days on Market Until Sale by Quarter



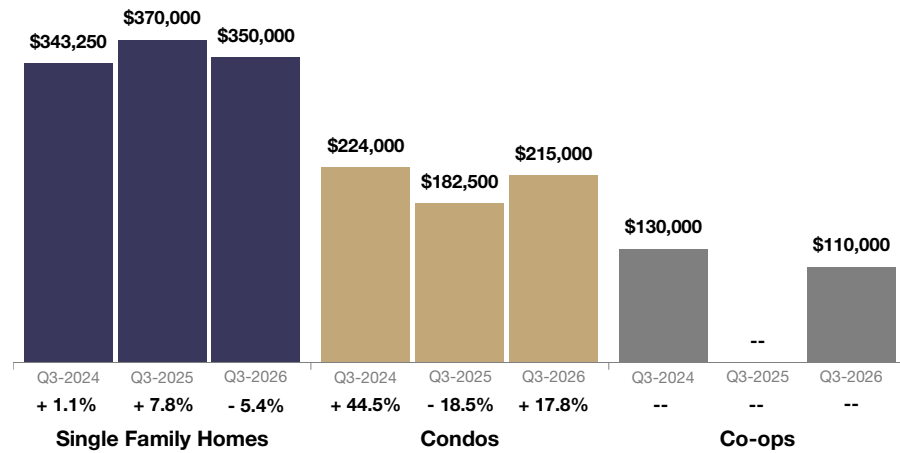
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	111	53	101
Q3-2026	87	18	--

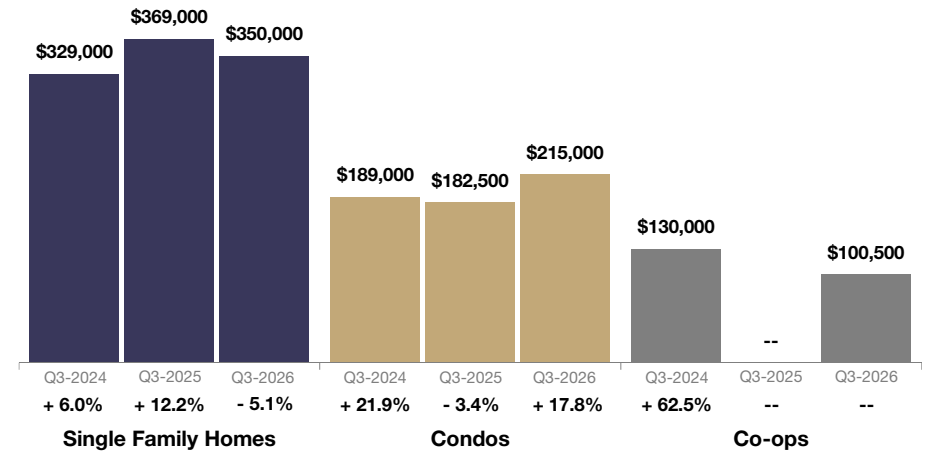
Median Pending Price

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.

