Monthly Indicators

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

MARTINO REALTY GROUP

MLSSINY

August 2026

U.S.existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings in Staten Island decreased 2.2 percent to 352. Pending Sales were down 12.3 percent to 242. Inventory levels fell 17.7 percent to 942 units.

Prices continued to gain traction. The Median Sales Price increased 1.1 percent to $707,450. Days on Market was down 12.2 percent to 54 days. Sellers were encouraged as Months Supply of Inventory was down 19.9 percent to 3.8 months.

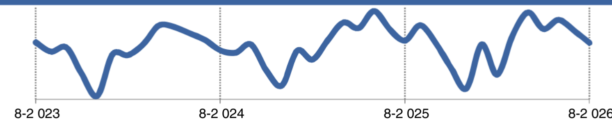
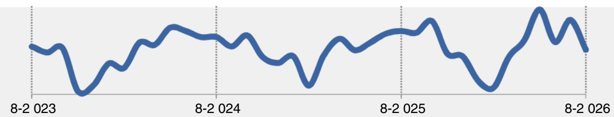
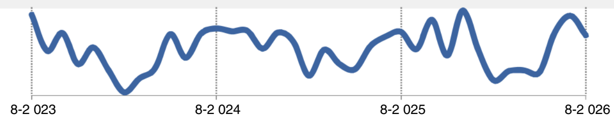
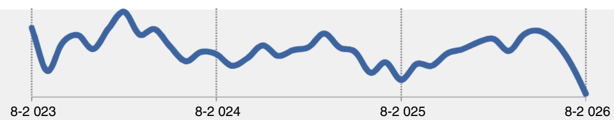
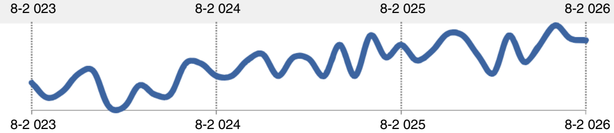
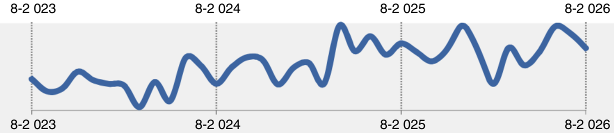
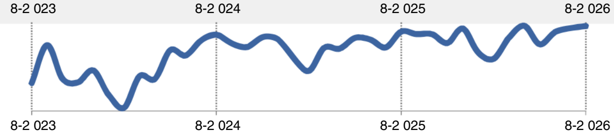
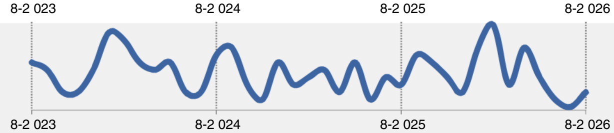
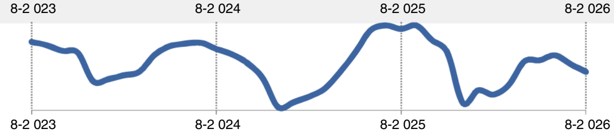
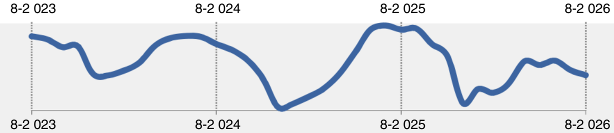
Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

- 2.2%	+ 1.1%	- 17.7%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Inventory

Market Overview

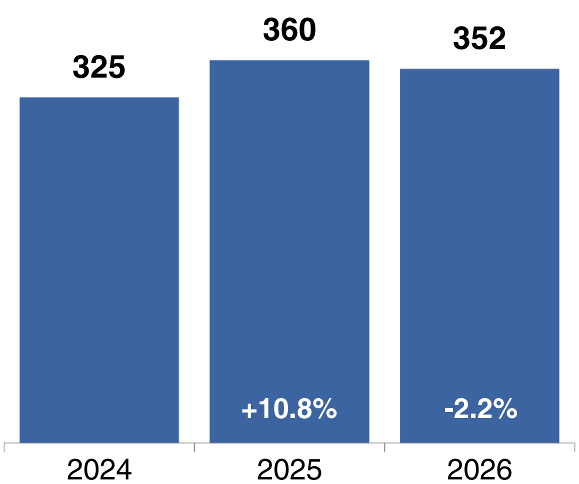
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparklines	8-2025	8-2026	+ / –	YTD 2025	YTD 2026	+ / –
New Listings		360	**352**	- 2.2%	3,039	**3,011**	- 0.9%
Pending Sales		276	**242**	- 12.3%	1,945	**1,956**	+ 0.6%
Closed Sales		270	**264**	- 2.2%	1,882	**1,862**	- 1.1%
Days on Market Until Sale		61	**54**	- 12.2%	74	**76**	+ 3.8%
Median Sales Price		$700,000	**$707,450**	+ 1.1%	$680,000	**$700,000**	+ 2.9%
Average Sales Price		$736,691	**$728,342**	- 1.1%	$719,196	**$727,188**	+ 1.1%
Percent of Original List Price Received		97.3%	**97.5%**	+ 0.3%	96.6%	**97.0%**	+ 0.5%
Housing Affordability Index		62	**61**	- 1.6%	64	**62**	- 3.1%
Inventory of Homes for Sale		1,145	**942**	- 17.7%	--	--	--
Months Supply of Inventory		4.7	**3.8**	- 19.9%	--	--	--

