

# Monthly Indicators

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



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in Staten Island decreased 25.7 percent to 304. Pending Sales were down 7.4 percent to 224. Inventory levels fell 30.7 percent to 807 units.

Prices were fairly stable. The Median Sales Price decreased 1.1 percent to \$705,000. Days on Market was down 11.1 percent to 69 days. Sellers were encouraged as Months Supply of Inventory was down 27.3 percent to 2.5 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Quick Facts

**- 7.6%**

One-Year Change in  
Closed Sales

**- 1.1%**

One-Year Change in  
Median Sales Price

**- 30.7%**

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	2-2025	2-2026	+ / -	YTD 2025	YTD 2026	+ / -
<b>New Listings</b>		409	304	- 25.7%	868	678	- 21.9%
<b>Pending Sales</b>		242	224	- 7.4%	557	453	- 18.7%
<b>Closed Sales</b>		276	255	- 7.6%	614	574	- 6.5%
<b>Days on Market Until Sale</b>		77	69	- 11.1%	76	73	- 4.1%
<b>Median Sales Price</b>		\$712,500	\$705,000	- 1.1%	\$710,000	\$725,000	+ 2.1%
<b>Average Sales Price</b>		\$731,049	\$727,540	- 0.5%	\$730,314	\$758,834	+ 3.9%
<b>Percent of Original List Price Received</b>		95.8%	96.0%	+ 0.2%	96.0%	96.3%	+ 0.3%
<b>Housing Affordability Index</b>		60	63	+ 5.0%	60	61	+ 1.7%
<b>Inventory of Homes for Sale</b>		1,164	807	- 30.7%	--	--	--
<b>Months Supply of Inventory</b>		3.4	2.5	- 27.3%	--	--	--

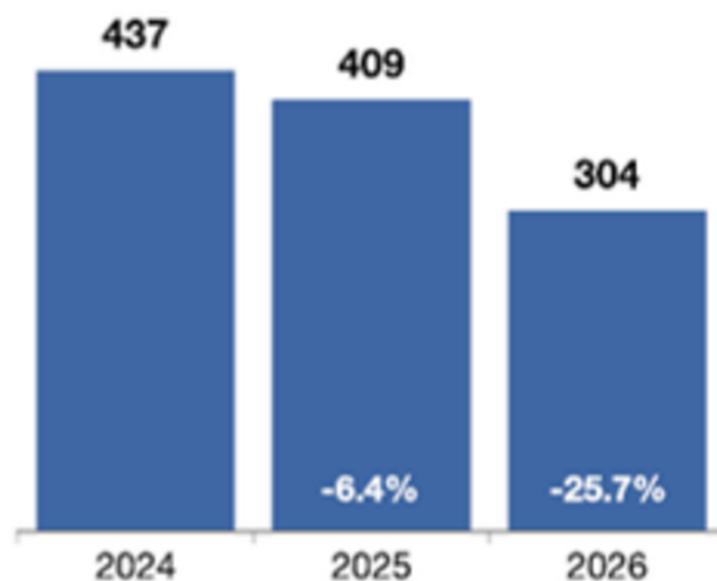
# New Listings

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

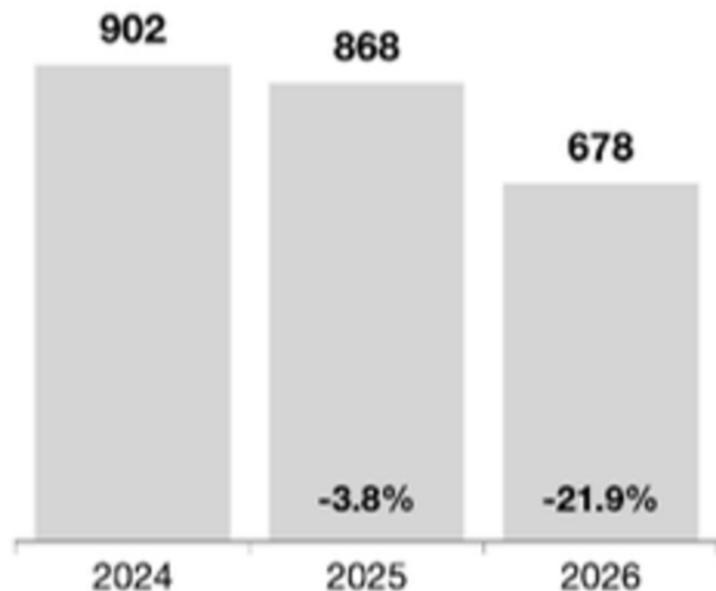


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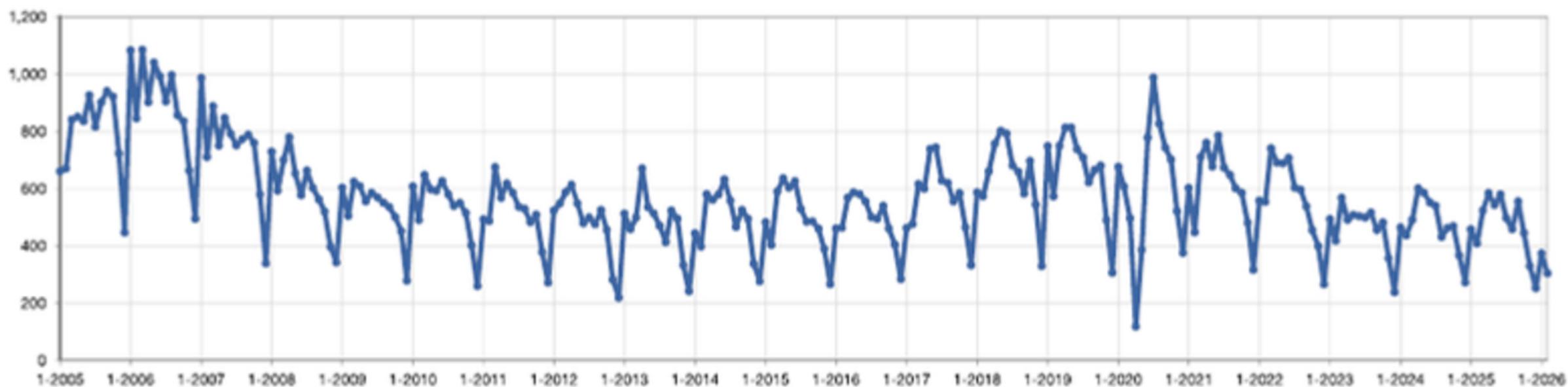


