Monthly Indicators

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 4.3 percent to 4,428. Pending Sales increased 14.9 percent to 3,314. Inventory decreased 6.5 percent to 10,294.

Median Sales Price increased 4.8 percent from $725,000 to $760,000. Average Sales Price increased 2.0 percent to $902,085. Months Supply of Inventory decreased 9.1 percent to 4.0.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

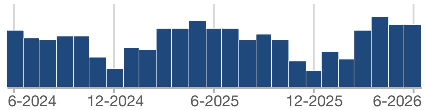
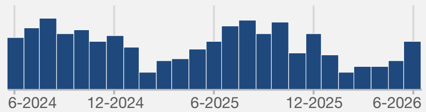
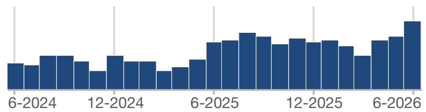
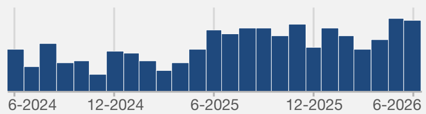
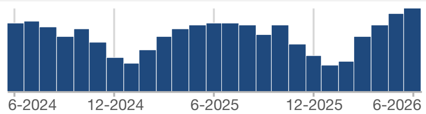
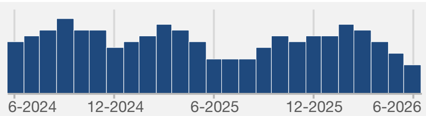
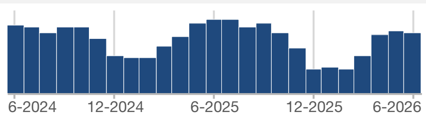
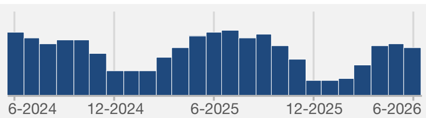
Activity Snapshot

+ 0.6%	+ 4.8%	- 6.5%
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.

Activity Overview

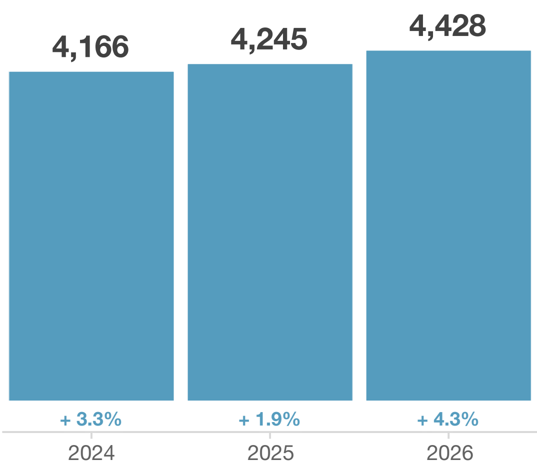
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,245	**4,428**	+ 4.3%	23,639	**23,398**	- 1.0%
Closed Sales		2,531	**2,547**	+ 0.6%	13,503	**12,804**	- 5.2%
Median Sales Price		$725,000	**$760,000**	+ 4.8%	$695,000	**$730,000**	+ 5.0%
Average Sales Price		$884,317	**$902,085**	+ 2.0%	$832,483	**$880,561**	+ 5.8%
Pending Sales		2,885	**3,314**	+ 14.9%	14,923	**15,326**	+ 2.7%
Housing Affordability Index		66	**65**	- 1.5%	69	**67**	- 2.9%
Inventory of Homes for Sale		11,013	**10,294**	- 6.5%	—	**—**	—
Months Supply of Inventory		4.4	**4.0**	- 9.1%	—	**—**	—

