

# Monthly Indicators

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



## 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








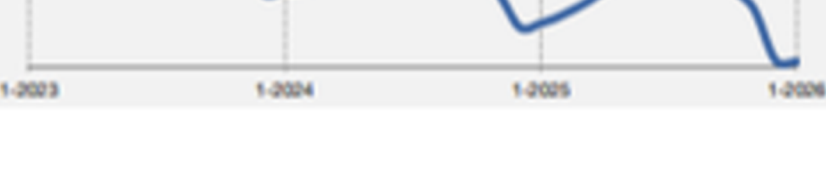
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# Market Overview

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



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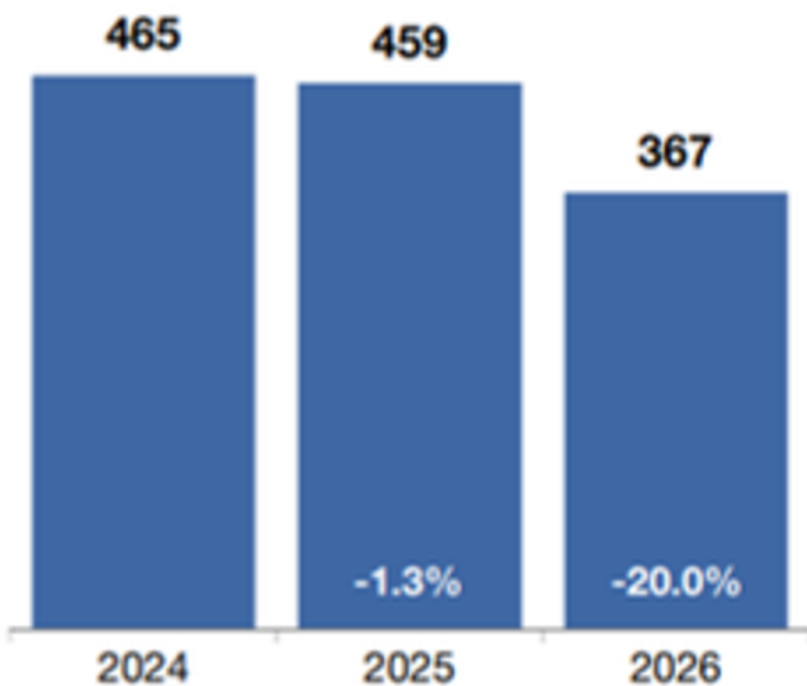
Key Metrics	Historical Sparklines	1-2025	1-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		459	367	- 20.0%	459	367	- 20.0%
Pending Sales		315	226	- 28.3%	315	226	- 28.3%
Closed Sales		338	308	- 8.9%	338	308	- 8.9%
Days on Market Until Sale		75	75	+ 0.9%	75	75	+ 0.9%
Median Sales Price		\$707,500	\$739,500	+ 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

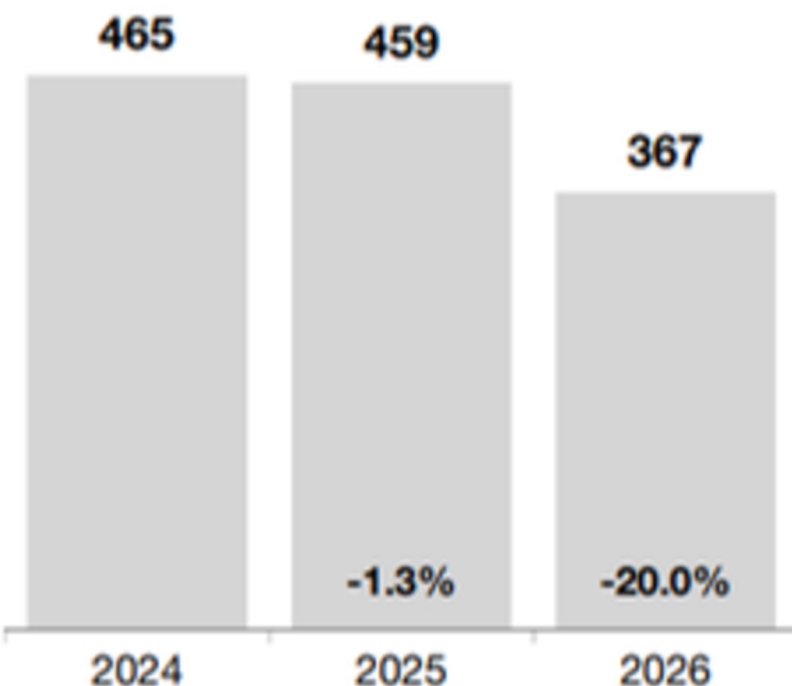
A count of the properties that have been newly listed on the market in a given month.