## Year to Date



New Listings		Prior Year	% Change
March 2025	524	491	+6.7%
April 2025	585	602	-2.8%
May 2025	543	586	-7.3%
June 2025	580	552	+5.1%
July 2025	498	540	-7.8%
August 2025	459	431	+6.5%
September 2025	556	463	+20.1%
October 2025	446	469	-4.9%
November 2025	330	367	-10.1%
December 2025	253	273	-7.3%
January 2026	374	459	-18.5%
<b>February 2026</b>	<b>304</b>	<b>409</b>	<b>-25.7%</b>
12-Month Avg	454	470	-3.4%

## Historical New Listing Activity



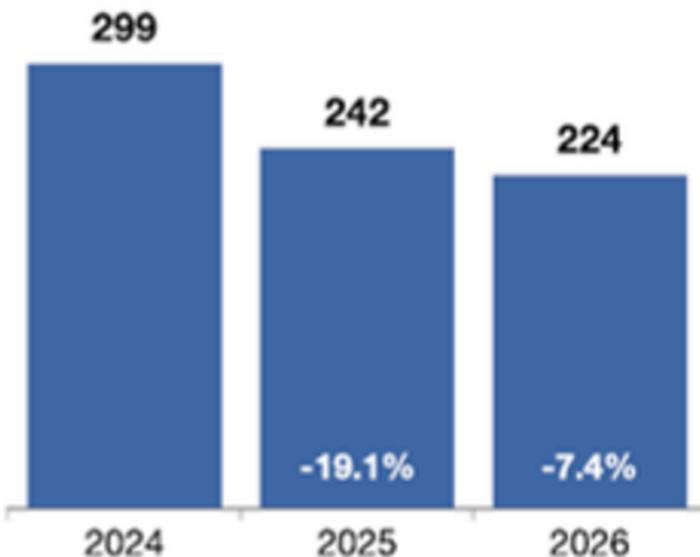
# Pending Sales

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

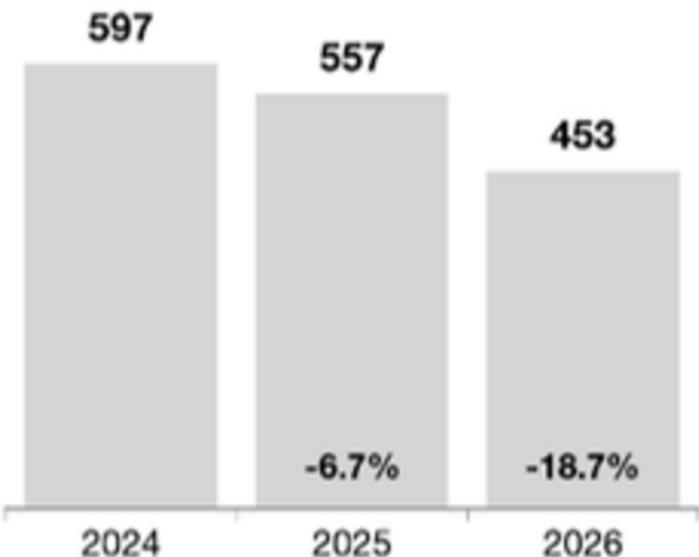


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## Year to Date



Pending Sales	Prior Year	% Change	
March 2025	322	346	-6.9%
April 2025	356	346	+2.9%
May 2025	342	393	-13.0%
June 2025	353	388	-9.0%
July 2025	353	385	-8.3%
August 2025	333	370	-10.0%
September 2025	344	326	+5.5%
October 2025	404	373	+8.3%
November 2025	323	304	+6.3%
December 2025	313	300	+4.3%
January 2026	229	315	-27.3%
<b>February 2026</b>	<b>224</b>	<b>242</b>	<b>-7.4%</b>
12-Month Avg	325	341	-4.7%

## Historical Pending Sales Activity



Current as of March 5, 2026. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2026 ShowingTime Plus, LLC.

