

# Monthly Indicators

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



## June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in Staten Island decreased 8.8 percent to 427. Pending Sales were down 2.0 percent to 250. Inventory levels fell 17.3 percent to 940 units.

Prices continued to gain traction. The Median Sales Price increased 2.1 percent to \$730,000. Days on Market was up 25.3 percent to 81 days. Sellers were encouraged as Months Supply of Inventory was down 20.6 percent to 3.7 months.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

## Quick Facts

**+ 4.5%**

One-Year Change in  
Closed Sales

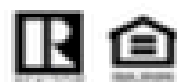
**+ 2.1%**

One-Year Change in  
Median Sales Price

**- 17.3%**

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	6-2025	6-2026	+ / -	YTD 2025	YTD 2026	+ / -
<b>New Listings</b>		468	427	- 8.8%	2,276	2,219	- 2.5%
<b>Pending Sales</b>		255	250	- 2.0%	1,399	1,431	+ 2.3%
<b>Closed Sales</b>		245	256	+ 4.5%	1,350	1,286	- 4.7%
<b>Days on Market Until Sale</b>		65	81	+ 25.3%	77	82	+ 7.4%
<b>Median Sales Price</b>		\$715,000	\$730,000	+ 2.1%	\$680,000	\$695,000	+ 2.2%
<b>Average Sales Price</b>		\$749,478	\$768,343	+ 2.5%	\$716,174	\$720,711	+ 0.6%
<b>Percent of Original List Price Received</b>		96.9%	97.2%	+ 0.3%	96.5%	96.8%	+ 0.4%
<b>Housing Affordability Index</b>		60	60	0.0%	63	63	0.0%
<b>Inventory of Homes for Sale</b>		1,137	940	- 17.3%	--	--	--
<b>Months Supply of Inventory</b>		4.7	3.7	- 20.6%	--	--	--

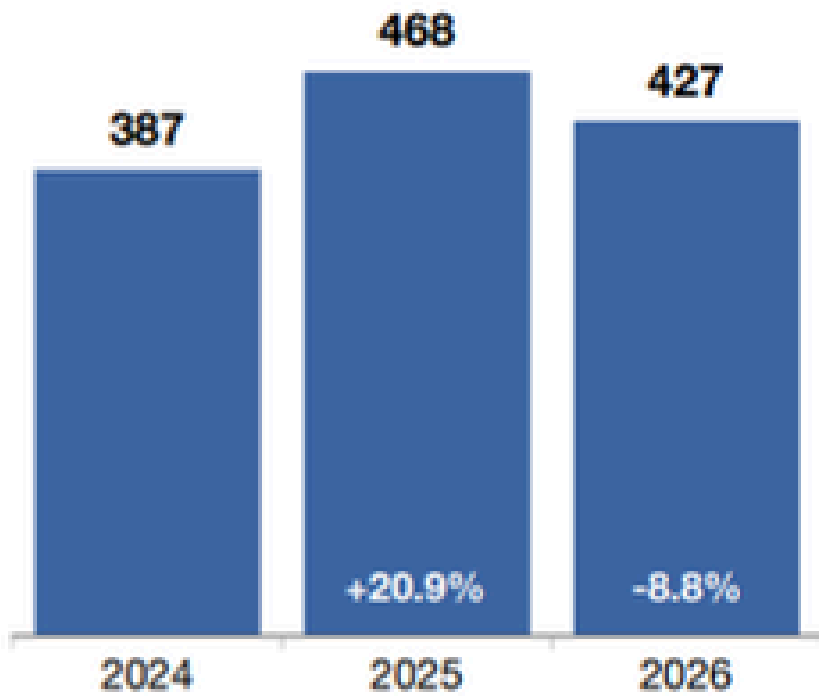
# New Listings

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

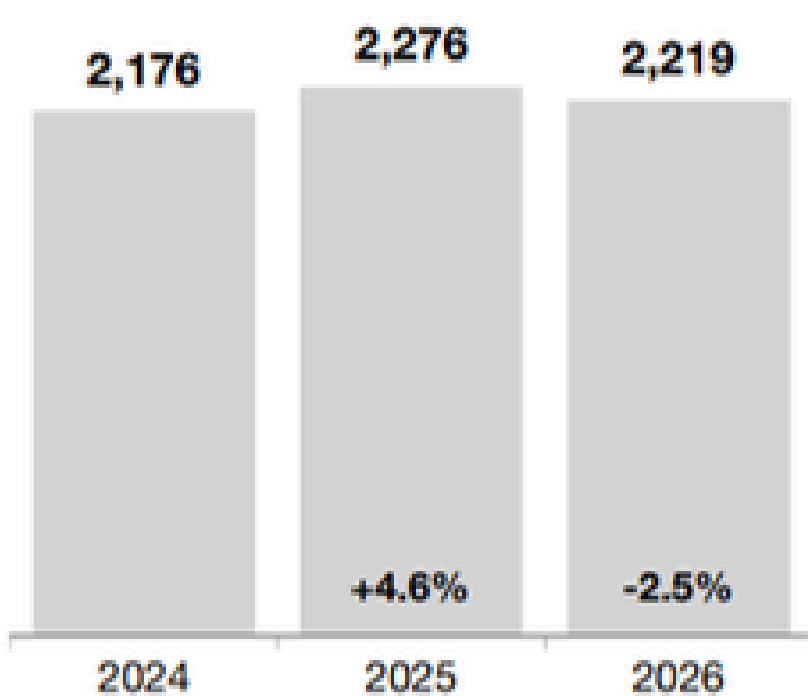


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## June

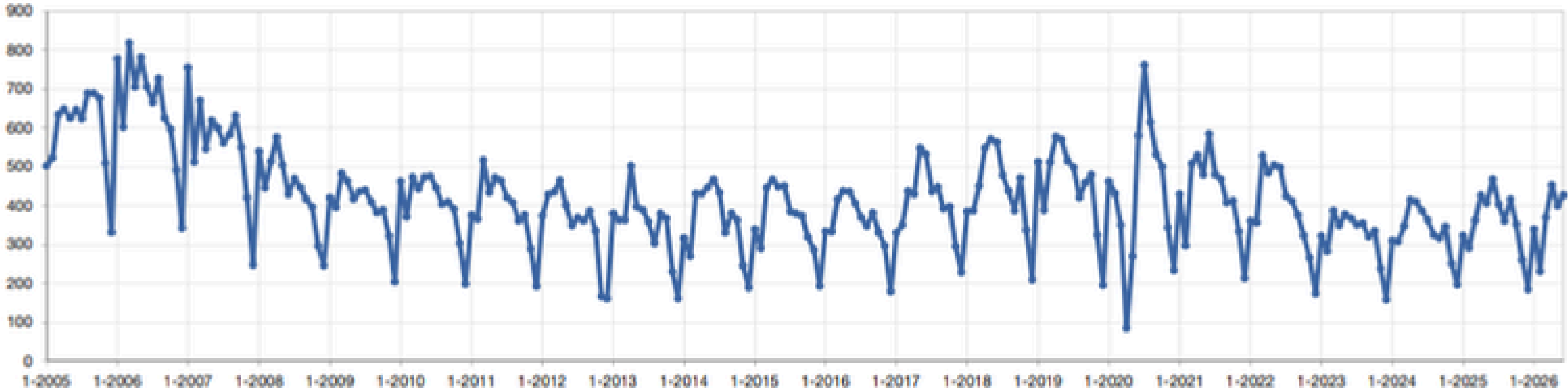


## Year to Date



New Listings		Prior Year	% Change
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	185	196	-5.6%
January 2026	339	323	+5.0%
February 2026	231	291	-20.6%
March 2026	370	362	+2.2%
April 2026	453	426	+6.3%
May 2026	399	406	-1.7%
<b>June 2026</b>	<b>427</b>	<b>468</b>	<b>-8.8%</b>
12-Month Avg	350	339	+3.2%

