

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



## February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

### Locally:

- Single Family Closed Sales were down 3.8 percent to 2,025.
- Condo Closed Sales were down 13.2 percent to 369.
- Co-Op Closed Sales were down 22.3 percent to 410.
- All Properties Closed Sales were down 8.3 percent to 2,804.
- Single Family Median Sales Price increased 9.3 percent to \$715,000.
- Condo Median Sales Price increased 16.0 percent to \$529,500.
- Co-Op Median Sales Price increased 0.5 percent to \$290,000.
- All Properties Median Sales Price increased 11.4 percent to \$650,000.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

## Monthly Snapshot

**- 8.3%**      **- 10.4%**      **+ 11.4%**

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
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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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3,485	3,148	- 9.7%	6,563	6,397	- 2.5%
Pending Sales		2,433	2,443	+ 0.4%	4,605	4,506	- 2.1%
Closed Sales		2,106	2,025	- 3.8%	4,666	4,748	+ 1.8%
Days on Market		62	69	+ 11.3%	59	68	+ 15.3%
Median Pending Price		\$685,000	\$730,000	+ 6.6%	\$680,000	\$725,000	+ 6.6%
Median Sales Price		\$654,000	\$715,000	+ 9.3%	\$650,000	\$715,000	+ 10.0%
Pct. of Orig. Price Received		97.7%	98.7%	+ 1.0%	98.3%	98.7%	+ 0.4%
Affordability Index		66	61	- 7.6%	66	61	- 7.6%
Homes for Sale		8,496	7,655	- 9.9%	--	--	--
Months Supply		2.9	2.6	- 10.3%	--	--	--

# 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		855	655	- 23.4%	1,583	1,358	- 14.2%
Pending Sales		494	444	- 10.1%	980	866	- 11.6%
Closed Sales		425	369	- 13.2%	877	840	- 4.2%
Days on Market		59	70	+ 18.6%	62	77	+ 24.2%
Median Pending Price		\$506,000	\$555,000	+ 9.7%	\$507,000	\$532,250	+ 5.0%
Median Sales Price		\$456,500	\$529,500	+ 16.0%	\$490,000	\$535,000	+ 9.2%
Pct. of Orig. Price Received		97.5%	97.8%	+ 0.3%	97.7%	98.0%	+ 0.3%
Affordability Index		94	83	- 11.7%	88	82	- 6.8%
Homes for Sale		2,107	2,017	- 4.3%	--	--	--
Months Supply		3.9	3.8	- 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.



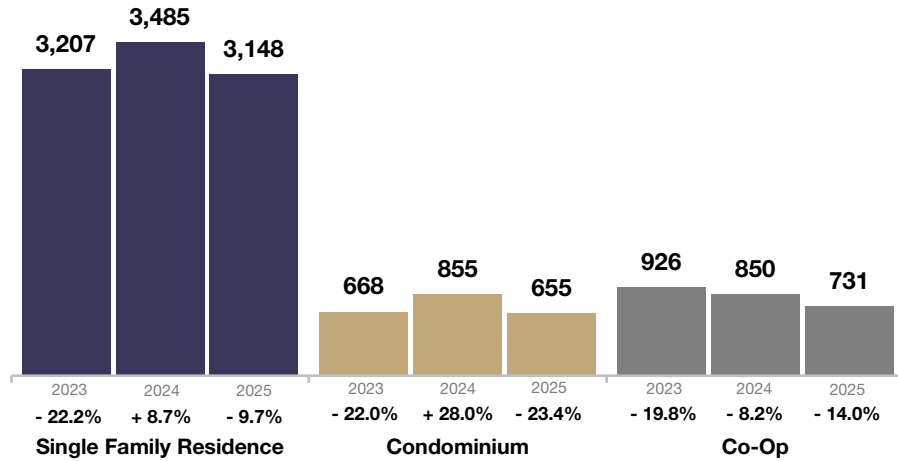
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Key Metrics	Historical Sparklines	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		850	731	- 14.0%	1,668	1,507	- 9.7%
Pending Sales		608	577	- 5.1%	1,144	1,052	- 8.0%
Closed Sales		528	410	- 22.3%	1,082	919	- 15.1%
Days on Market		88	92	+ 4.5%	88	83	- 5.7%
Median Pending Price		\$295,000	\$300,000	+ 1.7%	\$296,000	\$287,000	- 3.0%
Median Sales Price		\$288,500	\$290,000	+ 0.5%	\$291,000	\$295,000	+ 1.4%
Pct. of Orig. Price Received		96.5%	96.6%	+ 0.1%	96.2%	97.0%	+ 0.8%
Affordability Index		149	151	+ 1.3%	148	148	0.0%
Homes for Sale		3,070	2,577	- 16.1%	--	--	--
Months Supply		5.1	4.6	- 9.8%	--	--	--

