

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 6.3 percent to 3,815. Pending Sales decreased 1.7 percent to 2,751. Inventory decreased 2.2 percent to 10,445.

Median Sales Price increased 4.8 percent from \$739,250 to \$775,000. Average Sales Price increased 4.1 percent to \$923,738. Months Supply of Inventory decreased 4.7 percent to 4.1.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 1.5%	+ 4.8%	- 2.2%
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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Activity Overview

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



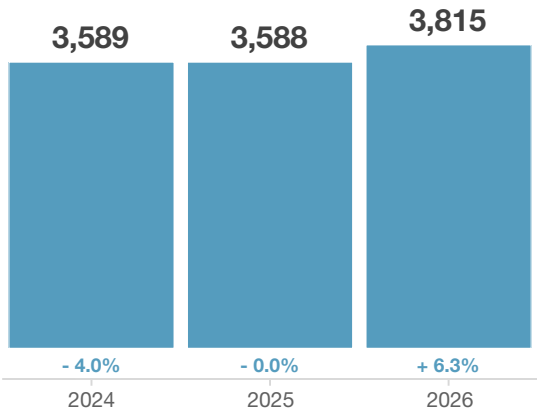
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,588	3,815	+ 6.3%	31,422	31,389	- 0.1%
Closed Sales		2,992	2,948	- 1.5%	19,364	18,860	- 2.6%
Median Sales Price		\$739,250	\$775,000	+ 4.8%	\$705,000	\$740,000	+ 5.0%
Average Sales Price		\$887,353	\$923,738	+ 4.1%	\$847,159	\$891,261	+ 5.2%
Pending Sales		2,798	2,751	- 1.7%	20,608	20,862	+ 1.2%
Housing Affordability Index		66	63	- 4.5%	69	66	- 4.3%
Inventory of Homes for Sale		10,683	10,445	- 2.2%	—	—	—
Months Supply of Inventory		4.3	4.1	- 4.7%	—	—	—

New Listings

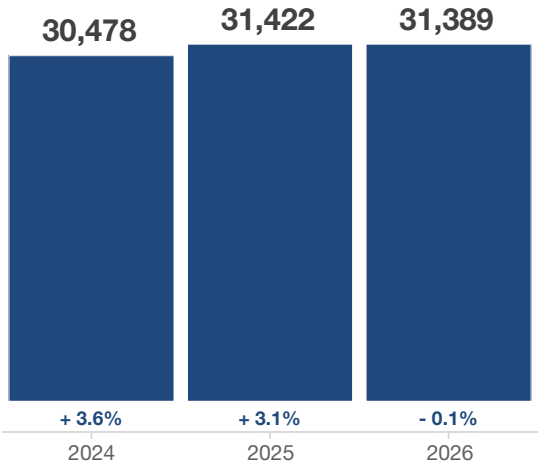
A count of the properties that have been newly listed on the market in a given month.



