

# Monthly Indicators



## May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 7.0 percent to 4,324. Pending Sales increased 13.1 percent to 3,198. Inventory decreased 7.1 percent to 10,030.

Median Sales Price increased 5.8 percent from \$695,000 to \$735,000. Average Sales Price increased 7.9 percent to \$910,279. Months Supply of Inventory decreased 7.0 percent to 4.0.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Activity Snapshot

**- 12.4%**

One-Year Change in  
**Closed Sales**  
All Properties

**+ 5.8%**

One-Year Change in  
**Median Sales Price**  
All Properties

**- 7.1%**

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.



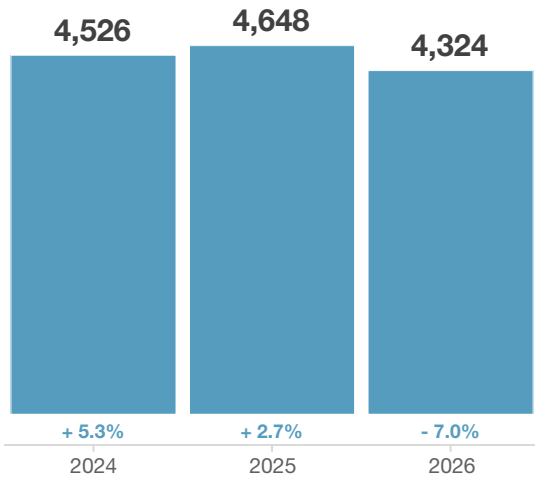
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		4,648	<b>4,324</b>	- 7.0%	19,394	<b>18,841</b>	- 2.9%
<b>Closed Sales</b>		2,360	<b>2,067</b>	- 12.4%	10,971	<b>10,197</b>	- 7.1%
<b>Median Sales Price</b>		\$695,000	<b>\$735,000</b>	+ 5.8%	\$685,000	<b>\$724,750</b>	+ 5.8%
<b>Average Sales Price</b>		\$843,347	<b>\$910,279</b>	+ 7.9%	\$820,449	<b>\$875,715</b>	+ 6.7%
<b>Pending Sales</b>		2,827	<b>3,198</b>	+ 13.1%	12,043	<b>12,166</b>	+ 1.0%
<b>Housing Affordability Index</b>		69	<b>67</b>	- 2.9%	70	<b>68</b>	- 2.9%
<b>Inventory of Homes for Sale</b>		10,801	<b>10,030</b>	- 7.1%	—	—	—
<b>Months Supply of Inventory</b>		4.3	<b>4.0</b>	- 7.0%	—	—	—

# New Listings

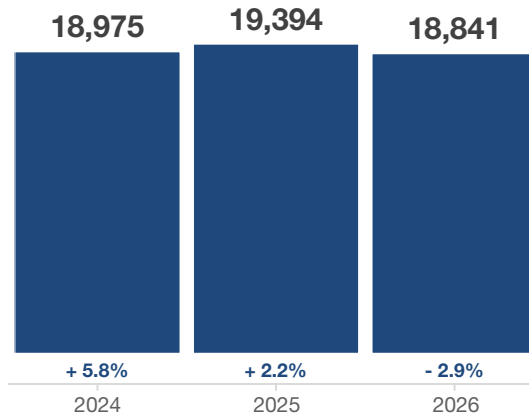
A count of the properties that have been newly listed on the market in a given month.



