Monthly Indicators

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

October 2026

U.S.existing-home sales rose 1.5 percent from August and fell 2.2 percent from ayear earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings in Staten Island decreased 9.9 percent to 317. Pending Sales were down 25.2 percent to 220. Inventory levels fell 13.6 percent to 946 units.

Prices continued to gain traction. The Median Sales Price increased 5.8 percent to $730,000. Days on Market was down 5.8 percent to 65 days. Sellers were encouraged as Months Supply of Inventory was down 10.7 percent to 4.0 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

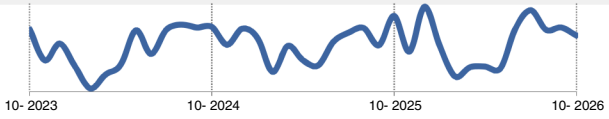
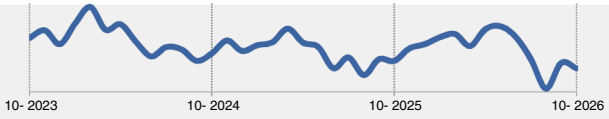
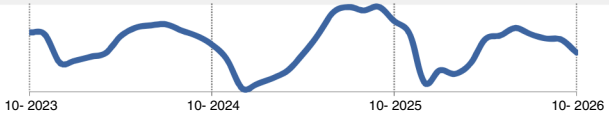
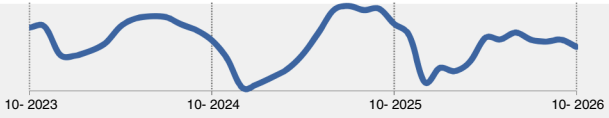
- 11.7%	+ 5.8%	- 13.6%
One-Year Change in	One-Year Change in	One-Year Change in
Closed Sales	**Median Sales Price**	**Inventory**

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

Market Overview

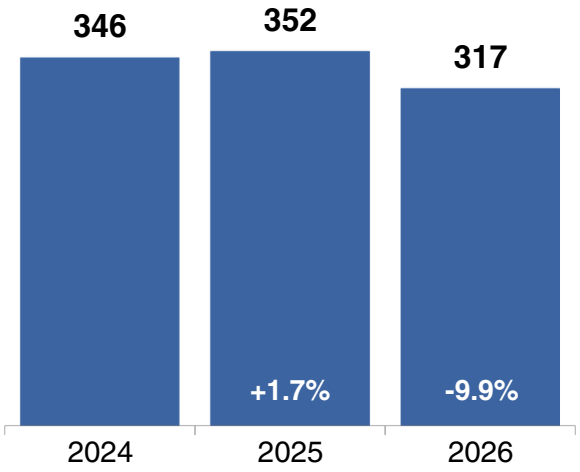
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparklines	10-2025	10-2026	+ / –	YTD 2025	YTD 2026	+ / –
New Listings		352	**317**	- 9.9%	3,808	**3,740**	- 1.8%
Pending Sales		294	**220**	- 25.2%	2,513	**2,402**	- 4.4%
Closed Sales		291	**257**	- 11.7%	2,414	**2,396**	- 0.7%
Days on Market Until Sale		69	**65**	- 5.8%	73	**74**	+ 2.0%
Median Sales Price		$690,000	**$730,000**	+ 5.8%	$680,000	**$702,500**	+ 3.3%
Average Sales Price		$704,784	**$754,324**	+ 7.0%	$717,654	**$732,383**	+ 2.1%
Percent of Original List Price Received		97.2%	**96.4%**	- 0.8%	96.7%	**97.0%**	+ 0.3%
Housing Affordability Index		65	**58**	- 10.8%	66	**60**	- 9.1%
Inventory of Homes for Sale		1,095	**946**	- 13.6%	--	--	--
Months Supply of Inventory		4.4	**4.0**	- 10.7%	--	--	--