## January

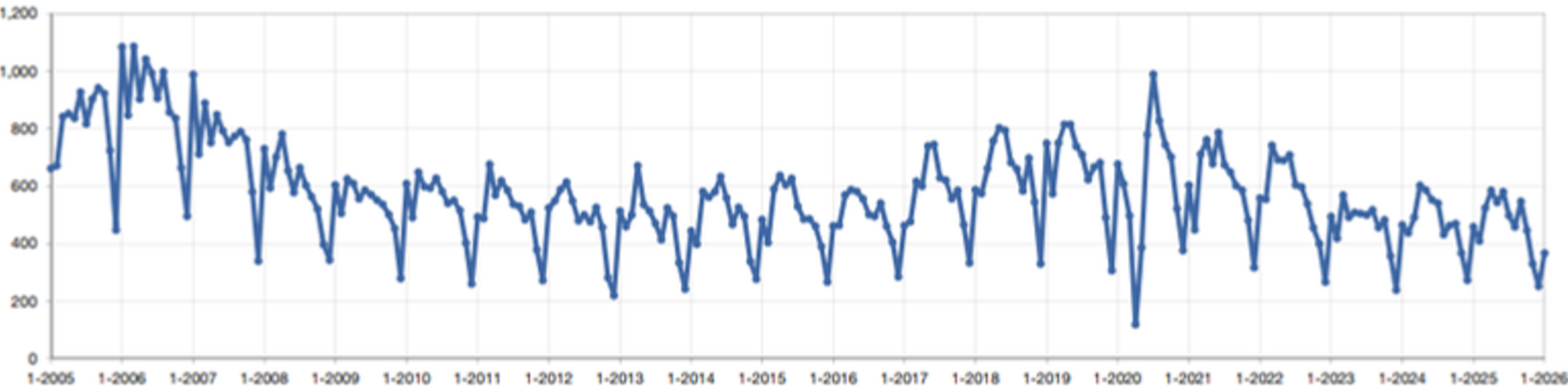


## Year to Date



New Listings		Prior Year	% Change
February 2025	409	437	-6.4%
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	458	431	+6.3%
September 2025	547	463	+18.1%
October 2025	446	469	-4.9%
November 2025	330	367	-10.1%
December 2025	252	273	-7.7%
January 2026	367	459	-20.0%
12-Month Avg	462	473	-2.3%

## Historical New Listing Activity

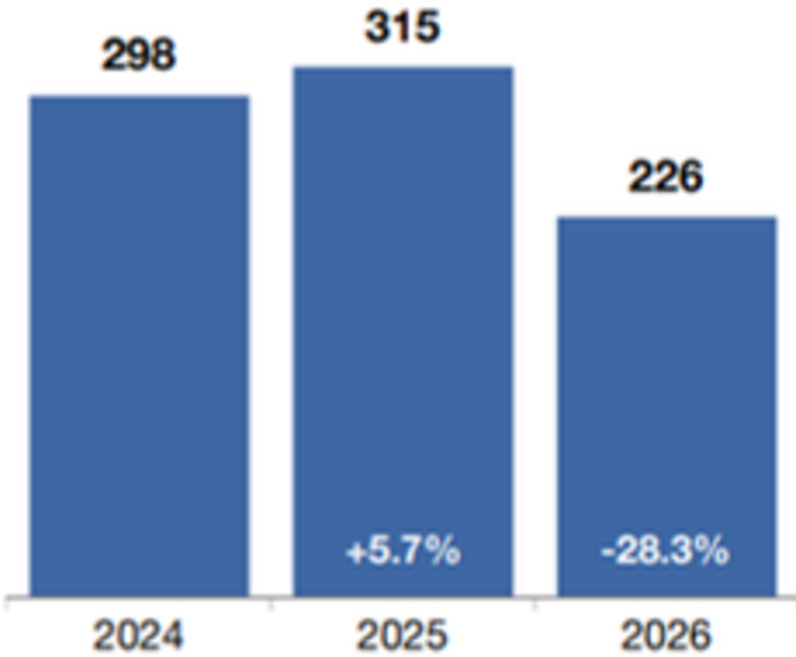


# Pending Sales

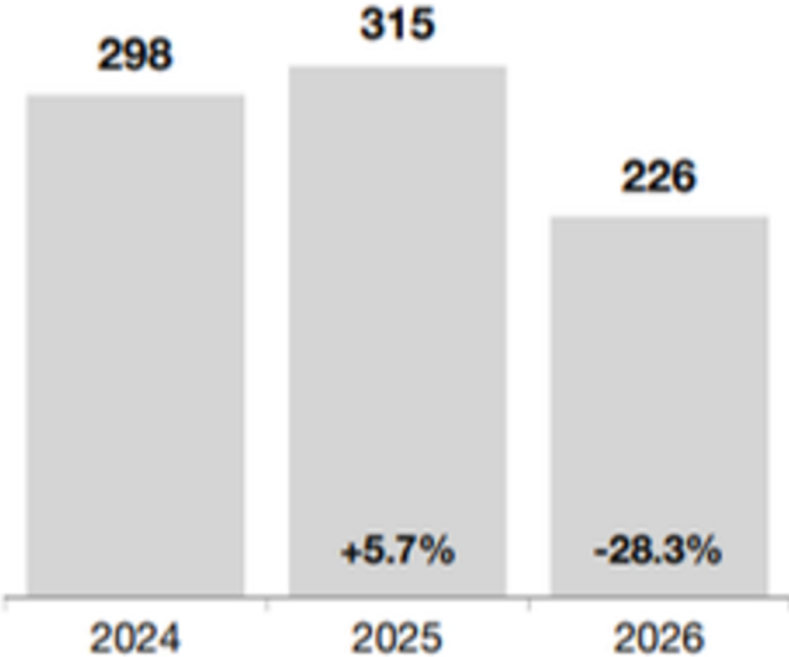
A count of the properties on which offers have been accepted in a given month.



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## Year to Date



Pending Sales		Prior Year	% Change
February 2025	242	299	-19.1%
March 2025	322	346	-6.9%
April 2025	356	346	+2.9%
May 2025	344	393	-12.5%
June 2025	353	388	-9.0%
July 2025	354	385	-8.1%
August 2025	333	370	-10.0%
September 2025	344	326	+5.5%
October 2025	406	373	+8.8%
November 2025	323	305	+5.9%
December 2025	311	300	+3.7%
January 2026	226	315	-28.3%
12-Month Avg	326	346	-5.6%