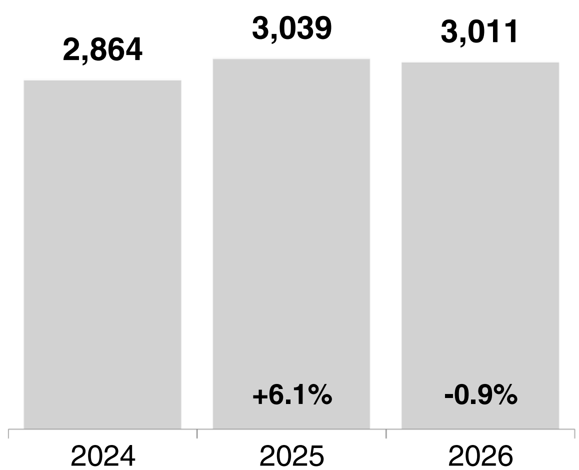
New Listings

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

August

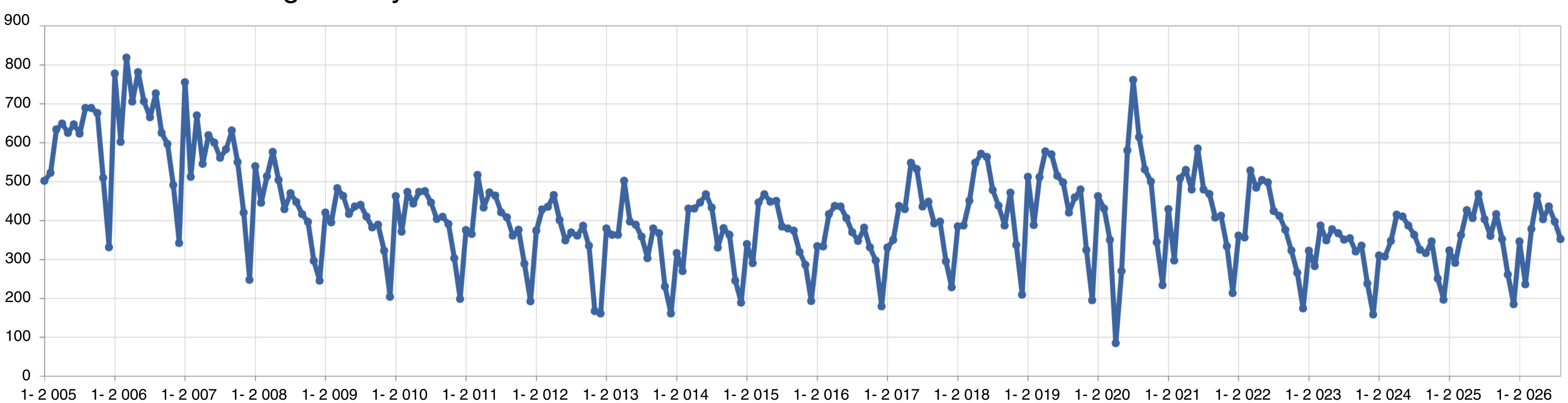


Year to Date



New Listings		Prior Year	% Change
September2025	416	316	+31.6%
October 2025	352	346	+1.7%
November 2025	261	251	+4.0%
December 2025	185	196	-5.6%
January 2026	346	323	+7.1%
February 2026	236	291	-18.9%
March 2026	378	362	+4.4%
April 2026	463	426	+8.7%
May 2026	403	406	-0.7%
June 2026	436	468	-6.8%
July 2026	397	403	-1.5%
August 2026	**352**	**360**	**-2.2%**
12-Month Avg	352	346	+1.7%