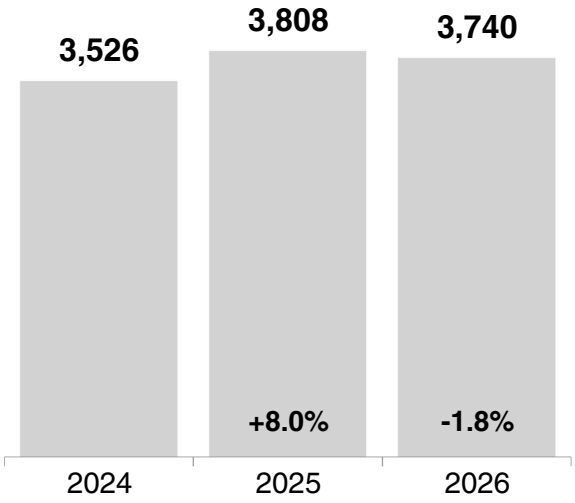
New Listings

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

October

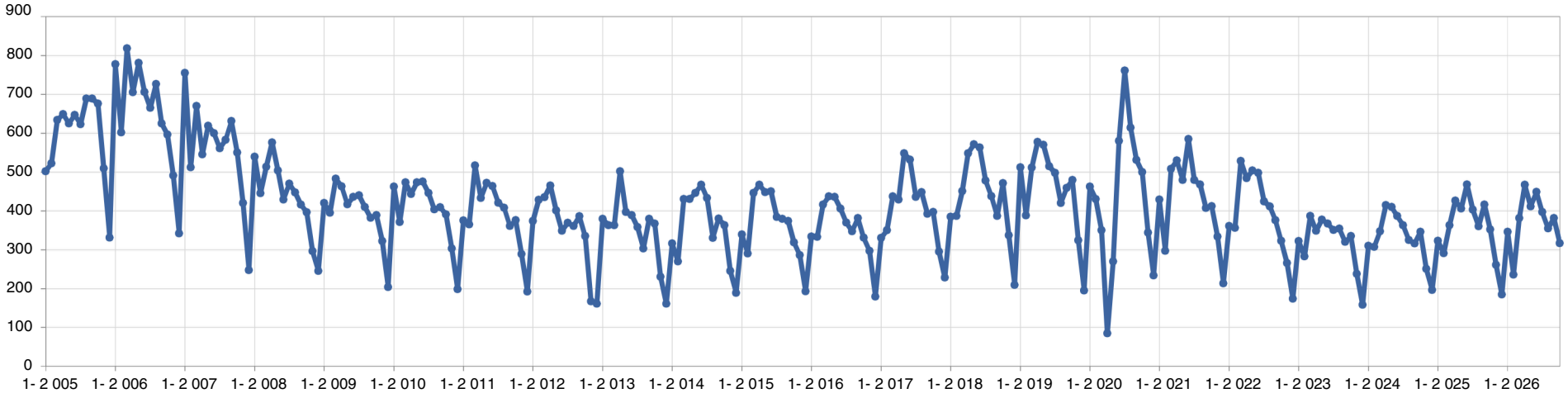


Year to Date



New Listings		Prior Year	% Change
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 April	381	363	+5.0%
2026	467	426	+9.6%
May 2026	411	406	+1.2%
June 2026	449	468	-4.1%
July 2026	397	403	-1.5%
August 2026	355	360	-1.4%
September 2026	381	416	-8.4%
October 2026	**317**	**352**	**-9.9%**
12-Month Avg	349	355	-1.7%

