

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 4.8 percent to 4,047. Pending Sales increased 3.5 percent to 2,626. Inventory decreased 11.7 percent to 8,512.

Median Sales Price increased 3.7 percent from \$675,000 to \$700,000. Average Sales Price increased 6.1 percent to \$841,772. Months Supply of Inventory decreased 10.5 percent to 3.4.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Activity Snapshot

- 7.2%

One-Year Change in
Closed Sales
All Properties

+ 3.7%

One-Year Change in
Median Sales Price
All Properties

- 11.7%

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.



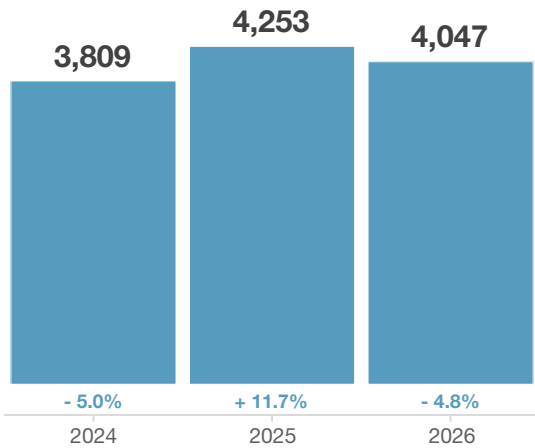
| Key Metrics | Historical Sparkbars | 3-2025 | 3-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 4,253 | 4,047 | - 4.8% | 10,519 | 9,561 | - 9.1% |
| Closed Sales | | 2,114 | 1,962 | - 7.2% | 6,426 | 6,090 | - 5.2% |
| Median Sales Price | | \$675,000 | \$700,000 | + 3.7% | \$685,000 | \$717,500 | + 4.7% |
| Average Sales Price | | \$793,272 | \$841,772 | + 6.1% | \$815,456 | \$869,026 | + 6.6% |
| Pending Sales | | 2,537 | 2,626 | + 3.5% | 6,514 | 6,296 | - 3.3% |
| Housing Affordability Index | | 72 | 71 | - 1.4% | 71 | 69 | - 2.8% |
| Inventory of Homes for Sale | | 9,644 | 8,512 | - 11.7% | — | — | — |
| Months Supply of Inventory | | 3.8 | 3.4 | - 10.5% | — | — | — |

New Listings

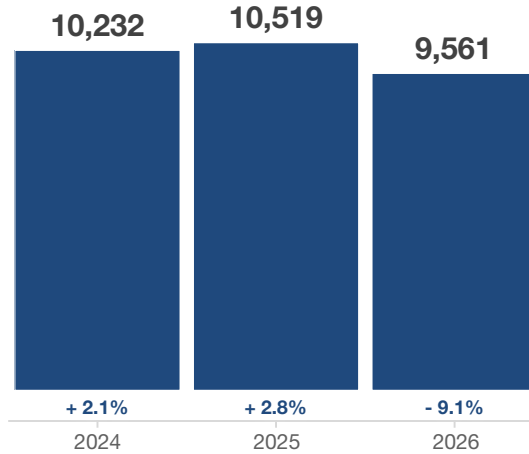
A count of the properties that have been newly listed on the market in a given month.