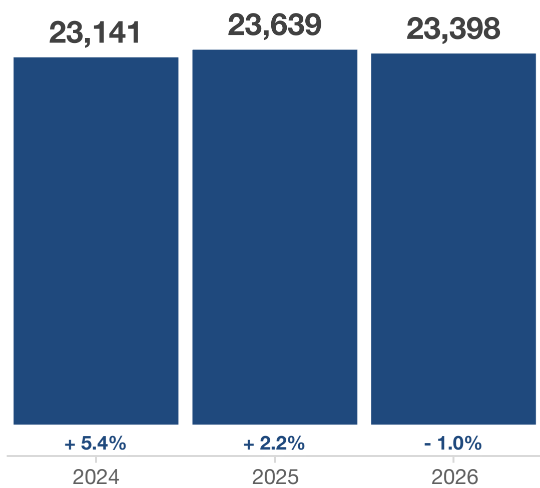
New Listings

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

June

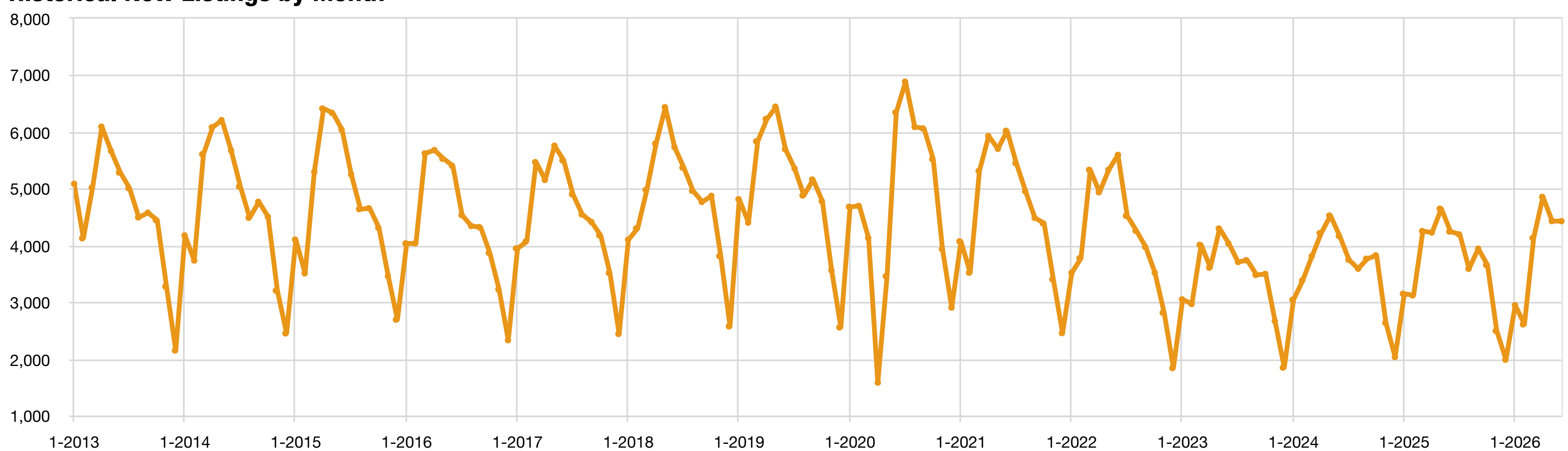


Year to Date



New Listings		Prior Year	Percent Change
July 2025	4,195	3,748	+ 11.9%
August 2025	3,588	3,589	- 0.0%
September 2025	3,943	3,765	+ 4.7%
October 2025	3,654	3,824	- 4.4%
November 2025	2,494	2,635	- 5.4%
December 2025	1,985	2,032	- 2.3%
January 2026	2,945	3,147	- 6.4%
February 2026	2,608	3,119	- 16.4%
March 2026	4,132	4,253	- 2.8%
April 2026	4,856	4,227	+ 14.9%
May 2026	4,429	4,648	- 4.7%
June 2026	**4,428**	**4,245**	**+ 4.3%**
12-Month Avg	3,605	3,603	+ 0.1%