## May

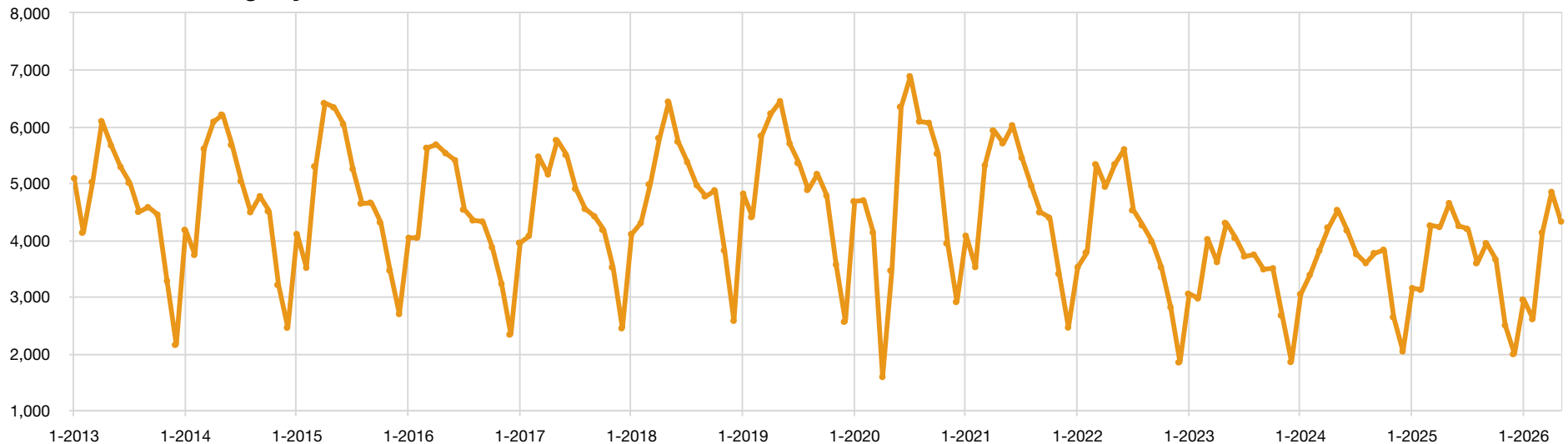


## Year to Date



	New Listings	Prior Year	Percent Change
June 2025	4,245	4,166	+ 1.9%
July 2025	4,195	3,748	+ 11.9%
August 2025	3,588	3,589	- 0.0%
September 2025	3,941	3,765	+ 4.7%
October 2025	3,654	3,824	- 4.4%
November 2025	2,493	2,635	- 5.4%
December 2025	1,984	2,032	- 2.4%
January 2026	2,944	3,147	- 6.5%
February 2026	2,601	3,119	- 16.6%
March 2026	4,127	4,253	- 3.0%
April 2026	4,845	4,227	+ 14.6%
<b>May 2026</b>	<b>4,324</b>	<b>4,648</b>	<b>- 7.0%</b>
12-Month Avg	3,578	3,596	- 0.5%

