

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

Locally:

- Single Family Closed Sales were down 4.8 percent to 2,295.
- Condo Closed Sales were down 3.6 percent to 476.
- Co-Op Closed Sales were down 12.2 percent to 476.
- All Properties Closed Sales were down 5.8 percent to 3,247.
- Single Family Median Sales Price increased 6.6 percent to \$719,500.
- Condo Median Sales Price increased 2.0 percent to \$510,000.
- Co-Op Median Sales Price increased 3.1 percent to \$299,000.
- All Properties Median Sales Price increased 6.6 percent to \$650,000.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Monthly Snapshot

- 5.8%

One-Year Change in Closed
Sales
All Properties

- 4.9%

One-Year Change in
Homes for Sale
All Properties

+ 6.6%

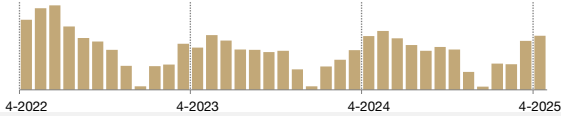
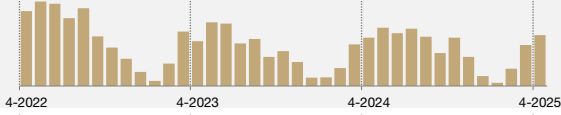
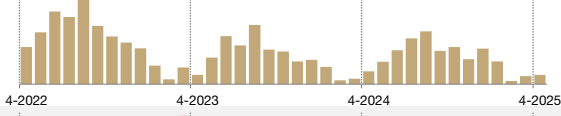
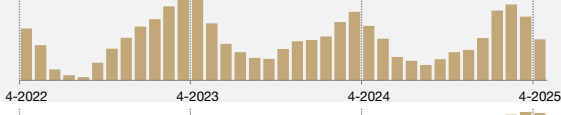


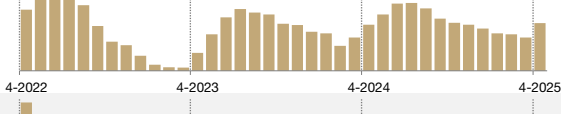
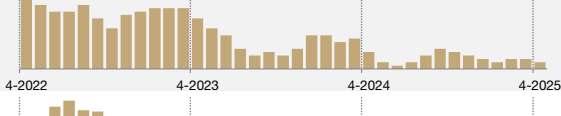
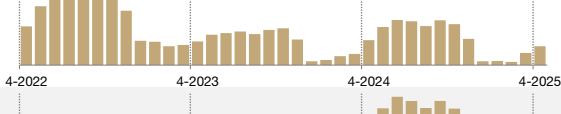
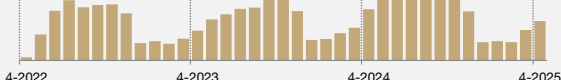
One-Year Change in
Median Sales Price
All Properties

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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,944	4,962	+ 0.4%	15,583	16,088	+ 3.2%
Pending Sales		3,237	3,309	+ 2.2%	10,895	10,789	- 1.0%
Closed Sales		2,411	2,295	- 4.8%	9,243	9,379	+ 1.5%
Days on Market		60	55	- 8.3%	61	64	+ 4.9%
Median Pending Price		\$729,500	\$751,000	+ 2.9%	\$705,000	\$745,000	+ 5.7%
Median Sales Price		\$675,000	\$719,500	+ 6.6%	\$660,000	\$720,000	+ 9.1%
Pct. of Orig. Price Received		99.5%	99.6%	+ 0.1%	98.6%	98.9%	+ 0.3%
Affordability Index		63	60	- 4.8%	64	60	- 6.3%
Homes for Sale		9,573	9,168	- 4.2%	--	--	--
Months Supply		3.3	3.1	- 6.1%	--	--	--

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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		884	913	+ 3.3%	3,356	3,237	- 3.5%
Pending Sales		614	571	- 7.0%	2,194	1,959	- 10.7%
Closed Sales		494	476	- 3.6%	1,837	1,791	- 2.5%
Days on Market		62	58	- 6.5%	63	68	+ 7.9%
Median Pending Price		\$510,500	\$520,000	+ 1.9%	\$510,000	\$525,000	+ 2.9%
Median Sales Price		\$500,000	\$510,000	+ 2.0%	\$491,758	\$525,000	+ 6.8%
Pct. of Orig. Price Received		98.4%	98.7%	+ 0.3%	97.8%	98.0%	+ 0.2%
Affordability Index		84	85	+ 1.2%	86	83	- 3.5%
Homes for Sale		2,234	2,322	+ 3.9%	--	--	--
Months Supply		4.2	4.5	+ 7.1%	--	--	--

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.



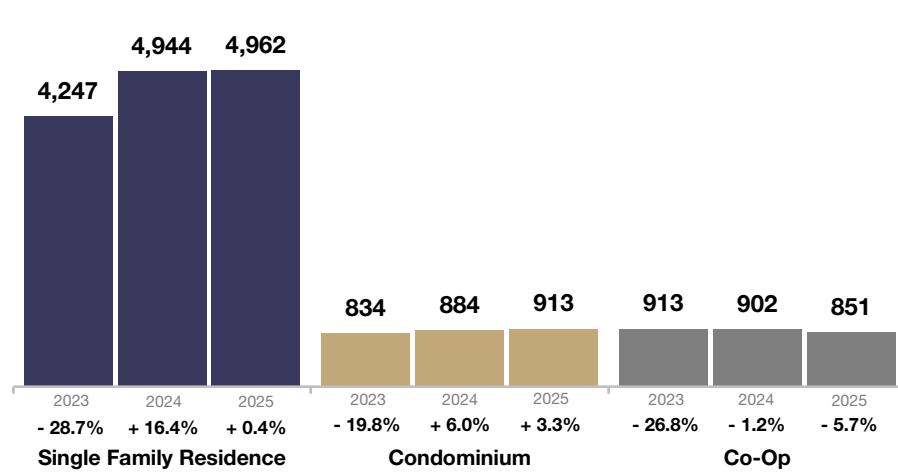
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Key Metrics	Historical Sparklines	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		902	851	- 5.7%	3,495	3,261	- 6.7%
Pending Sales		641	689	+ 7.5%	2,452	2,305	- 6.0%
Closed Sales		542	476	- 12.2%	2,132	1,906	- 10.6%
Days on Market		91	83	- 8.8%	91	85	- 6.6%
Median Pending Price		\$287,500	\$290,000	+ 0.9%	\$293,000	\$290,000	- 1.0%
Median Sales Price		\$290,000	\$299,000	+ 3.1%	\$290,000	\$290,000	0.0%
Pct. of Orig. Price Received		97.0%	97.2%	+ 0.2%	96.4%	97.1%	+ 0.7%
Affordability Index		146	146	0.0%	146	150	+ 2.7%
Homes for Sale		3,023	2,610	- 13.7%	--	--	--
Months Supply		5.1	4.7	- 7.8%	--	--	--

