

# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE STATEN ISLAND BOARD OF REALTORS®, INC.



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in Staten Island increased 5.6 percent to 450. Pending Sales were up 1.1 percent to 266. Inventory levels fell 9.5 percent to 848 units.

Prices were a tad soft. The Median Sales Price decreased 3.2 percent to \$677,500. Days on Market was up 10.0 percent to 86 days. Sellers were encouraged as Months Supply of Inventory was down 9.3 percent to 3.5 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Quick Facts

**- 7.0%**

One-Year Change in  
Closed Sales

**- 3.2%**

One-Year Change in  
Median Sales Price

**- 9.5%**

One-Year Change in  
Inventory

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# Market Overview

Key market metrics for the current month and year-to-date figures.



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Key Metrics	Historical Sparklines	4-2025	4-2026	+ / -	YTD 2025	YTD 2026	+ / -
<b>New Listings</b>		426	<b>450</b>	+ 5.6%	1,402	<b>1,363</b>	- 2.8%
<b>Pending Sales</b>		263	<b>266</b>	+ 1.1%	903	<b>869</b>	- 3.8%
<b>Closed Sales</b>		214	<b>199</b>	- 7.0%	900	<b>825</b>	- 8.3%
<b>Days on Market Until Sale</b>		78	<b>86</b>	+ 10.0%	80	<b>82</b>	+ 2.1%
<b>Median Sales Price</b>		\$700,000	<b>\$677,500</b>	- 3.2%	\$678,000	<b>\$680,000</b>	+ 0.3%
<b>Average Sales Price</b>		\$768,501	<b>\$702,530</b>	- 8.6%	\$705,575	<b>\$706,912</b>	+ 0.2%
<b>Percent of Original List Price Received</b>		96.5%	<b>97.5%</b>	+ 1.0%	96.2%	<b>96.7%</b>	+ 0.5%
<b>Housing Affordability Index</b>		61	<b>66</b>	+ 8.2%	63	<b>66</b>	+ 4.8%
<b>Inventory of Homes for Sale</b>		937	<b>848</b>	- 9.5%	--	--	--
<b>Months Supply of Inventory</b>		3.8	<b>3.5</b>	- 9.3%	--	--	--

