

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

### Locally:

- Single Family Closed Sales were down 5.6 percent to 2,581.
  - Condo Closed Sales were down 13.2 percent to 488.
  - Co-Op Closed Sales were down 24.5 percent to 498.
  - All Properties Closed Sales were down 9.8 percent to 3,567.
- 
- Single Family Median Sales Price increased 4.2 percent to \$740,000.
  - Condo Median Sales Price decreased 1.8 percent to \$540,000.
  - Co-Op Median Sales Price decreased 0.5 percent to \$298,500.
  - All Properties Median Sales Price increased 2.3 percent to \$660,000.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Monthly Snapshot

**- 9.8%**

One-Year Change in Closed  
Sales  
All Properties

**- 3.7%**

One-Year Change in  
Homes for Sale  
All Properties

**+ 2.3%**

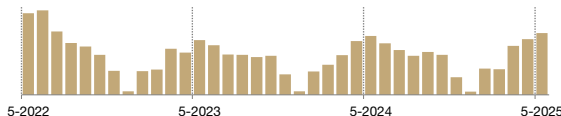
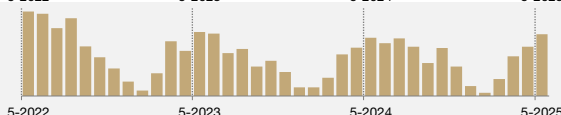
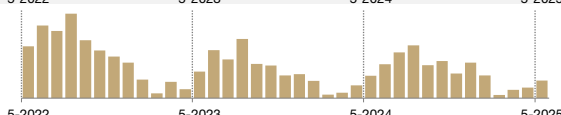
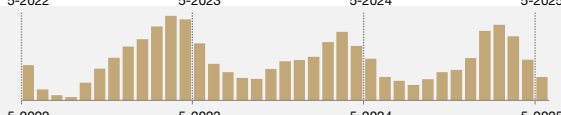
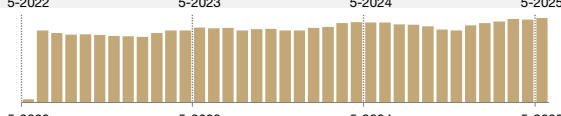
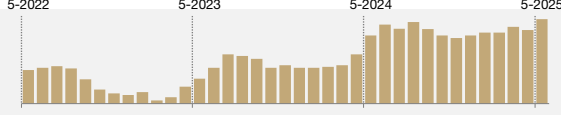
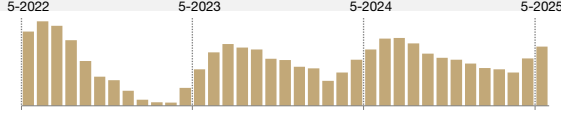
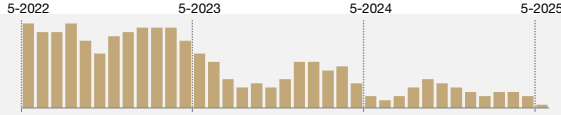
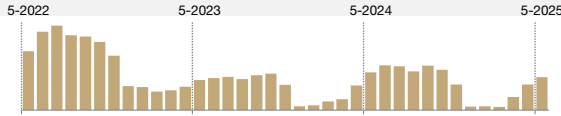
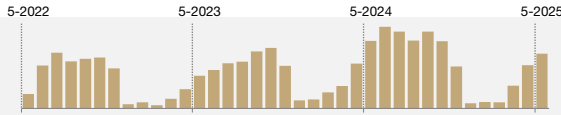
One-Year Change in  
Median Sales Price  
All Properties

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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5,259	5,447	+ 3.6%	20,842	21,660	+ 3.9%
Pending Sales		3,504	3,602	+ 2.8%	14,392	14,284	- 0.8%
Closed Sales		2,733	2,581	- 5.6%	11,977	12,033	+ 0.5%
Days on Market		55	47	- 14.5%	60	60	0.0%
Median Pending Price		\$725,000	\$768,000	+ 5.9%	\$710,000	\$750,000	+ 5.6%
Median Sales Price		\$710,000	\$740,000	+ 4.2%	\$670,000	\$724,000	+ 8.1%
Pct. of Orig. Price Received		100.3%	100.6%	+ 0.3%	99.0%	99.2%	+ 0.2%
Affordability Index		60	58	- 3.3%	64	60	- 6.3%
Homes for Sale		10,424	10,119	- 2.9%	--	--	--
Months Supply		3.6	3.4	- 5.6%	--	--	--

# 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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		907	961	+ 6.0%	4,263	4,203	- 1.4%
Pending Sales		621	595	- 4.2%	2,813	2,536	- 9.8%
Closed Sales		562	488	- 13.2%	2,399	2,285	- 4.8%
Days on Market		59	52	- 11.9%	62	65	+ 4.8%
Median Pending Price		\$499,000	\$529,500	+ 6.1%	\$505,000	\$525,000	+ 4.0%
Median Sales Price		\$549,998	\$540,000	- 1.8%	\$500,256	\$525,000	+ 4.9%
Pct. of Orig. Price Received		98.3%	98.8%	+ 0.5%	97.9%	98.2%	+ 0.3%
Affordability Index		78	80	+ 2.6%	85	82	- 3.5%
Homes for Sale		2,332	2,378	+ 2.0%	--	--	--
Months Supply		4.3	4.6	+ 7.0%	--	--	--

# 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.



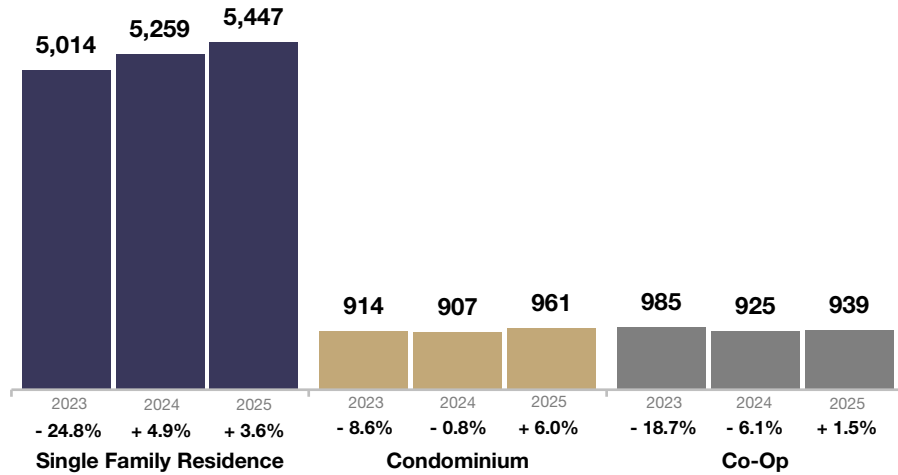
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Key Metrics	Historical Sparklines	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		925	939	+ 1.5%	4,420	4,202	- 4.9%
Pending Sales		578	607	+ 5.0%	3,029	2,851	- 5.9%
Closed Sales		660	498	- 24.5%	2,792	2,430	- 13.0%
Days on Market		91	77	- 15.4%	91	83	- 8.8%
Median Pending Price		\$299,000	\$295,000	- 1.3%	\$295,000	\$290,000	- 1.7%
Median Sales Price		\$300,000	\$298,500	- 0.5%	\$295,000	\$292,000	- 1.0%
Pct. of Orig. Price Received		96.6%	96.9%	+ 0.3%	96.4%	97.0%	+ 0.6%
Affordability Index		142	145	+ 2.1%	145	148	+ 2.1%
Homes for Sale		3,113	2,777	- 10.8%	--	--	--
Months Supply		5.4	5.1	- 5.6%	--	--	--