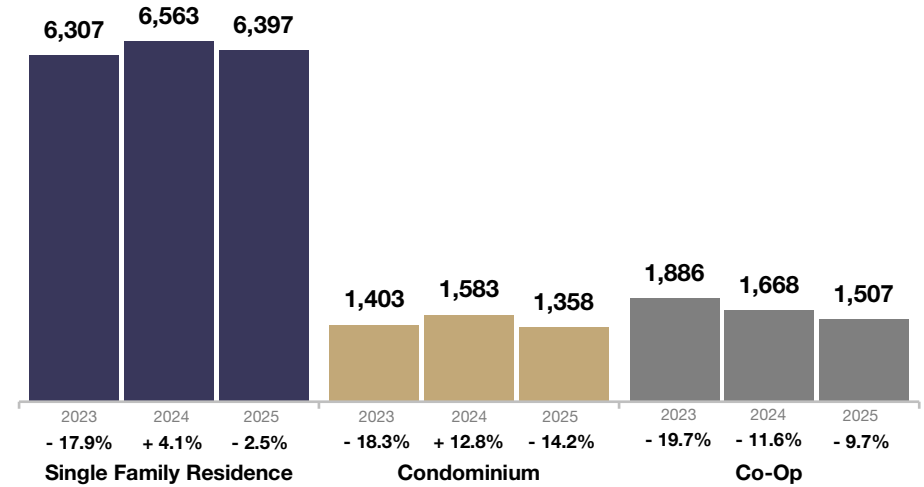
# New Listings

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

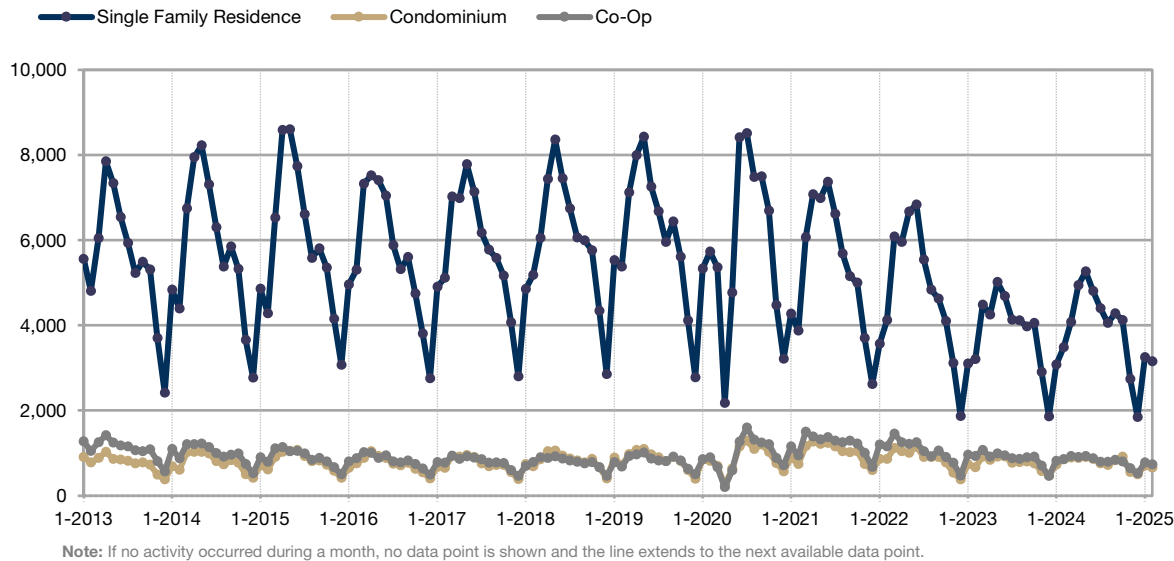
## February



## Year to Date



## Historical New Listings by Month

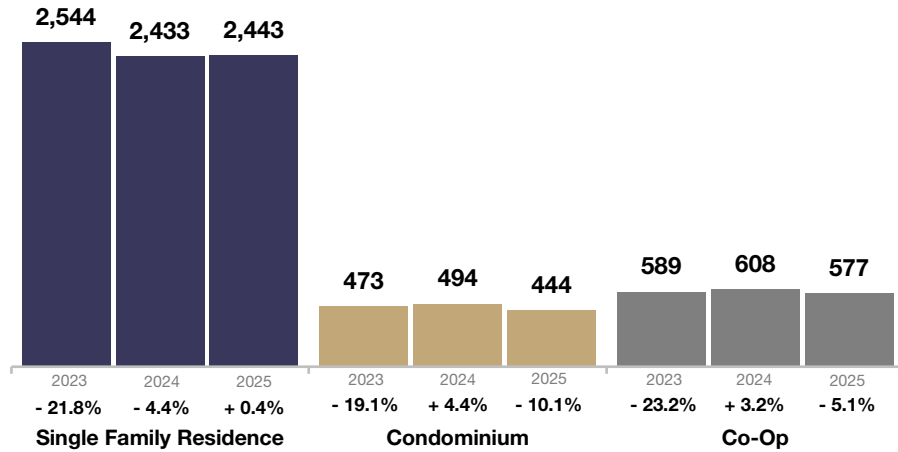


	Single Family	Condominium	Co-Op
March 2024	4,075	889	925
April 2024	4,943	884	902
May 2024	5,262	907	926
June 2024	4,808	856	871
July 2024	4,399	758	792
August 2024	4,052	719	789
September 2024	4,279	827	840
October 2024	4,119	909	800
November 2024	2,738	552	643
December 2024	1,844	501	522
January 2025	3,249	703	776
February 2025	3,148	655	731
12-Month Avg.	3,910	763	793

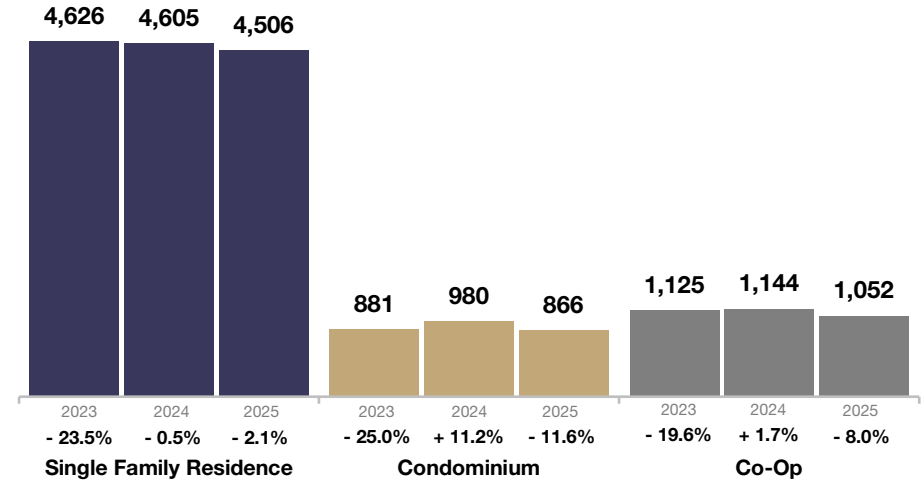
# Pending Sales

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

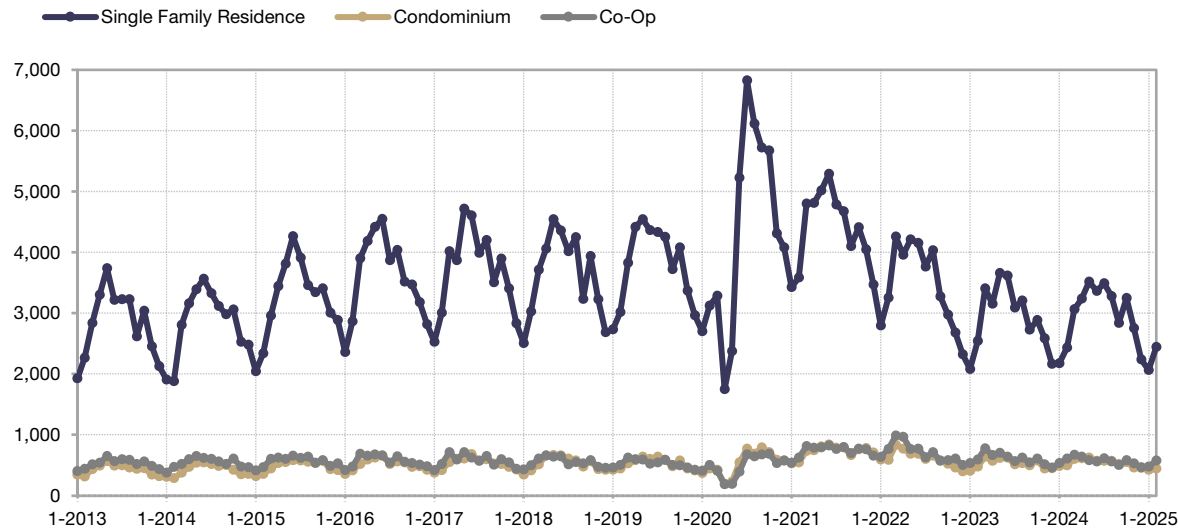
## February



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## Historical Pending Sales by Month



