Monthly Indicators

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July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 5.6 percent to 3,961. Pending Sales increased 7.9 percent to 3,127. Inventory decreased 7.4 percent to 10,225.

Median Sales Price increased 5.1 percent from $728,000 to $765,000. Average Sales Price increased 4.0 percent to $910,270. Months Supply of Inventory decreased 9.1 percent to 4.0.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

+ 2.5%	+ 5.1%	- 7.4%
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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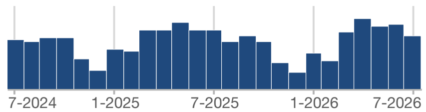
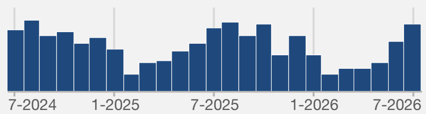
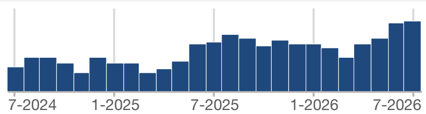
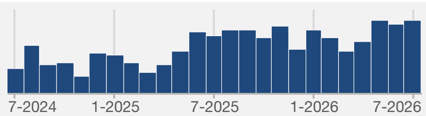
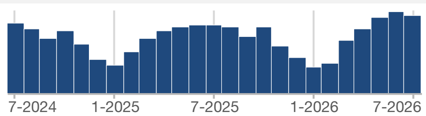
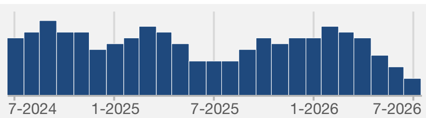
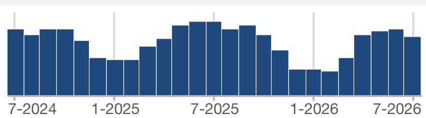
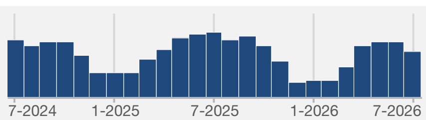
Activity Overview

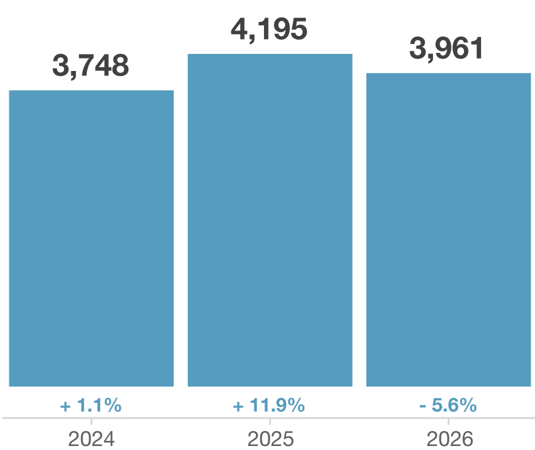
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,195	**3,961**	- 5.6%	27,834	**27,474**	- 1.3%
Closed Sales		2,865	**2,938**	+ 2.5%	16,369	**15,826**	- 3.3%
Median Sales Price		$728,000	**$765,000**	+ 5.1%	$700,000	**$735,000**	+ 5.0%
Average Sales Price		$874,932	**$910,270**	+ 4.0%	$839,879	**$886,060**	+ 5.5%
Pending Sales		2,897	**3,127**	+ 7.9%	17,815	**18,291**	+ 2.7%
Housing Affordability Index		66	**63**	- 4.5%	69	**66**	- 4.3%
Inventory of Homes for Sale		11,045	**10,225**	- 7.4%	—	**—**	—
Months Supply of Inventory		4.4	**4.0**	- 9.1%	—	**—**	—