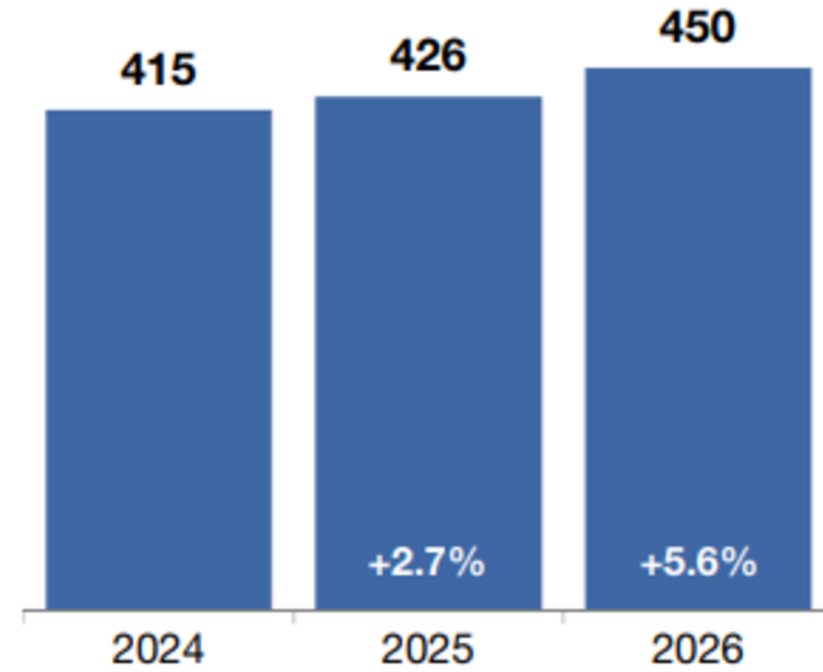
# New Listings

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

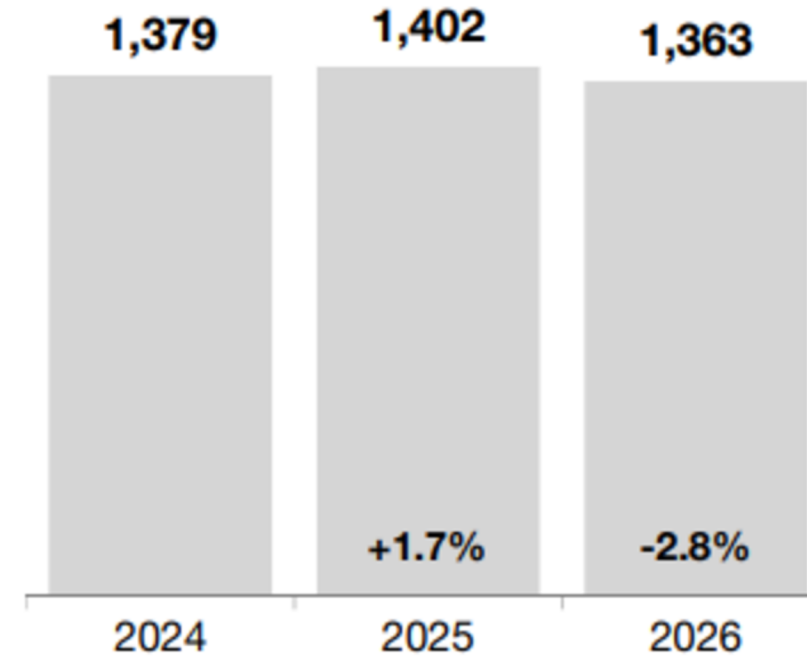


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## April

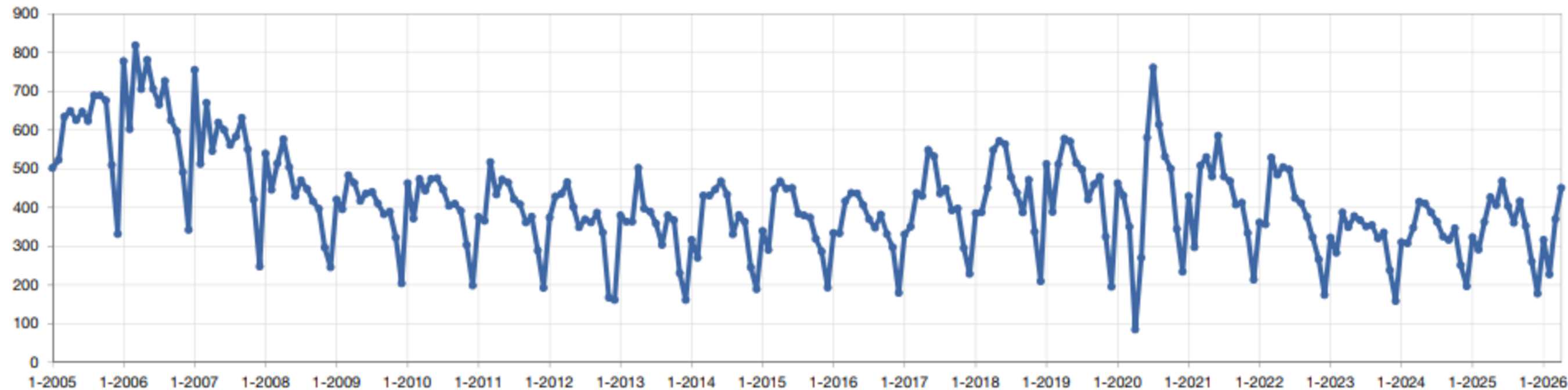


## Year to Date



New Listings		Prior Year	% Change
May 2025	406	410	-1.0%
June 2025	468	387	+20.9%
July 2025	403	363	+11.0%
August 2025	360	325	+10.8%
September 2025	416	316	+31.6%
October 2025	352	346	+1.7%
November 2025	260	251	+3.6%
December 2025	177	196	-9.7%
January 2026	316	323	-2.2%
February 2026	227	291	-22.0%
March 2026	370	362	+2.2%
<b>April 2026</b>	<b>450</b>	<b>426</b>	<b>+5.6%</b>
12-Month Avg	350	333	+5.1%