## Historical New Listing Activity



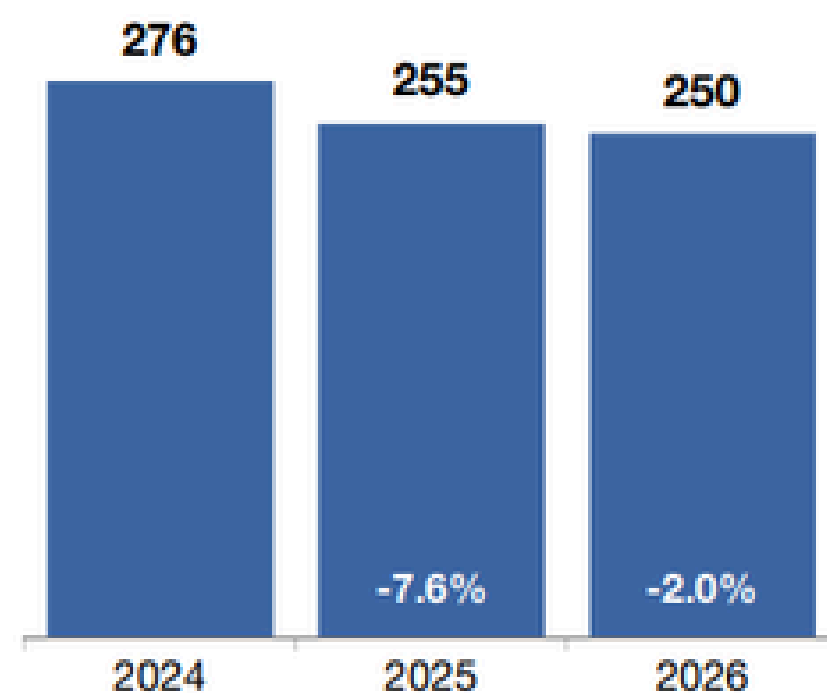
# Pending Sales

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

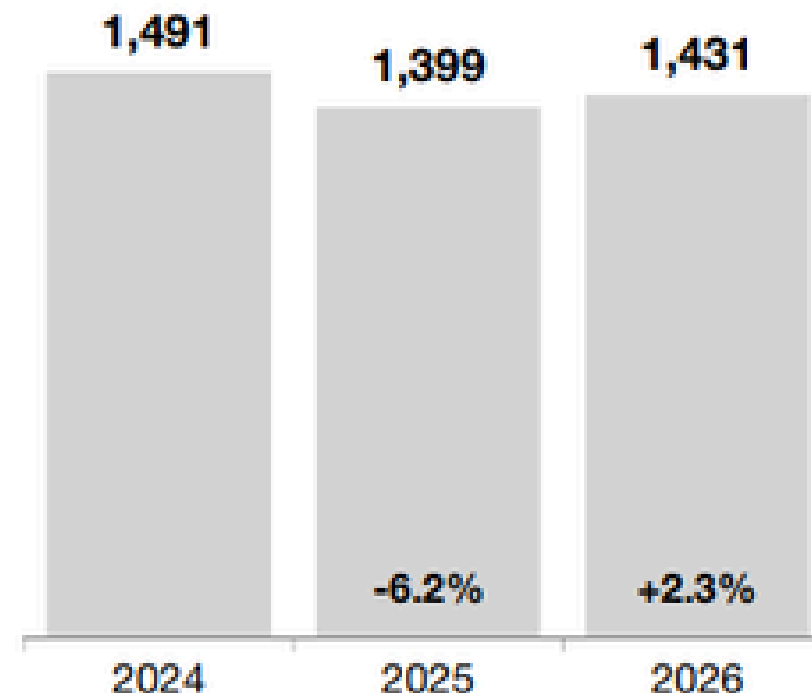


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## June

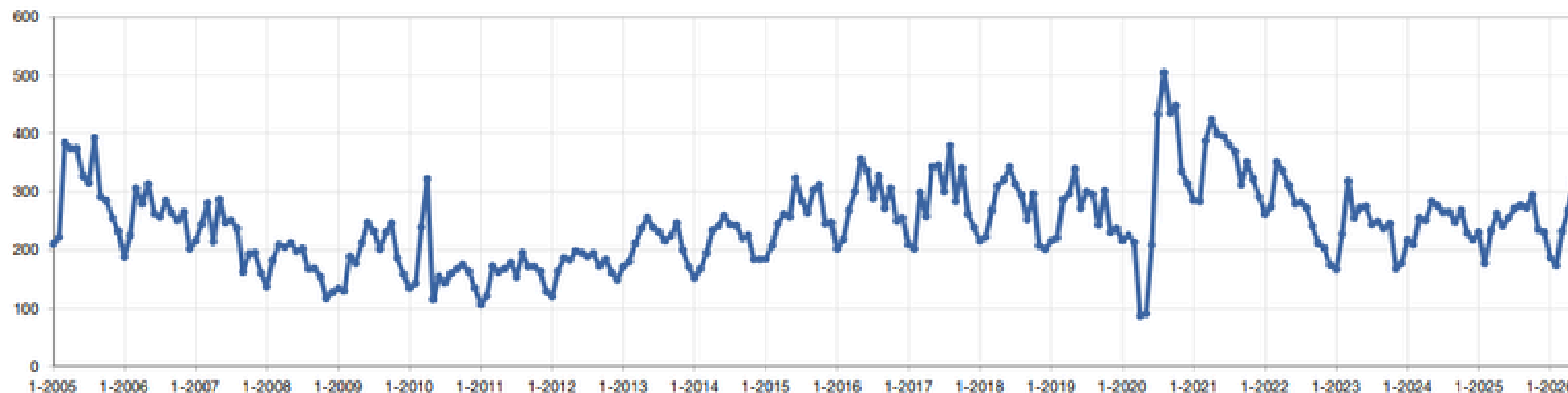


## Year to Date



Pending Sales		Prior Year	% Change
July 2025	271	265	+2.3%
August 2025	276	265	+4.2%
September 2025	273	248	+10.1%
October 2025	294	268	+9.7%
November 2025	235	229	+2.6%
December 2025	230	218	+5.5%
January 2026	187	230	-18.7%
February 2026	173	177	-2.3%
March 2026	232	233	-0.4%
April 2026	268	263	+1.9%
May 2026	321	241	+33.2%
<b>June 2026</b>	<b>250</b>	<b>255</b>	<b>-2.0%</b>
12-Month Avg	251	241	+4.1%