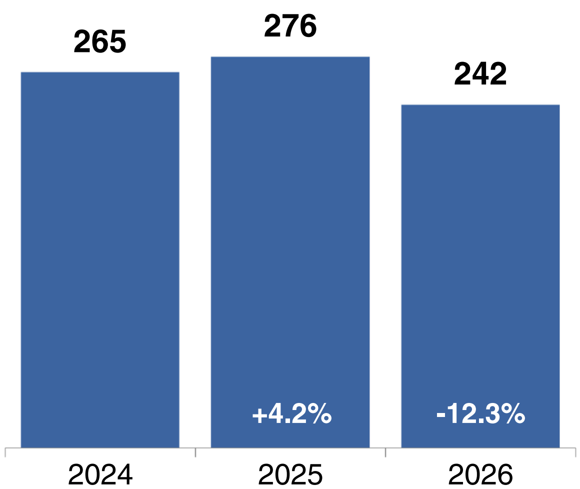
Historical New Listing Activity



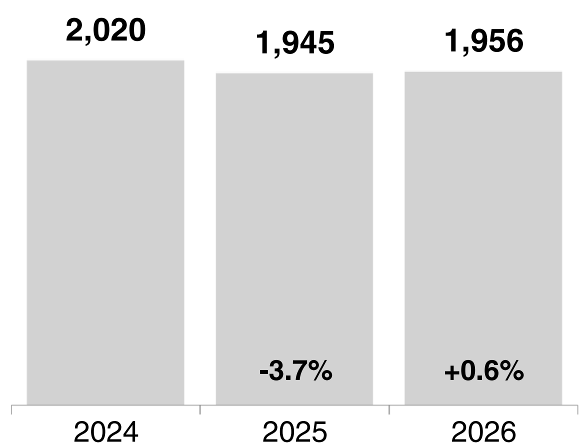
Pending Sales

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

August

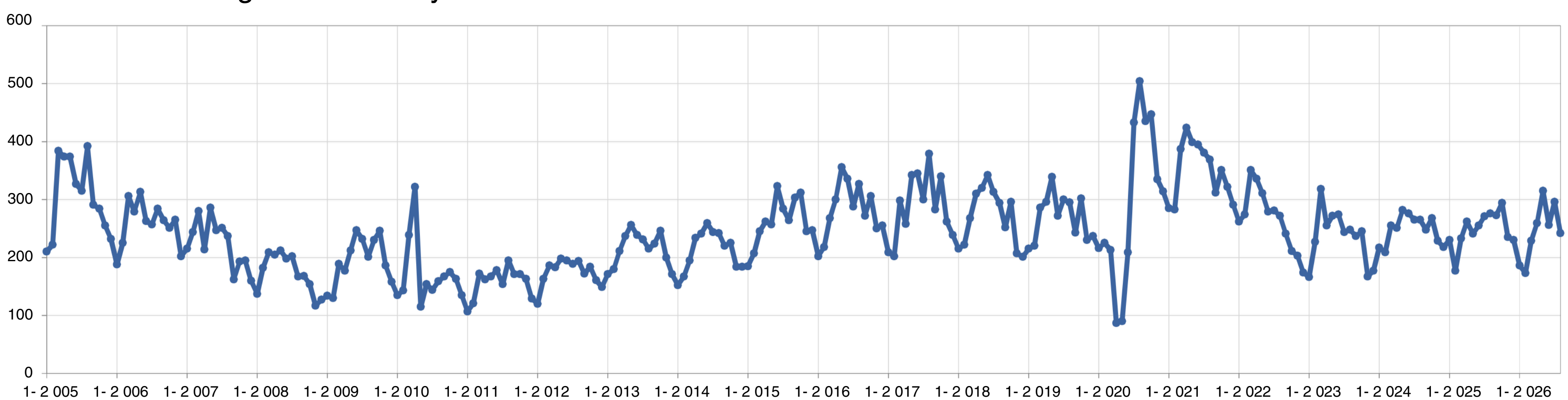


Year to Date



Pending Sales		Prior Year	% Change
September2025	273	248	+10.1%
October 2025	294	268	+9.7%
November 2025	235	229	+2.6%
December 2025	230	218	+5.5%
January 2026	186	230	-19.1%
February 2026	173	177	-2.3%
March 2026	229	233	-1.7%
April 2026	259	262	-1.1%
May 2026	315	241	+30.7%
June 2026	256	255	+0.4%
July 2026	296	271	+9.2%
August 2026	**242**	**276**	**-12.3%**
12-Month Avg	249	242	+2.9%

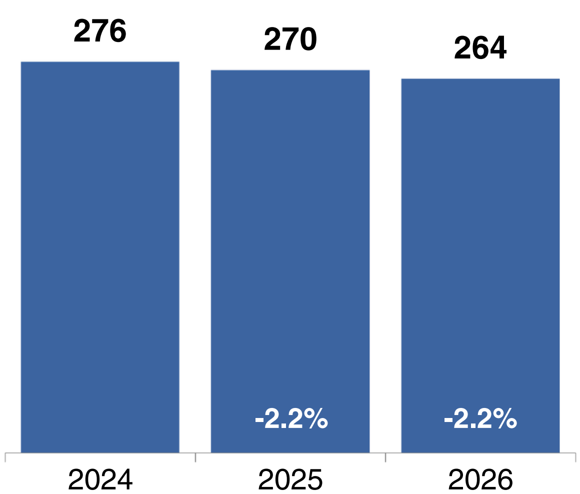
Historical Pending Sales Activity



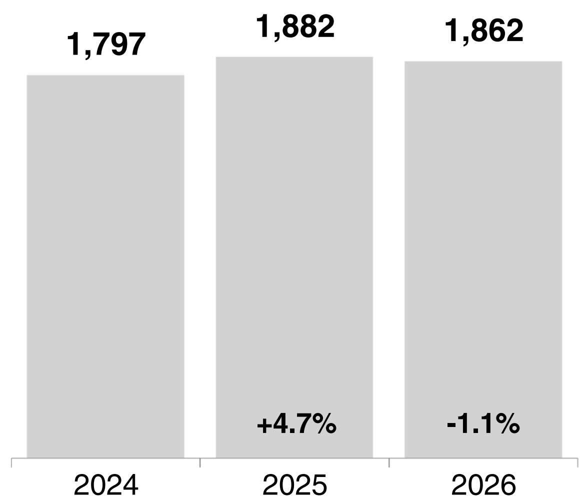
Closed Sales

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

August

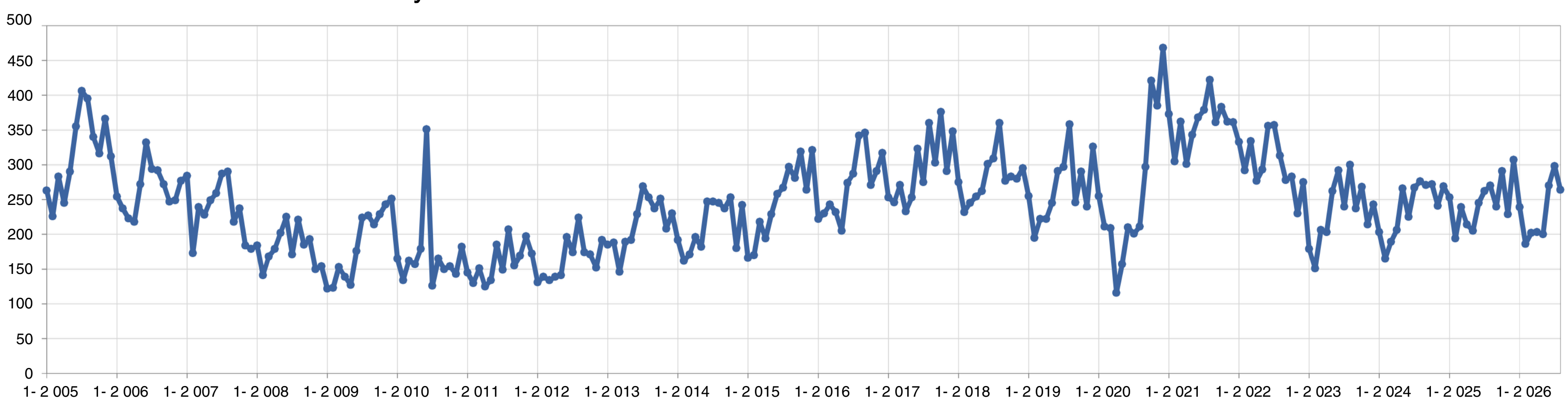


Year to Date



Closed Sales		Prior Year	% Change
September2025	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	202	239	-15.5%
April 2026	203	214	-5.1%
May 2026	200	205	-2.4%
June 2026	270	245	+10.2%
July 2026	298	262	+13.7%
August 2026	**264**	**270**	**-2.2%**
12-Month Avg	244	245	-0.4%

