Monthly Indicators

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September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 5.5 percent to 3,727. Pending Sales increased 1.1 percent to 2,588. Inventory decreased 1.4 percent to 10,716.

Median Sales Price increased 3.0 percent from $732,316 to $754,000. Average Sales Price increased 1.7 percent to $901,174. Months Supply of Inventory decreased 2.3 percent to 4.2.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

+ 1.1%	+ 3.0%	- 1.4%
One-Year Change in **Closed Sales** All Properties	One-Year Change in **Median Sales Price** All Properties	One-Year Change in **Homes for Sale** All Properties

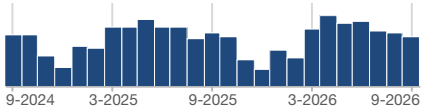
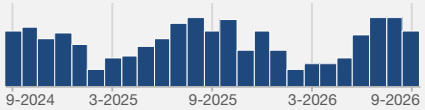
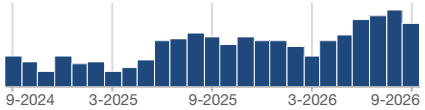
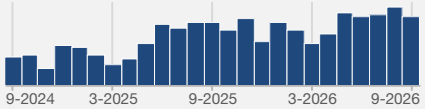
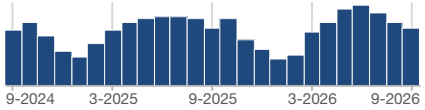
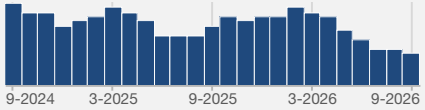
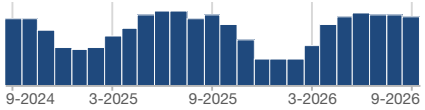
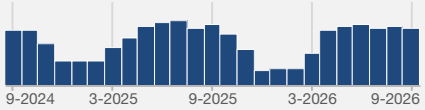
Residential activity in Nassau, Queens, Suffolk counties, and Out of Area composed of single-family homes, townhomes and co-ops combined. Percent changes are calculated using rounded figures.

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Current as of October 10, 2026. All data from OneKey® MLS. Provided by the New York State Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

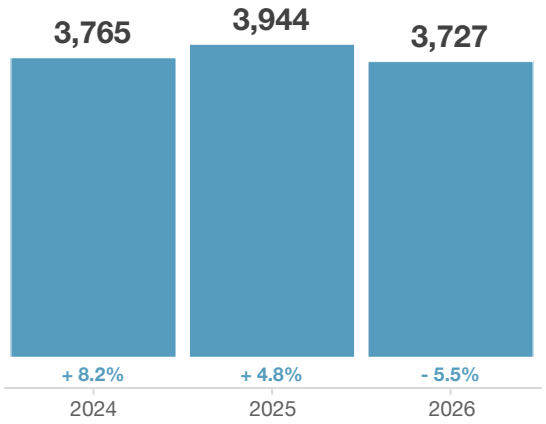
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,944	**3,727**	- 5.5%	35,366	**35,212**	- 0.4%
Closed Sales		2,690	**2,719**	+ 1.1%	22,056	**21,665**	- 1.8%
Median Sales Price		$732,316	**$754,000**	+ 3.0%	$710,000	**$745,000**	+ 4.9%
Average Sales Price		$886,097	**$901,174**	+ 1.7%	$851,867	**$892,077**	+ 4.7%
Pending Sales		2,560	**2,588**	+ 1.1%	23,167	**23,231**	+ 0.3%
Housing Affordability Index		68	**62**	- 8.8%	71	**63**	- 11.3%
Inventory of Homes for Sale		10,868	**10,716**	- 1.4%	—	**—**	—
Months Supply of Inventory		4.3	**4.2**	- 2.3%	—	**—**	—