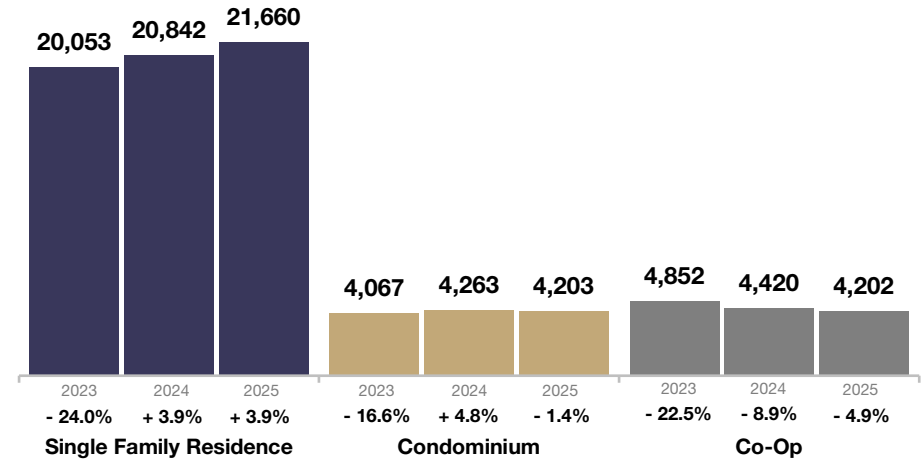
# New Listings

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

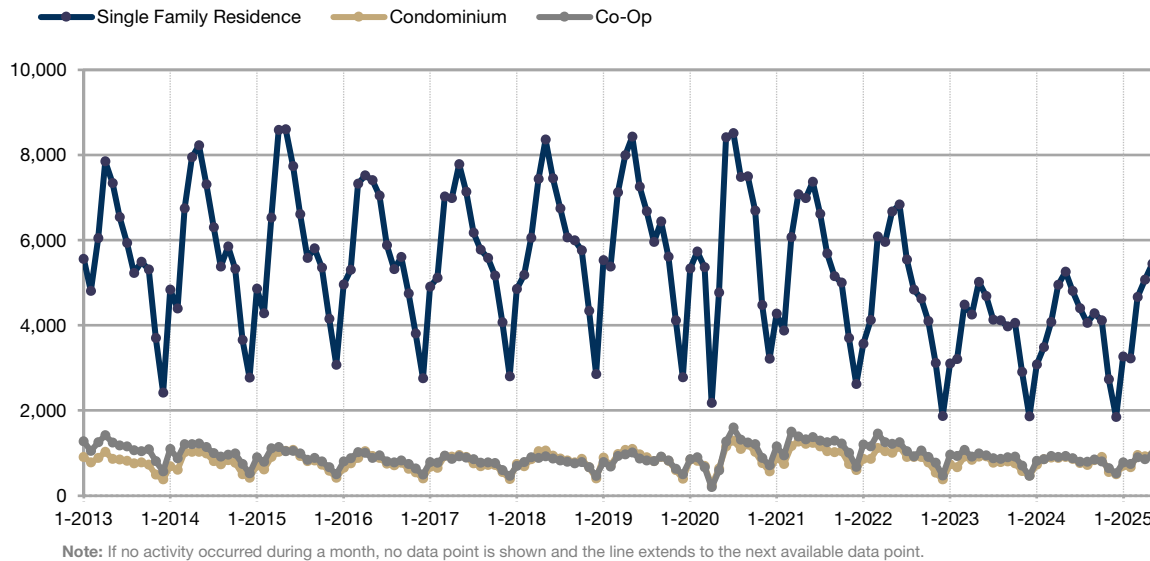
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## Historical New Listings by Month

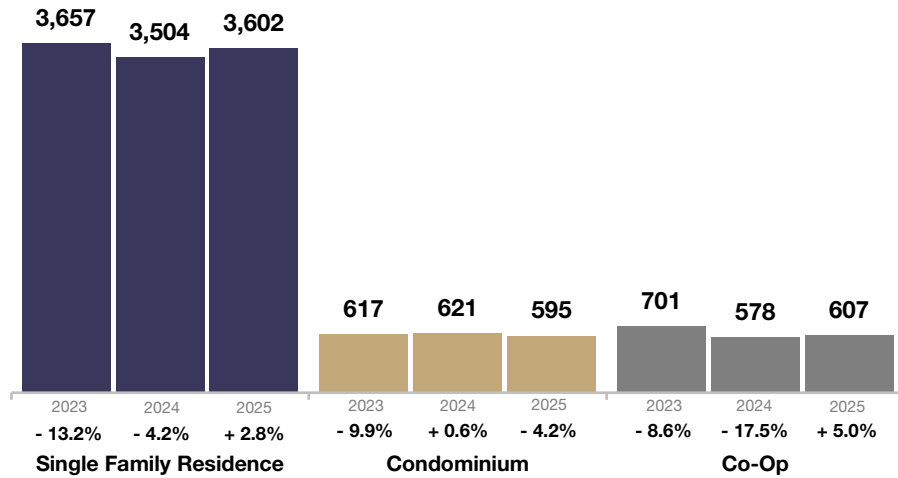


	Single Family	Condominium	Co-Op
June 2024	4,807	856	871
July 2024	4,398	759	792
August 2024	4,052	719	789
September 2024	4,276	827	843
October 2024	4,110	908	800
November 2024	2,734	549	644
December 2024	1,847	502	522
January 2025	3,263	704	776
February 2025	3,220	665	738
March 2025	4,661	952	896
April 2025	5,069	921	853
May 2025	5,447	961	939
12-Month Avg.	3,990	777	789