## Historical New Listings by Month

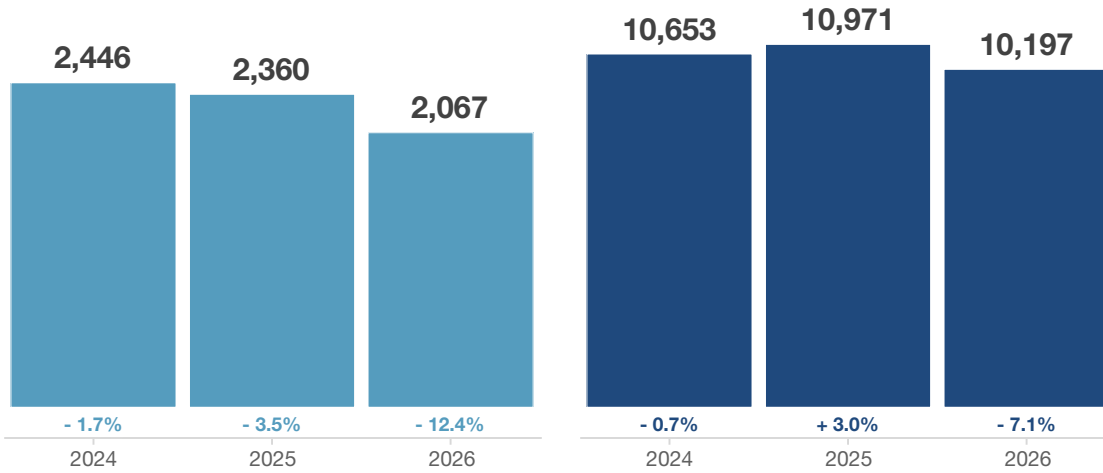


# Closed Sales

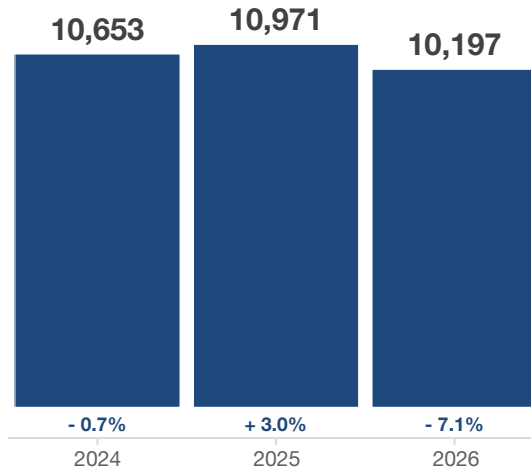
A count of the actual sales that closed in a given month.



## May

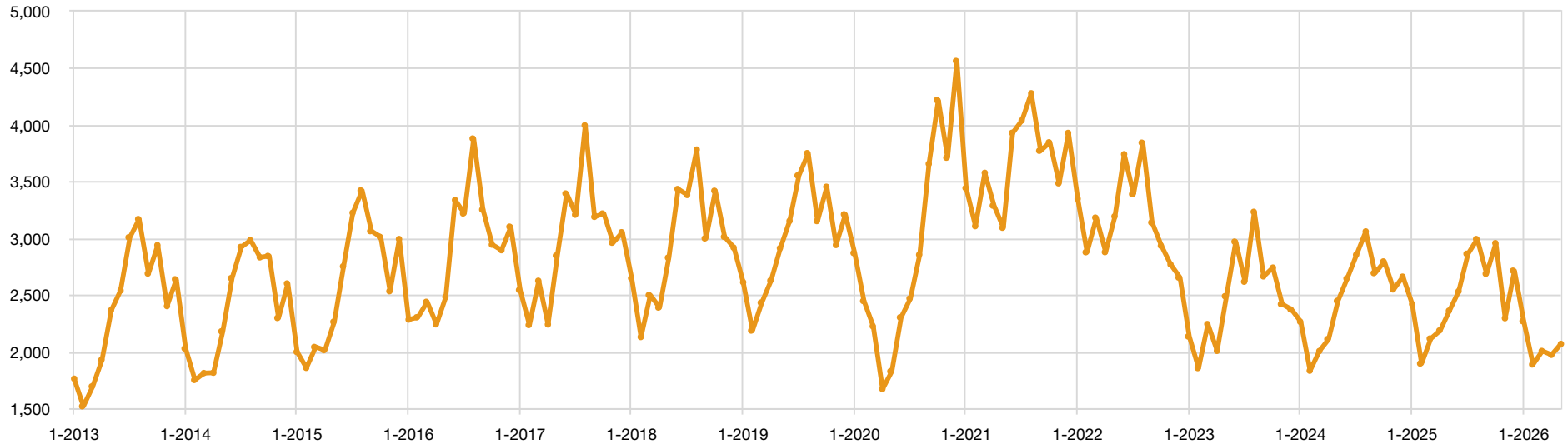


## Year to Date



	Closed Sales	Prior Year	Percent Change
June 2025	2,531	2,644	- 4.3%
July 2025	2,862	2,853	+ 0.3%
August 2025	2,992	3,059	- 2.2%
September 2025	2,686	2,692	- 0.2%
October 2025	2,956	2,794	+ 5.8%
November 2025	2,294	2,548	- 10.0%
December 2025	2,713	2,660	+ 2.0%
January 2026	2,268	2,418	- 6.2%
February 2026	1,886	1,894	- 0.4%
March 2026	2,005	2,114	- 5.2%
April 2026	1,971	2,185	- 9.8%
<b>May 2026</b>	<b>2,067</b>	<b>2,360</b>	<b>- 12.4%</b>
12-Month Avg	2,436	2,518	- 3.3%

