

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

Locally:

- Single Family Closed Sales were up 2.1 percent to 2,210.
- Condo Closed Sales were down 2.6 percent to 454.
- Co-Op Closed Sales were down 5.1 percent to 482.
- All Properties Closed Sales were up 0.3 percent to 3,146.
- Single Family Median Sales Price increased 10.7 percent to \$725,000.
- Condo Median Sales Price increased 6.0 percent to \$515,000.
- Co-Op Median Sales Price decreased 2.4 percent to \$285,000.
- All Properties Median Sales Price increased 5.8 percent to \$635,000.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Monthly Snapshot

+ 0.3%

- 5.8%

+ 5.8%

One-Year Change in Closed
Sales
All Properties

One-Year Change in
Homes for Sale
All Properties

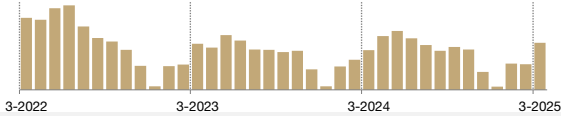
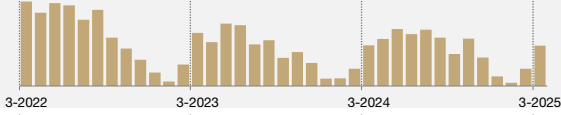
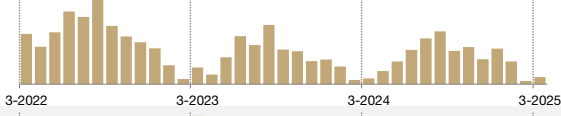
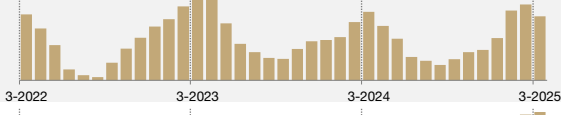



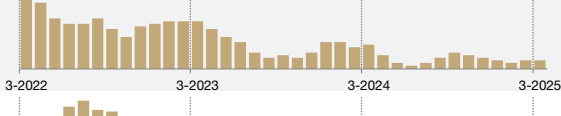
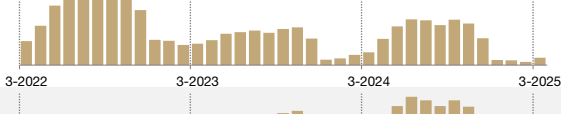
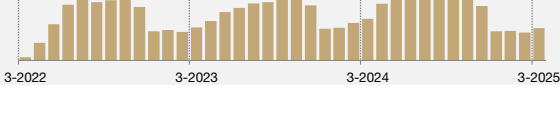
One-Year Change in
Median Sales Price
All Properties

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.

Key Metrics	Historical Sparklines	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,075	4,533	+ 11.2%	10,638	10,999	+ 3.4%
Pending Sales		3,063	3,060	- 0.1%	7,662	7,537	- 1.6%
Closed Sales		2,164	2,210	+ 2.1%	6,831	7,027	+ 2.9%
Days on Market		66	65	- 1.5%	61	67	+ 9.8%
Median Pending Price		\$720,000	\$760,000	+ 5.6%	\$699,000	\$740,000	+ 5.9%
Median Sales Price		\$655,000	\$725,000	+ 10.7%	\$650,250	\$720,000	+ 10.7%
Pct. of Orig. Price Received		98.4%	98.4%	0.0%	98.3%	98.6%	+ 0.3%
Affordability Index		67	61	- 9.0%	67	61	- 9.0%
Homes for Sale		8,657	8,283	- 4.3%	--	--	--
Months Supply		3.0	2.8	- 6.7%	--	--	--

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	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		889	948	+ 6.6%	2,472	2,317	- 6.3%
Pending Sales		602	549	- 8.8%	1,581	1,403	- 11.3%
Closed Sales		466	454	- 2.6%	1,343	1,302	- 3.1%
Days on Market		65	65	0.0%	63	72	+ 14.3%
Median Pending Price		\$500,000	\$510,102	+ 2.0%	\$505,000	\$525,000	+ 4.0%
Median Sales Price		\$486,000	\$515,000	+ 6.0%	\$490,000	\$528,000	+ 7.8%
Pct. of Orig. Price Received		97.3%	97.4%	+ 0.1%	97.6%	97.8%	+ 0.2%
Affordability Index		90	86	- 4.4%	89	84	- 5.6%
Homes for Sale		2,169	2,199	+ 1.4%	--	--	--
Months Supply		4.1	4.2	+ 2.4%	--	--	--

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.



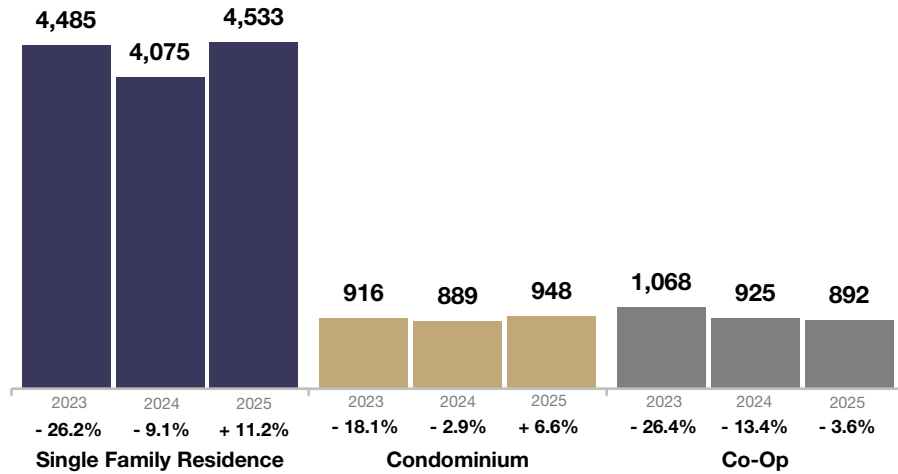
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Key Metrics	Historical Sparklines	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		925	892	- 3.6%	2,593	2,407	- 7.2%
Pending Sales		668	673	+ 0.7%	1,812	1,692	- 6.6%
Closed Sales		508	482	- 5.1%	1,590	1,417	- 10.9%
Days on Market		97	93	- 4.1%	91	86	- 5.5%
Median Pending Price		\$295,000	\$283,000	- 4.1%	\$295,000	\$285,500	- 3.2%
Median Sales Price		\$292,000	\$285,000	- 2.4%	\$292,000	\$290,000	- 0.7%
Pct. of Orig. Price Received		96.1%	97.1%	+ 1.0%	96.2%	97.0%	+ 0.8%
Affordability Index		149	155	+ 4.0%	149	152	+ 2.0%
Homes for Sale		3,063	2,607	- 14.9%	--	--	--
Months Supply		5.2	4.7	- 9.6%	--	--	--