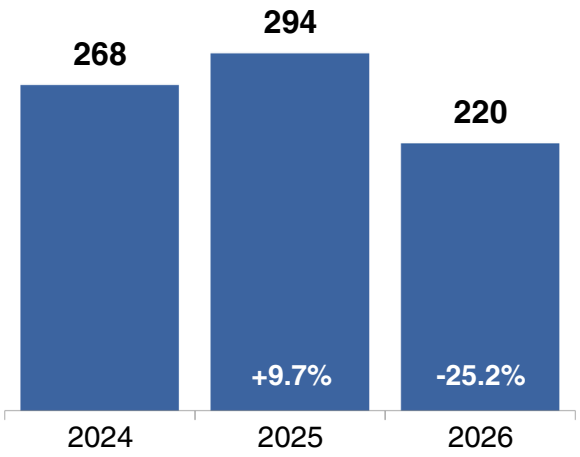
Historical New Listing Activity



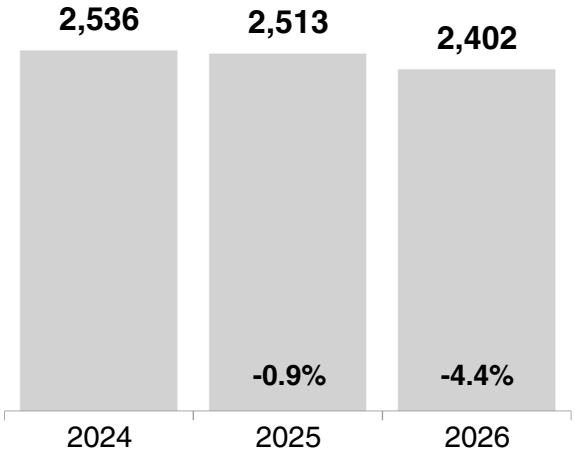
Pending Sales

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

October

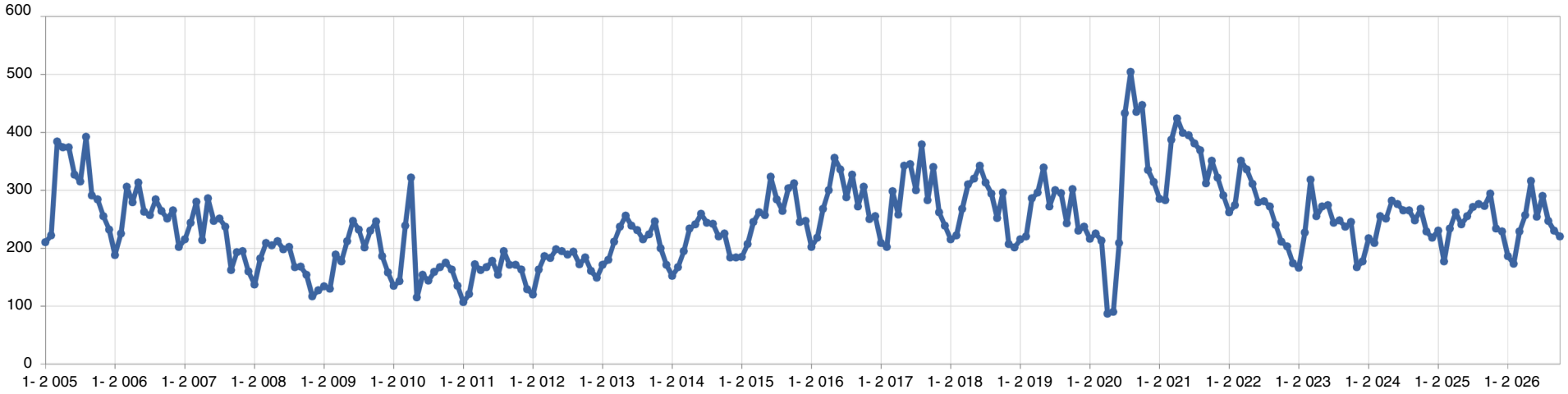


Year to Date



Pending Sales		Prior Year	% Change
November 2025	234	229	+2.2%
December 2025	229	218	+5.0%
January 2026	186	230	-19.1%
February 2026	173	177	-2.3%
March 2026 April	229	234	-2.1%
2026	257	262	-1.9%
May 2026	316	241	+31.1%
June 2026	254	255	-0.4%
July 2026	290	271	+7.0%
August 2026	247	276	-10.5%
September 2026	230	273	-15.8%
October 2026	**220**	**294**	**-25.2%**
12-Month Avg	239	247	-3.2%

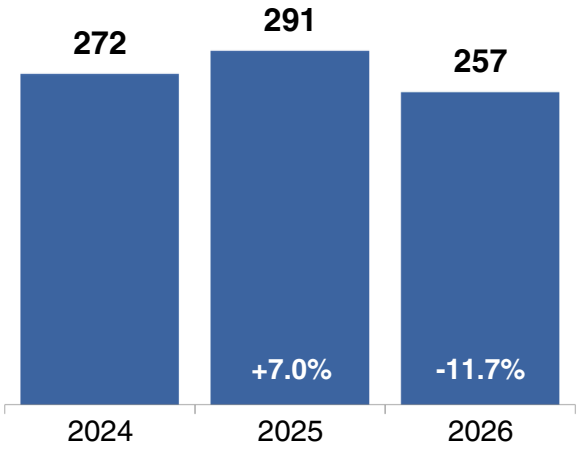
Historical Pending Sales Activity



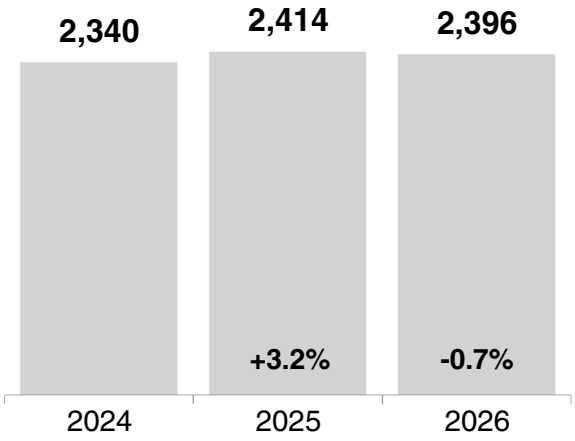
Closed Sales

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

October

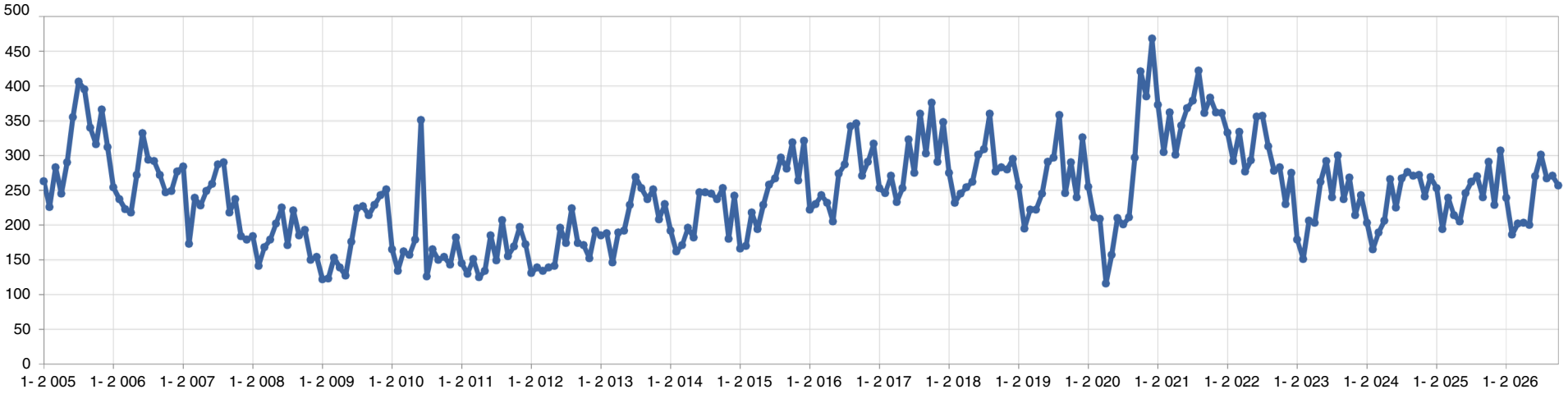


Year to Date



Closed Sales		Prior Year	% Change
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 April	202	239	-15.5%
2026	203	214	-5.1%
May 2026	200	205	-2.4%
June 2026	270	246	+9.8%
July 2026	301	262	+14.9%
August 2026	267	270	-1.1%
September 2026	271	240	+12.9%
October 2026	**257**	**291**	**-11.7%**
12-Month Avg	**244**	244	0.0%