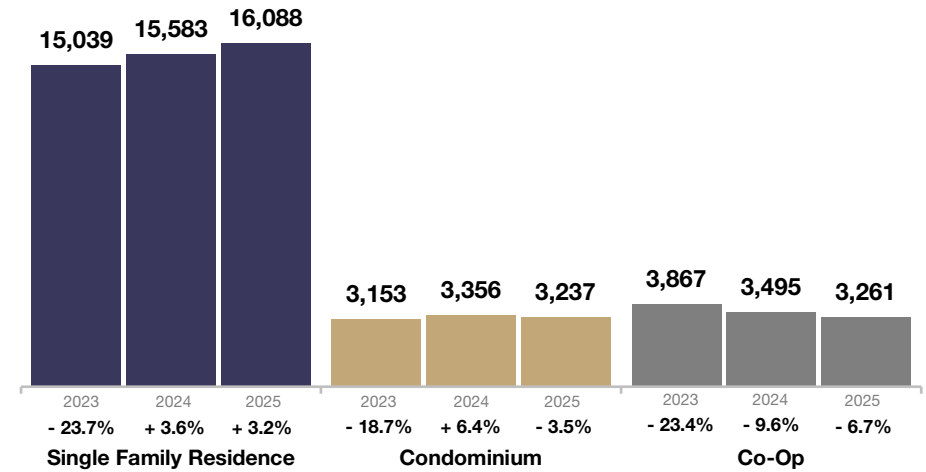
New Listings

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

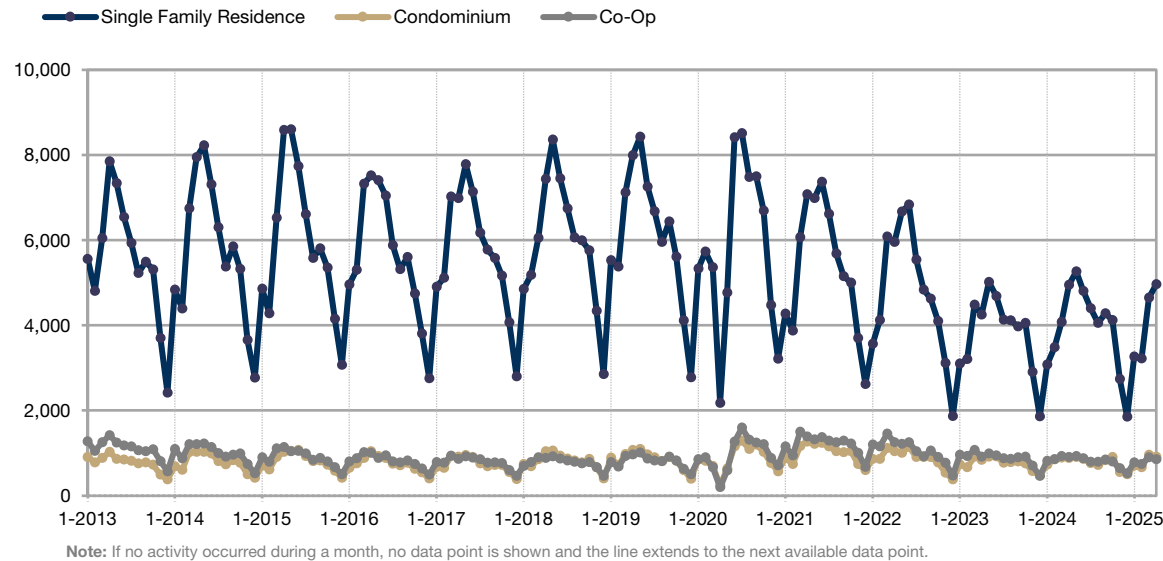
April



Year to Date



Historical New Listings by Month

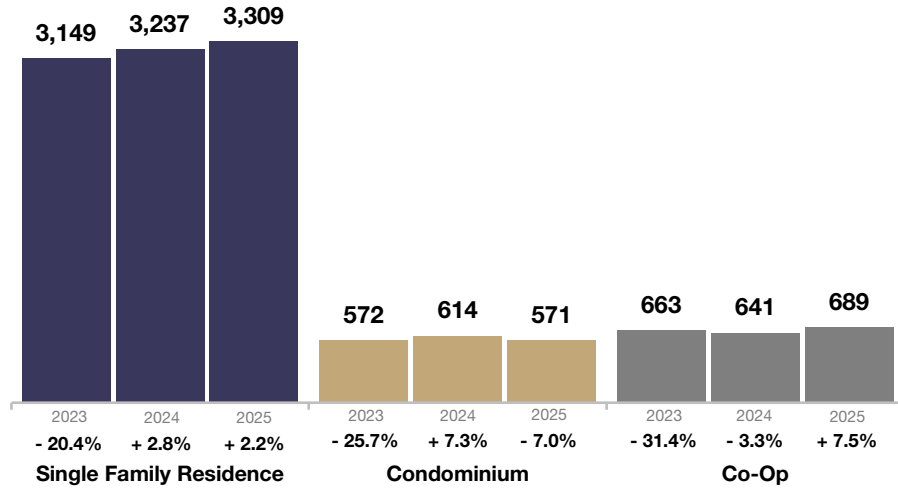


	Single Family	Condominium	Co-Op
May 2024	5,262	907	925
June 2024	4,808	856	871
July 2024	4,399	759	792
August 2024	4,053	719	789
September 2024	4,281	827	843
October 2024	4,122	908	800
November 2024	2,739	550	644
December 2024	1,848	502	522
January 2025	3,262	704	776
February 2025	3,218	665	738
March 2025	4,646	955	896
April 2025	4,962	913	851
12-Month Avg.	3,967	772	787