## Historical Closed Sales by Month

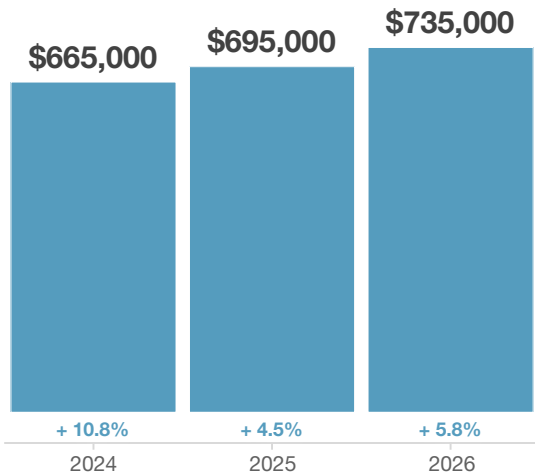


# Median Sales Price

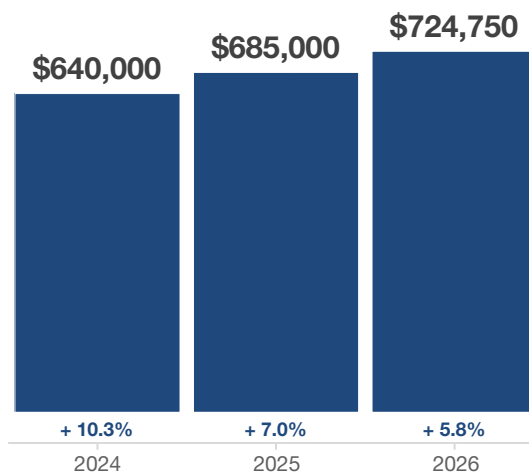
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



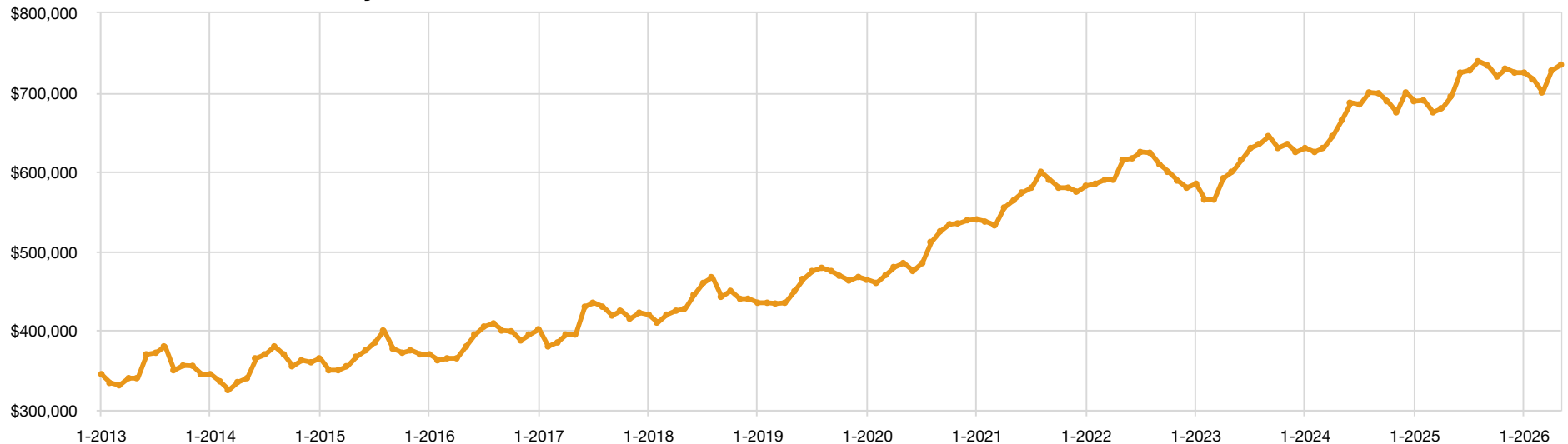
## Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2025	\$725,000	\$687,000	+ 5.5%
July 2025	\$727,750	\$685,000	+ 6.2%
August 2025	\$739,250	\$700,000	+ 5.6%
September 2025	\$734,000	\$699,000	+ 5.0%
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	\$716,500	\$690,000	+ 3.8%
March 2026	\$700,000	\$675,000	+ 3.7%
April 2026	\$727,500	\$680,000	+ 7.0%
<b>May 2026</b>	<b>\$735,000</b>	<b>\$695,000</b>	<b>+ 5.8%</b>
12-Month Avg*	\$725,000	\$690,000	+ 5.1%