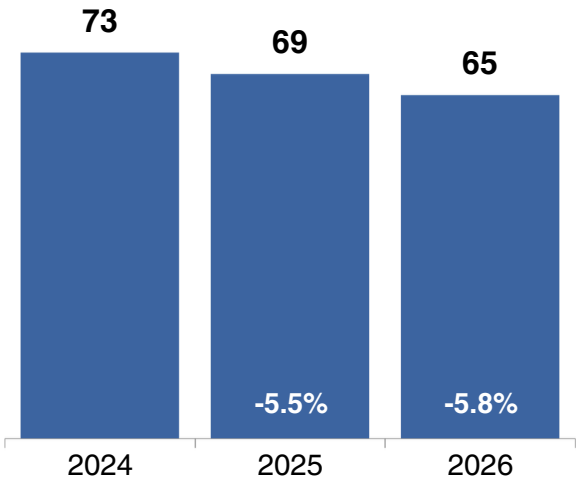
Historical Closed Sales Activity



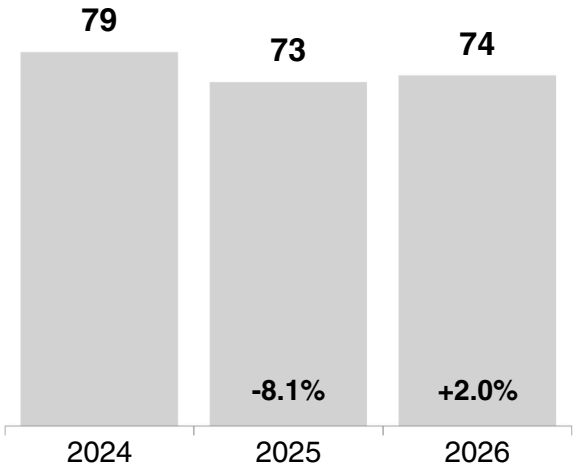
Days on Market Until Sale

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.

October

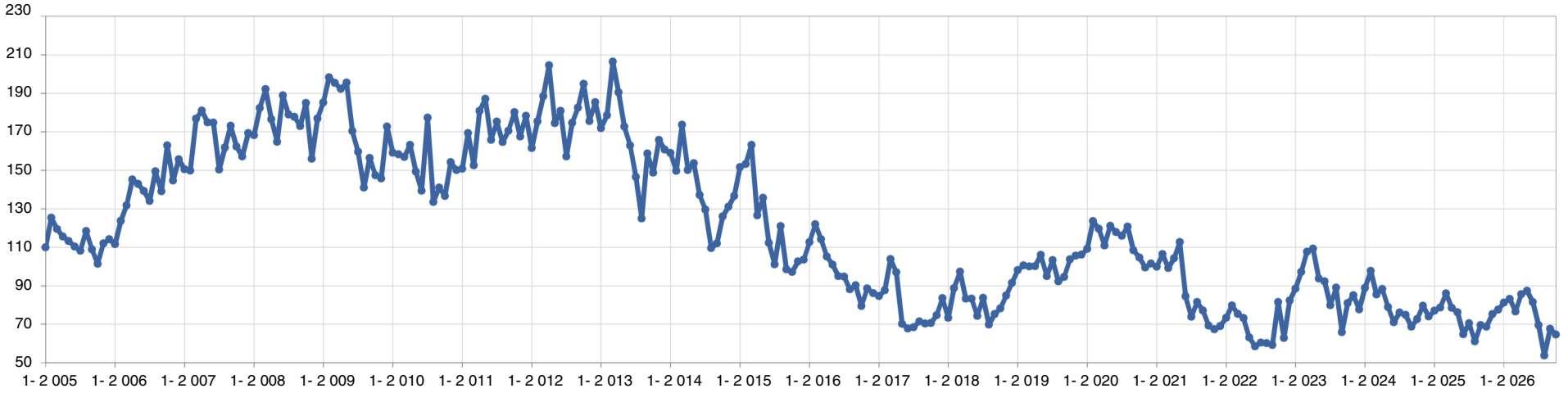


Year to Date



Days on Market		Prior Year	% Change
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 April	77	86	-10.9%
2026	86	78	+9.1%
May 2026	87	76	+14.6%
June 2026	82	65	+26.0%
July 2026	70	70	-1.3%
August 2026	54	61	-11.9%
September 2026	68	70	-2.8%
October 2026	**65**	**69**	**-5.8%**
12-Month Avg	75	73	+2.7%