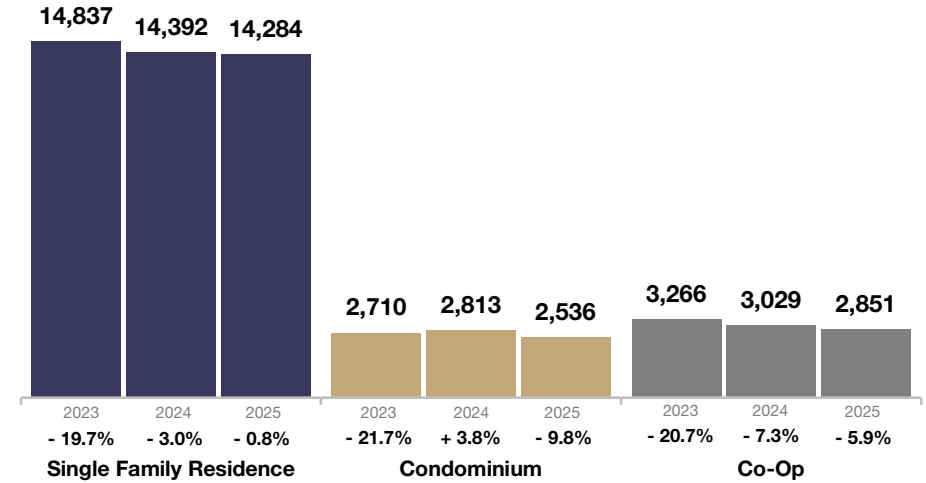
# Pending Sales

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

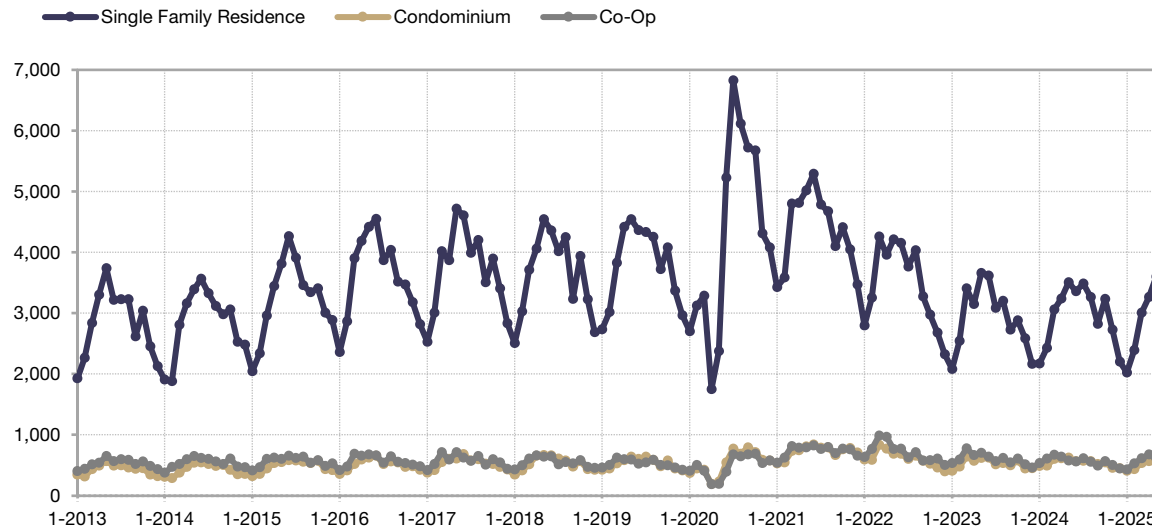
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## Historical Pending Sales by Month



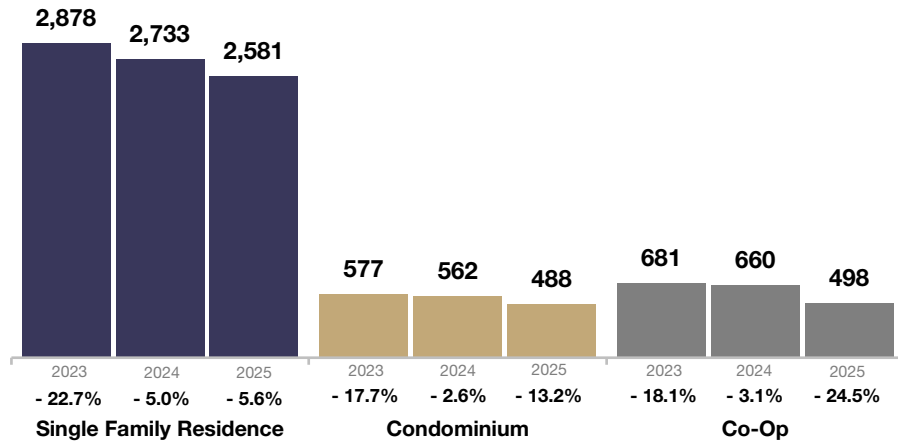
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
June 2024	3,360	565	558
July 2024	3,483	570	611
August 2024	3,264	567	556
September 2024	2,821	517	493
October 2024	3,232	543	567
November 2024	2,725	457	501
December 2024	2,200	451	444
January 2025	2,021	408	429
February 2025	2,388	433	526
March 2025	3,007	536	611
April 2025	3,266	564	678
May 2025	3,602	595	607
12-Month Avg.	2,947	517	548

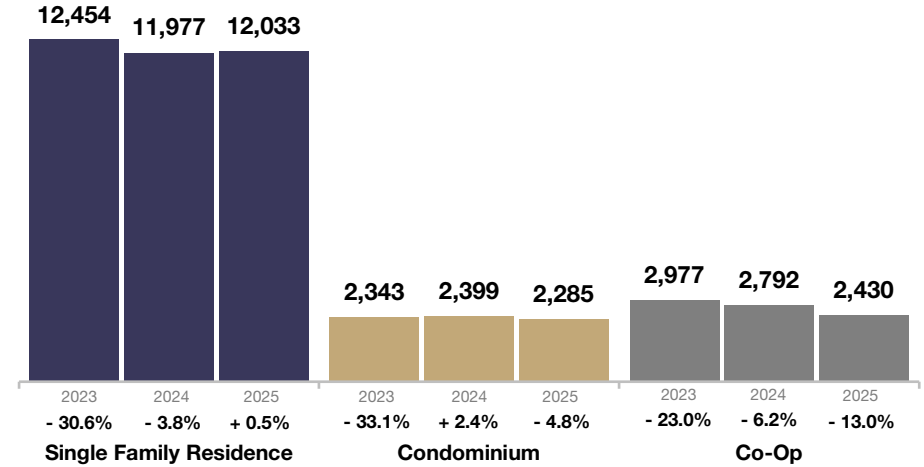
# Closed Sales

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

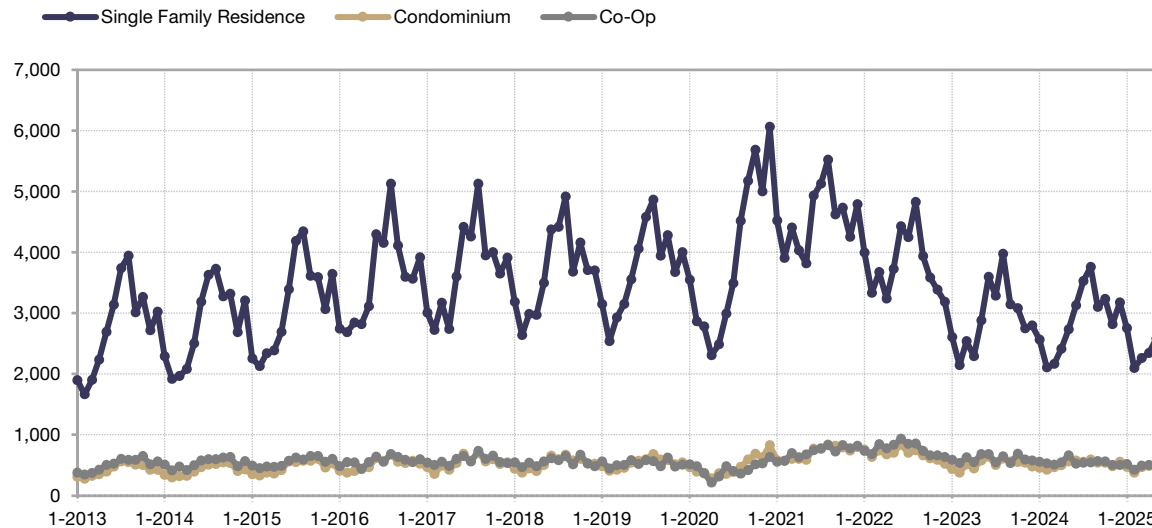
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## Historical Closed Sales by Month