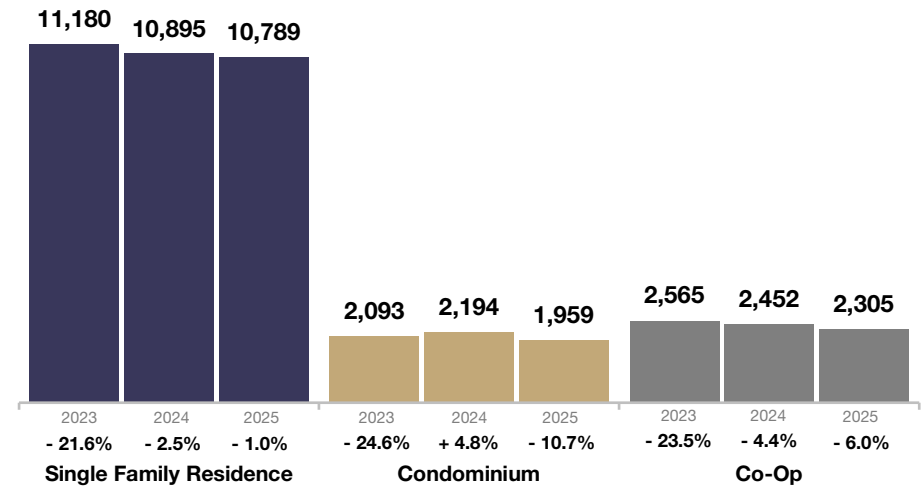
Pending Sales

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

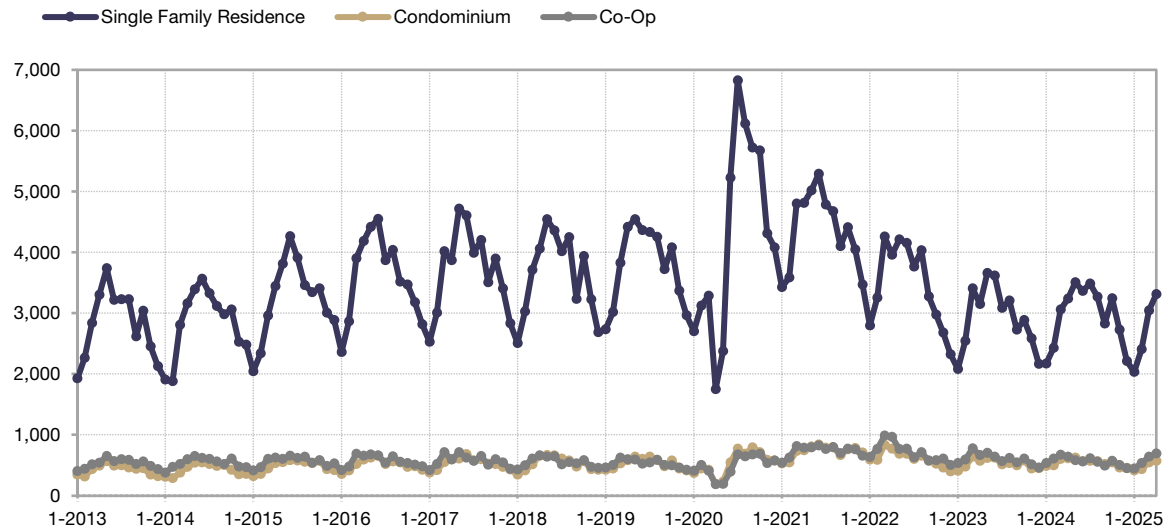
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Historical Pending Sales by Month



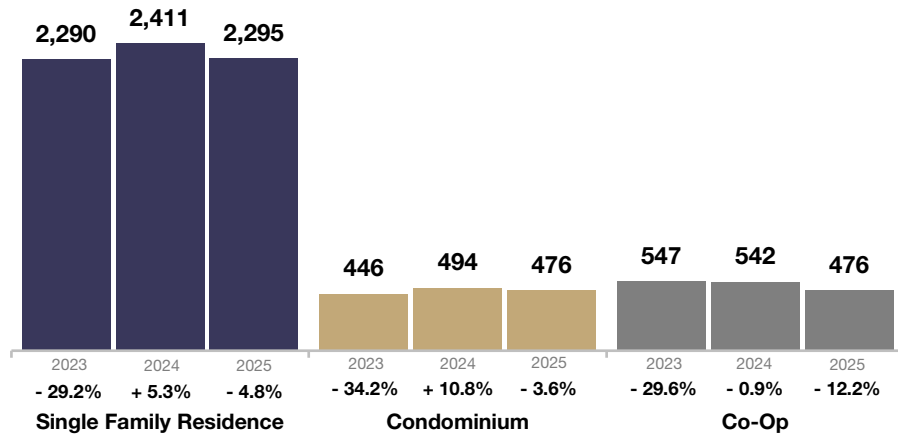
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
May 2024	3,507	623	579
June 2024	3,364	566	558
July 2024	3,486	570	611
August 2024	3,269	567	557
September 2024	2,826	517	493
October 2024	3,241	546	570
November 2024	2,725	458	504
December 2024	2,211	454	451
January 2025	2,031	410	442
February 2025	2,404	435	535
March 2025	3,045	543	639
April 2025	3,309	571	689
12-Month Avg.	2,952	522	552

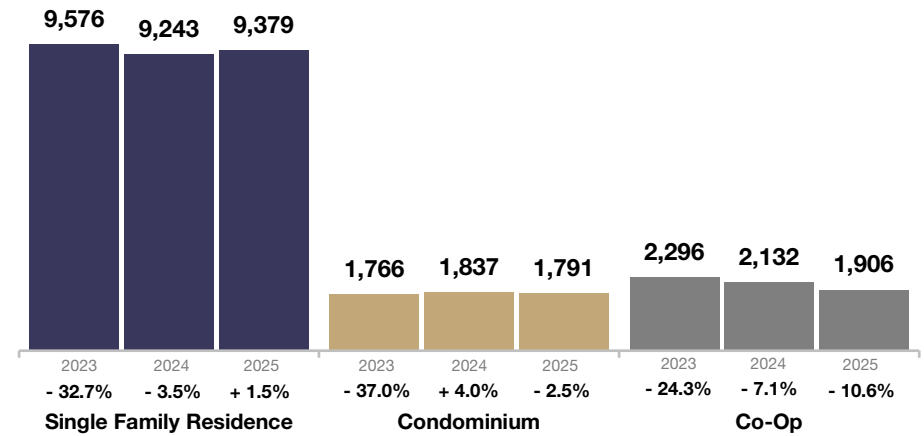
Closed Sales

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

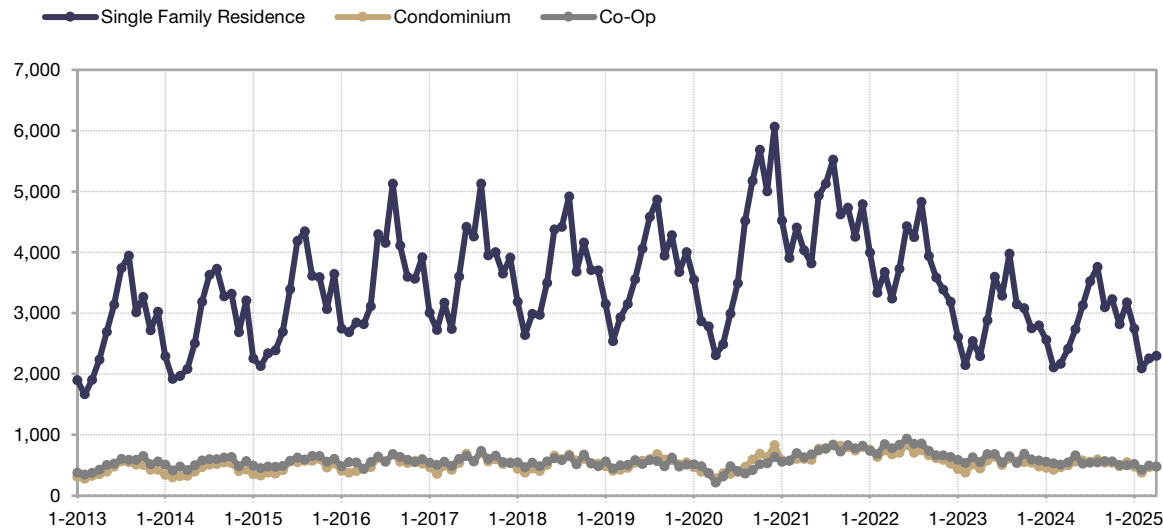
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Historical Closed Sales by Month

