

Monthly Indicators

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



MARTINO
REALTY GROUP

January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in Staten Island decreased 20.0 percent to 367. Pending Sales were down 28.3 percent to 226. Inventory levels fell 27.7 percent to 813 units.

Prices continued to gain traction. The Median Sales Price increased 4.5 percent to \$739,500. Days on Market was up 0.9 percent to 75 days. Sellers were encouraged as Months Supply of Inventory was down 23.4 percent to 2.5 months.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 8.9% + 4.5% - 27.7%

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Inventory
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Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



Market Overview

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

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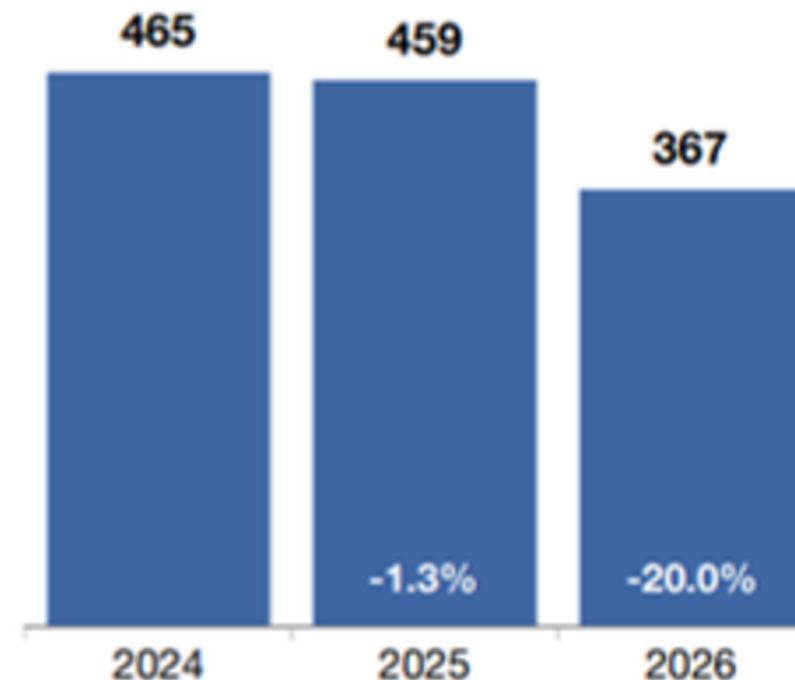
Key Metrics	Historical Sparklines	1-2025		1-2026		+ / -	YTD 2025		YTD 2026		+ / -
		1-2025	1-2026	1-2025	1-2026		YTD 2025	YTD 2026	YTD 2025	YTD 2026	
New Listings		459	367	- 20.0%	459	367	- 20.0%				
Pending Sales		315	226	- 28.3%	315	226	- 28.3%				
Closed Sales		338	308	- 8.9%	338	308	- 8.9%				
Days on Market Until Sale		75	75	+ 0.9%	75	75	+ 0.9%				
Median Sales Price		\$707,500	\$739,500	+ 4.5%	\$707,500	\$739,500	+ 4.5%				
Average Sales Price		\$729,715	\$786,609	+ 7.8%	\$729,715	\$786,609	+ 7.8%				
Percent of Original List Price Received		96.3%	96.7%	+ 0.5%	96.3%	96.7%	+ 0.5%				
Housing Affordability Index		60	60	0.0%	60	60	0.0%				
Inventory of Homes for Sale		1,124	813	- 27.7%	--	--	--				
Months Supply of Inventory		3.3	2.5	- 23.4%	--	--	--				

New Listings

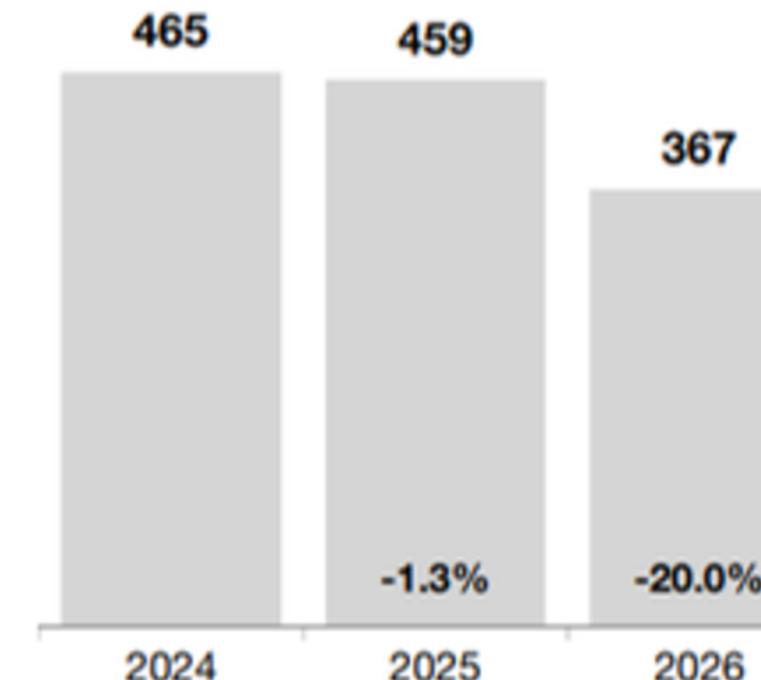
A count of the properties that have been newly listed on the market in a given month.