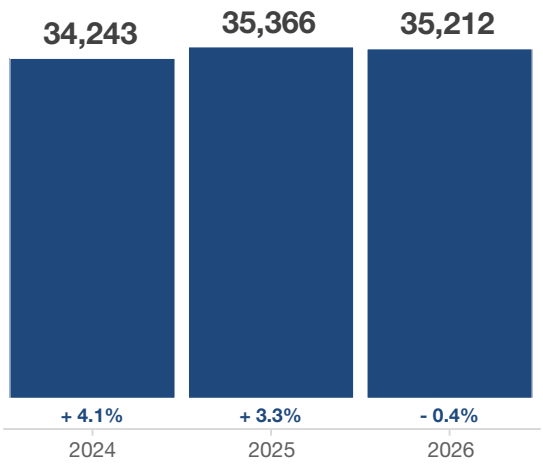
New Listings

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

September

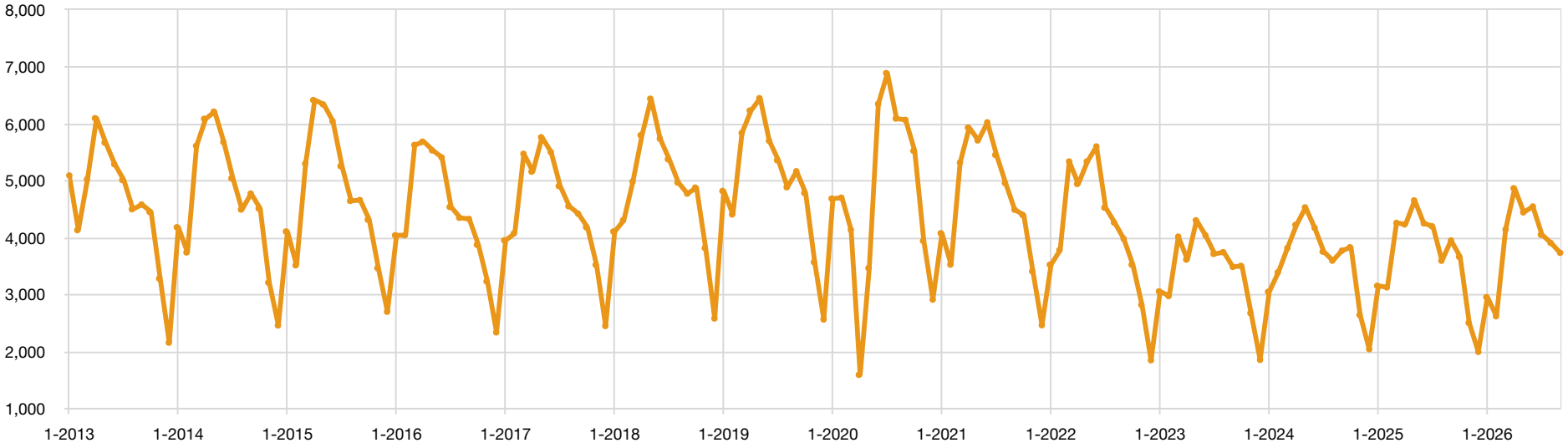


Year to Date



New Listings		Prior Year	Percent Change
October 2025	3,658	3,824	- 4.3%
November 2025	2,495	2,635	- 5.3%
December 2025	1,985	2,032	- 2.3%
January 2026	2,947	3,147	- 6.4%
February 2026	2,612	3,119	- 16.3%
March 2026	4,138	4,253	- 2.7%
April 2026	4,862	4,227	+ 15.0%
May 2026	4,439	4,648	- 4.5%
June 2026	4,541	4,245	+ 7.0%
July 2026	4,045	4,195	- 3.6%
August 2026	3,901	3,588	+ 8.7%
September 2026	**3,727**	**3,944**	**- 5.5%**
12-Month Avg	3,613	3,655	- 1.1%