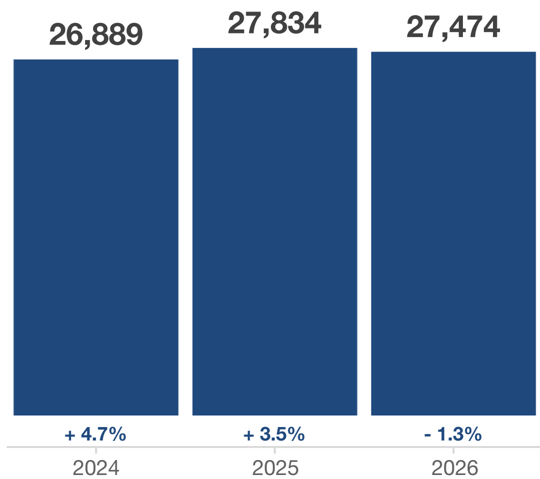
New Listings

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

July

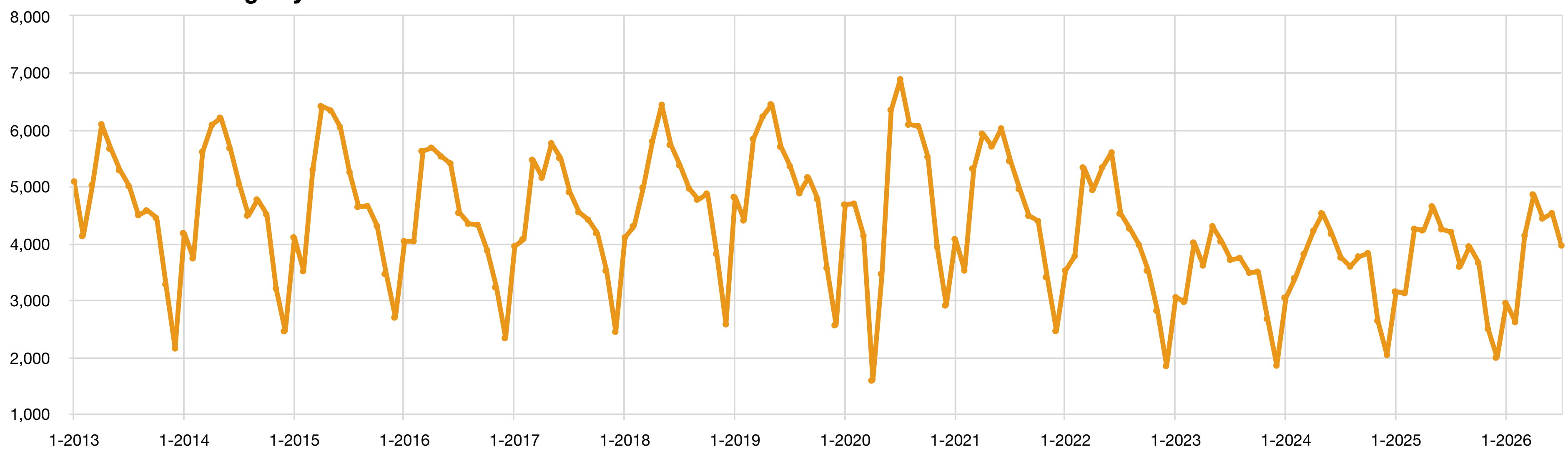


Year to Date



New Listings		Prior Year	Percent Change
August 2025	3,588	3,589	- 0.0%
September 2025	3,943	3,765	+ 4.7%
October 2025	3,655	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	2,612	3,119	- 16.3%
March 2026	4,134	4,253	- 2.8%
April 2026	4,858	4,227	+ 14.9%
May 2026	4,436	4,648	- 4.6%
June 2026	4,528	4,245	+ 6.7%
July 2026	**3,961**	**4,195**	**- 5.6%**
12-Month Avg	3,595	3,640	- 1.2%