January

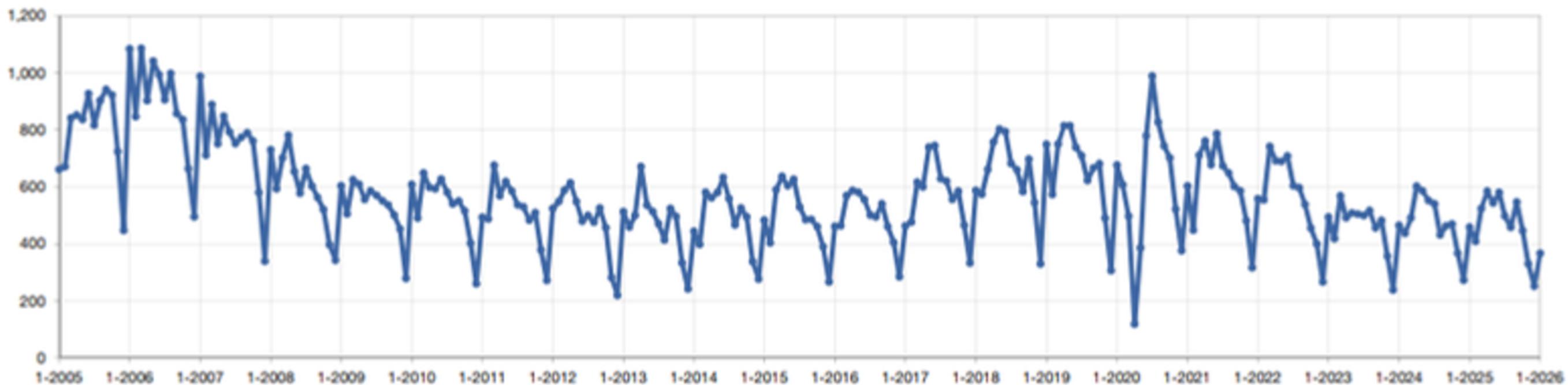


Year to Date



New Listings	Prior Year	% Change
February 2025	409	-6.4%
March 2025	524	+6.7%
April 2025	585	-2.8%
May 2025	543	-7.3%
June 2025	580	+5.1%
July 2025	498	-17.8%
August 2025	458	+6.3%
September 2025	547	+18.1%
October 2025	446	-4.9%
November 2025	330	-10.1%
December 2025	252	-7.7%
January 2026	367	-20.0%
12-Month Avg	462	-2.3%

Historical New Listing Activity



Pending Sales

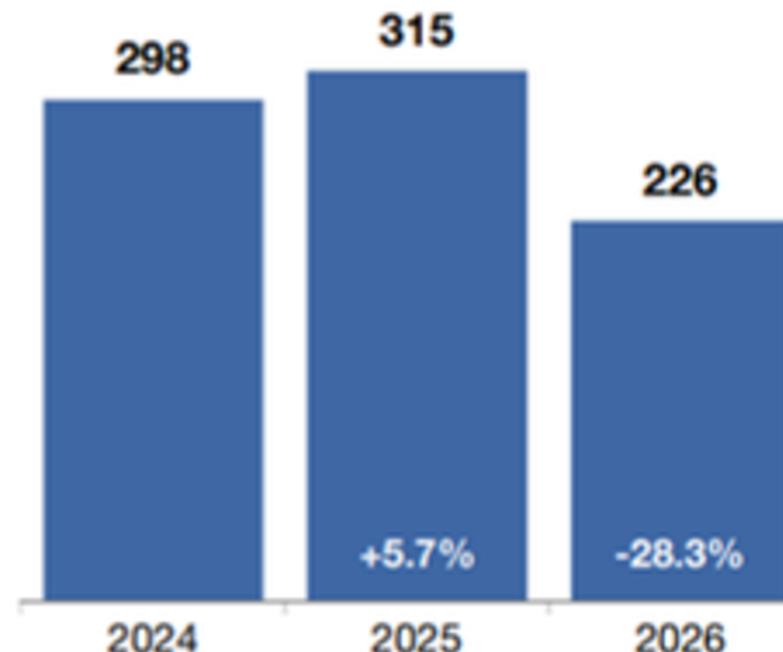
A count of the properties on which offers have been accepted in a given month.

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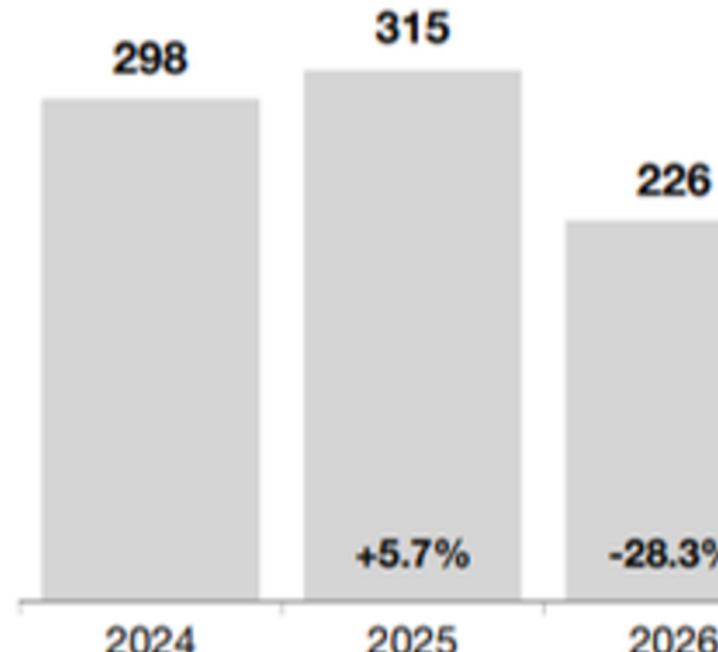


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January



Year to Date



Pending Sales	Prior Year	% Change
February 2025	242	-19.1%
March 2025	322	-6.9%
April 2025	356	+2.9%
May 2025	344	-3.4%
June 2025	353	-2.6%
July 2025	354	-0.3%
August 2025	333	-5.9%
September 2025	344	+3.3%
October 2025	406	+17.9%
November 2025	323	-24.6%
December 2025	311	-3.7%
January 2026	226	-28.3%
12-Month Avg	326	-5.6%