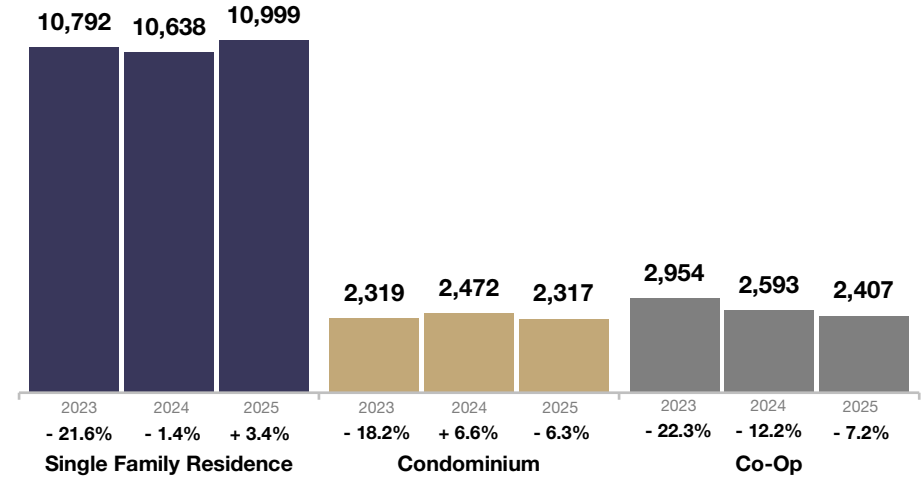
New Listings

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

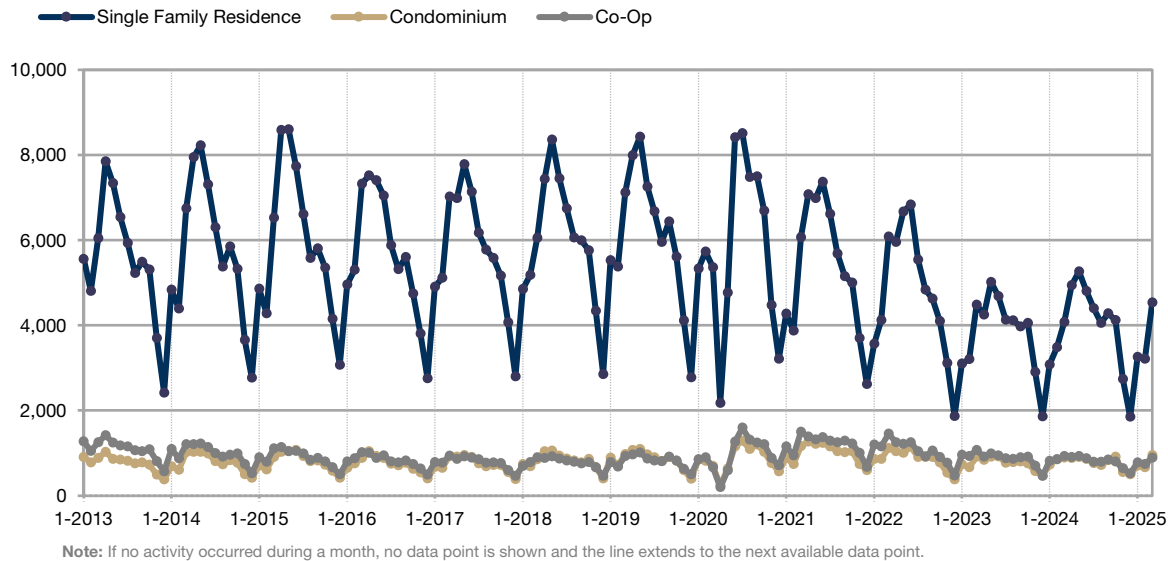
March



Year to Date



Historical New Listings by Month

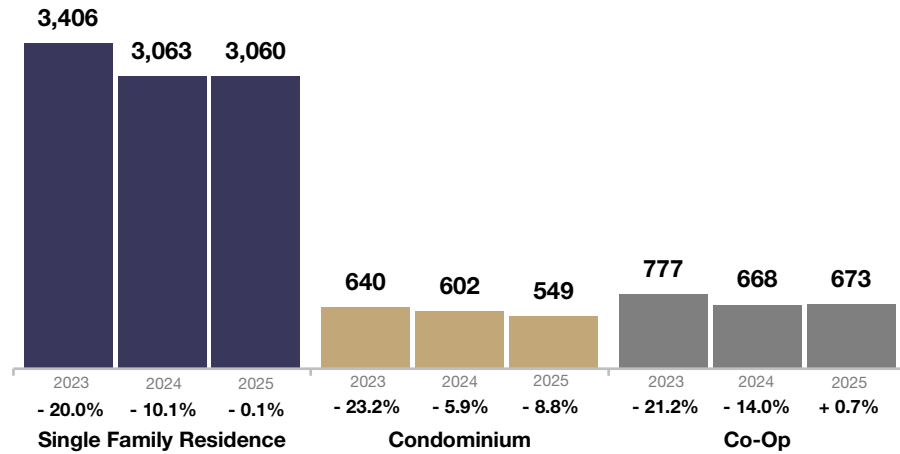


	Single Family	Condominium	Co-Op
April 2024	4,943	884	902
May 2024	5,262	907	926
June 2024	4,808	856	871
July 2024	4,398	759	792
August 2024	4,052	719	789
September 2024	4,281	827	843
October 2024	4,120	909	800
November 2024	2,739	552	643
December 2024	1,848	502	522
January 2025	3,255	704	776
February 2025	3,211	665	739
March 2025	4,533	948	892
12-Month Avg.	3,954	769	791