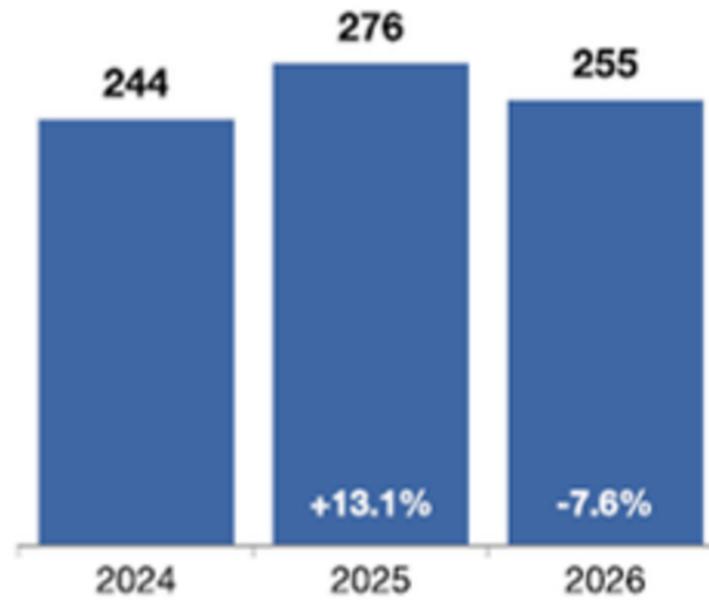
# Closed Sales

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

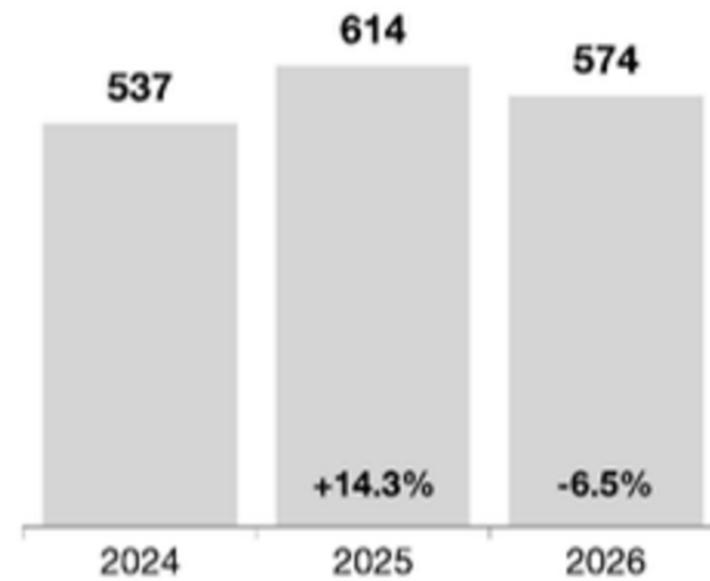


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## February



## Year to Date



Closed Sales	Prior Year	% Change
March 2025	269	+20.1%
April 2025	290	-0.7%
May 2025	352	-15.6%
June 2025	309	+7.4%
July 2025	376	-7.7%
August 2025	384	-4.7%
September 2025	371	-14.6%
October 2025	373	+2.7%
November 2025	327	-9.2%
December 2025	361	+8.3%
January 2026	338	-5.6%
<b>February 2026</b>	<b>276</b>	<b>-7.6%</b>
12-Month Avg	326	-2.8%

## Historical Closed Sales Activity





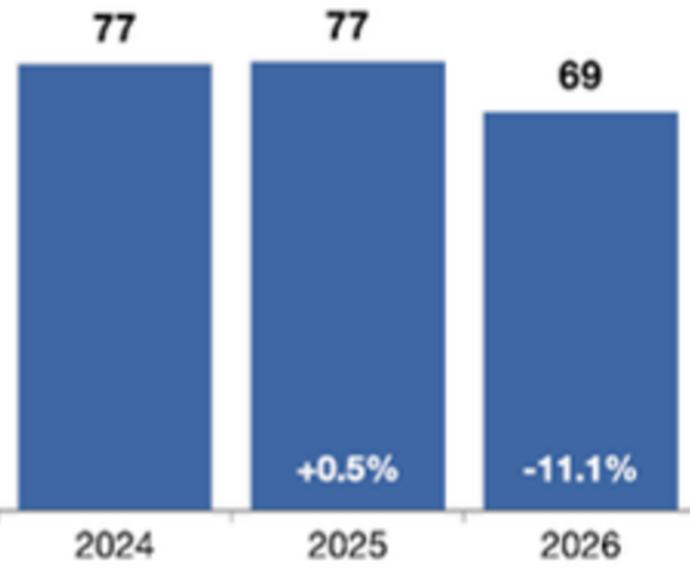
# Days on Market Until Sale

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.