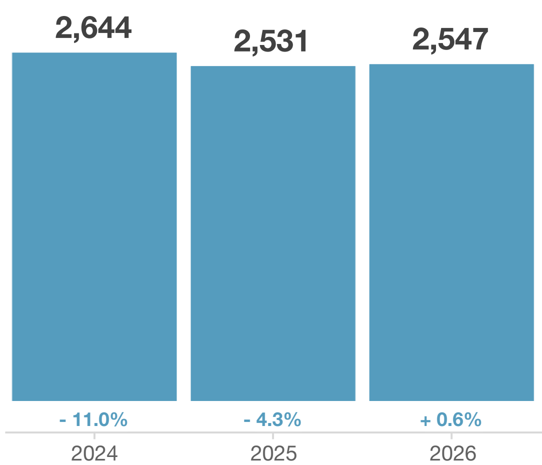
Historical New Listings by Month



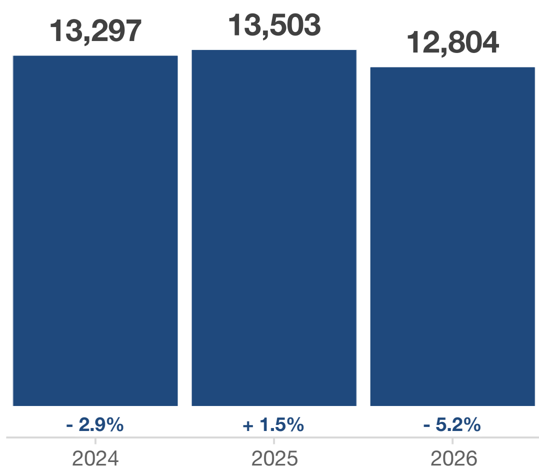
Closed Sales

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

June

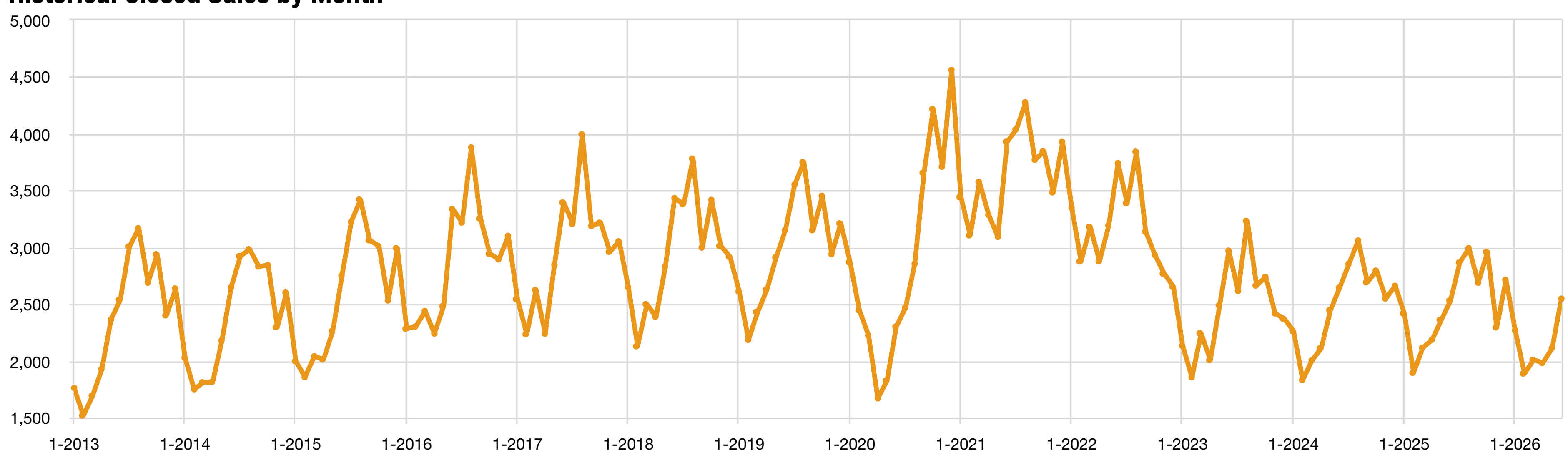


Year to Date



Closed Sales		Prior Year	Percent Change
July 2025	2,865	2,853	+ 0.4%
August 2025	2,992	3,059	- 2.2%
September 2025	2,688	2,692	- 0.1%
October 2025	2,959	2,794	+ 5.9%
November 2025	2,294	2,548	- 10.0%
December 2025	2,713	2,660	+ 2.0%
January 2026	2,269	2,418	- 6.2%
February 2026	1,887	1,894	- 0.4%
March 2026	2,009	2,115	- 5.0%
April 2026	1,981	2,185	- 9.3%
May 2026	2,111	2,360	- 10.6%
June 2026	**2,547**	**2,531**	**+ 0.6%**
12-Month Avg	2,443	2,509	- 2.6%