Historical New Listings by Month



Closed Sales

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

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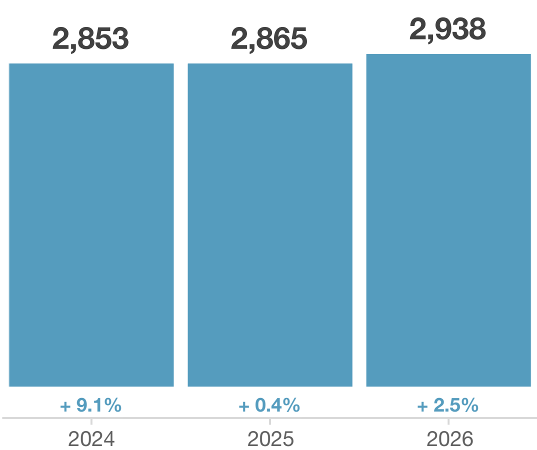
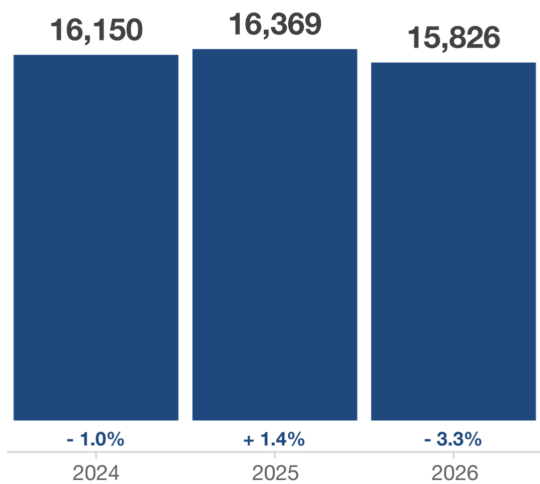
July