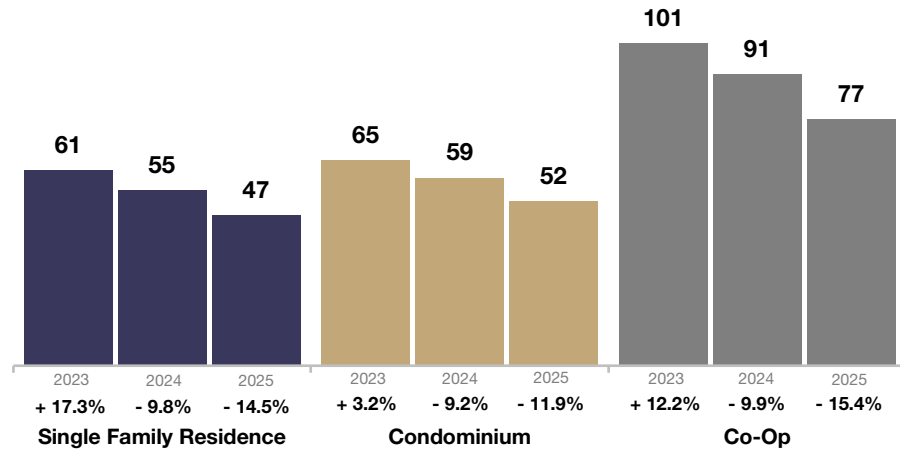
	Single Family	Condominium	Co-Op
June 2024	3,125	575	525
July 2024	3,524	555	541
August 2024	3,759	591	542
September 2024	3,098	539	563
October 2024	3,232	538	562
November 2024	2,815	483	504
December 2024	3,176	553	500
January 2025	2,751	471	518
February 2025	2,096	376	423
March 2025	2,260	465	491
April 2025	2,345	485	500
May 2025	2,581	488	498
12-Month Avg.	2,897	510	514

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

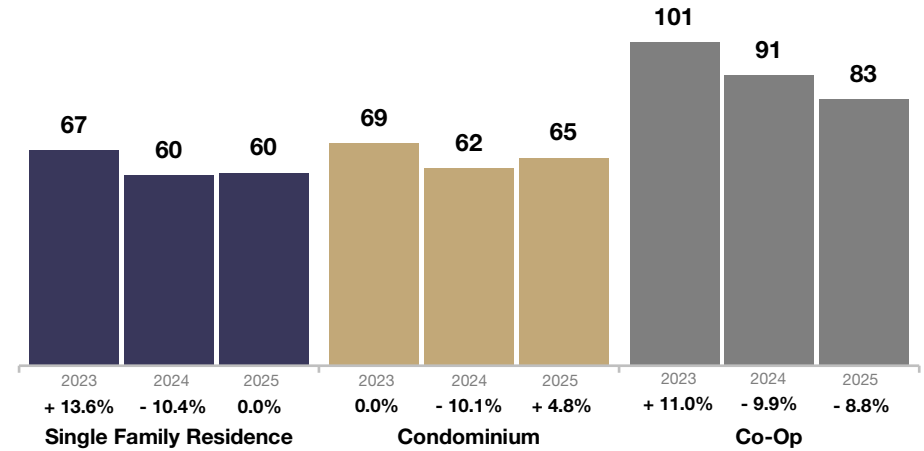
# Days on Market Until Sale

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

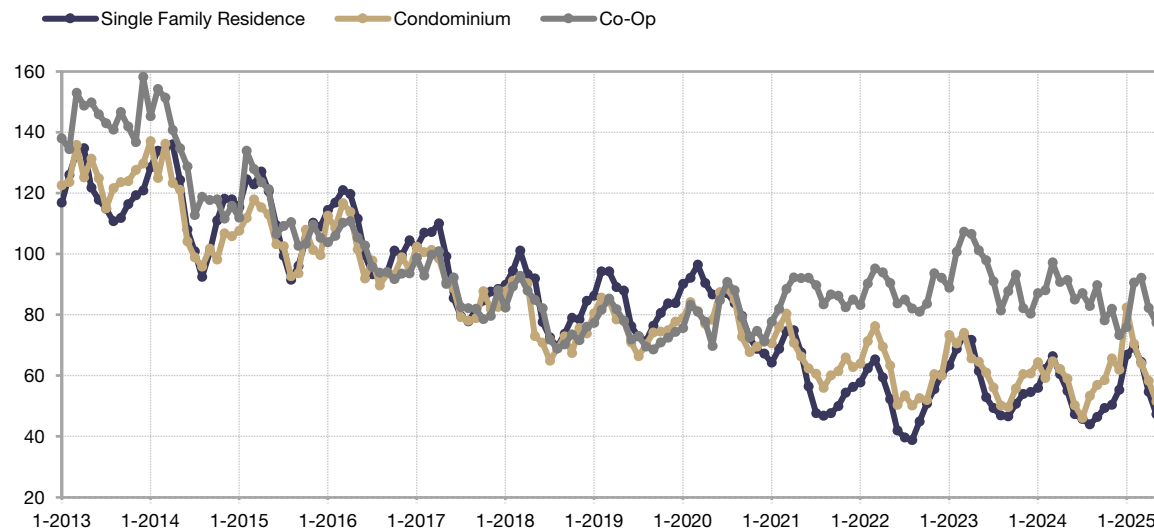
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## Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	69	70	91
March 2025	64	64	92
April 2025	55	58	82
May 2025	47	52	77
12-Month Avg.*	52	59	83