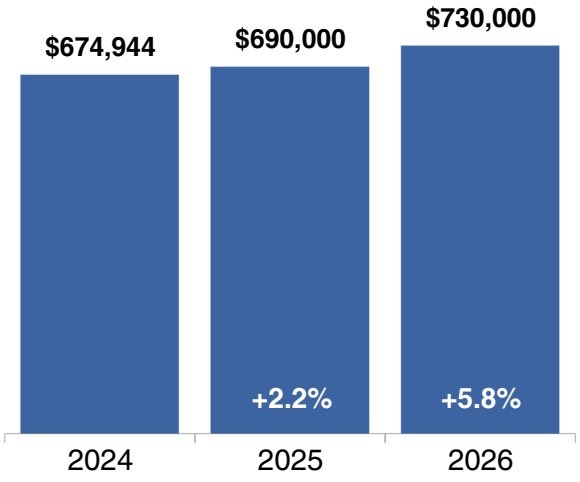
Historical Days on Market Until Sale



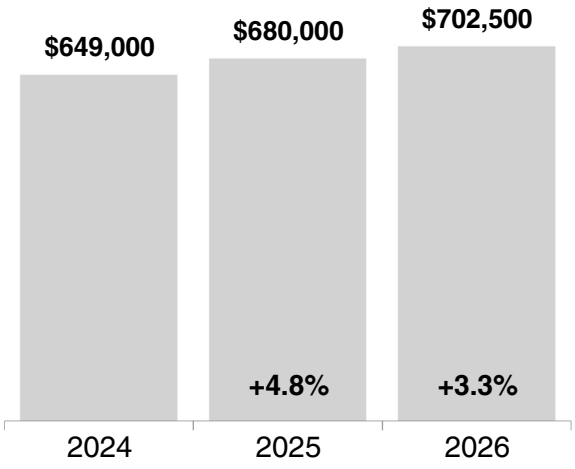
Median Sales Price

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

October

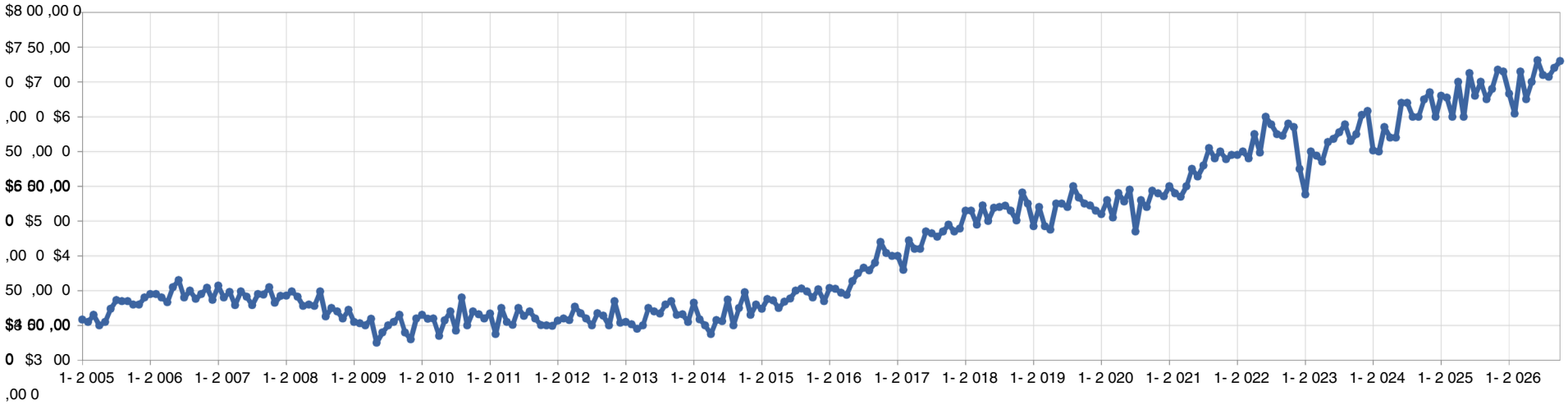


Year to Date



Median Sales Price		Prior Year	% Change
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 April	$715,000	$649,944	+10.0%
2026	$675,000	$700,000	-3.6%
May 2026	$700,000	$650,000	+7.7%
June 2026	$731,250	$712,500	+2.6%
July 2026	$710,000	$680,000	+4.4%
August 2026	$707,450	$700,000	+1.1%
September 2026	$720,000	$675,000	+6.7%
October 2026	**$730,000**	**$690,000**	**+5.8%**
12-Month Med	$705,000	$680,000	+3.7%

