

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



## January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

### Locally:

- Single Family Closed Sales were up 4.7 percent to 2,679.
- Condo Closed Sales were up 1.8 percent to 460.
- Co-Op Closed Sales were down 10.6 percent to 495.
- All Properties Closed Sales were up 1.9 percent to 3,634.
- Single Family Median Sales Price increased 10.0 percent to \$715,000.
- Condo Median Sales Price increased 3.9 percent to \$535,000.
- Co-Op Median Sales Price decreased 1.7 percent to \$295,000.
- All Properties Median Sales Price increased 8.3 percent to \$650,000.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

## Monthly Snapshot

+ 1.9%	- 8.1%	+ 8.3%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity in Bronx, Dutchess, Manhattan (New York County), Nassau, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, and Westchester counties comprised of single family properties, condominiums, and co-ops

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# Single Family Homes Activity Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparklines	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3,078	3,203	+ 4.1%	3,078	3,203	+ 4.1%
Pending Sales		2,175	2,078	- 4.5%	2,175	2,078	- 4.5%
Closed Sales		2,559	2,679	+ 4.7%	2,559	2,679	+ 4.7%
Days on Market		56	67	+ 19.6%	56	67	+ 19.6%
Median Pending Price		\$675,000	\$710,000	+ 5.2%	\$675,000	\$710,000	+ 5.2%
Median Sales Price		\$650,000	\$715,000	+ 10.0%	\$650,000	\$715,000	+ 10.0%
Pct. of Orig. Price Received		98.8%	98.8%	0.0%	98.8%	98.8%	0.0%
Affordability Index		68	60	- 11.8%	68	60	- 11.8%
Homes for Sale		8,243	7,717	- 6.4%	--	--	--
Months Supply		2.8	2.6	- 7.1%	--	--	--

# Condos Activity Overview

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



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Key Metrics	Historical Sparklines	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		728	700	- 3.8%	728	700	- 3.8%
Pending Sales		486	425	- 12.6%	486	425	- 12.6%
Closed Sales		452	460	+ 1.8%	452	460	+ 1.8%
Days on Market		64	82	+ 28.1%	64	82	+ 28.1%
Median Pending Price		\$510,000	\$499,000	- 2.2%	\$510,000	\$499,000	- 2.2%
Median Sales Price		\$515,000	\$535,000	+ 3.9%	\$515,000	\$535,000	+ 3.9%
Pct. of Orig. Price Received		97.9%	98.0%	+ 0.1%	97.9%	98.0%	+ 0.1%
Affordability Index		86	80	- 7.0%	86	80	- 7.0%
Homes for Sale		2,014	1,982	- 1.6%	--	--	--
Months Supply		3.8	3.7	- 2.6%	--	--	--

# Co-Op Activity Overview

Key metrics for **Co-Op Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.



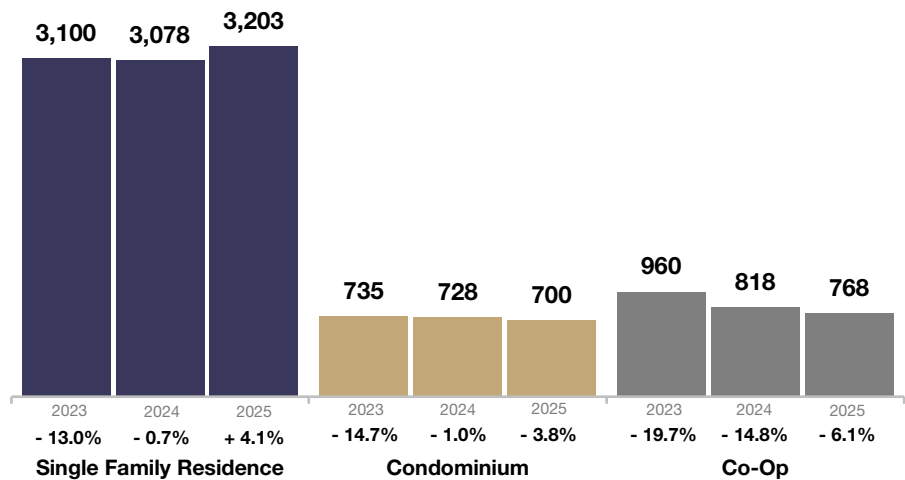
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Key Metrics	Historical Sparklines	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		818	768	- 6.1%	818	768	- 6.1%
Pending Sales		536	489	- 8.8%	536	489	- 8.8%
Closed Sales		554	495	- 10.6%	554	495	- 10.6%
Days on Market		87	75	- 13.8%	87	75	- 13.8%
Median Pending Price		\$299,000	\$271,000	- 9.4%	\$299,000	\$271,000	- 9.4%
Median Sales Price		\$300,000	\$295,000	- 1.7%	\$300,000	\$295,000	- 1.7%
Pct. of Orig. Price Received		96.0%	97.5%	+ 1.6%	96.0%	97.5%	+ 1.6%
Affordability Index		147	146	- 0.7%	147	146	- 0.7%
Homes for Sale		3,109	2,580	- 17.0%	--	--	--
Months Supply		5.2	4.5	- 13.5%	--	--	--