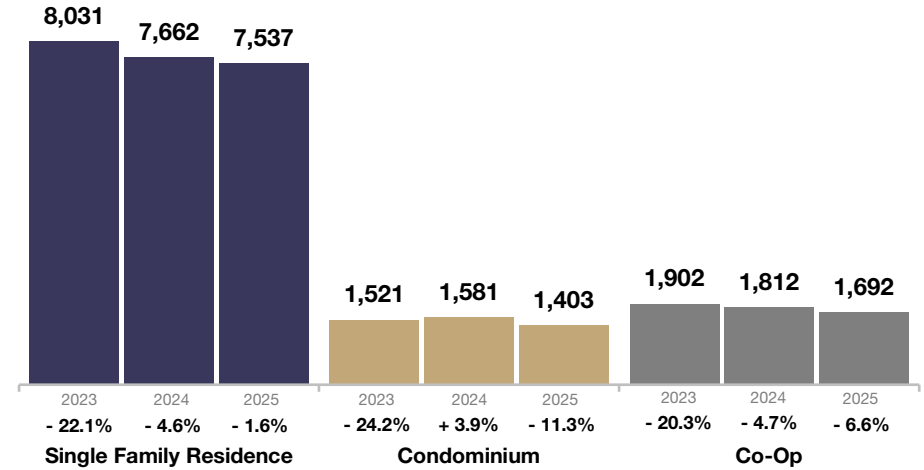
Pending Sales

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

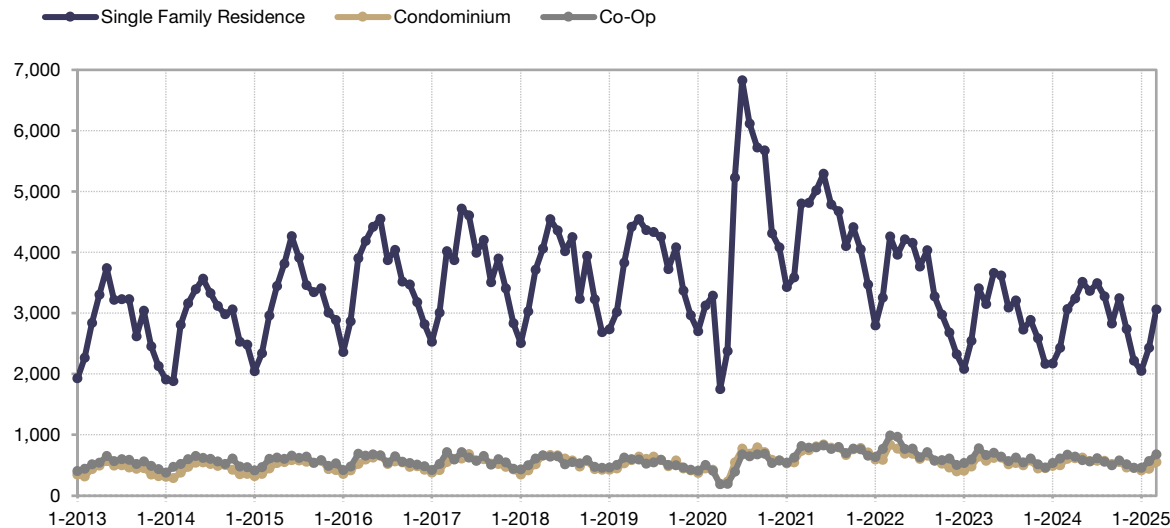
March



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Historical Pending Sales by Month



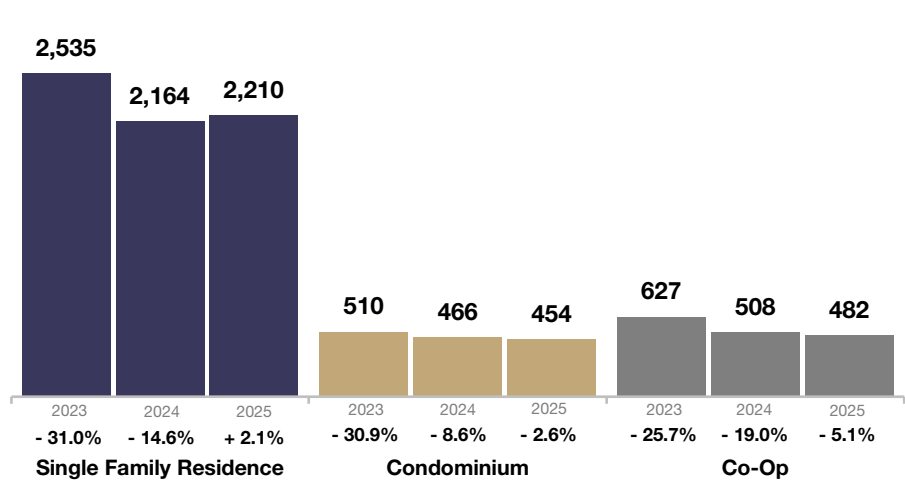
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
April 2024	3,237	614	641
May 2024	3,511	623	579
June 2024	3,365	567	558
July 2024	3,490	570	611
August 2024	3,275	569	557
September 2024	2,827	519	496
October 2024	3,245	547	577
November 2024	2,738	458	511
December 2024	2,219	453	455
January 2025	2,049	414	455
February 2025	2,428	440	564
March 2025	3,060	549	673
12-Month Avg.	2,954	527	556

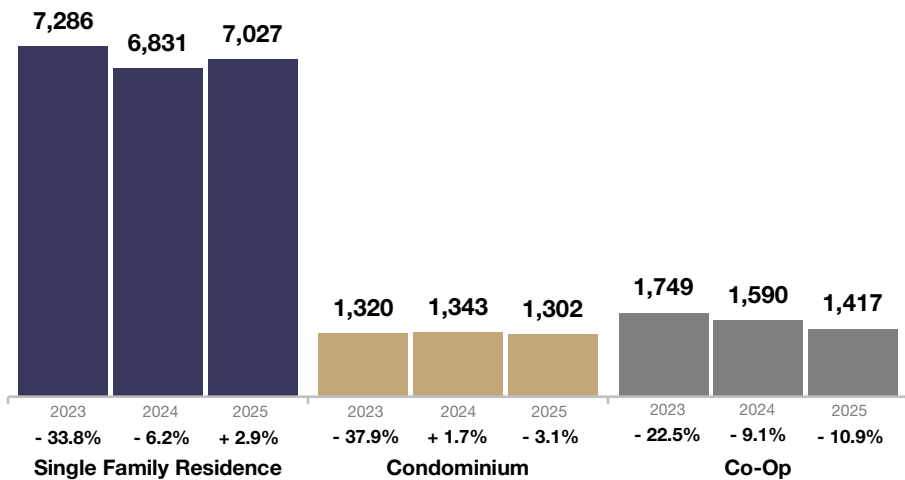
Closed Sales

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

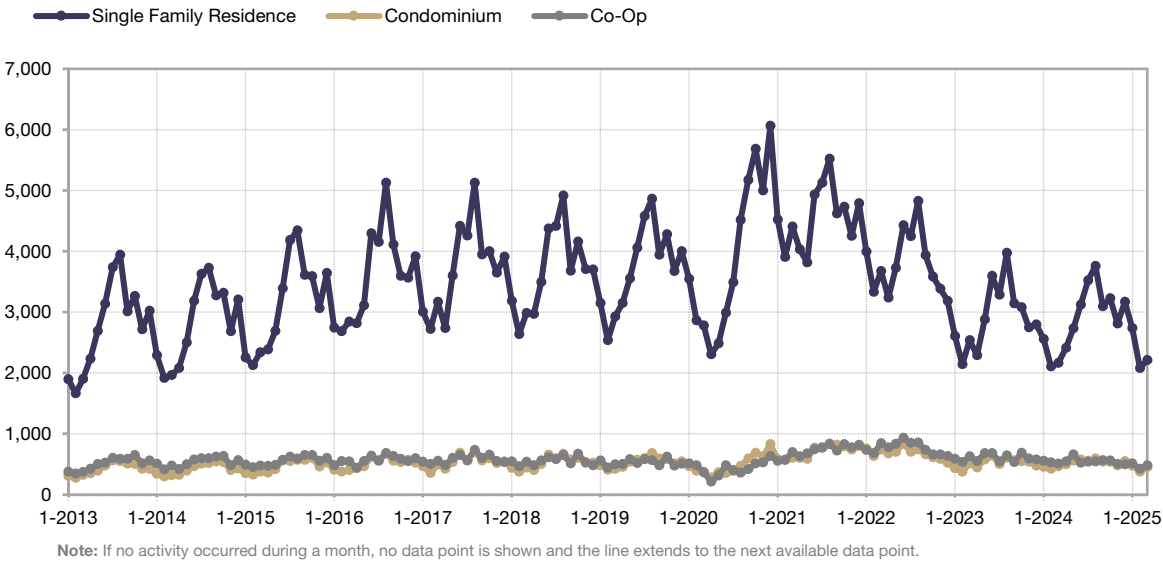
March



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Historical Closed Sales by Month