March

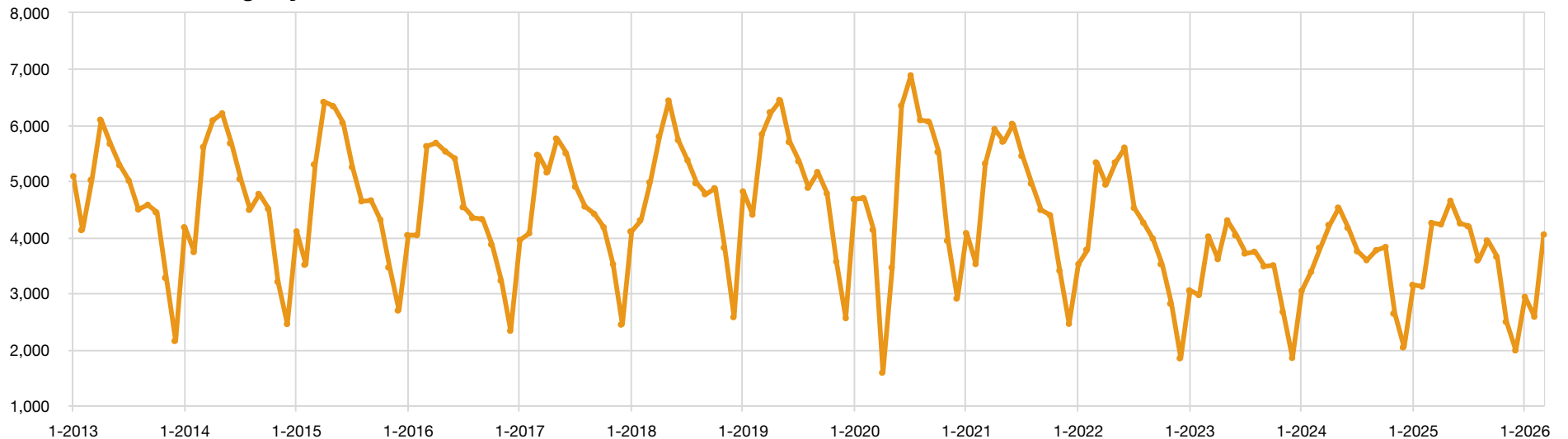


Year to Date



| | New Listings | Prior Year | Percent Change |
|-------------------|--------------|--------------|----------------|
| April 2025 | 4,227 | 4,217 | + 0.2% |
| May 2025 | 4,648 | 4,526 | + 2.7% |
| June 2025 | 4,245 | 4,166 | + 1.9% |
| July 2025 | 4,195 | 3,748 | + 11.9% |
| August 2025 | 3,585 | 3,589 | - 0.1% |
| September 2025 | 3,939 | 3,765 | + 4.6% |
| October 2025 | 3,650 | 3,824 | - 4.6% |
| November 2025 | 2,490 | 2,635 | - 5.5% |
| December 2025 | 1,979 | 2,032 | - 2.6% |
| January 2026 | 2,933 | 3,147 | - 6.8% |
| February 2026 | 2,581 | 3,119 | - 17.2% |
| March 2026 | 4,047 | 4,253 | - 4.8% |
| 12-Month Avg | 3,543 | 3,585 | - 1.2% |

Historical New Listings by Month

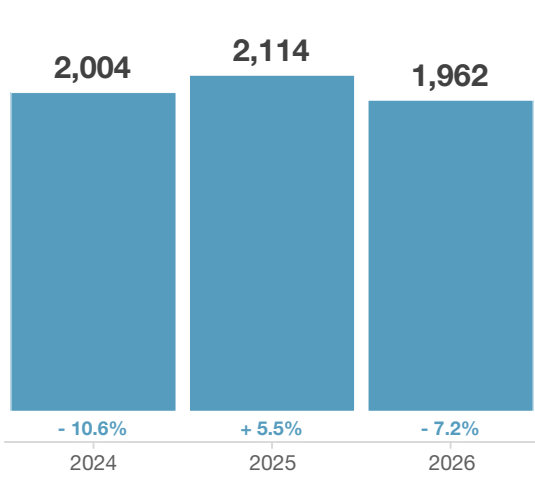


Closed Sales

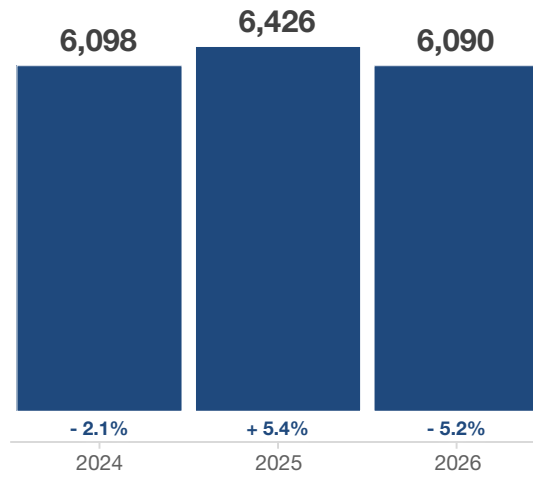
A count of the actual sales that closed in a given month.