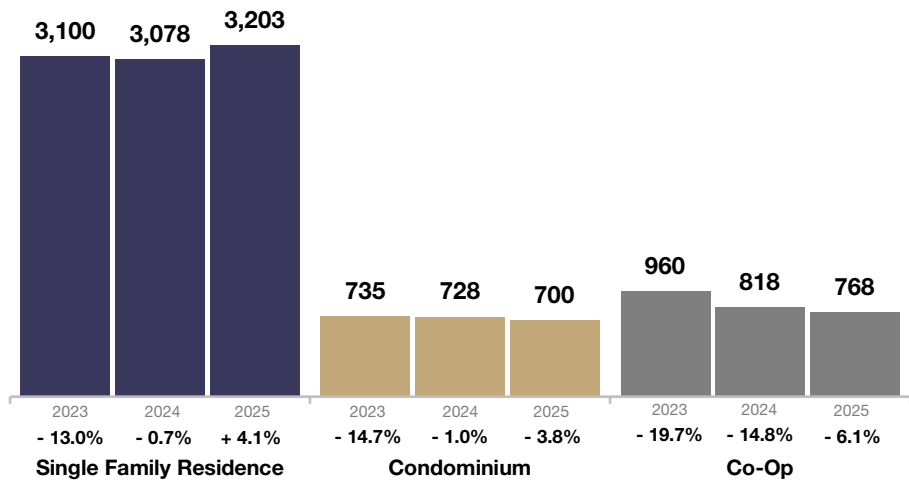
# New Listings

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

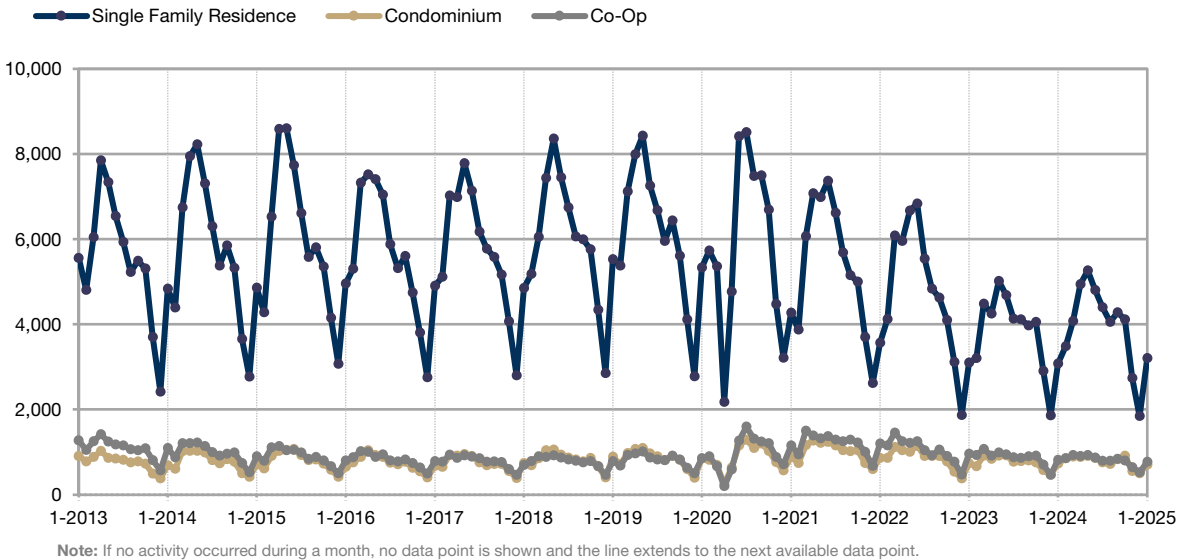
## January



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## Historical New Listings by Month

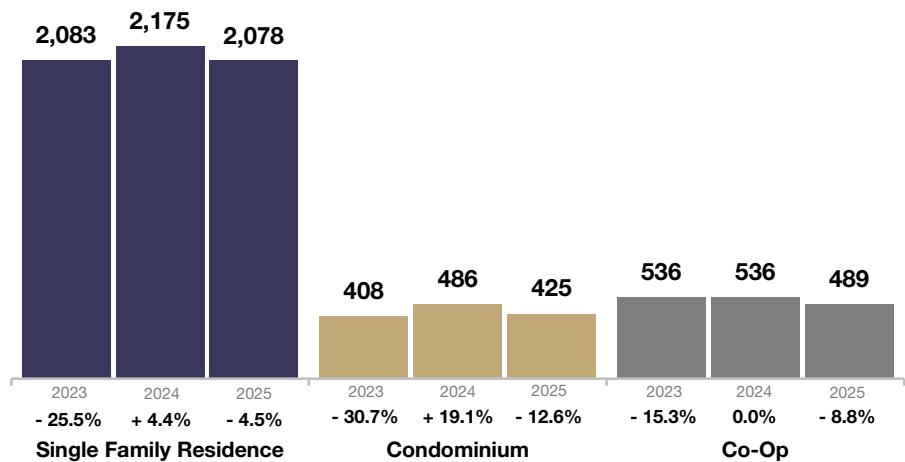


	Single Family	Condominium	Co-Op
February 2024	3,485	855	850
March 2024	4,075	889	925
April 2024	4,943	884	902
May 2024	5,261	907	926
June 2024	4,807	856	870
July 2024	4,399	758	792
August 2024	4,052	719	789
September 2024	4,278	827	840
October 2024	4,114	909	799
November 2024	2,736	551	643
December 2024	1,842	501	521
January 2025	3,203	700	768
12-Month Avg.	3,933	780	802

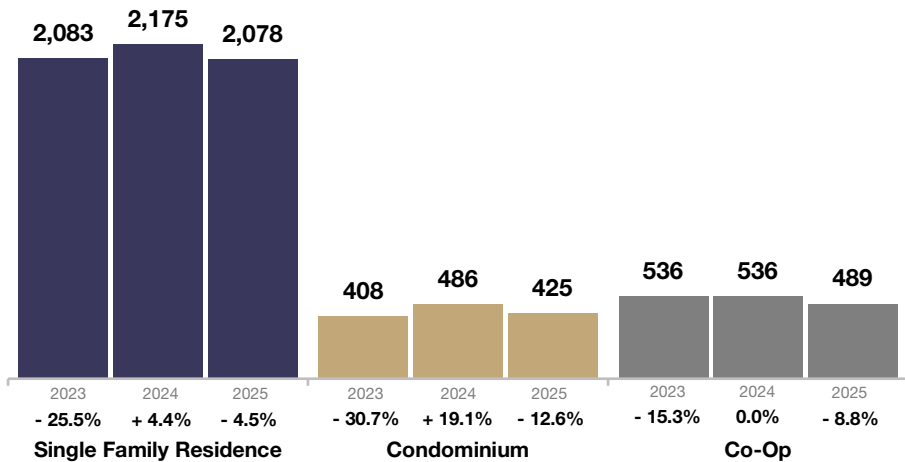
# Pending Sales

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

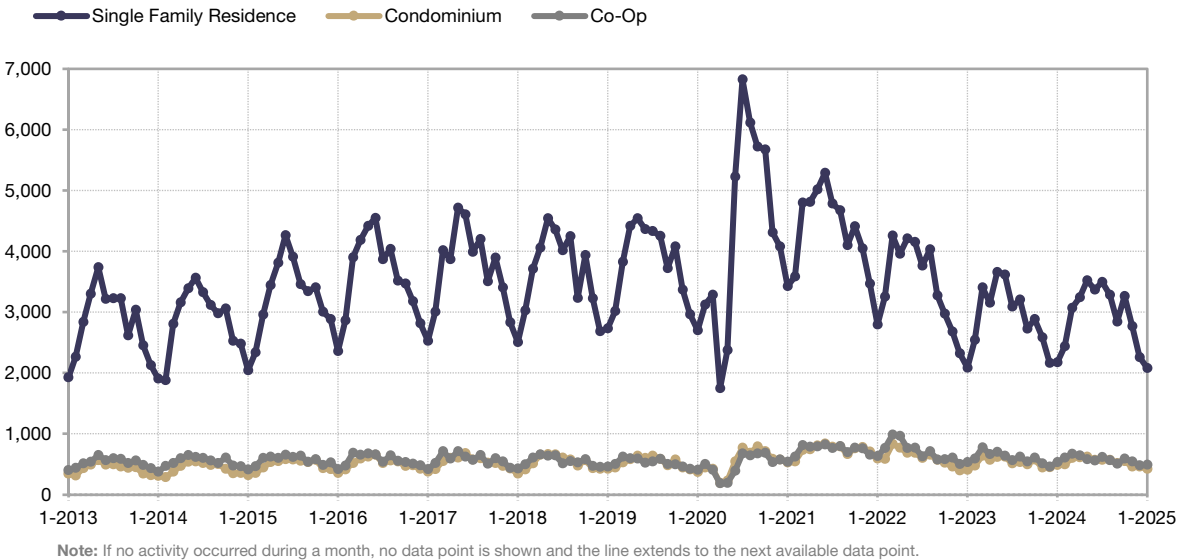
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## Historical Pending Sales by Month