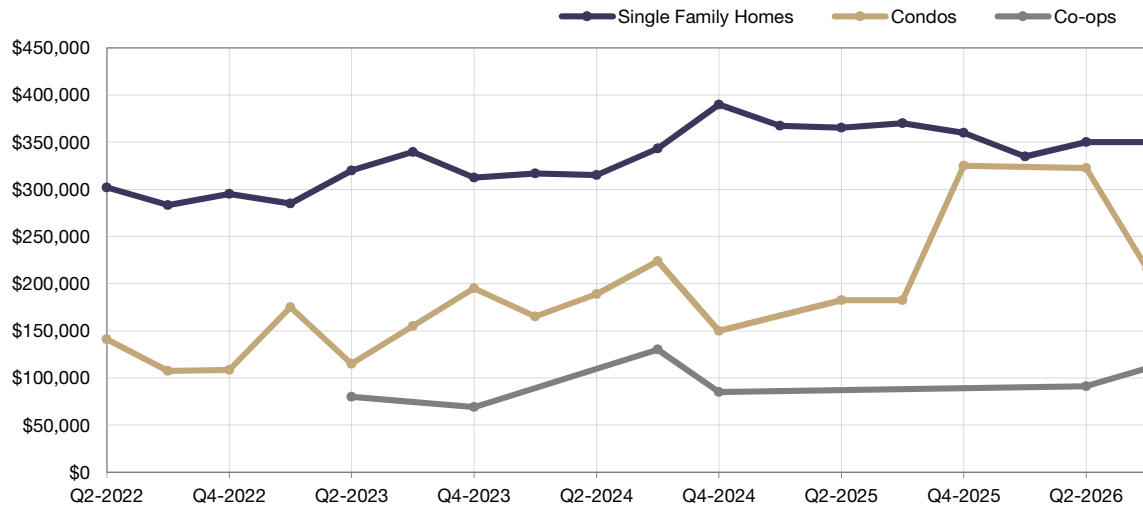
Q3-2026



Year to Date



Historical Median Pending Price by Quarter



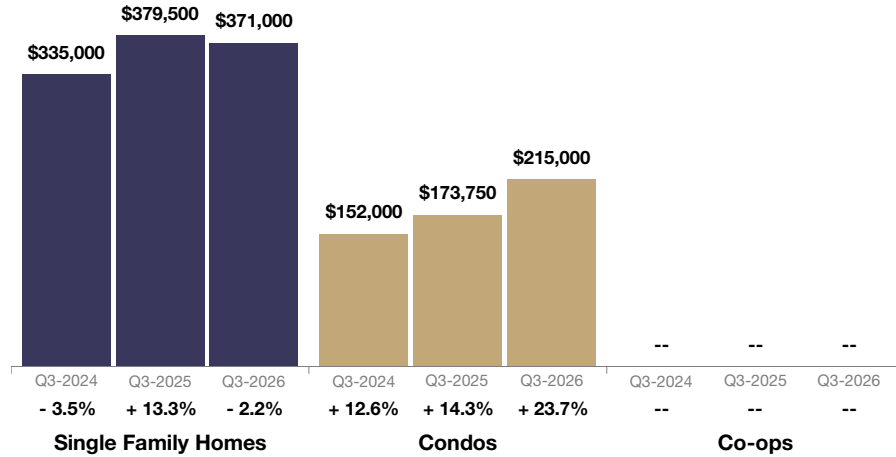
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$365,500	\$182,500	--
Q3-2025	\$370,000	\$182,500	--
Q4-2025	\$360,000	\$325,000	--
Q1-2026	\$335,000	0	--
Q2-2026	\$350,000	\$322,500	\$91,000
Q3-2026	\$350,000	\$215,000	\$110,000