March

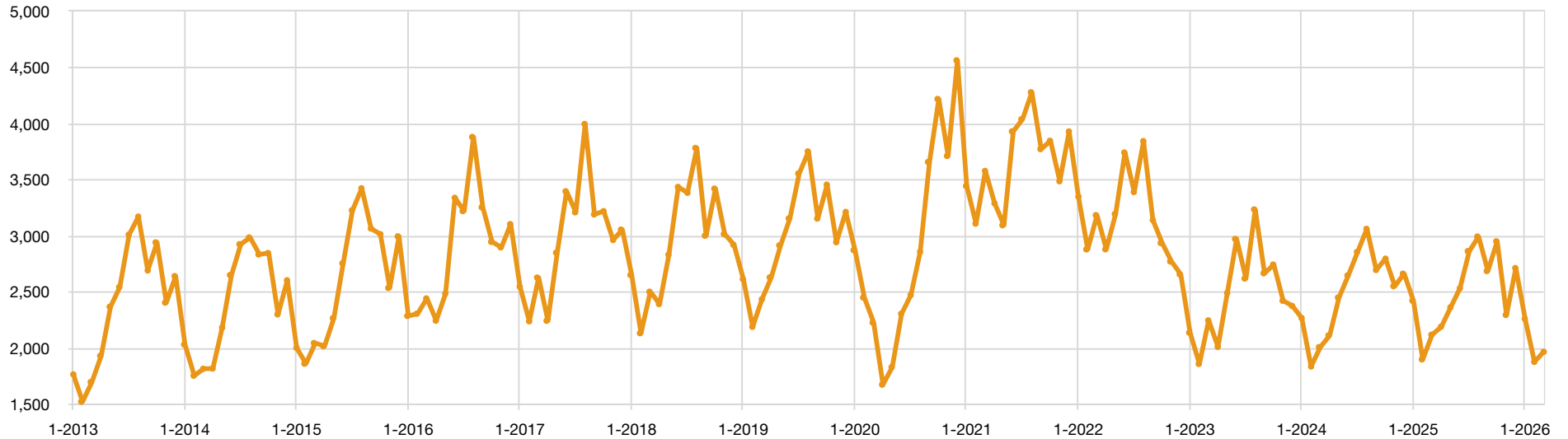


Year to Date



| Closed Sales | Prior Year | Percent Change |
|-------------------|--------------|---------------------|
| April 2025 | 2,185 | 2,108 + 3.7% |
| May 2025 | 2,359 | 2,446 - 3.6% |
| June 2025 | 2,529 | 2,643 - 4.3% |
| July 2025 | 2,860 | 2,853 + 0.2% |
| August 2025 | 2,990 | 3,059 - 2.3% |
| September 2025 | 2,683 | 2,692 - 0.3% |
| October 2025 | 2,948 | 2,793 + 5.5% |
| November 2025 | 2,291 | 2,548 - 10.1% |
| December 2025 | 2,709 | 2,659 + 1.9% |
| January 2026 | 2,256 | 2,418 - 6.7% |
| February 2026 | 1,872 | 1,894 - 1.2% |
| March 2026 | 1,962 | 2,114 - 7.2% |
| 12-Month Avg | 2,470 | 2,519 - 1.9% |

