

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



### June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

#### Locally:

- Single Family Closed Sales were down 4.6 percent to 2,981.
- Condo Closed Sales were down 12.9 percent to 501.
- Co-Op Closed Sales were down 6.7 percent to 490.
- All Properties Closed Sales were down 6.0 percent to 3,972.
- Single Family Median Sales Price increased 6.2 percent to \$775,000.
- Condo Median Sales Price increased 5.1 percent to \$515,000.
- Co-Op Median Sales Price increased 7.0 percent to \$300,000.
- All Properties Median Sales Price increased 6.1 percent to \$700,000.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

### Monthly Snapshot

**- 6.0%**

One-Year Change in Closed  
Sales  
All Properties

**- 5.0%**

One-Year Change in  
Homes for Sale  
All Properties

**+ 6.1%**

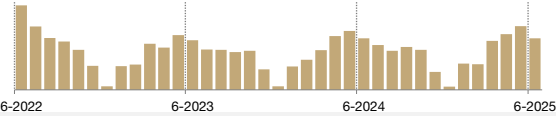
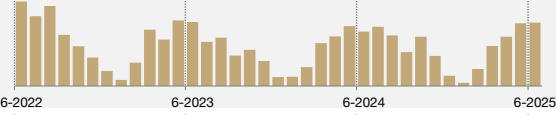
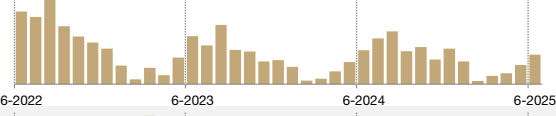
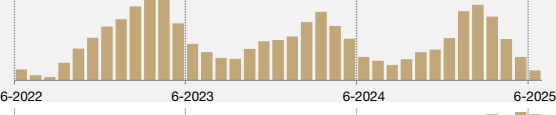
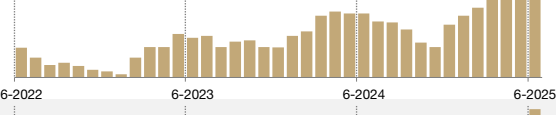
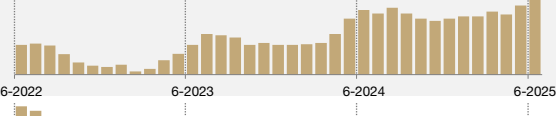
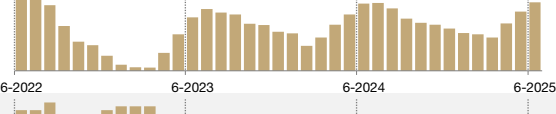


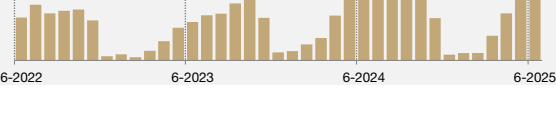
One-Year Change in  
Median Sales Price  
All Properties

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.

Single Family Homes Activity Overview	2
Condos Activity Overview	3
Co-Op Activity Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

# 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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,807	<b>4,816</b>	+ 0.2%	25,650	<b>26,605</b>	+ 3.7%
Pending Sales		3,356	<b>3,595</b>	+ 7.1%	17,743	<b>17,768</b>	+ 0.1%
Closed Sales		3,125	<b>2,981</b>	- 4.6%	15,103	<b>15,075</b>	- 0.2%
Days on Market		47	<b>42</b>	- 10.6%	57	<b>57</b>	0.0%
Median Pending Price		\$725,000	<b>\$765,444</b>	+ 5.6%	\$713,000	<b>\$751,000</b>	+ 5.3%
Median Sales Price		\$730,000	<b>\$775,000</b>	+ 6.2%	\$680,000	<b>\$731,000</b>	+ 7.5%
Pct. of Orig. Price Received		101.3%	<b>101.4%</b>	+ 0.1%	99.5%	<b>99.7%</b>	+ 0.2%
Affordability Index		59	<b>56</b>	- 5.1%	64	<b>60</b>	- 6.3%
Homes for Sale		10,897	<b>10,504</b>	- 3.6%	--	<b>--</b>	--
Months Supply		3.8	<b>3.6</b>	- 5.3%	--	<b>--</b>	--