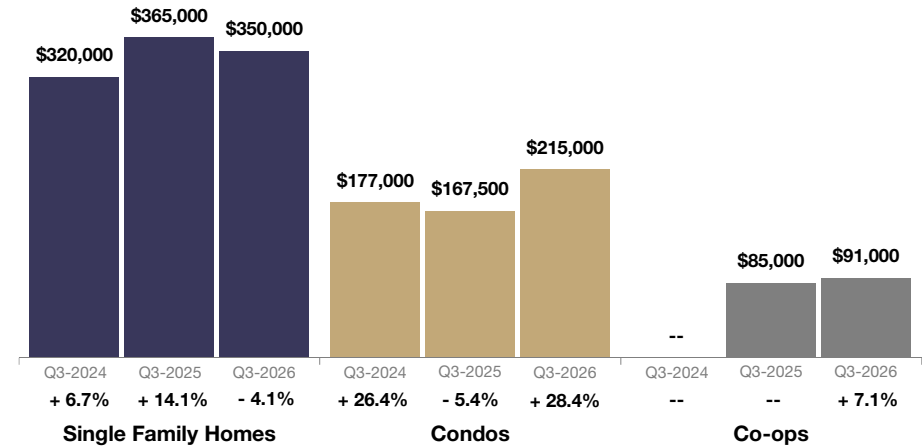
Median Sales Price

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

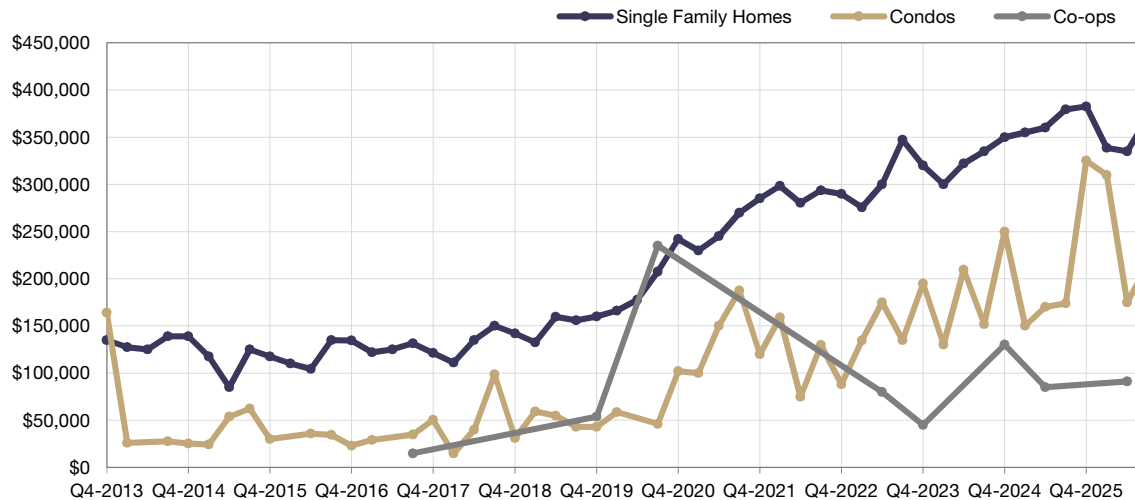
Q3-2026



Year to Date



Historical Median Sales Price 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

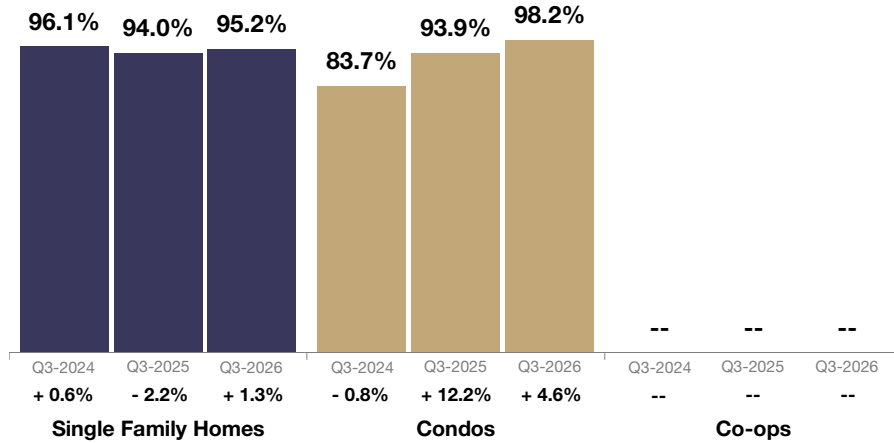
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q3-2026	\$371,000	\$215,000	--