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

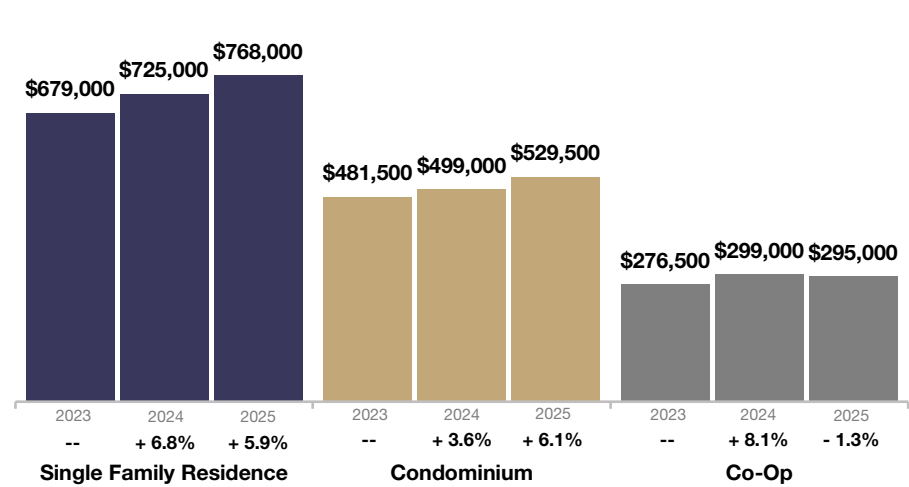


# Median Pending Price

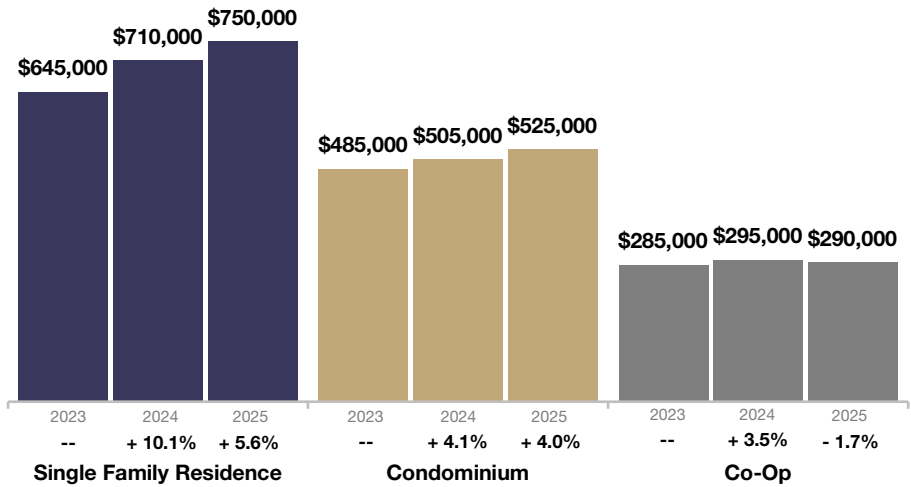
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

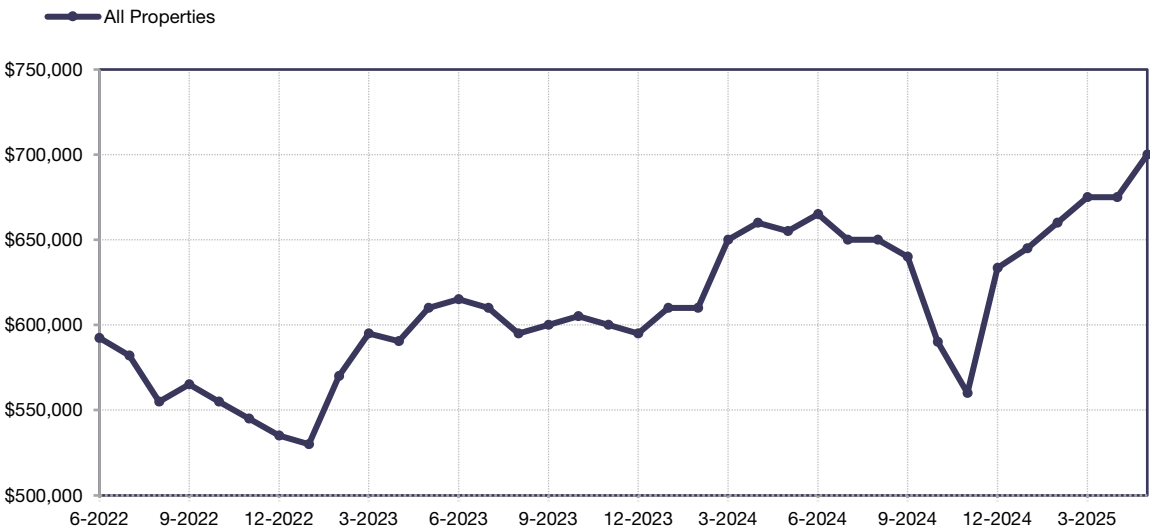
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## Year to Date



## 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
June 2024	\$725,000	\$510,000	\$300,000
July 2024	\$707,250	\$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	\$735,750	\$556,000	\$301,250
March 2025	\$760,000	\$515,000	\$287,500
April 2025	\$753,000	\$520,000	\$294,500
May 2025	\$768,000	\$529,500	\$295,000
12-Month Med.*	\$725,000	\$509,000	\$285,000

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

# Median Sales Price

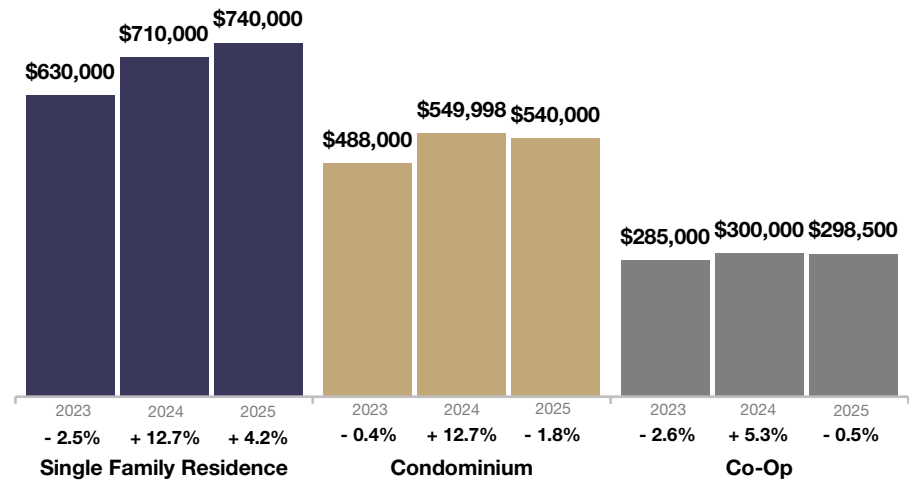
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



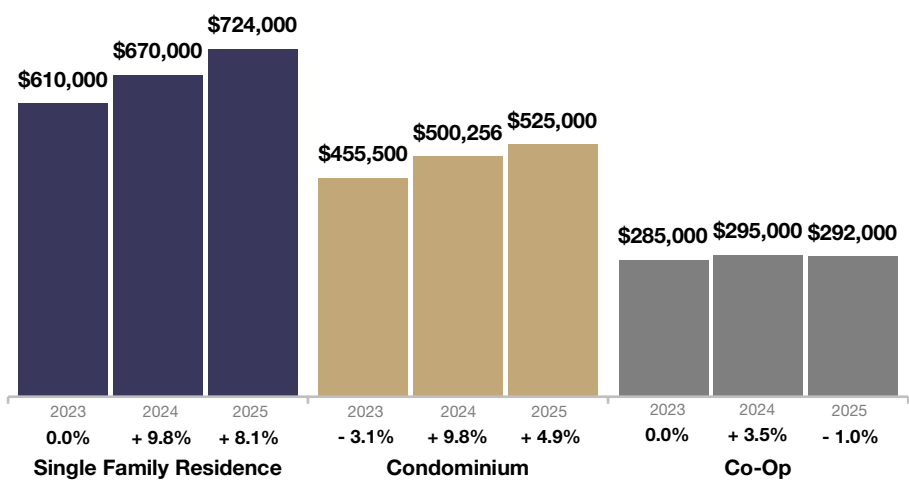
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Sales Reported in Millions Where Applicable