## Historical Pending Sales Activity



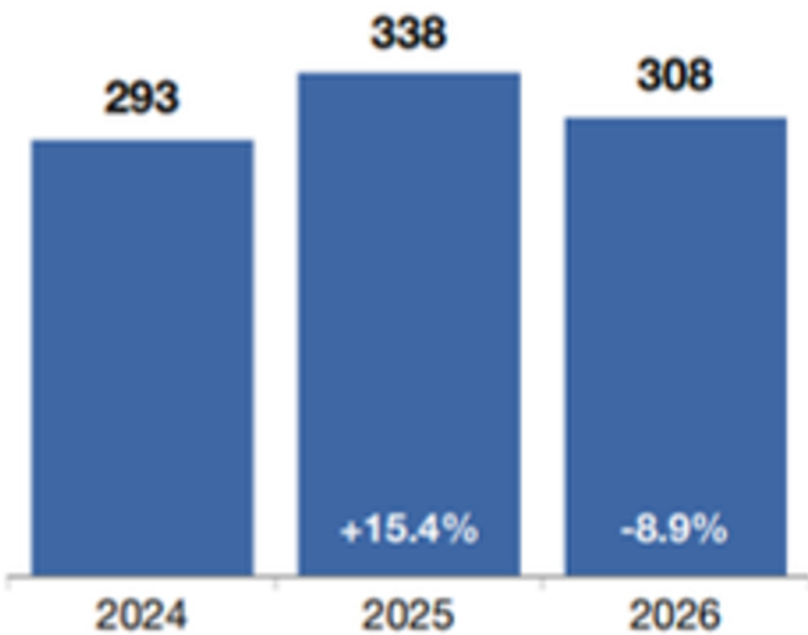
# Closed Sales

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

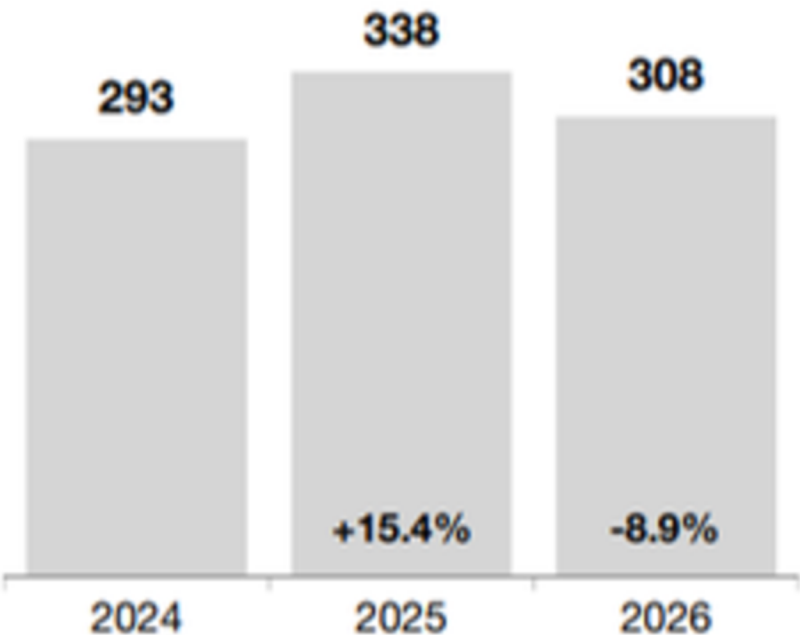


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## Year to Date



Closed Sales		Prior Year	% Change
February 2025	276	244	+13.1%
March 2025	323	269	+20.1%
April 2025	288	290	-0.7%
May 2025	297	352	-15.6%
June 2025	332	309	+7.4%
July 2025	347	376	-7.7%
August 2025	366	384	-4.7%
September 2025	317	371	-14.6%
October 2025	383	373	+2.7%
November 2025	297	326	-8.9%
December 2025	389	361	+7.8%
January 2026	308	338	-8.9%
12-Month Avg	327	333	-1.8%

## Historical Closed Sales Activity



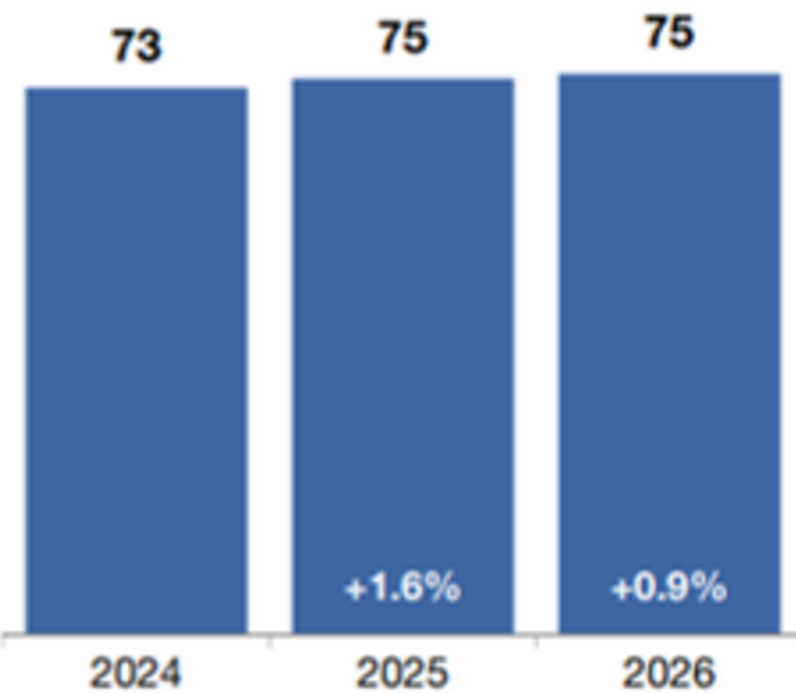
# Days on Market Until Sale

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.