# 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.



OneKey® MLS Service Area

Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		856	825	- 3.6%	5,119	5,034	- 1.7%
Pending Sales		565	620	+ 9.7%	3,378	3,138	- 7.1%
Closed Sales		575	501	- 12.9%	2,975	2,797	- 6.0%
Days on Market		50	51	+ 2.0%	60	62	+ 3.3%
Median Pending Price		\$510,000	\$535,000	+ 4.9%	\$506,500	\$528,500	+ 4.3%
Median Sales Price		\$490,000	\$515,000	+ 5.1%	\$500,000	\$525,000	+ 5.0%
Pct. of Orig. Price Received		99.4%	99.1%	- 0.3%	98.2%	98.4%	+ 0.2%
Affordability Index		88	85	- 3.4%	87	83	- 4.6%
Homes for Sale		2,389	2,296	- 3.9%	--	--	--
Months Supply		4.5	4.4	- 2.2%	--	--	--

# 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.



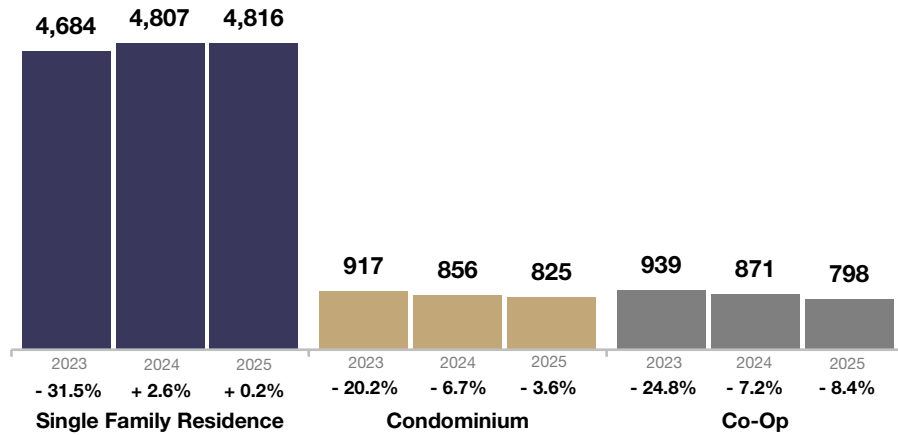
OneKey® MLS Service Area

Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		871	798	- 8.4%	5,291	5,014	- 5.2%
Pending Sales		558	633	+ 13.4%	3,585	3,402	- 5.1%
Closed Sales		525	490	- 6.7%	3,317	2,936	- 11.5%
Days on Market		85	79	- 7.1%	90	83	- 7.8%
Median Pending Price		\$300,000	\$292,500	- 2.5%	\$295,000	\$293,775	- 0.4%
Median Sales Price		\$280,500	\$300,000	+ 7.0%	\$290,000	\$295,000	+ 1.7%
Pct. of Orig. Price Received		97.3%	97.8%	+ 0.5%	96.6%	97.1%	+ 0.5%
Affordability Index		155	146	- 5.8%	149	148	- 0.7%
Homes for Sale		3,116	2,782	- 10.7%	--	--	--
Months Supply		5.4	5.1	- 5.6%	--	--	--