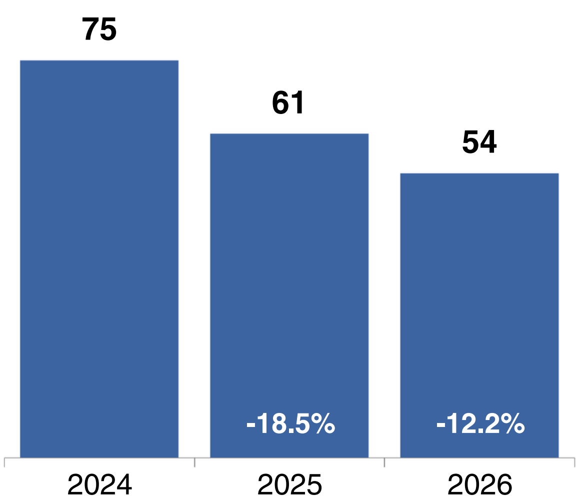
Historical Closed Sales Activity



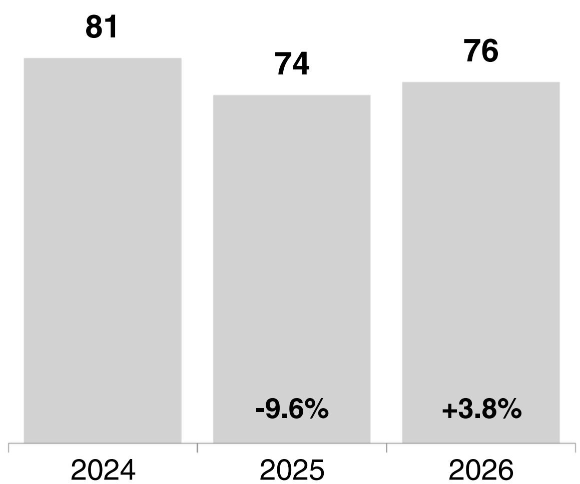
Days on Market Until Sale

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.

August

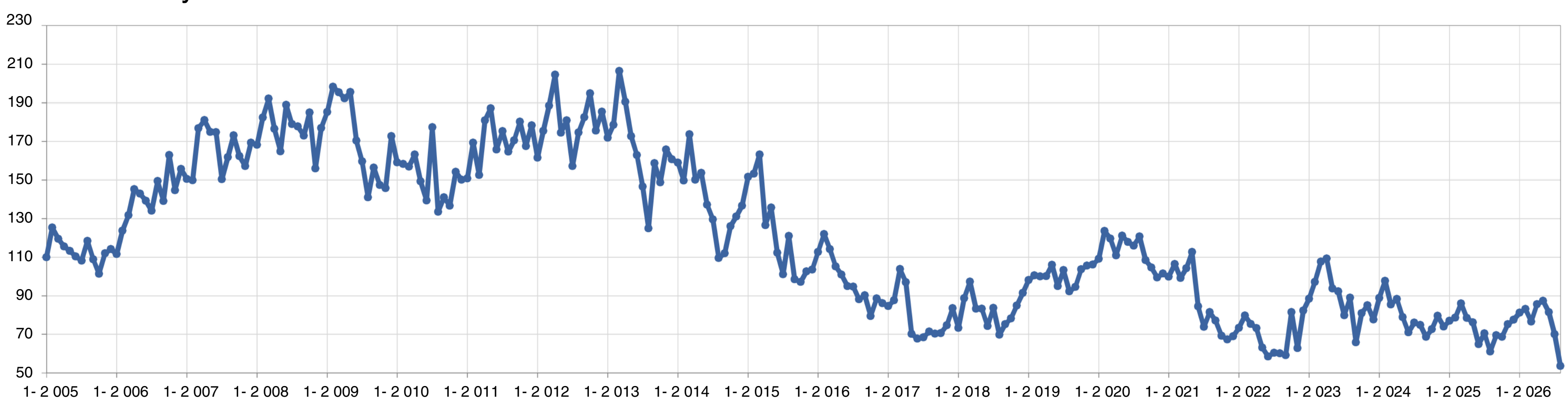


Year to Date



Days on Market		Prior Year	% Change
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	-10.9%
April 2026	86	78	+9.1%
May 2026	87	76	+14.6%
June 2026	82	65	+25.6%
July 2026	70	70	-0.5%
August 2026	**54**	**61**	**-12.2%**
12-Month Avg	75	74	+1.4%