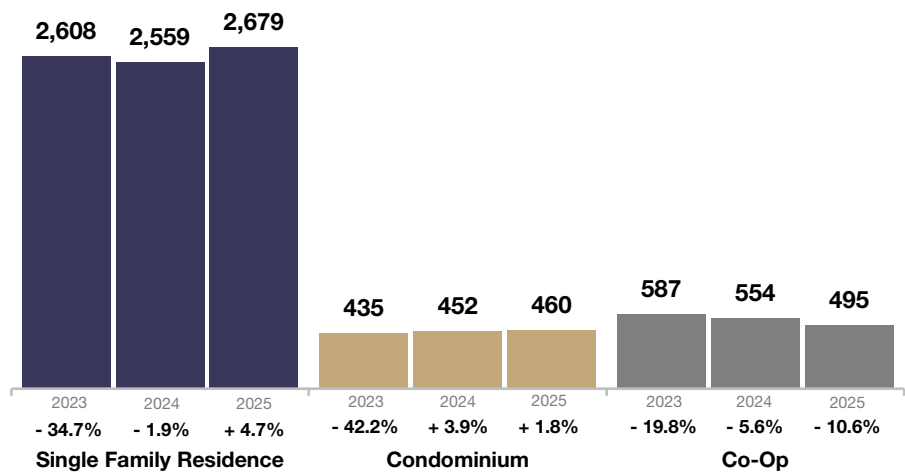


	Single Family	Condominium	Co-Op
February 2024	2,436	494	608
March 2024	3,067	602	668
April 2024	3,240	614	642
May 2024	3,519	623	580
June 2024	3,369	570	559
July 2024	3,496	572	620
August 2024	3,286	570	563
September 2024	2,841	520	508
October 2024	3,261	547	589
November 2024	2,771	461	544
December 2024	2,258	458	483
January 2025	2,078	425	489
12-Month Avg.	2,969	538	571

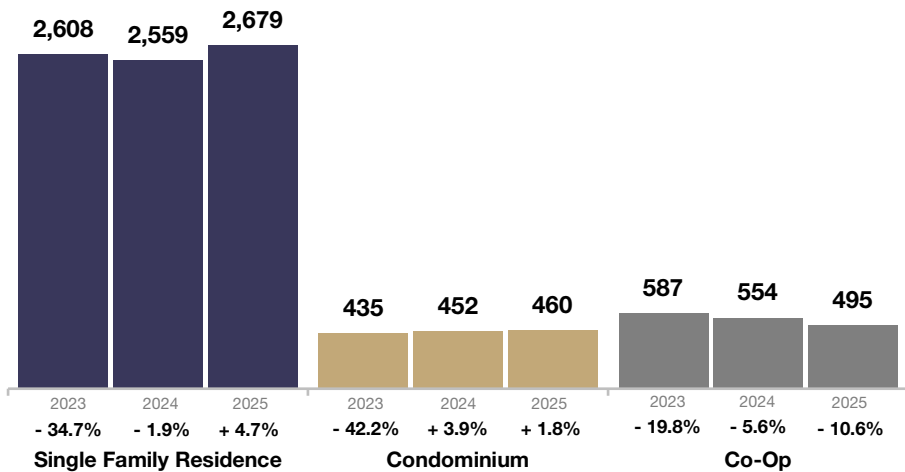
# Closed Sales

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

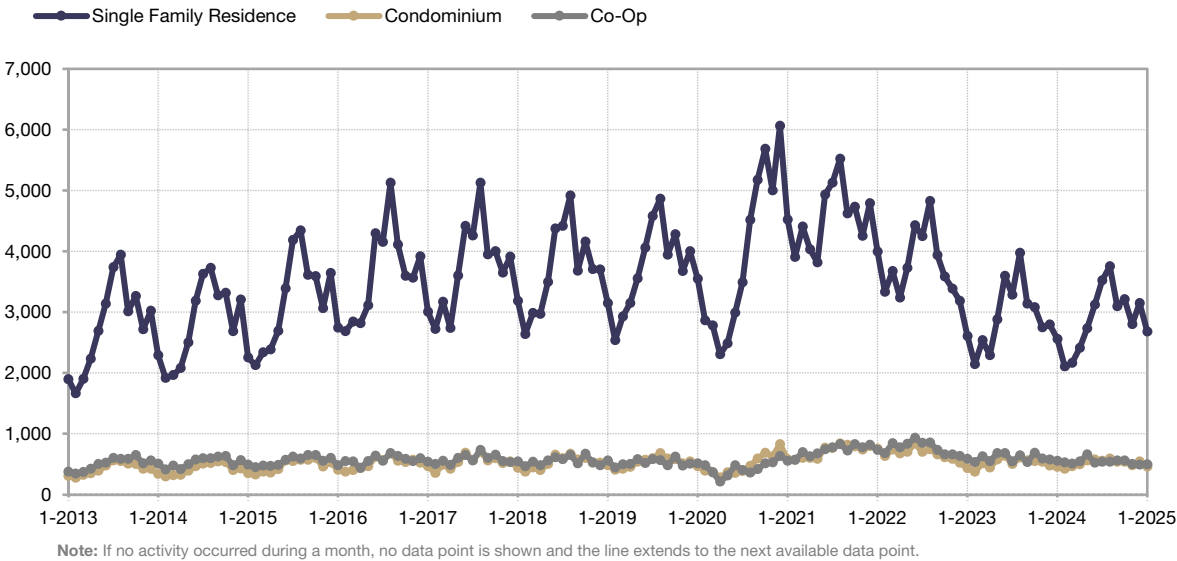
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## Historical Closed Sales by Month

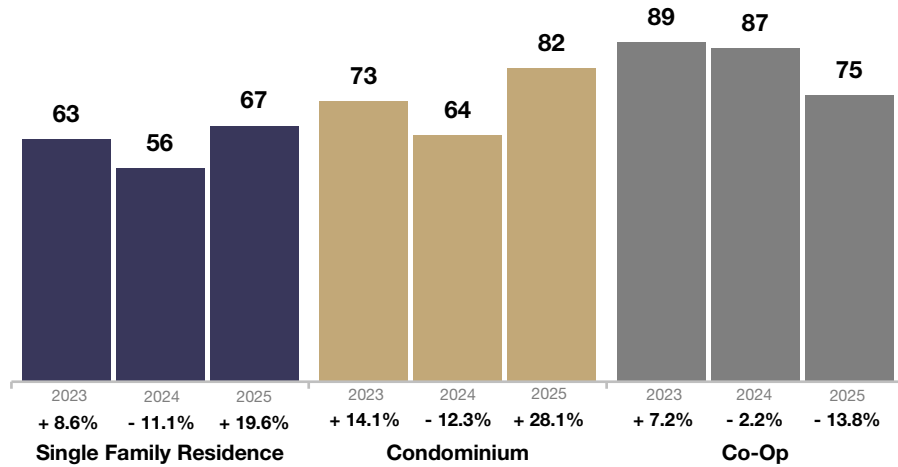


	Single Family	Condominium	Co-Op
February 2024	2,106	425	528
March 2024	2,164	466	508
April 2024	2,409	494	542
May 2024	2,731	561	659
June 2024	3,123	575	525
July 2024	3,520	555	539
August 2024	3,755	590	541
September 2024	3,093	538	561
October 2024	3,212	538	560
November 2024	2,799	483	502
December 2024	3,150	546	492
January 2025	2,679	460	495
12-Month Avg.	2,895	519	538