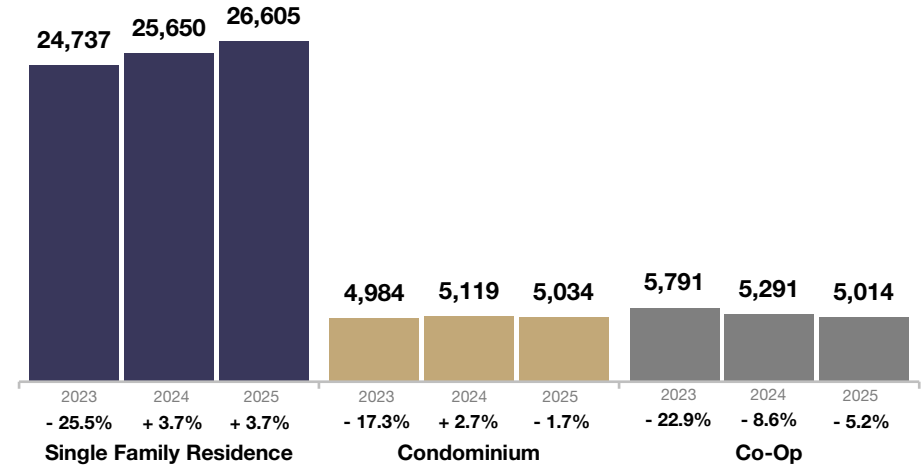
# New Listings

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

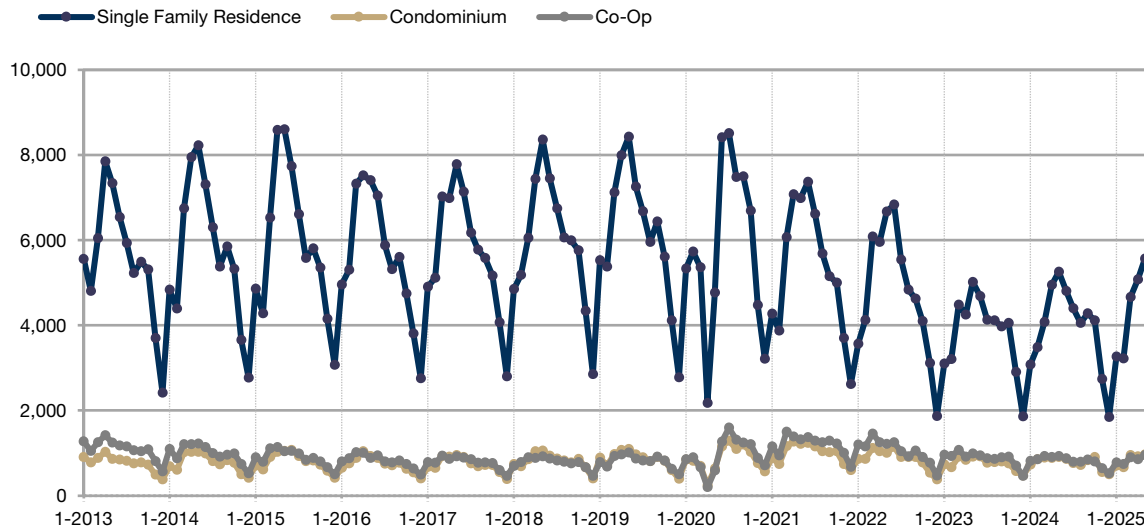
## June



## Year to Date



## Historical New Listings by Month



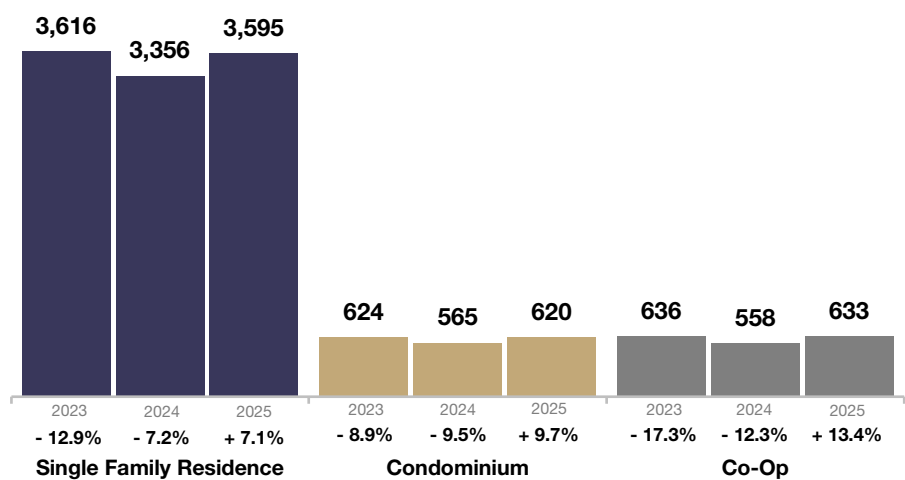
	Single Family	Condominium	Co-Op
July 2024	4,398	759	792
August 2024	4,052	719	789
September 2024	4,276	827	843
October 2024	4,110	908	800
November 2024	2,736	549	644
December 2024	1,847	502	522
January 2025	3,265	704	776
February 2025	3,219	665	738
March 2025	4,663	952	896
April 2025	5,077	922	854
May 2025	5,565	966	952
June 2025	4,816	825	798
12-Month Avg.	4,002	775	784