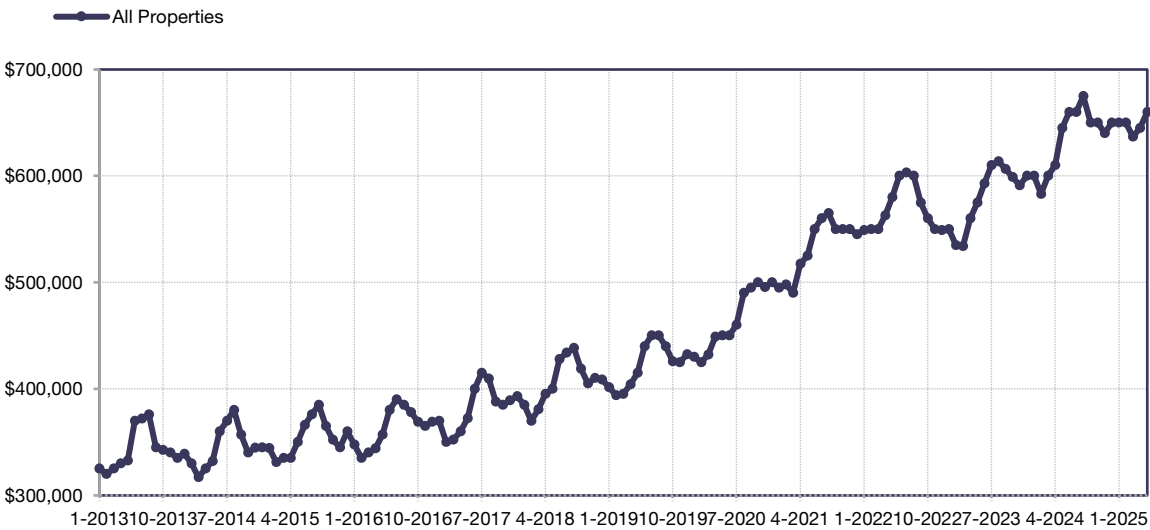
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## Historical Median Sales Price by Month



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

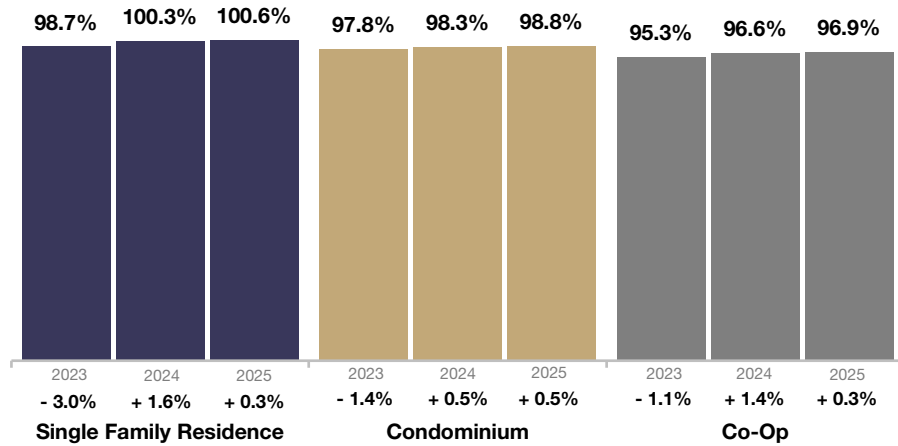
	Single Family	Condominium	Co-Op
June 2024	\$730,000	\$490,000	\$280,500
July 2024	\$722,500	\$487,000	\$280,000
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$722,000	\$525,000	\$275,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,750
December 2024	\$710,000	\$501,500	\$280,000
January 2025	\$715,000	\$535,000	\$292,500
February 2025	\$715,000	\$528,500	\$290,000
March 2025	\$726,000	\$510,000	\$285,000
April 2025	\$720,000	\$504,000	\$299,000
May 2025	\$740,000	\$540,000	\$298,500
12-Month Med.*	\$720,000	\$510,000	\$288,000

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

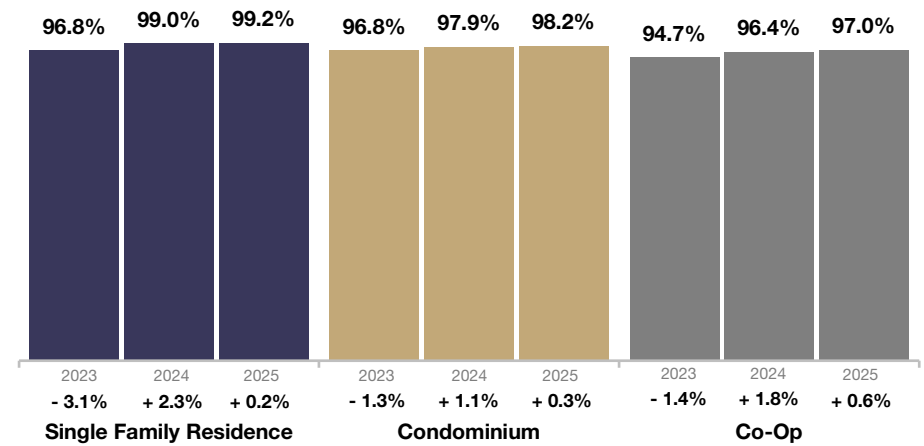
# Percent of Original List Price Received

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.

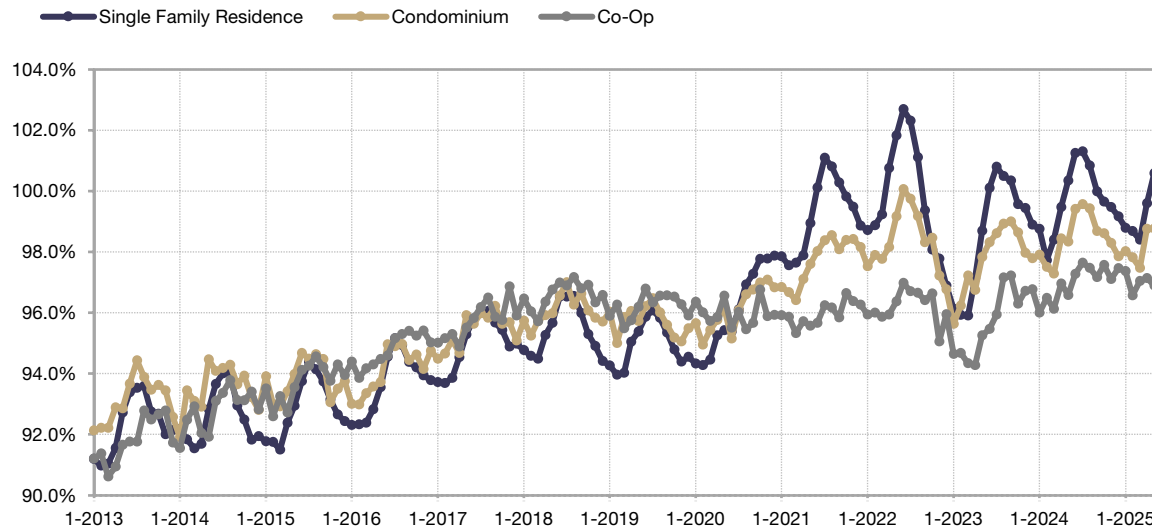
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## Historical Percent of Original List Price Received by Month