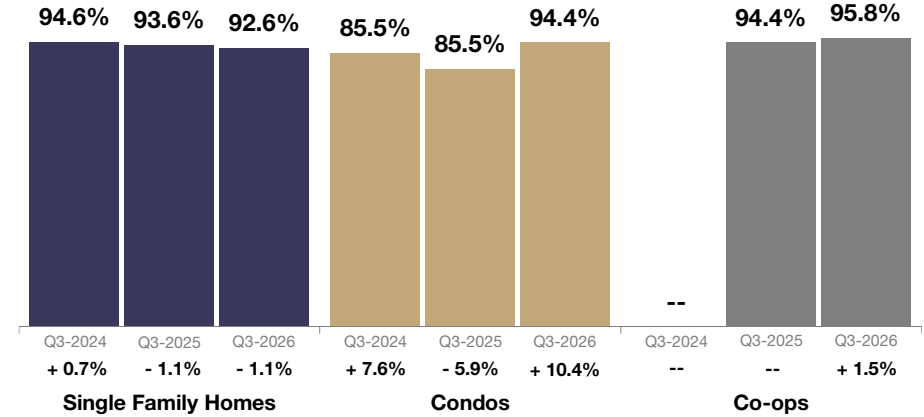
Percent of Original List Price Received

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.