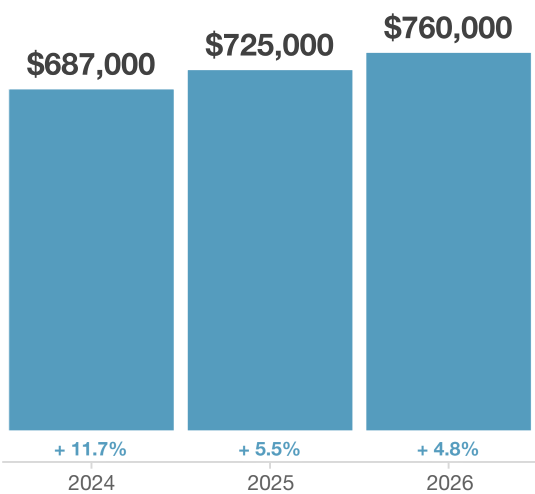
Historical Closed Sales by Month



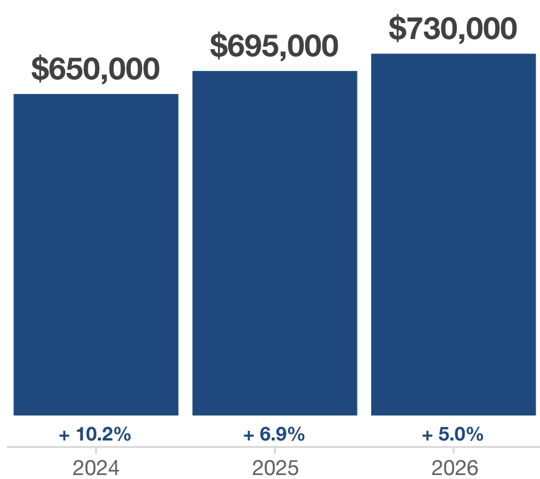
Median Sales Price

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

June



Year to Date



Median Sales Price		Prior Year	Percent Change
July 2025	$728,000	$685,000	+ 6.3%
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	$725,500	$689,000	+ 5.3%
February 2026	$715,500	$690,000	+ 3.7%
March 2026	$700,000	$675,000	+ 3.7%
April 2026	$725,900	$680,000	+ 6.8%
May 2026	$735,000	$695,000	+ 5.8%
June 2026	**$760,000**	**$725,000**	**+ 4.8%**
12-Month Avg*	$730,000	$692,000	+ 5.5%

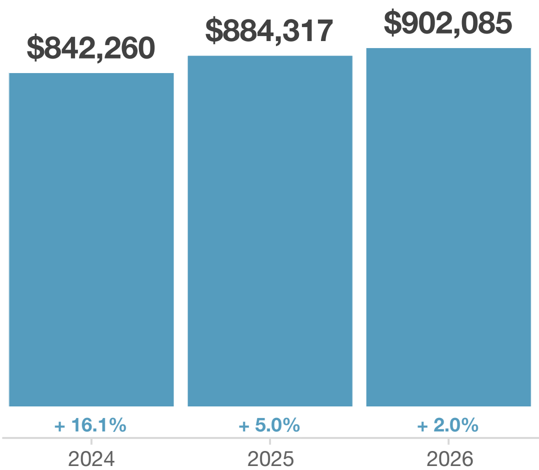
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