August

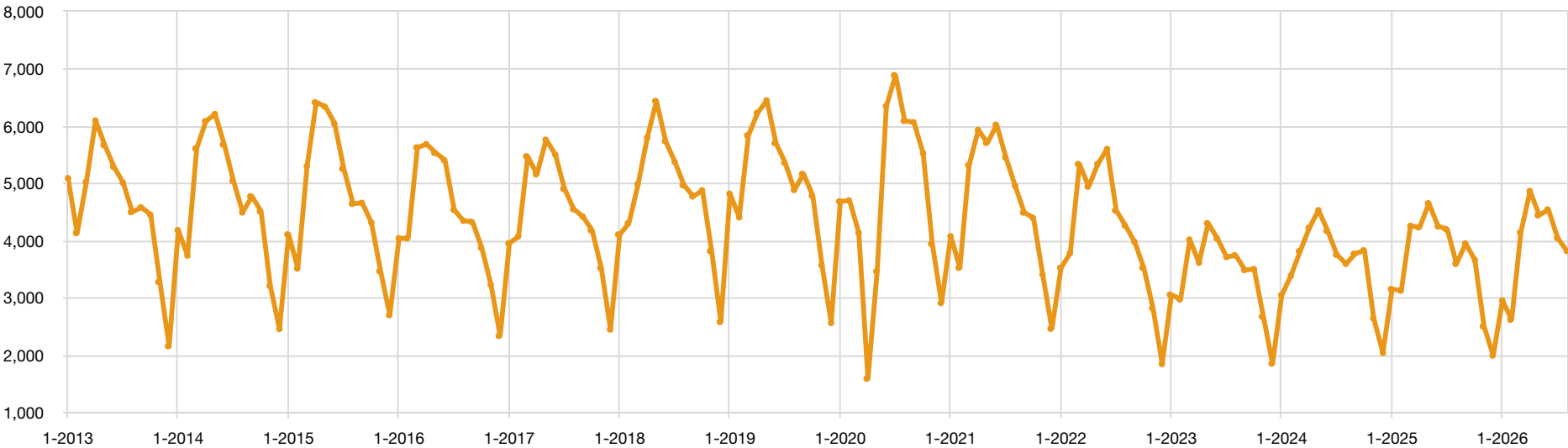


Year to Date



New Listings		Prior Year	Percent Change
September 2025	3,944	3,765	+ 4.8%
October 2025	3,656	3,824	- 4.4%
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	4,861	4,227	+ 15.0%
May 2026	4,438	4,648	- 4.5%
June 2026	4,538	4,245	+ 6.9%
July 2026	4,040	4,195	- 3.7%
August 2026	3,815	3,588	+ 6.3%
12-Month Avg	3,622	3,640	- 0.5%

Historical New Listings by Month

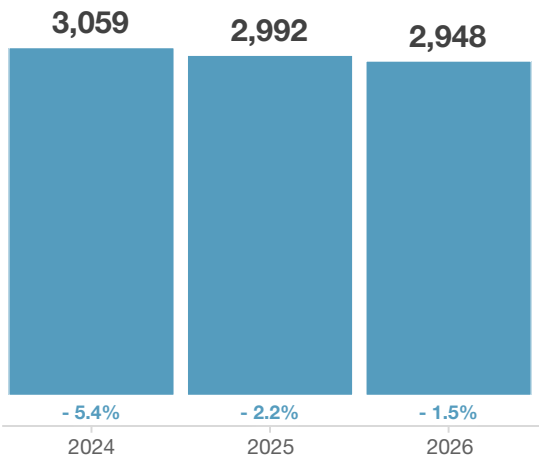


Closed Sales

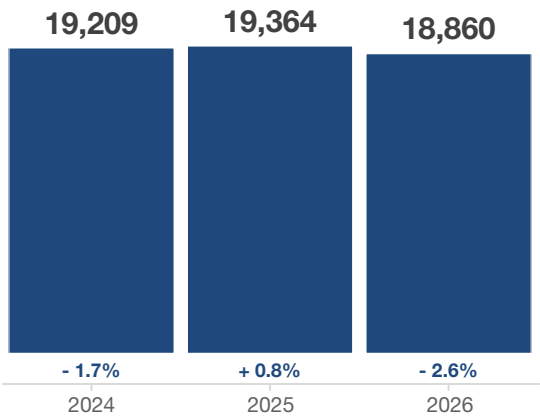
A count of the actual sales that closed in a given month.