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

## Historical Median Sales Price by Month

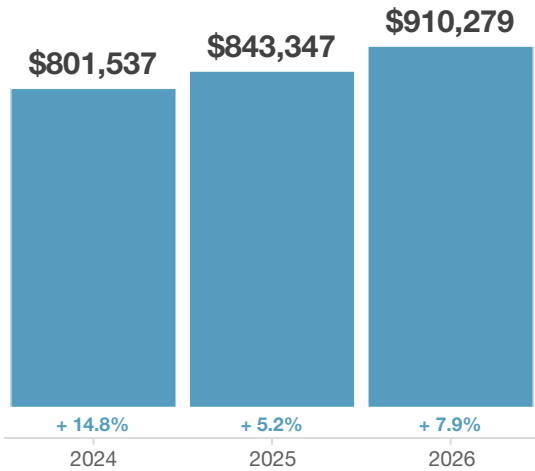


# Average Sales Price

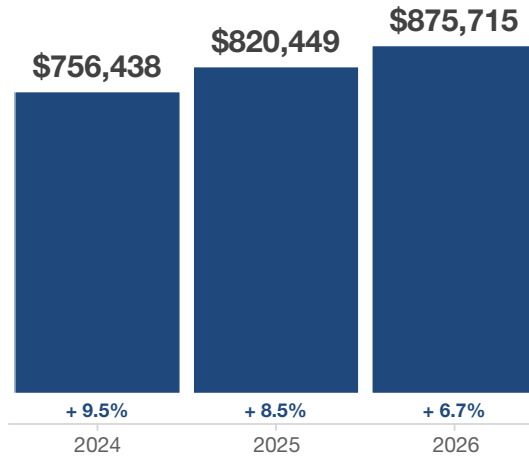
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$884,317	\$842,260	+ 5.0%
July 2025	\$875,123	\$802,850	+ 9.0%
August 2025	\$887,353	\$852,343	+ 4.1%
September 2025	\$886,209	\$814,434	+ 8.8%
October 2025	\$869,473	\$816,870	+ 6.4%
November 2025	\$895,422	\$786,034	+ 13.9%
December 2025	\$844,211	\$839,445	+ 0.6%
January 2026	\$887,989	\$833,656	+ 6.5%
February 2026	\$871,963	\$816,968	+ 6.7%
March 2026	\$841,644	\$793,272	+ 6.1%
April 2026	\$863,582	\$810,419	+ 6.6%
<b>May 2026</b>	<b>\$910,279</b>	<b>\$843,347</b>	<b>+ 7.9%</b>
12-Month Avg*	\$876,549	\$821,840	+ 6.7%

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

## Historical Average Sales Price by Month

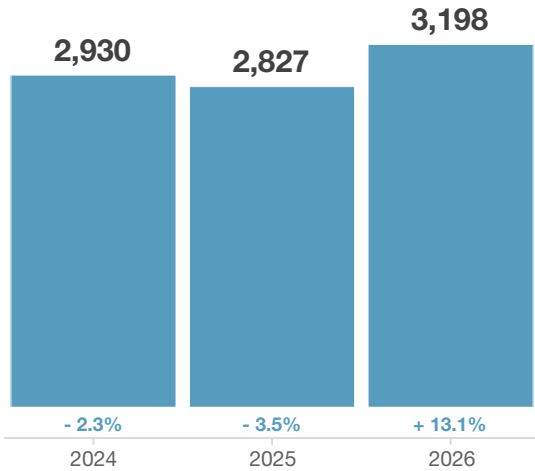


# Pending Sales

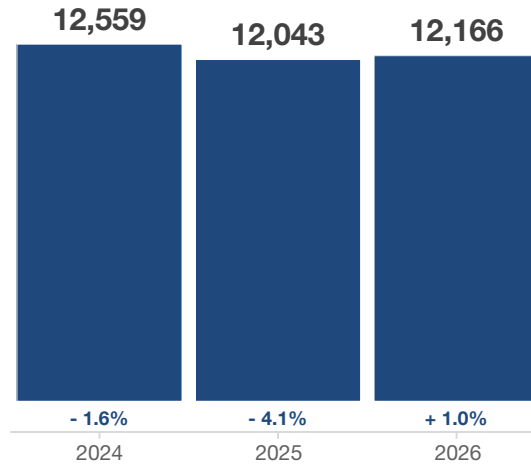
A count of the properties on which offers have been accepted in a given month.