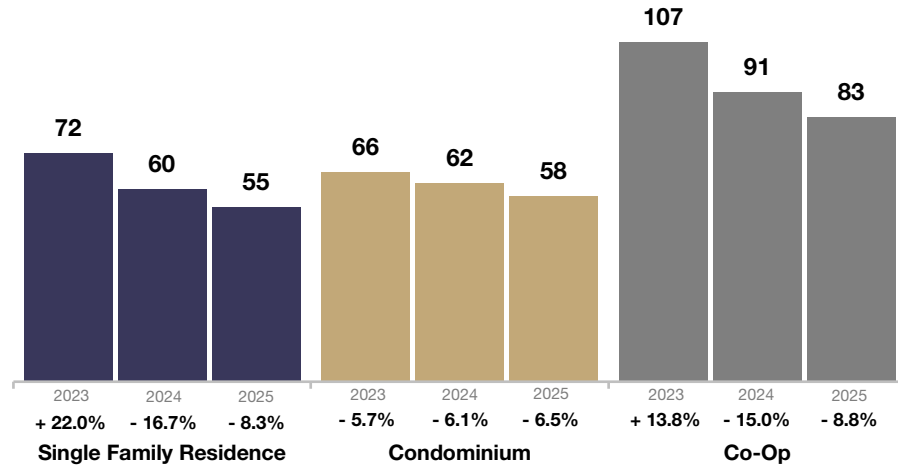


	Single Family	Condominium	Co-Op
May 2024	2,733	561	660
June 2024	3,125	575	525
July 2024	3,523	555	541
August 2024	3,759	591	542
September 2024	3,097	539	563
October 2024	3,229	538	562
November 2024	2,815	483	504
December 2024	3,173	551	499
January 2025	2,743	475	517
February 2025	2,090	376	422
March 2025	2,251	464	491
April 2025	2,295	476	476
12-Month Avg.	2,903	515	525

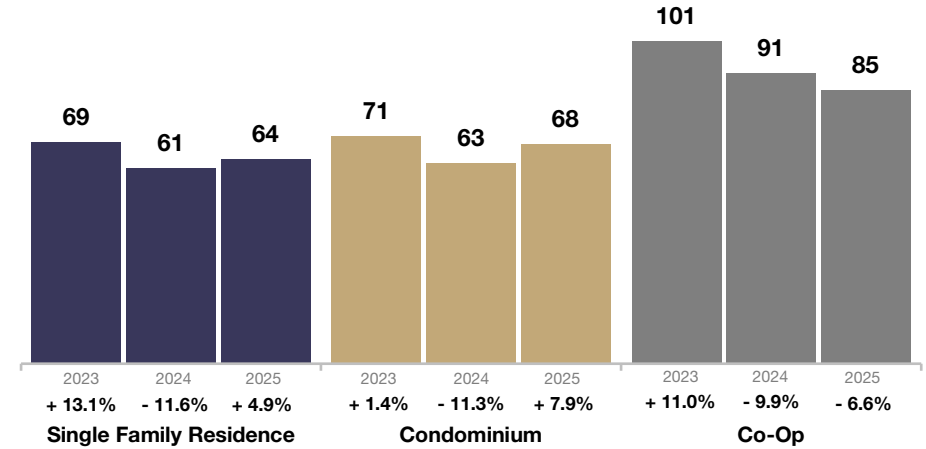
Days on Market Until Sale

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

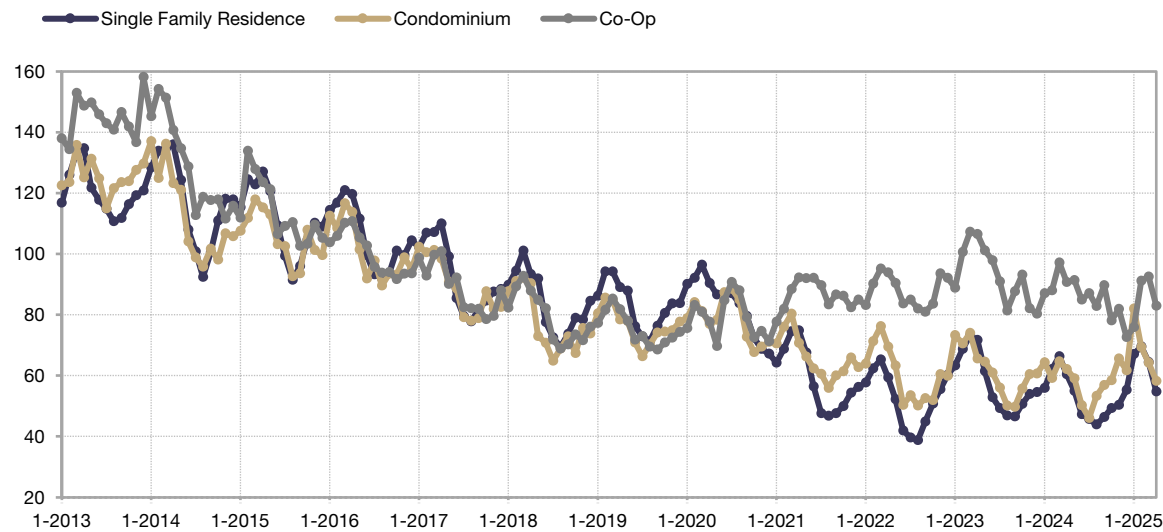
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Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	91
March 2025	64	64	93
April 2025	55	58	83
12-Month Avg.*	53	60	84

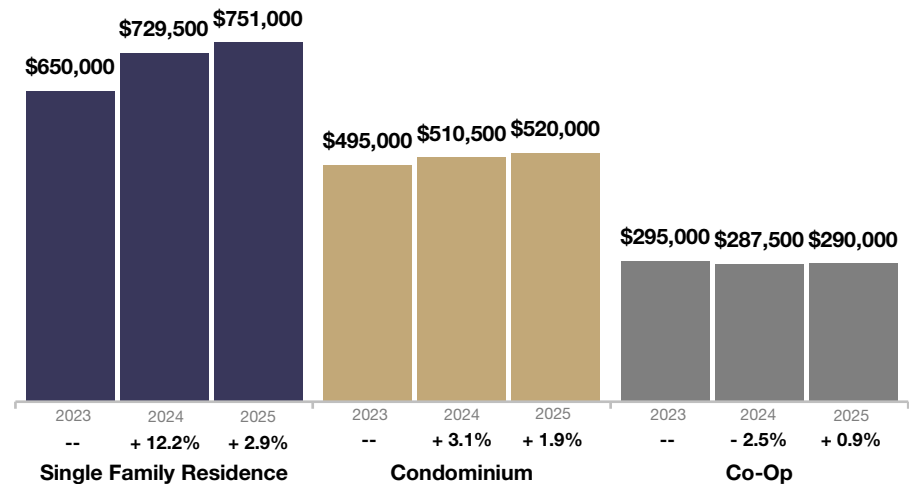
* Days on Market for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Median Pending Price