August

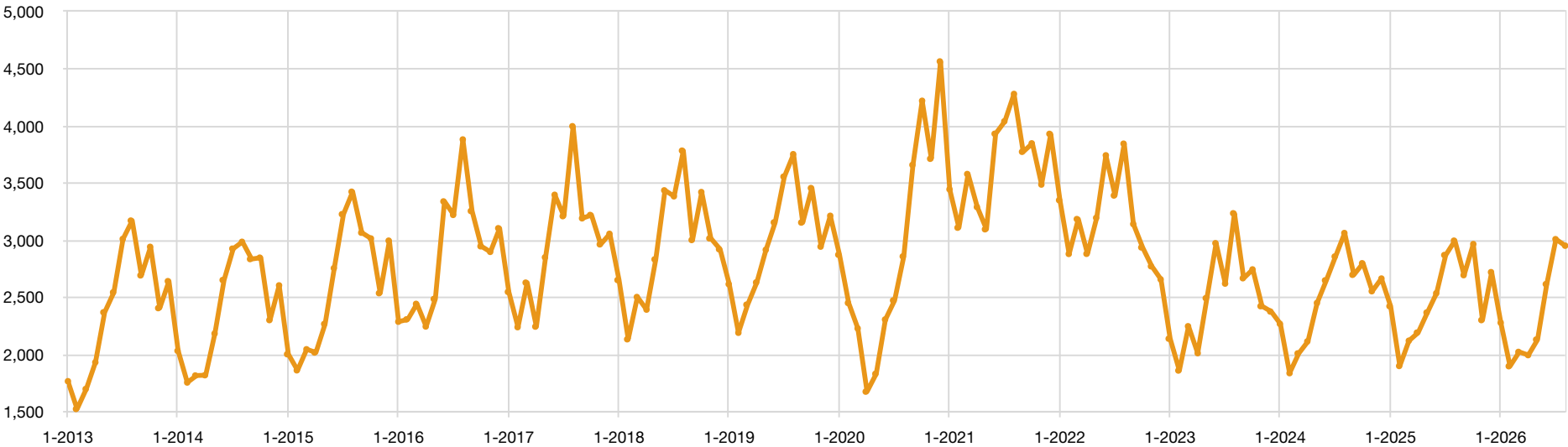


Year to Date



Closed Sales		Prior Year	Percent Change
September 2025	2,690	2,693	- 0.1%
October 2025	2,962	2,794	+ 6.0%
November 2025	2,296	2,549	- 9.9%
December 2025	2,716	2,660	+ 2.1%
January 2026	2,273	2,418	- 6.0%
February 2026	1,892	1,894	- 0.1%
March 2026	2,017	2,115	- 4.6%
April 2026	1,989	2,186	- 9.0%
May 2026	2,125	2,362	- 10.0%
June 2026	2,611	2,531	+ 3.2%
July 2026	3,005	2,866	+ 4.8%
August 2026	2,948	2,992	- 1.5%
12-Month Avg	2,460	2,505	- 1.8%

Historical Closed Sales by Month

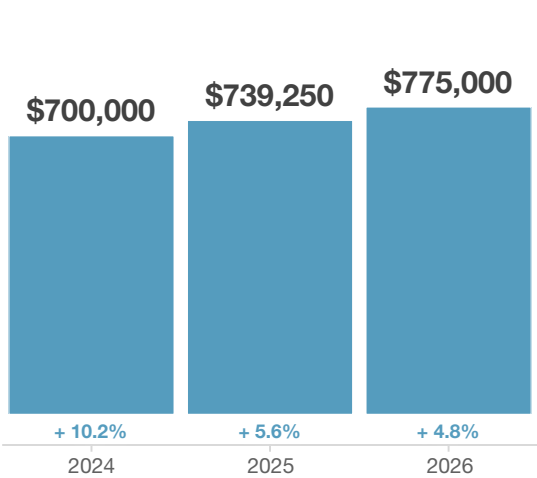


Median Sales Price

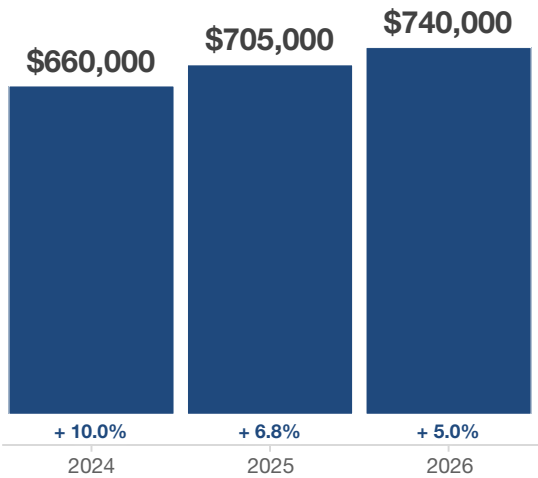
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