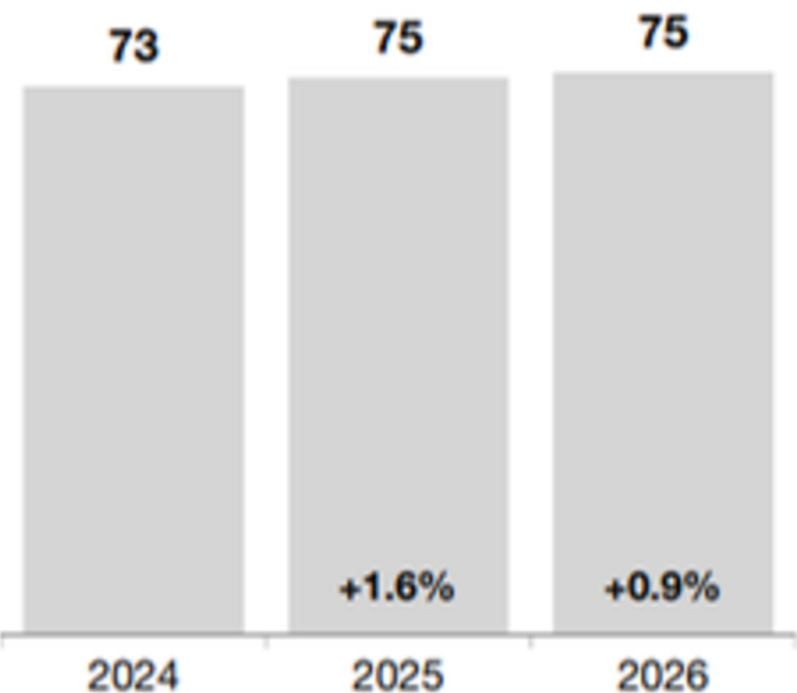


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## Year to Date



Days on Market		Prior Year	% Change
February 2025	77	77	+0.5%
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	72	-1.7%
December 2025	71	73	-2.4%
January 2026	75	75	+0.9%
12-Month Avg	71	69	+3.3%

## Historical Days on Market Until Sale



# Median Sales Price

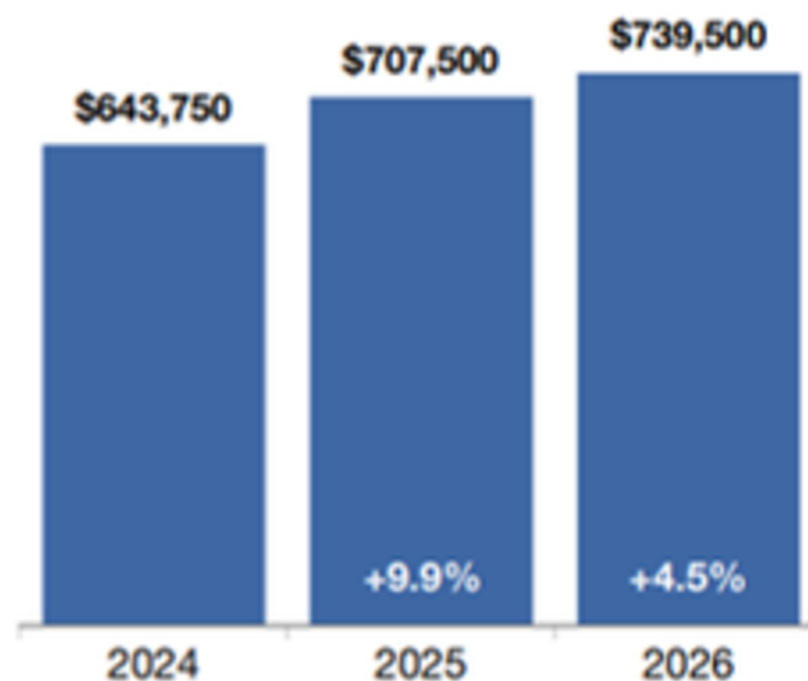
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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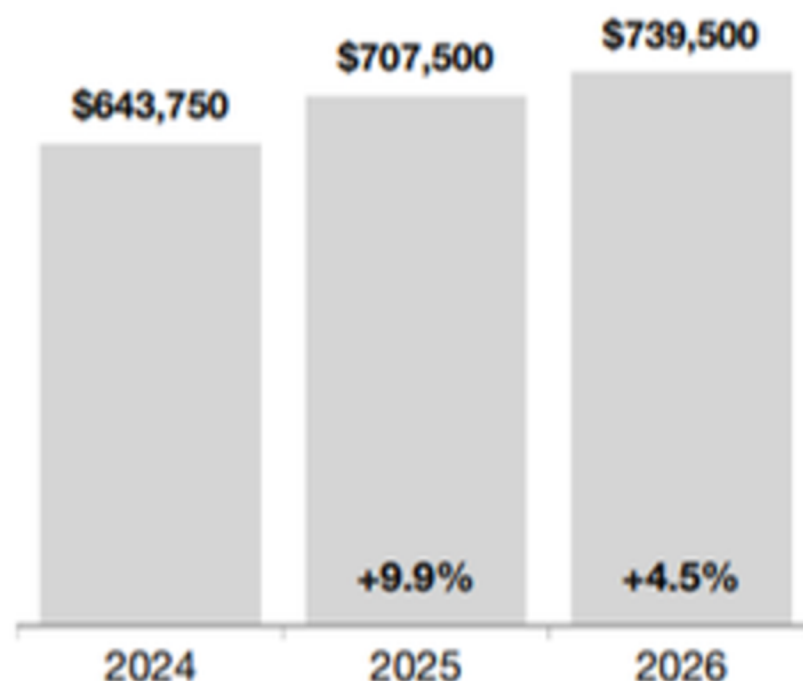


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## Year to Date



Median Sales Price		Prior Year	% Change
February 2025	\$712,500	\$602,500	+18.3%
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	\$720,000	\$685,000	+5.1%
October 2025	\$710,000	\$710,000	0.0%
November 2025	\$752,500	\$712,500	+5.6%
December 2025	\$755,000	\$680,000	+11.0%
January 2026	\$739,500	\$707,500	+4.5%
12-Month Med	\$728,000	\$678,000	+7.4%