## Historical Pending Sales Activity



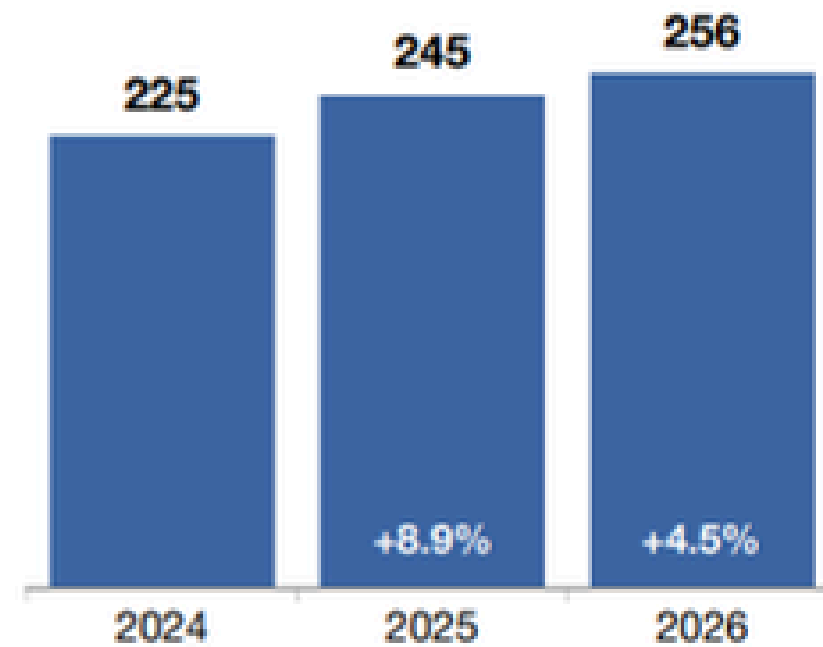
# Closed Sales

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

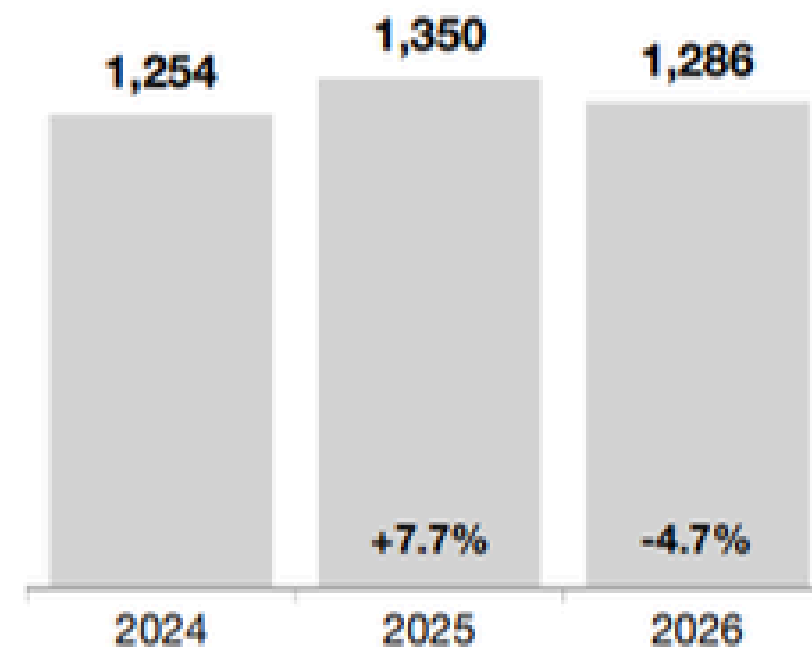


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## June

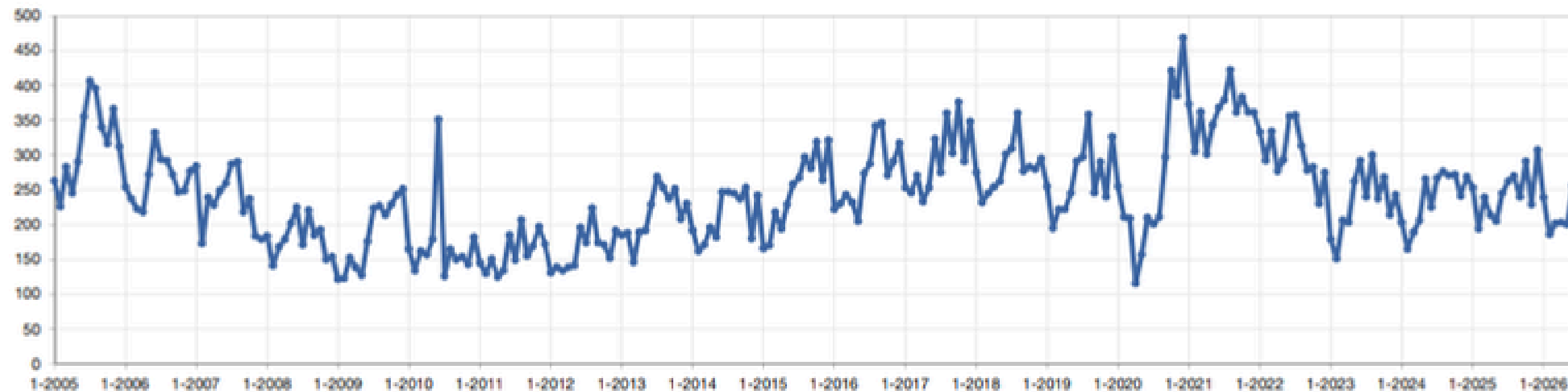


## Year to Date



Closed Sales	Prior Year	% Change	
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	202	239	-15.5%
April 2026	203	214	-5.1%
May 2026	200	205	-2.4%
<b>June 2026</b>	<b>256</b>	<b>245</b>	<b>+4.5%</b>
12-Month Avg	240	246	-2.4%