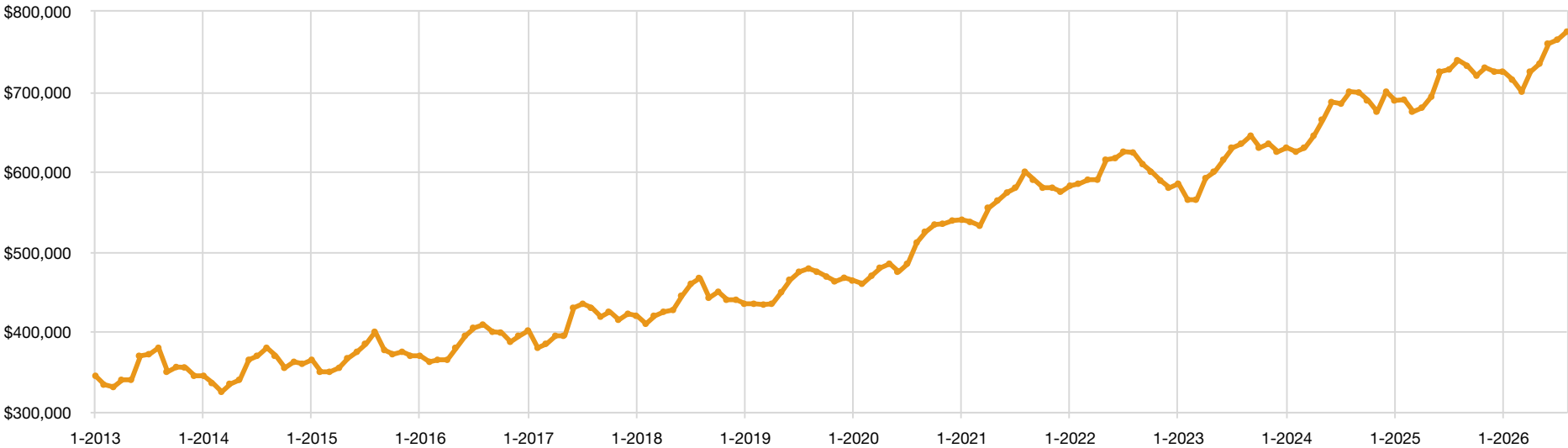
Year to Date



	Median Sales Price	Prior Year	Percent Change
September 2025	\$732,316	\$699,000	+ 4.8%
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	\$727,750	+ 5.1%
August 2026	\$775,000	\$739,250	+ 4.8%
12-Month Avg*	\$735,000	\$700,000	+ 5.0%