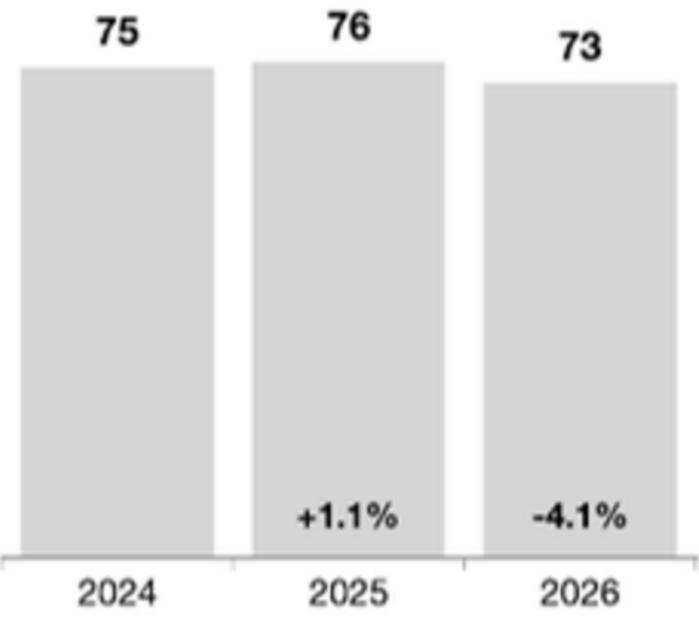


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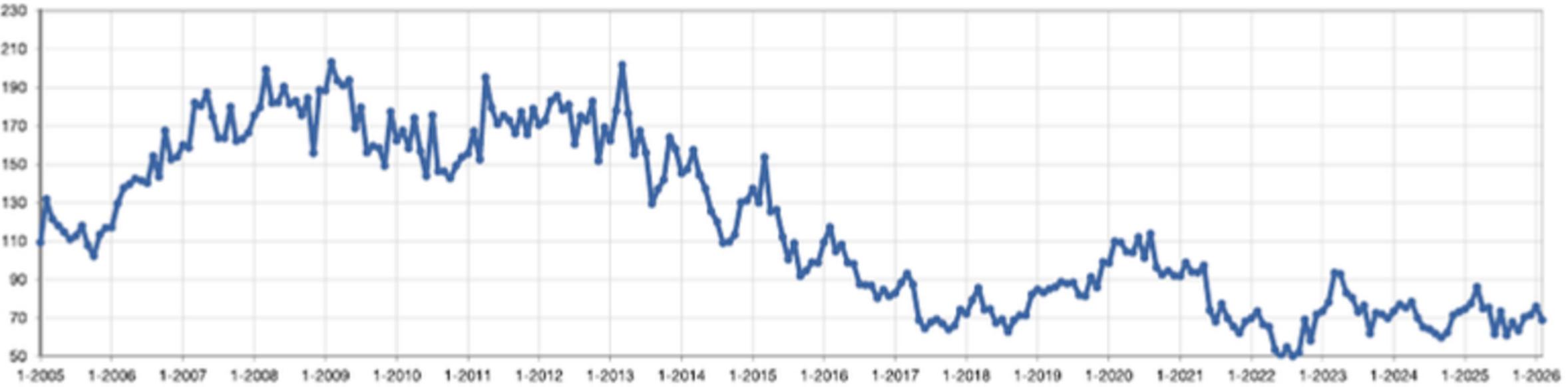


## Year to Date



Days on Market	Prior Year	% Change	
March 2025	86	75	+14.5%
April 2025	75	78	-4.5%
May 2025	75	70	+7.7%
June 2025	61	65	-5.6%
July 2025	73	64	+14.5%
August 2025	61	62	-1.6%
September 2025	68	60	+13.5%
October 2025	63	62	+1.5%
November 2025	70	71	-1.5%
December 2025	71	73	-2.5%
January 2026	76	75	+1.8%
<b>February 2026</b>	<b>69</b>	<b>77</b>	<b>-11.1%</b>
12-Month Avg	71	69	+2.4%

## Historical Days on Market Until Sale



Current as of March 5, 2026. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2026 ShowingTime Plus, LLC.