Historical Pending Sales Activity

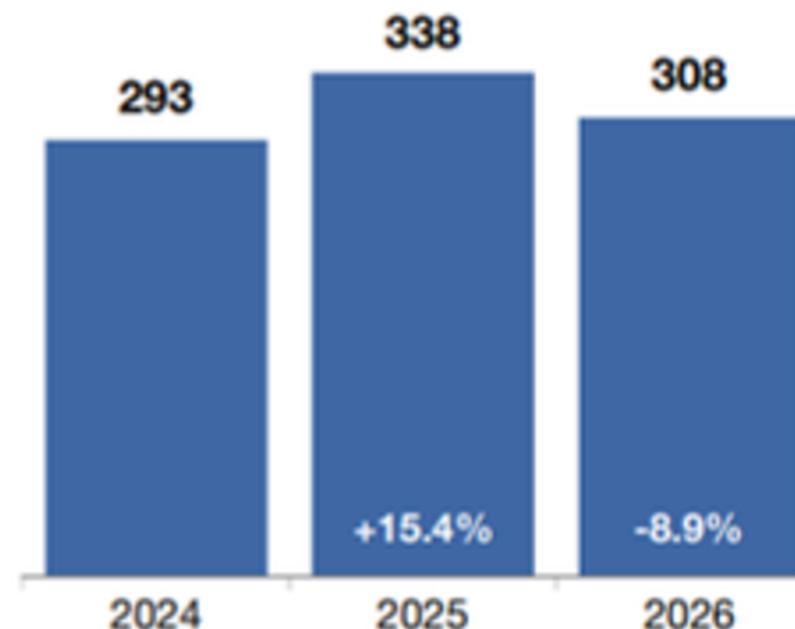


Closed Sales

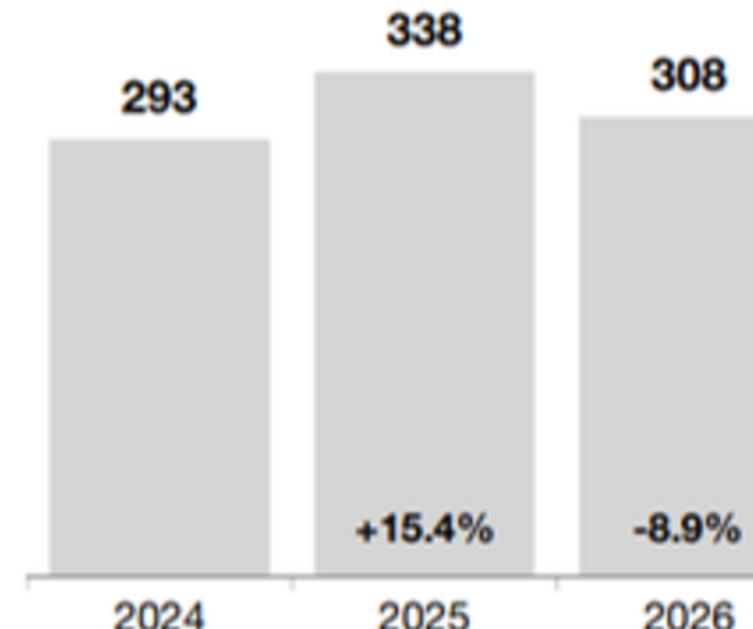
A count of the actual sales that have closed in a given month.



January



Year to Date



Closed Sales	Prior Year	% Change
February 2025	276	+13.1%
March 2025	323	+20.1%
April 2025	288	-0.7%
May 2025	297	-15.6%
June 2025	332	+7.4%
July 2025	347	-7.7%
August 2025	366	-4.7%
September 2025	317	-14.6%
October 2025	383	+2.7%
November 2025	297	-8.9%
December 2025	389	+7.8%
January 2026	308	-8.9%
12-Month Avg	327	-1.8%