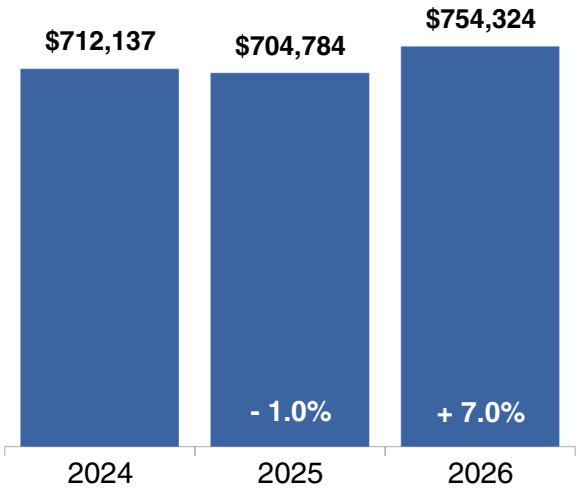
Historical Median Sales Price



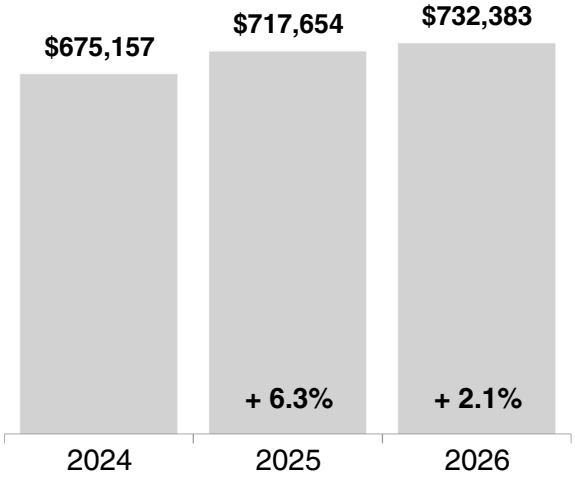
Average Sales Price

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

October

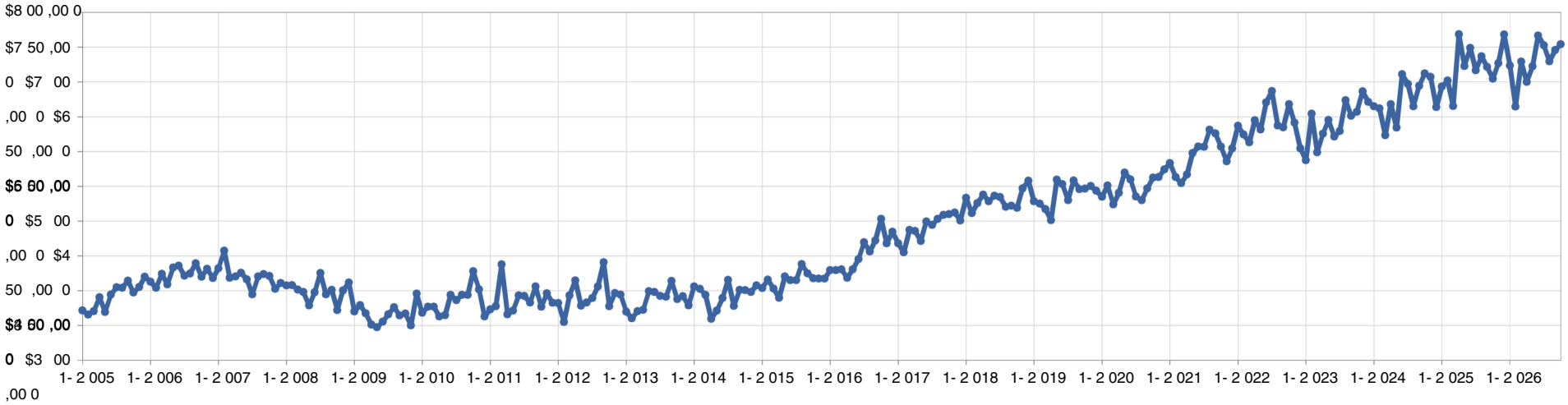


Year to Date



Average Sales Price		Prior Year	% Change
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 April	$729,088	$665,218	+9.6%
2026	$700,153	$768,501	-8.9%
May 2026	$722,291	$722,800	-0.1%
June 2026	$766,789	$748,988	+2.4%
July 2026	$752,797	$716,776	+5.0%
August 2026	$729,454	$736,691	-1.0%
September 2026	$745,919	$721,507	+3.4%
October 2026	**$754,324**	**$704,784**	**+7.0%**
12-Month Avg	$735,720	$711,823	+3.4%

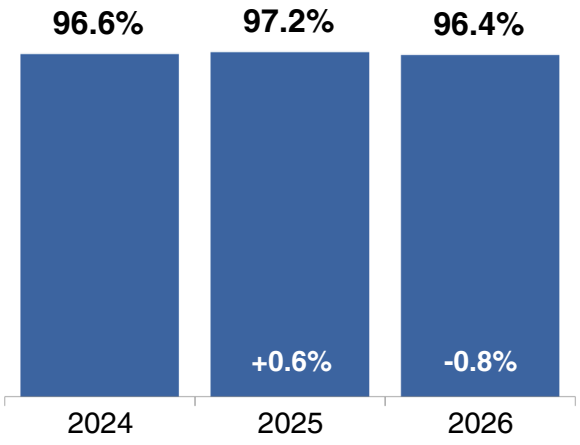
Historical Average Sales Price



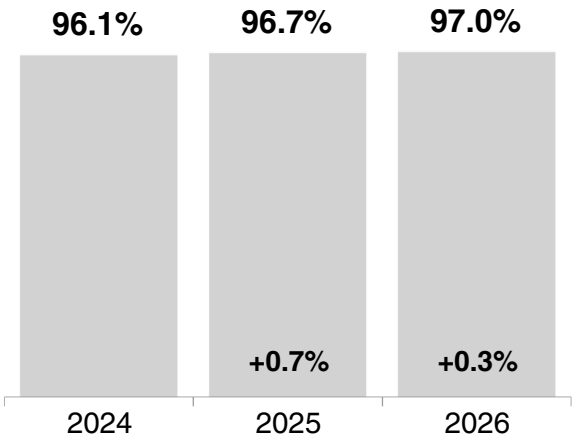
Percent of Original List Price Received

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.

October



Year to Date



Pct of Orig. List Price if Rec'd		Prior Year	% Change
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%	+0.8%
August 2026	97.6%	97.3%	+0.4%
September 2026	97.4%	97.2%	+0.3%
October 2026	**96.4%**	**97.2%**	**-0.8%**
12-Month Avg	97.0%	96.8%	+0.2%

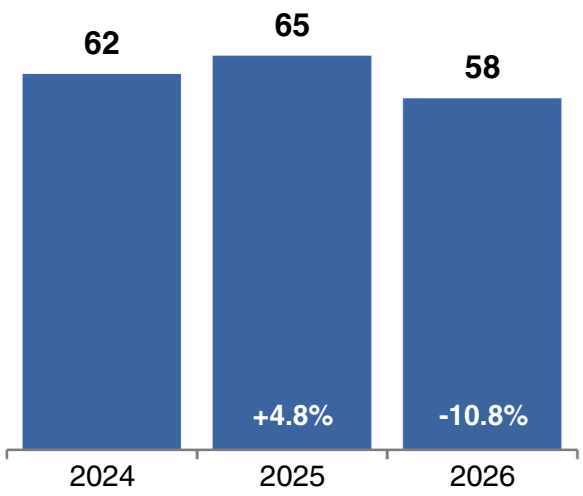
Historical Percent of Original List Price Received