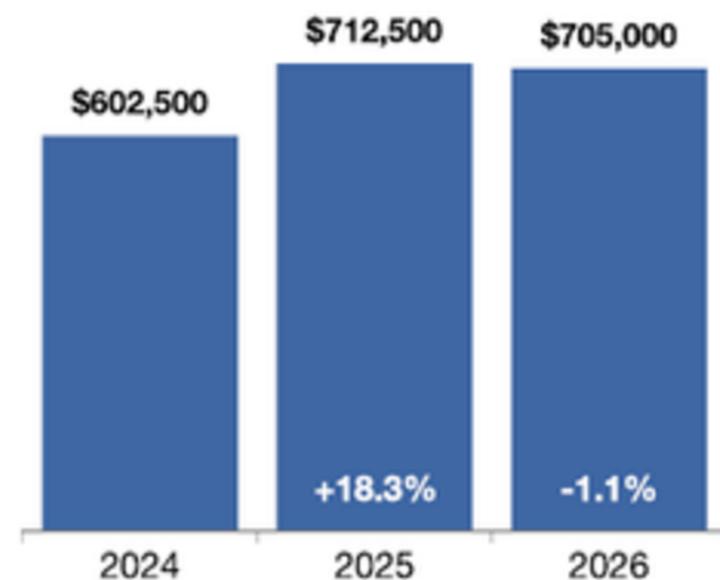
# Median Sales Price

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

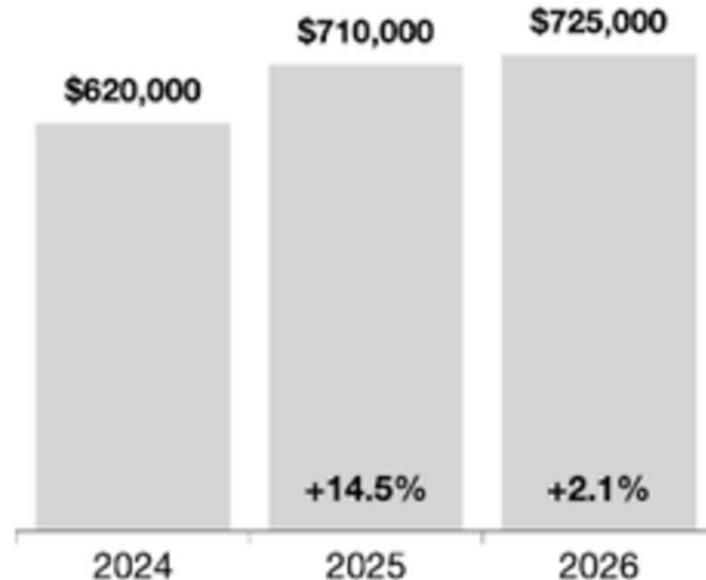


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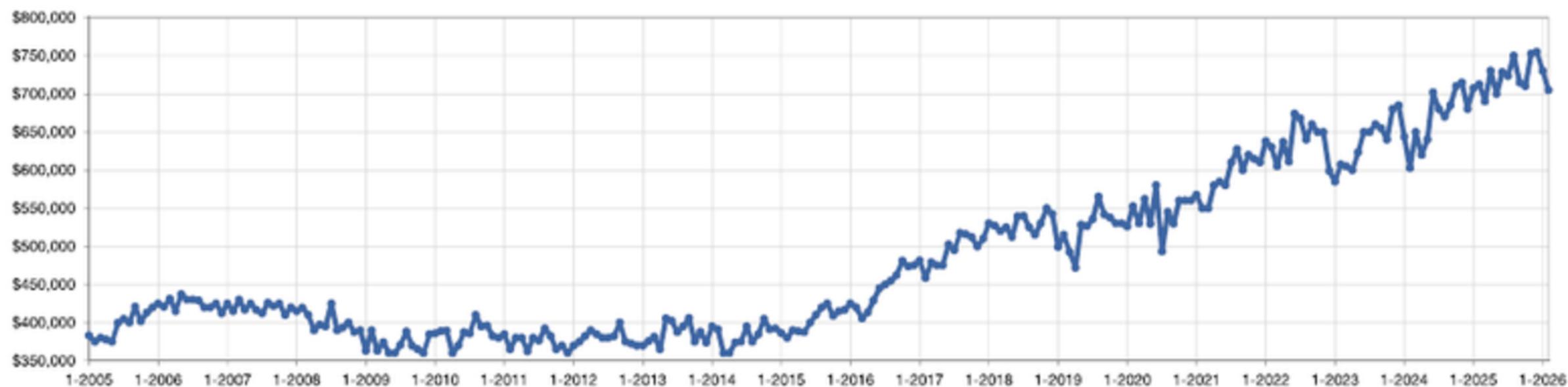


## Year to Date



Month	Median Sales Price	Prior Year	% Change
March 2025	\$690,000	\$650,000	+6.2%
April 2025	\$729,988	\$620,000	+17.7%
May 2025	\$700,000	\$640,000	+9.4%
June 2025	\$728,500	\$702,000	+3.8%
July 2025	\$723,500	\$680,000	+6.4%
August 2025	\$750,000	\$670,000	+11.9%
September 2025	\$715,000	\$685,000	+4.4%
October 2025	\$710,000	\$710,000	0.0%
November 2025	\$752,500	\$715,000	+5.2%
December 2025	\$755,000	\$680,000	+11.0%
January 2026	\$730,000	\$707,500	+3.2%
<b>February 2026</b>	<b>\$705,000</b>	<b>\$712,500</b>	<b>-1.1%</b>
12-Month Med	\$725,000	\$680,000	+6.6%

## Historical Median Sales Price



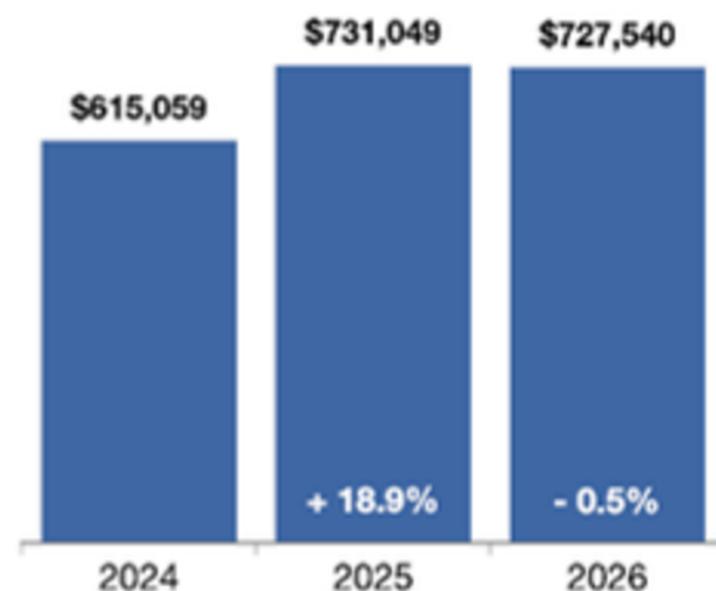
# Average Sales Price

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

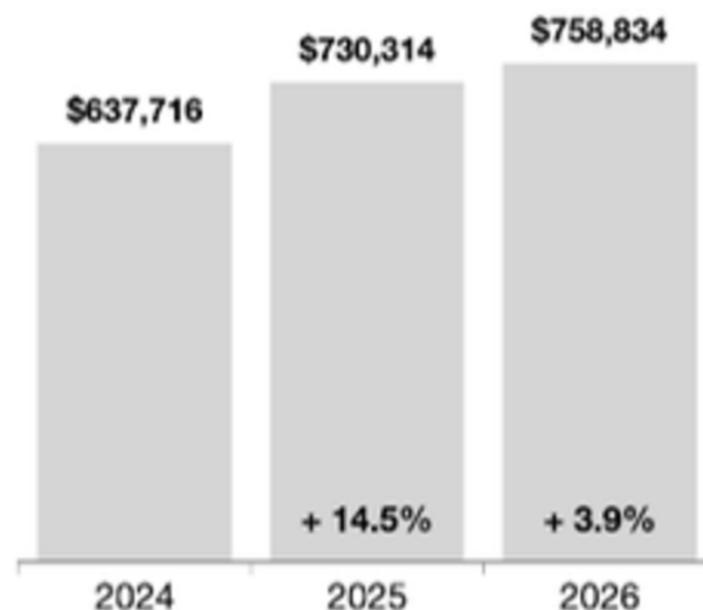


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## Year to Date



	Average Sales Price	Prior Year	% Change
March 2025	\$726,253	\$645,971	+12.4%
April 2025	\$777,039	\$639,799	+21.5%
May 2025	\$746,716	\$642,667	+16.2%
June 2025	\$753,205	\$718,744	+4.8%
July 2025	\$774,854	\$675,638	+14.7%
August 2025	\$779,055	\$685,216	+13.7%
September 2025	\$750,716	\$712,294	+5.4%
October 2025	\$725,263	\$744,990	-2.6%
November 2025	\$759,872	\$729,812	+4.1%
December 2025	\$790,500	\$703,668	+12.3%
January 2026	\$783,850	\$729,715	+7.4%
<b>February 2026</b>	<b>\$727,540</b>	<b>\$731,049</b>	<b>-0.5%</b>
12-Month Avg	\$758,715	\$697,453	+8.8%