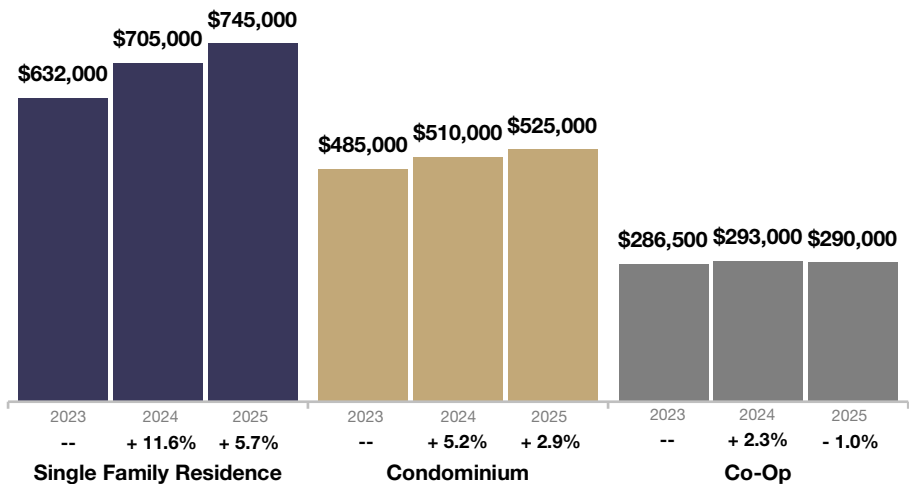
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

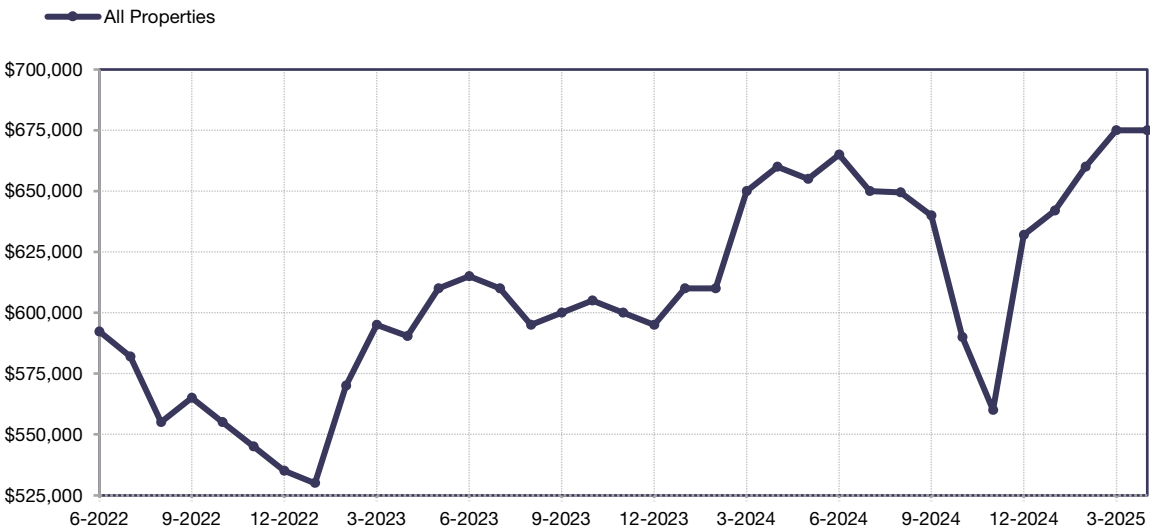
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Year to Date



Historical Median Pending 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
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	\$453,500	\$240,000
November 2024	\$650,000	\$434,930	\$245,000
December 2024	\$700,000	\$530,000	\$295,000
January 2025	\$720,000	\$510,000	\$275,000
February 2025	\$735,000	\$558,500	\$300,000
March 2025	\$760,000	\$516,000	\$288,000
April 2025	\$751,000	\$520,000	\$290,000
12-Month Med.*	\$720,000	\$505,000	\$285,000

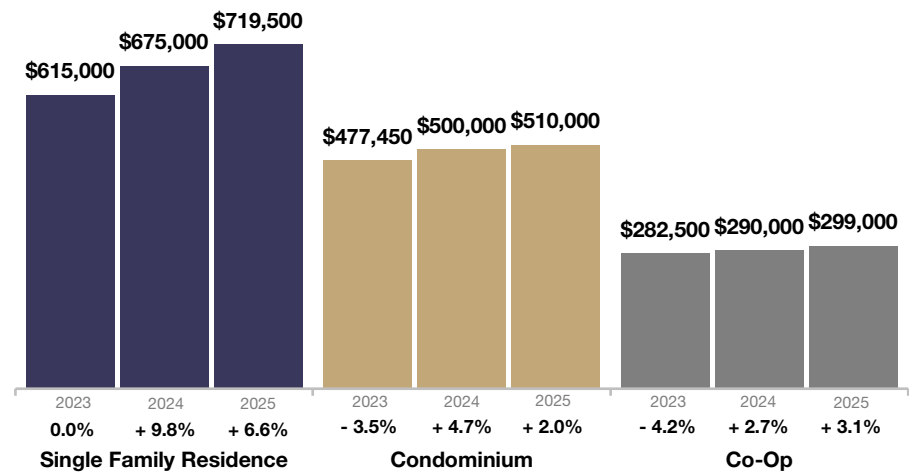
* Median Pending Price for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

Median Sales Price

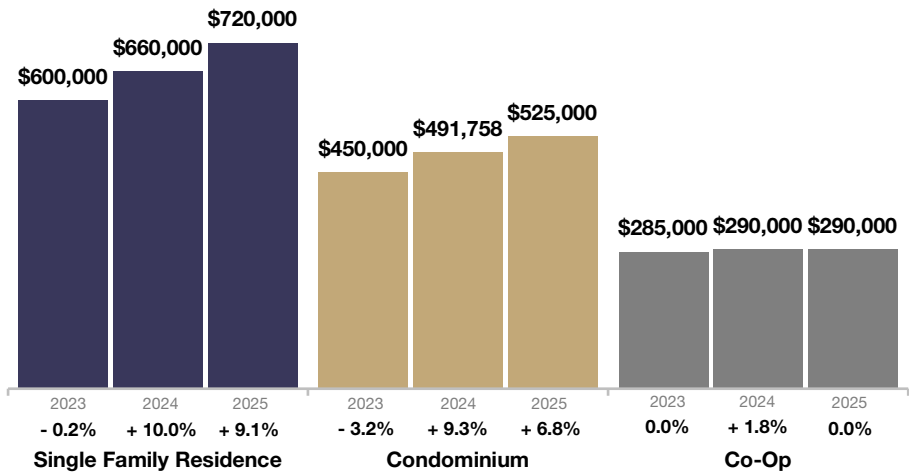
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