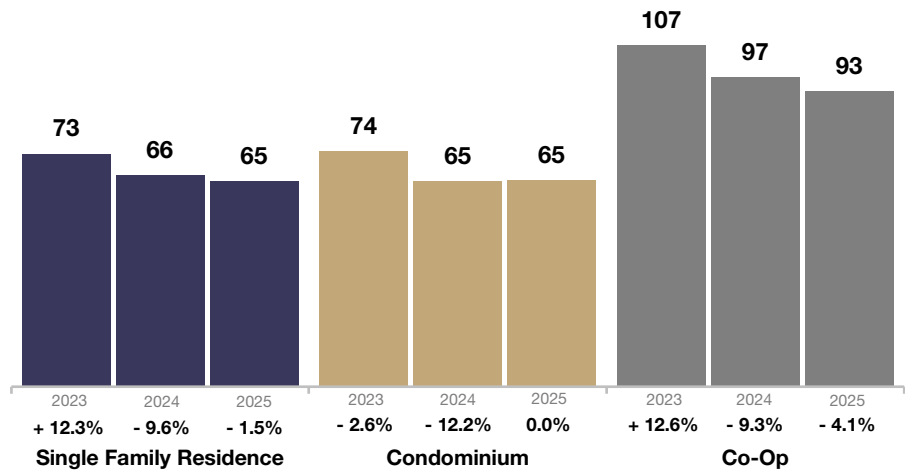


	Single Family	Condominium	Co-Op
April 2024	2,410	494	542
May 2024	2,733	561	660
June 2024	3,124	575	525
July 2024	3,521	555	541
August 2024	3,758	591	542
September 2024	3,096	539	563
October 2024	3,224	538	561
November 2024	2,812	483	504
December 2024	3,171	551	499
January 2025	2,737	473	514
February 2025	2,080	375	421
March 2025	2,210	454	482
12-Month Avg.	2,906	516	530

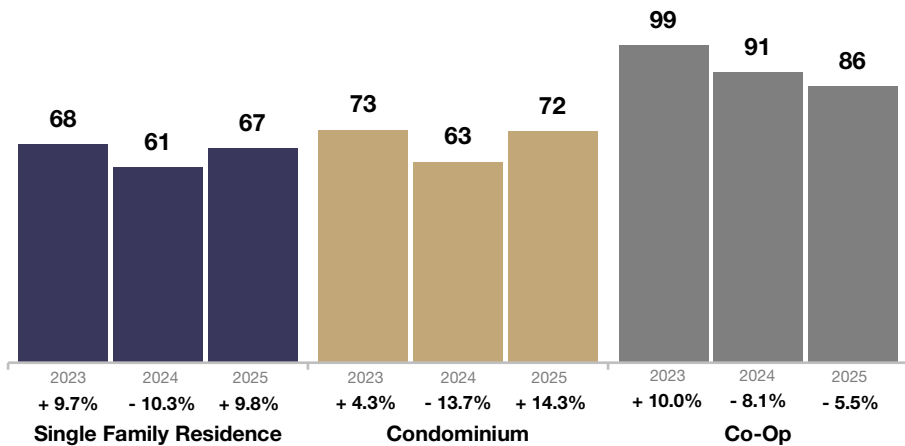
Days on Market Until Sale

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

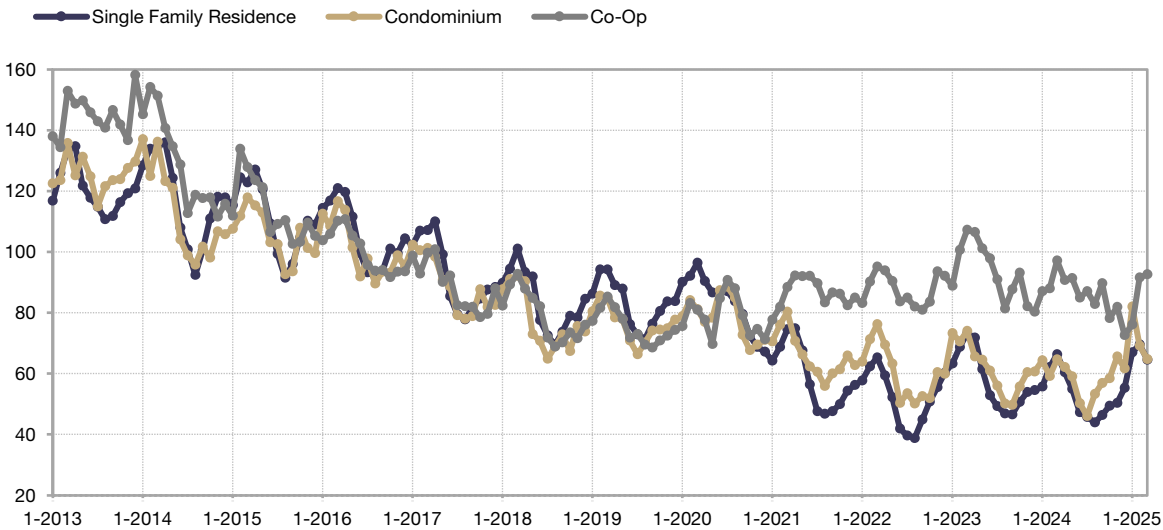
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Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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
February 2025	70	69	92
March 2025	65	65	93
12-Month Avg.*	53	60	85

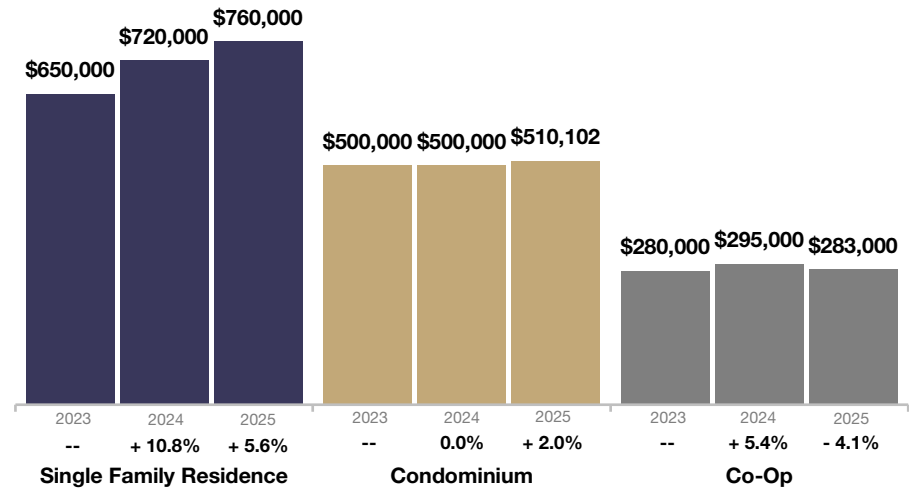
* Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Median Pending Price

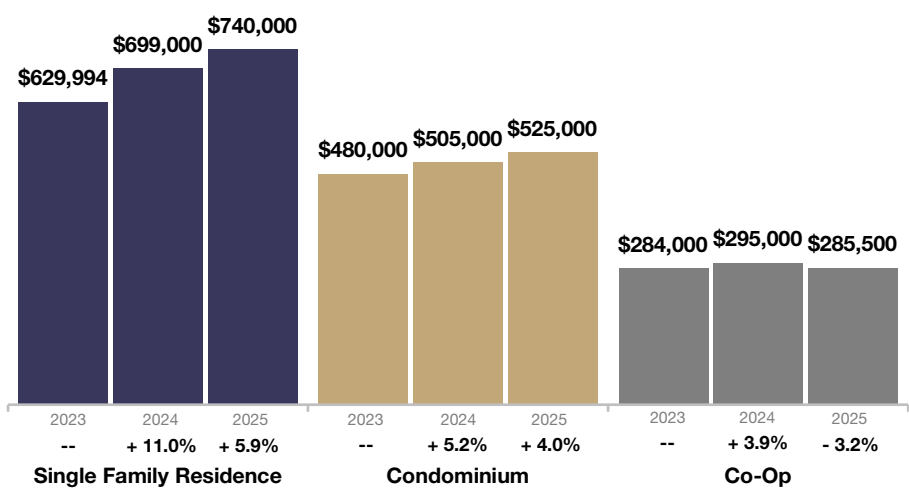
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