Historical Closed Sales by Month

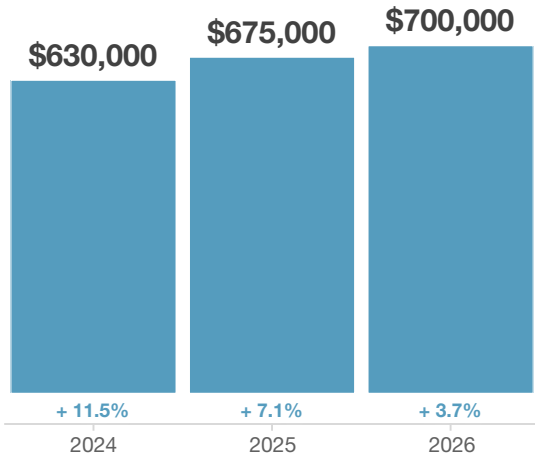


Median Sales Price

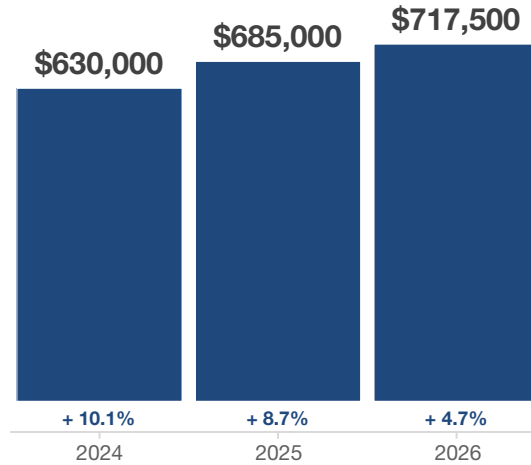
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



Year to Date



| | Median Sales Price | Prior Year | Percent Change |
|-------------------|--------------------|------------------|----------------|
| April 2025 | \$680,000 | \$646,500 | + 5.2% |
| May 2025 | \$695,000 | \$665,000 | + 4.5% |
| June 2025 | \$725,000 | \$687,000 | + 5.5% |
| July 2025 | \$727,250 | \$685,000 | + 6.2% |
| August 2025 | \$739,750 | \$700,000 | + 5.7% |
| September 2025 | \$731,631 | \$699,000 | + 4.7% |
| October 2025 | \$720,000 | \$689,000 | + 4.5% |
| November 2025 | \$730,000 | \$675,000 | + 8.1% |
| December 2025 | \$725,000 | \$699,995 | + 3.6% |
| January 2026 | \$726,000 | \$689,000 | + 5.4% |
| February 2026 | \$718,750 | \$690,000 | + 4.2% |
| March 2026 | \$700,000 | \$675,000 | + 3.7% |
| 12-Month Avg* | \$720,000 | \$685,000 | + 5.1% |

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

Historical Median Sales Price by Month

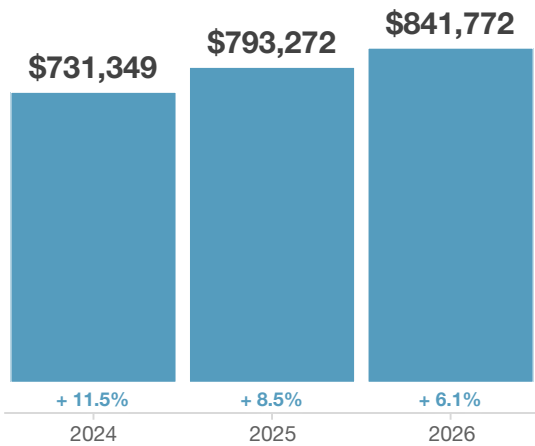


Average Sales Price

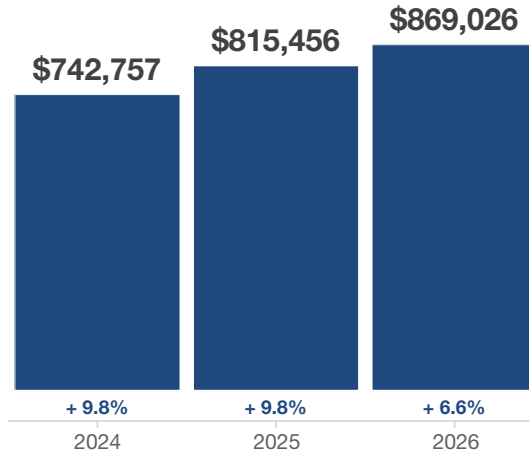
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