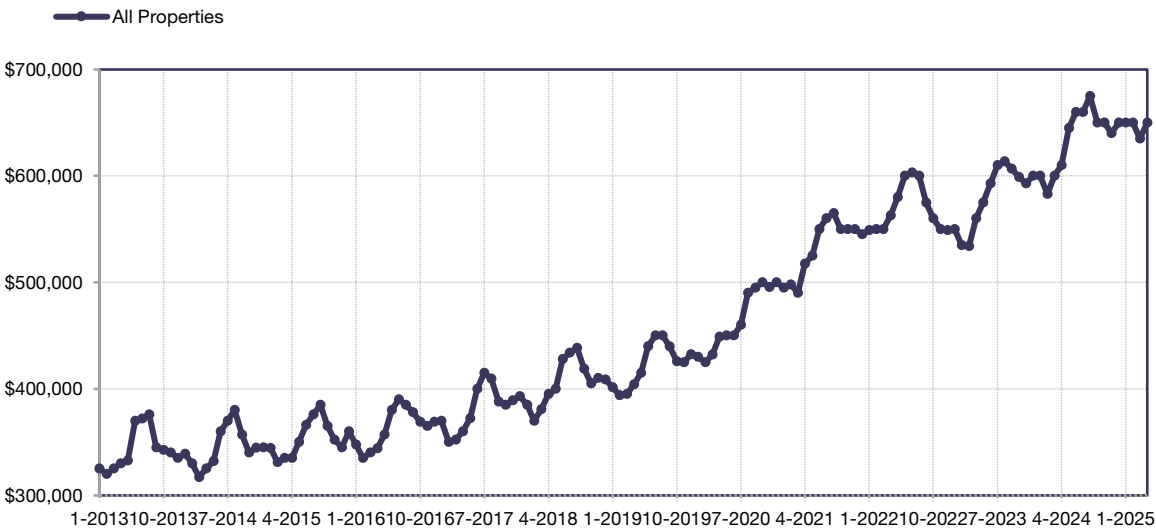
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Historical Median Sales Price by Month



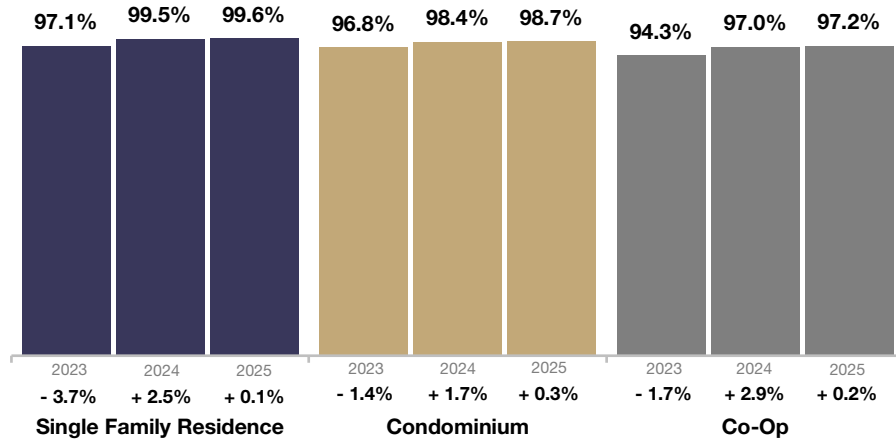
	Single Family	Condominium	Co-Op
May 2024	\$710,000	\$550,000	\$300,000
June 2024	\$730,000	\$490,000	\$280,500
July 2024	\$723,000	\$487,000	\$280,000
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$720,000	\$525,000	\$275,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,750
December 2024	\$710,000	\$501,500	\$280,000
January 2025	\$715,000	\$538,000	\$295,000
February 2025	\$715,000	\$528,500	\$290,000
March 2025	\$725,000	\$510,000	\$285,000
April 2025	\$719,500	\$510,000	\$299,000
12-Month Med.*	\$720,000	\$513,000	\$289,000

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

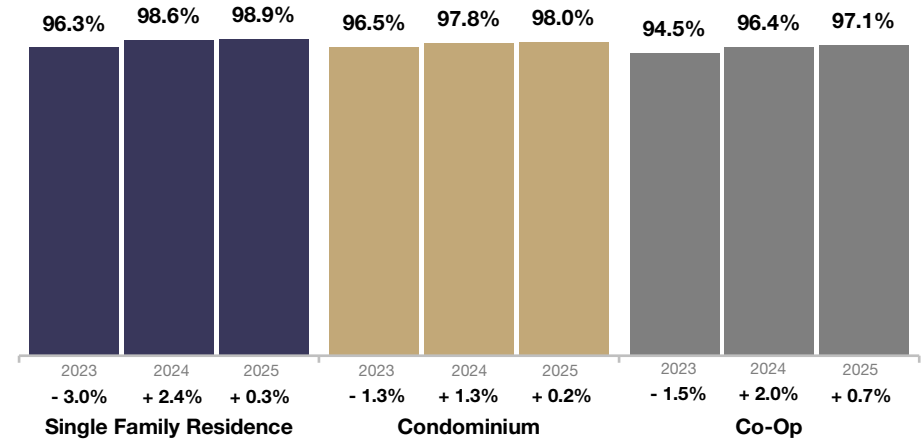
Percent of Original List Price Received

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.

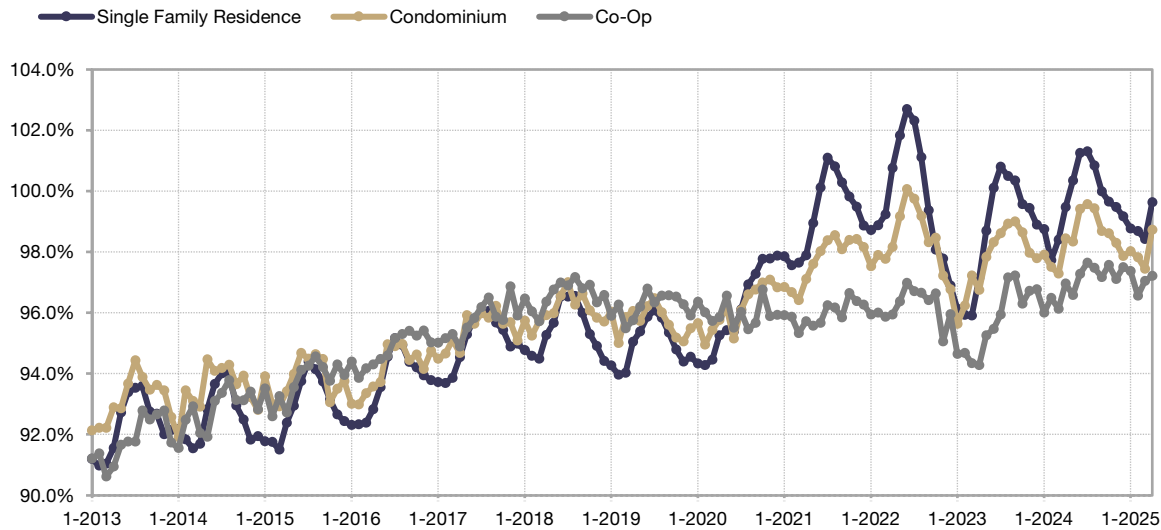
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Historical Percent of Original List Price Received by Month