## May



## Year to Date



	Pending Sales	Prior Year	Percent Change
June 2025	2,886	2,882	+ 0.1%
July 2025	2,904	2,943	- 1.3%
August 2025	2,806	2,789	+ 0.6%
September 2025	2,568	2,488	+ 3.2%
October 2025	2,815	2,734	+ 3.0%
November 2025	2,285	2,339	- 2.3%
December 2025	2,009	1,924	+ 4.4%
January 2026	1,734	1,806	- 4.0%
February 2026	1,843	2,164	- 14.8%
March 2026	2,541	2,536	+ 0.2%
April 2026	2,850	2,710	+ 5.2%
<b>May 2026</b>	<b>3,198</b>	<b>2,827</b>	<b>+ 13.1%</b>
12-Month Avg	2,537	2,512	+ 1.0%

## Historical Pending Sales by Month

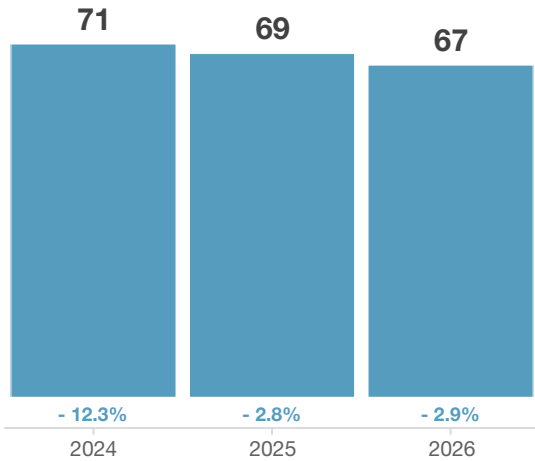


# Housing Affordability Index

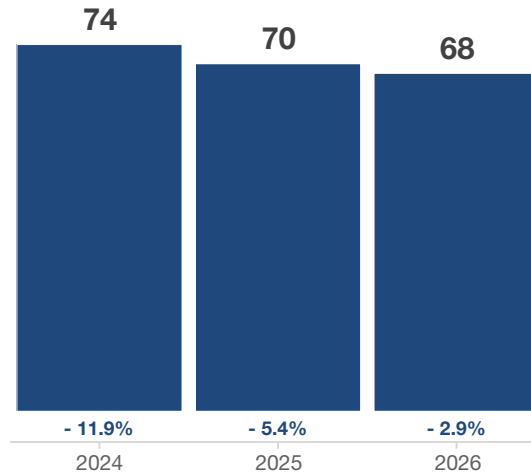
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