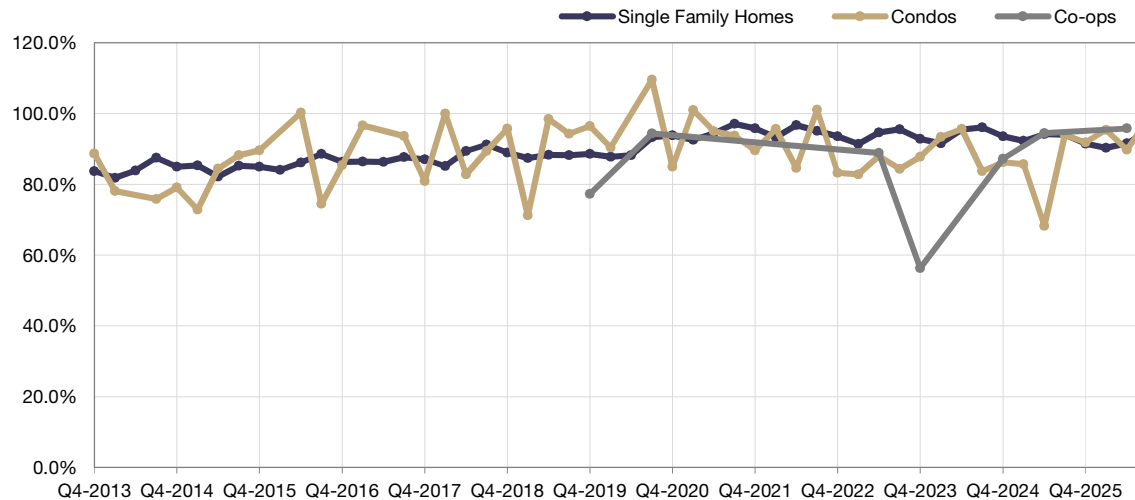
Q3-2026



Year to Date



Historical Percent of Original List Price Received by Quarter

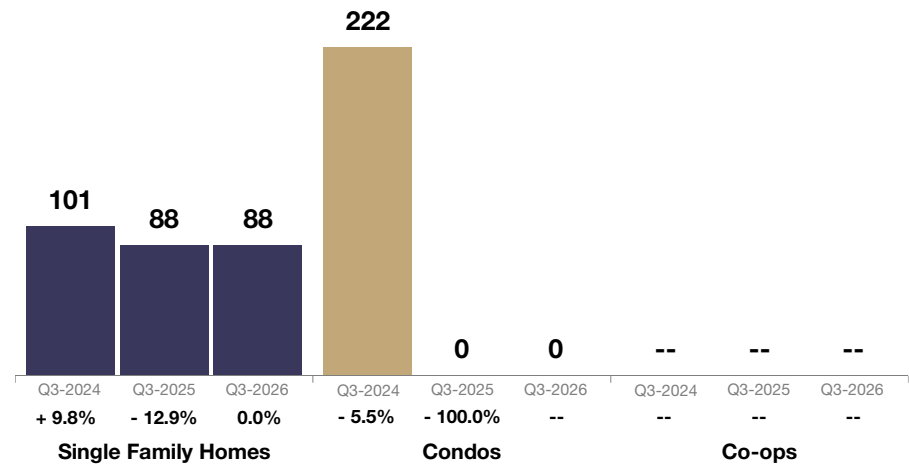


Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	92.9%	87.7%	56.3%
Q1-2024	91.6%	93.4%	--
Q2-2024	95.5%	95.6%	--
Q3-2024	96.1%	83.7%	--
Q4-2024	93.5%	86.2%	87.2%
Q1-2025	92.3%	85.7%	--
Q2-2025	94.2%	68.3%	94.4%
Q3-2025	94.0%	93.9%	--
Q4-2025	91.5%	91.8%	--
Q1-2026	90.4%	95.4%	--
Q2-2026	91.5%	89.7%	95.8%
Q3-2026	95.2%	98.2%	--

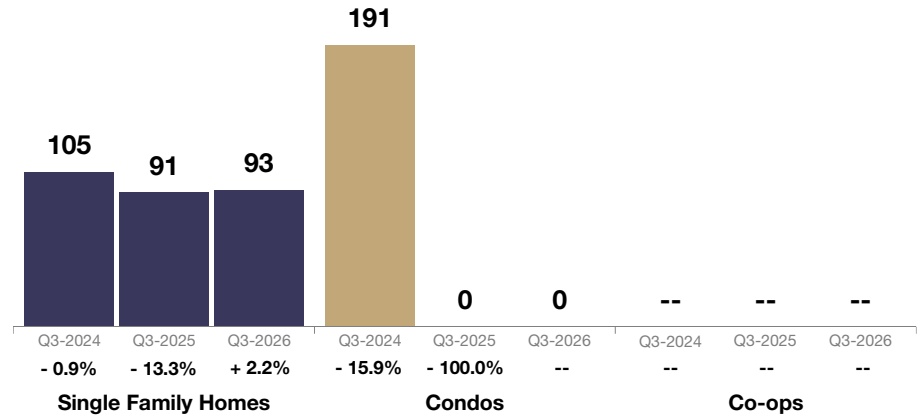
Housing Affordability Index

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.