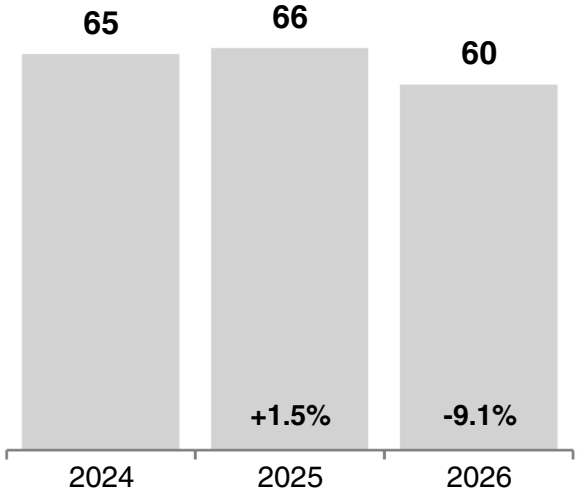
Housing Affordability Index

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.

October

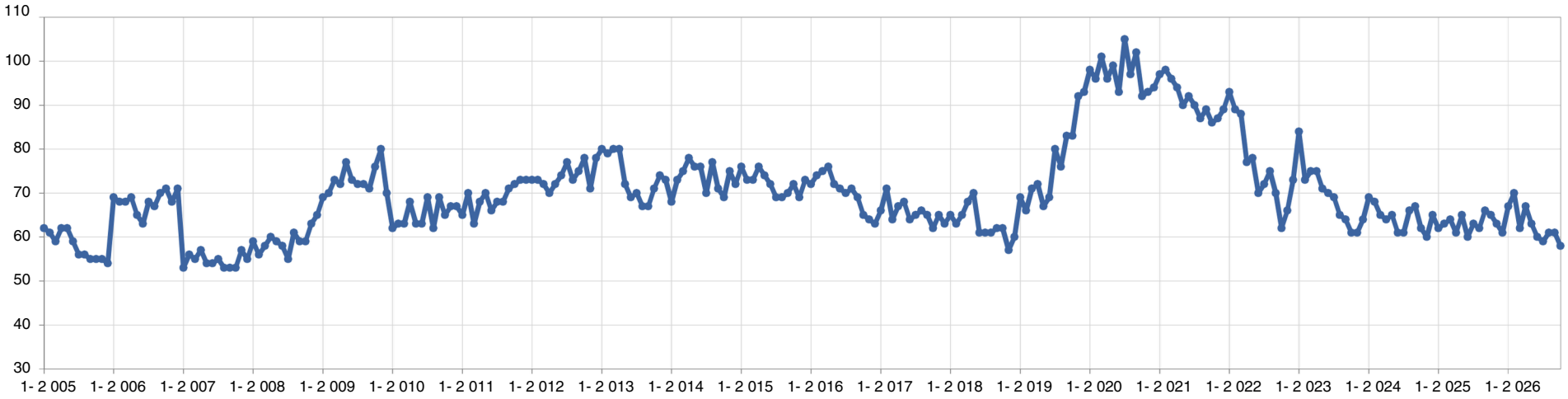


Year to Date



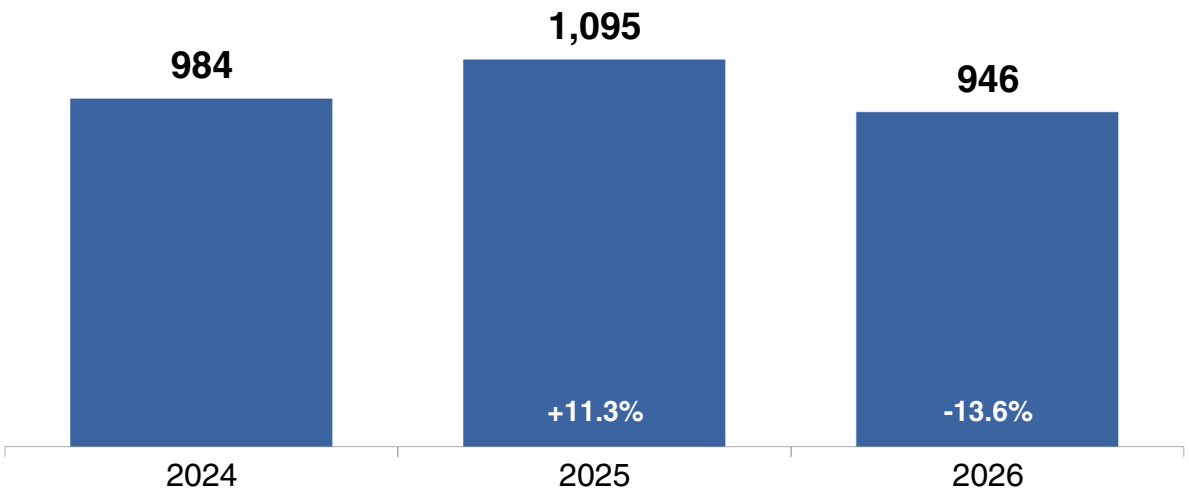
Housing Affordability Index		Prior Year	% Change
November 2025	63	60	+5.0%
December 2025	61	65	-6.2%
January 2026	67	62	+8.1%
February 2026	70	63	+11.1%
March 2026	62	64	-3.1%
April 2026	67	61	+9.8%
May 2026	63	65	-3.1%
June 2026	60	60	0.0%
July 2026	59	63	-6.3%
August 2026	61	62	-1.6%
September 2026	61	66	-7.6%
October 2026	**58**	**65**	**-10.8%**
12-Month Avg	**60**	66	-9.1%