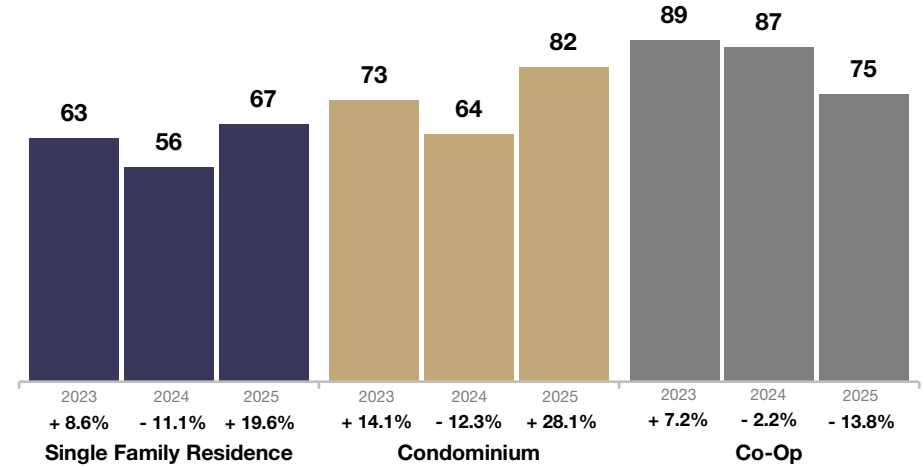
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

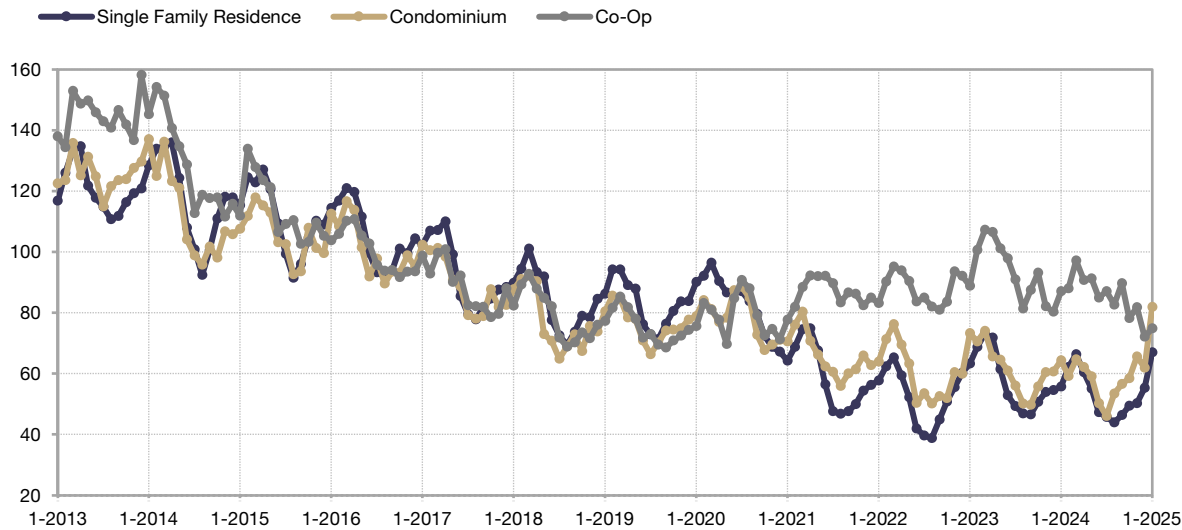
## January



## Year to Date



## Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
February 2024	62	59	88
March 2024	66	65	97
April 2024	60	62	91
May 2024	55	59	91
June 2024	47	50	85
July 2024	46	46	87
August 2024	44	53	83
September 2024	46	57	90
October 2024	49	58	78
November 2024	50	66	82
December 2024	55	62	72
January 2025	67	82	75
12-Month Avg.*	53	59	85

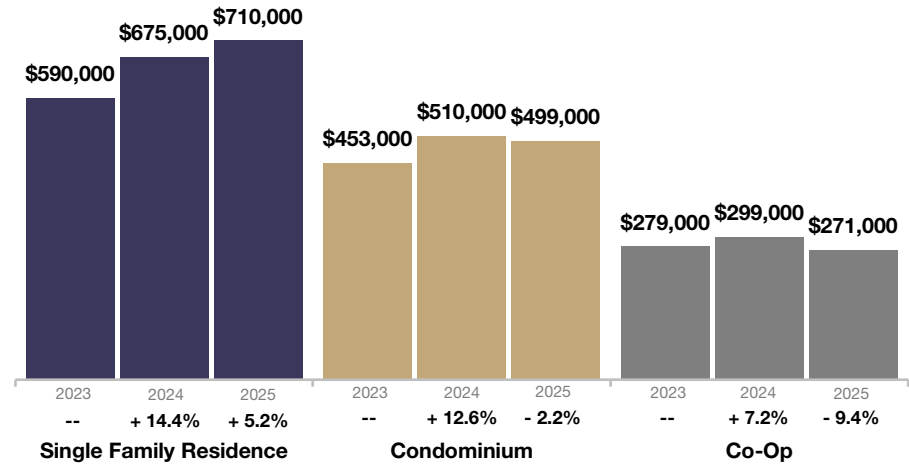
\* Days on Market for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

# Median Pending Price

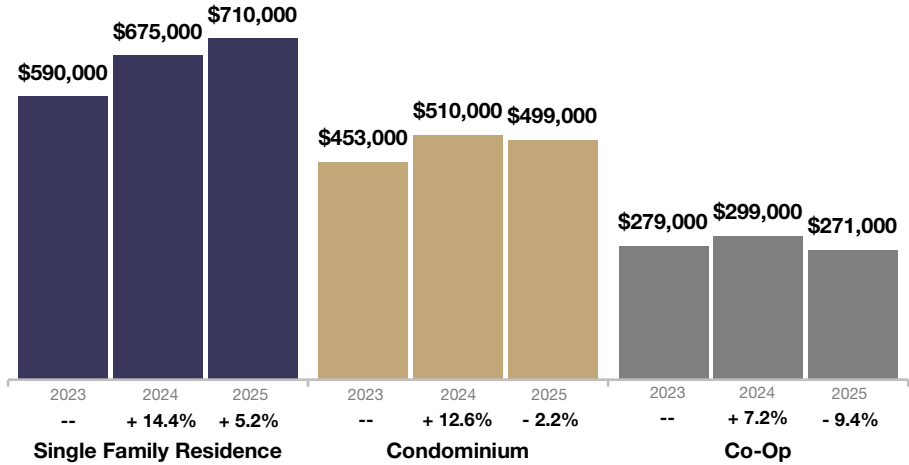
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