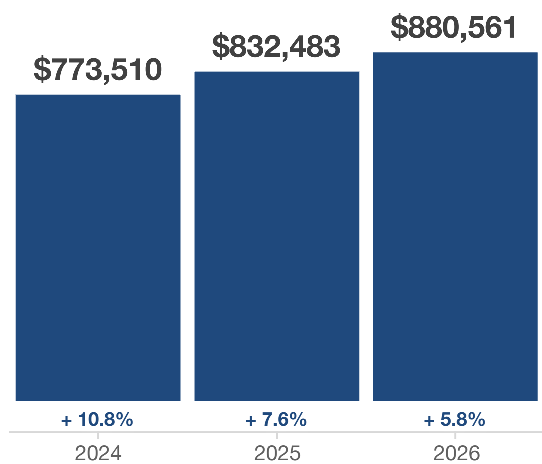
Average Sales Price

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

June



Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	$874,932	$802,850	+ 9.0%
August 2025	$887,353	$852,343	+ 4.1%
September 2025	$886,262	$814,434	+ 8.8%
October 2025	$869,589	$816,870	+ 6.5%
November 2025	$895,422	$786,034	+ 13.9%
December 2025	$844,211	$839,445	+ 0.6%
January 2026	$887,990	$833,656	+ 6.5%
February 2026	$871,747	$816,968	+ 6.7%
March 2026	$841,357	$793,769	+ 6.0%
April 2026	$862,900	$810,419	+ 6.5%
May 2026	$908,349	$843,347	+ 7.7%
June 2026	**$902,085**	**$884,317**	**+ 2.0%**
12-Month Avg*	$877,919	$825,338	+ 6.4%

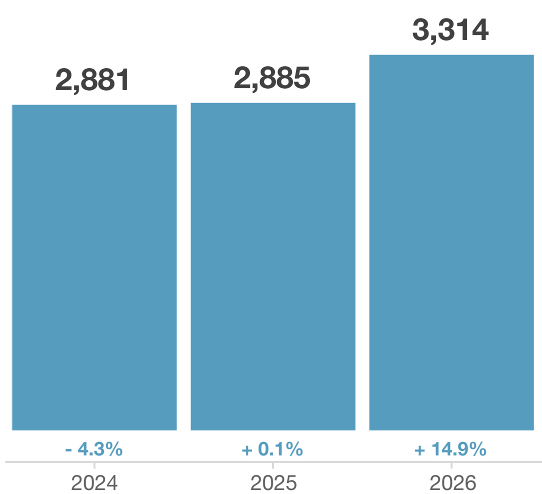
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