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

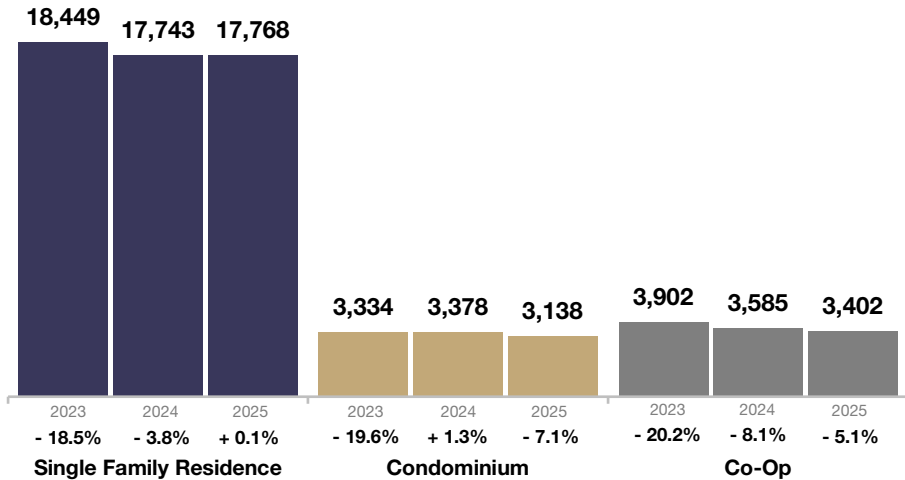
# Pending Sales

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

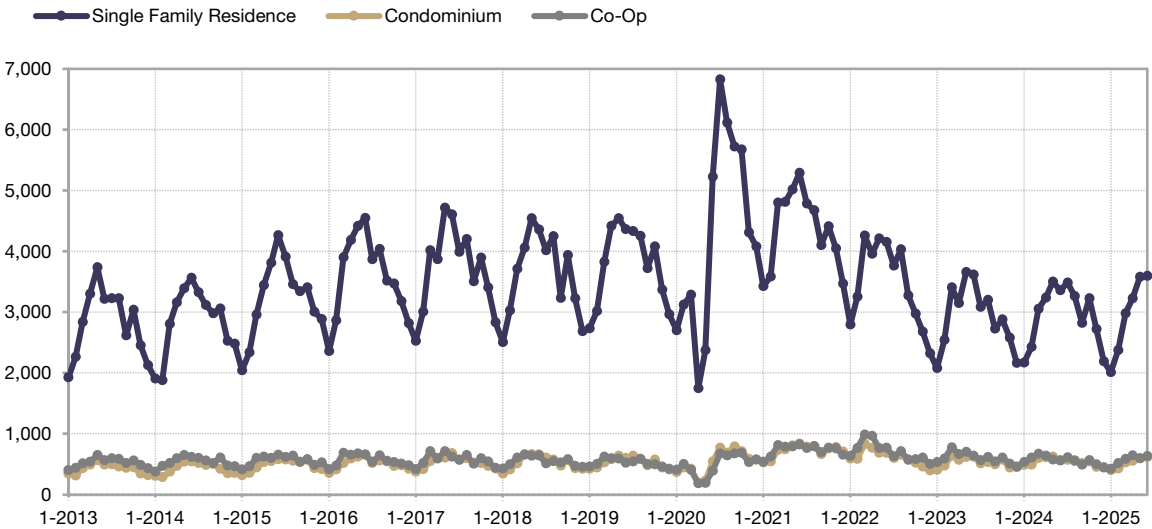
## June



## Year to Date



## Historical Pending Sales by Month

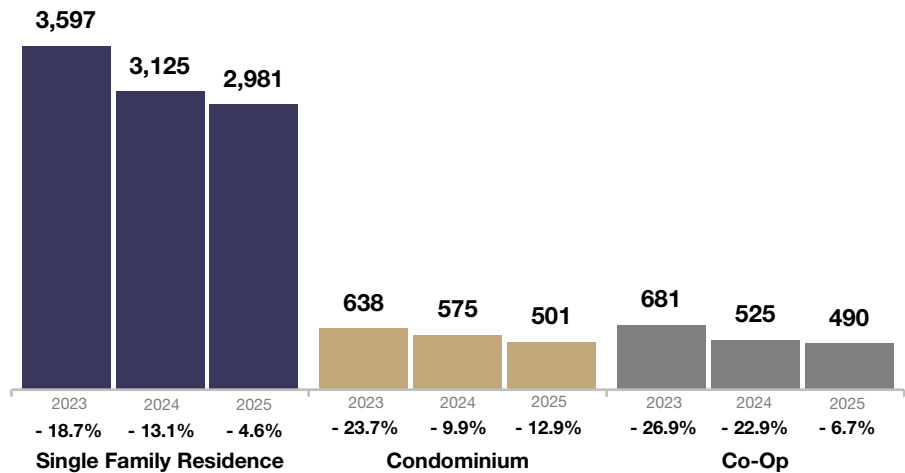


	Single Family	Condominium	Co-Op
July 2024	3,483	570	611
August 2024	3,261	567	555
September 2024	2,820	516	492
October 2024	3,227	542	566
November 2024	2,722	455	497
December 2024	2,191	448	443
January 2025	2,012	404	425
February 2025	2,374	430	517
March 2025	2,979	530	585
April 2025	3,227	555	644
May 2025	3,581	599	598
June 2025	3,595	620	633
12-Month Avg.	2,956	520	547