Historical Closed Sales Activity

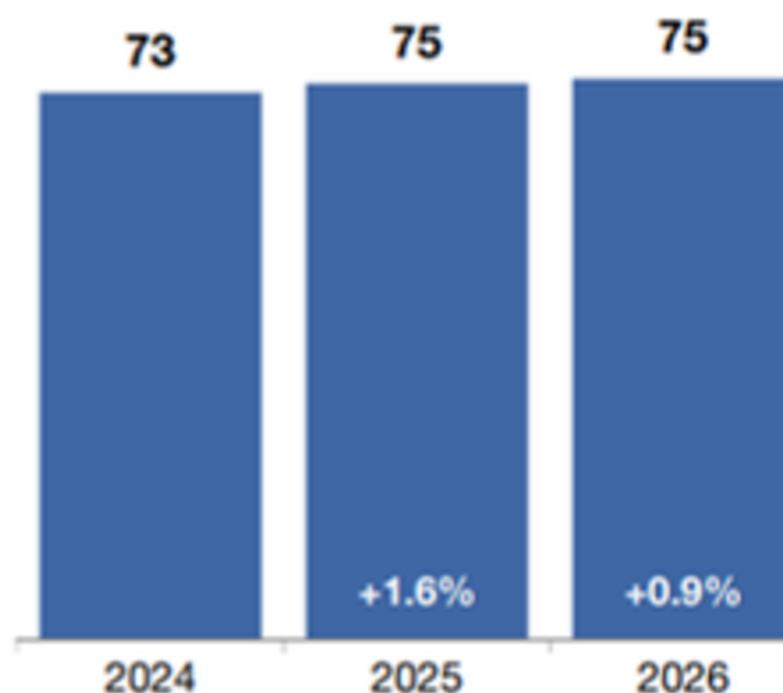


Days on Market Until Sale

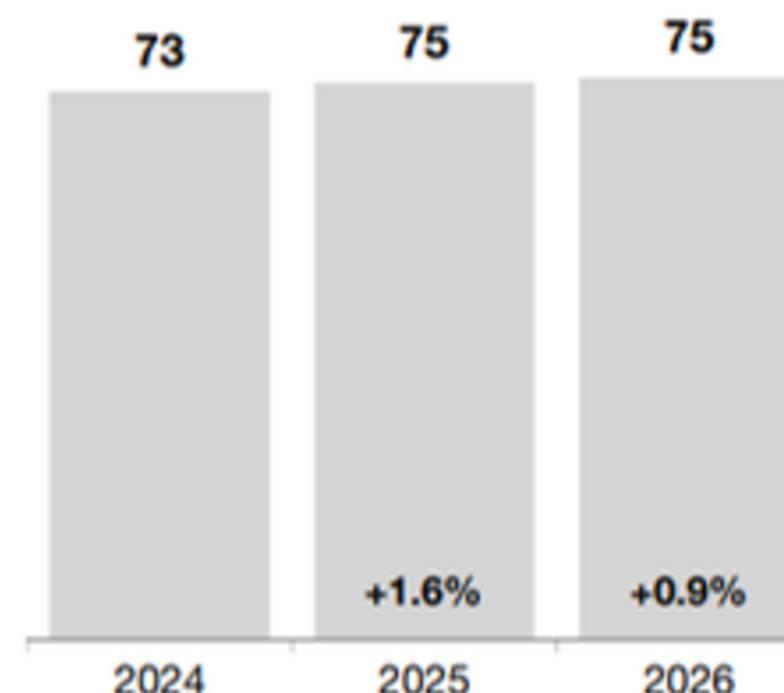
Average number of days between when a property is listed and when an offer is accepted in a given month.
Based on Cumulative Days on Market.



January



Year to Date



Days on Market	Prior Year	% Change
February 2025	77	+0.5%
March 2025	86	+14.5%
April 2025	75	-4.5%
May 2025	75	+7.7%
June 2025	61	-5.6%
July 2025	73	+14.5%
August 2025	61	-1.6%
September 2025	68	+13.5%
October 2025	63	+1.5%
November 2025	70	-1.7%
December 2025	71	-2.4%
January 2026	75	+0.9%
12-Month Avg	71	+3.3%

Historical Days on Market Until Sale

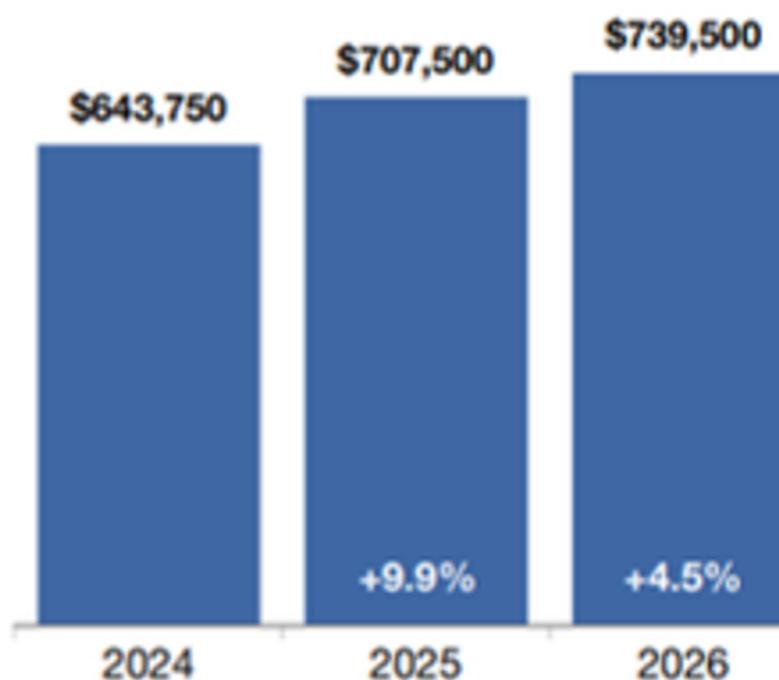


Median Sales Price

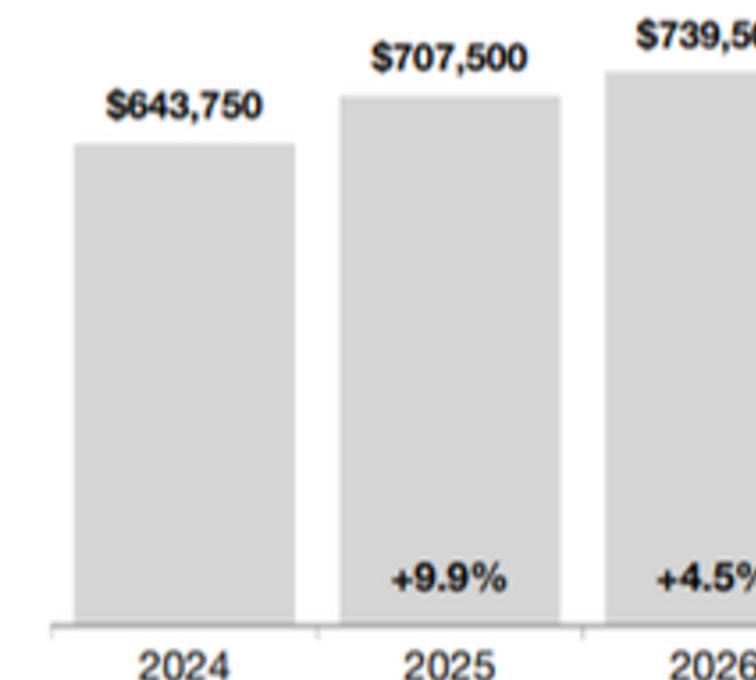
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



Year to Date



Median Sales Price	Prior Year	% Change
February 2025	\$712,500	+18.3%
March 2025	\$690,000	+6.2%
April 2025	\$729,988	+17.7%
May 2025	\$700,000	+9.4%
June 2025	\$728,500	+3.8%
July 2025	\$723,500	+6.4%
August 2025	\$750,000	+11.9%
September 2025	\$720,000	+5.1%
October 2025	\$710,000	0.0%
November 2025	\$752,500	+5.6%
December 2025	\$755,000	+11.0%
January 2026	\$739,500	+4.5%
12-Month Med	\$728,000	+7.4%