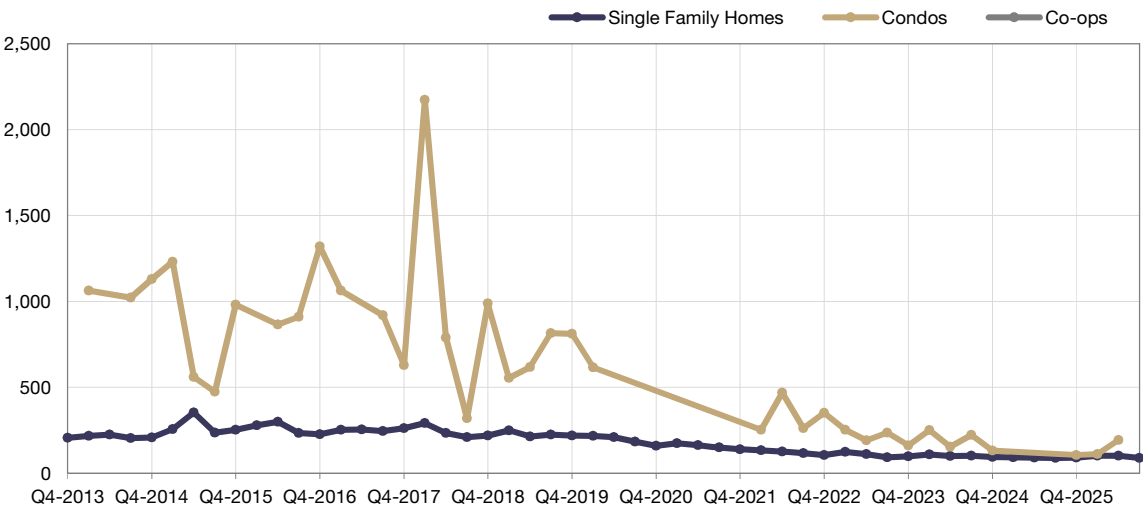
Q3-2026



Year to Date



Historical Housing Affordability Index by Quarter



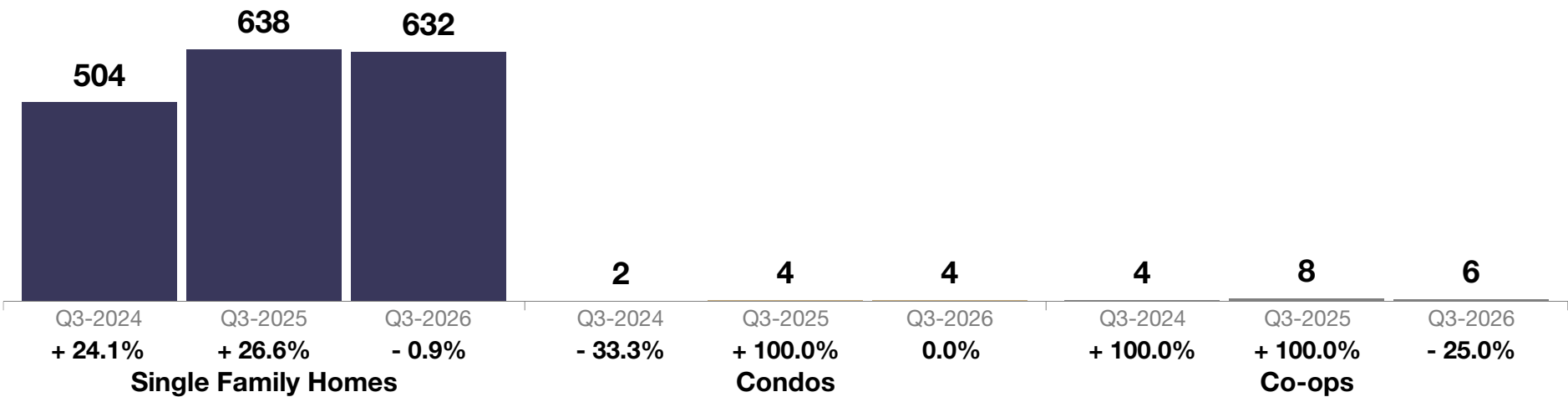
Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	98	161	--
Q1-2024	109	251	--
Q2-2024	99	153	--
Q3-2024	101	222	--
Q4-2024	94	131	--
Q1-2025	92	0	--
Q2-2025	90	0	--
Q3-2025	88	0	--
Q4-2025	90	106	--
Q1-2026	102	111	--
Q2-2026	101	193	--
Q3-2026	88	0	--