Year to Date



| | Avg. Sales Price | Prior Year | Percent Change |
|-------------------|------------------|------------------|----------------|
| April 2025 | \$810,419 | \$743,756 | + 9.0% |
| May 2025 | \$843,389 | \$801,537 | + 5.2% |
| June 2025 | \$884,685 | \$842,306 | + 5.0% |
| July 2025 | \$874,970 | \$802,850 | + 9.0% |
| August 2025 | \$887,520 | \$852,343 | + 4.1% |
| September 2025 | \$886,201 | \$814,434 | + 8.8% |
| October 2025 | \$870,110 | \$816,844 | + 6.5% |
| November 2025 | \$895,856 | \$786,034 | + 14.0% |
| December 2025 | \$844,680 | \$839,462 | + 0.6% |
| January 2026 | \$889,151 | \$833,656 | + 6.7% |
| February 2026 | \$873,323 | \$816,968 | + 6.9% |
| March 2026 | \$841,772 | \$793,272 | + 6.1% |
| 12-Month Avg* | \$867,954 | \$813,912 | + 6.6% |

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

Historical Average Sales Price by Month

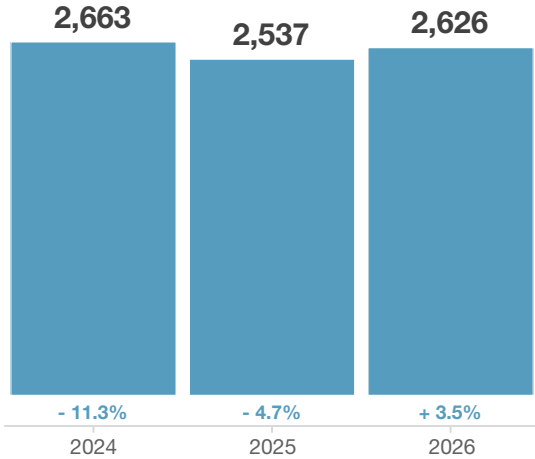


Pending Sales

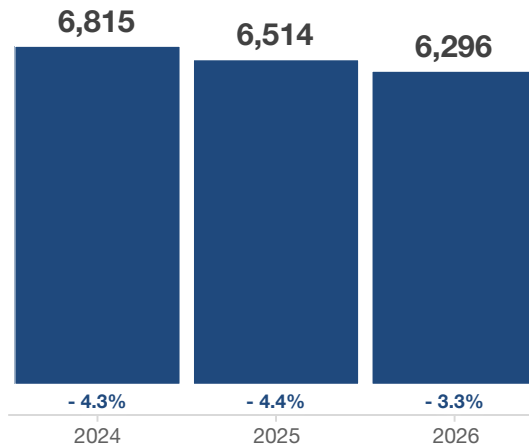
A count of the properties on which offers have been accepted in a given month.



March



Year to Date



| | Pending Sales | Prior Year | Percent Change |
|-------------------|---------------|--------------|----------------|
| April 2025 | 2,711 | 2,821 | - 3.9% |
| May 2025 | 2,830 | 2,931 | - 3.4% |
| June 2025 | 2,893 | 2,883 | + 0.3% |
| July 2025 | 2,907 | 2,944 | - 1.3% |
| August 2025 | 2,812 | 2,790 | + 0.8% |
| September 2025 | 2,580 | 2,488 | + 3.7% |
| October 2025 | 2,827 | 2,736 | + 3.3% |
| November 2025 | 2,300 | 2,339 | - 1.7% |
| December 2025 | 2,038 | 1,925 | + 5.9% |
| January 2026 | 1,768 | 1,810 | - 2.3% |
| February 2026 | 1,902 | 2,167 | - 12.2% |
| March 2026 | 2,626 | 2,537 | + 3.5% |
| 12-Month Avg | 2,516 | 2,531 | - 0.6% |