## Historical Average Sales Price



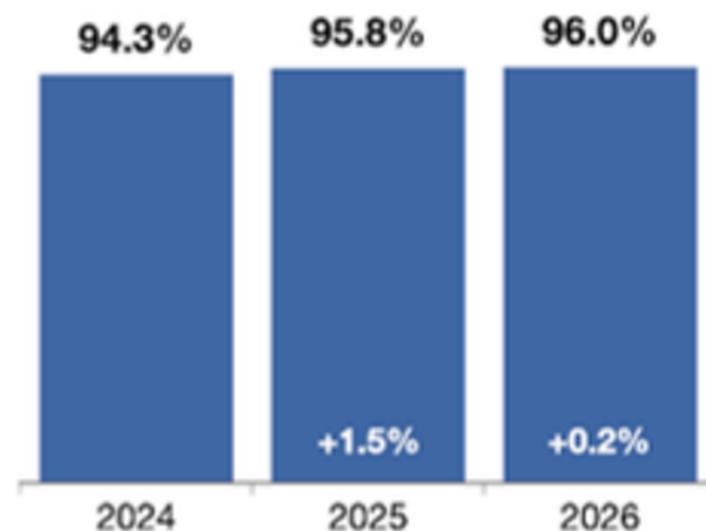
# Percent of Original List Price Received

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.

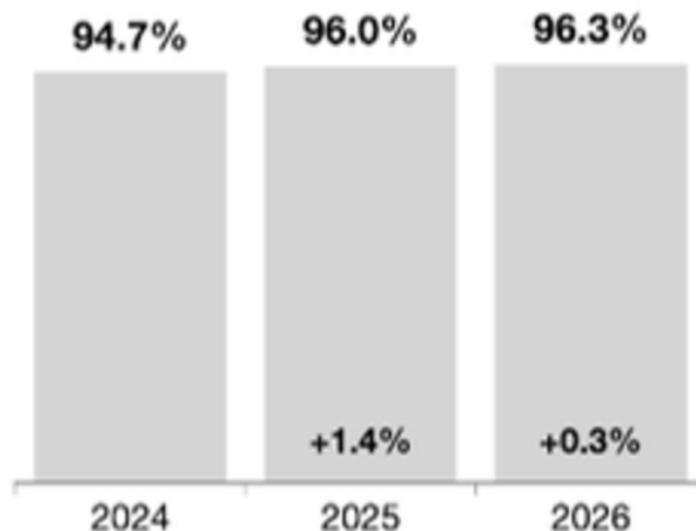


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## Year to Date



	Pct of Orig. List Price if Rec'd	Prior Year	% Change
March 2025	96.3%	95.5%	+0.9%
April 2025	96.7%	95.9%	+0.8%
May 2025	96.4%	96.1%	+0.3%
June 2025	96.8%	96.2%	+0.7%
July 2025	96.6%	96.9%	-0.4%
August 2025	96.8%	97.1%	-0.4%
September 2025	96.9%	96.2%	+0.7%
October 2025	96.4%	96.3%	+0.2%
November 2025	96.4%	96.6%	-0.3%
December 2025	97.1%	96.9%	+0.2%
January 2026	96.6%	96.3%	+0.4%
<b>February 2026</b>	<b>96.0%</b>	<b>95.8%</b>	<b>+0.2%</b>
12-Month Avg	96.6%	96.4%	+0.2%