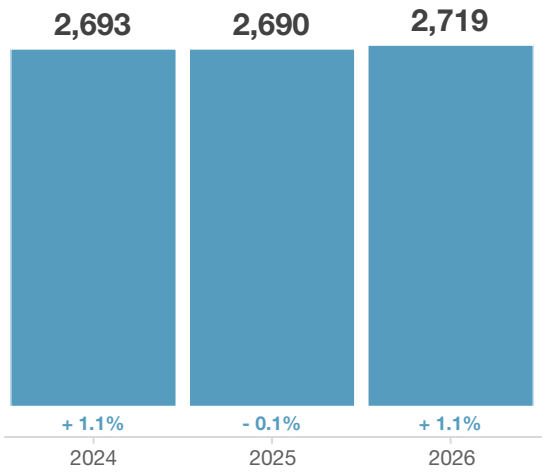
Historical New Listings by Month



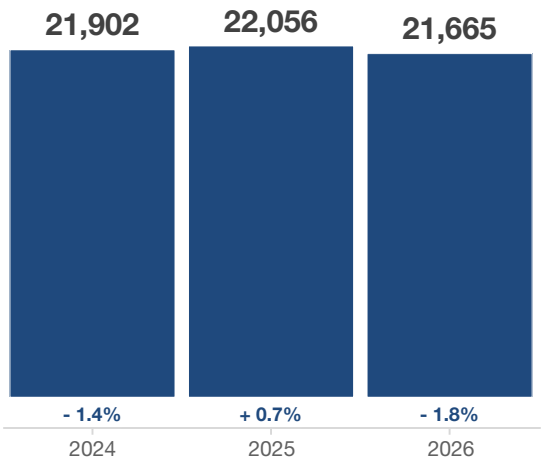
Closed Sales

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

September

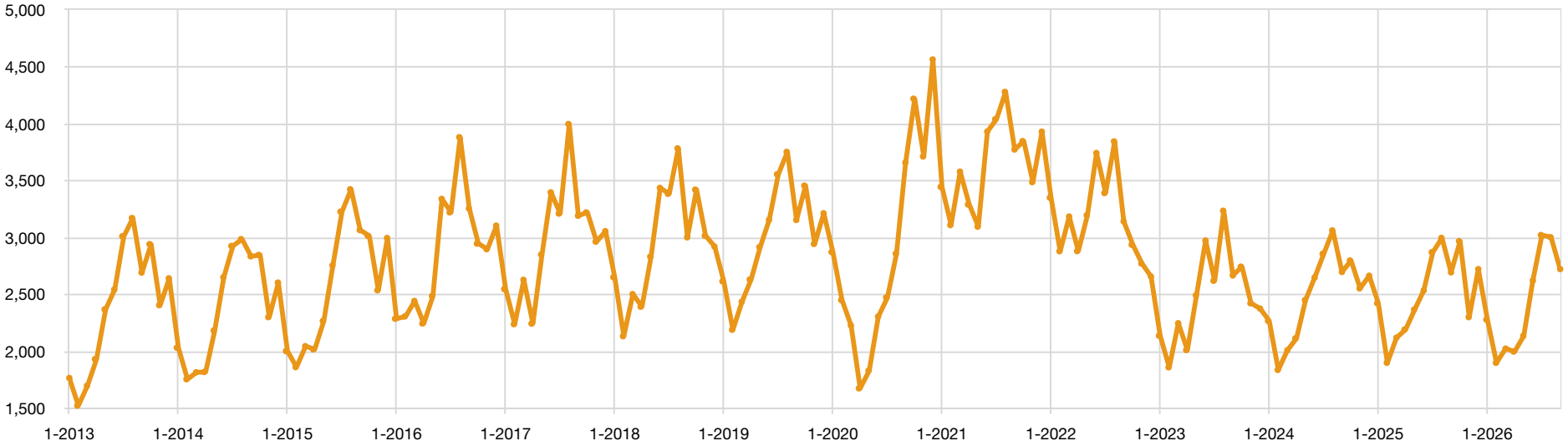


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	2,964	2,794	+ 6.1%
November 2025	2,296	2,549	- 9.9%
December 2025	2,718	2,660	+ 2.2%
January 2026	2,274	2,418	- 6.0%
February 2026	1,894	1,894	0.0%
March 2026	2,019	2,115	- 4.5%
April 2026	1,993	2,186	- 8.8%
May 2026	2,131	2,362	- 9.8%
June 2026	2,618	2,531	+ 3.4%
July 2026	3,018	2,867	+ 5.3%
August 2026	2,999	2,993	+ 0.2%
September 2026	**2,719**	**2,690**	**+ 1.1%**
12-Month Avg	2,470	2,505	- 1.4%