## Historical Closed Sales Activity

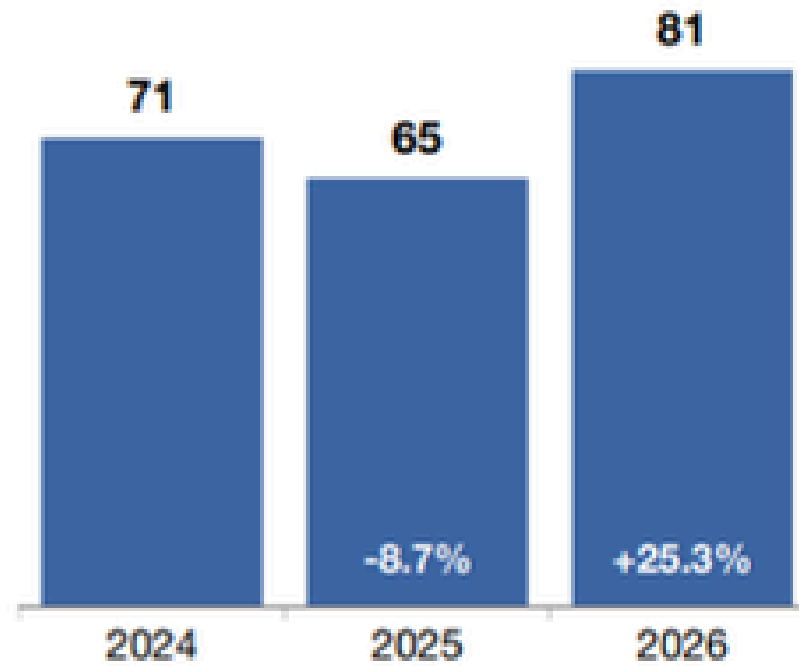


# Days on Market Until Sale

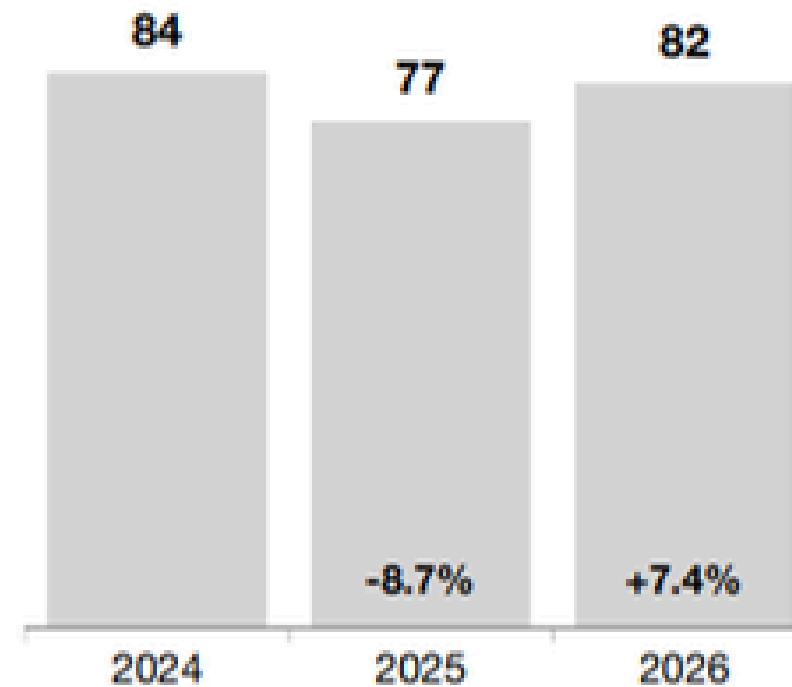
Average number of days between when a property is listed and when an offer is accepted in a given month.  
Based on Cumulative Days on Market.



## June



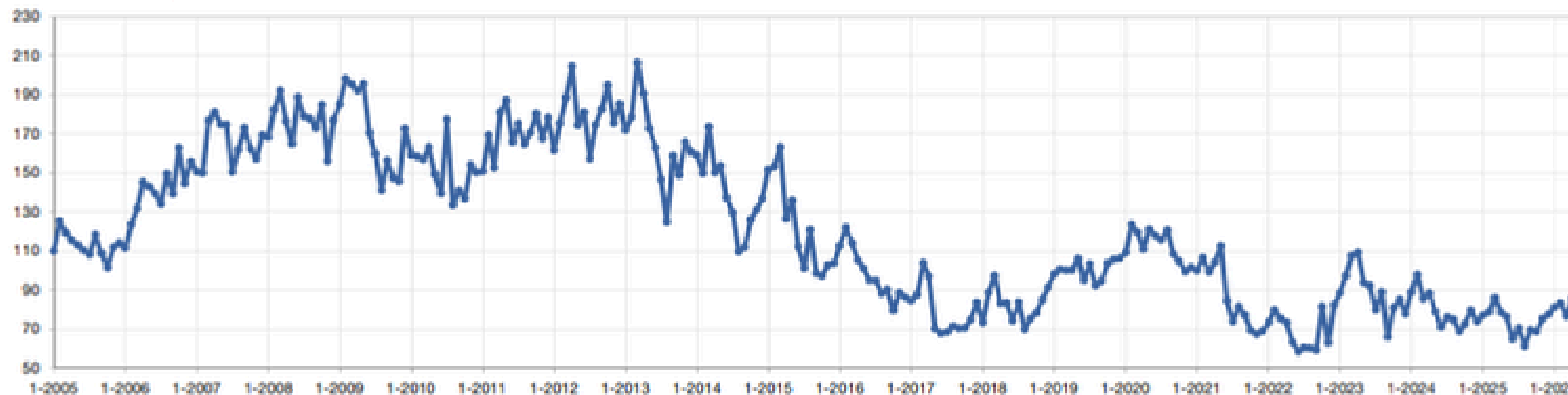
## Year to Date



Days on Market		Prior Year	% Change
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	-10.9%
April 2026	86	78	+9.1%
May 2026	87	76	+14.7%
<b>June 2026</b>	<b>81</b>	<b>65</b>	<b>+25.3%</b>
12-Month Avg	76	75	+1.3%

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## Historical Days on Market Until Sale