## Historical Percent of Original List Price Received



# Housing Affordability Index

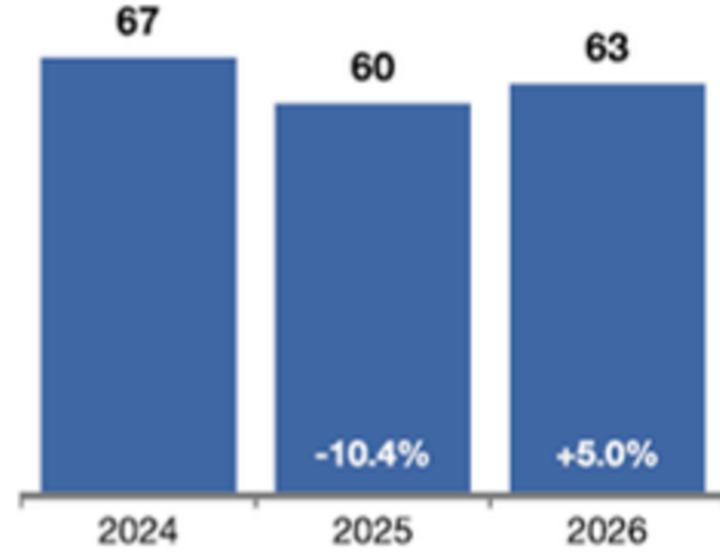


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

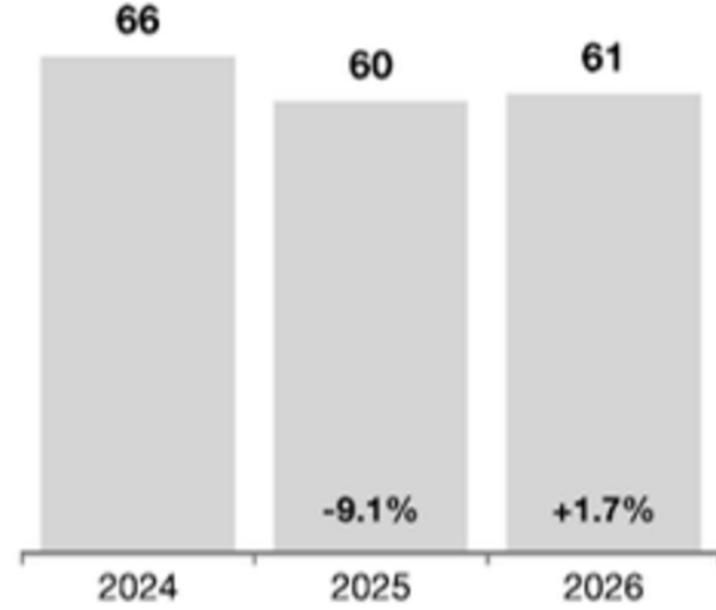


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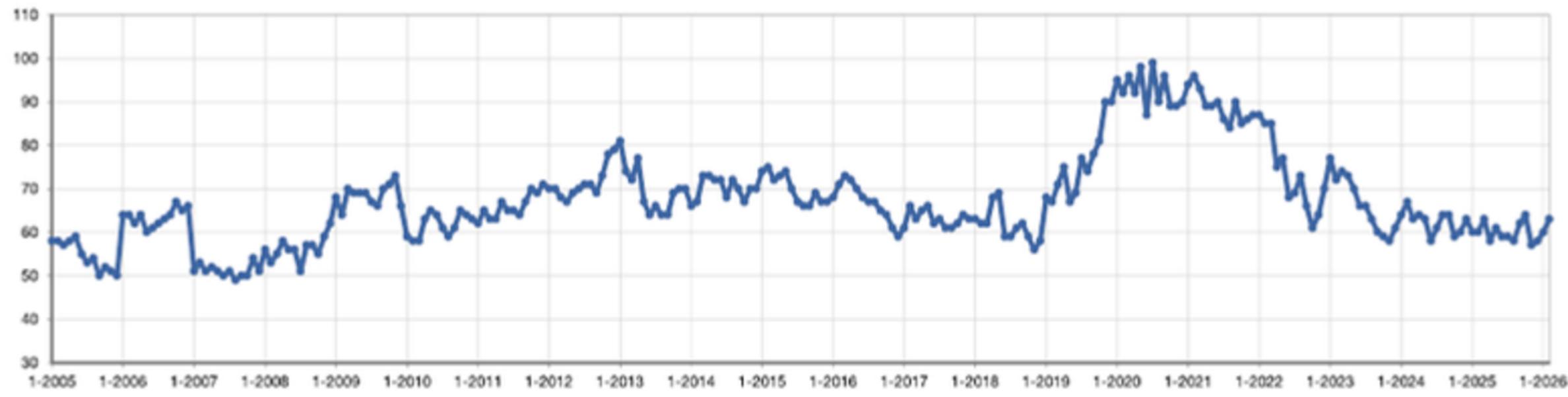


## Year to Date



Housing Affordability Index	Prior Year	% Change
March 2025	63	0.0%
April 2025	64	-9.4%
May 2025	63	-3.2%
June 2025	58	+1.7%
July 2025	61	-3.3%
August 2025	64	-9.4%
September 2025	64	-3.1%
October 2025	59	+8.5%
November 2025	60	-5.0%
December 2025	63	-7.9%
January 2026	60	0.0%
<b>February 2026</b>	<b>60</b>	<b>+5.0%</b>
12-Month Avg	61	-3.2%