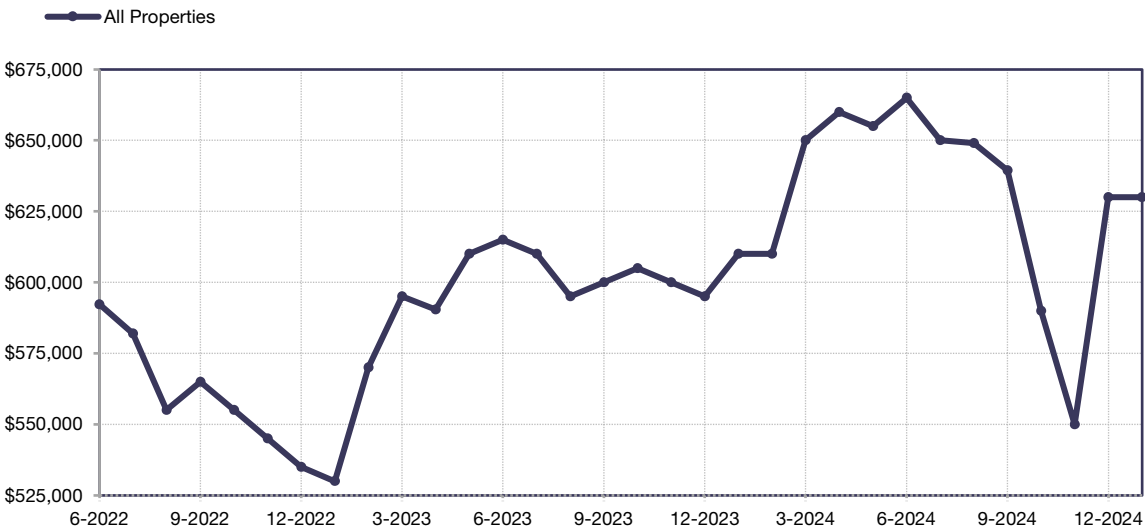
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## Historical Median Pending Price by Month



	Single Family	Condominium	Co-Op
February 2024	\$685,000	\$506,000	\$295,000
March 2024	\$720,000	\$500,000	\$295,000
April 2024	\$729,500	\$511,000	\$287,750
May 2024	\$725,000	\$499,000	\$299,000
June 2024	\$725,000	\$510,000	\$300,000
July 2024	\$706,500	\$505,000	\$285,000
August 2024	\$705,000	\$475,000	\$273,000
September 2024	\$689,000	\$485,000	\$260,000
October 2024	\$660,000	\$453,500	\$240,000
November 2024	\$650,000	\$435,465	\$242,500
December 2024	\$700,000	\$530,000	\$290,000
January 2025	\$710,000	\$499,000	\$271,000
12-Month Med.*	\$705,000	\$499,000	\$282,000

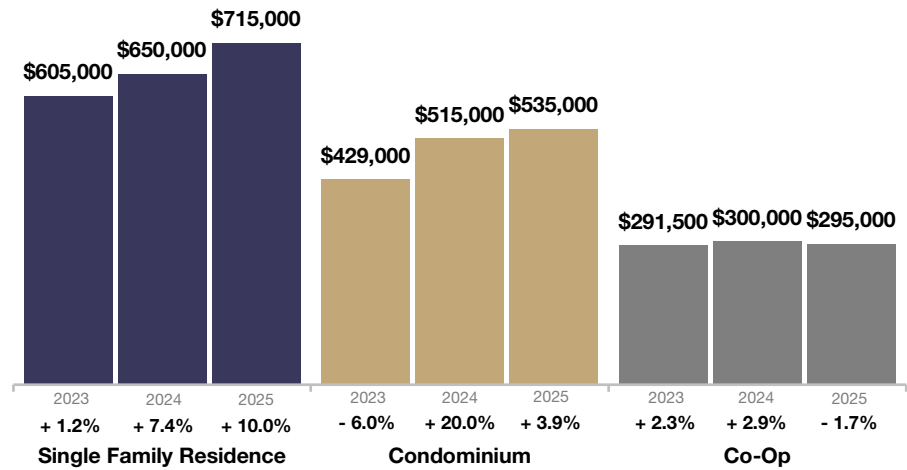
\* Median Pending Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

# Median Sales Price

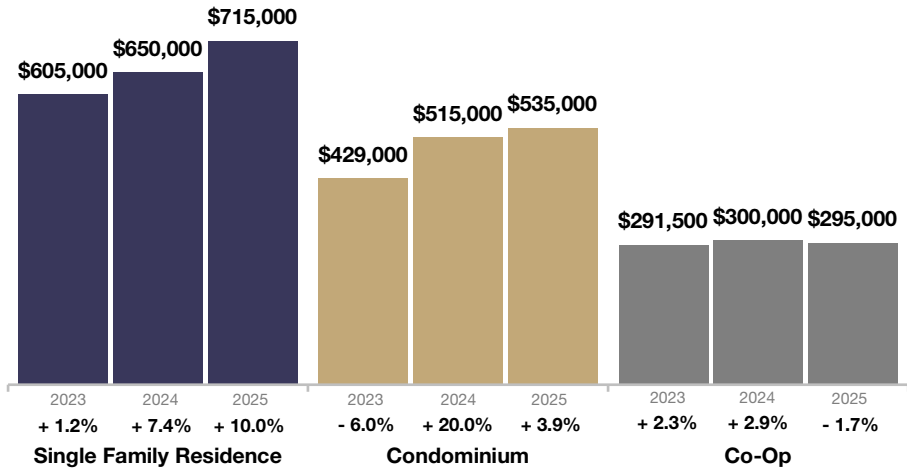
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

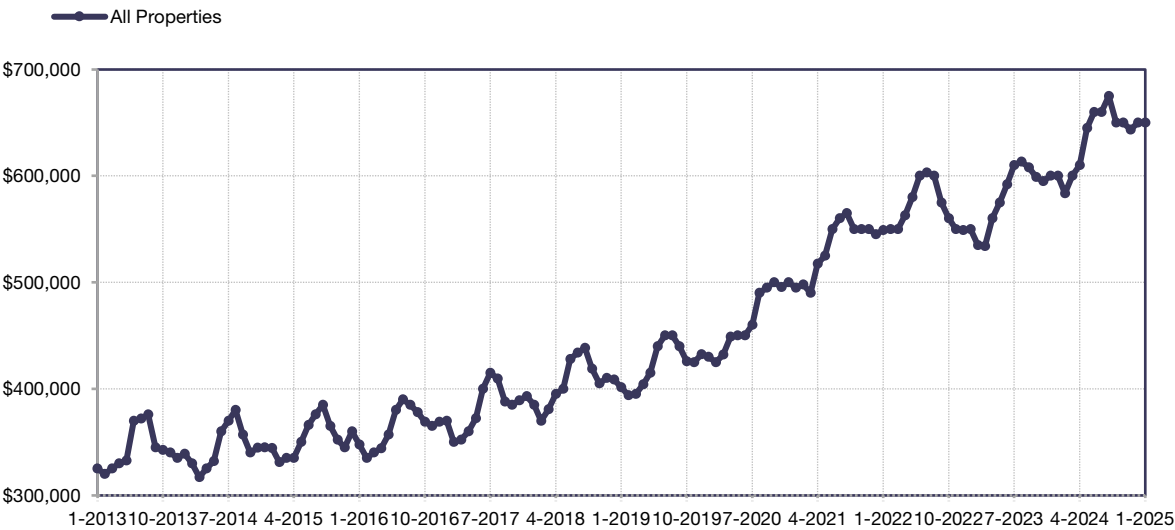
## January



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## Historical Median Sales Price by Month