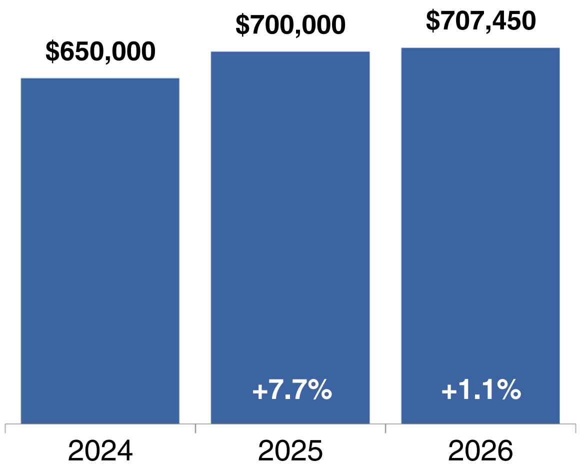
Historical Days on Market Until Sale



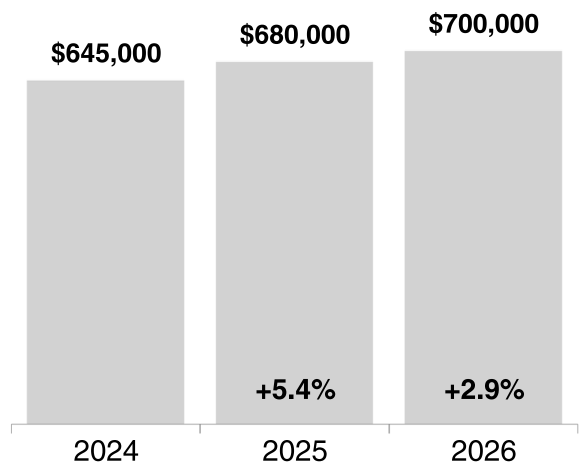
Median Sales Price

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

August

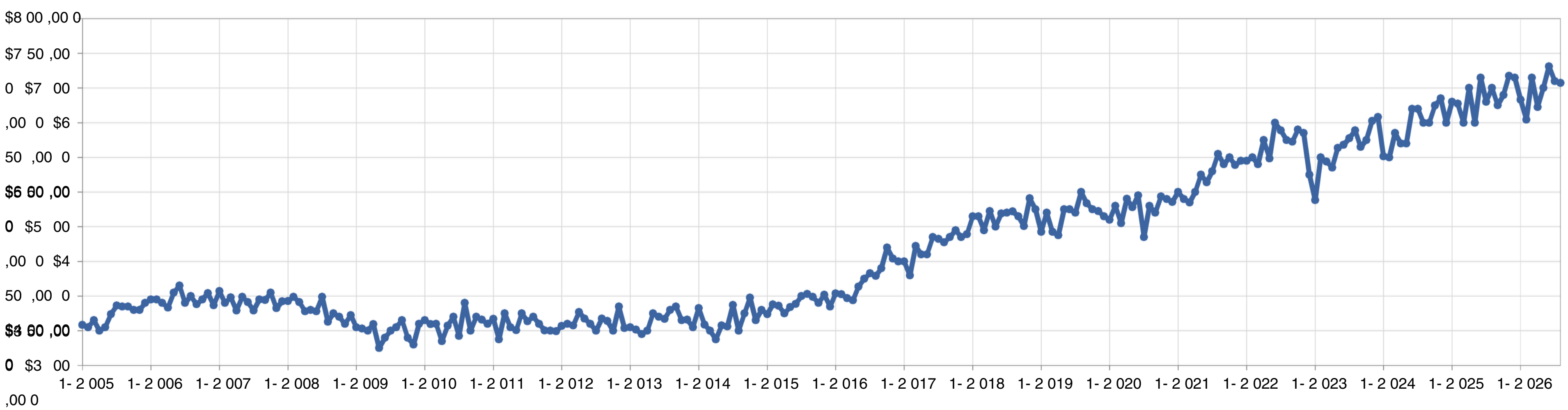


Year to Date



Median Sales Price		**Prior Year**	**% Change**
September2025	$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%
April 2026	$672,500	$700,000	-3.9%
May 2026	$700,000	$650,000	+7.7%
June 2026	$731,250	$715,000	+2.3%
July 2026	$710,000	$680,000	+4.4%
August 2026	**$707,450**	**$700,000**	**+1.1%**
12-Month Med	$700,000	$675,000	+3.7%