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

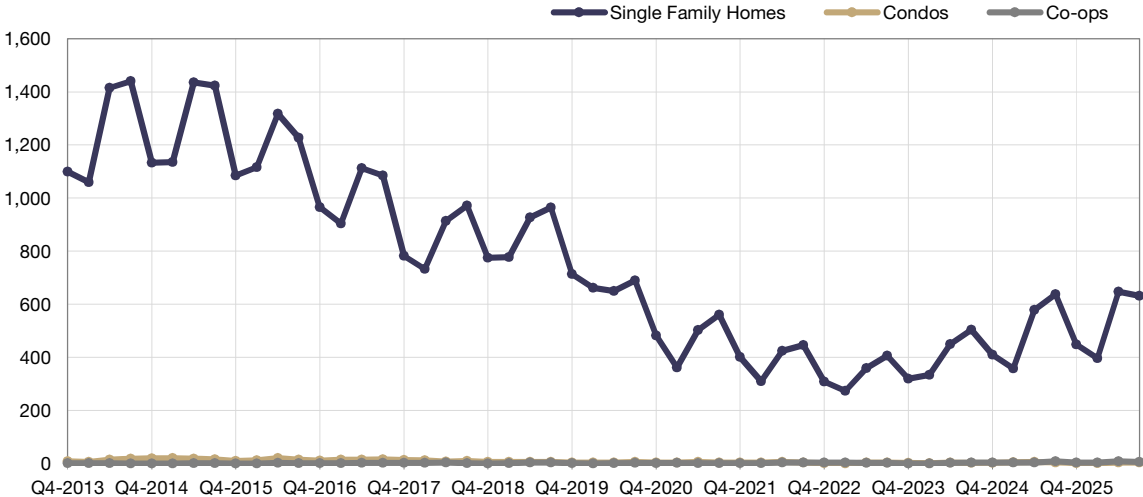
Inventory of Homes for Sale

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

Q3-2026



Historical Inventory of Homes for Sale by Quarter



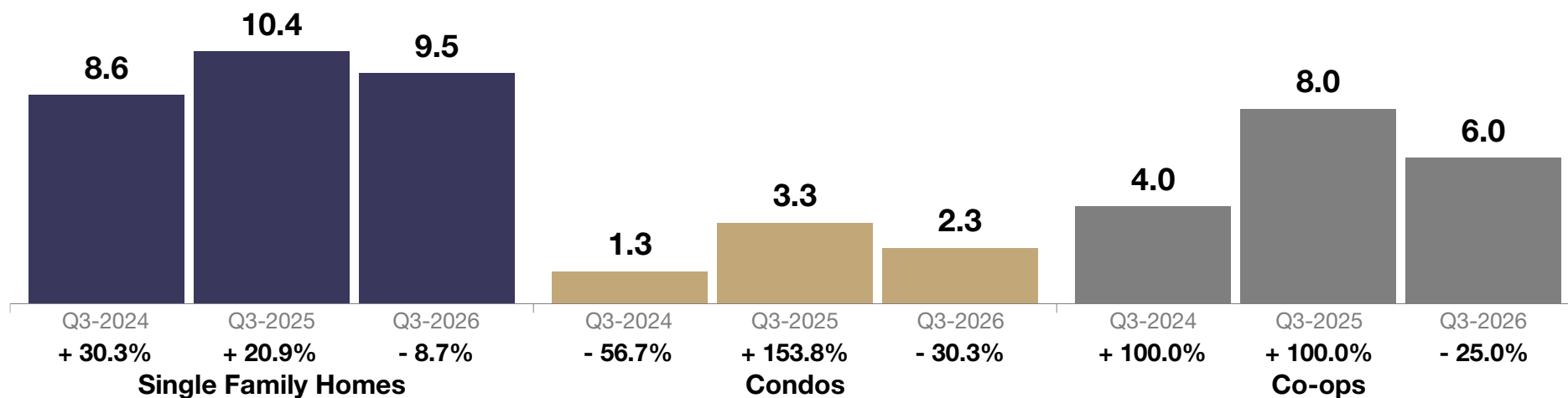
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	579	6	4
Q3-2025	638	4	8
Q4-2025	448	1	4
Q1-2026	396	1	3
Q2-2026	647	4	8
Q3-2026	632	4	6