Historical Closed Sales by Month

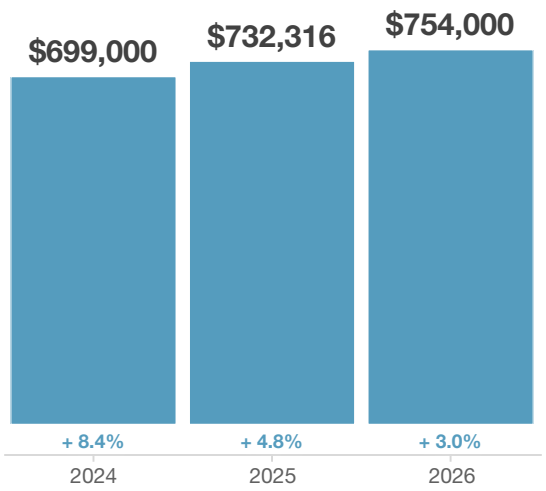


Median Sales Price

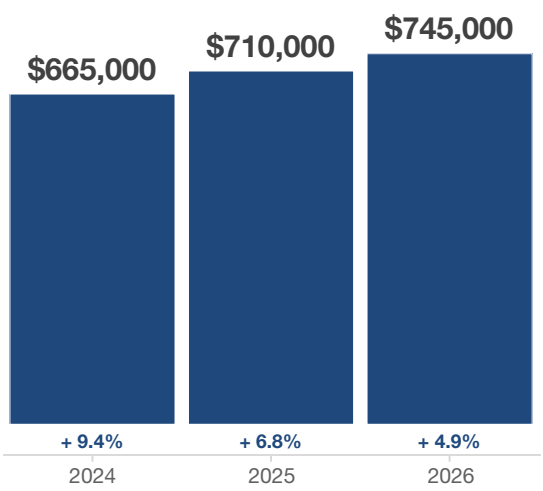
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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September



Year to Date



Median Sales Price		Prior Year	Percent Change
October 2025	$720,000	$689,073	+ 4.5%
November 2025	$730,000	$675,000	+ 8.1%
December 2025	$725,000	$700,000	+ 3.6%
January 2026	$725,000	$689,000	+ 5.2%
February 2026	$715,000	$690,000	+ 3.6%
March 2026	$700,000	$675,000	+ 3.7%
April 2026	$725,000	$680,000	+ 6.6%
May 2026	$735,000	$693,750	+ 5.9%
June 2026	$760,000	$725,000	+ 4.8%
July 2026	$765,000	$727,500	+ 5.2%
August 2026	$775,000	$739,000	+ 4.9%
September 2026	**$754,000**	**$732,316**	**+ 3.0%**
12-Month Avg*	$740,000	$700,000	+ 5.7%

* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

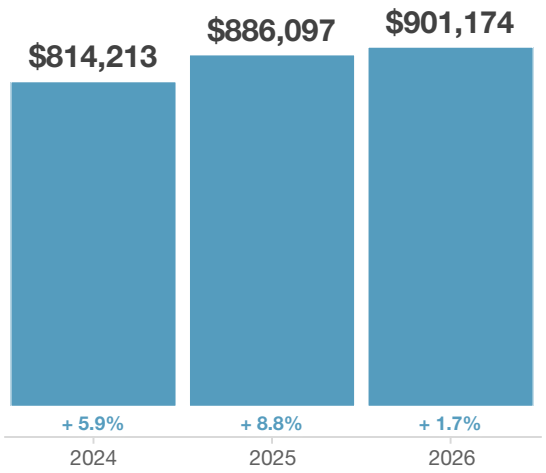
Historical Median Sales Price by Month



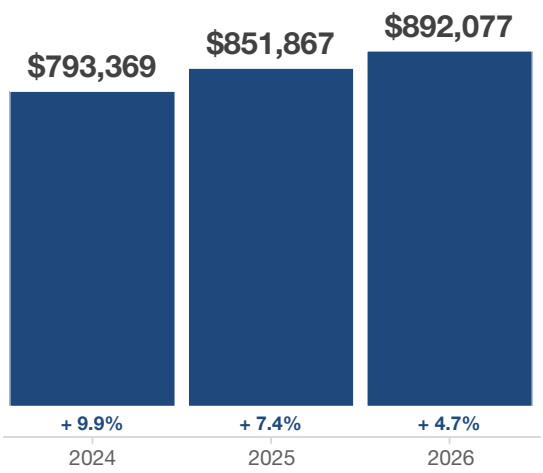
Average Sales Price

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

September



Year to Date



Avg. Sales Price		Prior Year	Percent Change
October 2025	$869,258	$816,870	+ 6.4%
November 2025	$895,119	$786,135	+ 13.9%
December 2025	$844,363	$839,445	+ 0.6%
January 2026	$887,474	$833,656	+ 6.5%
February 2026	$870,945	$816,968	+ 6.6%
March 2026	$841,237	$793,769	+ 6.0%
April 2026	$862,010	$810,280	+ 6.4%
May 2026	$909,196	$842,820	+ 7.9%
June 2026	$899,628	$884,317	+ 1.7%
July 2026	$905,685	$874,676	+ 3.5%
August 2026	$922,384	$887,232	+ 4.0%
September 2026	**$901,174**	**$886,097**	**+ 1.7%**
12-Month Avg*	$885,660	$841,976	+ 5.2%

* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

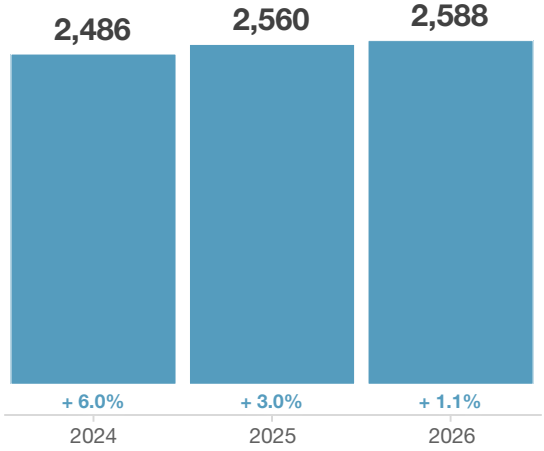
Historical Average Sales Price by Month



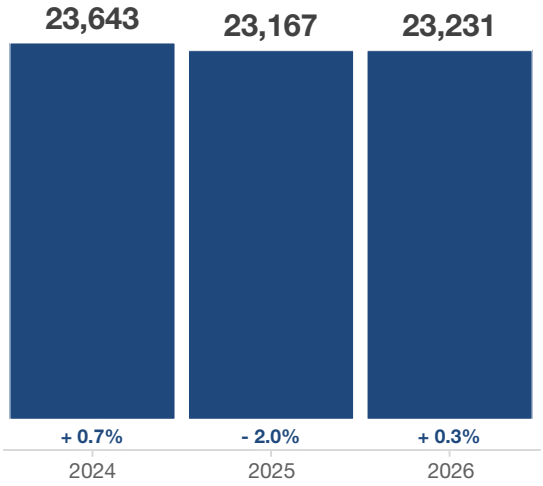
Pending Sales

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

September



Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	2,800	2,729	+ 2.6%
November 2025	2,275	2,338	- 2.7%
December 2025	1,993	1,922	+ 3.7%
January 2026	1,709	1,804	- 5.3%
February 2026	1,822	2,164	- 15.8%
March 2026	2,461	2,535	- 2.9%
April 2026	2,731	2,708	+ 0.8%
May 2026	3,061	2,822	+ 8.5%
June 2026	3,171	2,884	+ 10.0%
July 2026	2,993	2,892	+ 3.5%
August 2026	2,695	2,798	- 3.7%
September 2026	**2,588**	**2,560**	**+ 1.1%**
12-Month Avg	2,525	2,513	+ 0.5%