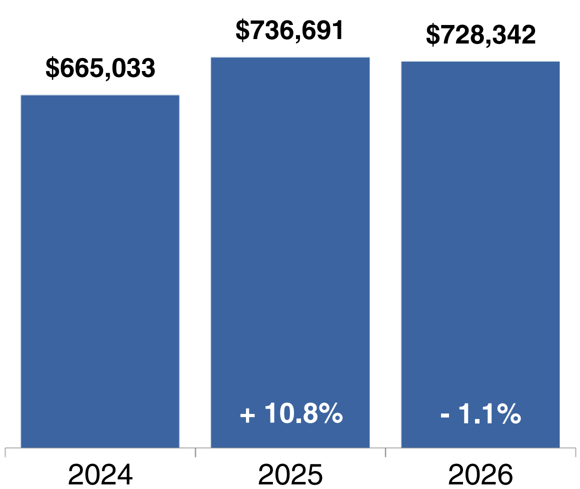
Historical Median Sales Price



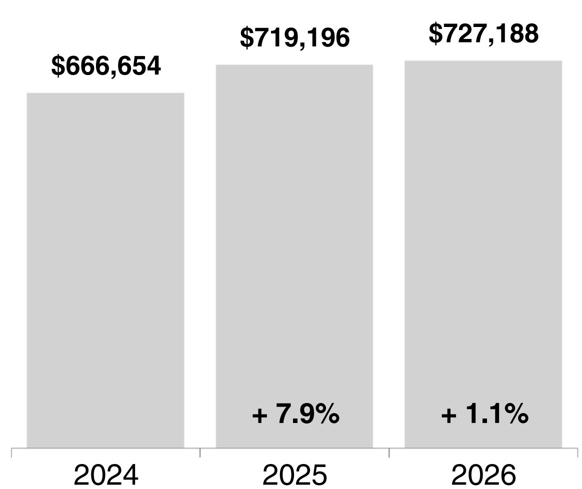
Average Sales Price

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

August

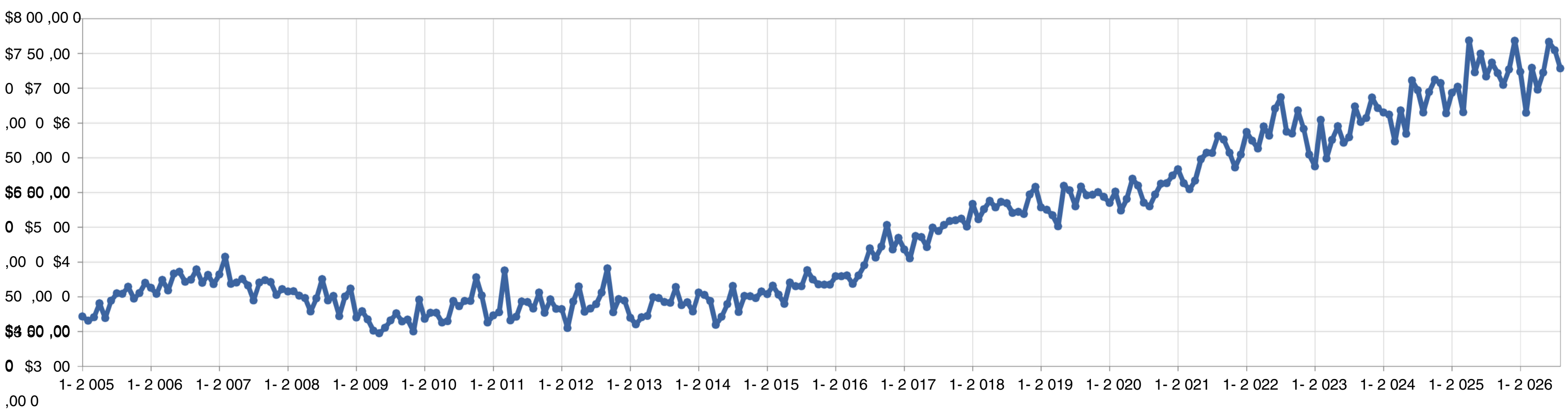


Year to Date



Average Sales Price		Prior Year	% Change
September2025	$721,507	$694,392	+3.9%
October 2025	$704,784	$712,137	-1.0%
November 2025	$726,880	$707,245	+2.8%
December 2025	$768,298	$663,688	+15.8%
January 2026	$723,568	$693,330	+4.4%
February 2026	$664,708	$701,964	-5.3%
March 2026	$729,088	$665,218	+9.6%
April 2026	$697,679	$768,501	-9.2%
May 2026	$722,291	$722,800	-0.1%
June 2026	$766,789	$749,478	+2.3%
July 2026	$754,468	$716,776	+5.3%
August 2026	**$728,342**	**$736,691**	**-1.1%**
12-Month Avg	$728,793	$710,172	+2.6%

Historical Average Sales Price



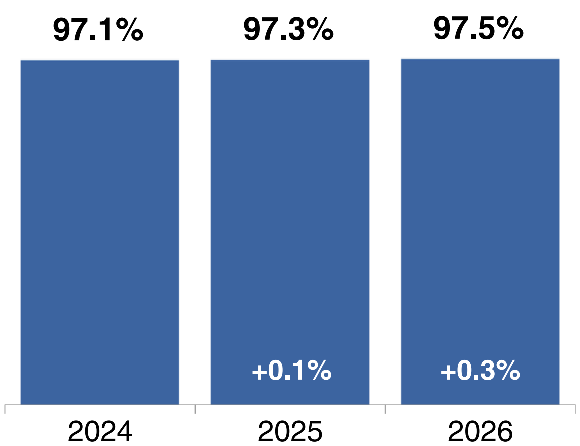
Percent of Original List Price Received

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.

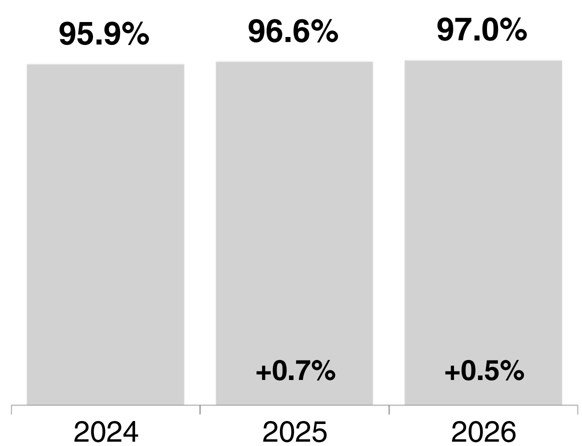
MARTINO REALTY GROUP

MLSSINY

August

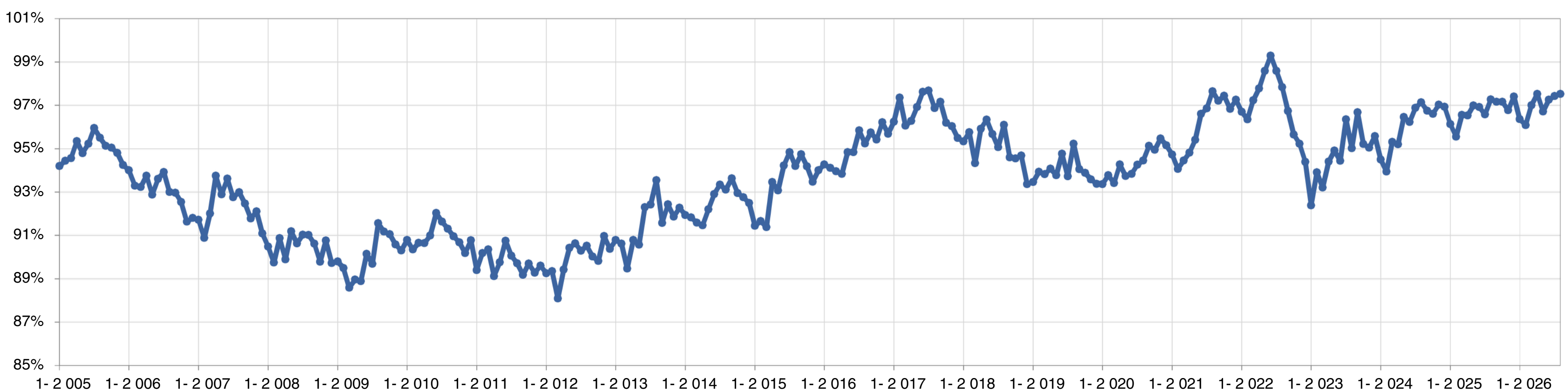


Year to Date



Pct of Orig. List Price if Rec'd		Prior Year	% Change
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%
April 2026	97.5%	96.5%	+1.0%
May 2026	96.7%	97.0%	-0.3%
June 2026	97.3%	96.9%	+0.3%
July 2026	97.4%	96.6%	+0.9%
August 2026	**97.5%**	**97.3%**	**+0.3%**
12-Month Avg	97.1%	96.7%	+0.4%