Historical Pending Sales by Month

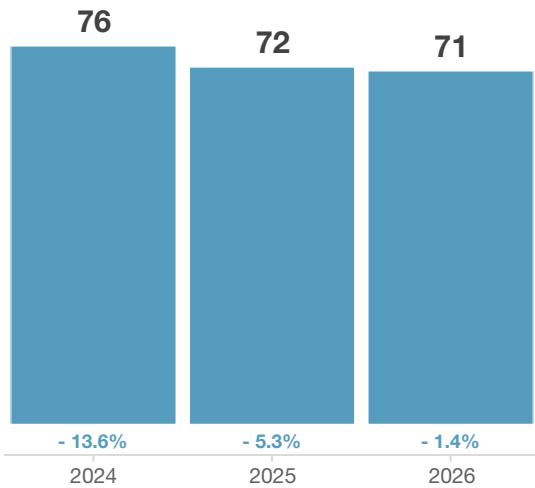


Housing Affordability Index

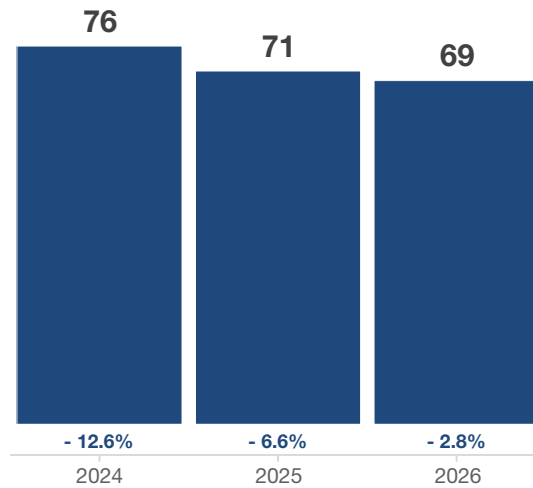
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March