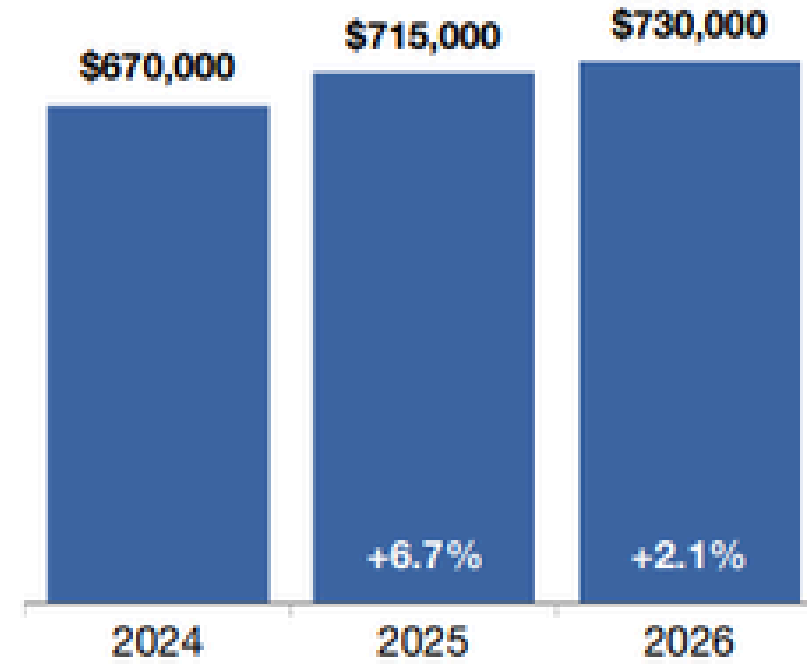
# Median Sales Price

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

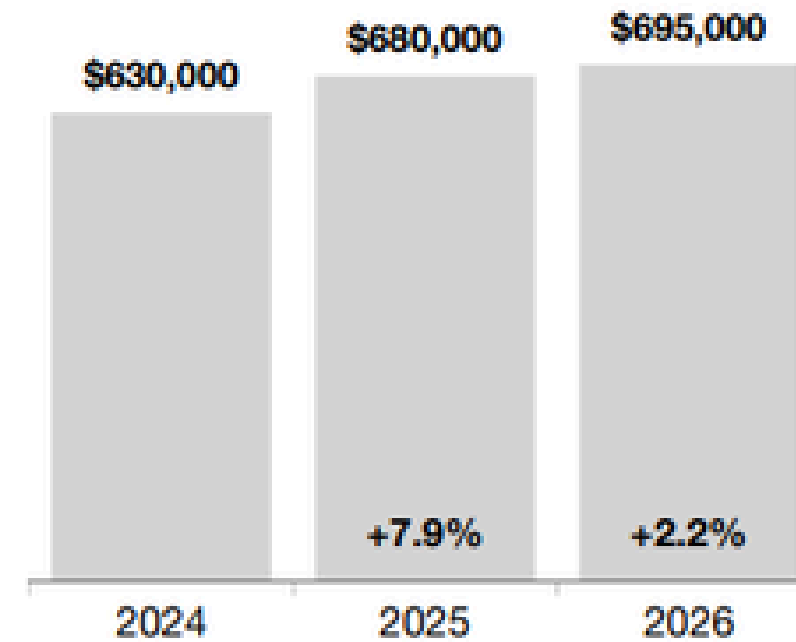


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## June



## Year to Date



Month	Median Sales Price	Prior Year	% Change
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%
April 2026	\$672,500	\$700,000	-3.9%
May 2026	\$701,250	\$650,000	+7.9%
<b>June 2026</b>	<b>\$730,000</b>	<b>\$715,000</b>	<b>+2.1%</b>
12-Month Med	\$695,000	\$668,000	+4.0%

## Historical Median Sales Price



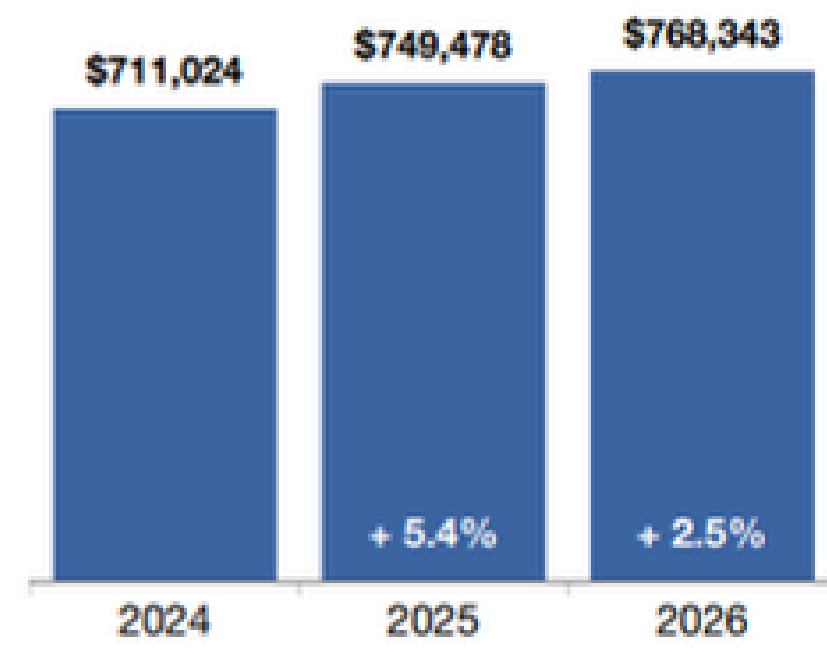
# Average Sales Price

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

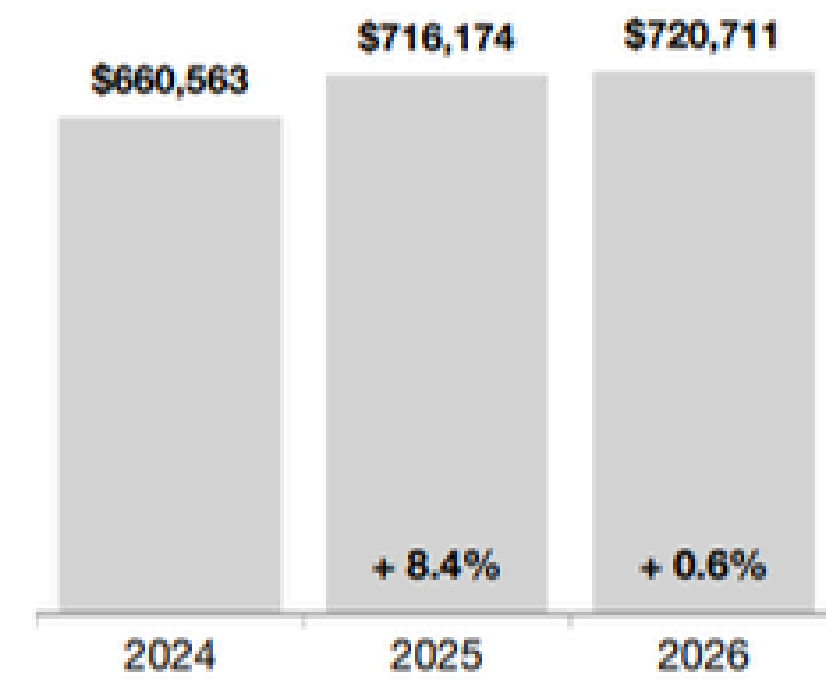


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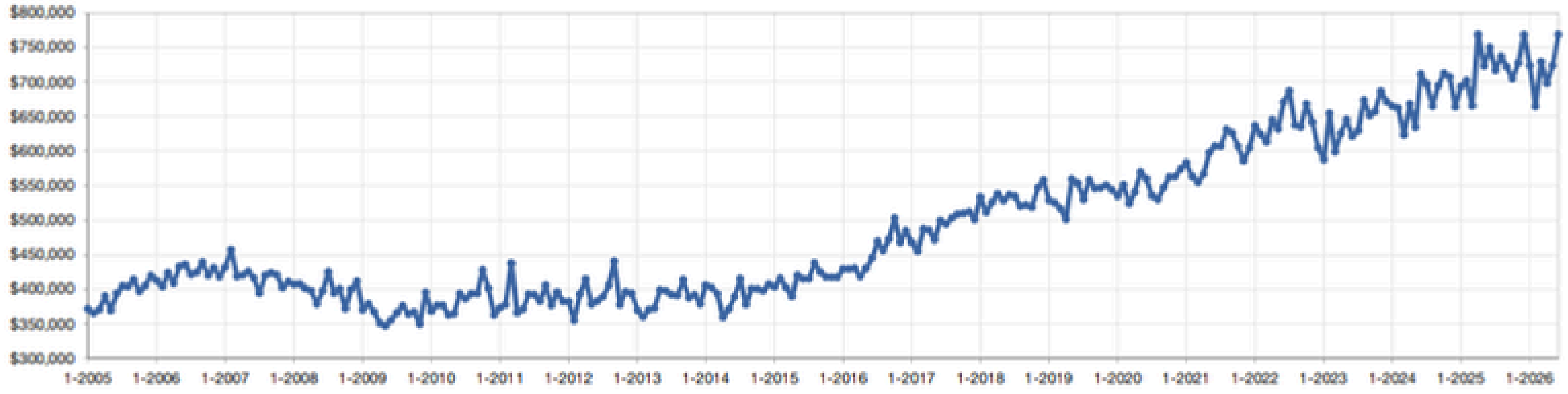