## Historical New Listing Activity



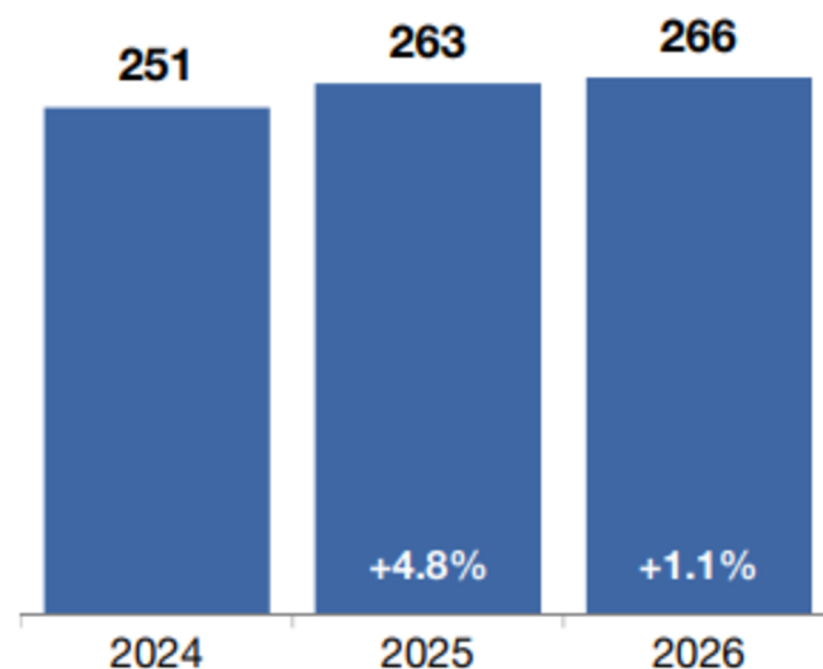
# Pending Sales

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

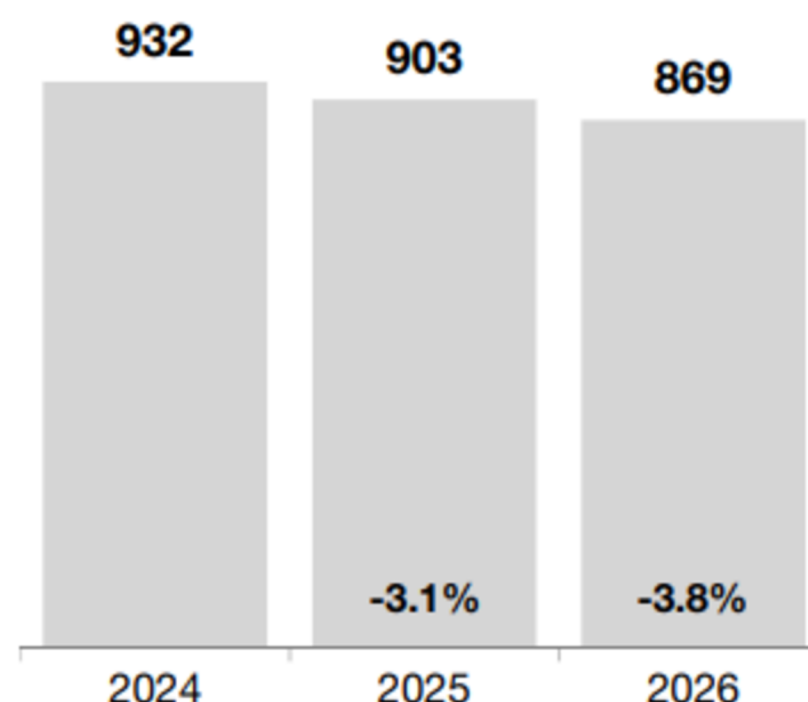


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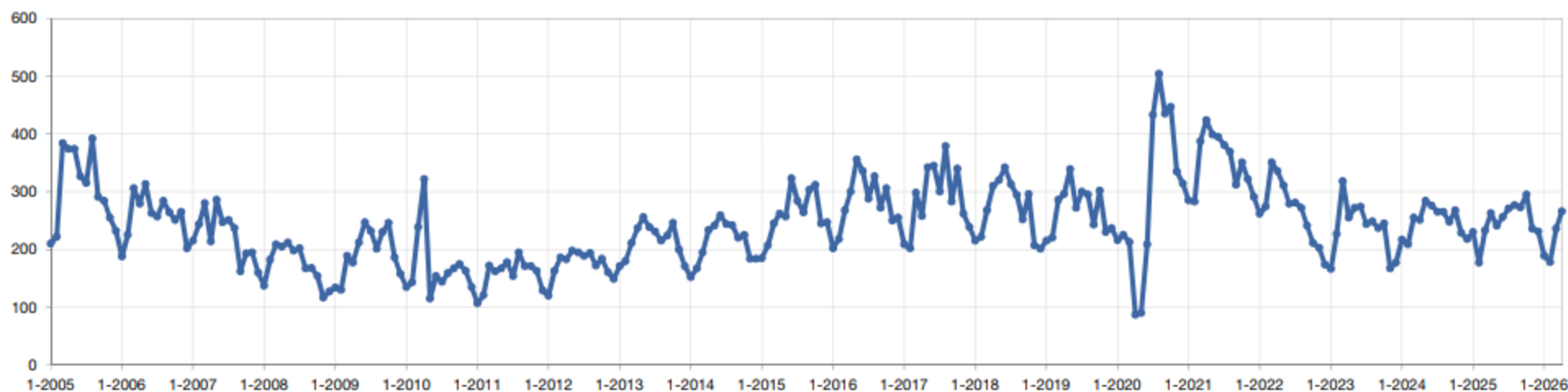


## Year to Date



Pending Sales	Prior Year	% Change	
May 2025	241	284	-15.1%
June 2025	256	276	-7.2%
July 2025	271	265	+2.3%
August 2025	277	265	+4.5%
September 2025	273	248	+10.1%
October 2025	295	268	+10.1%
November 2025	236	229	+3.1%
December 2025	231	218	+6.0%
January 2026	189	230	-17.8%
February 2026	178	177	+0.6%
March 2026	236	233	+1.3%
<b>April 2026</b>	<b>266</b>	<b>263</b>	<b>+1.1%</b>
12-Month Avg	246	246	0.0%