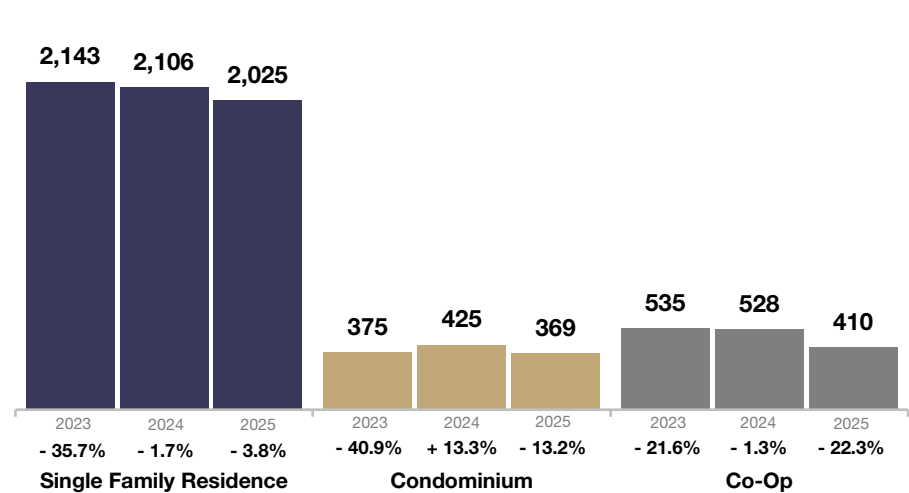
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
March 2024	3,066	602	668
April 2024	3,237	614	641
May 2024	3,514	623	579
June 2024	3,366	568	559
July 2024	3,492	572	613
August 2024	3,280	570	560
September 2024	2,836	519	501
October 2024	3,249	547	581
November 2024	2,755	459	526
December 2024	2,238	455	466
January 2025	2,063	422	475
February 2025	2,443	444	577
12-Month Avg.	2,962	533	562

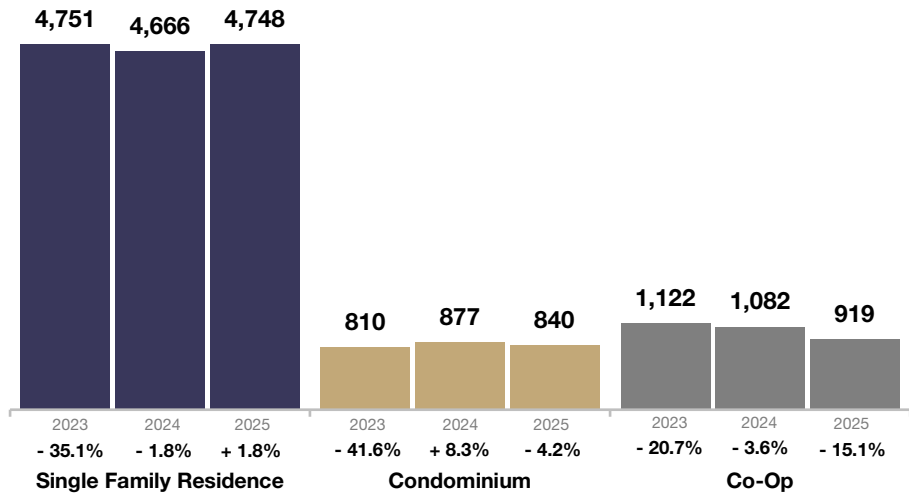
# Closed Sales

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

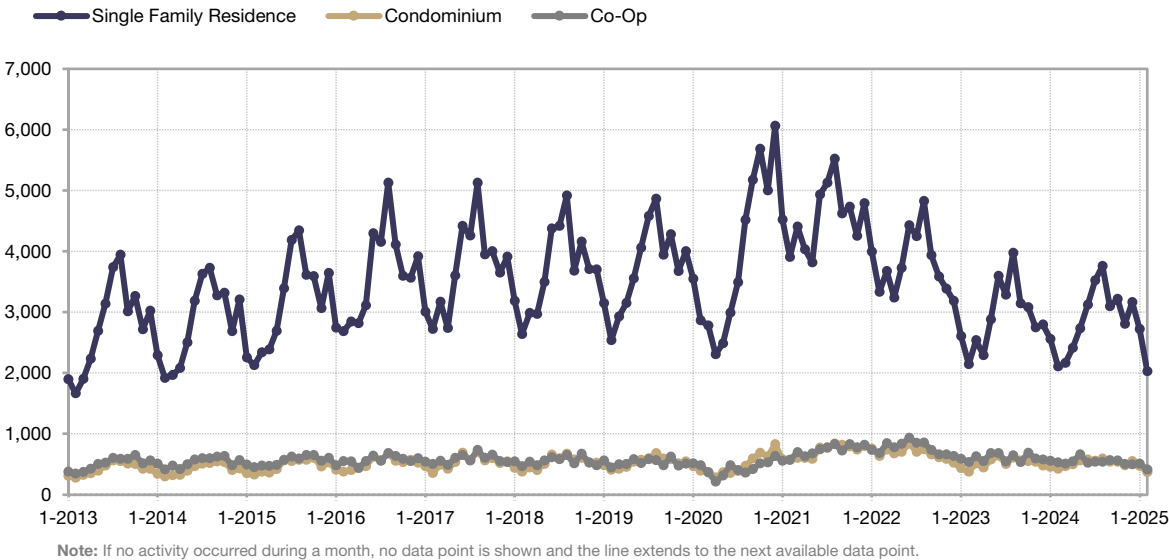
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## Historical Closed Sales by Month

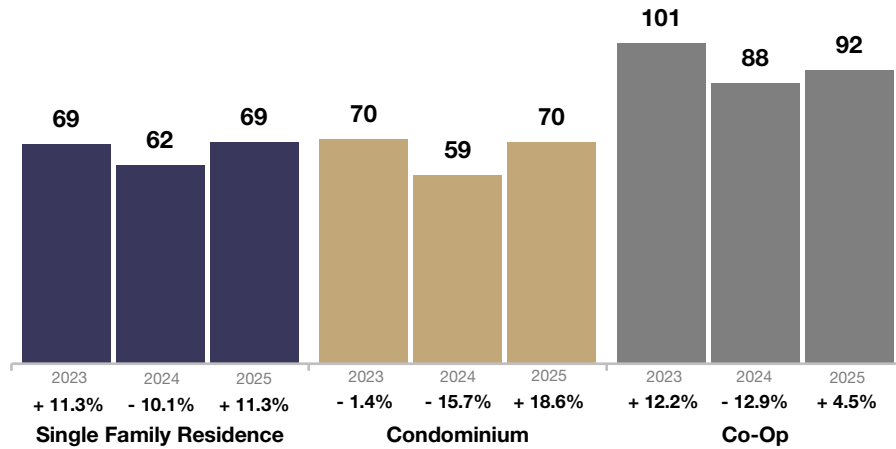


	Single Family	Condominium	Co-Op
March 2024	2,164	466	508
April 2024	2,410	494	542
May 2024	2,733	561	659
June 2024	3,124	575	525
July 2024	3,521	555	541
August 2024	3,757	591	541
September 2024	3,095	539	563
October 2024	3,217	538	560
November 2024	2,804	483	503
December 2024	3,162	550	496
January 2025	2,723	471	509
February 2025	2,025	369	410
12-Month Avg.	2,895	516	530