Historical Pending Sales by Month

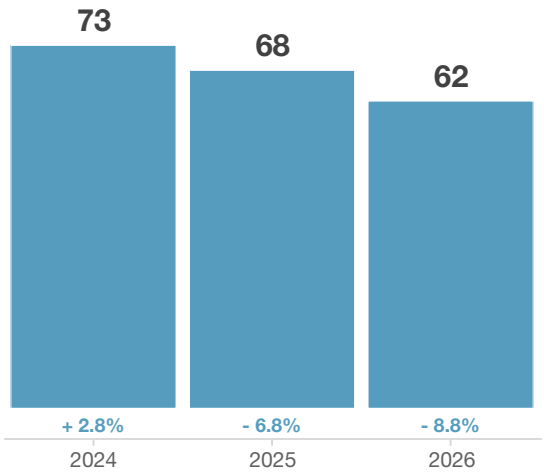


Housing Affordability Index

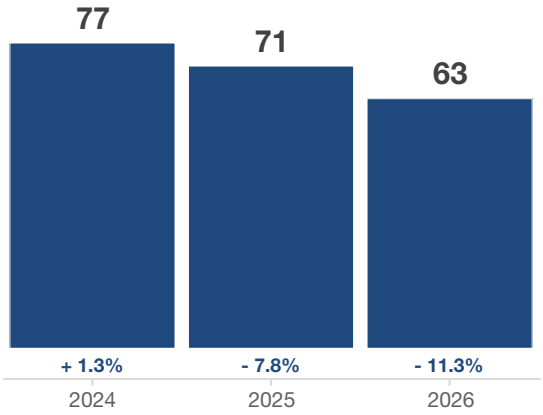
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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September