## Historical Pending Sales Activity



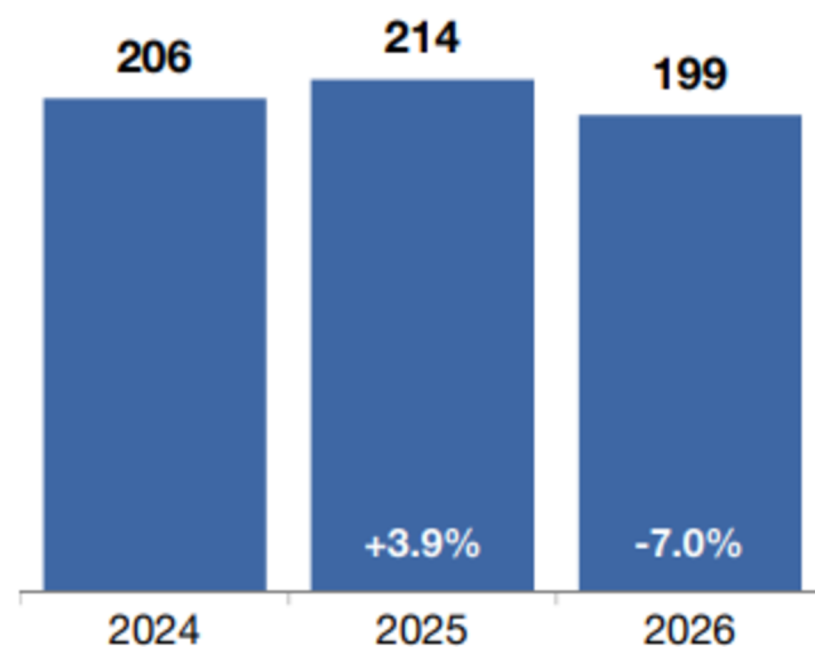
# Closed Sales

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

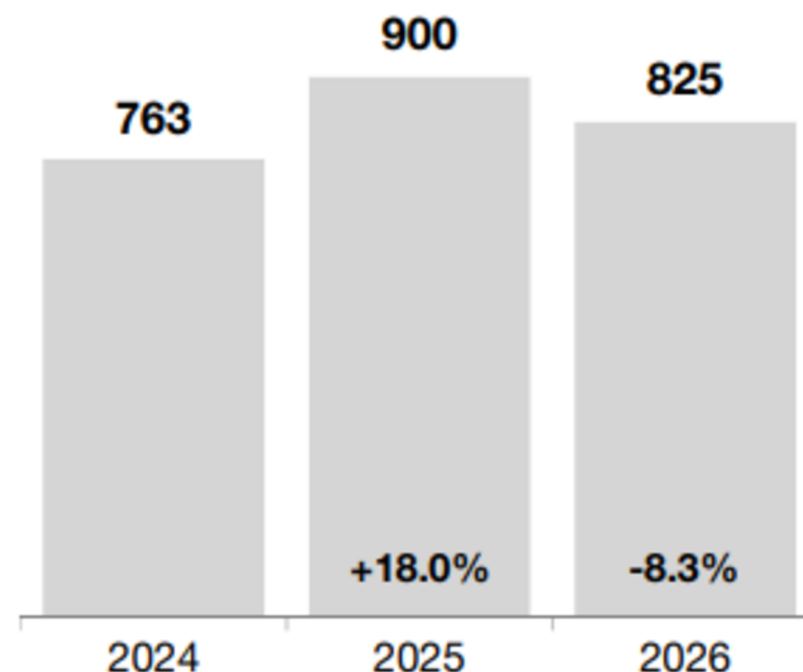


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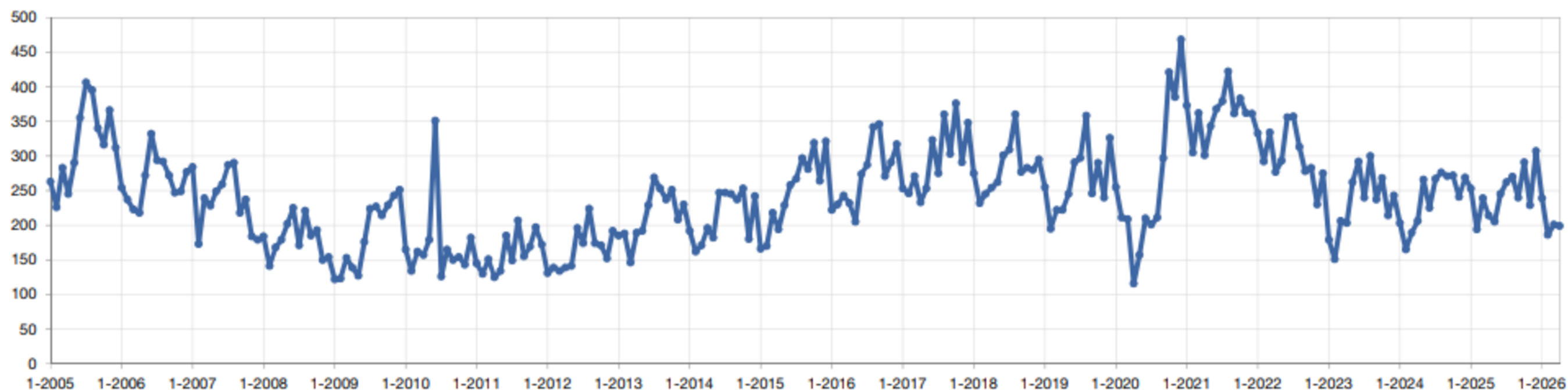


## Year to Date



	Closed Sales	Prior Year	% Change
May 2025	205	266	-22.9%
June 2025	245	225	+8.9%
July 2025	262	267	-1.9%
August 2025	270	276	-2.2%
September 2025	240	271	-11.4%
October 2025	291	272	+7.0%
November 2025	229	241	-5.0%
December 2025	307	269	+14.1%
January 2026	239	253	-5.5%
February 2026	186	194	-4.1%
March 2026	201	239	-15.9%
<b>April 2026</b>	<b>199</b>	<b>214</b>	<b>-7.0%</b>
12-Month Avg	240	249	-3.6%

## Historical Closed Sales Activity



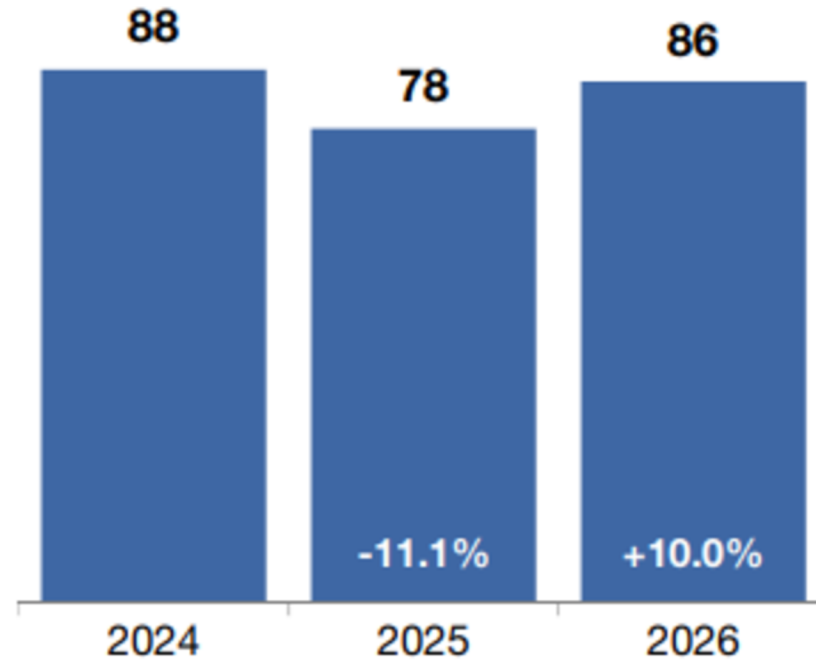
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.  
Based on Cumulative Days on Market.

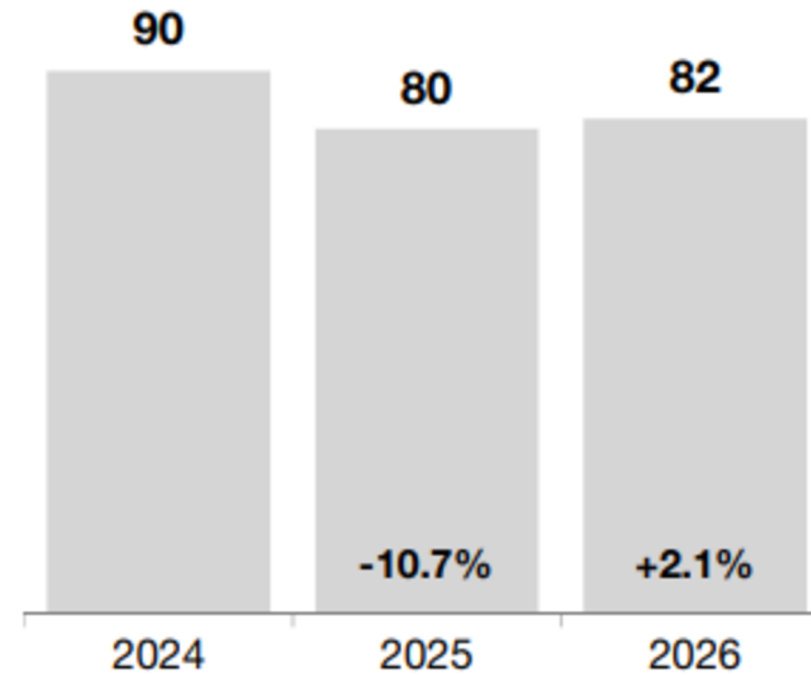


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## Year to Date



Days on Market		Prior Year	% Change
May 2025	76	79	-3.5%
June 2025	65	71	-8.7%
July 2025	70	76	-7.4%
August 2025	61	75	-18.5%
September 2025	70	69	+1.3%
October 2025	69	73	-5.5%
November 2025	75	80	-5.4%
December 2025	78	74	+4.9%
January 2026	81	77	+5.5%
February 2026	83	79	+5.6%
March 2026	77	86	-10.6%
<b>April 2026</b>	<b>86</b>	<b>78</b>	<b>+10.0%</b>
12-Month Avg	74	76	-2.6%