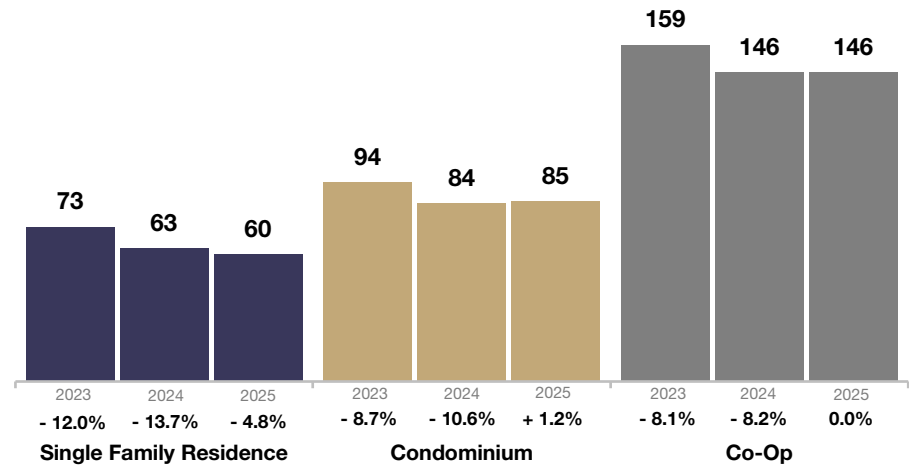
	Single Family	Condominium	Co-Op
May 2024	100.3%	98.3%	96.6%
June 2024	101.3%	99.4%	97.3%
July 2024	101.3%	99.6%	97.6%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%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

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

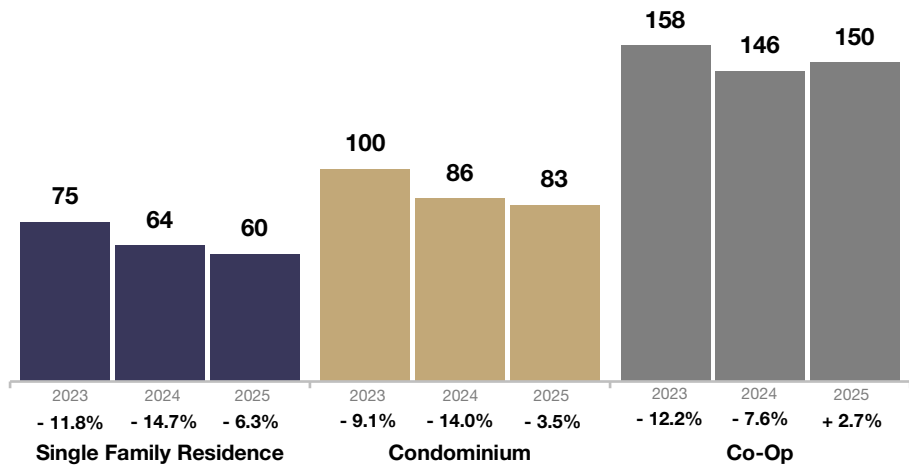
Housing Affordability Index

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.

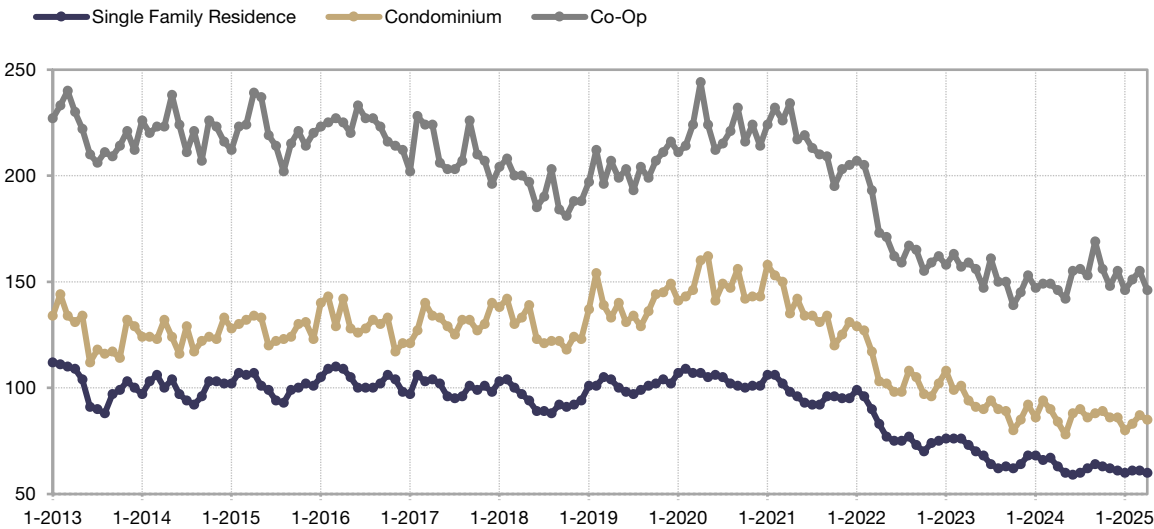
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Historical Housing Affordability Index by Month



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

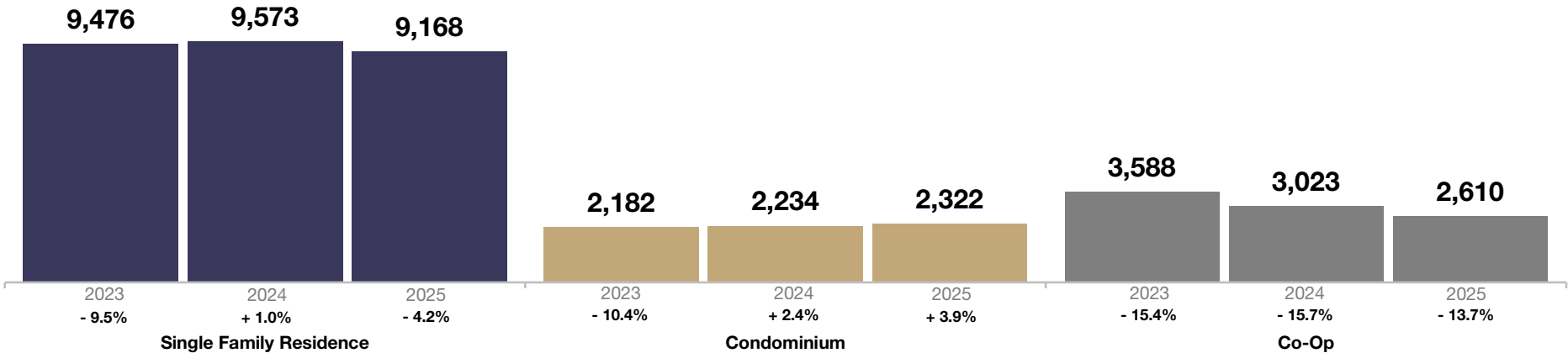
	Single Family	Condominium	Co-Op
May 2024	60	78	142
June 2024	59	88	155
July 2024	60	90	156
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	86	155
January 2025	60	80	146
February 2025	61	83	151
March 2025	61	87	155
April 2025	60	85	146
12-Month Avg.*	61	86	153