## Historical Median Sales Price



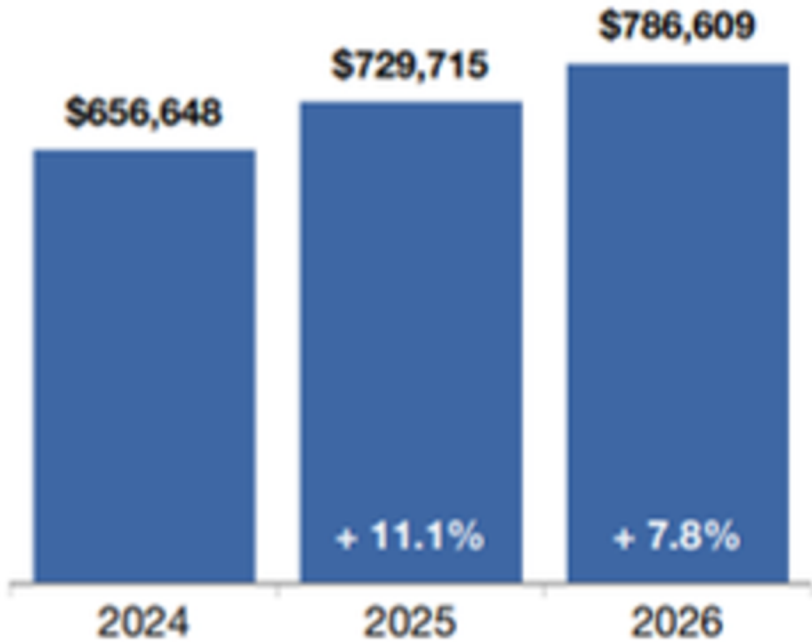
# Average Sales Price

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

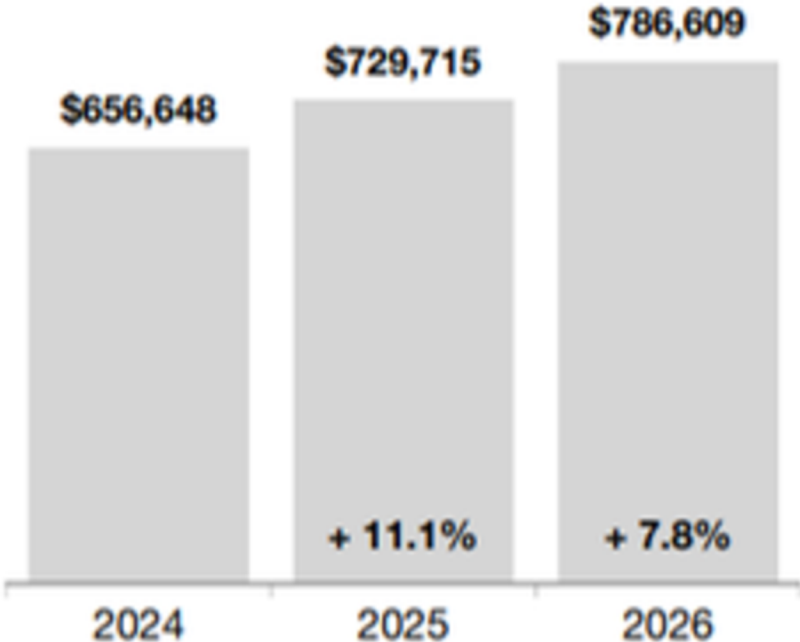


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## Year to Date



Average Sales Price	Prior Year	% Change
February 2025	\$731,049	\$615,059 +18.9%
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	\$751,662	\$712,294 +5.5%
October 2025	\$725,263	\$744,990 -2.6%
November 2025	\$759,872	\$728,981 +4.2%
December 2025	\$792,257	\$703,668 +12.6%
January 2026	\$786,609	\$729,715 +7.8%
12-Month Avg	\$759,176	\$690,017 +10.0%

## Historical Average Sales Price



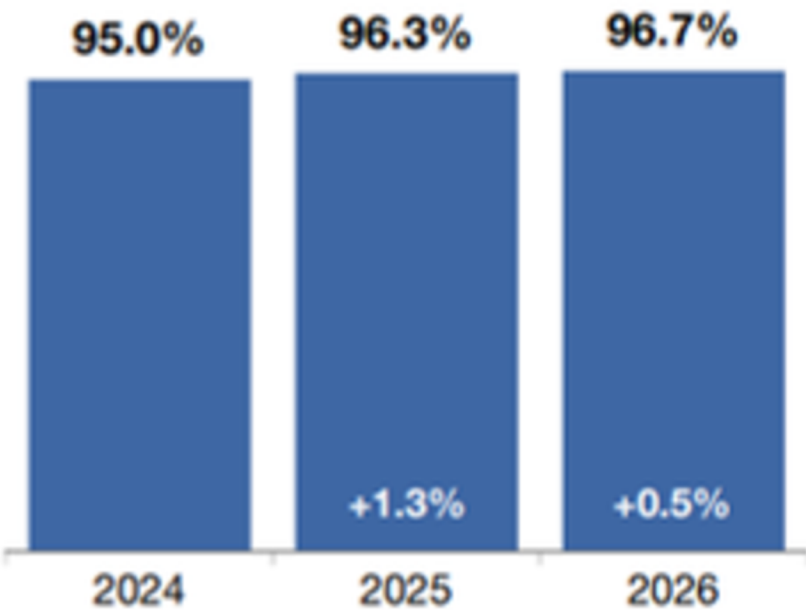
# Percent of Original List Price Received

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.