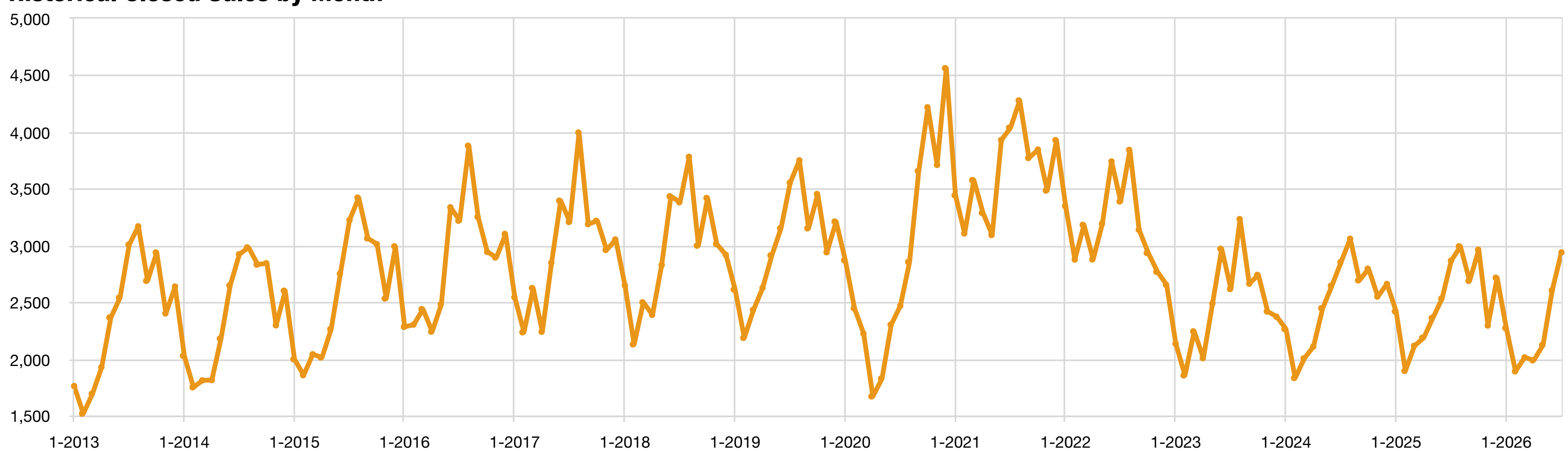


Year to Date



Closed Sales		Prior Year	Percent Change
August 2025	2,992	3,059	- 2.2%
September 2025	2,688	2,692	- 0.1%
October 2025	2,962	2,794	+ 6.0%
November 2025	2,294	2,549	- 10.0%
December 2025	2,715	2,660	+ 2.1%
January 2026	2,272	2,418	- 6.0%
February 2026	1,890	1,894	- 0.2%
March 2026	2,013	2,115	- 4.8%
April 2026	1,987	2,185	- 9.1%
May 2026	2,122	2,361	- 10.1%
June 2026	2,604	2,531	+ 2.9%
July 2026	**2,938**	**2,865**	**+ 2.5%**
12-Month Avg	2,456	2,510	- 2.2%

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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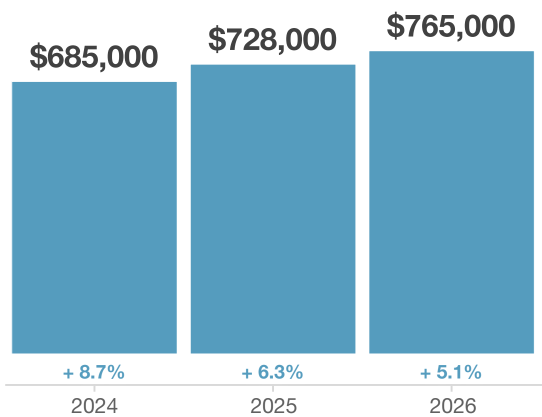
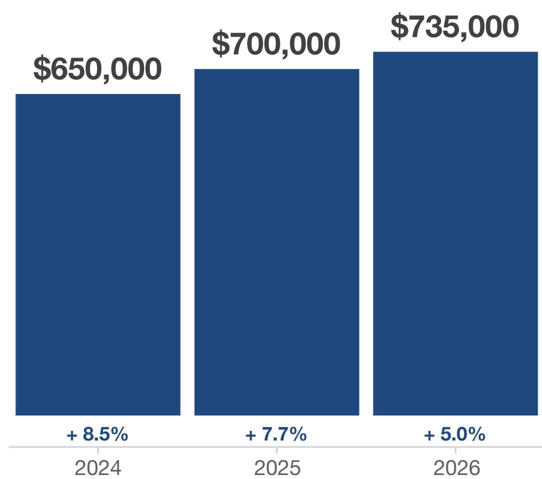


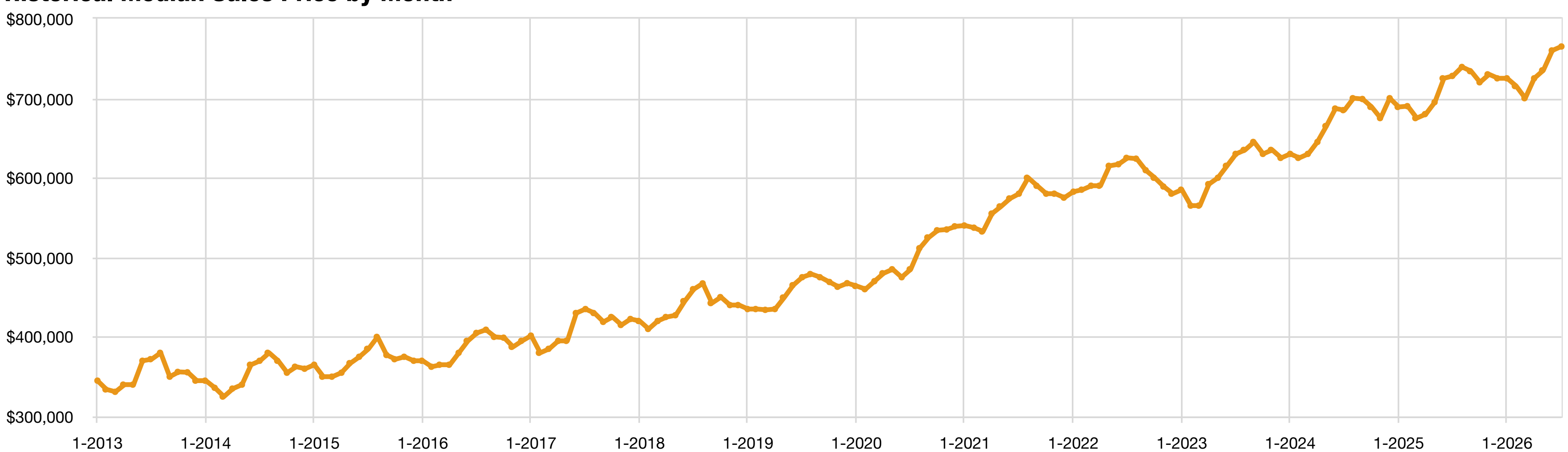
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$715,250	$690,000	+ 3.7%
March 2026	$700,000	$675,000	+ 3.7%
April 2026	$725,000	$680,000	+ 6.6%
May 2026	$735,000	$695,000	+ 5.8%
June 2026	$760,000	$725,000	+ 4.8%
July 2026	**$765,000**	**$728,000**	**+ 5.1%**
12-Month Avg*	$730,000	$700,000	+ 4.3%