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

Historical Median Sales Price by Month

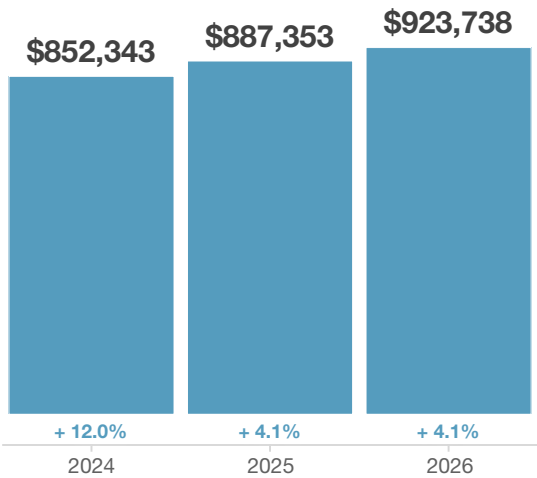


Average Sales Price

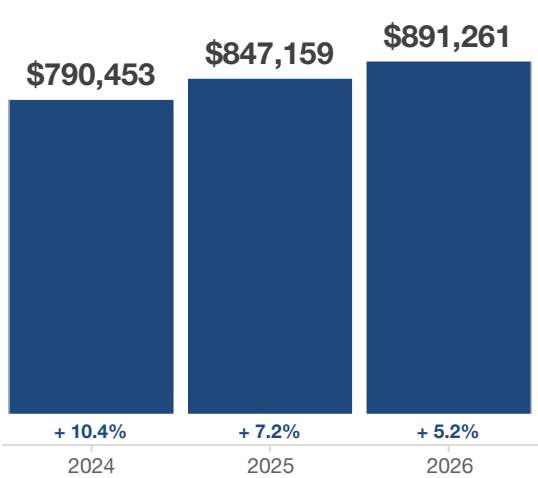
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year to Date



Avg. Sales Price	Prior Year	Percent Change
September 2025	\$886,097	\$814,213 + 8.8%
October 2025	\$869,534	\$816,870 + 6.4%
November 2025	\$895,119	\$786,135 + 13.9%
December 2025	\$844,070	\$839,445 + 0.6%
January 2026	\$887,567	\$833,656 + 6.5%
February 2026	\$870,954	\$816,968 + 6.6%
March 2026	\$840,943	\$793,769 + 5.9%
April 2026	\$862,742	\$810,280 + 6.5%
May 2026	\$909,676	\$842,820 + 7.9%
June 2026	\$900,063	\$884,317 + 1.8%
July 2026	\$906,933	\$874,847 + 3.7%
August 2026	\$923,738	\$887,353 + 4.1%
12-Month Avg*	\$884,572	\$835,575 + 5.9%

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

Historical Average Sales Price by Month

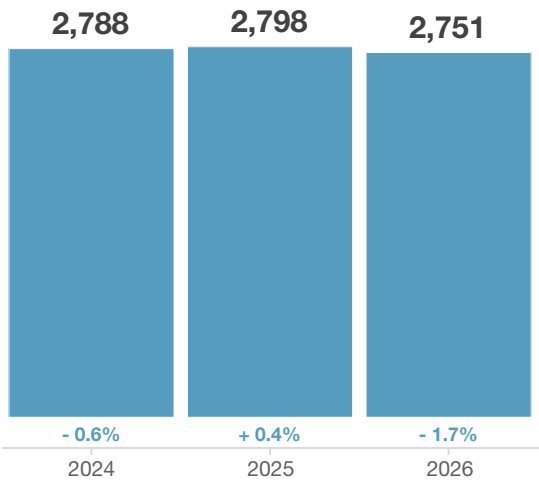


Pending Sales

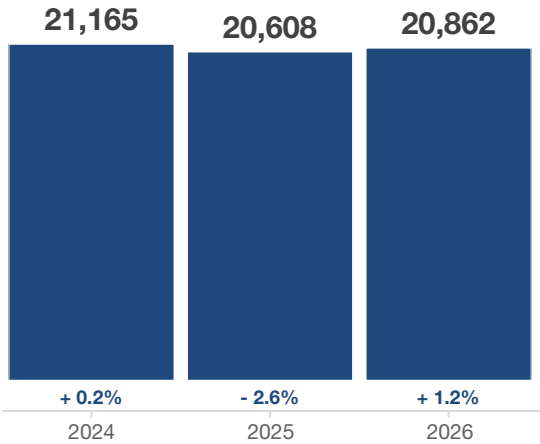
A count of the properties on which offers have been accepted in a given month.