## Historical Days on Market Until Sale



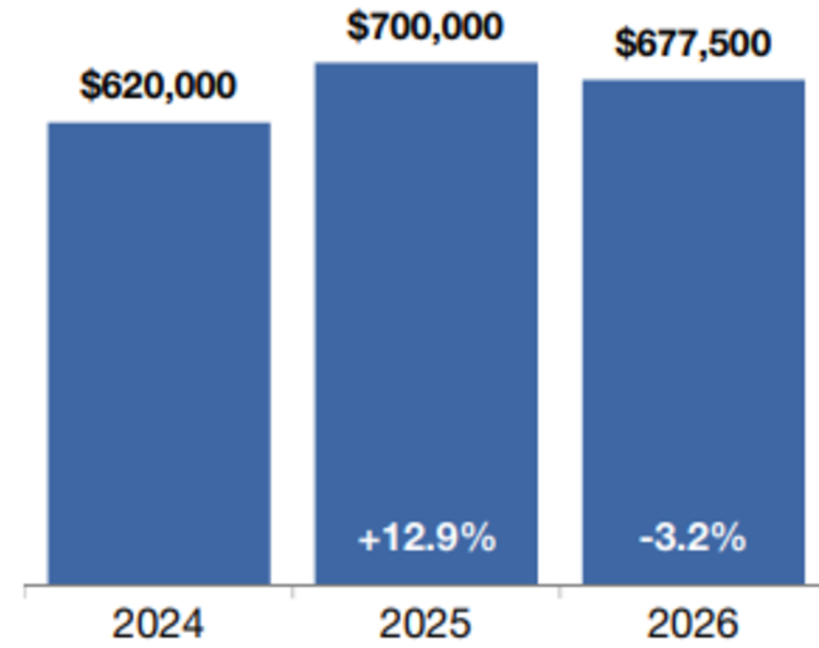
# Median Sales Price

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

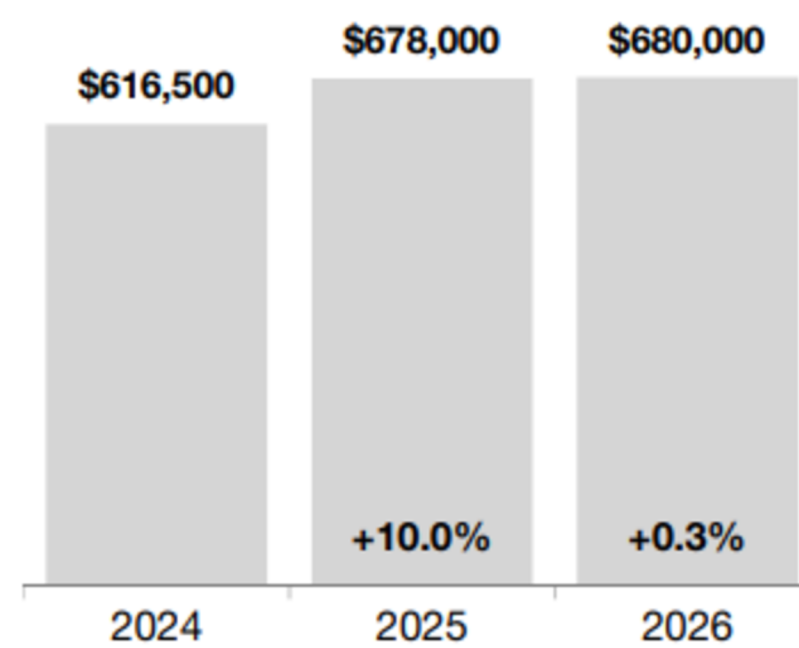


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## Year to Date



Month	Median Sales Price	Prior Year	% Change
May 2025	\$650,000	\$620,000	+4.8%
June 2025	\$715,000	\$670,000	+6.7%
July 2025	\$680,000	\$670,000	+1.5%
August 2025	\$700,000	\$650,000	+7.7%
September 2025	\$675,000	\$650,000	+3.8%
October 2025	\$690,000	\$674,944	+2.2%
November 2025	\$717,500	\$685,000	+4.7%
December 2025	\$715,000	\$650,000	+10.0%
January 2026	\$683,000	\$680,000	+0.4%
February 2026	\$654,444	\$677,500	-3.4%
March 2026	\$715,000	\$649,944	+10.0%
<b>April 2026</b>	<b>\$677,500</b>	<b>\$700,000</b>	<b>-3.2%</b>
12-Month Med	\$687,500	\$660,000	+4.2%