Historical Median Sales Price

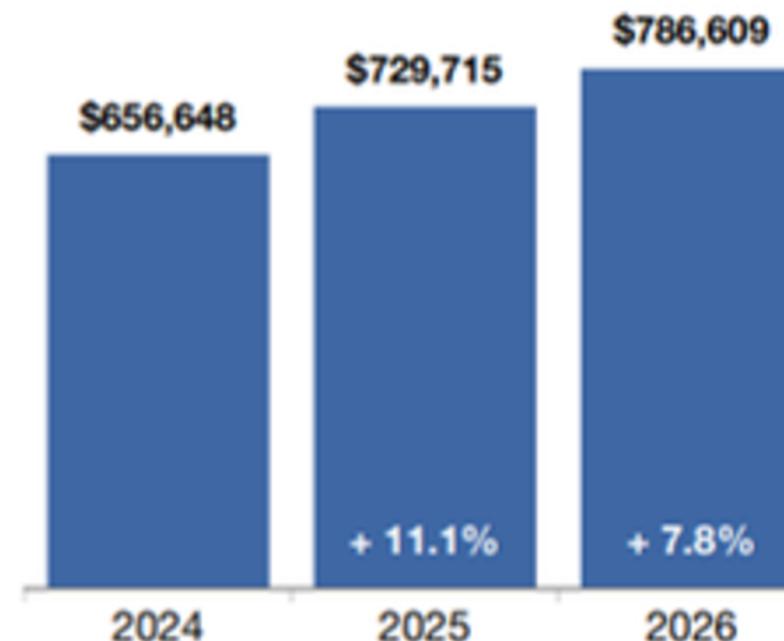


Average Sales Price

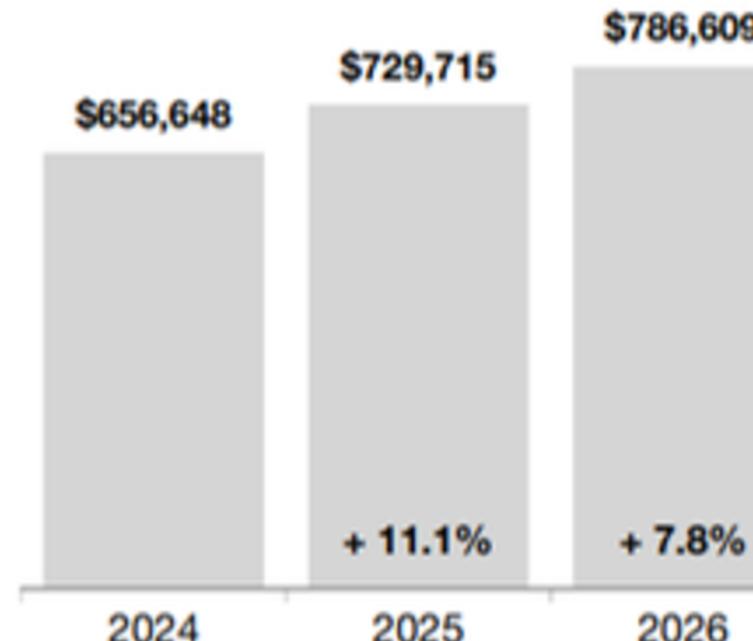
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



Year to Date



Average Sales Price	Prior Year	% Change
February 2025	\$731,049	+18.9%
March 2025	\$726,253	+12.4%
April 2025	\$777,039	+21.5%
May 2025	\$746,716	+16.2%
June 2025	\$753,205	+4.8%
July 2025	\$774,854	+14.7%
August 2025	\$779,055	+13.7%
September 2025	\$751,662	+5.5%
October 2025	\$725,263	-2.6%
November 2025	\$759,872	+4.2%
December 2025	\$792,257	+12.6%
January 2026	\$786,609	+7.8%
12-Month Avg	\$759,176	+10.0%