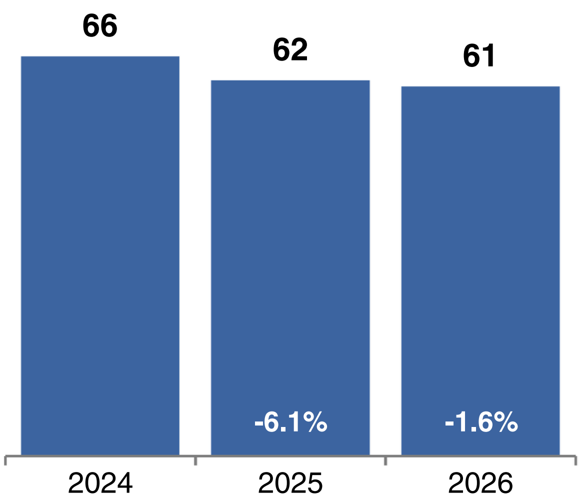
Historical Percent of Original List Price Received



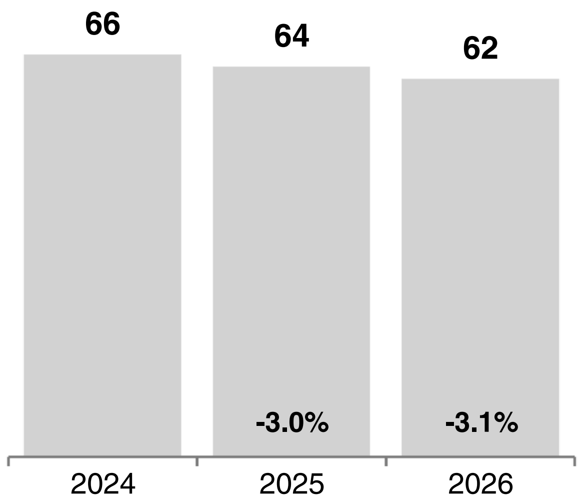
Housing Affordability Index

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.

August

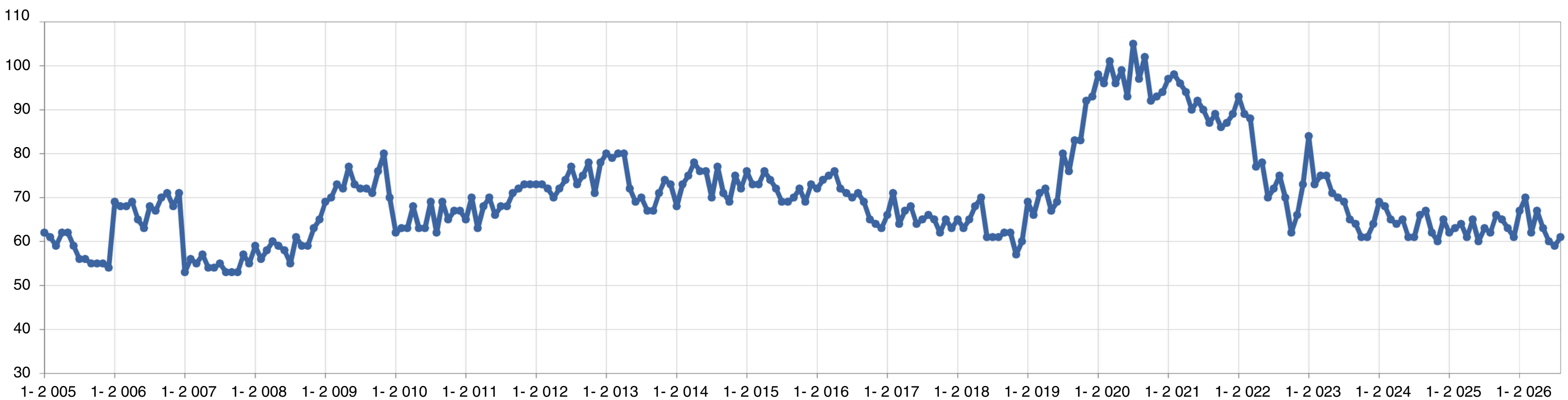


Year to Date



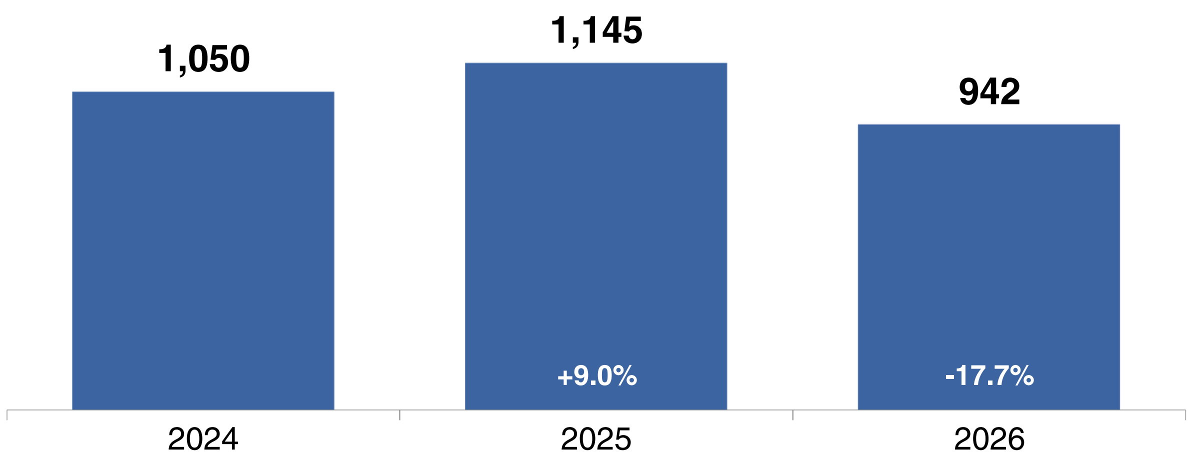
Housing Affordability Index		Prior Year	% Change
September 2025	66	67	-1.5%
October 2025	65	62	+4.8%
November 2025	63	60	+5.0%
December 2025	61	65	-6.2%
January 2026	67	62	+8.1%
February 2026	70	63	+11.1%
March 2026	62	64	-3.1%
April 2026	67	61	+9.8%
May 2026	63	65	-3.1%
June 2026	60	60	0.0%
July 2026	59	63	-6.3%
August 2026	**61**	**62**	**-1.6%**
12-Month Avg	62	65	-4.6%