## Historical Median Sales Price



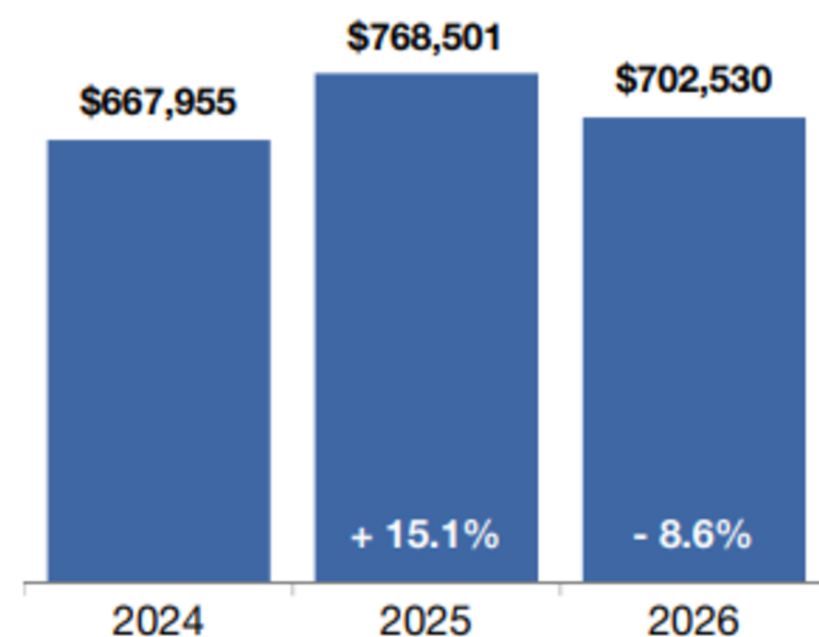
# Average Sales Price

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

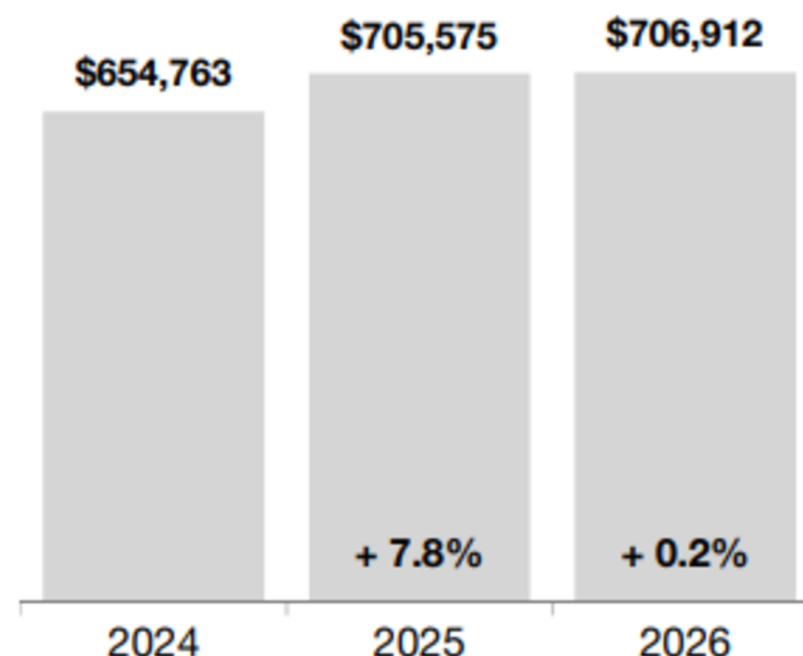


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## Year to Date



Average Sales Price	Prior Year	% Change
May 2025	\$634,494	+13.9%
June 2025	\$711,024	+5.4%
July 2025	\$696,915	+2.8%
August 2025	\$665,033	+10.8%
September 2025	\$694,392	+3.9%
October 2025	\$712,137	-1.0%
November 2025	\$707,245	+2.8%
December 2025	\$663,688	+15.8%
January 2026	\$693,330	+4.4%
February 2026	\$701,964	-5.3%
March 2026	\$665,218	+9.8%
<b>April 2026</b>	<b>\$768,501</b>	<b>-8.6%</b>
12-Month Avg	\$691,066	+4.8%

## Historical Average Sales Price



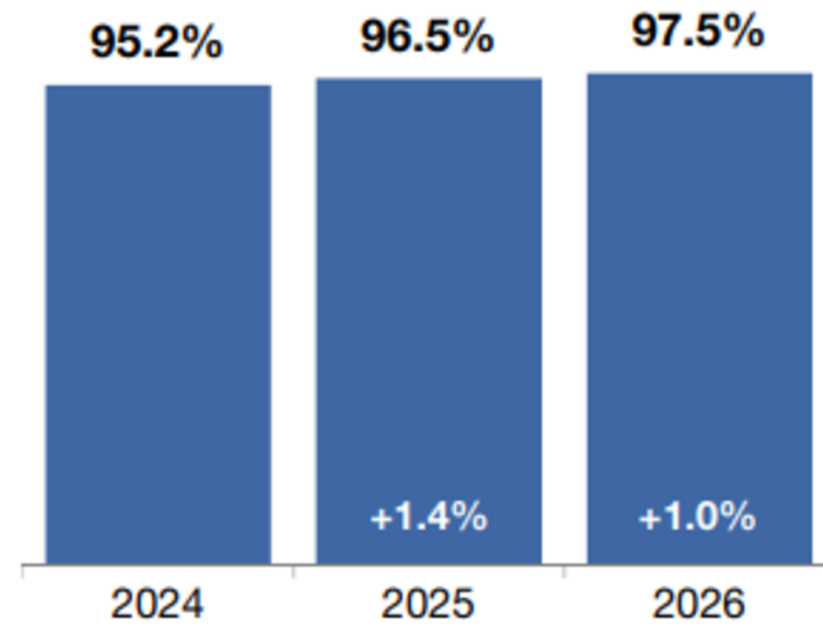
# Percent of Original List Price Received

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.

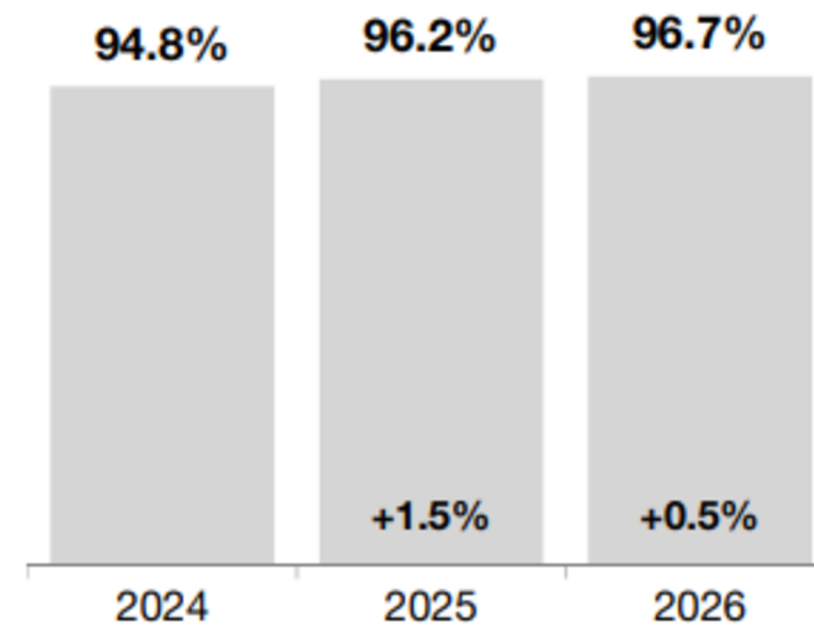


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## Year to Date



	Pct of Orig. List Price if Rec'd	Prior Year	% Change
May 2025	97.0%	96.5%	+0.6%
June 2025	96.9%	96.2%	+0.7%
July 2025	96.6%	96.9%	-0.3%
August 2025	97.3%	97.1%	+0.1%
September 2025	97.2%	96.8%	+0.4%
October 2025	97.2%	96.6%	+0.6%
November 2025	96.8%	97.0%	-0.3%
December 2025	97.4%	96.9%	+0.5%
January 2026	96.4%	96.1%	+0.2%
February 2026	96.1%	95.6%	+0.6%
March 2026	97.0%	96.6%	+0.5%
<b>April 2026</b>	<b>97.5%</b>	<b>96.5%</b>	<b>+1.0%</b>
12-Month Avg	97.0%	96.6%	+0.4%