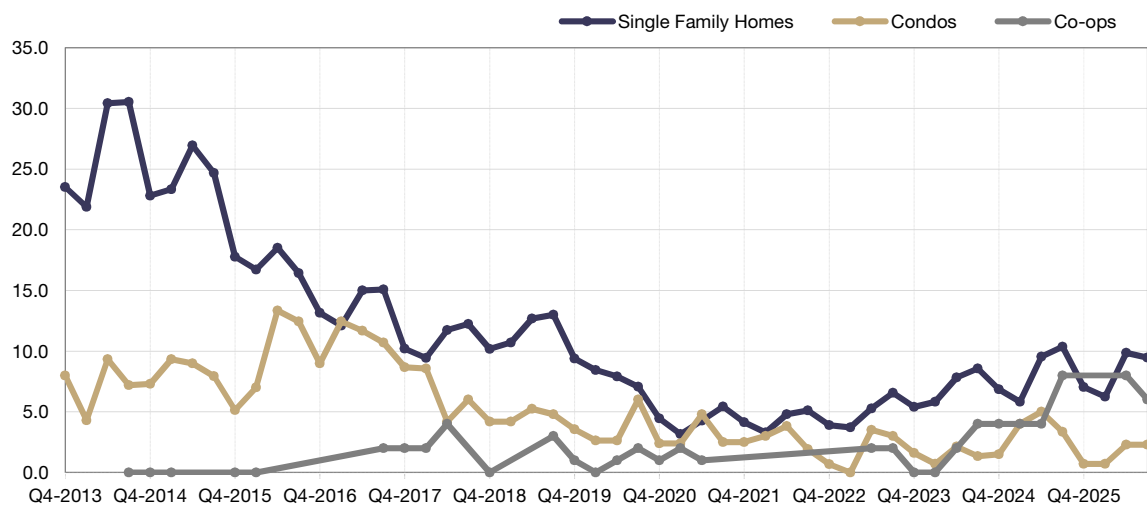
Months Supply of Inventory

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.

Q3-2026



Historical Months Supply of Inventory by Quarter

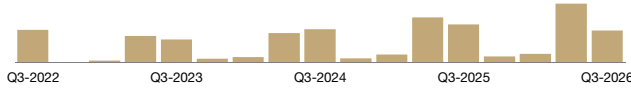
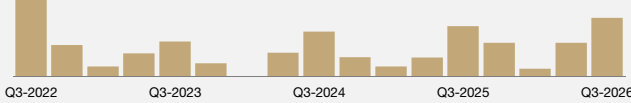
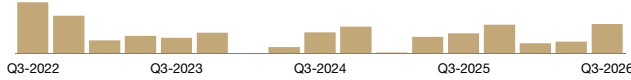
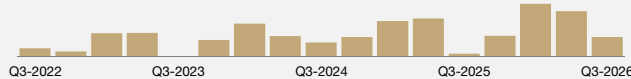
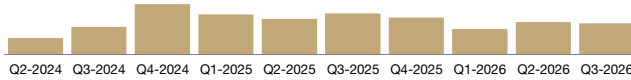
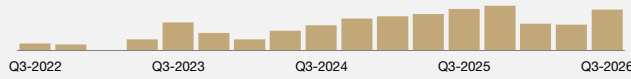
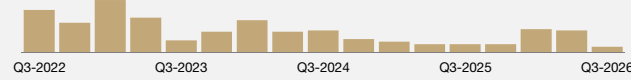
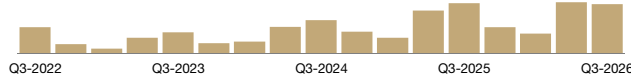
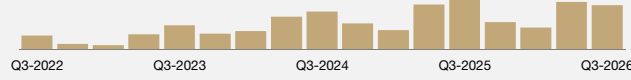


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	10.4	3.3	8.0
Q4-2025	7.0	0.7	--
Q1-2026	6.2	0.7	--
Q2-2026	9.9	2.3	8.0
Q3-2026	9.5	2.3	6.0

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.

Key Metrics	Historical Sparkbars	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		457	414	- 9.4%	1,208	1,267	+ 4.9%
Pending Sales		233	248	+ 6.4%	569	607	+ 6.7%
Closed Sales		196	221	+ 12.8%	528	565	+ 7.0%
Days on Market		71	87	+ 22.5%	91	103	+ 13.2%
Median Pending Price		\$369,500	\$347,504	- 6.0%	\$365,500	\$350,000	- 4.2%
Median Sales Price		\$372,500	\$370,500	- 0.5%	\$360,000	\$350,000	- 2.8%
Pct. of Orig. Price Received		94.0%	95.2%	+ 1.3%	93.6%	92.6%	- 1.1%
Housing Affordability Index		90	88	- 2.2%	93	93	0.0%
Inventory of Homes for Sale		650	642	- 1.2%	--	--	--
Months Supply of Inventory		10.5	9.5	- 9.5%	--	--	--