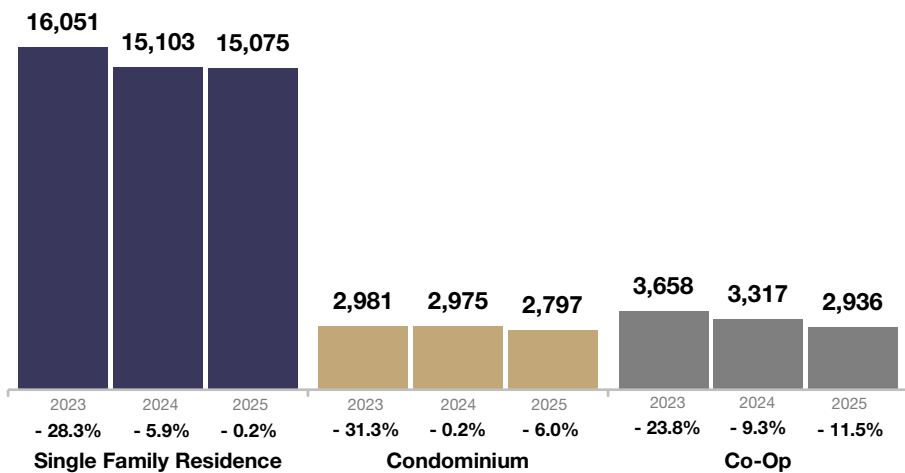
# Closed Sales

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

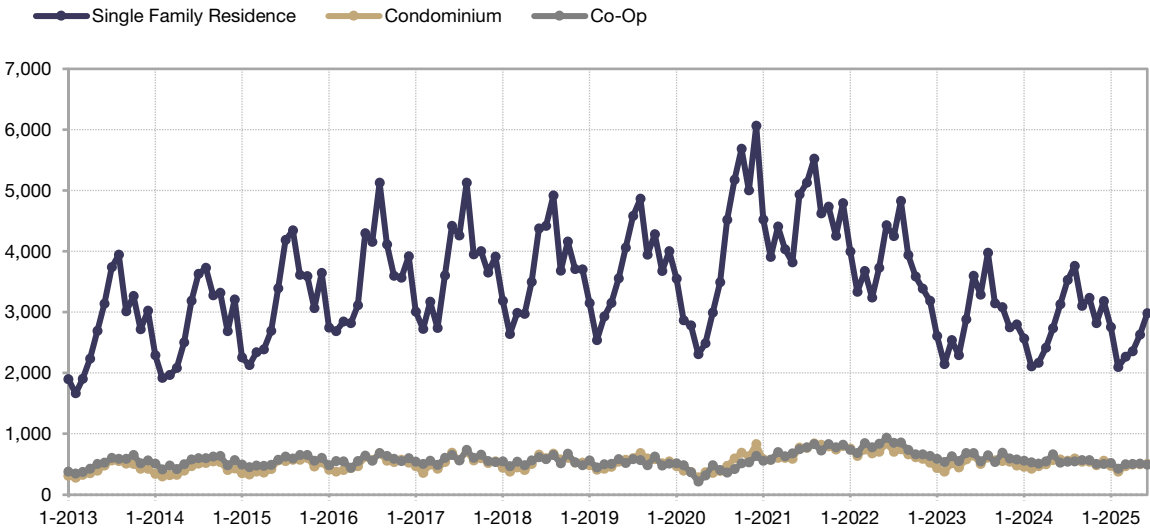
## June



## Year to Date



## Historical Closed Sales by Month



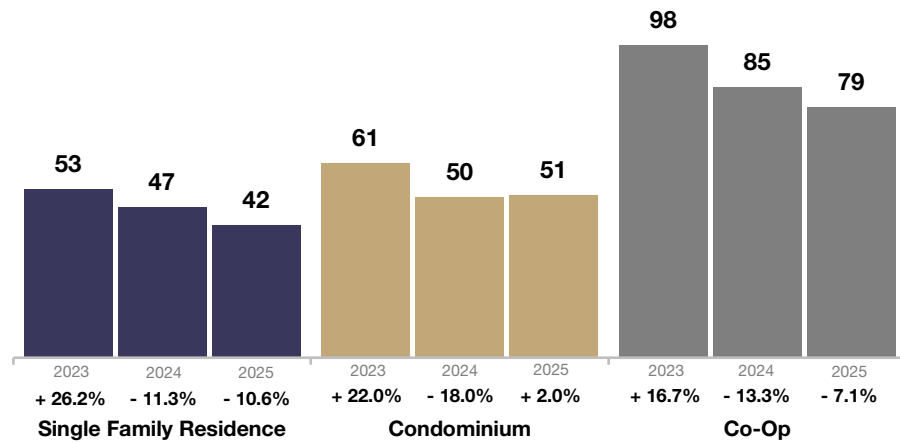
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
July 2024	3,525	555	541
August 2024	3,759	591	542
September 2024	3,098	539	563
October 2024	3,232	538	563
November 2024	2,818	483	504
December 2024	3,180	554	501
January 2025	2,751	471	518
February 2025	2,097	377	424
March 2025	2,264	465	495
April 2025	2,354	489	502
May 2025	2,628	494	507
June 2025	2,981	501	490
12-Month Avg.	2,891	505	513