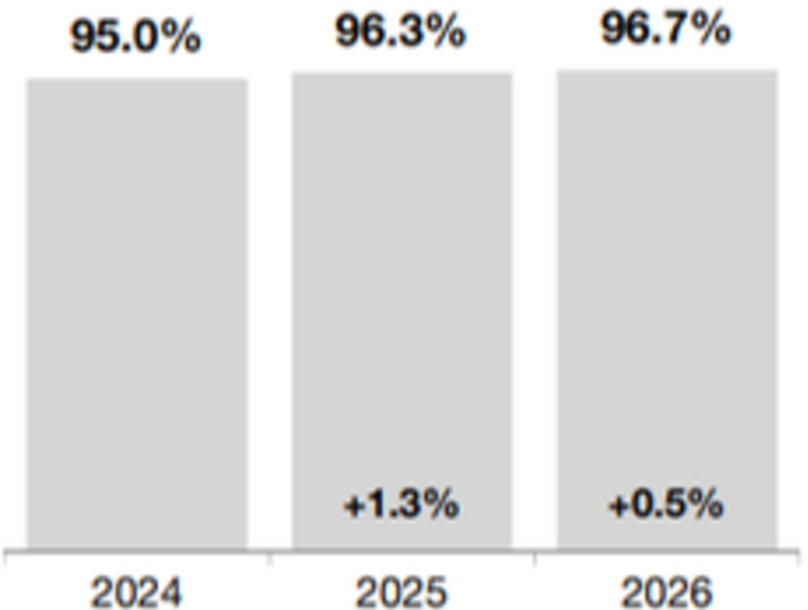


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## Year to Date



	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



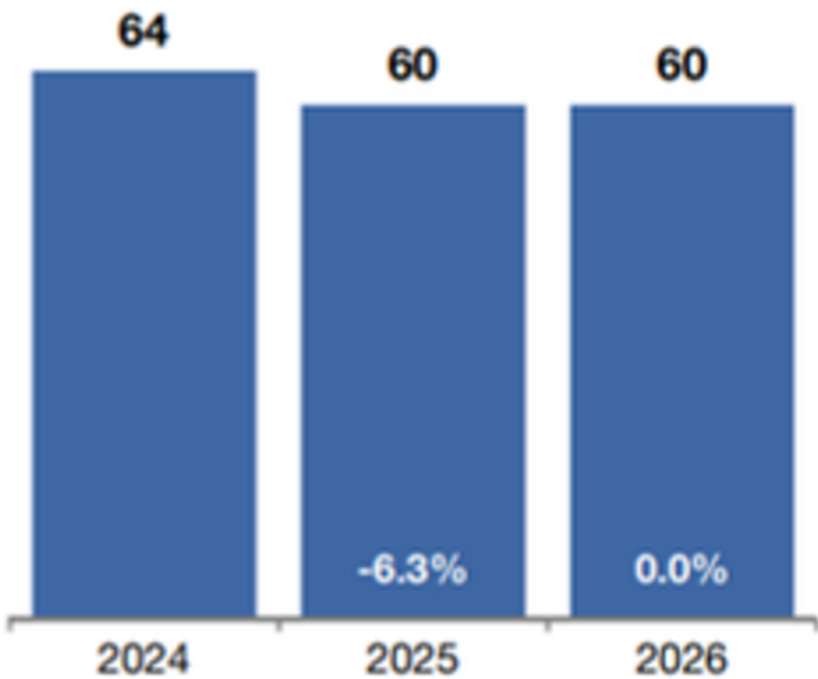
# Housing Affordability Index

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.