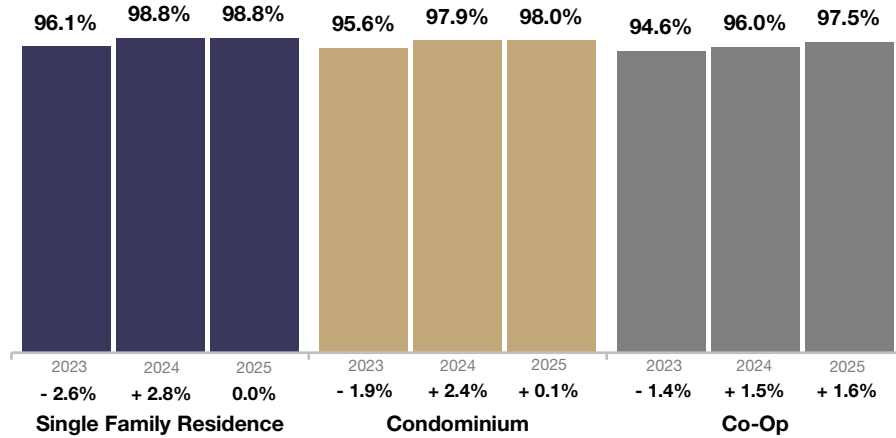
	Single Family	Condominium	Co-Op
February 2024	\$654,000	\$456,500	\$288,500
March 2024	\$655,000	\$486,000	\$292,000
April 2024	\$675,000	\$500,000	\$290,000
May 2024	\$710,000	\$550,000	\$300,000
June 2024	\$730,000	\$490,000	\$281,000
July 2024	\$723,500	\$487,000	\$280,000
August 2024	\$735,000	\$522,500	\$295,000
September 2024	\$720,000	\$525,000	\$276,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,750
December 2024	\$710,000	\$501,500	\$280,000
January 2025	\$715,000	\$535,000	\$295,000
12-Month Med.*	\$706,000	\$505,000	\$289,000

\* Median Sales Price for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

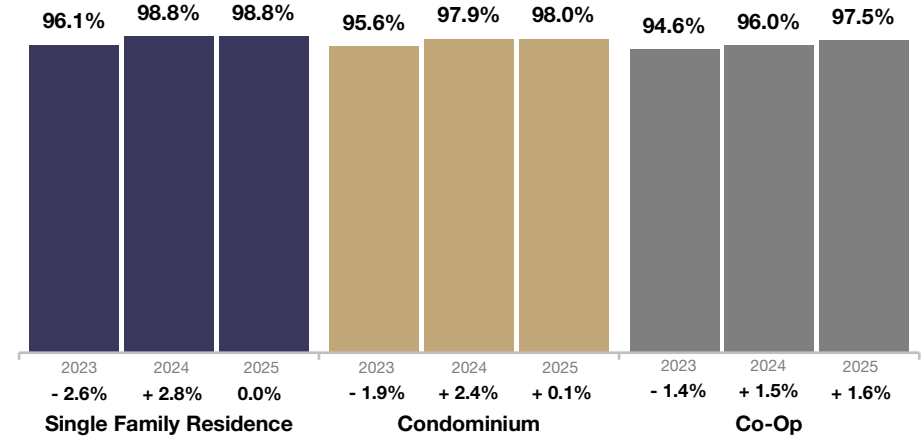
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

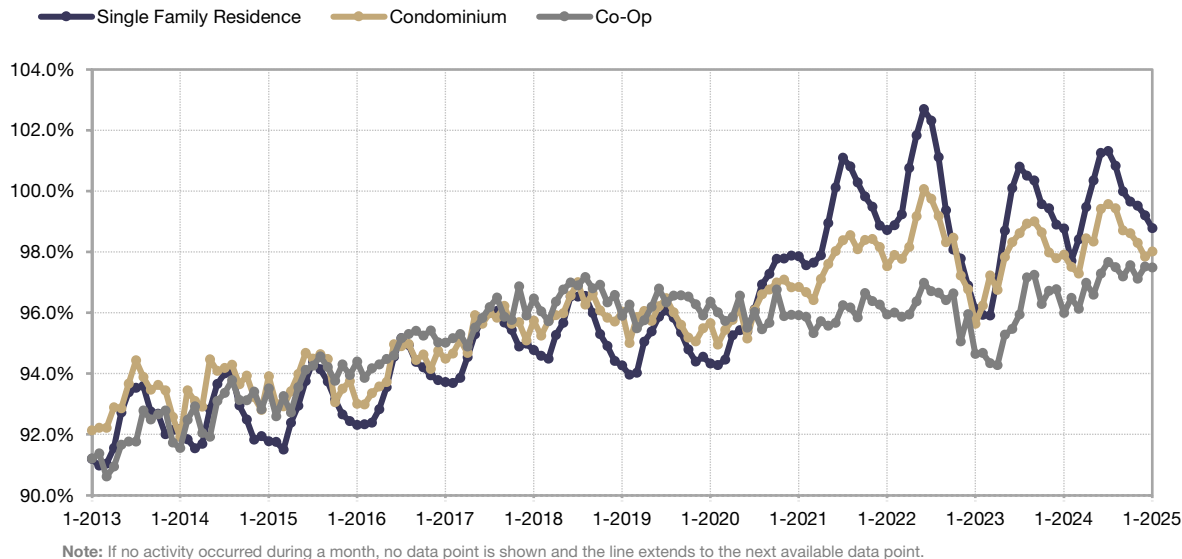
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## Historical Percent of Original List Price Received by Month



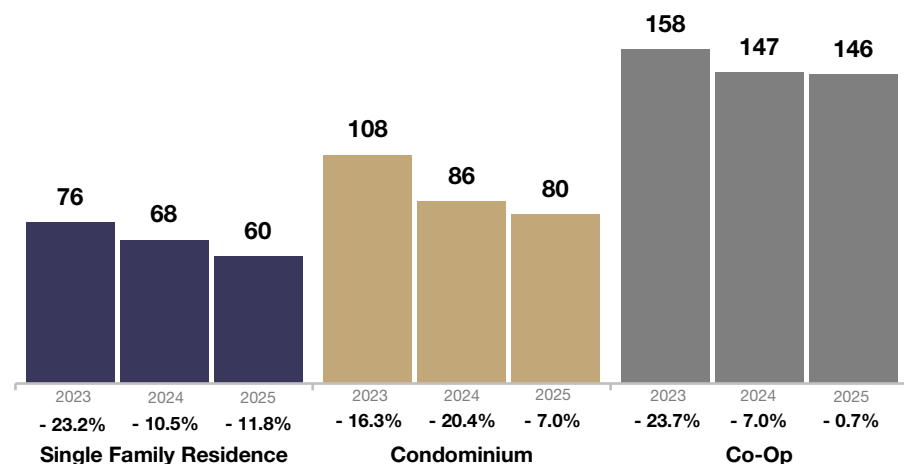
	Single Family	Condominium	Co-Op
February 2024	97.7%	97.5%	96.5%
March 2024	98.4%	97.3%	96.1%
April 2024	99.5%	98.4%	97.0%
May 2024	100.3%	98.3%	96.6%
June 2024	101.2%	99.4%	97.3%
July 2024	101.3%	99.6%	97.7%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.7%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.8%	97.5%
<b>January 2025</b>	<b>98.8%</b>	<b>98.0%</b>	<b>97.5%</b>
12-Month Avg.*	99.8%	98.5%	97.1%

\* Pct. of Orig. Price Received for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