Historical Average Sales Price

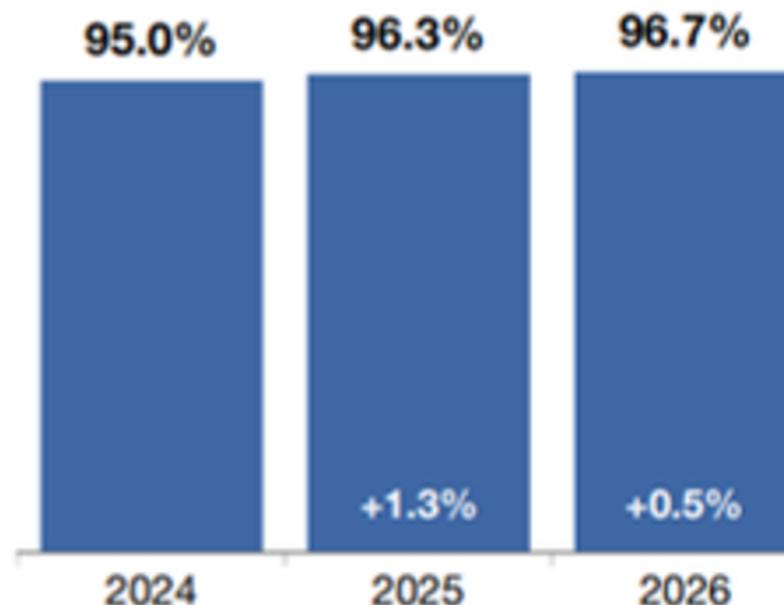


Percent of Original List Price Received

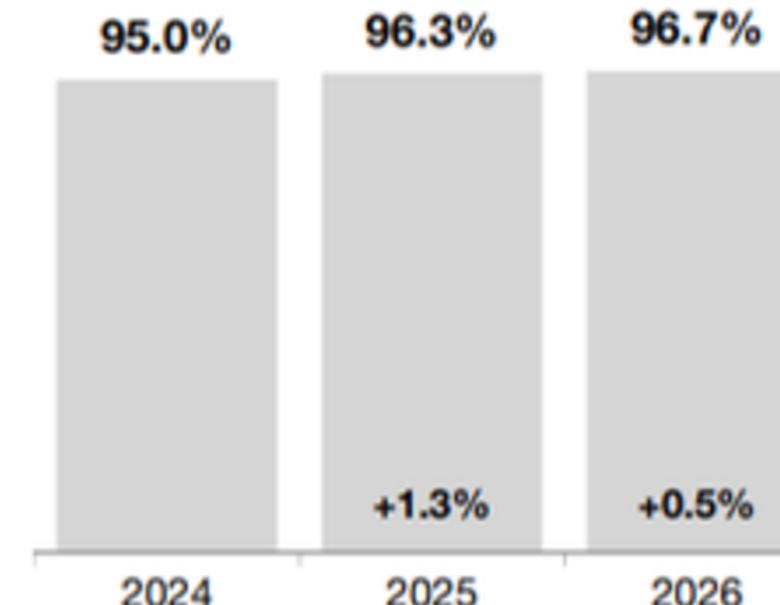
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



Year to Date



	Pct of Orig. List Price if Rec'd	Prior Year	% Change
February 2025	95.8%	94.3%	+1.5%
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	97.0%	96.2%	+0.9%
October 2025	96.4%	96.3%	+0.2%
November 2025	96.4%	96.6%	-0.2%
December 2025	97.1%	96.9%	+0.2%
January 2026	96.7%	96.3%	+0.5%
12-Month Avg	96.6%	96.3%	+0.3%

Historical Percent of Original List Price Received

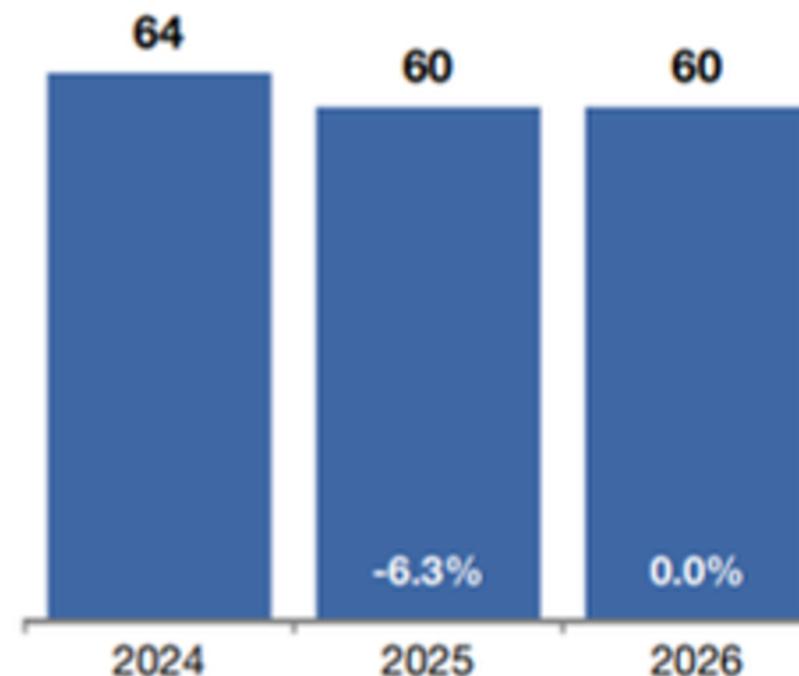


Housing Affordability Index

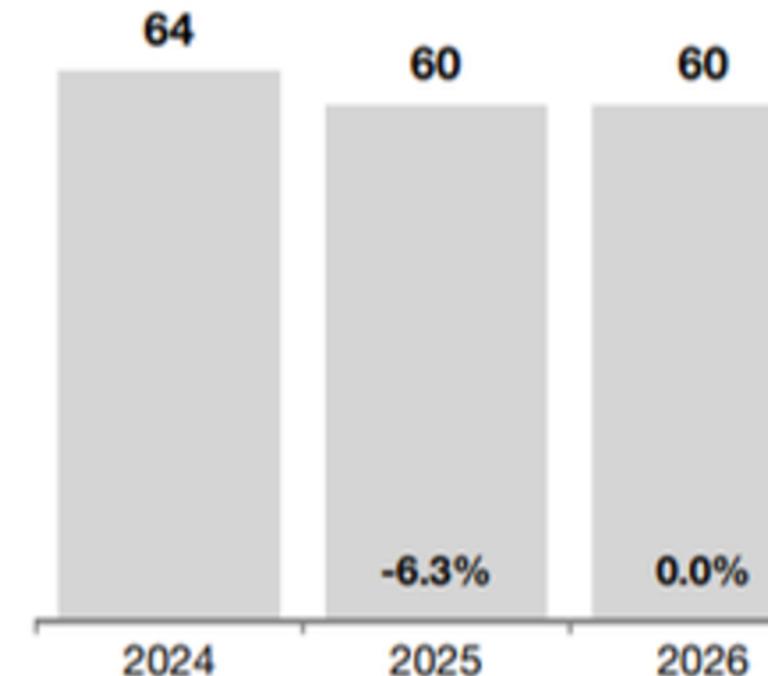
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January