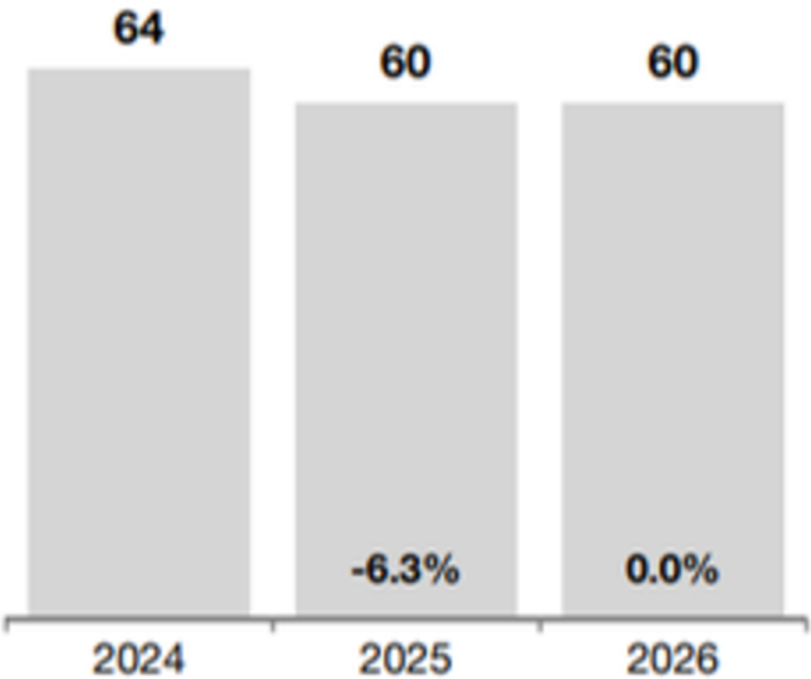


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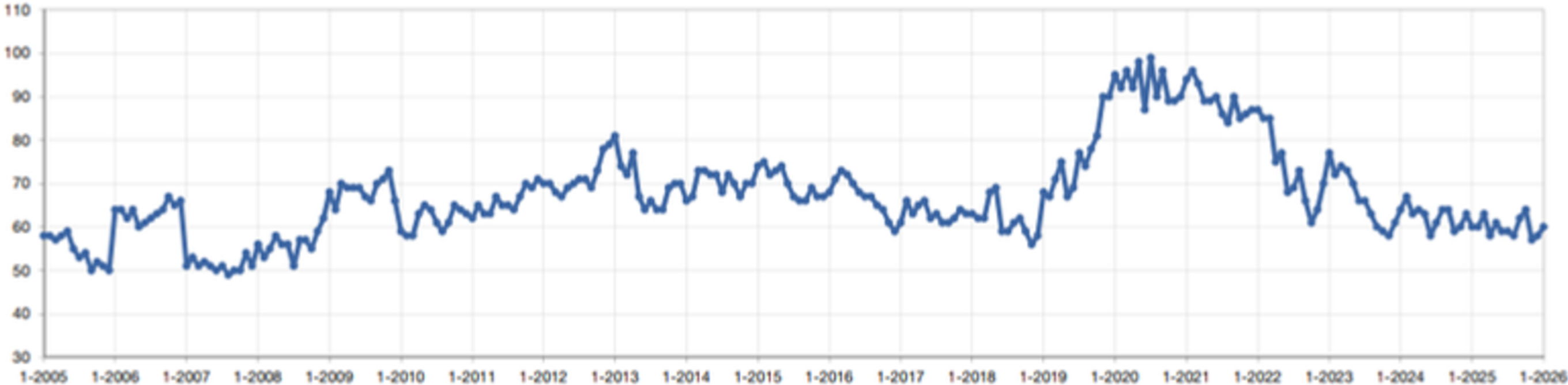


## Year to Date



Housing Affordability Index		Prior Year	% Change
February 2025	60	67	-10.4%
March 2025	63	63	0.0%
April 2025	58	64	-9.4%
May 2025	61	63	-3.2%
June 2025	59	58	+1.7%
July 2025	59	61	-3.3%
August 2025	58	64	-9.4%
September 2025	62	64	-3.1%
October 2025	64	59	+8.5%
November 2025	57	60	-5.0%
December 2025	58	63	-7.9%
January 2026	60	60	0.0%
12-Month Avg	61	62	-1.6%