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

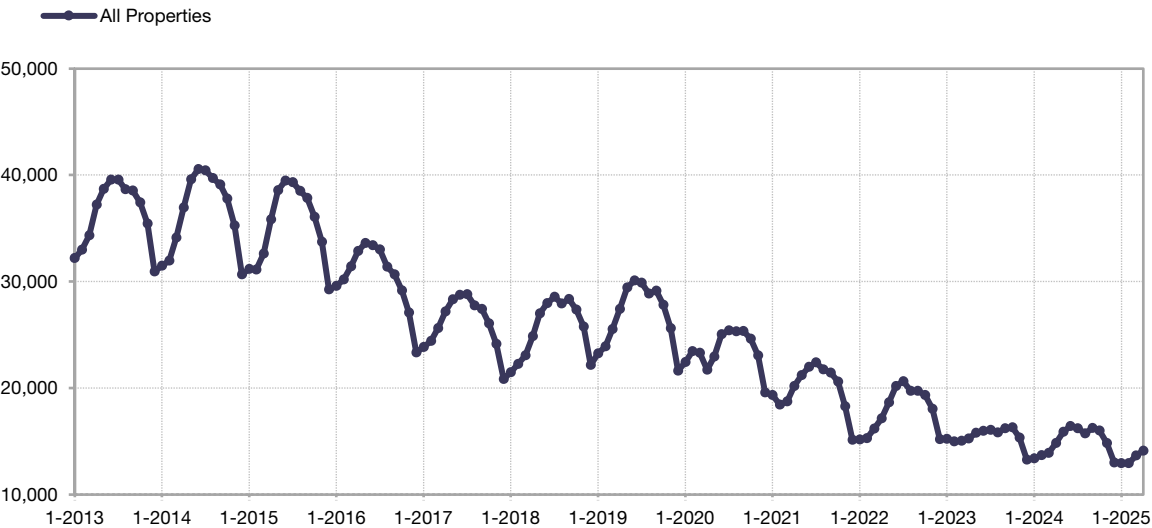
Inventory of Homes for Sale

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

April



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
May 2024	10,431	2,330	3,113
June 2024	10,903	2,387	3,116
July 2024	10,830	2,370	3,017
August 2024	10,504	2,267	2,948
September 2024	10,882	2,327	3,028
October 2024	10,623	2,387	2,984
November 2024	9,647	2,310	2,872
December 2024	8,167	2,131	2,690
January 2025	8,174	2,055	2,703
February 2025	8,124	2,100	2,698
March 2025	8,704	2,259	2,696
April 2025	9,168	2,322	2,610

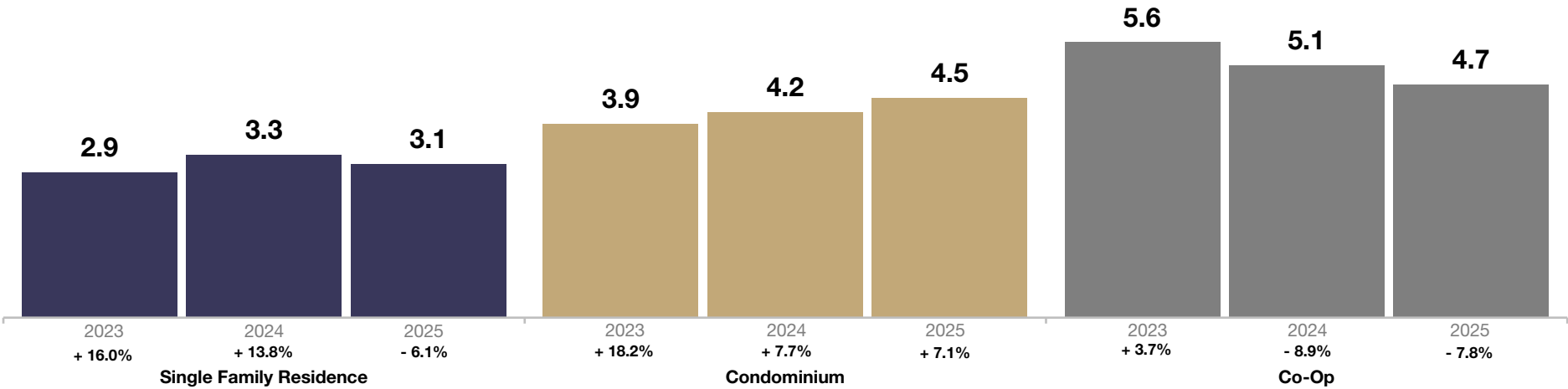
Months Supply of Inventory

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.

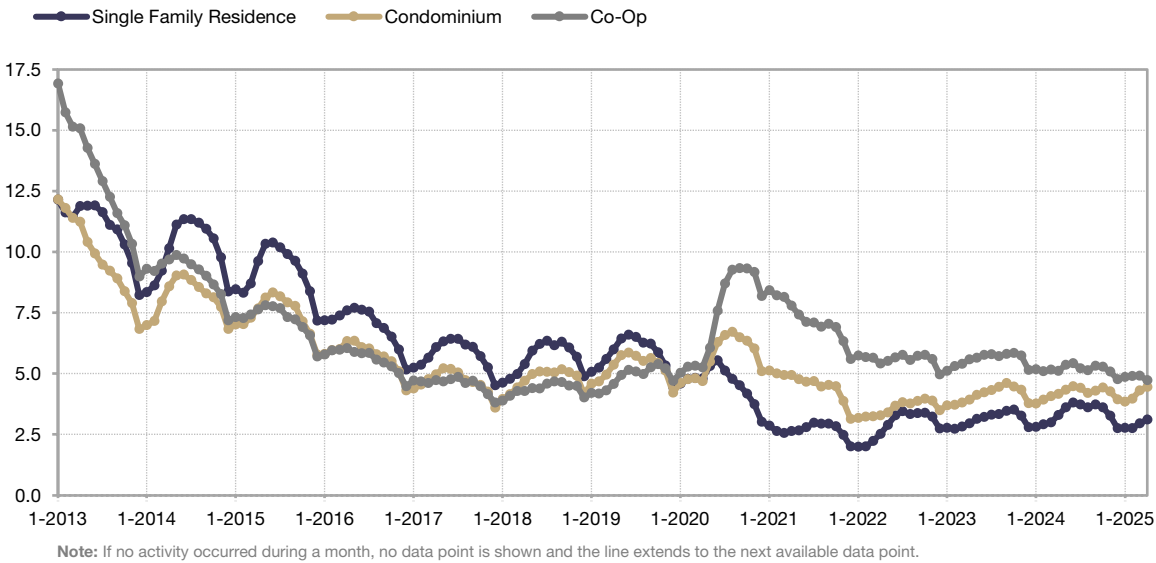


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April



Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
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	2.8	3.9	4.8
January 2025	2.8	3.8	4.9
February 2025	2.8	4.0	4.9
March 2025	3.0	4.3	4.9
April 2025	3.1	4.5	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	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		6,730	6,726	- 0.1%	22,434	22,586	+ 0.7%
Pending Sales		4,492	4,569	+ 1.7%	15,541	15,053	- 3.1%
Closed Sales		3,447	3,247	- 5.8%	13,212	13,076	- 1.0%
Days on Market		65	59	- 9.2%	66	68	+ 3.0%
Median Pending Price		\$660,000	\$675,000	+ 2.3%	\$639,000	\$665,000	+ 4.1%
Median Sales Price		\$610,000	\$650,000	+ 6.6%	\$600,000	\$649,000	+ 8.2%
Pct. of Orig. Price Received		98.9%	99.1%	+ 0.2%	98.2%	98.5%	+ 0.3%
Affordability Index		69	67	- 2.9%	70	67	- 4.3%
Homes for Sale		14,830	14,100	- 4.9%	--	--	--
Months Supply		3.7	3.5	- 5.4%	--	--	--