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

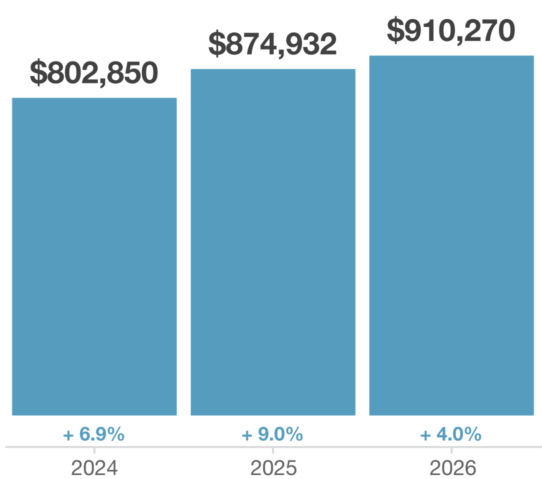
Historical Median Sales Price by Month



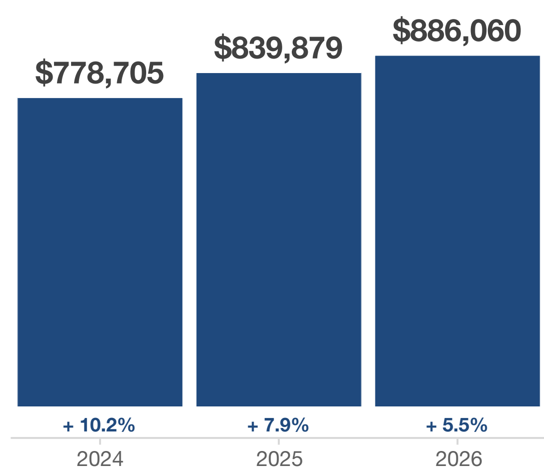
Average Sales Price

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

July



Year to Date



Avg. Sales Price		Prior Year	Percent Change
August 2025	$887,353	$852,343	+ 4.1%
September 2025	$886,262	$814,434	+ 8.8%
October 2025	$869,534	$816,870	+ 6.4%
November 2025	$895,422	$786,135	+ 13.9%
December 2025	$844,160	$839,445	+ 0.6%
January 2026	$887,644	$833,656	+ 6.5%
February 2026	$871,414	$816,968	+ 6.7%
March 2026	$841,134	$793,769	+ 6.0%
April 2026	$863,266	$810,419	+ 6.5%
May 2026	$909,560	$843,112	+ 7.9%
June 2026	$900,943	$884,317	+ 1.9%
July 2026	**$910,270**	**$874,932**	**+ 4.0%**
12-Month Avg*	$881,420	$832,182	+ 5.9%