## Year to Date



Month	Average Sales Price	Prior Year	% Change
July 2025	\$716,776	\$696,915	+2.8%
August 2025	\$736,691	\$665,033	+10.8%
September 2025	\$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	\$723,691	\$722,800	+0.1%
<b>June 2026</b>	<b>\$768,343</b>	<b>\$749,478</b>	<b>+2.5%</b>
12-Month Avg	\$725,874	\$701,726	+3.4%

## Historical Average Sales Price



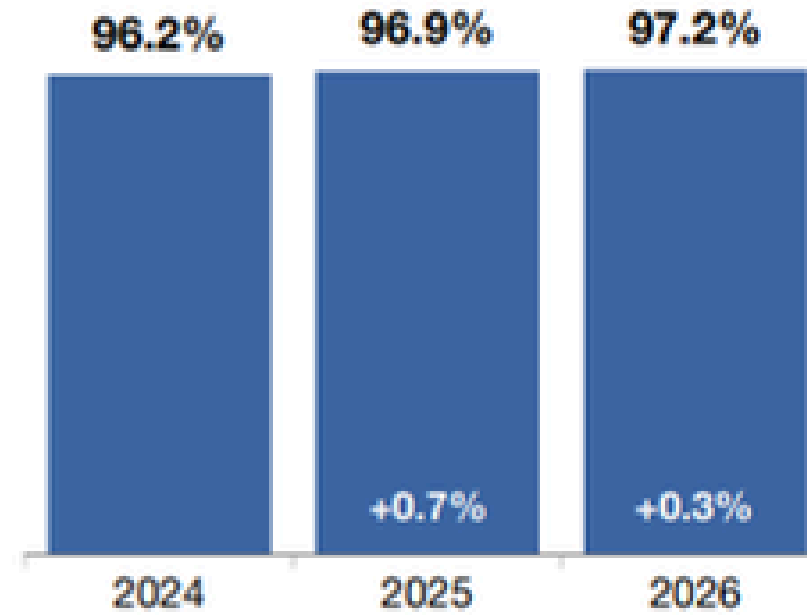
# Percent of Original List Price Received

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.

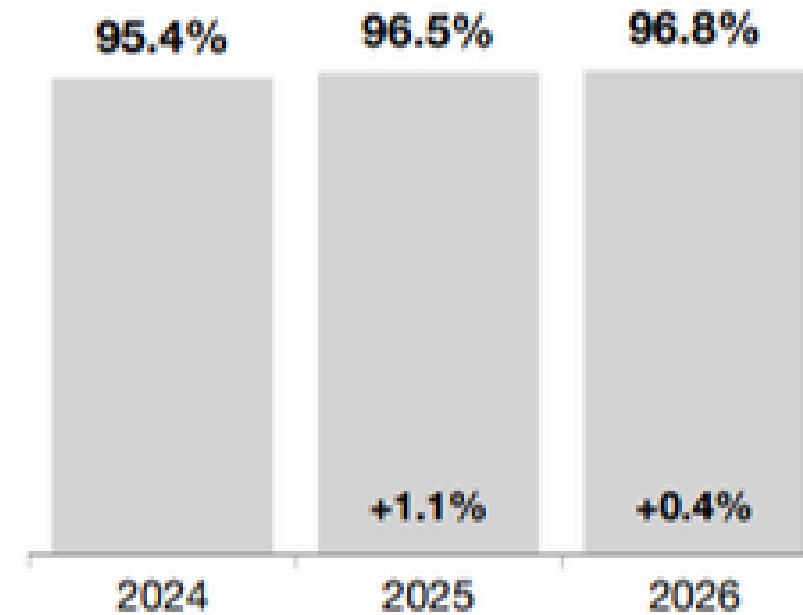


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## June



## Year to Date



	Pct of Orig. List Price if Rec'd	Prior Year	% Change
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%
April 2026	97.5%	96.5%	+1.0%
May 2026	96.7%	97.0%	-0.3%
<b>June 2026</b>	<b>97.2%</b>	<b>96.9%</b>	<b>+0.3%</b>
12-Month Avg	97.0%	96.7%	+0.3%

## Historical Percent of Original List Price Received



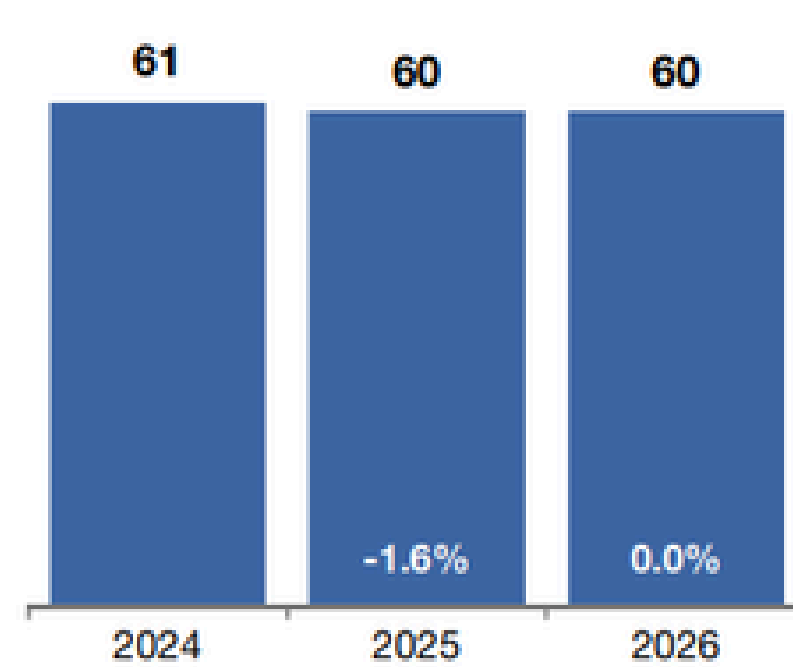
# Housing Affordability Index

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.