## Historical Housing Affordability Index



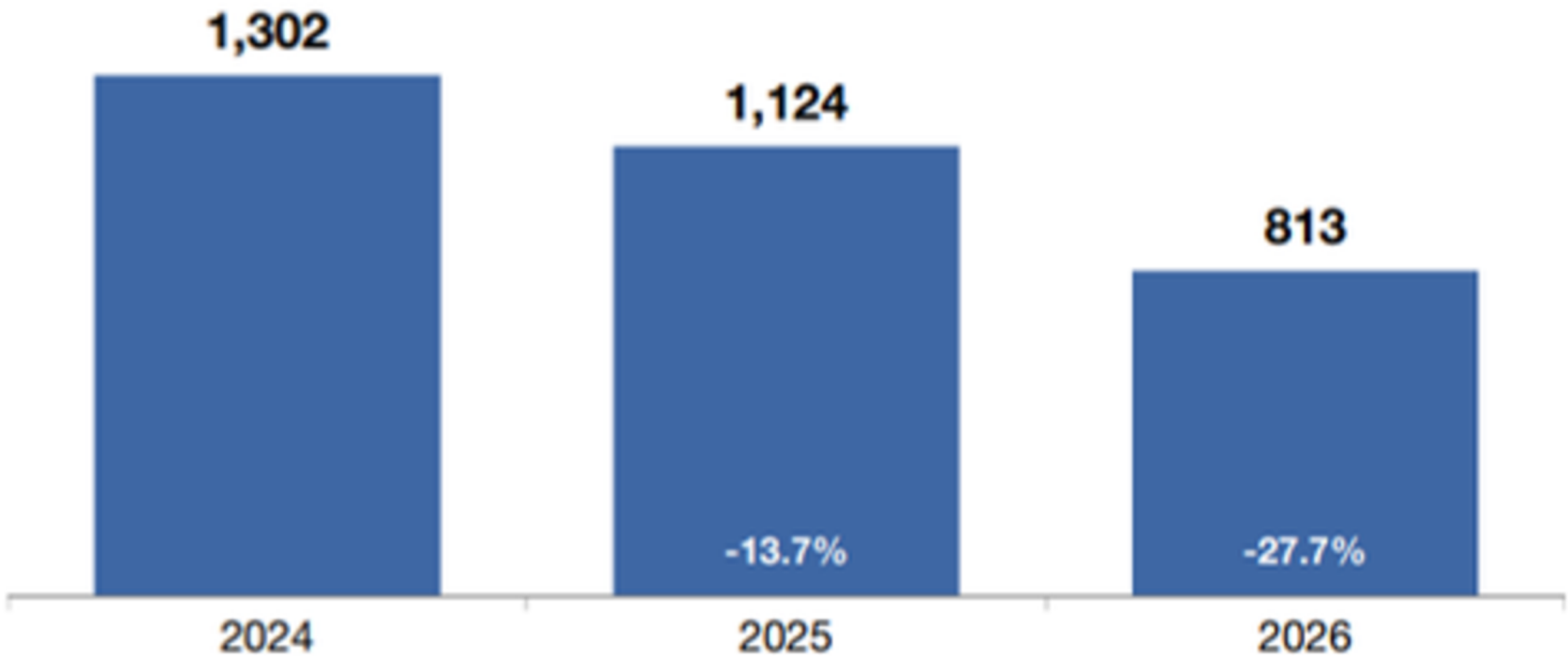
# Inventory of Homes for Sale

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



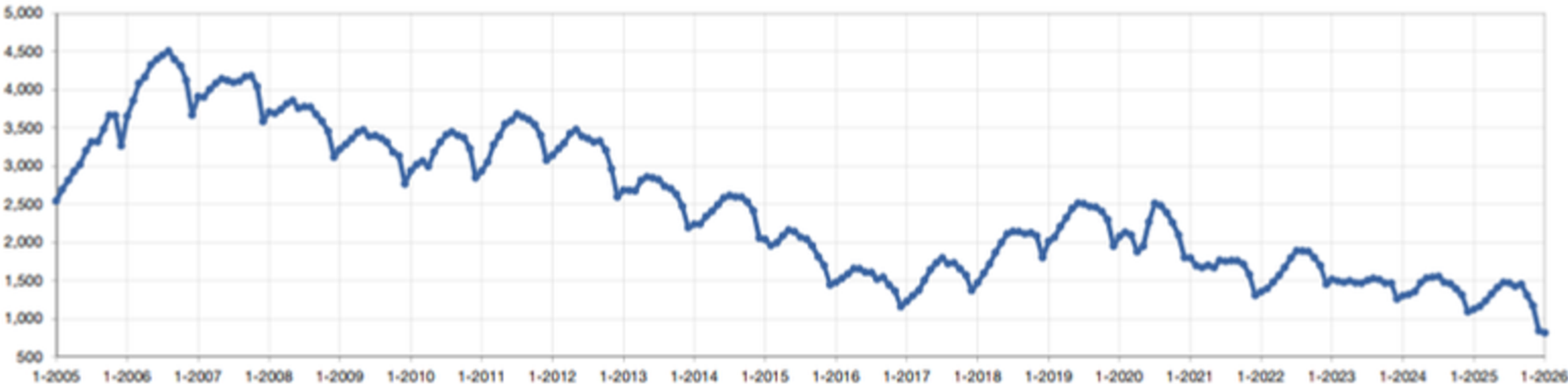
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Inventory of Homes for Sale		Prior Year	% Change
February 2025	1,163	1,319	-11.8%
March 2025	1,232	1,354	-9.0%
April 2025	1,324	1,472	-10.1%
May 2025	1,409	1,533	-8.1%
June 2025	1,474	1,544	-4.5%
July 2025	1,467	1,554	-5.6%
August 2025	1,424	1,476	-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



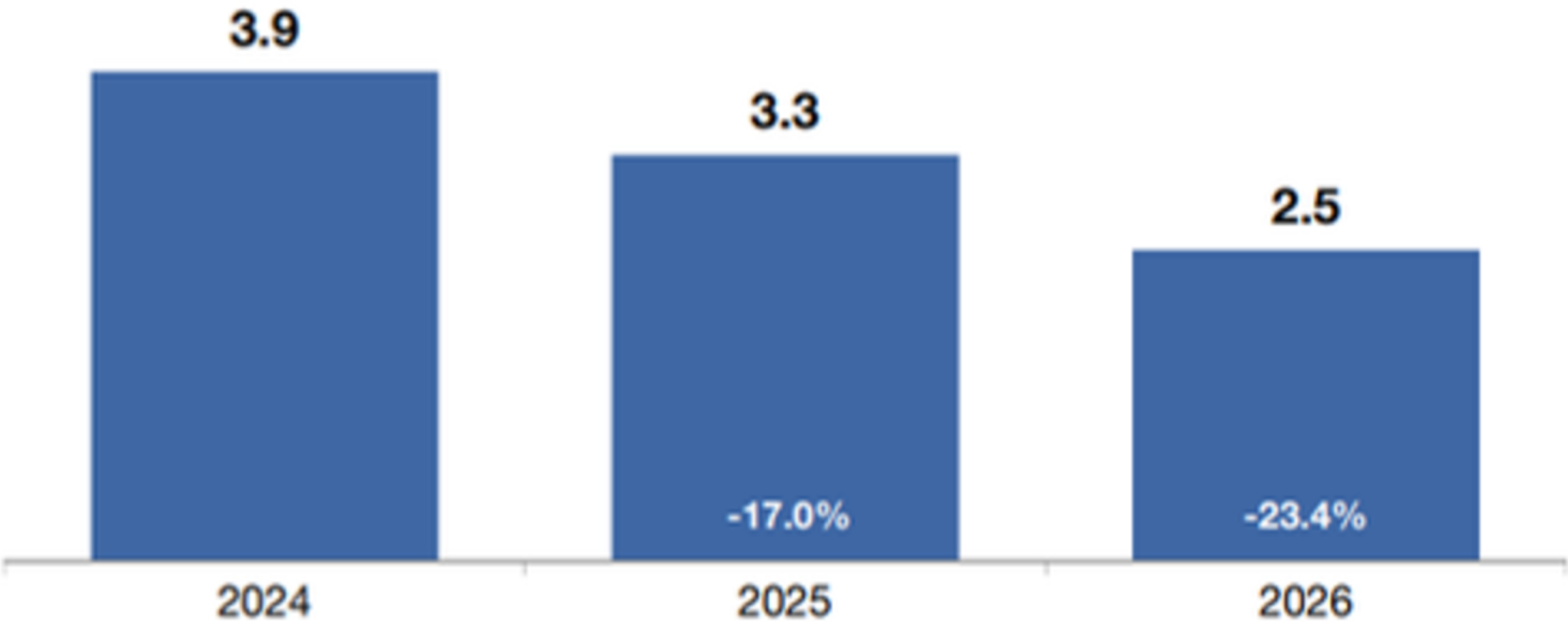
# Months Supply of Inventory

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.



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Months Supply of Inventory		Prior Year	% Change
February 2025	3.4	4.0	-14.4%
March 2025	3.6	4.2	-12.9%
April 2025	3.9	4.5	-14.2%
May 2025	4.2	4.7	-11.1%
June 2025	4.4	4.7	-6.2%
July 2025	4.4	4.7	-5.2%
August 2025	4.4	4.4	-1.9%
September 2025	4.4	4.4	+1.0%
October 2025	3.9	4.2	-5.0%
November 2025	3.5	3.9	-8.5%
December 2025	2.5	3.2	-20.4%
January 2026	2.5	3.3	-23.4%
12-Month Avg	3.8	4.2	-9.6%

## Historical Months Supply of Inventory