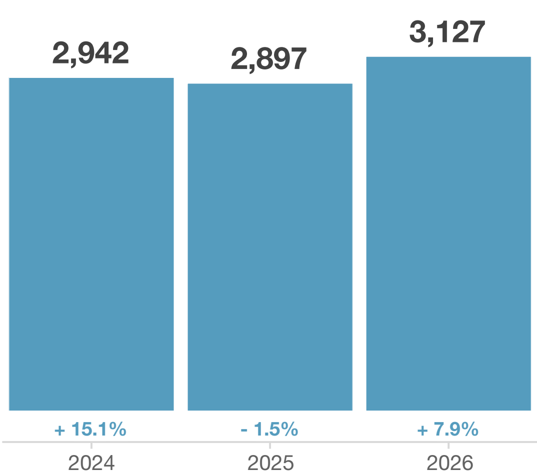
* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

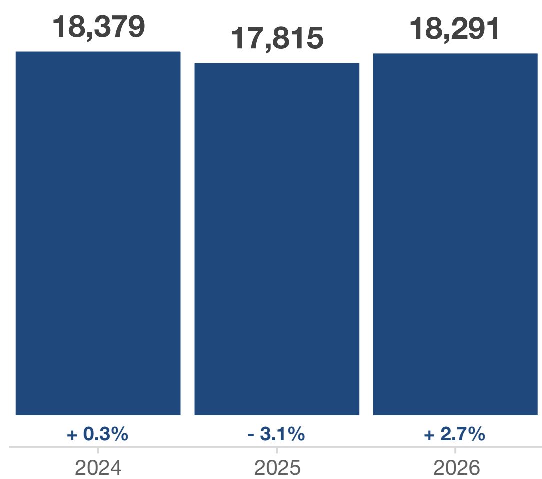
Pending Sales

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

July



Year to Date



Pending Sales		Prior Year	Percent Change
August 2025	2,799	2,788	+ 0.4%
September 2025	2,562	2,486	+ 3.1%
October 2025	2,805	2,731	+ 2.7%
November 2025	2,281	2,339	- 2.5%
December 2025	1,999	1,922	+ 4.0%
January 2026	1,719	1,804	- 4.7%
February 2026	1,828	2,164	- 15.5%
March 2026	2,483	2,535	- 2.1%
April 2026	2,764	2,708	+ 2.1%
May 2026	3,109	2,822	+ 10.2%
June 2026	3,261	2,885	+ 13.0%
July 2026	**3,127**	**2,897**	**+ 7.9%**
12-Month Avg	2,561	2,507	+ 2.2%