## Historical Percent of Original List Price Received





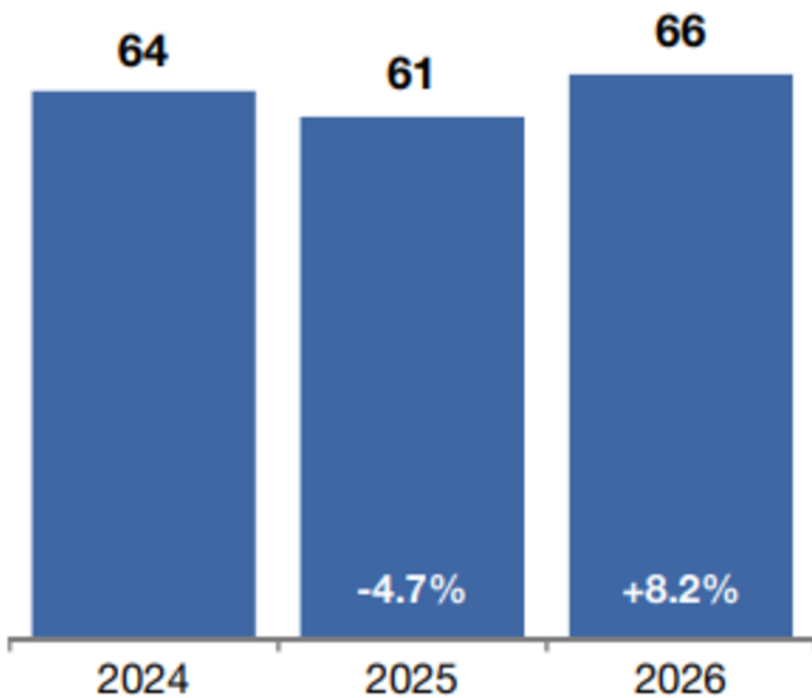
# Housing Affordability Index

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.

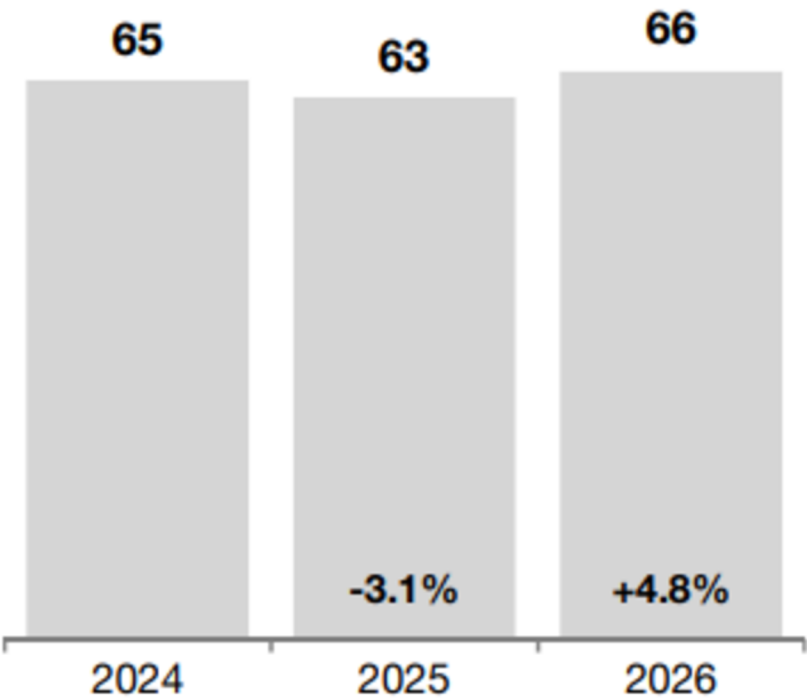


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### Year to Date



	Housing Affordability Index	Prior Year	% Change
May 2025	65	65	0.0%
June 2025	60	61	-1.6%
July 2025	63	61	+3.3%
August 2025	62	66	-6.1%
September 2025	66	67	-1.5%
October 2025	65	62	+4.8%
November 2025	63	60	+5.0%
December 2025	61	65	-6.2%
January 2026	67	62	+8.1%
February 2026	70	63	+11.1%
March 2026	62	64	-3.1%
<b>April 2026</b>	<b>66</b>	<b>61</b>	<b>+8.2%</b>
12-Month Avg	66	65	+1.5%