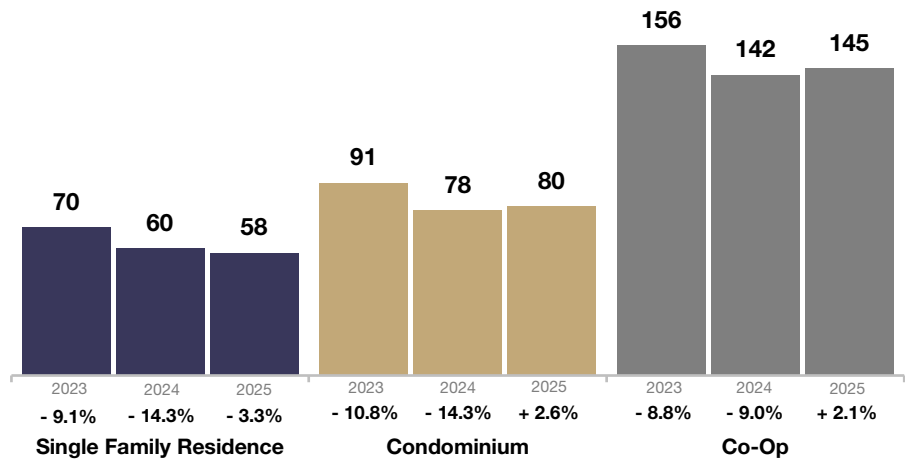
	Single Family	Condominium	Co-Op
June 2024	101.3%	99.4%	97.3%
July 2024	101.3%	99.6%	97.6%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%	97.4%
February 2025	98.7%	97.8%	96.6%
March 2025	98.4%	97.5%	97.0%
April 2025	99.6%	98.8%	97.1%
May 2025	100.6%	98.8%	96.9%
12-Month Avg.*	99.9%	98.6%	97.2%

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

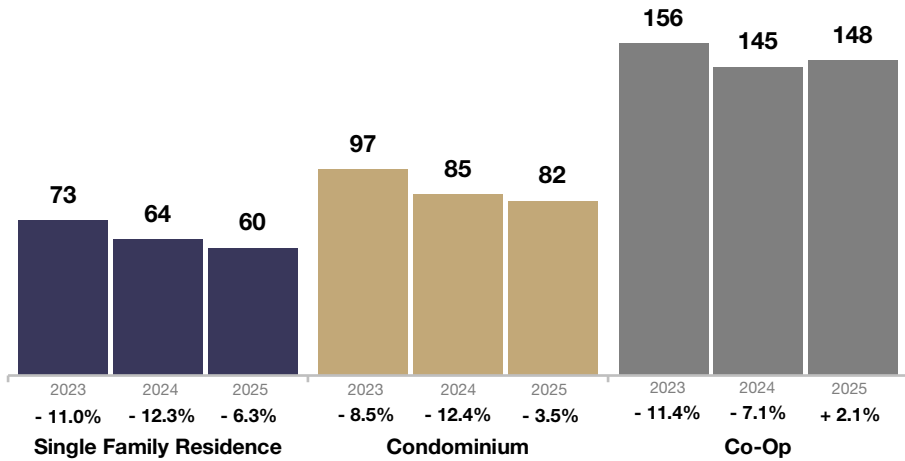
# Housing Affordability Index

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.

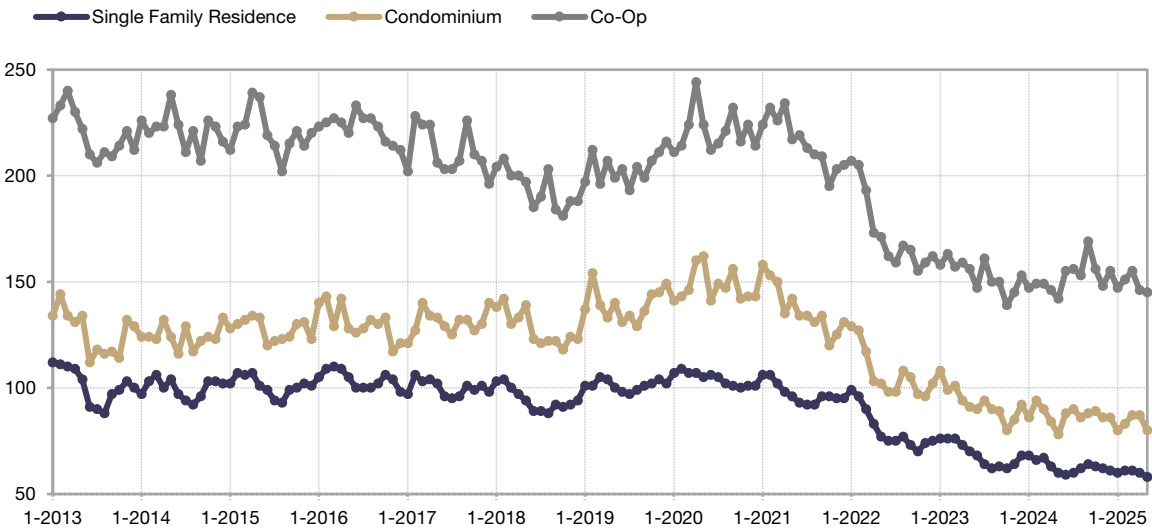
## May



## 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.

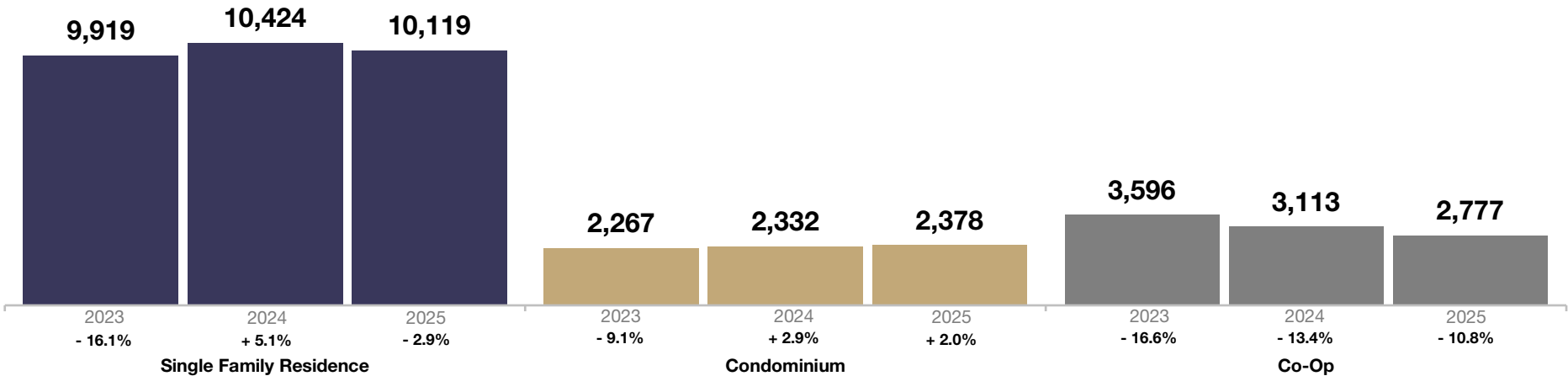
	Single Family	Condominium	Co-Op
June 2024	59	88	155
July 2024	60	90	156
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	86	155
January 2025	60	80	147
February 2025	61	83	151
March 2025	61	87	155
April 2025	60	87	146
May 2025	58	80	145
12-Month Avg.*	61	86	153