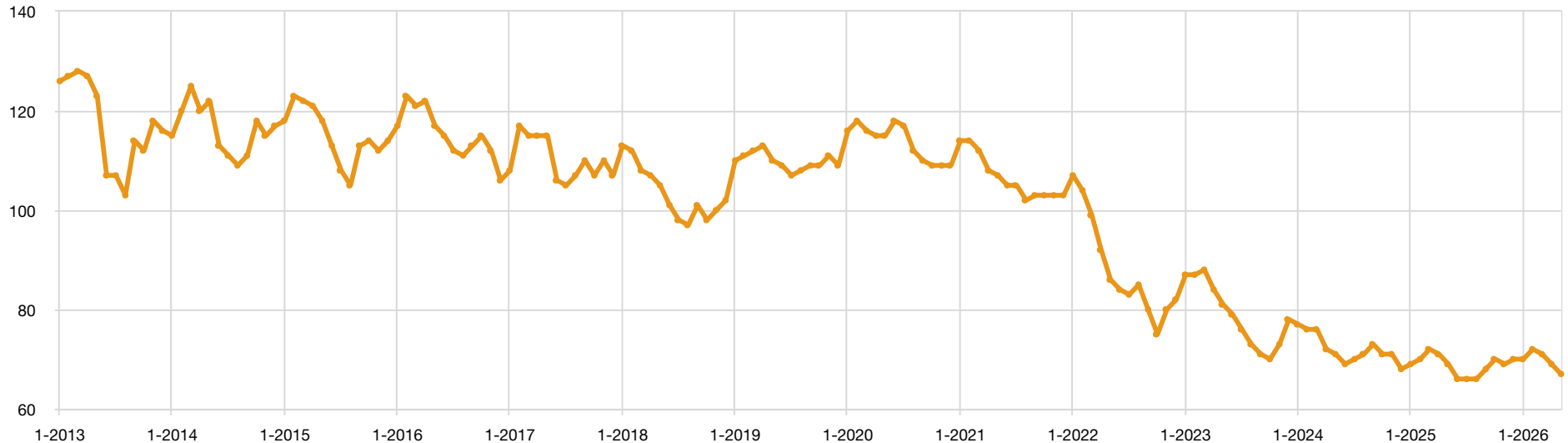


## Year to Date



	Affordability Index	Prior Year	Percent Change
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%
April 2026	69	71	- 2.8%
<b>May 2026</b>	<b>67</b>	<b>69</b>	<b>- 2.9%</b>
12-Month Avg	69	70	- 1.4%