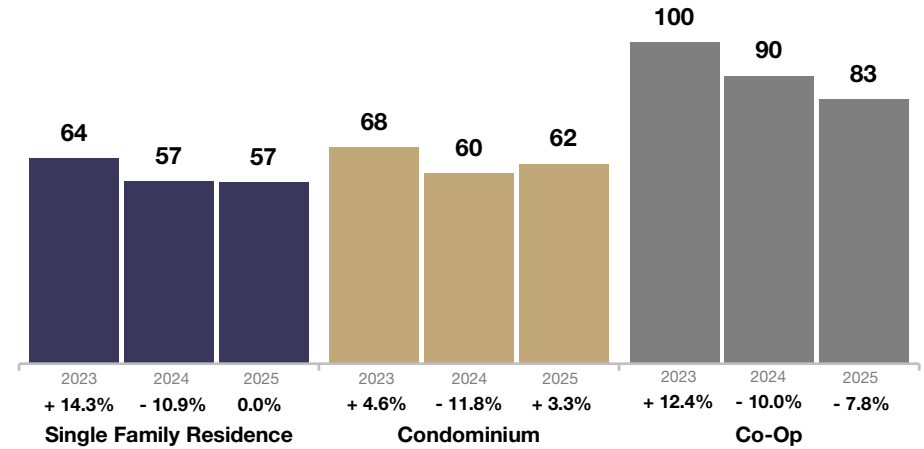
# Days on Market Until Sale

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

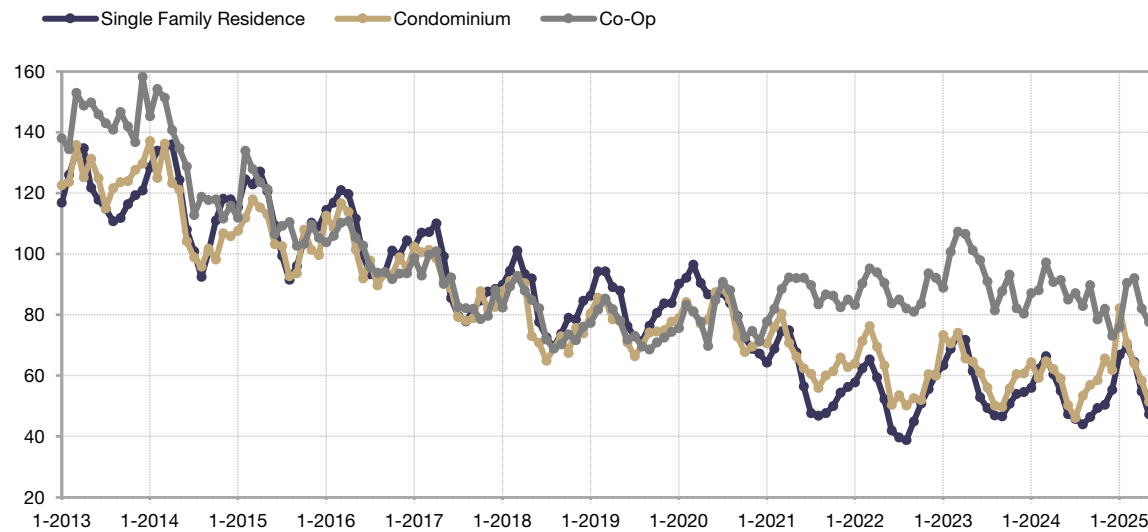
## June



## Year to Date



## Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	71	90
March 2025	64	64	92
April 2025	55	58	82
May 2025	47	51	78
June 2025	42	51	79
12-Month Avg.*	52	59	82