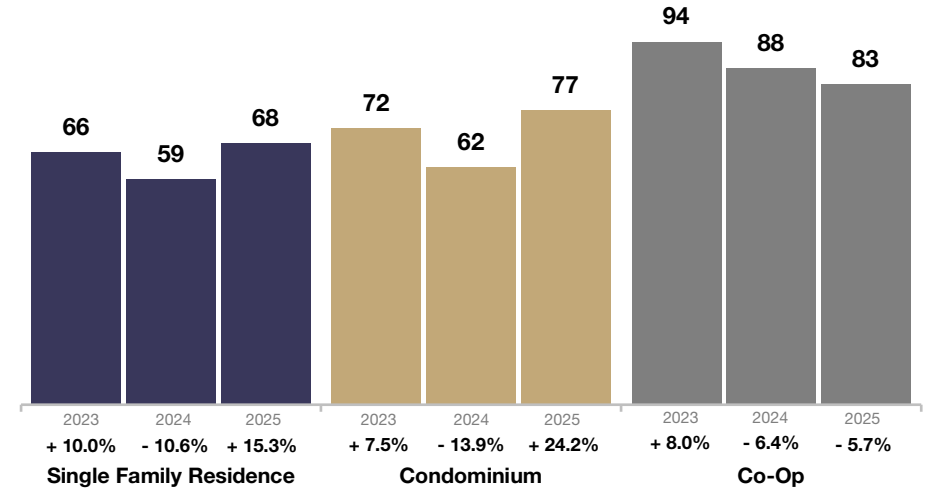
# Days on Market Until Sale

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

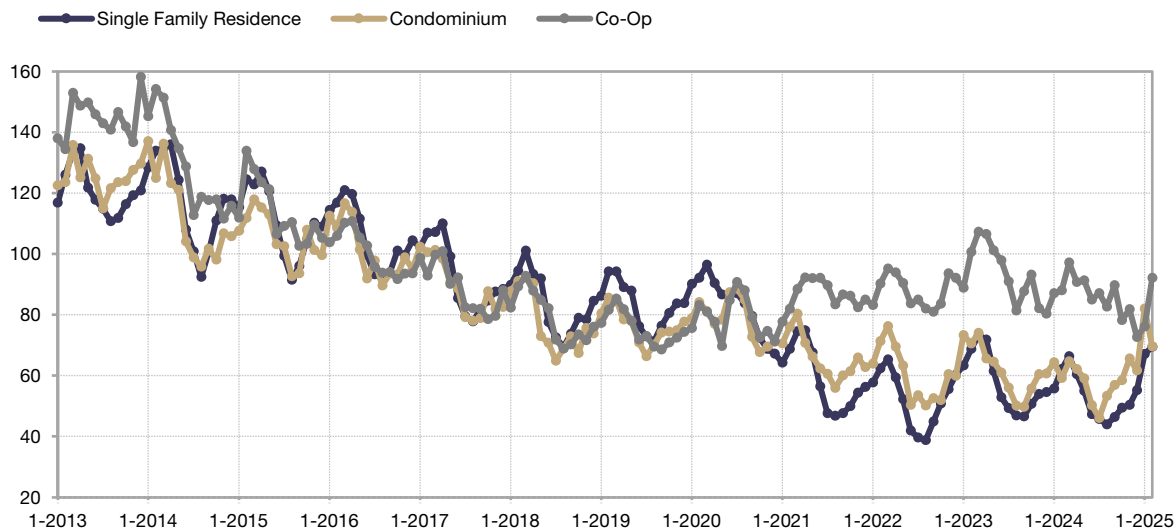
## February



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## Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	73
January 2025	67	82	76
<b>February 2025</b>	<b>69</b>	<b>70</b>	<b>92</b>
12-Month Avg.*	53	60	85

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

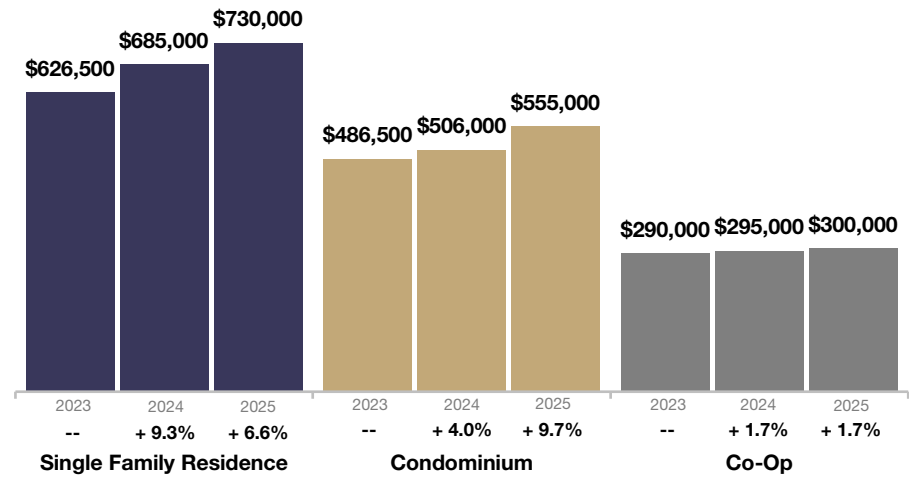


# Median Pending Price

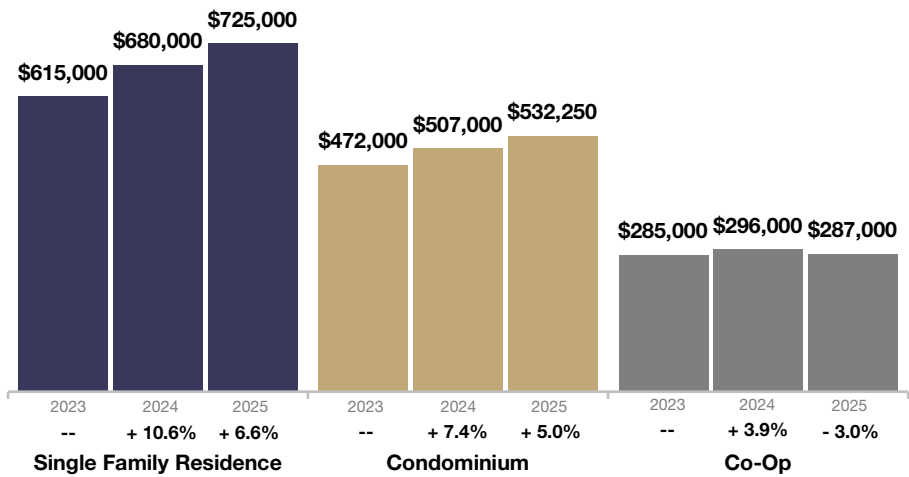
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