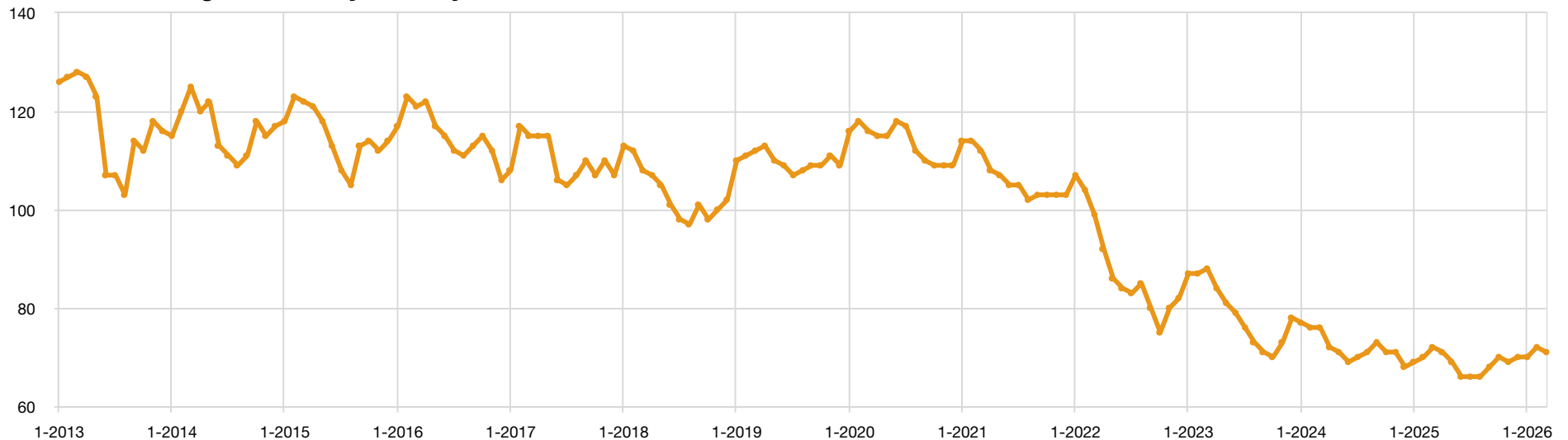


Year to Date



| | Affordability Index | Prior Year | Percent Change |
|-------------------|---------------------|------------|----------------|
| April 2025 | 71 | 72 | -1.4% |
| May 2025 | 69 | 71 | -2.8% |
| June 2025 | 66 | 69 | -4.3% |
| July 2025 | 66 | 70 | -5.7% |
| August 2025 | 66 | 71 | -7.0% |
| 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% |
| 12-Month Avg | 69 | 71 | -2.8% |