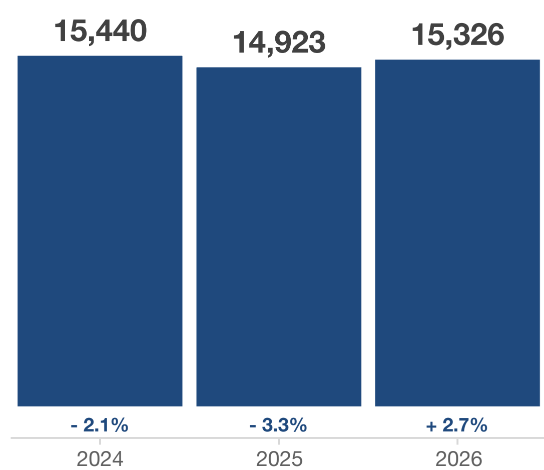
Pending Sales

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

June



Year to Date



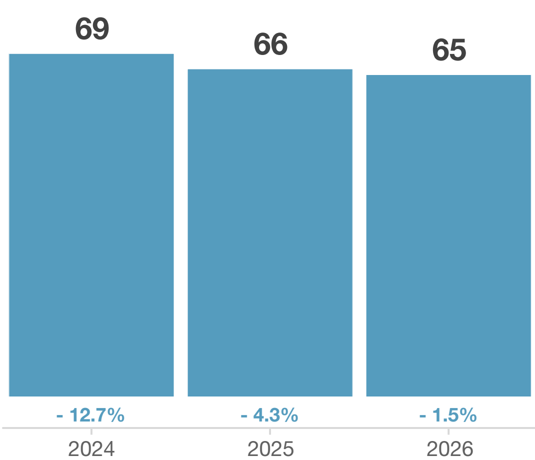
Pending Sales		Prior Year	Percent Change
July 2025	2,899	2,943	- 1.5%
August 2025	2,802	2,789	+ 0.5%
September 2025	2,564	2,487	+ 3.1%
October 2025	2,809	2,732	+ 2.8%
November 2025	2,283	2,338	- 2.4%
December 2025	2,004	1,922	+ 4.3%
January 2026	1,724	1,806	- 4.5%
February 2026	1,833	2,164	- 15.3%
March 2026	2,500	2,535	- 1.4%
April 2026	2,804	2,710	+ 3.5%
May 2026	3,151	2,823	+ 11.6%
June 2026	**3,314**	**2,885**	**+ 14.9%**
12-Month Avg	2,557	2,511	+ 1.8%

Historical Pending Sales by Month

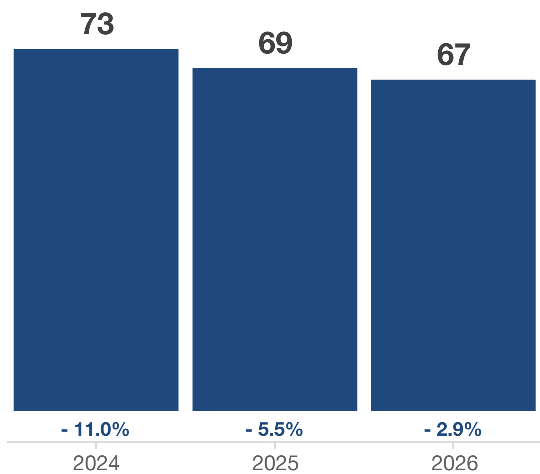
Housing Affordability Index

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.