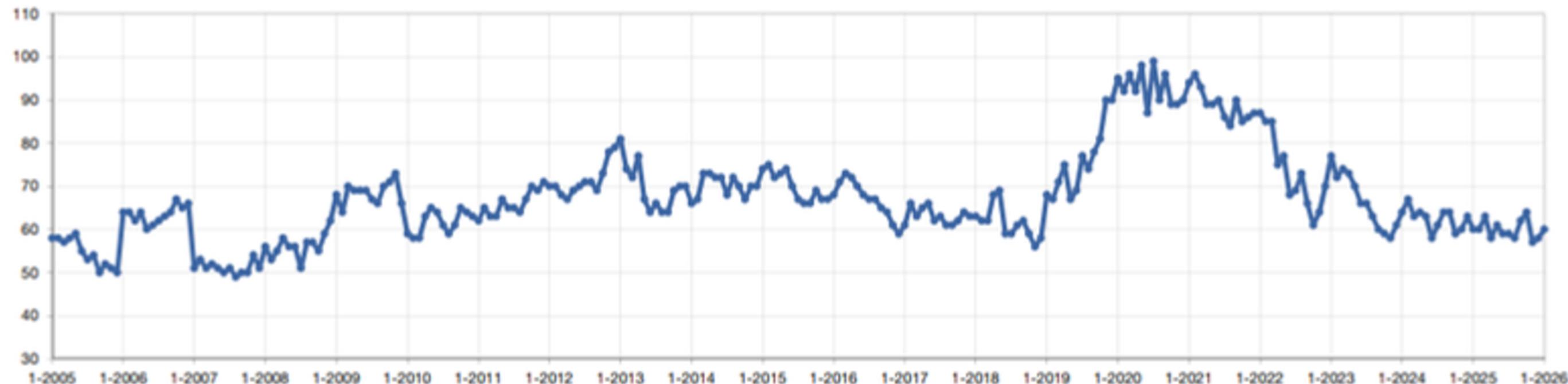


Year to Date



Housing Affordability Index	Prior Year	% Change
February 2025	60	-10.4%
March 2025	63	0.0%
April 2025	58	-9.4%
May 2025	61	-3.2%
June 2025	59	+1.7%
July 2025	59	-3.3%
August 2025	58	-9.4%
September 2025	62	-3.1%
October 2025	64	+8.5%
November 2025	57	-5.0%
December 2025	58	-7.9%
January 2026	60	0.0%
12-Month Avg	61	-1.6%