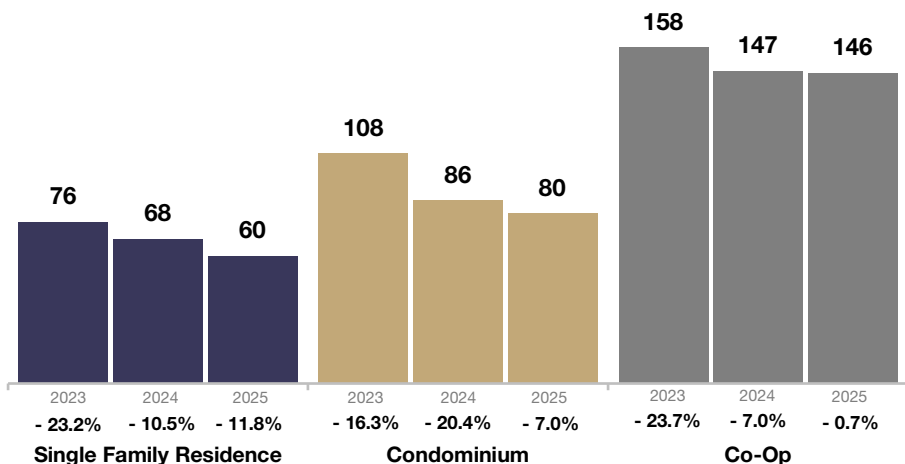
# Housing Affordability Index

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.

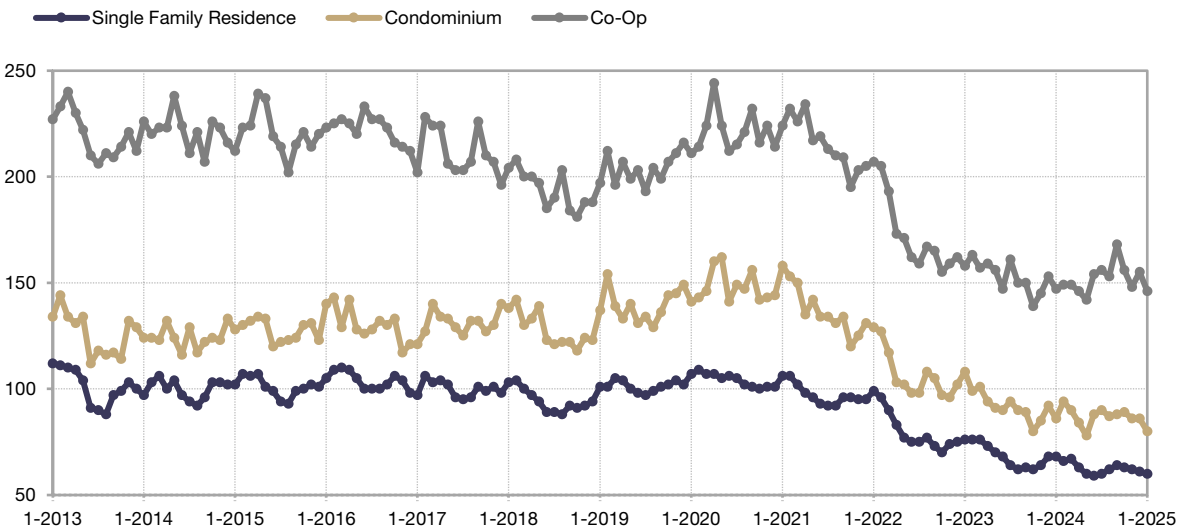
## January



## Year to Date



## Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

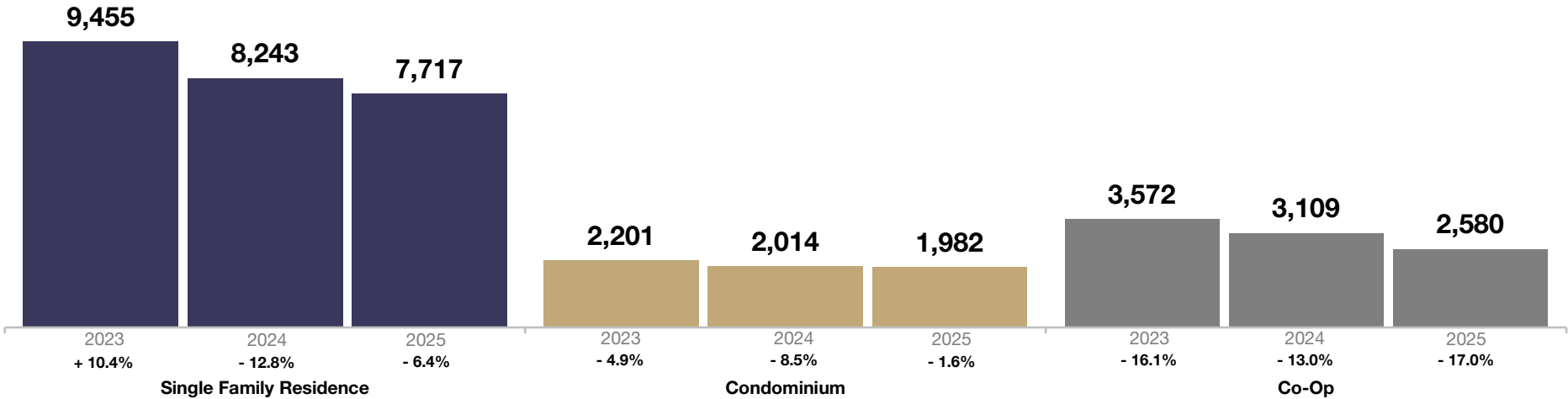
	Single Family	Condominium	Co-Op
February 2024	66	94	149
March 2024	67	90	149
April 2024	63	84	146
May 2024	60	78	142
June 2024	59	88	154
July 2024	60	90	156
August 2024	62	87	153
September 2024	64	88	168
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	86	155
January 2025	60	80	146
12-Month Avg.*	62	87	152

\* Affordability Index for all properties from February 2024 through January 2025. This is not the average of the individual figures above.