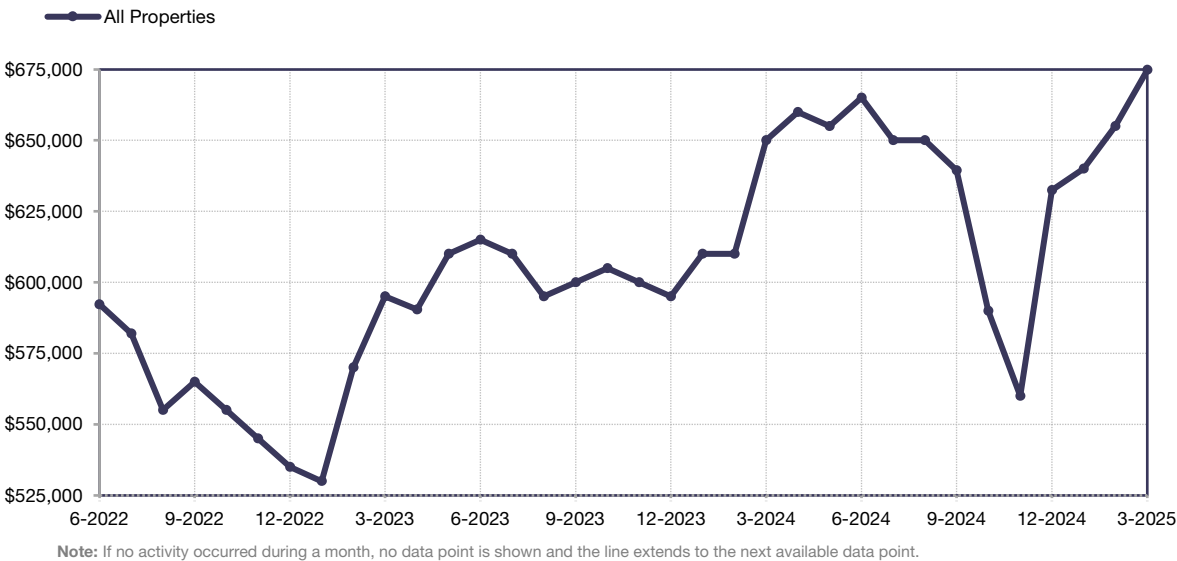
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Historical Median Pending Price by Month



	Single Family	Condominium	Co-Op
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	\$285,000
August 2024	\$705,000	\$475,000	\$273,000
September 2024	\$689,000	\$485,000	\$260,000
October 2024	\$660,000	\$455,000	\$240,000
November 2024	\$650,000	\$434,930	\$245,000
December 2024	\$700,000	\$532,500	\$295,000
January 2025	\$720,000	\$507,500	\$272,000
February 2025	\$735,000	\$555,000	\$300,000
March 2025	\$760,000	\$510,102	\$283,000
12-Month Med.*	\$715,000	\$500,075	\$285,000

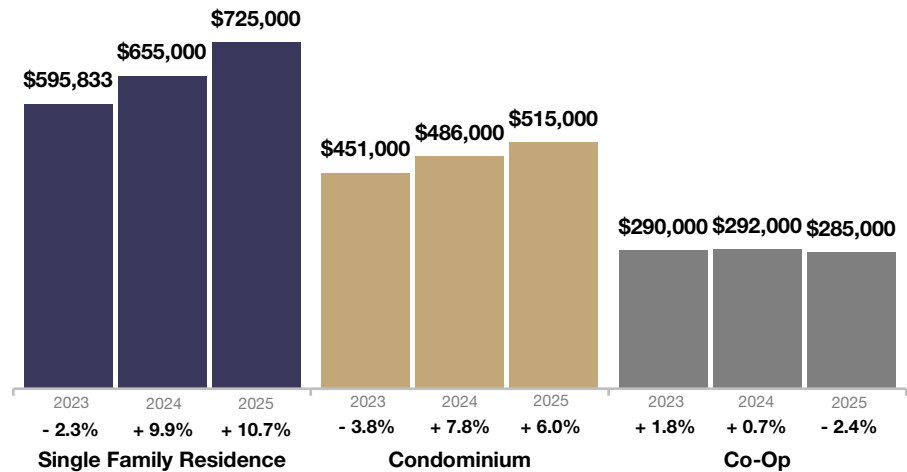
* Median Pending Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Median Sales Price

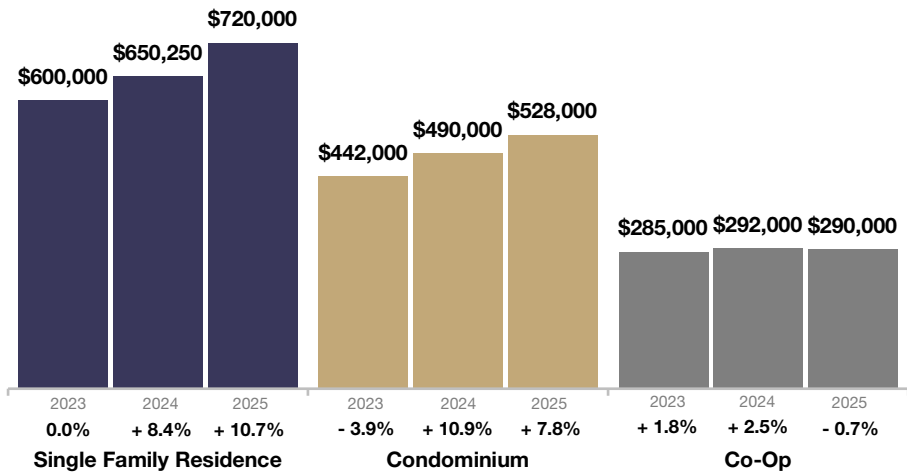
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