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

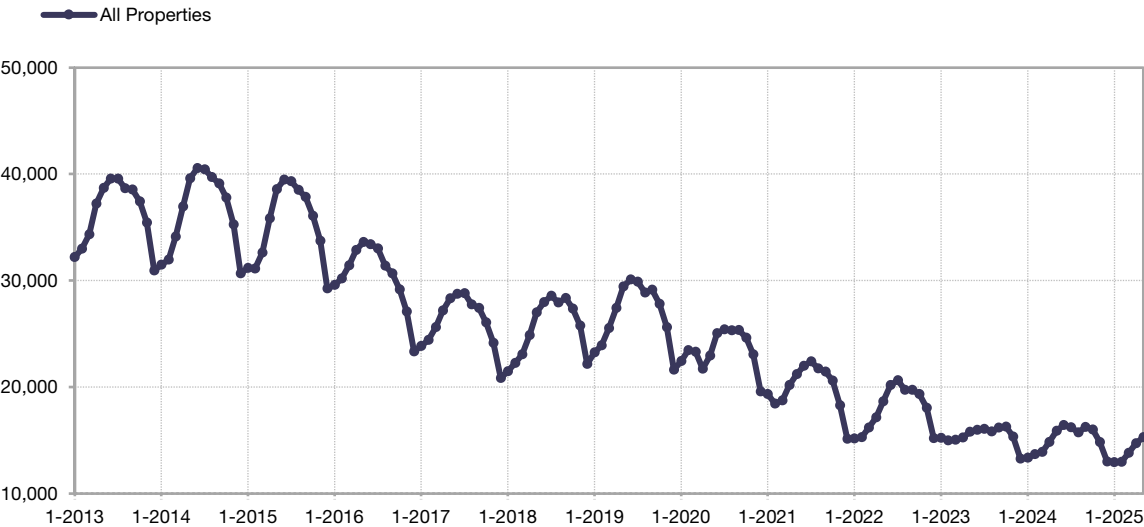
# Inventory of Homes for Sale

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

May



## Historical Inventory of Homes for Sale by Month



	Single Family	Condominium	Co-Op
June 2024	10,899	2,389	3,116
July 2024	10,826	2,371	3,016
August 2024	10,500	2,269	2,949
September 2024	10,876	2,328	3,028
October 2024	10,607	2,390	2,983
November 2024	9,627	2,313	2,869
December 2024	8,150	2,135	2,689
January 2025	8,168	2,058	2,710
February 2025	8,142	2,105	2,716
March 2025	8,797	2,271	2,742
April 2025	9,627	2,379	2,697
May 2025	10,119	2,378	2,777

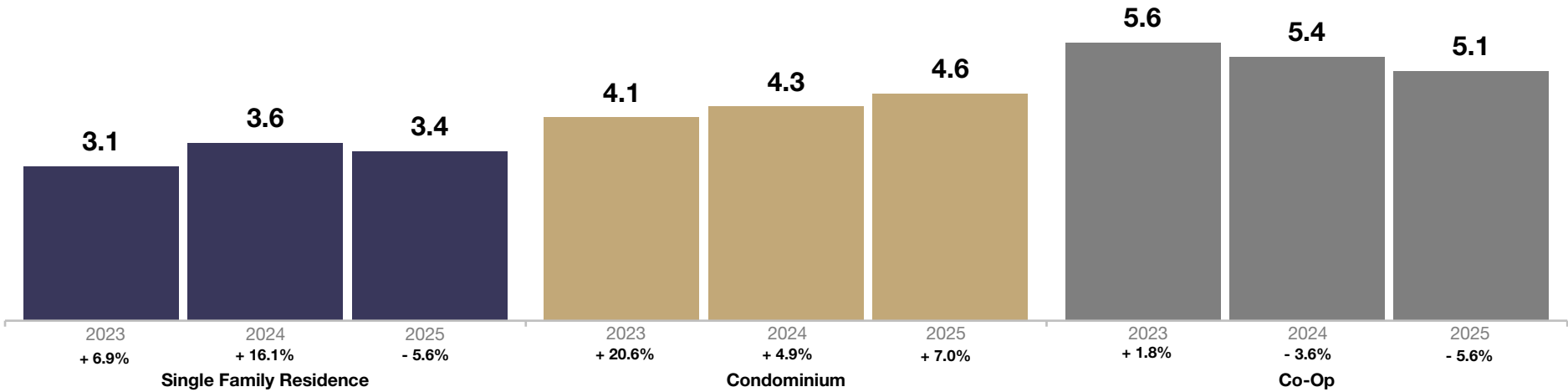
# Months Supply of Inventory

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.

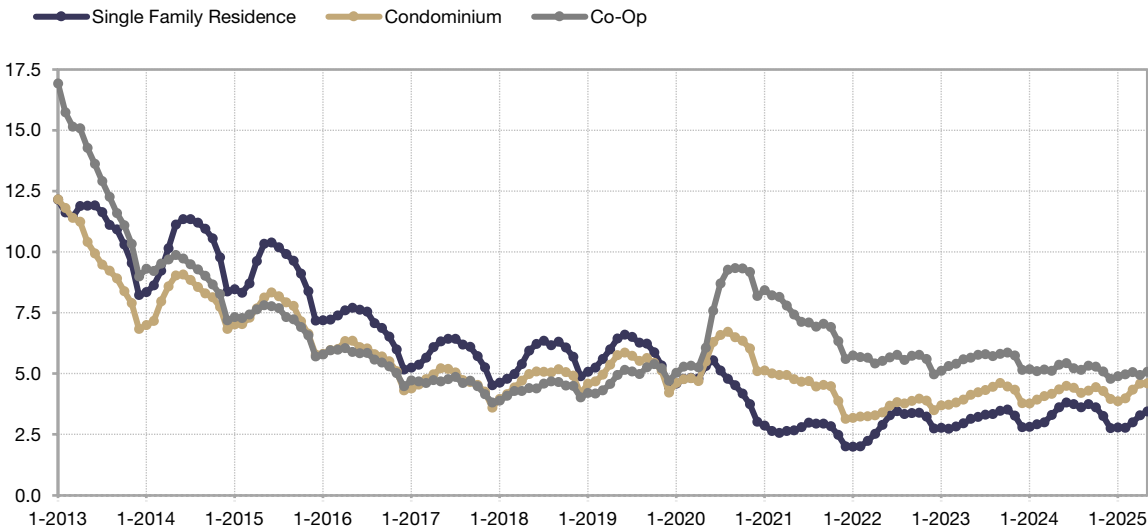


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## Historical Months Supply of Inventory by Month



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
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	4.0	4.8
January 2025	2.8	3.9	4.9
February 2025	2.8	4.0	5.0
March 2025	3.0	4.3	5.1
April 2025	3.3	4.6	4.9
May 2025	3.4	4.6	5.1

# 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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		7,091	7,347	+ 3.6%	29,525	30,065	+ 1.8%
Pending Sales		4,703	4,804	+ 2.1%	20,234	19,671	- 2.8%
Closed Sales		3,955	3,567	- 9.8%	17,168	16,748	- 2.4%
Days on Market		62	52	- 16.1%	65	64	- 1.5%
Median Pending Price		\$655,000	\$700,000	+ 6.9%	\$645,000	\$675,000	+ 4.7%
Median Sales Price		\$645,000	\$660,000	+ 2.3%	\$610,000	\$650,000	+ 6.6%
Pct. of Orig. Price Received		99.4%	99.8%	+ 0.4%	98.4%	98.8%	+ 0.4%
Affordability Index		66	65	- 1.5%	70	66	- 5.7%
Homes for Sale		15,869	15,274	- 3.7%	--	--	--
Months Supply		4.0	3.8	- 5.0%	--	--	--