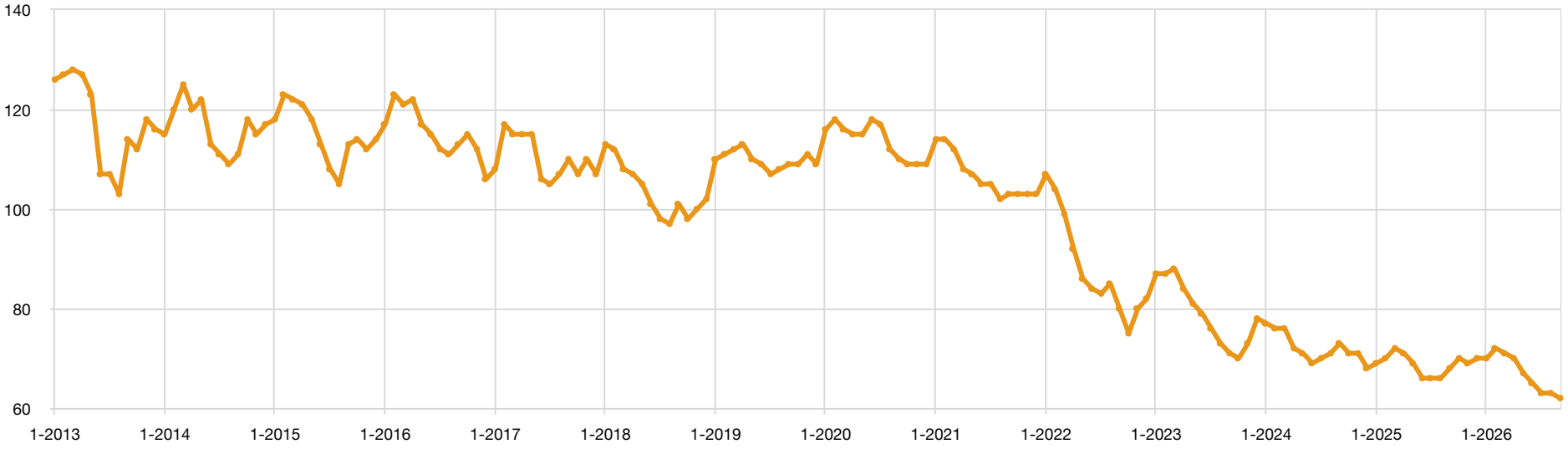


Year to Date



Affordability Index		Prior Year	Percent Change
October 2025	70	71	- 1.4%
November 2025	69	71	- 2.8%
December 2025	70	68	+ 2.9%
January 2026	70	69	+ 1.4%
February 2026	72	70	+ 2.9%
March 2026	71	72	- 1.4%
April 2026	70	71	- 1.4%
May 2026	67	69	- 2.9%
June 2026	65	66	- 1.5%
July 2026	63	66	- 4.5%
August 2026	63	66	- 4.5%
September 2026	**62**	**68**	**- 8.8%**
12-Month Avg	68	69	- 1.4%

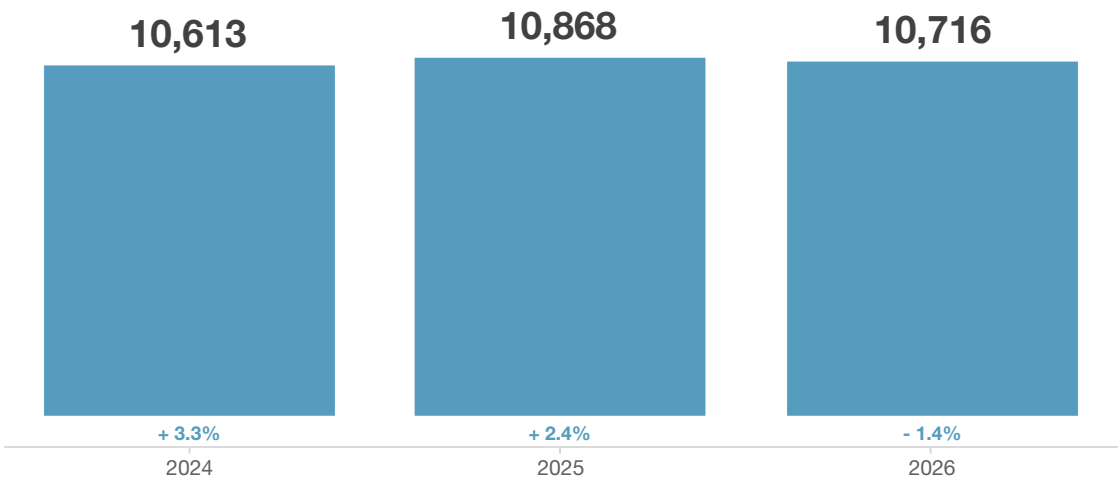
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

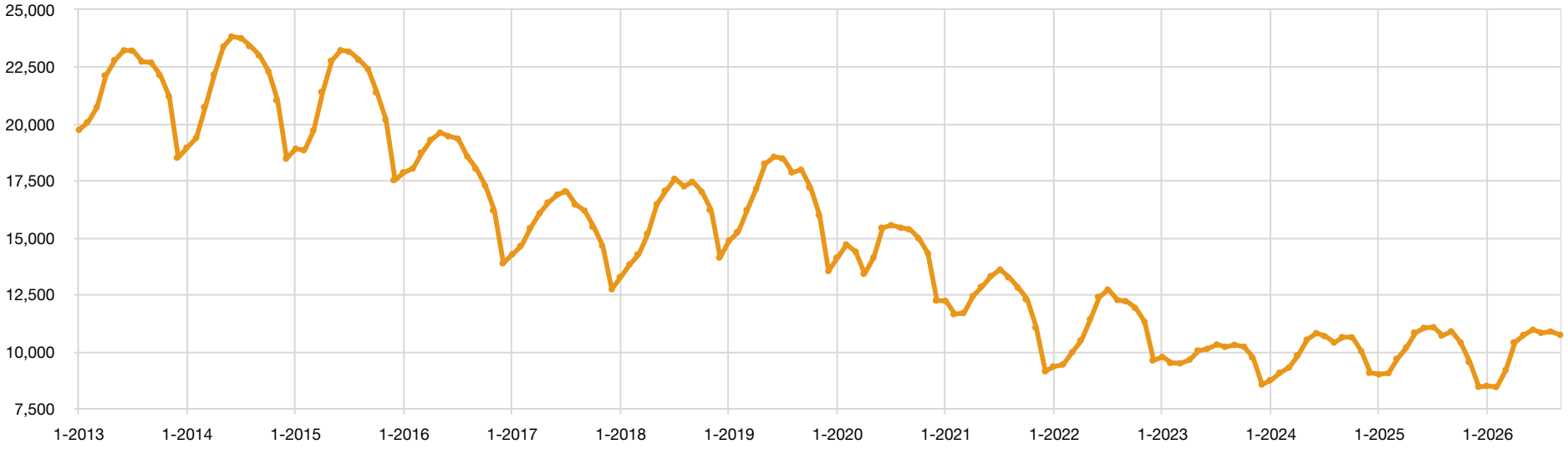
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale		Prior Year	Percent Change
October 2025	10,372	10,609	- 2.2%
November 2025	9,526	9,999	- 4.7%
December 2025	8,432	9,047	- 6.8%
January 2026	8,470	8,981	- 5.7%
February 2026	8,423	9,032	- 6.7%
March 2026	9,173	9,665	- 5.1%
April 2026	10,384	10,160	+ 2.2%
May 2026	10,711	10,812	- 0.9%
June 2026	10,942	11,022	- 0.7%
July 2026	10,803	11,050	- 2.2%
August 2026	10,861	10,686	+ 1.6%
September 2026	**10,716**	**10,868**	**- 1.4%**
12-Month Avg	9,901	10,161	- 2.6%