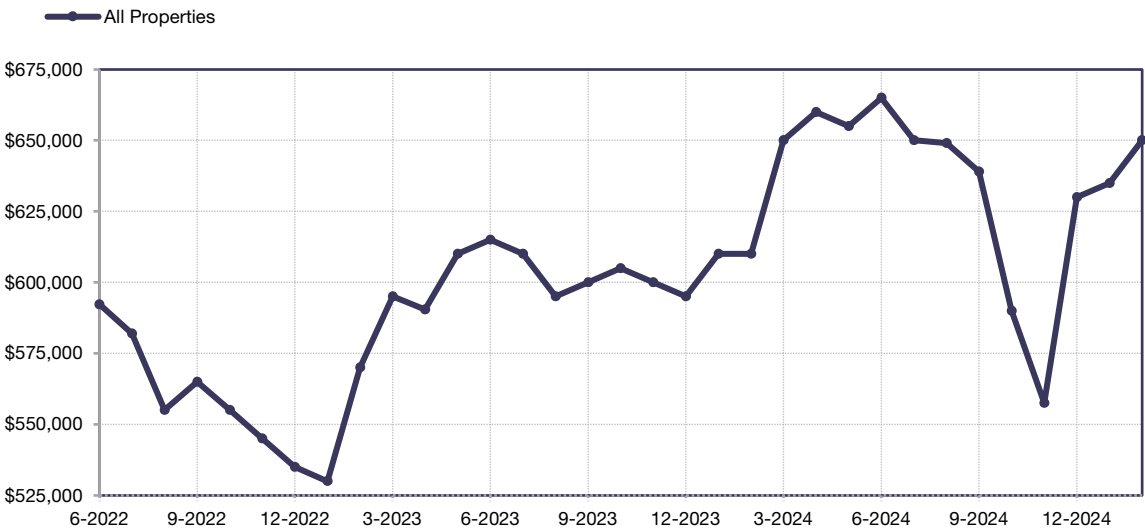
## February



## Year to Date



## Historical Median Pending Price by Month



	Single Family	Condominium	Co-Op
March 2024	\$720,000	\$500,000	\$295,000
April 2024	\$729,500	\$510,500	\$287,500
May 2024	\$725,000	\$499,000	\$299,000
June 2024	\$725,000	\$510,000	\$300,000
July 2024	\$707,000	\$505,000	\$286,000
August 2024	\$705,000	\$475,000	\$271,500
September 2024	\$689,000	\$485,000	\$260,000
October 2024	\$660,000	\$455,000	\$240,000
November 2024	\$650,000	\$432,463	\$242,500
December 2024	\$700,000	\$530,000	\$293,000
January 2025	\$715,000	\$500,000	\$272,000
February 2025	\$730,000	\$555,000	\$300,000
12-Month Med.*	\$710,000	\$500,000	\$285,000

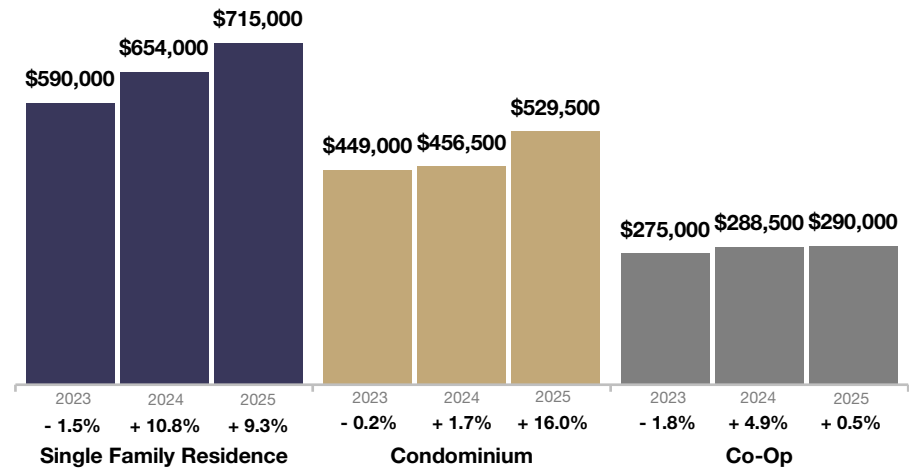
\* Median Pending Price for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

# Median Sales Price

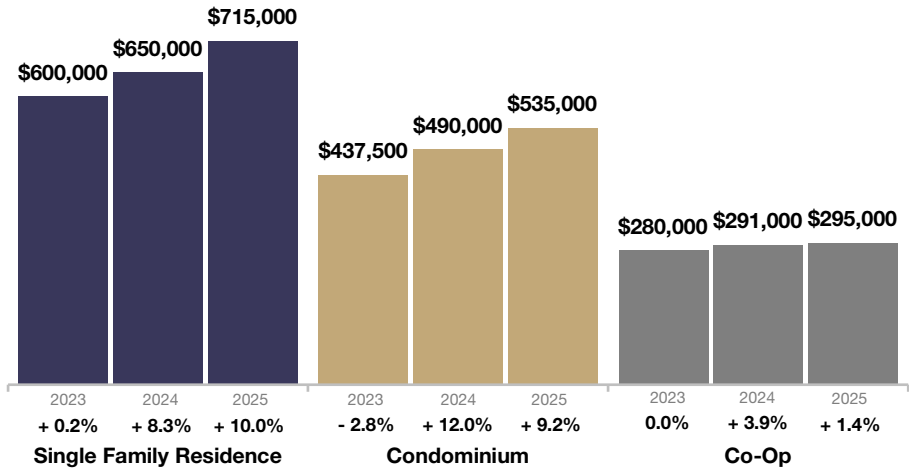
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

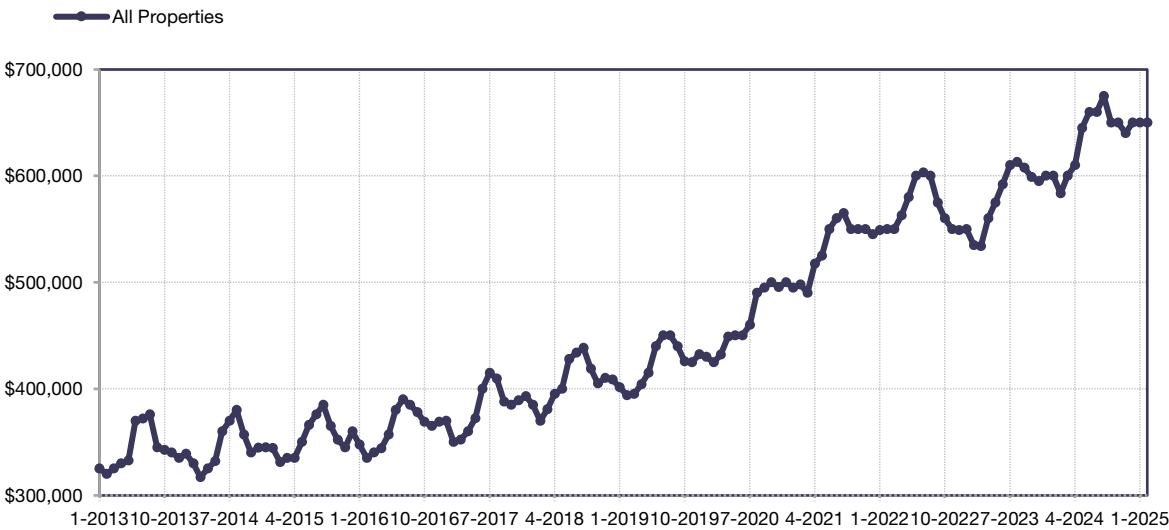
## February



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## Historical Median Sales Price 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.