August



Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	2,560	2,486	+ 3.0%
October 2025	2,803	2,730	+ 2.7%
November 2025	2,279	2,339	- 2.6%
December 2025	1,994	1,922	+ 3.7%
January 2026	1,712	1,804	- 5.1%
February 2026	1,825	2,164	- 15.7%
March 2026	2,472	2,535	- 2.5%
April 2026	2,744	2,708	+ 1.3%
May 2026	3,080	2,822	+ 9.1%
June 2026	3,215	2,884	+ 11.5%
July 2026	3,063	2,893	+ 5.9%
August 2026	2,751	2,798	- 1.7%
12-Month Avg	2,542	2,507	+ 1.4%

Historical Pending Sales by Month

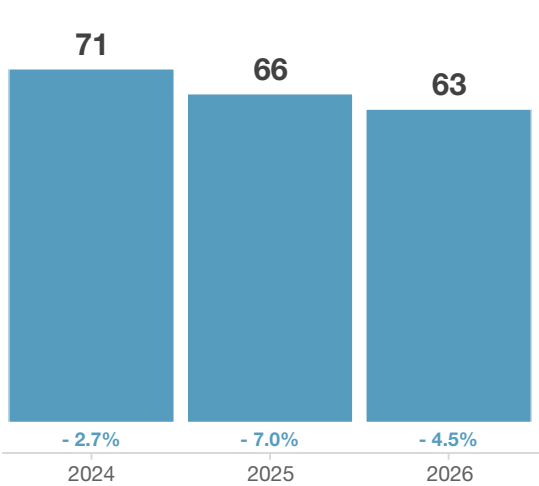


Housing Affordability Index

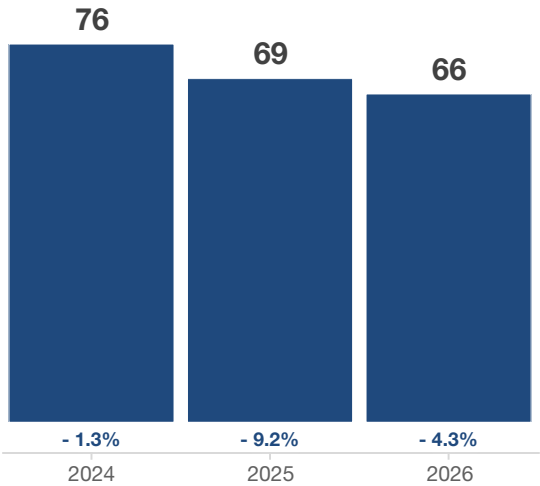
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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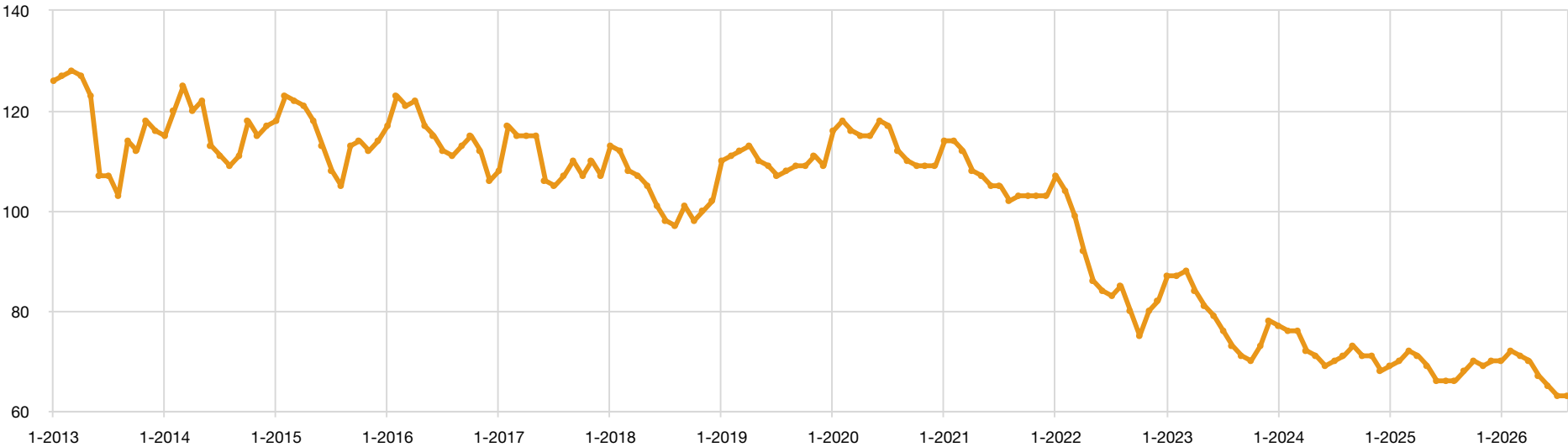