## Historical Housing Affordability Index by Month

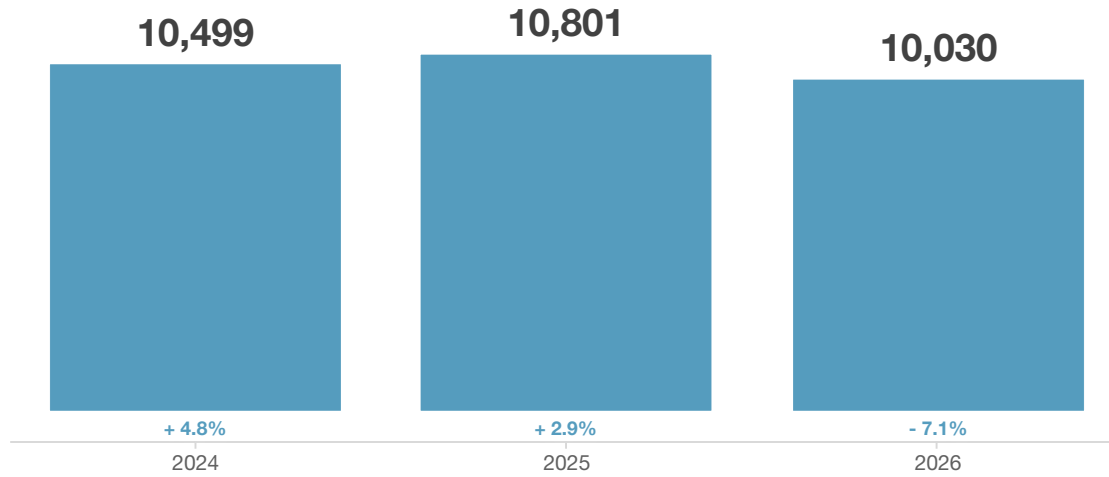


# Inventory of Homes for Sale

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

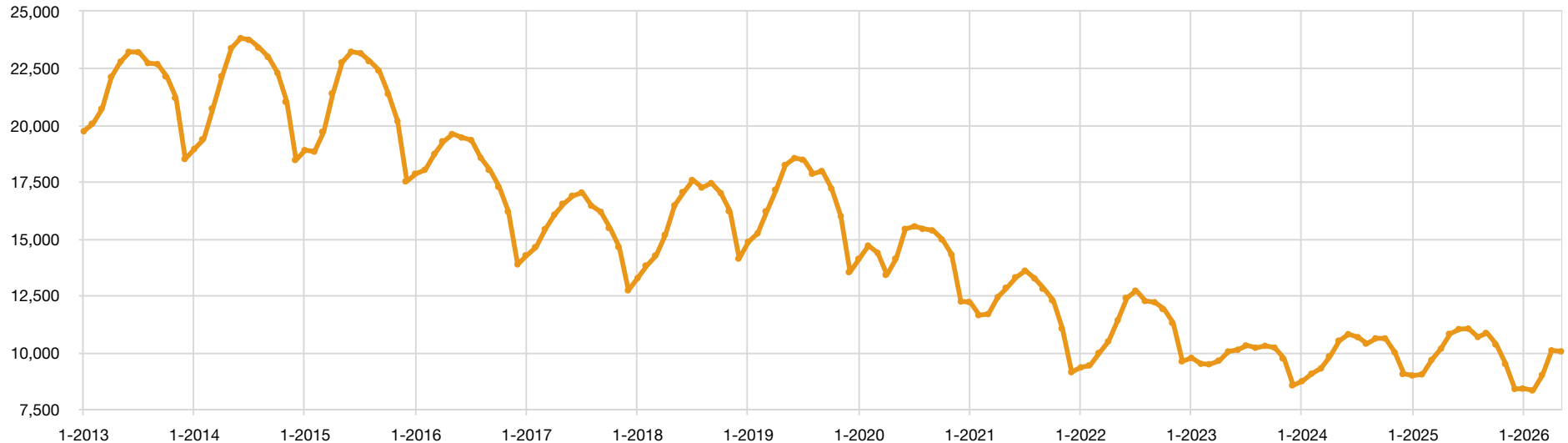


## May



	Homes for Sale	Prior Year	Percent Change
June 2025	11,008	10,786	+ 2.1%
July 2025	11,031	10,655	+ 3.5%
August 2025	10,663	10,372	+ 2.8%
September 2025	10,839	10,603	+ 2.2%
October 2025	10,334	10,598	- 2.5%
November 2025	9,483	9,988	- 5.1%
December 2025	8,375	9,034	- 7.3%
January 2026	8,388	8,967	- 6.5%
February 2026	8,309	9,017	- 7.9%
March 2026	8,987	9,650	- 6.9%
April 2026	10,074	10,149	- 0.7%
<b>May 2026</b>	<b>10,030</b>	<b>10,801</b>	<b>- 7.1%</b>
12-Month Avg	9,793	10,052	- 2.6%

## Historical Inventory of Homes for Sale by Month

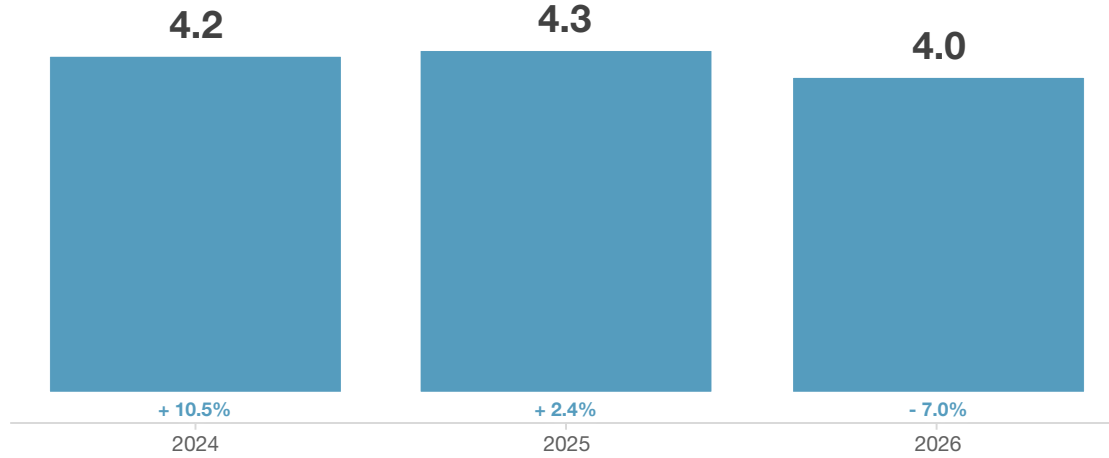


# Months Supply of Inventory

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.



## May



Months Supply	Prior Year	Percent Change
June 2025	4.4	0.0%
July 2025	4.3	+ 2.3%
August 2025	4.1	+ 2.4%
September 2025	4.2	+ 2.4%
October 2025	4.2	- 2.4%
November 2025	3.9	- 2.6%
December 2025	3.5	- 5.7%
January 2026	3.5	- 5.7%
February 2026	3.5	- 5.7%
March 2026	3.8	- 5.3%
April 2026	4.0	0.0%
<b>May 2026</b>	<b>4.3</b>	<b>- 7.0%</b>
12-Month Avg*	3.9	- 2.2%

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

## Historical Months Supply of Inventory by Month