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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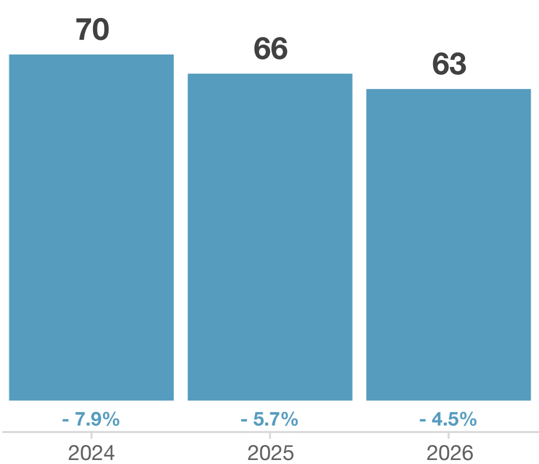
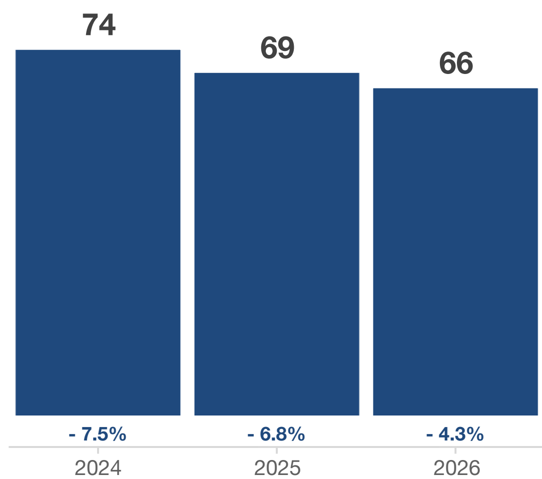
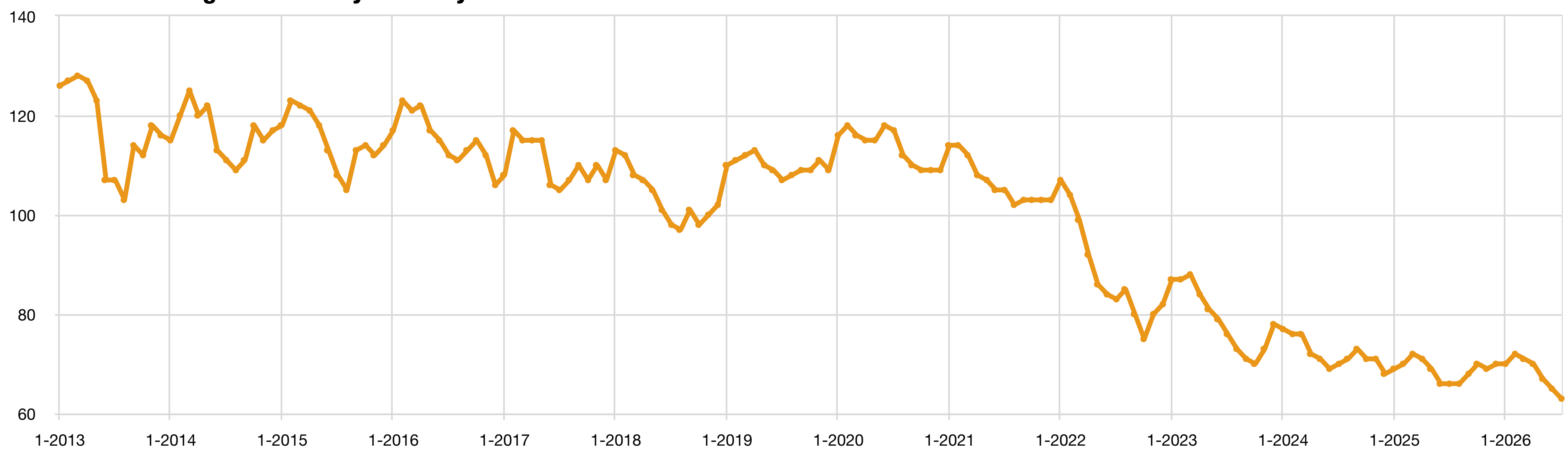


Year to Date



Affordability Index		Prior Year	Percent Change
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	70	71	- 1.4%
May 2026	67	69	- 2.9%
June 2026	65	66	- 1.5%
July 2026	**63**	**66**	**- 4.5%**
12-Month Avg	68	70	- 2.9%