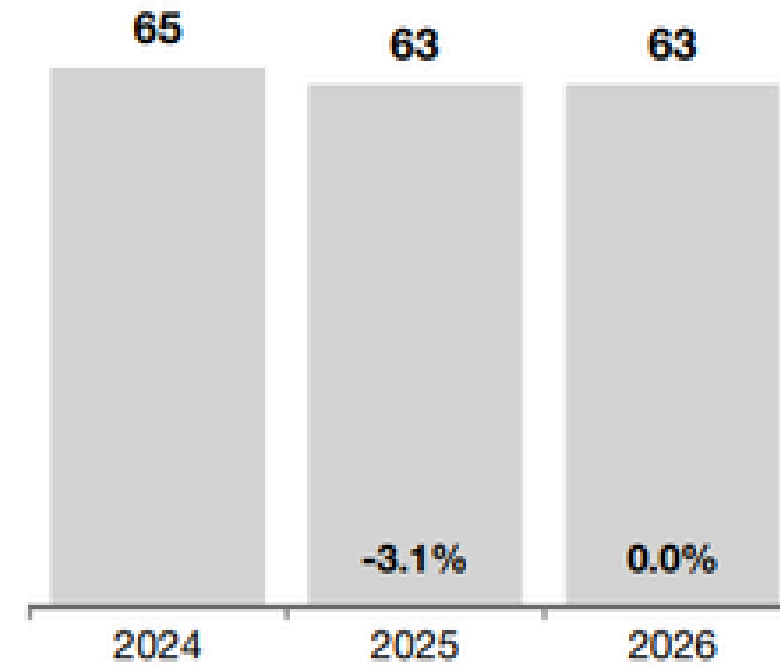


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## June

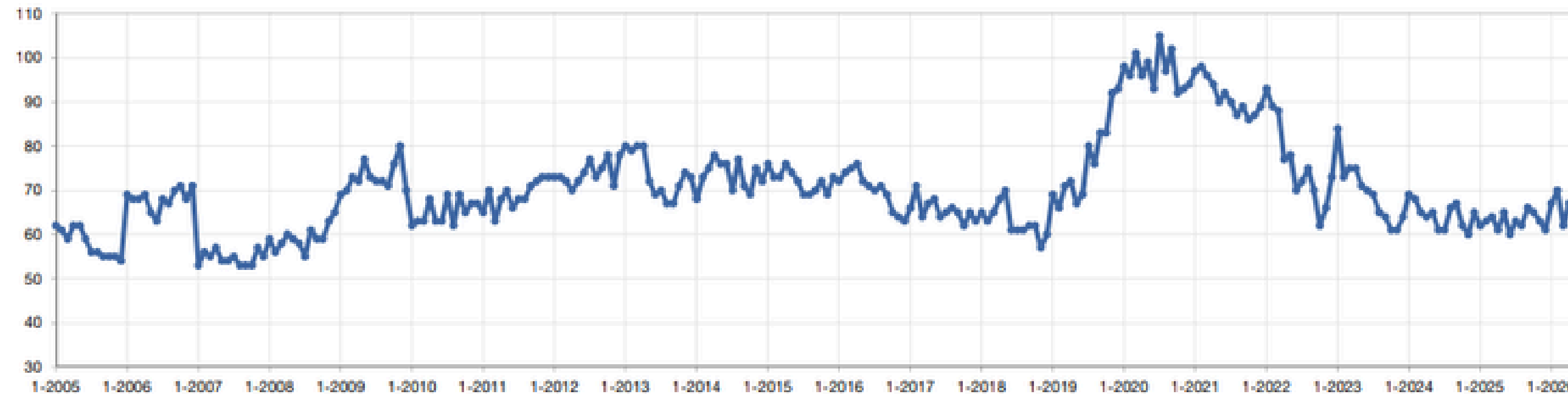


## Year to Date



	Housing Affordability Index	Prior Year	% Change
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%
April 2026	67	61	+9.8%
May 2026	63	65	-3.1%
<b>June 2026</b>	<b>60</b>	<b>60</b>	<b>0.0%</b>
12-Month Avg	63	64	-1.6%