Year to Date



	Affordability Index	Prior Year	Percent Change
September 2025	68	73	- 6.8%
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%
12-Month Avg	68	69	- 1.4%

Historical Housing Affordability Index by Month

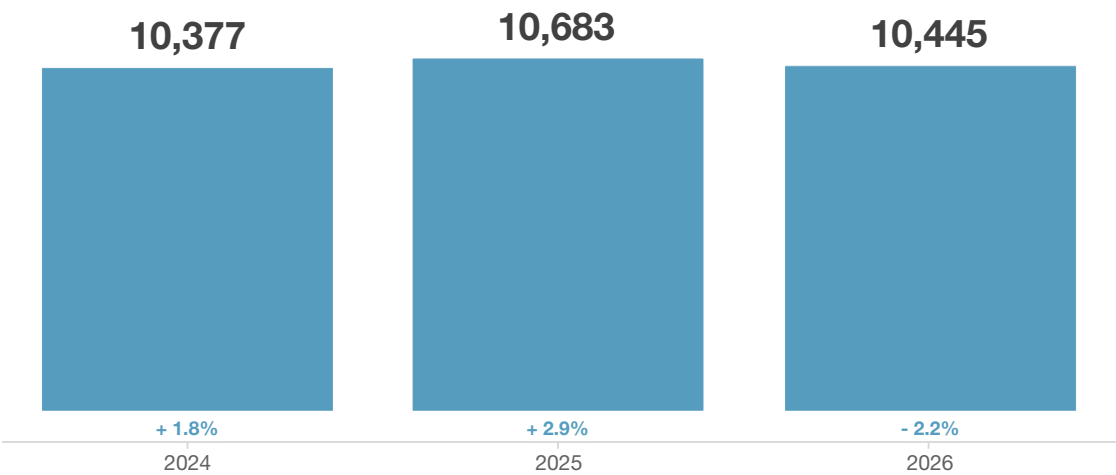


Inventory of Homes for Sale

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

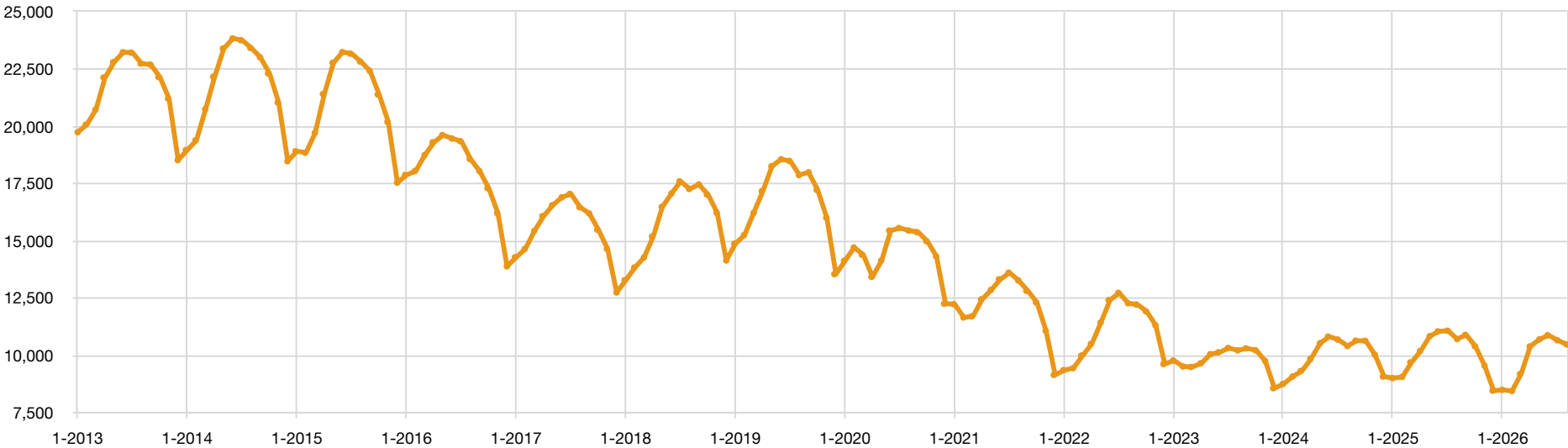


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Homes for Sale		Prior Year	Percent Change
September 2025	10,864	10,610	+ 2.4%
October 2025	10,365	10,606	- 2.3%
November 2025	9,518	9,995	- 4.8%
December 2025	8,423	9,042	- 6.8%
January 2026	8,460	8,976	- 5.7%
February 2026	8,411	9,027	- 6.8%