## Historical Housing Affordability Index



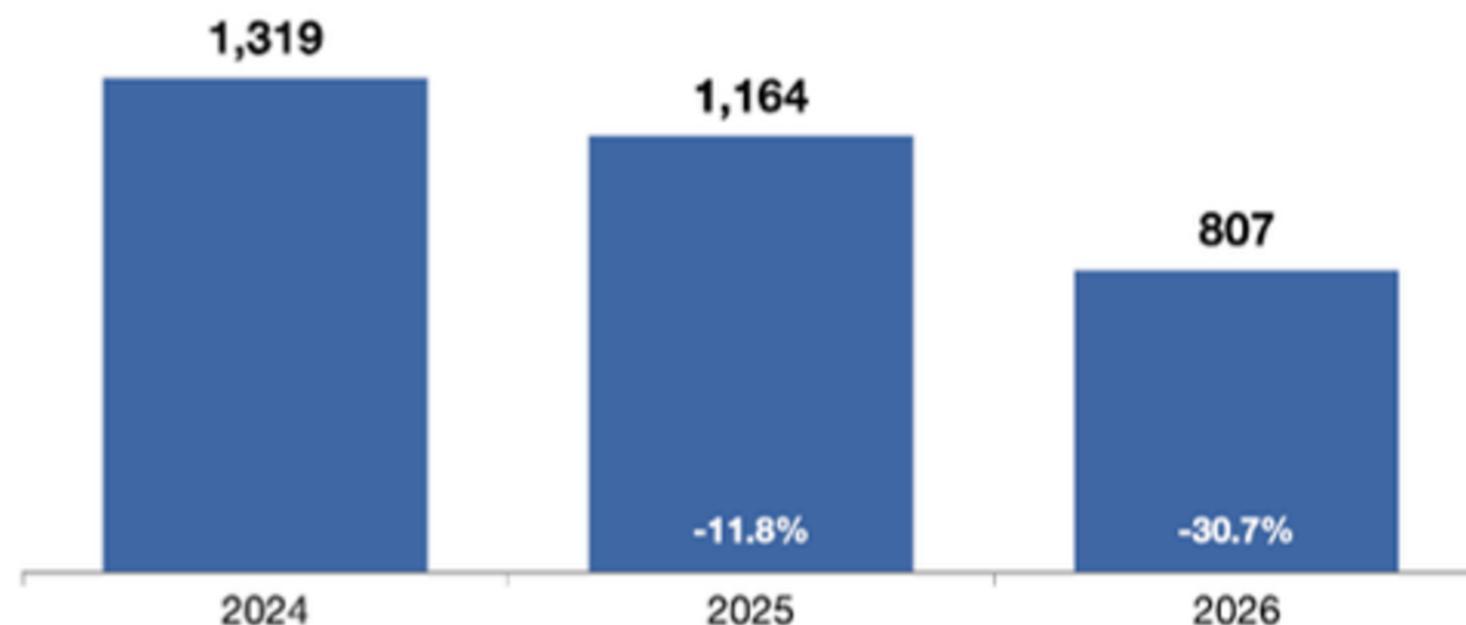
# Inventory of Homes for Sale

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
March 2025	1,234	1,354	-8.9%
April 2025	1,326	1,472	-9.9%
May 2025	1,411	1,533	-8.0%
June 2025	1,476	1,544	-4.4%
July 2025	1,470	1,554	-5.4%
August 2025	1,429	1,476	-3.2%
September 2025	1,467	1,457	+0.7%
October 2025	1,326	1,389	-4.5%
November 2025	1,194	1,311	-8.9%
December 2025	864	1,091	-20.8%
January 2026	854	1,124	-24.0%
<b>February 2026</b>	<b>807</b>	<b>1,164</b>	<b>-30.7%</b>
12-Month Avg	1,238	1,372	-9.8%

## Historical Inventory of Homes for Sale



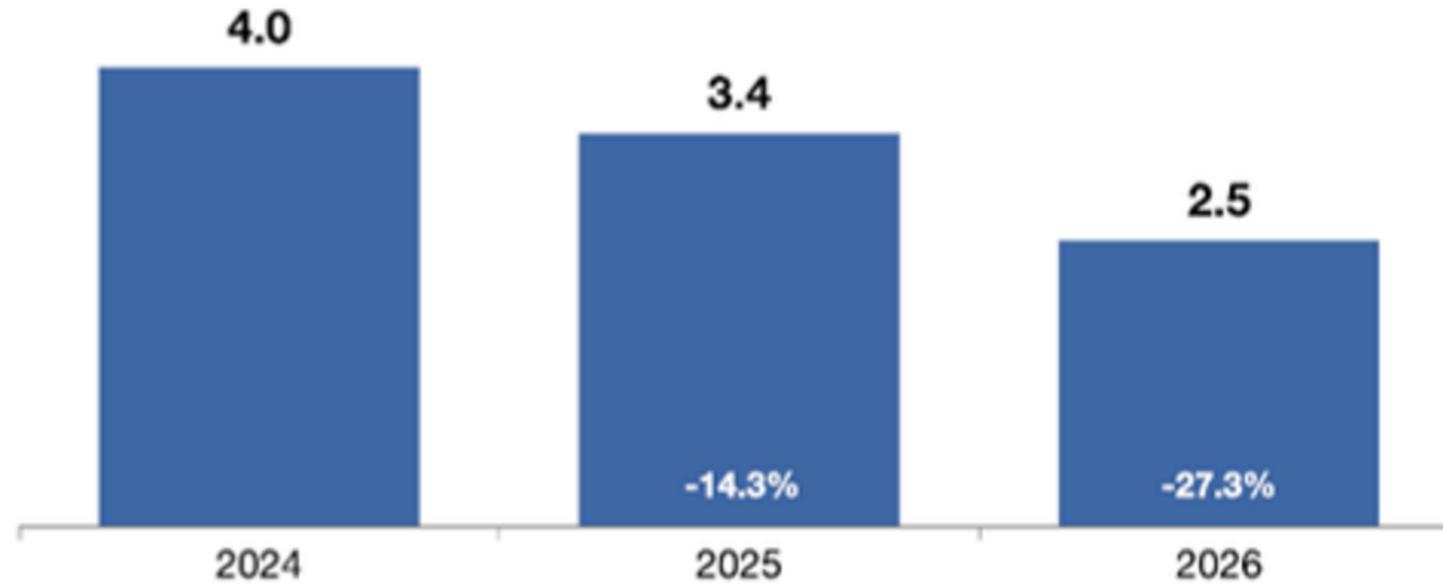
# Months Supply of Inventory

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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## February



Months Supply of Inventory	Prior Year	% Change
March 2025	4.2	-12.7%
April 2025	4.5	-14.1%
May 2025	4.7	-11.0%
June 2025	4.7	-6.1%
July 2025	4.7	-4.9%
August 2025	4.4	-1.4%
September 2025	4.4	+2.2%
October 2025	4.2	-3.4%
November 2025	3.9	-6.8%
December 2025	3.2	-18.3%
January 2026	3.3	-19.5%
<b>February 2026</b>	<b>3.4</b>	<b>-27.3%</b>
12-Month Avg	4.1	-9.5%

## Historical Months Supply of Inventory