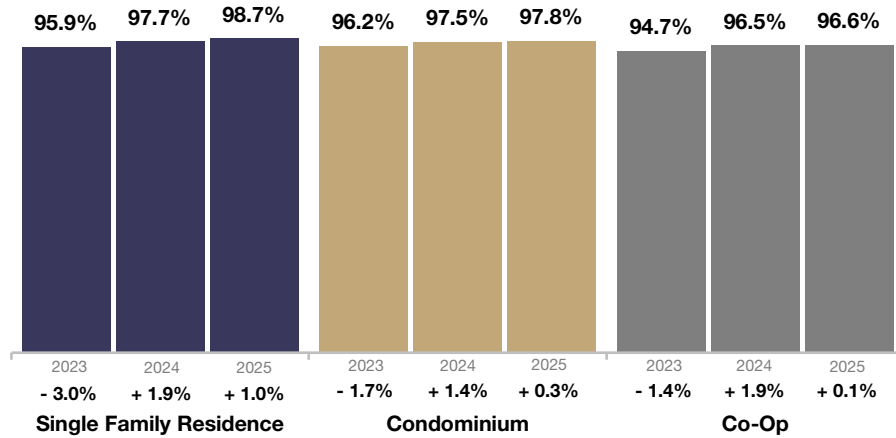
	Single Family	Condominium	Co-Op
March 2024	\$655,000	\$486,000	\$292,000
April 2024	\$675,000	\$500,000	\$290,000
May 2024	\$710,000	\$550,000	\$300,000
June 2024	\$730,000	\$490,000	\$281,000
July 2024	\$723,250	\$487,000	\$280,000
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$724,000	\$525,000	\$275,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,500
December 2024	\$710,000	\$500,000	\$280,000
January 2025	\$716,000	\$536,500	\$295,000
February 2025	\$715,000	\$529,500	\$290,000
12-Month Med.*	\$710,000	\$510,000	\$289,000

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

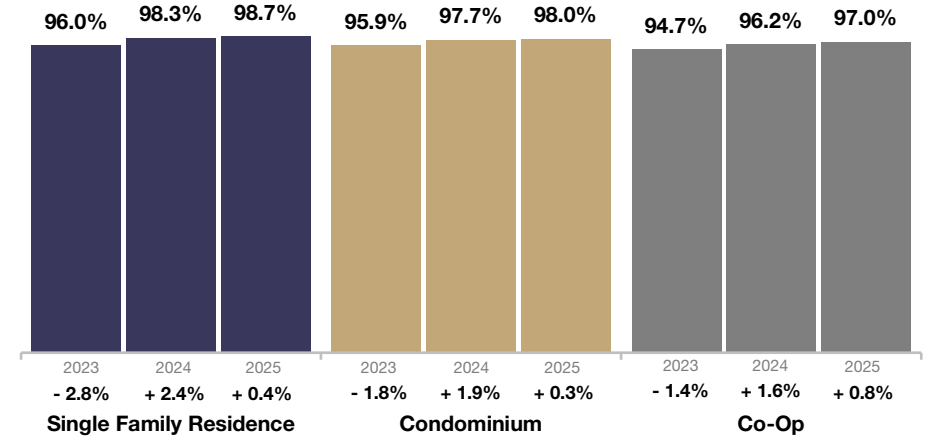
# Percent of Original List Price Received

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.

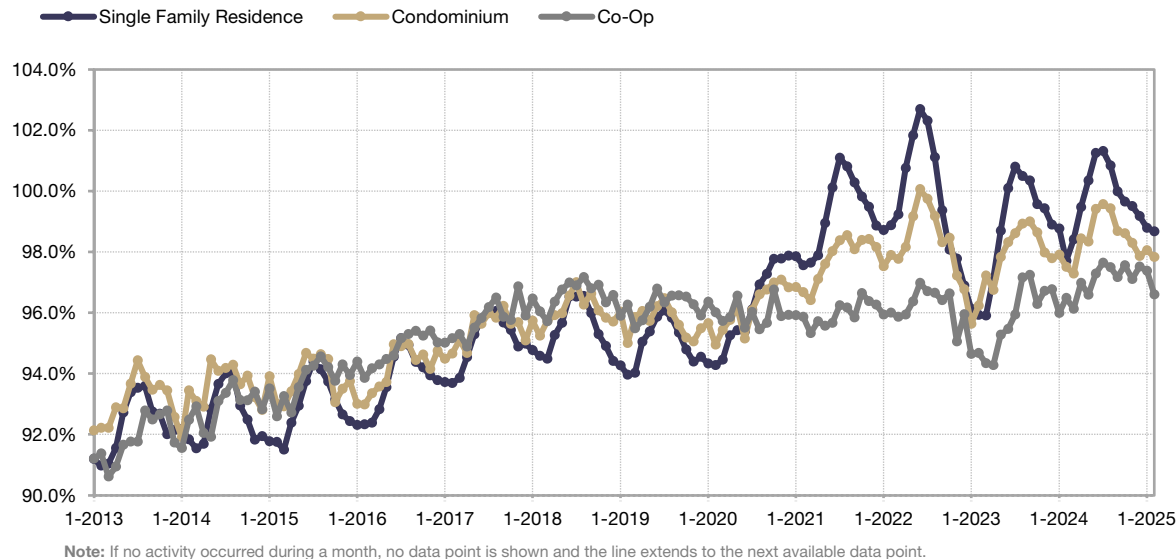
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## Historical Percent of Original List Price Received by Month



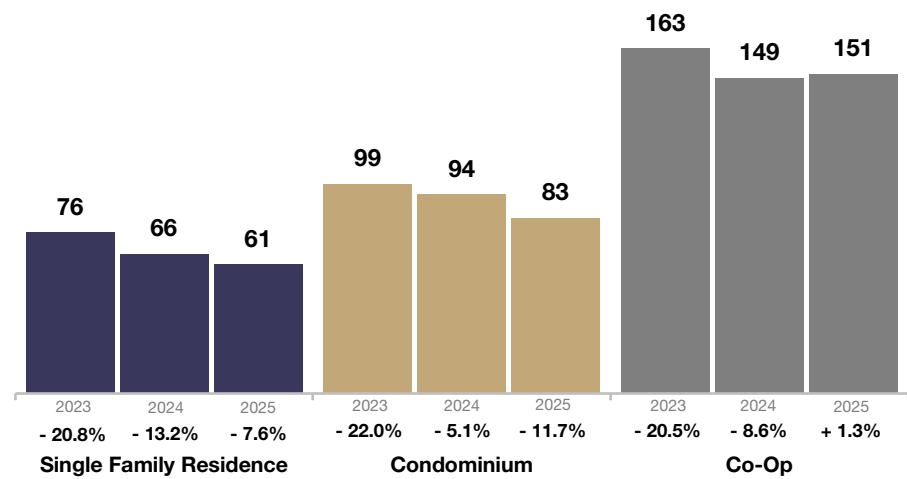
	Single Family	Condominium	Co-Op
March 2024	98.4%	97.3%	96.1%
April 2024	99.5%	98.4%	97.0%
May 2024	100.3%	98.3%	96.6%
June 2024	101.2%	99.4%	97.3%
July 2024	101.3%	99.6%	97.6%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.1%	97.4%
<b>February 2025</b>	<b>98.7%</b>	<b>97.8%</b>	<b>96.6%</b>
12-Month Avg.*	99.9%	98.5%	97.1%