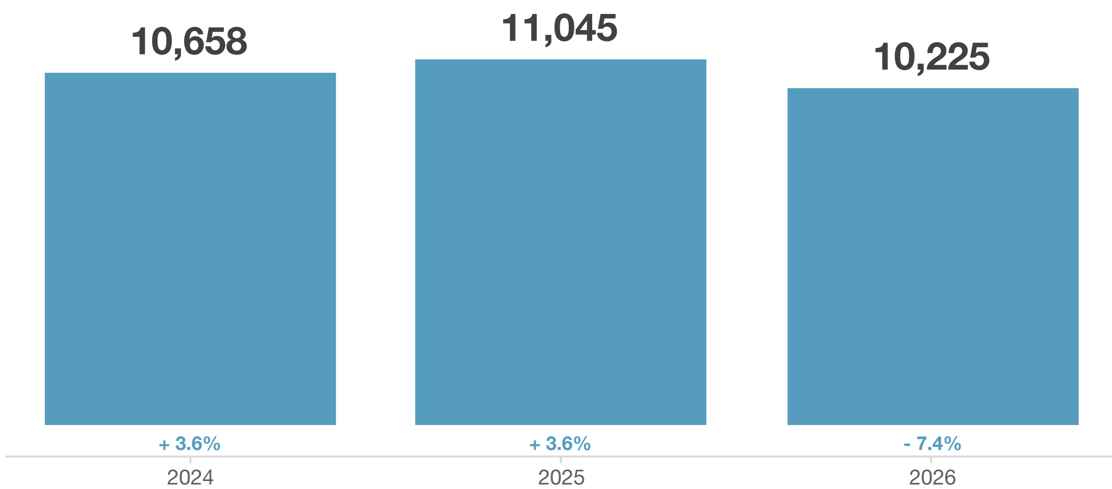
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

July



Homes for Sale		Prior Year	Percent Change
August 2025	10,680	10,378	+ 2.9%
September 2025	10,858	10,611	+ 2.3%
October 2025	10,357	10,606	- 2.3%
November 2025	9,509	9,995	- 4.9%
December 2025	8,412	9,042	- 7.0%
January 2026	8,444	8,976	- 5.9%
February 2026	8,389	9,027	- 7.1%
March 2026	9,120	9,660	- 5.6%
April 2026	10,305	10,157	+ 1.5%
May 2026	10,584	10,809	- 2.1%
June 2026	10,697	11,018	- 2.9%
July 2026	**10,225**	**11,045**	**- 7.4%**
12-Month Avg	9,798	10,110	- 3.1%

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.

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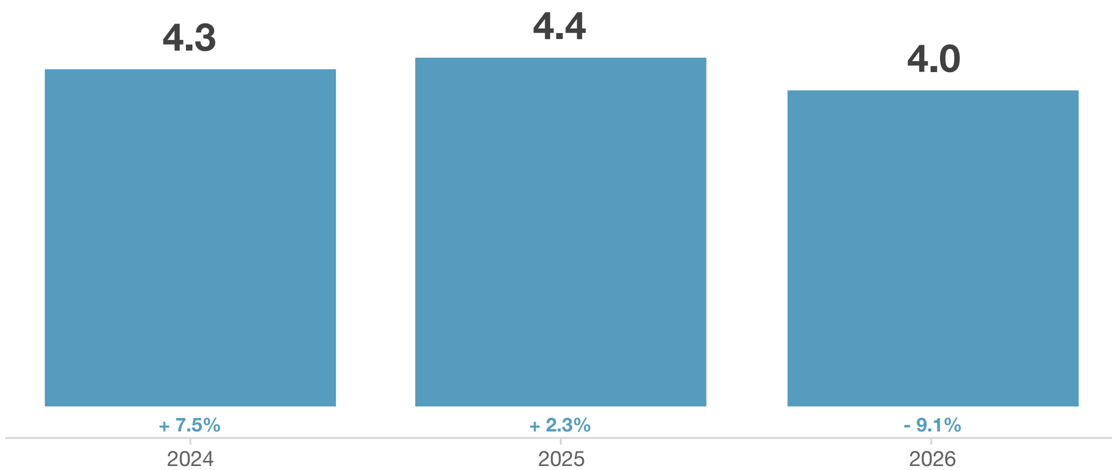
July



Months Supply		Prior Year	Percent Change
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	3.4	3.5	- 2.9%
February 2026	3.4	3.6	- 5.6%
March 2026	3.7	3.8	- 2.6%
April 2026	4.1	4.0	+ 2.5%
May 2026	4.2	4.3	- 2.3%
June 2026	4.2	4.4	- 4.5%
July 2026	**4.0**	**4.4**	**- 9.1%**
12-Month Avg*	3.9	4.0	- 2.7%

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

Historical Months Supply of Inventory by Month