## Historical Housing Affordability Index



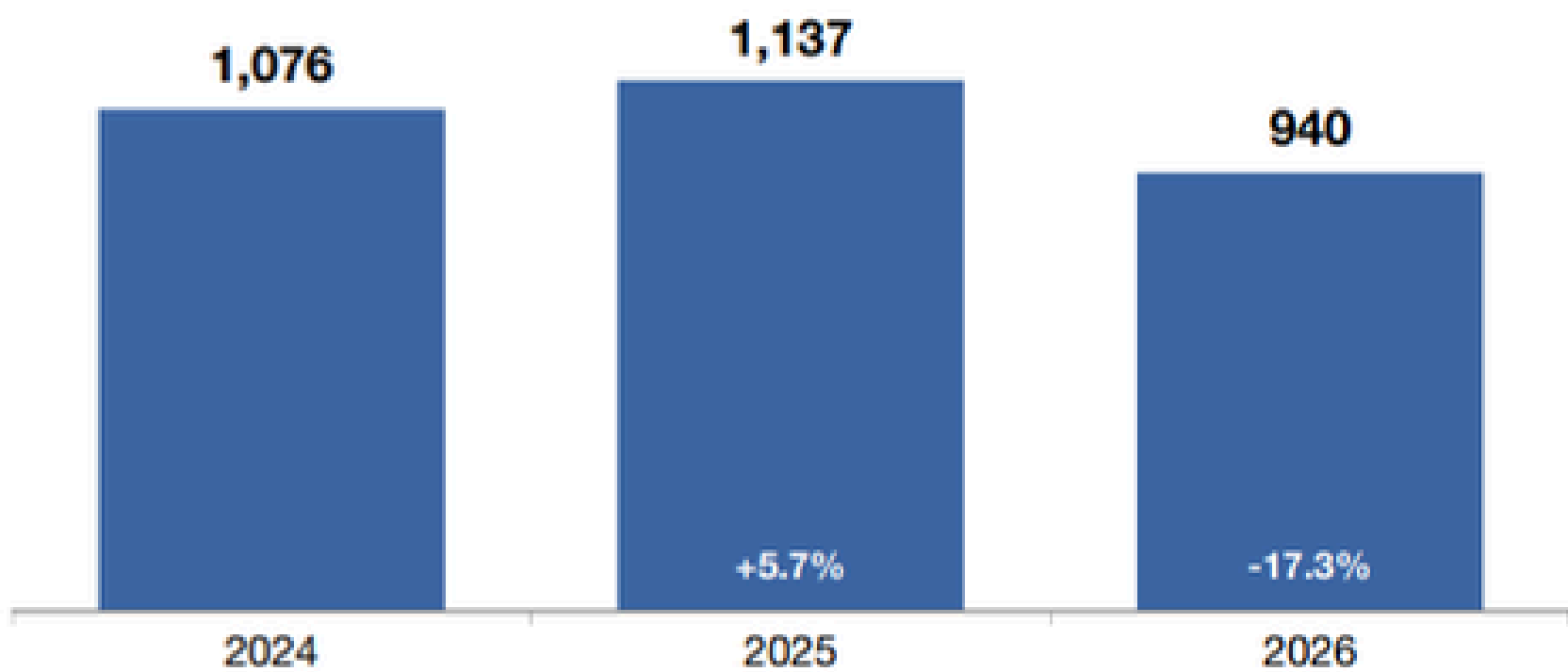
# Inventory of Homes for Sale

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



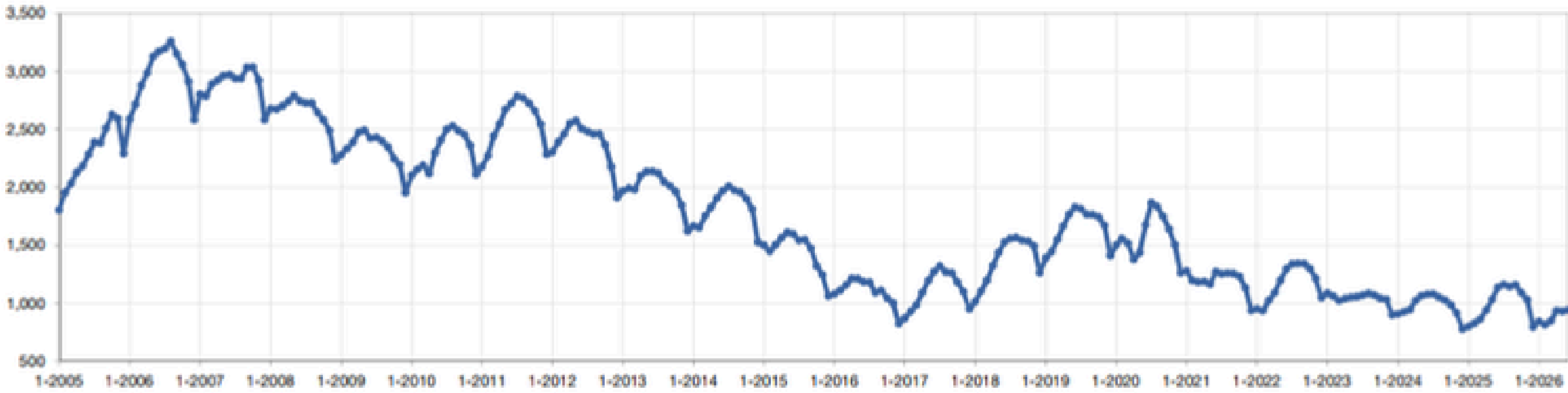
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## June



	Inventory of Homes for Sale	Prior Year	% Change
July 2025	1,161	1,080	+7.5%
August 2025	1,144	1,051	+8.8%
September 2025	1,159	1,026	+13.0%
October 2025	1,091	985	+10.8%
November 2025	1,030	914	+12.7%
December 2025	793	777	+2.1%
January 2026	842	799	+5.4%
February 2026	814	826	-1.5%
March 2026	846	862	-1.9%
April 2026	936	940	-0.4%
May 2026	929	1,032	-10.0%
<b>June 2026</b>	<b>940</b>	<b>1,137</b>	<b>-17.3%</b>
12-Month Avg	974	952	+2.3%

## Historical Inventory of Homes for Sale



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

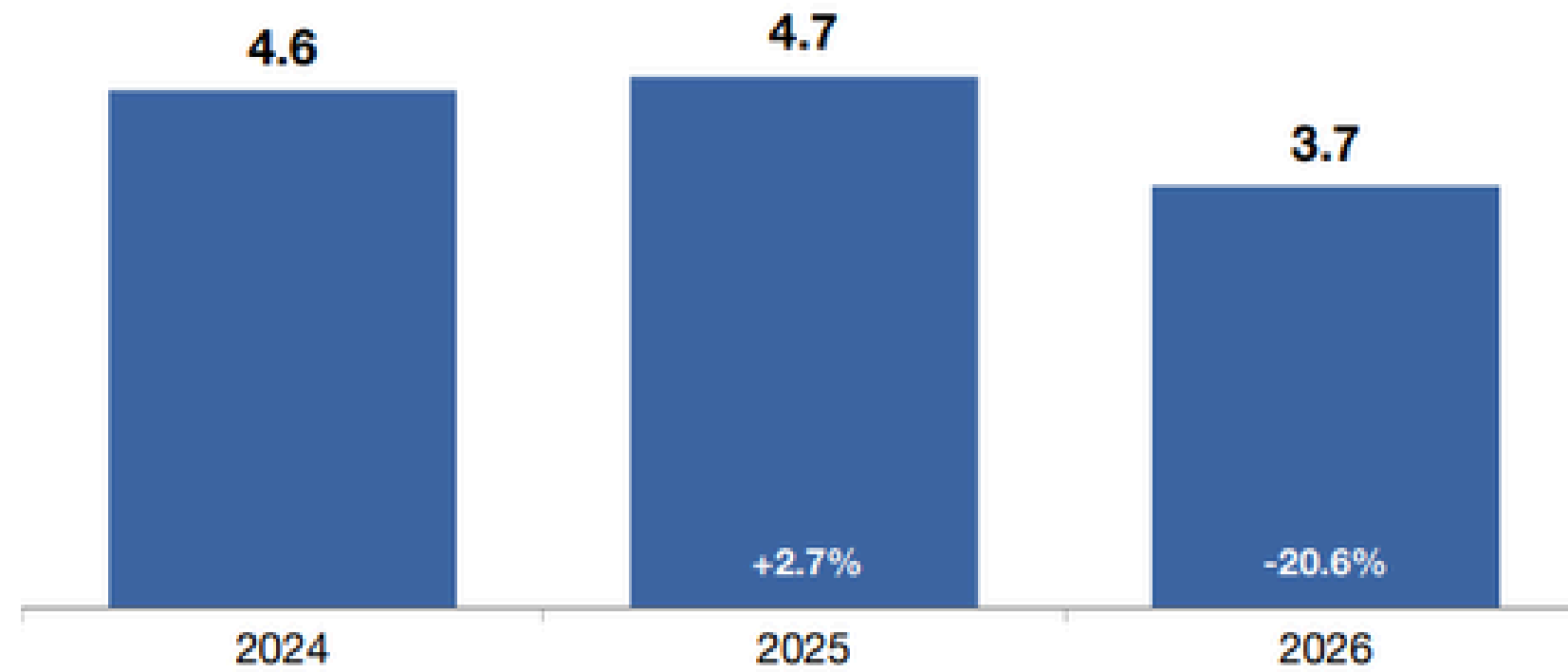
# Months Supply of Inventory

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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## June



Months Supply of Inventory		Prior Year	% Change
July 2025	4.8	4.6	+5.0%
August 2025	4.7	4.4	+6.5%
September 2025	4.7	4.3	+10.0%
October 2025	4.4	4.1	+7.8%
November 2025	4.2	3.7	+11.8%
December 2025	3.2	3.1	+2.3%
January 2026	3.4	3.2	+7.6%
February 2026	3.3	3.3	-0.3%
March 2026	3.5	3.5	-1.4%
April 2026	3.8	3.8	+0.3%
May 2026	3.7	4.3	-13.0%
<b>June 2026</b>	<b>3.7</b>	<b>4.7</b>	<b>-20.6%</b>
12-Month Avg	4.0	3.9	+2.6%

## Historical Months Supply of Inventory