June

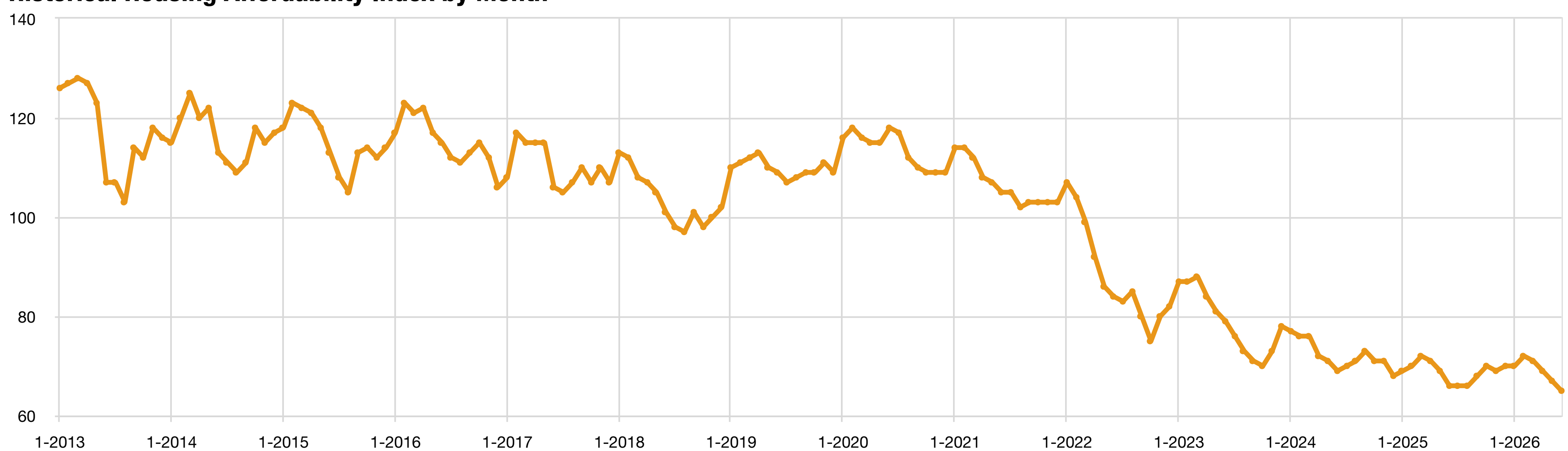


Year to Date



Affordability Index		Prior Year	Percent Change
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%
May 2026	67	69	- 2.9%
June 2026	**65**	**66**	**- 1.5%**
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.

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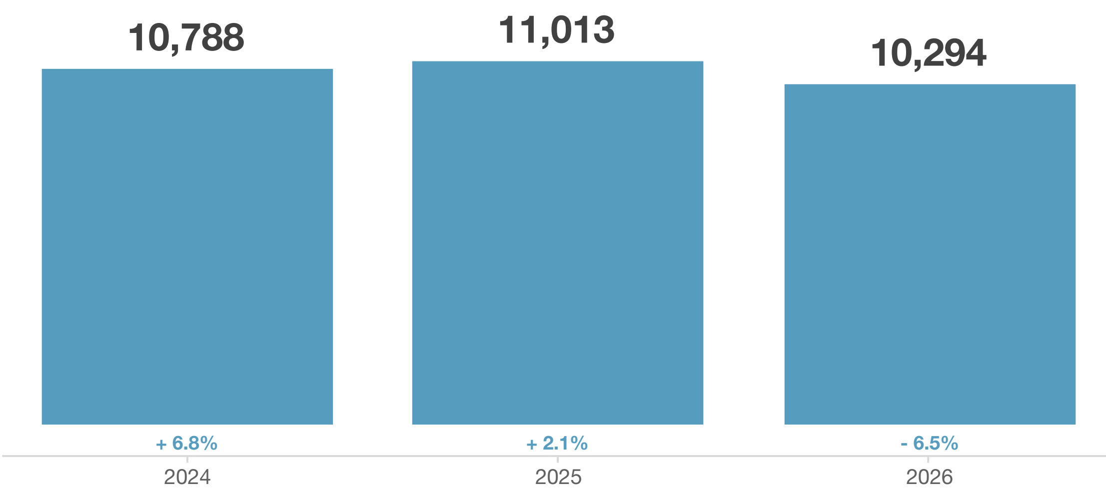
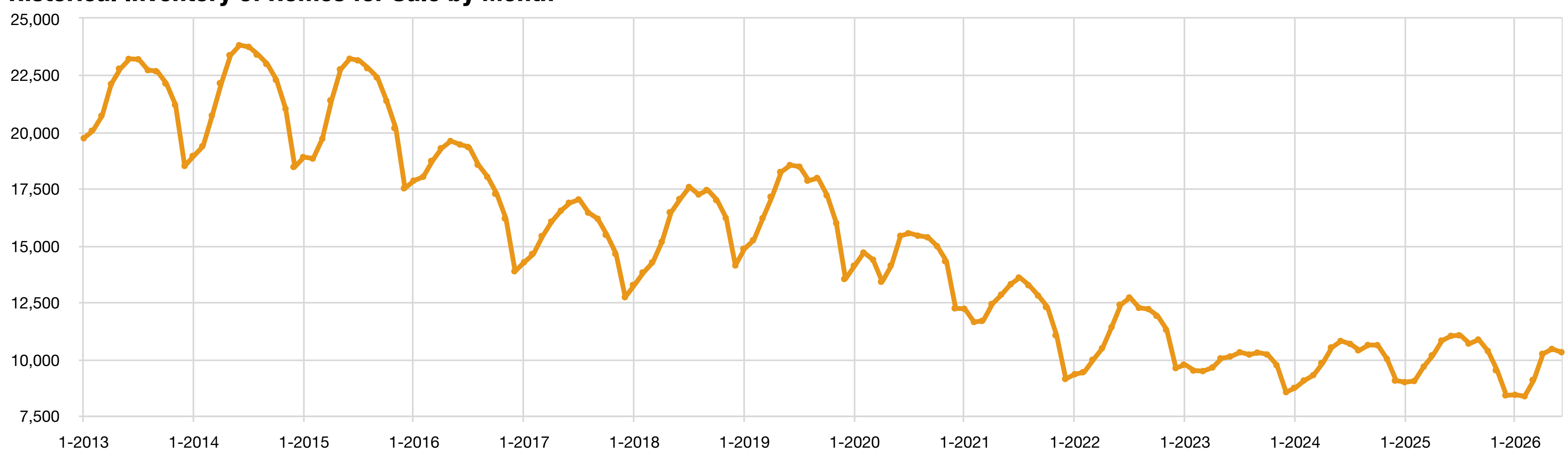
June