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

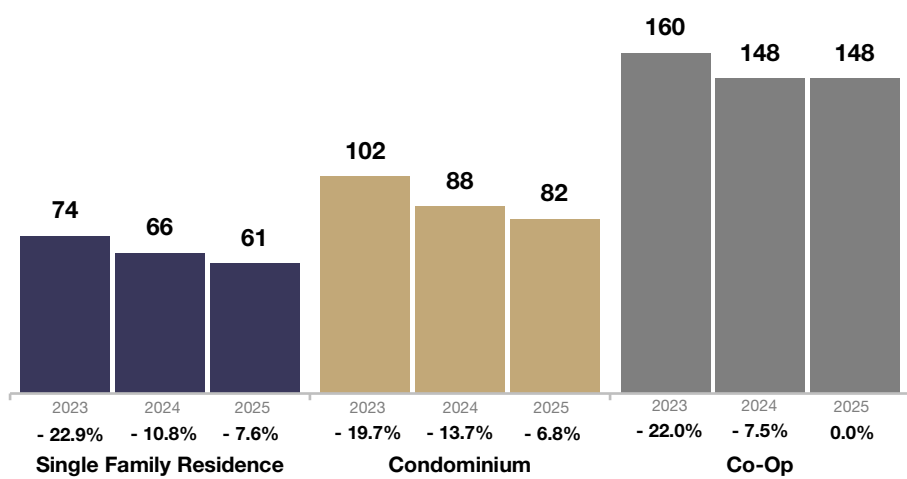
# Housing Affordability Index

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.

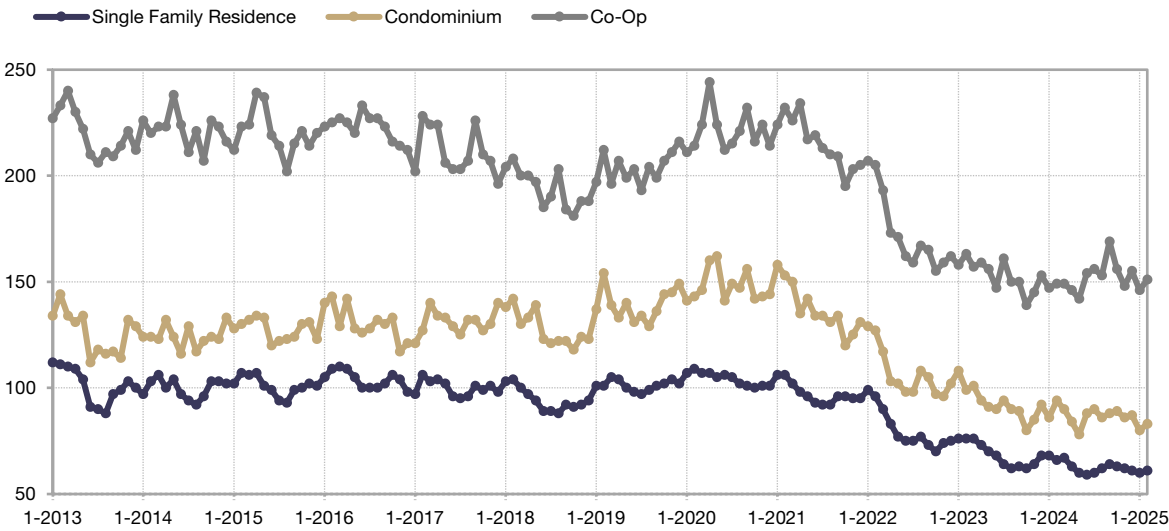
## February



## 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.

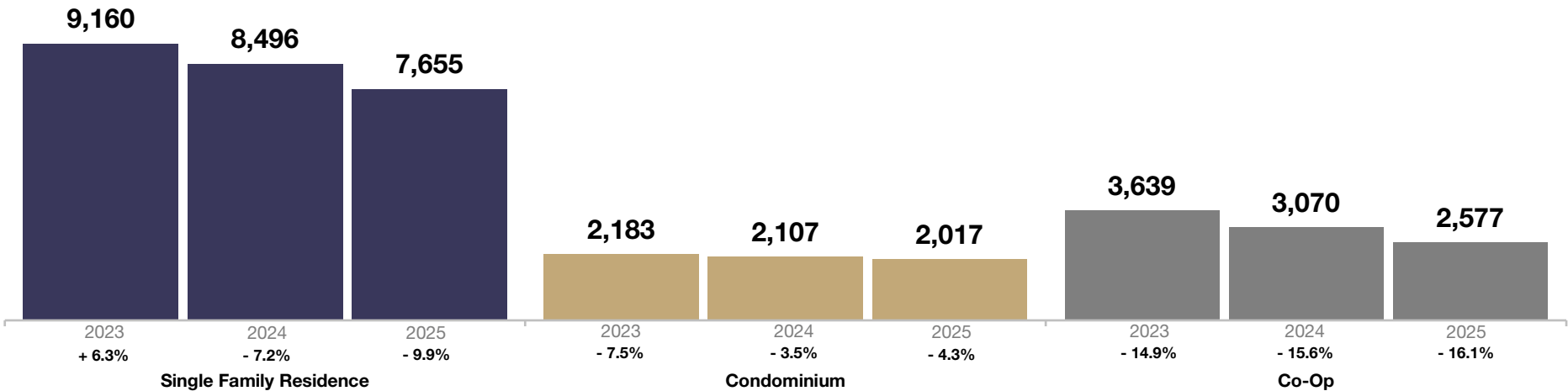
	Single Family	Condominium	Co-Op
March 2024	67	90	149
April 2024	63	84	146
May 2024	60	78	142
June 2024	59	88	154
July 2024	60	90	156
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	87	155
January 2025	60	80	146
February 2025	61	83	151
12-Month Avg.*	62	86	152