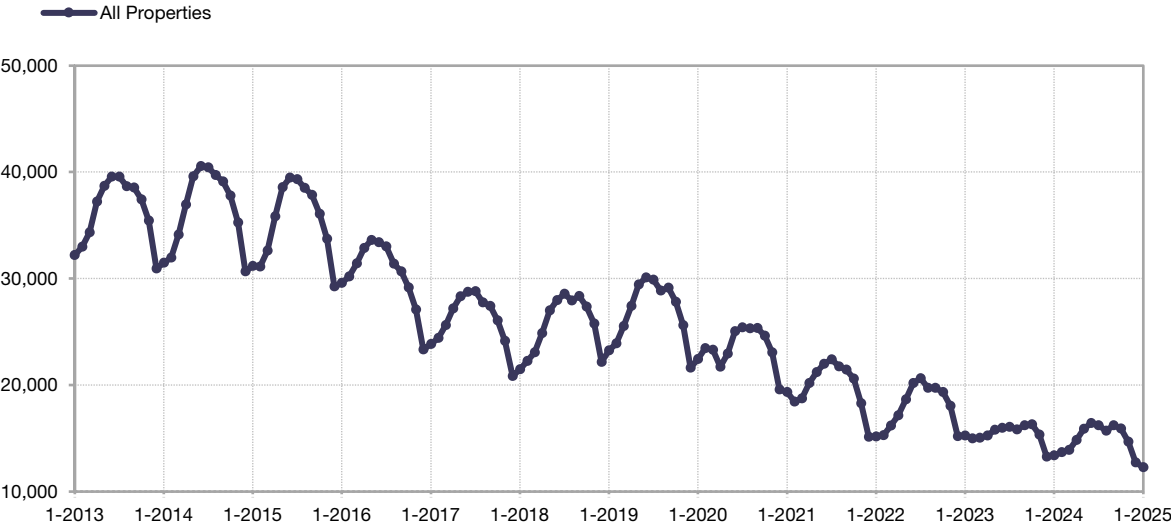
# Inventory of Homes for Sale

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

## January



## Historical Inventory of Homes for Sale by Month



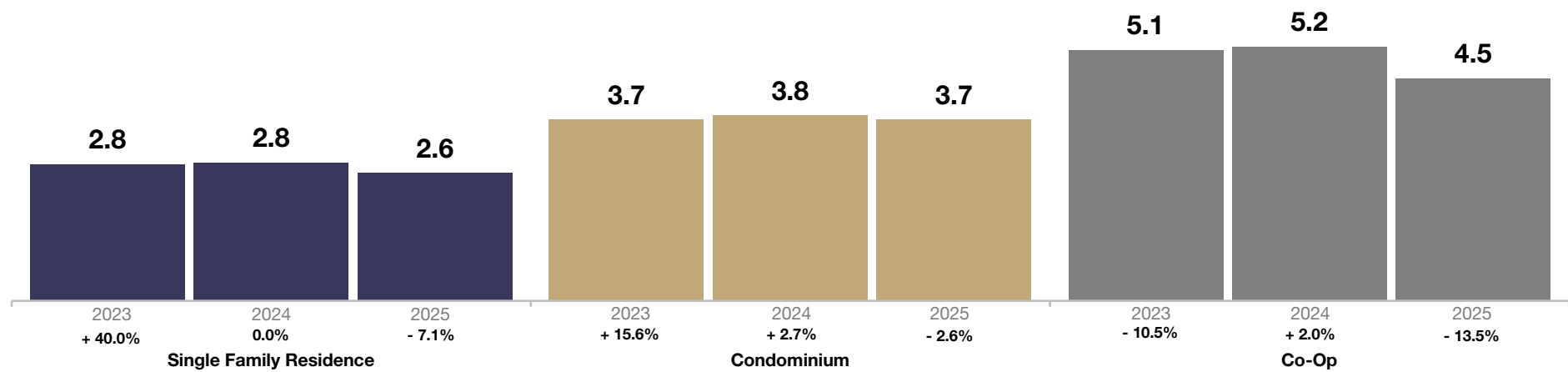
	Single Family	Condominium	Co-Op
February 2024	8,494	2,107	3,070
March 2024	8,654	2,169	3,064
April 2024	9,569	2,234	3,026
May 2024	10,424	2,330	3,117
June 2024	10,897	2,387	3,120
July 2024	10,818	2,368	3,021
August 2024	10,488	2,264	2,955
September 2024	10,851	2,320	3,030
October 2024	10,565	2,378	2,973
November 2024	9,541	2,299	2,843
December 2024	7,968	2,105	2,632
January 2025	7,717	1,982	2,580

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

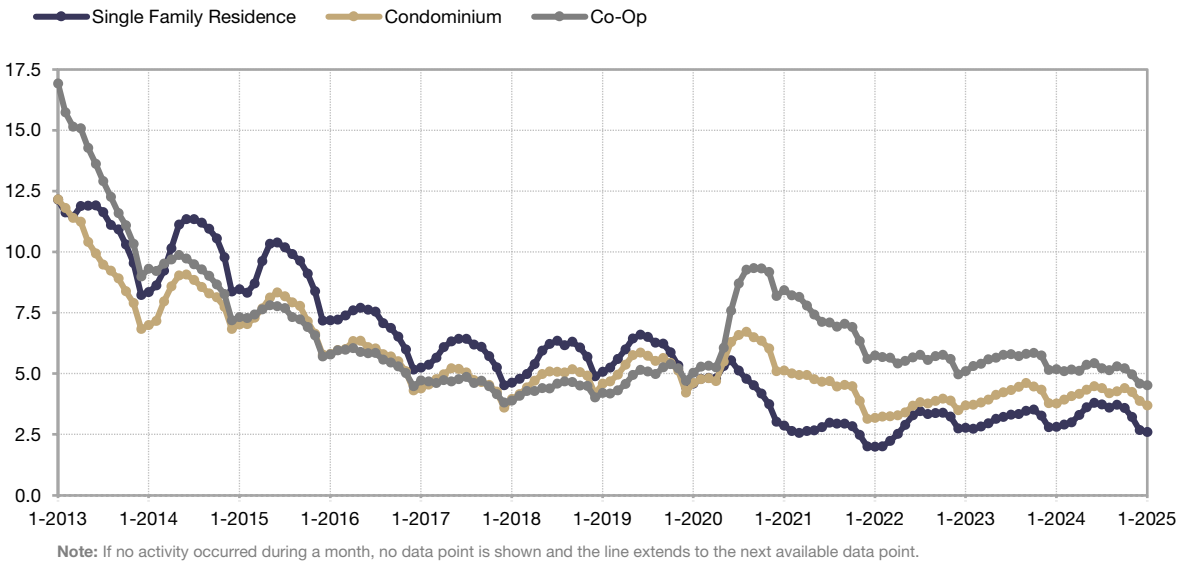
# Months Supply of Inventory

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.

## January



## Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
February 2024	2.9	3.9	5.1
March 2024	3.0	4.1	5.2
April 2024	3.3	4.2	5.1
May 2024	3.6	4.3	5.4
June 2024	3.8	4.5	5.4
July 2024	3.7	4.4	5.2
August 2024	3.6	4.2	5.1
September 2024	3.7	4.3	5.3
October 2024	3.6	4.4	5.2
November 2024	3.2	4.2	5.0
December 2024	2.7	3.9	4.6
January 2025	2.6	3.7	4.5

# Total Market Overview

Key metrics for single-family properties, condominiums, and co-op properties combined, for the report month and for year-to-date (YTD) starting from the first of the year.



OneKey® MLS Service Area

Key Metrics	Historical Sparklines	1-2024	1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,624	4,671	+ 1.0%	4,624	4,671	+ 1.0%
Pending Sales		3,197	2,992	- 6.4%	3,197	2,992	- 6.4%
Closed Sales		3,565	3,634	+ 1.9%	3,565	3,634	+ 1.9%
Days on Market		62	70	+ 12.9%	62	70	+ 12.9%
Median Pending Price		\$610,000	\$630,000	+ 3.3%	\$610,000	\$630,000	+ 3.3%
Median Sales Price		\$600,000	\$650,000	+ 8.3%	\$600,000	\$650,000	+ 8.3%
Pct. of Orig. Price Received		98.2%	98.5%	+ 0.3%	98.2%	98.5%	+ 0.3%
Affordability Index		73	66	- 9.6%	73	66	- 9.6%
Homes for Sale		13,366	12,279	- 8.1%	--	--	--
Months Supply		3.3	3.0	- 9.1%	--	--	--