Historical Housing Affordability Index

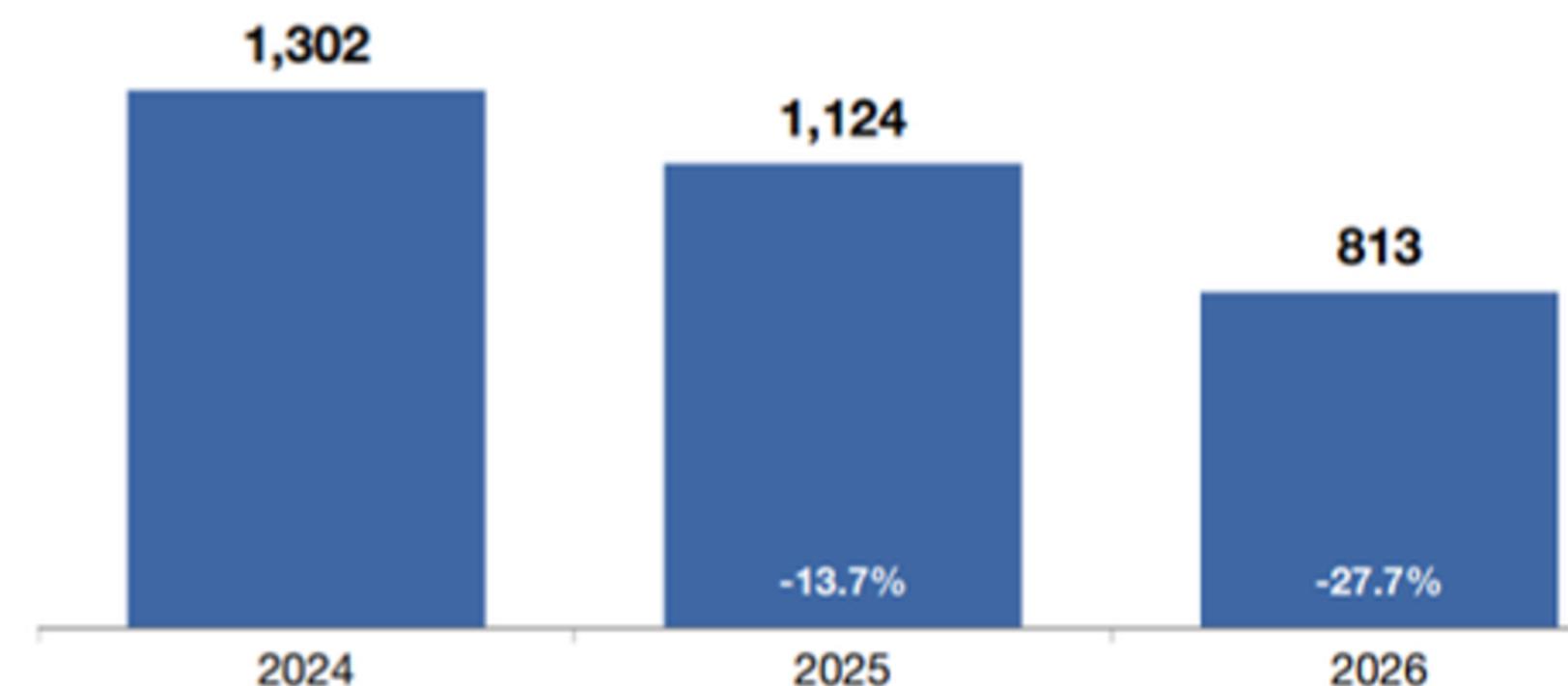


Inventory of Homes for Sale

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

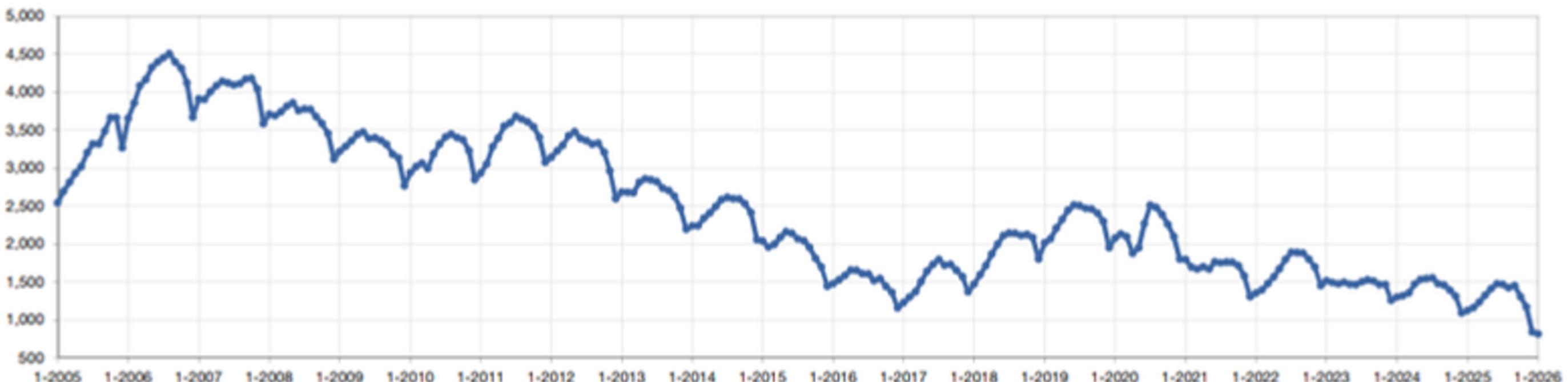


January



Inventory of Homes for Sale	Prior Year	% Change
February 2025	1,163	1,319 -11.8%
March 2025	1,232	1,354 -9.0%
April 2025	1,324	1,472 -10.1%
May 2025	1,409	1,533 -8.1%
June 2025	1,474	1,544 -4.5%
July 2025	1,467	1,554 -5.6%
August 2025	1,424	1,476 -3.5%
September 2025	1,451	1,457 -0.4%
October 2025	1,306	1,389 -6.0%
November 2025	1,173	1,311 -10.5%
December 2025	842	1,091 -22.8%
January 2026	813	1,124 -27.7%
12-Month Avg	1,257	1,385 -9.3%

Historical Inventory of Homes for Sale

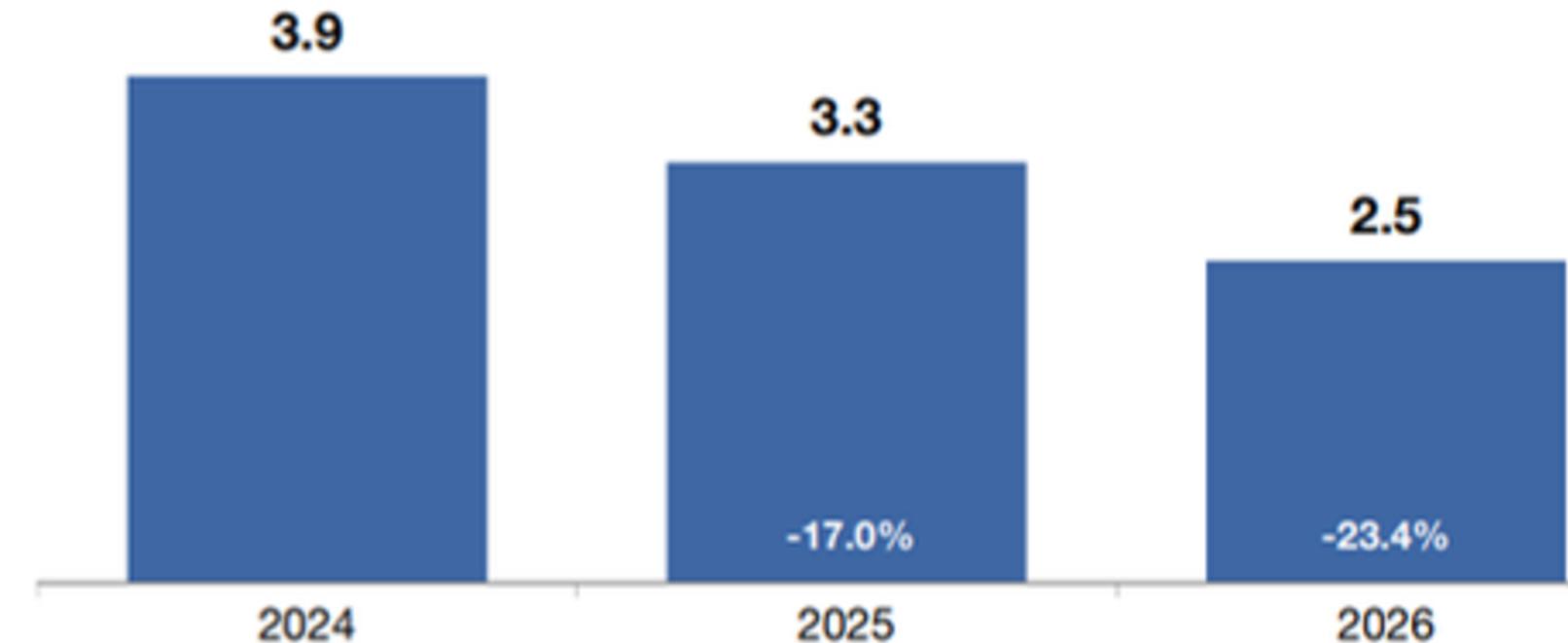


Months Supply of Inventory

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.



January



Months Supply of Inventory	Prior Year	% Change
February 2025	3.4	4.0
March 2025	3.6	4.2
April 2025	3.9	4.5
May 2025	4.2	4.7
June 2025	4.4	4.7
July 2025	4.4	4.7
August 2025	4.4	4.4
September 2025	4.4	4.4
October 2025	3.9	4.2
November 2025	3.5	3.9
December 2025	2.5	3.2
January 2026	2.5	3.3
12-Month Avg	3.8	4.2
		-9.6%

Historical Months Supply of Inventory