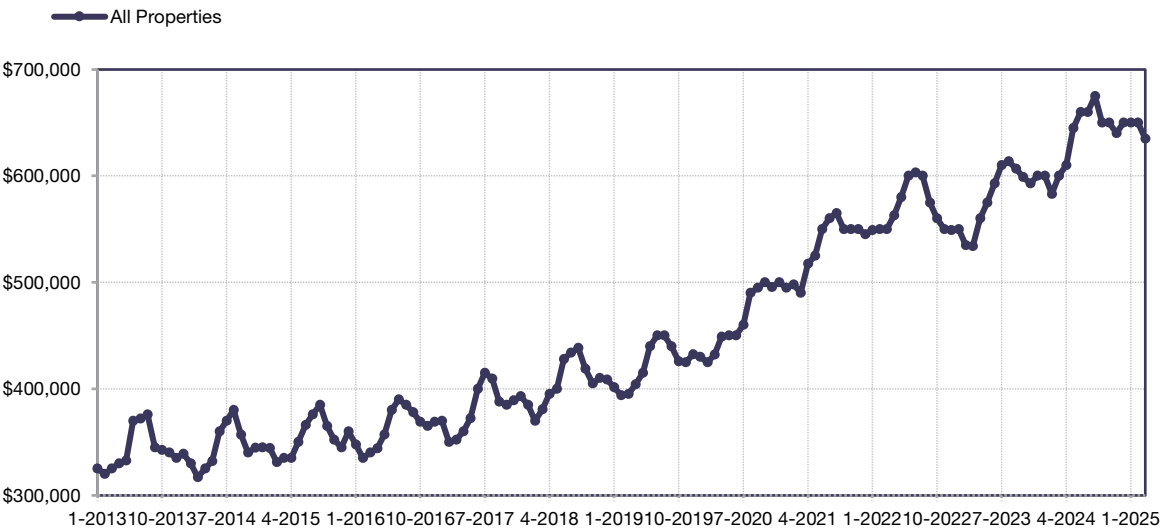
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Historical Median Sales Price by Month



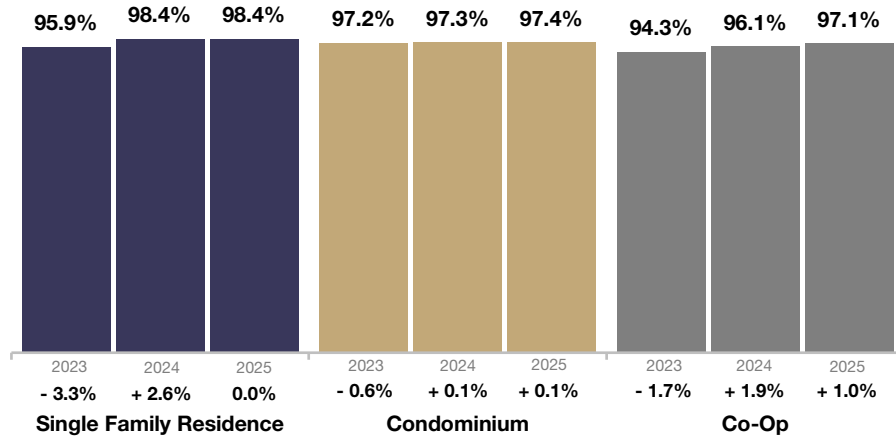
	Single Family	Condominium	Co-Op
April 2024	\$675,000	\$500,000	\$290,000
May 2024	\$710,000	\$550,000	\$300,000
June 2024	\$730,000	\$490,000	\$280,500
July 2024	\$723,500	\$487,000	\$280,000
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$722,000	\$525,000	\$275,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,750
December 2024	\$710,000	\$500,000	\$280,000
January 2025	\$716,000	\$536,500	\$295,000
February 2025	\$715,000	\$528,000	\$291,000
March 2025	\$725,000	\$515,000	\$285,000
12-Month Med.*	\$715,000	\$510,000	\$289,000

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

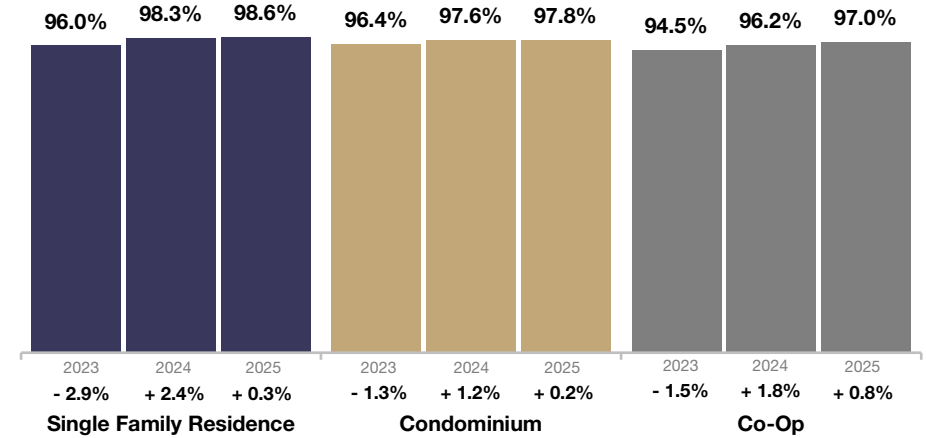
Percent of Original List Price Received

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.

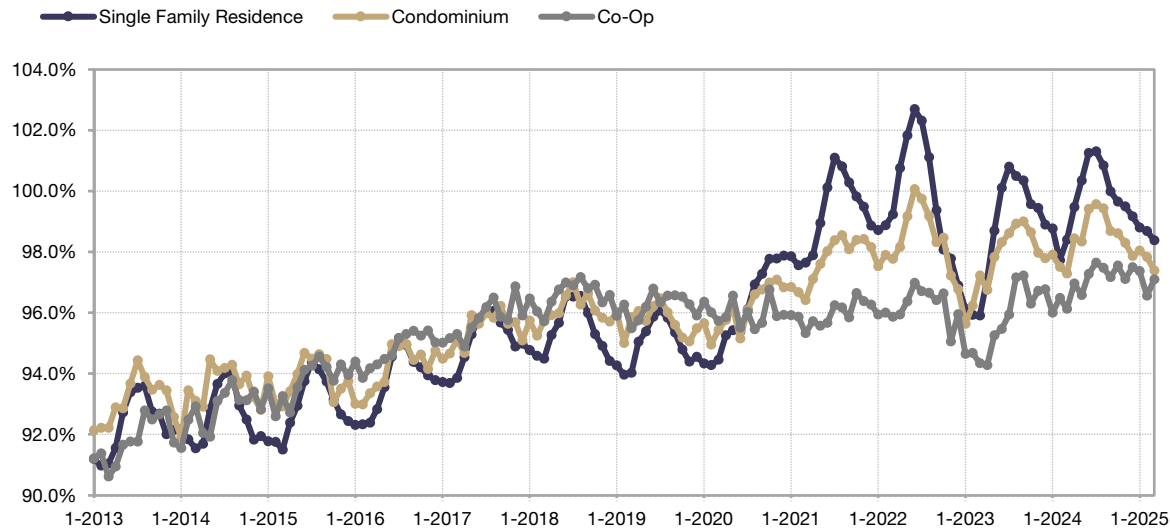
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Historical Percent of Original List Price Received by Month