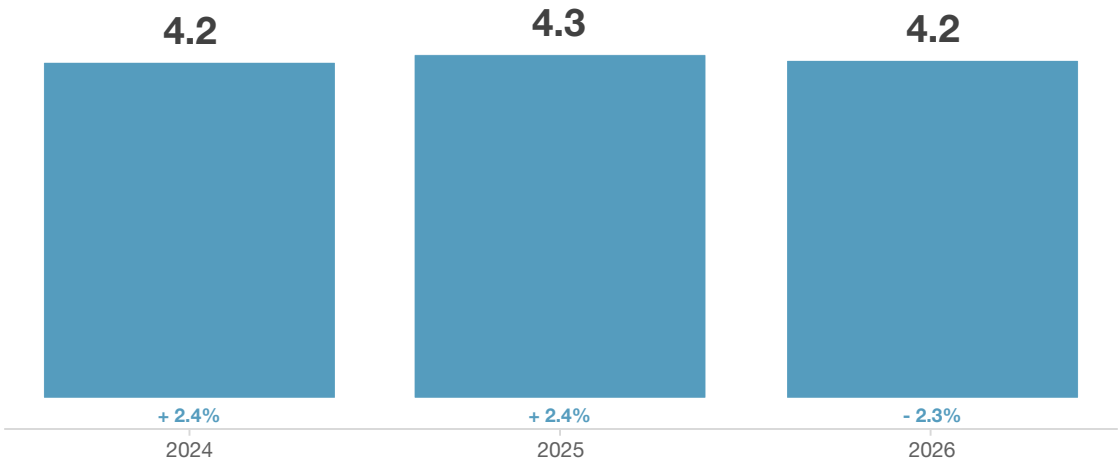
Historical Inventory of Homes for Sale by Month



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.

September



Months Supply		Prior Year	Percent Change
October 2025	4.1	4.2	- 2.4%
November 2025	3.8	3.9	- 2.6%
December 2025	3.3	3.5	- 5.7%
January 2026	3.4	3.5	- 2.9%
February 2026	3.4	3.6	- 5.6%
March 2026	3.7	3.8	- 2.6%
April 2026	4.2	4.0	+ 5.0%
May 2026	4.3	4.3	0.0%
June 2026	4.3	4.4	- 2.3%
July 2026	4.3	4.4	- 2.3%
August 2026	4.3	4.3	0.0%
September 2026	**4.2**	**4.3**	**- 2.3%**
12-Month Avg*	3.9	4.0	- 2.0%

* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