Homes for Sale		Prior Year	Percent Change
July 2025	11,039	10,658	+ 3.6%
August 2025	10,672	10,377	+ 2.8%
September 2025	10,849	10,609	+ 2.3%
October 2025	10,346	10,604	- 2.4%
November 2025	9,497	9,994	- 5.0%
December 2025	8,391	9,040	- 7.2%
January 2026	8,415	8,973	- 6.2%
February 2026	8,350	9,023	- 7.5%
March 2026	9,068	9,656	- 6.1%
April 2026	10,220	10,153	+ 0.7%
May 2026	10,435	10,805	- 3.4%
June 2026	**10,294**	**11,013**	**- 6.5%**
12-Month Avg	9,798	10,075	- 2.7%

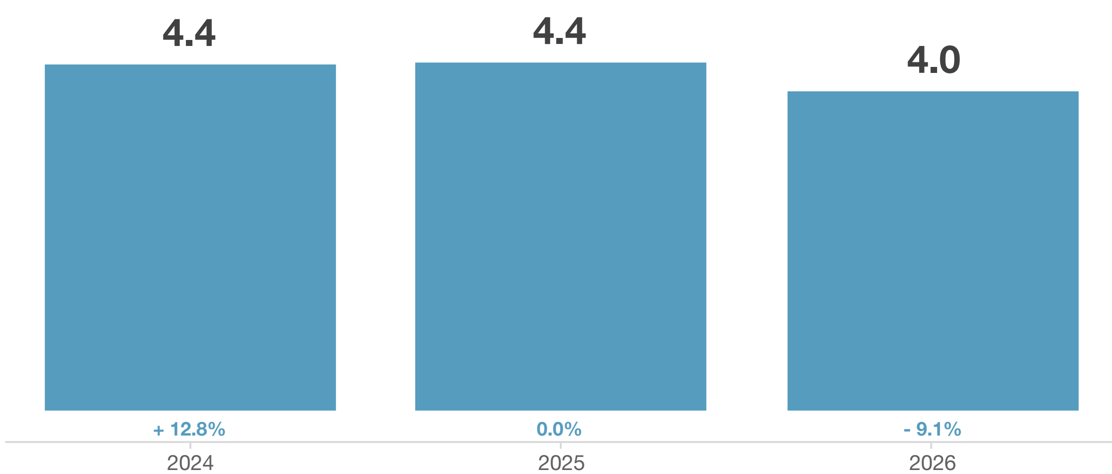
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Percent Change
July 2025	4.4	4.3	+ 2.3%
August 2025	4.3	4.1	+ 4.9%
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	3.3	3.5	- 5.7%
February 2026	3.4	3.6	- 5.6%
March 2026	3.6	3.8	- 5.3%
April 2026	4.1	4.0	+ 2.5%
May 2026	4.1	4.3	- 4.7%
June 2026	**4.0**	**4.4**	**- 9.1%**
12-Month Avg*	3.9	4.0	- 2.3%

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

Historical Months Supply of Inventory by Month