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

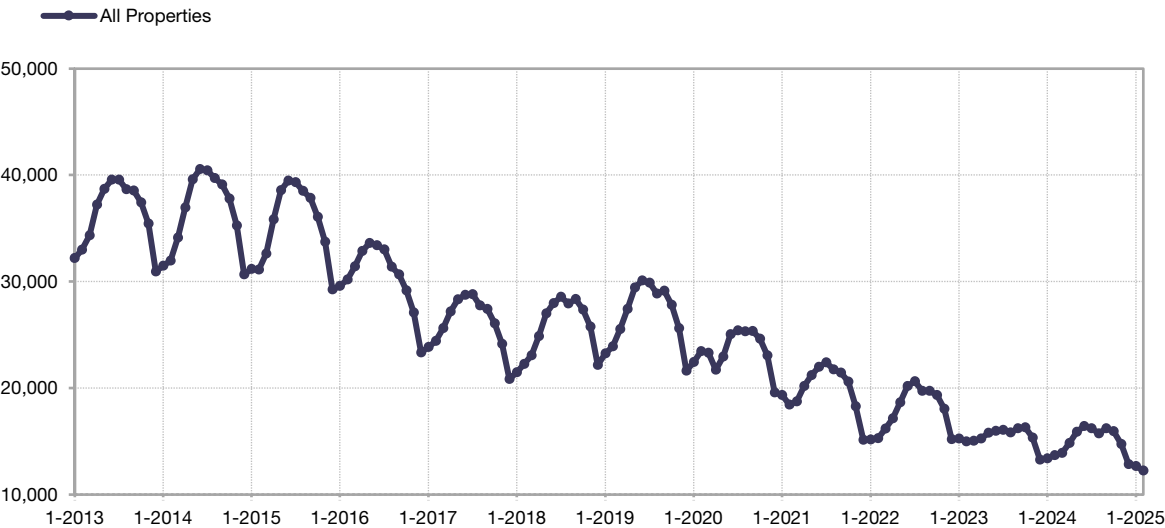
# Inventory of Homes for Sale

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

## February



## Historical Inventory of Homes for Sale by Month



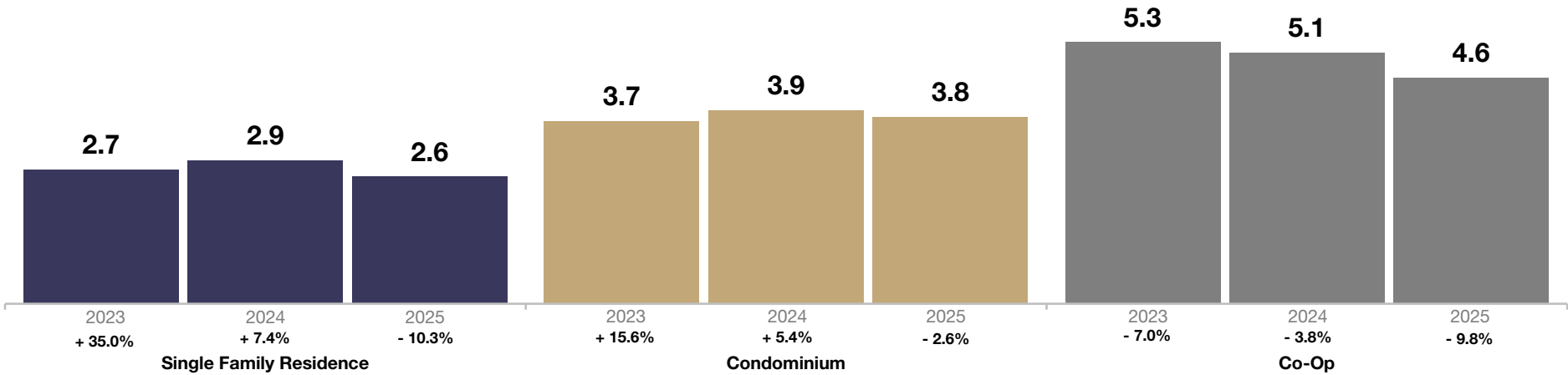
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
March 2024	8,655	2,169	3,064
April 2024	9,570	2,234	3,024
May 2024	10,428	2,330	3,114
June 2024	10,902	2,387	3,116
July 2024	10,824	2,367	3,017
August 2024	10,497	2,263	2,953
September 2024	10,862	2,321	3,030
October 2024	10,589	2,380	2,979
November 2024	9,585	2,302	2,855
December 2024	8,059	2,116	2,657
January 2025	7,995	2,021	2,643
February 2025	7,655	2,017	2,577

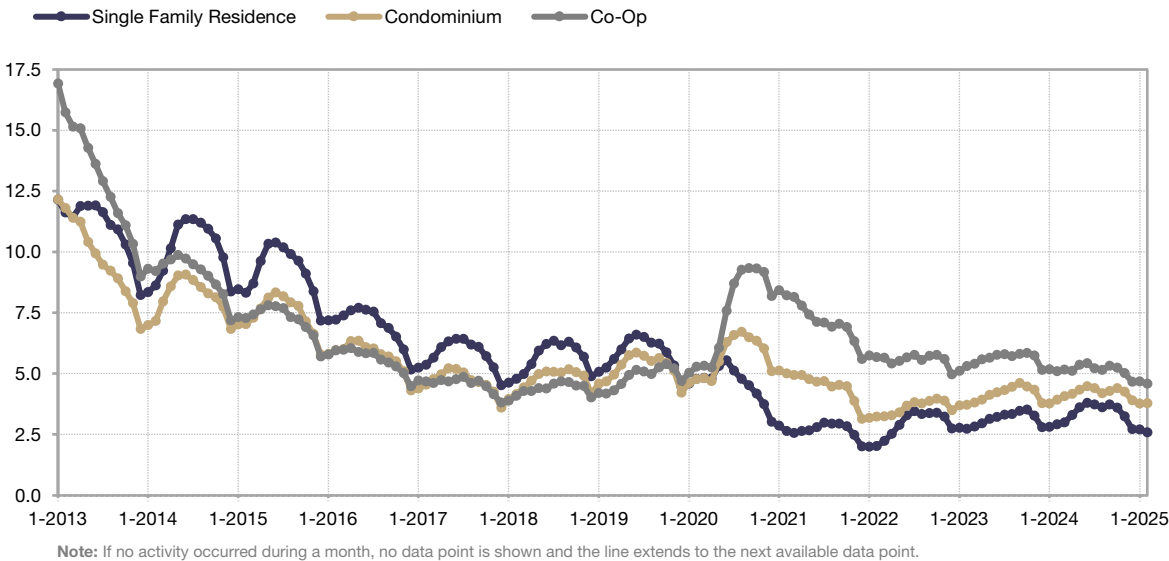
# Months Supply of Inventory

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.

## February



## Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
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	4.7
January 2025	2.7	3.8	4.7
February 2025	2.6	3.8	4.6

# 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5,190	4,534	- 12.6%	9,814	9,262	- 5.6%
Pending Sales		3,535	3,464	- 2.0%	6,729	6,424	- 4.5%
Closed Sales		3,059	2,804	- 8.3%	6,625	6,507	- 1.8%
Days on Market		66	73	+ 10.6%	64	71	+ 10.9%
Median Pending Price		\$610,000	\$650,000	+ 6.6%	\$610,000	\$645,000	+ 5.7%
Median Sales Price		\$583,500	\$650,000	+ 11.4%	\$595,000	\$650,000	+ 9.2%
Pct. of Orig. Price Received		97.5%	98.3%	+ 0.8%	97.9%	98.4%	+ 0.5%
Affordability Index		74	67	- 9.5%	72	67	- 6.9%
Homes for Sale		13,673	12,249	- 10.4%	--	--	--
Months Supply		3.4	3.0	- 11.8%	--	--	--