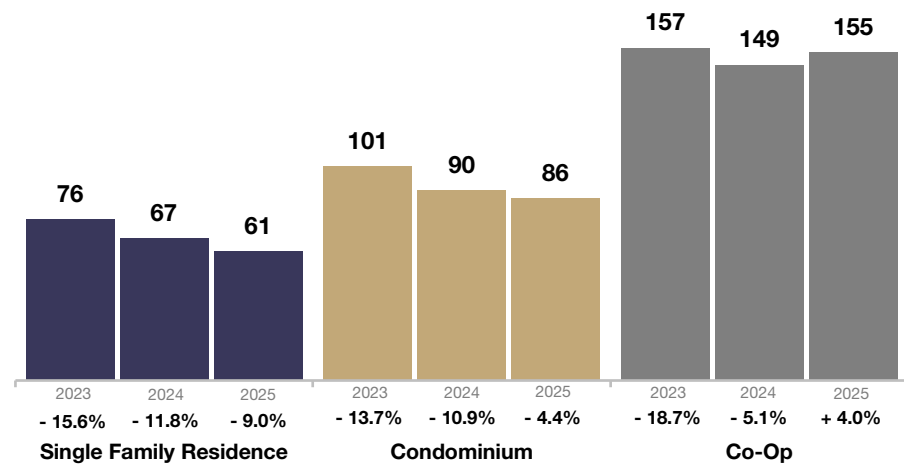
	Single Family	Condominium	Co-Op
April 2024	99.5%	98.4%	97.0%
May 2024	100.3%	98.3%	96.6%
June 2024	101.2%	99.4%	97.3%
July 2024	101.3%	99.6%	97.6%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.7%	98.6%	97.5%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%	97.4%
February 2025	98.7%	97.8%	96.6%
March 2025	98.4%	97.4%	97.1%
12-Month Avg.*	99.9%	98.5%	97.2%

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

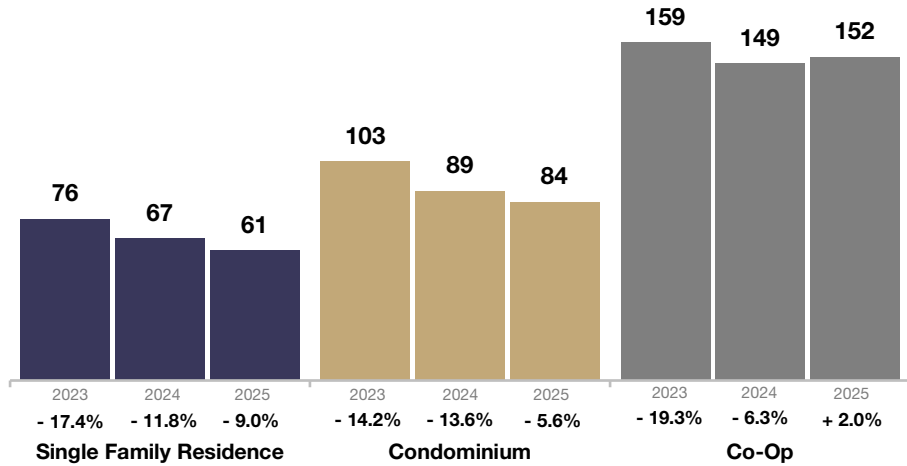
Housing Affordability Index

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.

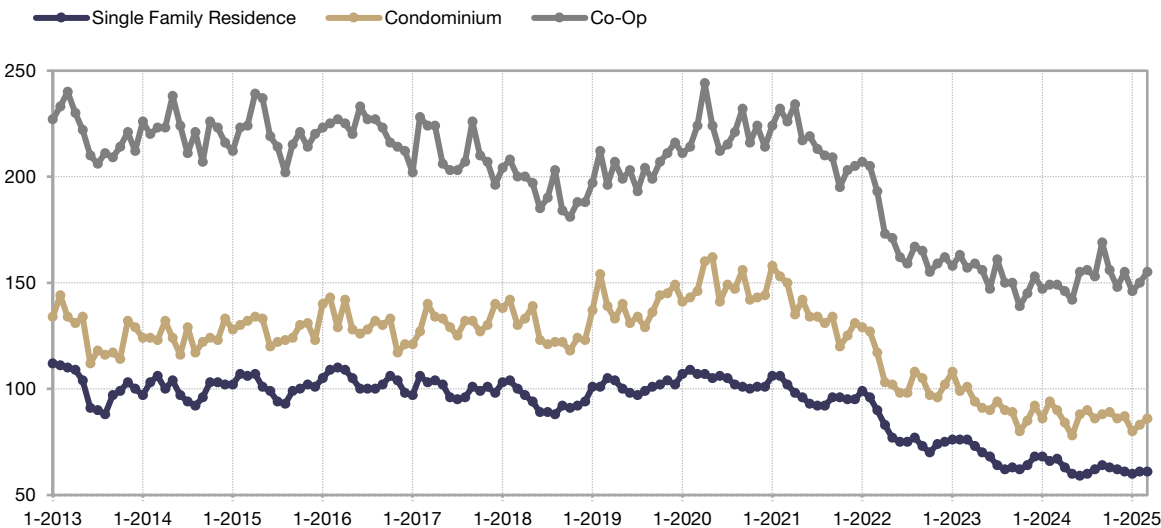
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Historical Housing Affordability Index by Month



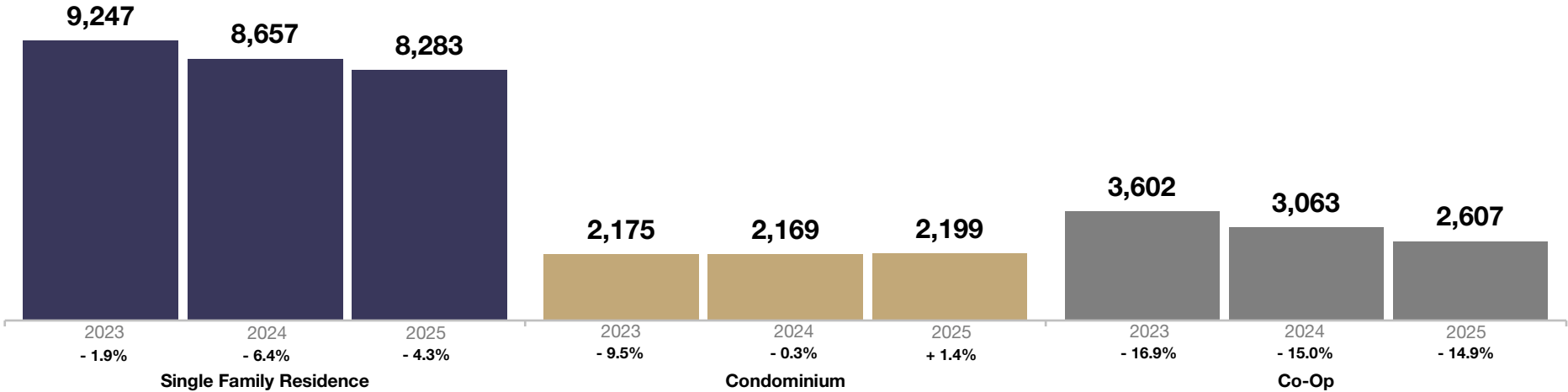
	Single Family	Condominium	Co-Op
April 2024	63	84	146
May 2024	60	78	142
June 2024	59	88	155
July 2024	60	90	156
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	87	155
January 2025	60	80	146
February 2025	61	83	150
March 2025	61	86	155
12-Month Avg.*	61	85	153