### Historical Housing Affordability Index



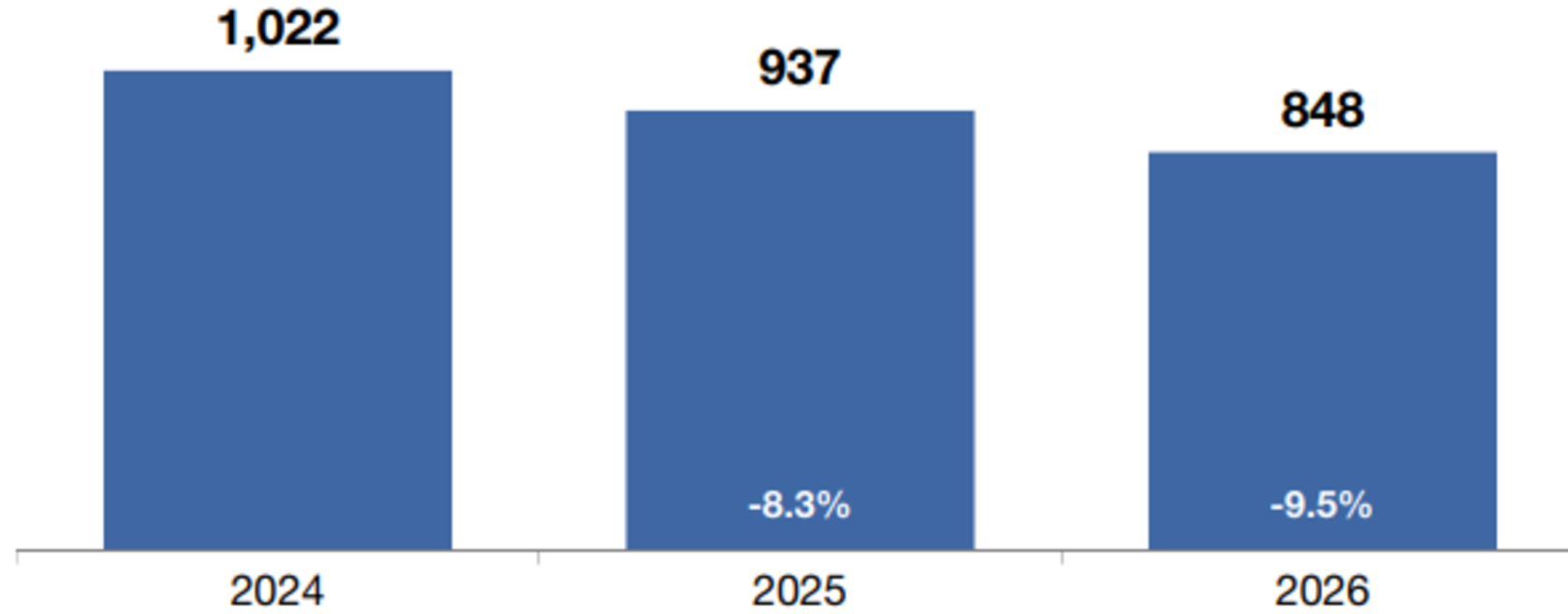
# Inventory of Homes for Sale

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



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Inventory of Homes for Sale		Prior Year	% Change
May 2025	1,029	1,062	-3.1%
June 2025	1,134	1,074	+5.6%
July 2025	1,158	1,077	+7.5%
August 2025	1,138	1,048	+8.6%
September 2025	1,149	1,023	+12.3%
October 2025	1,080	982	+10.0%
November 2025	1,019	911	+11.9%
December 2025	768	774	-0.8%
January 2026	784	796	-1.5%
February 2026	744	823	-9.6%
March 2026	763	859	-11.2%
<b>April 2026</b>	<b>848</b>	<b>937</b>	<b>-9.5%</b>
12-Month Avg	968	947	+2.2%

## Historical Inventory of Homes for Sale



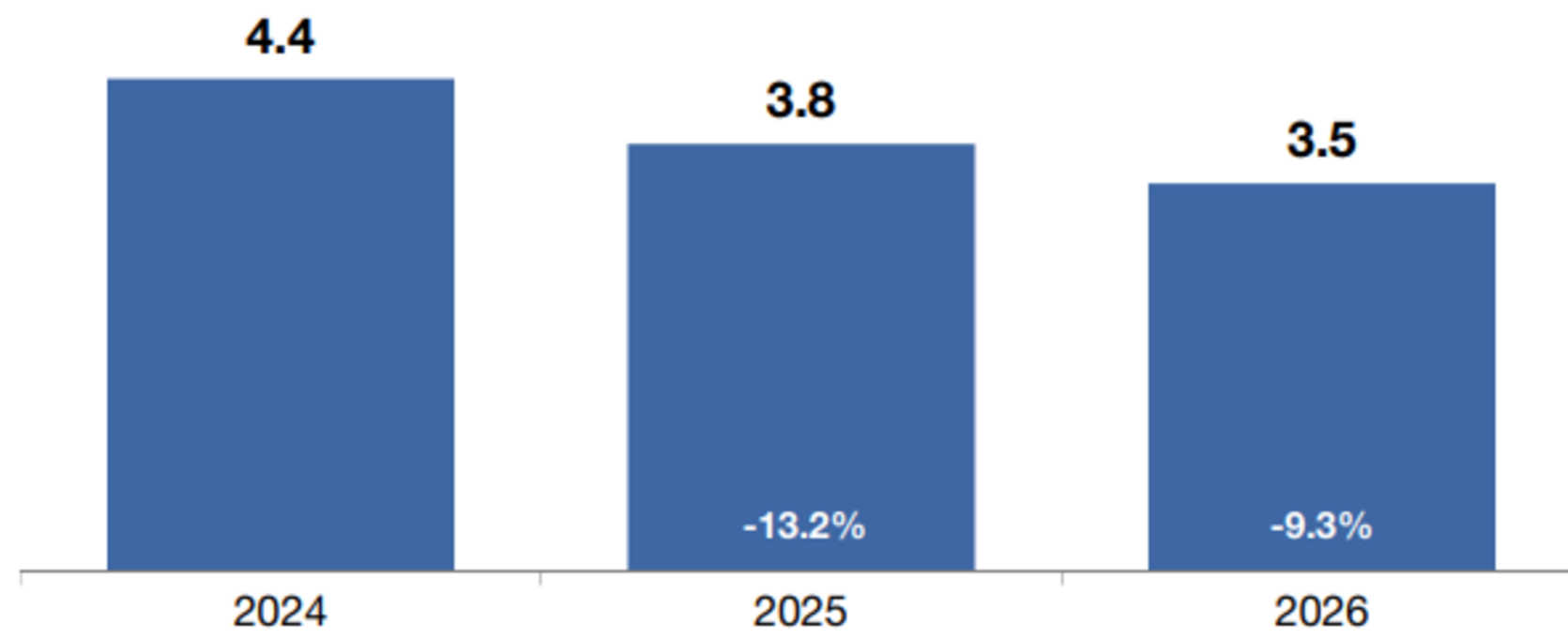
# Months Supply of Inventory

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.



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Months Supply of Inventory	Prior Year	% Change	
May 2025	4.2	4.5	-6.6%
June 2025	4.7	4.6	+2.6%
July 2025	4.8	4.6	+5.0%
August 2025	4.7	4.4	+6.2%
September 2025	4.7	4.3	+9.4%
October 2025	4.4	4.1	+7.0%
November 2025	4.1	3.7	+10.9%
December 2025	3.1	3.1	-0.7%
January 2026	3.2	3.2	+0.4%
February 2026	3.0	3.3	-8.9%
March 2026	3.1	3.5	-11.2%
<b>April 2026</b>	<b>3.5</b>	<b>3.8</b>	<b>-9.3%</b>
12-Month Avg	4.0	3.9	+2.6%

## Historical Months Supply of Inventory