Historical Housing Affordability Index



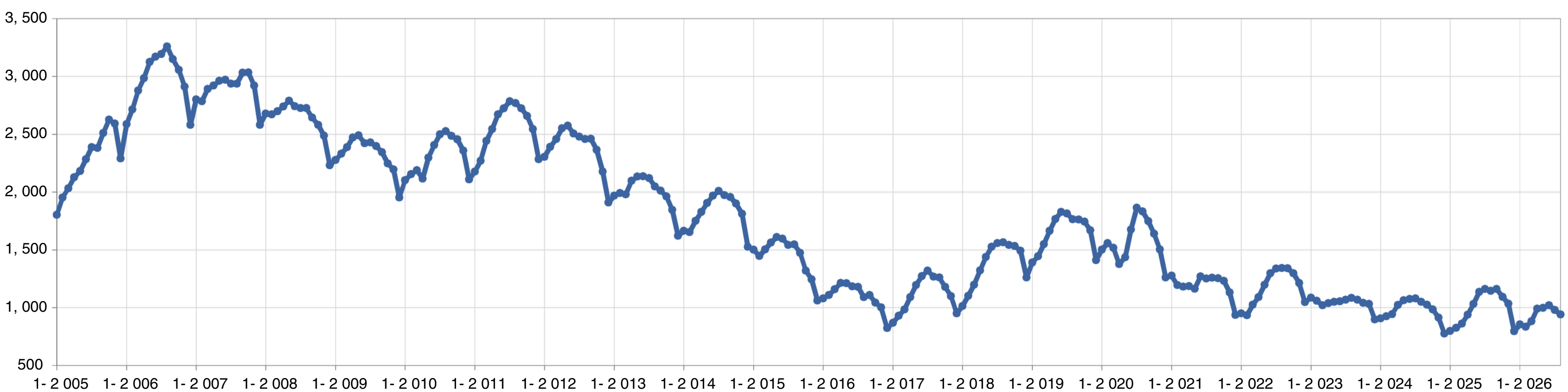
Inventory of Homes for Sale

August



Inventory of Homes for Sale		Prior Year	% Change
September2025	1,160	1,025	+13.2%
October 2025	1,092	984	+11.0%
November 2025	1,033	913	+13.1%
December 2025	796	776	+2.6%
January 2026	855	798	+7.1%
February 2026	835	825	+1.2%
March 2026	881	861	+2.3%
April 2026	991	939	+5.5%
May 2026	997	1,031	-3.3%
June 2026	1,020	1,137	-10.3%
July 2026	979	1,161	-15.7%
August 2026	**942**	**1,145**	**-17.7%**
12-Month Avg	965	966	-0.1%

Historical Inventory of Homes for Sale



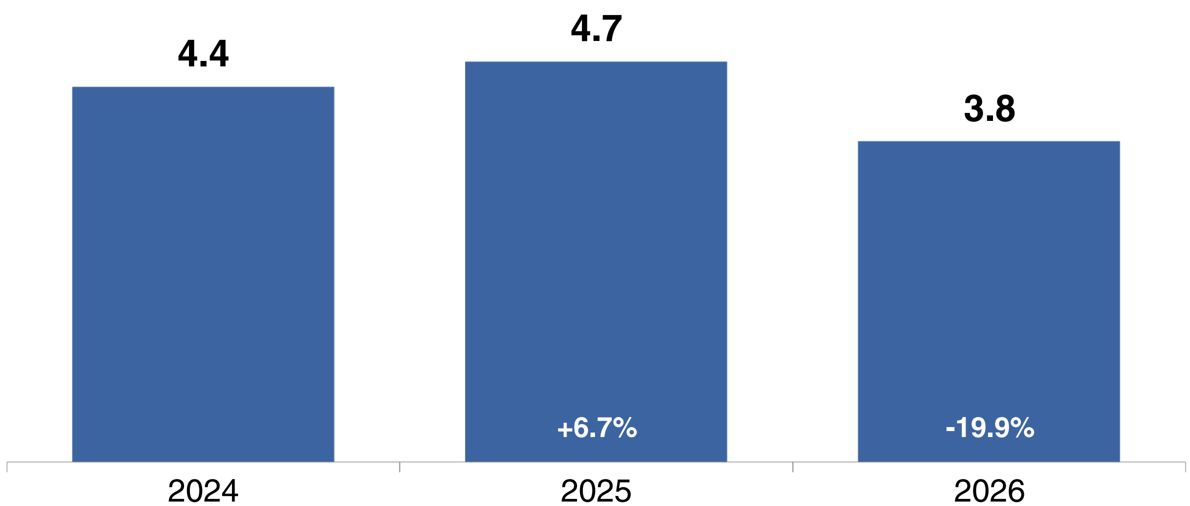
Months Supply of Inventory

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.

MARTINO REALTY GROUP

MLSSINY

August



Months Supply of Inventory		Prior Year	% Change
September2025	4.7	4.3	+10.2%
October 2025	4.4	4.1	+8.0%
November 2025	4.2	3.7	+12.3%
December 2025	3.2	3.1	+2.8%
January 2026	3.5	3.2	+9.4%
February 2026	3.4	3.3	+2.4%
March 2026	3.6	3.5	+2.9%
April 2026	4.1	3.8	+6.7%
May 2026	4.0	4.2	-6.0%
June 2026	4.1	4.7	-13.5%
July 2026	3.9	4.8	-19.2%
August 2026	**3.8**	**4.7**	**-19.9%**
12-Month Avg	3.9	4.0	-2.5%

Historical Months Supply of Inventory