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

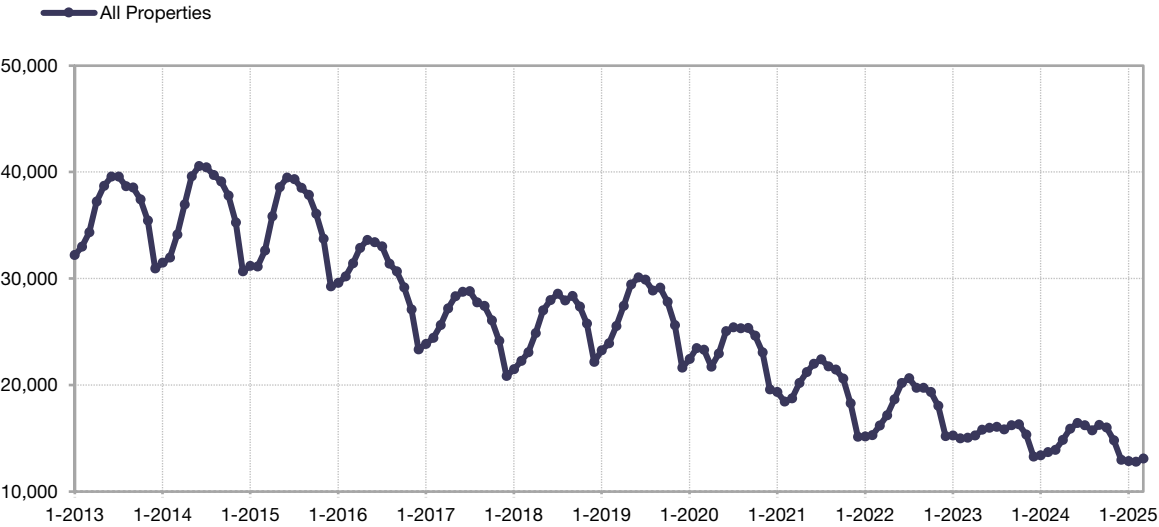
Inventory of Homes for Sale

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

March



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
April 2024	9,572	2,234	3,023
May 2024	10,430	2,330	3,115
June 2024	10,903	2,387	3,118
July 2024	10,826	2,370	3,019
August 2024	10,499	2,266	2,953
September 2024	10,875	2,326	3,034
October 2024	10,609	2,385	2,988
November 2024	9,621	2,308	2,870
December 2024	8,134	2,128	2,684
January 2025	8,110	2,044	2,691
February 2025	8,017	2,081	2,665
March 2025	8,283	2,199	2,607

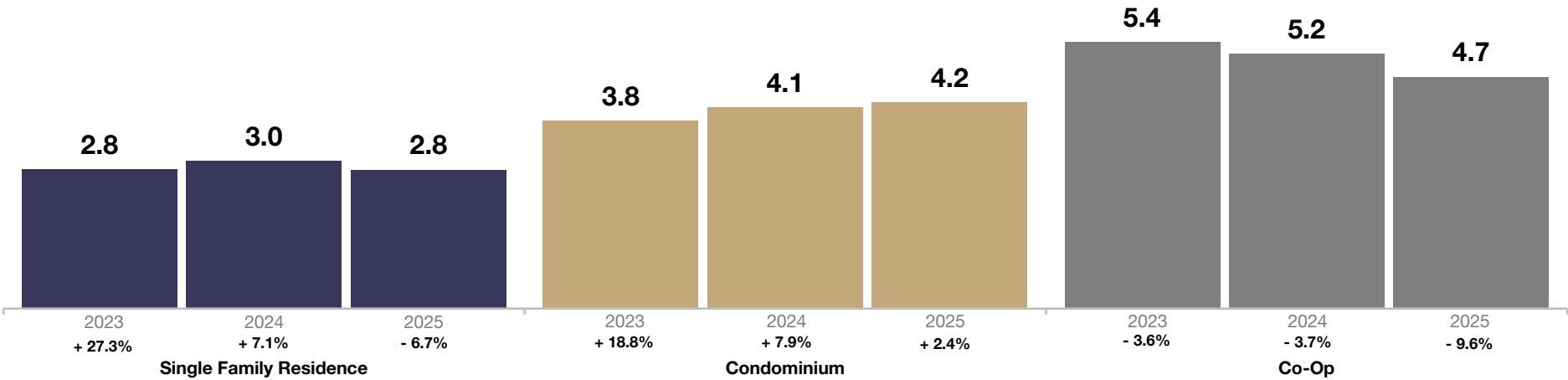
Months Supply of Inventory

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.

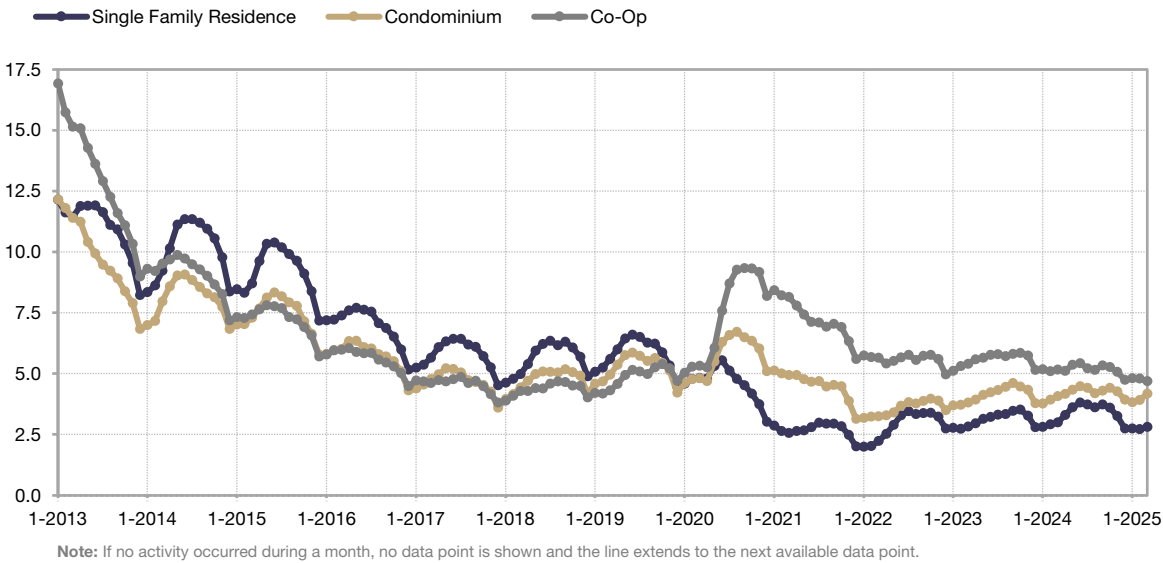


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March



Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
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	5.3
November 2024	3.3	4.3	5.1
December 2024	2.7	3.9	4.7
January 2025	2.7	3.8	4.8
February 2025	2.7	3.9	4.8
March 2025	2.8	4.2	4.7

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.



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Key Metrics	Historical Sparklines	3-2024	3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5,889	6,373	+ 8.2%	15,703	15,723	+ 0.1%
Pending Sales		4,333	4,282	- 1.2%	11,055	10,632	- 3.8%
Closed Sales		3,138	3,146	+ 0.3%	9,764	9,746	- 0.2%
Days on Market		71	69	- 2.8%	66	71	+ 7.6%
Median Pending Price		\$650,000	\$674,825	+ 3.8%	\$625,000	\$655,000	+ 4.8%
Median Sales Price		\$600,000	\$635,000	+ 5.8%	\$595,500	\$645,025	+ 8.3%
Pct. of Orig. Price Received		97.9%	98.0%	+ 0.1%	97.9%	98.3%	+ 0.4%
Affordability Index		73	69	- 5.5%	73	68	- 6.8%
Homes for Sale		13,889	13,089	- 5.8%	--	--	--
Months Supply		3.5	3.2	- 8.6%	--	--	--