March 2026	9,155	9,660	- 5.2%
April 2026	10,359	10,157	+ 2.0%
May 2026	10,668	10,809	- 1.3%
June 2026	10,848	11,019	- 1.6%
July 2026	10,632	11,047	- 3.8%
August 2026	10,445	10,683	- 2.2%
12-Month Avg	9,846	10,136	- 2.9%

Historical Inventory of Homes for Sale by Month

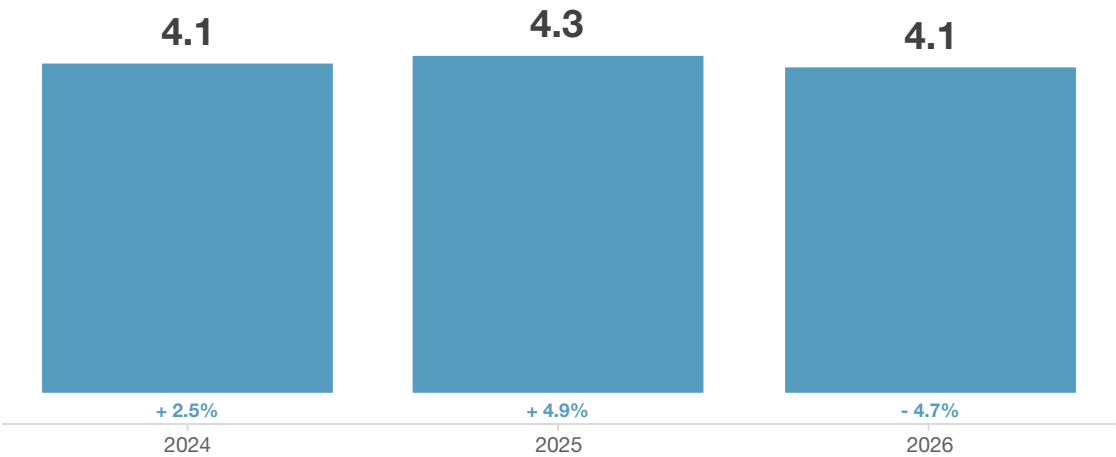


Months Supply of Inventory

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.



August



Months Supply		Prior Year	Percent Change
September 2025	4.3	4.2	+ 2.4%
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	4.2	4.4	- 4.5%
August 2026	4.1	4.3	- 4.7%
12-Month Avg*	3.9	4.0	- 2.4%

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

Historical Months Supply of Inventory by Month

