



MARTINO  
REALTY GROUP

# Staten Island Real Estate Market Update May 2026

Discover the latest trends in the Staten Island housing market with key insights from the Staten Island Board of REALTORS® for May 2026.

Swipe to see how prices are rising while inventory continues to fall!



# Quick Market Snapshot

**-2.9%**

Decrease in closed sales compared to last year

**+8.1%**

Increase in median sales price to \$702,500

**-14.0%**

Decline in available inventory year-over-year

Staten Island's market shows rising prices despite fewer transactions.

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# Market Overview

## -3.0%

Decreased to 394 properties

## +27.4%

Rose to 307 transactions

## 88

15.1% increase from last year

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# New Listings Trend

## 3% Decline

New listings fell to 394 in May 2026, down from 406 last year

## Consistent Pattern

Year-to-date 12-month average shows a 2.2% decrease in new inventory

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# Pending Sales Activity

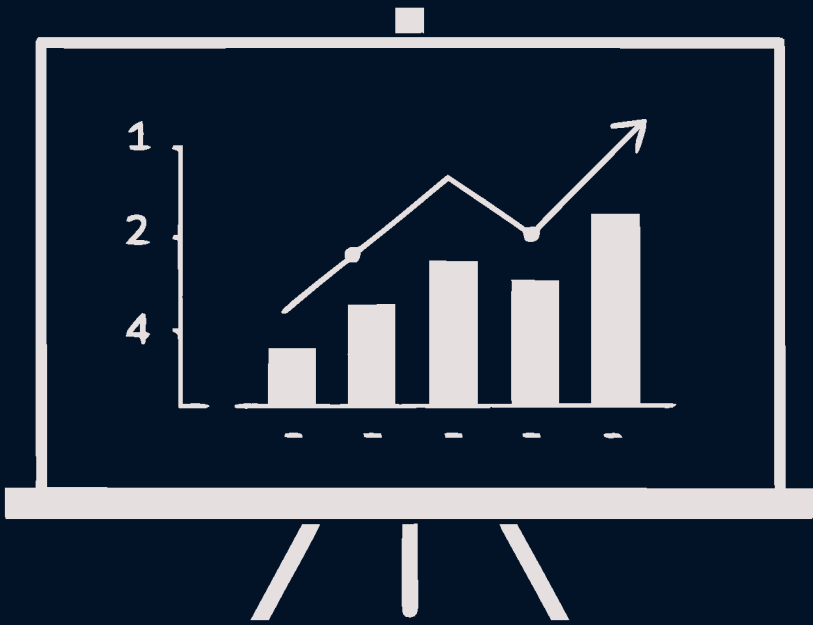
## Strong Monthly Surge

Pending sales up 27.4% from May 2025 (307 vs 241)

## Year-to-Date Momentum

YTD pending sales up 2.7% from 2025 (1,175 vs 1,144)

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# Historical Pending Sales

Pending sales rebounded sharply in May 2026 with a 27.4% increase year-over-year, the strongest monthly gain in over a year.

The 12-month average of 251 pending sales reflects a 3.3% improvement over the prior year period.

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# Closed Sales Decline



## 2.9% Drop

May 2026 saw 199 closed sales vs. 205 last year



## YTD Softness

Year-to-date closings down 6.9% (1,029 vs 1,105 in 2025)

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# Historical Sales Activity

The 12-month average of 239 closed sales reflects a slight 2.0% dip from the prior year, while the overall yearly trend remains relatively stable despite month-to-month variation.

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# Days on Market

1

**88 Days**

Average time to sell in May 2026

2

**15.1% Slower**

Than May 2025 (76 days)

3

**YTD Average 83 Days**

Up 4.3% from year-to-date 2025

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# Historical Days on Market

Properties are taking slightly longer to sell than in previous months. The year-to-date average sits at 83 days on market, reflecting a 4.3% increase from the same period last year, as buyer caution moderates pace.

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## Median Sales Price Growth

**\$702,...**

Up 8.1% from May 2025

**\$686,...**

2.1% increase from YTD 2025

**\$690,...**

3.8% higher than previous period

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# Price Trends Over Time

Despite market fluctuations, Staten Island home prices continue their upward trajectory.

The median sales price reached \$702,500 in May 2026, the highest level recorded this cycle, up 8.1% year-over-year.

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# Average Sales Price

**\$725,016**

Average price in  
May 2026, up 0.3%  
year-over-year

**\$709,196**

Year-to-date  
average, up 0.1%  
from 2025



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# List vs. Sale Price

**96.7%**

Sellers received 96.7% of original list price in May 2026

**-0.3%**

Slight decrease from 97.0% in May 2025

**96.7%**

Year-to-date average, up 0.4% from 2025



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# Historical List-to-Sale Ratio

The 12-month average shows sellers receiving 96.9% of their asking price, a 0.3% improvement from the previous period. The year-to-date figure of 96.7% reflects continued seller strength in price negotiations despite a slightly softer May result.

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# Housing Affordability Index

## 62 Index Value

May 2026 affordability index down 4.6% from last year

## Flat Trend

12-month average holds steady at 64, unchanged year-over-year

Lower numbers indicate decreased affordability for buyers.

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# NATIONAL REAL ESTATE MARKET National Market Context

## U.S. Sales

Existing-home sales edged up 0.2% month-over-month; unchanged year-over-year at a 4.02 million annual rate

## National Inventory

~1.47 million units listed, up 5.8% month-over-month and 1.4% year-over-year — a 4.4-month supply

## National Median Price

\$417,700, up 0.9% year-over-year; homes spent a median 32 days on market



# Inventory Shortage

886

-14.0%

## Available Homes

Down 14.0% from 1,030 in  
May 2025

Inventory has shifted  
from surplus to deficit  
since early 2026

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# Months Supply of Inventory

## 3.5 Months

Supply in May 2026, down 16.8% from 4.2 months last year

## Seller's Market

Anything below 6 months typically favors sellers

## Consistent Decline

12-month average shows ongoing tightening in supply

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# Market Summary

Staten Island's real estate market continues to favor sellers with rising prices and tightening inventory. The median sales price reached \$702,500 in May 2026, up 8.1% year-over-year, while available homes dropped by 14.0% to just 886 units.

Pending sales surged 27.4% month-over-month, signaling strong buyer demand heading into summer. Properties are still selling close to asking price at 96.7%, though homes are taking slightly longer at 88 days on market — up 15.1% from last year.

Share this report with anyone looking to buy or sell in Staten Island!

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