Historical Housing Affordability Index by Month

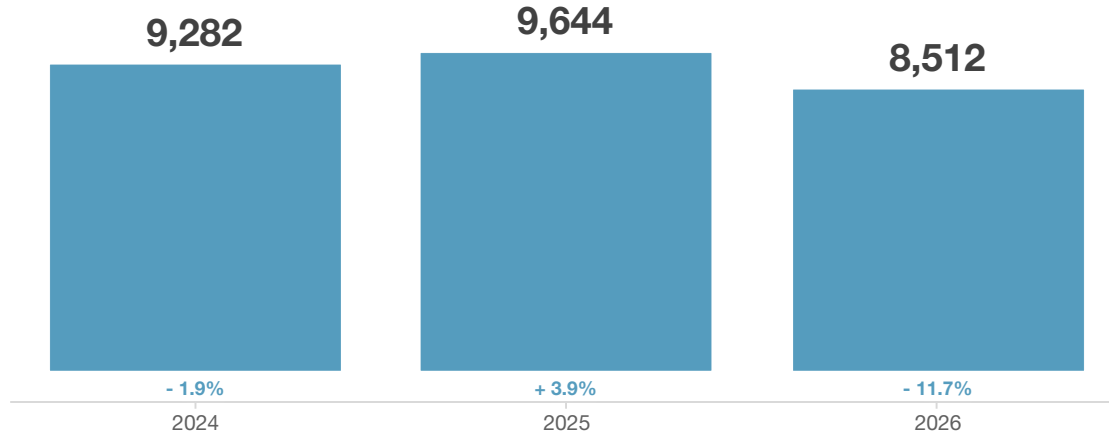


Inventory of Homes for Sale

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

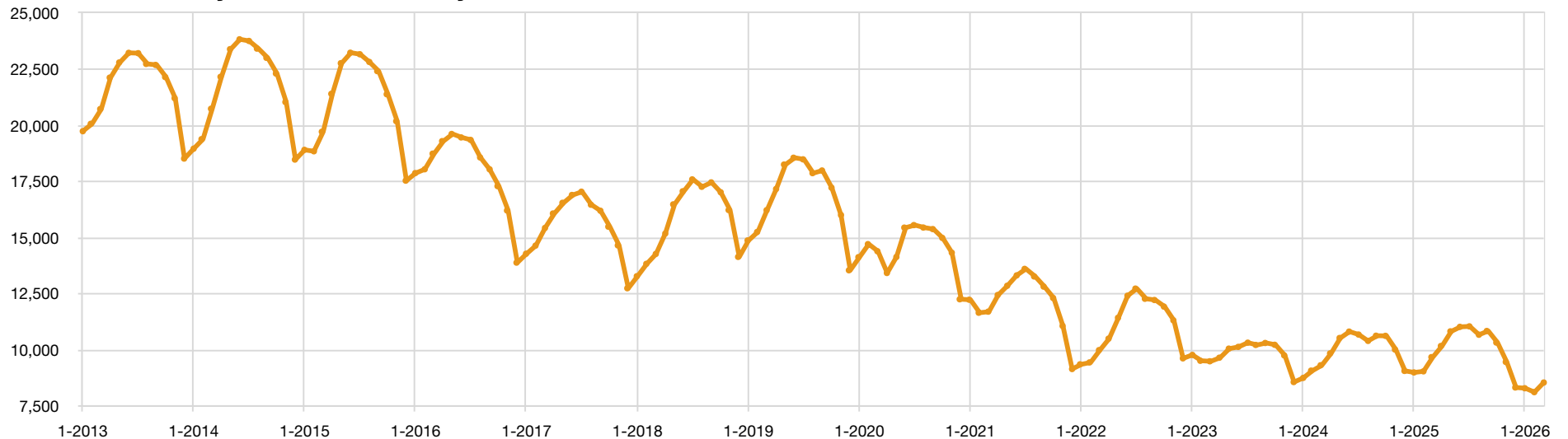


March



| | Homes for Sale | Prior Year | Percent Change |
|-------------------|----------------|--------------|----------------|
| April 2025 | 10,142 | 9,812 | + 3.4% |
| May 2025 | 10,795 | 10,499 | + 2.8% |
| June 2025 | 10,996 | 10,784 | + 2.0% |
| July 2025 | 11,018 | 10,652 | + 3.4% |
| August 2025 | 10,644 | 10,369 | + 2.7% |
| September 2025 | 10,812 | 10,600 | + 2.0% |
| October 2025 | 10,295 | 10,594 | - 2.8% |
| November 2025 | 9,429 | 9,984 | - 5.6% |
| December 2025 | 8,291 | 9,030 | - 8.2% |
| January 2026 | 8,257 | 8,962 | - 7.9% |
| February 2026 | 8,082 | 9,011 | - 10.3% |
| March 2026 | 8,512 | 9,644 | - 11.7% |
| 12-Month Avg | 9,773 | 9,995 | - 2.2% |

Historical Inventory of Homes for Sale by Month

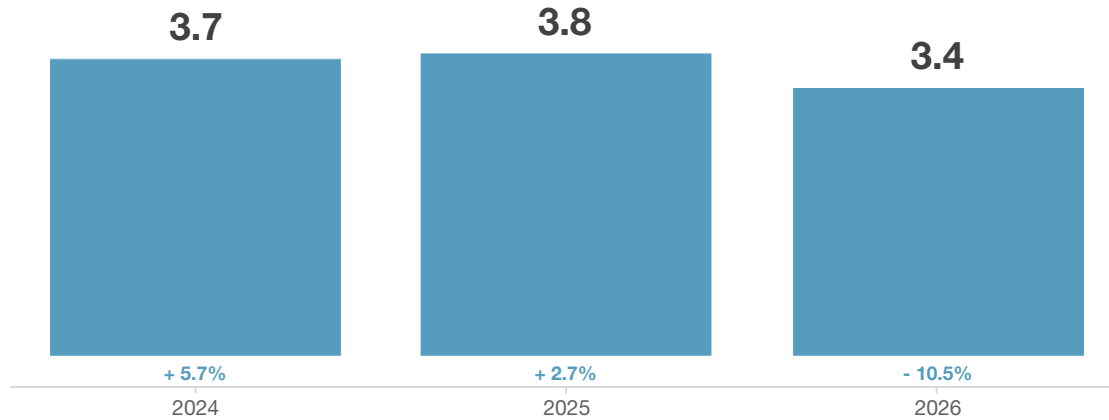


Months Supply of Inventory

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.



March



| Months Supply | Prior Year | Percent Change |
|-------------------|------------|----------------|
| April 2025 | 3.9 | + 2.6% |
| May 2025 | 4.2 | + 2.4% |
| June 2025 | 4.4 | 0.0% |
| July 2025 | 4.2 | + 4.8% |
| August 2025 | 4.1 | + 2.4% |
| September 2025 | 4.2 | + 2.4% |
| October 2025 | 4.2 | - 2.4% |
| November 2025 | 3.9 | - 5.1% |
| December 2025 | 3.5 | - 5.7% |
| January 2026 | 3.5 | - 5.7% |
| February 2026 | 3.5 | - 8.6% |
| March 2026 | 3.8 | - 10.5% |
| 12-Month Avg* | 3.9 | - 2.2% |

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

Historical Months Supply of Inventory by Month