Historical Housing Affordability Index



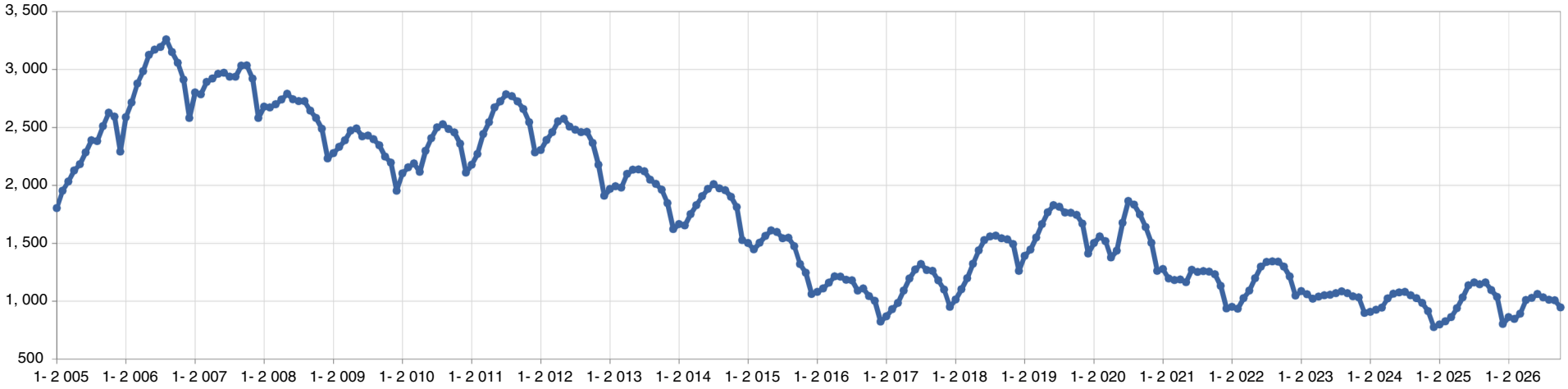
Inventory of Homes for Sale

October



Inventory of Homes for Sale		Prior Year	% Change
November 2025	1,037	913	+13.6%
December 2025	803	776	+3.5%
January 2026	862	798	+8.0%
February 2026	845	825	+2.4%
March 2026	892	861	+3.6%
April 2026	1,009	939	+7.5%
May 2026	1,027	1,031	-0.4%
June 2026	1,062	1,137	-6.6%
July 2026	1,032	1,161	-11.1%
August 2026	1,012	1,145	-11.6%
September 2026	1,007	1,162	-13.3%
October 2026	**946**	**1,095**	**-13.6%**
12-Month Avg	961	987	-2.6%

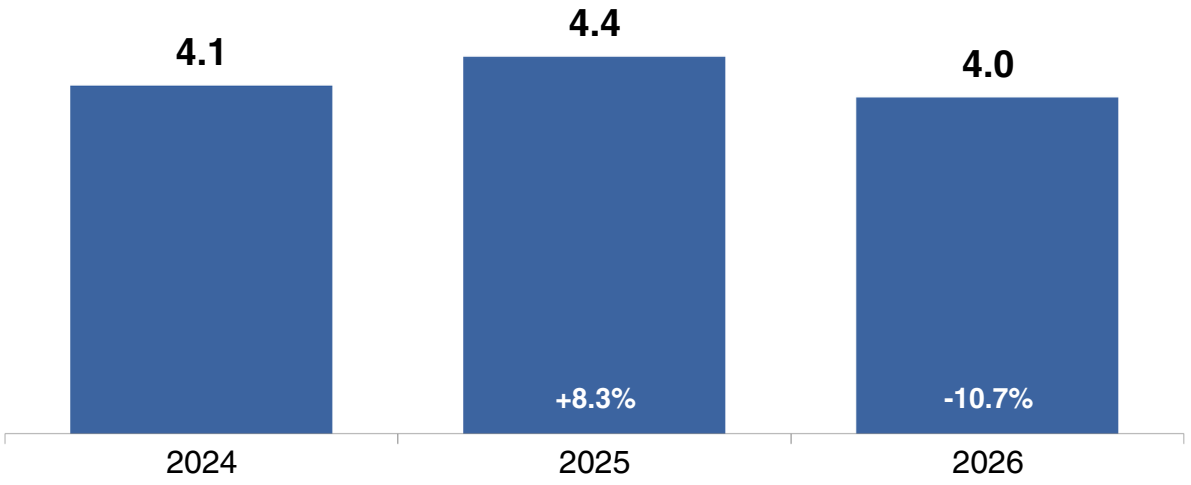
Historical Inventory of Homes for Sale



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.

October



Months Supply of Inventory		Prior Year	% Change
November 2025	4.2	3.7	+12.7%
December 2025	3.2	3.1	+3.7%
January 2026	3.5	3.2	+10.4%
February 2026	3.5	3.3	+3.7%
March 2026	3.7	3.5	+4.3%
April 2026	4.1	3.8	+8.8%
May 2026	4.1	4.2	-3.1%
June 2026	4.3	4.7	-9.7%
July 2026	4.1	4.8	-14.4%
August 2026	4.1	4.7	-13.8%
September 2026	4.1	4.8	-13.5%
October 2026	**4.0**	**4.4**	**-10.7%**
12-Month Avg	3.9	4.0	-2.5%

Historical Months Supply of Inventory