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

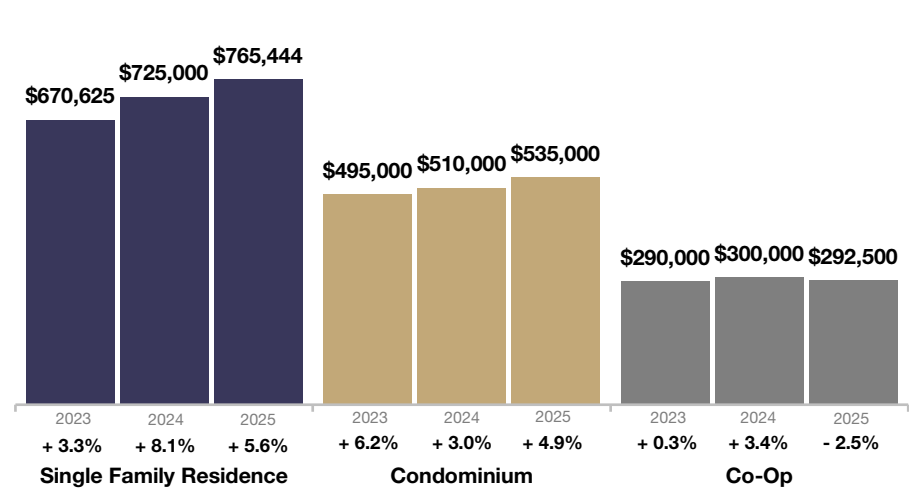


# Median Pending Price

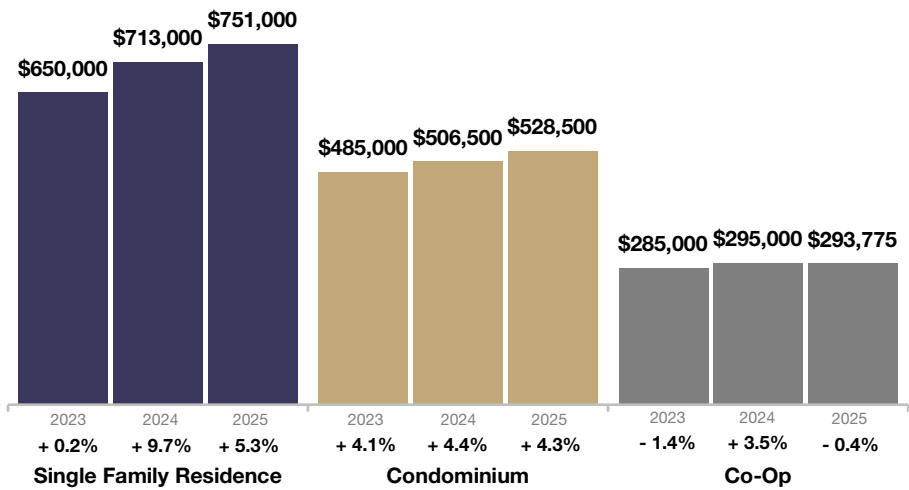
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

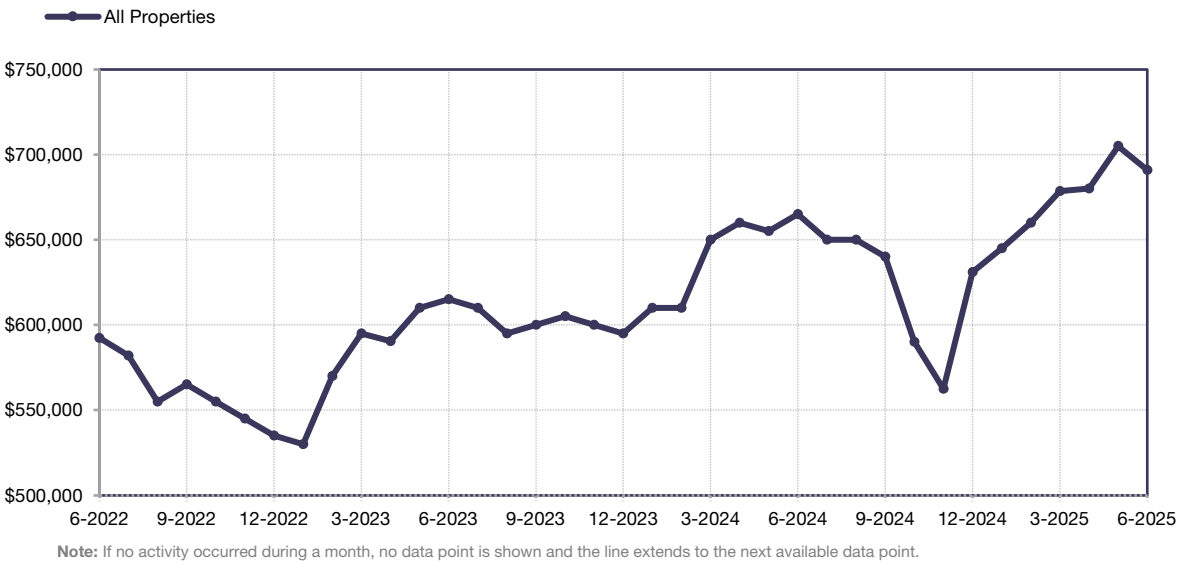
## June



## Year to Date



## Historical Median Pending Price by Month



	Single Family	Condominium	Co-Op
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	\$432,463	\$245,000
December 2024	\$700,000	\$530,000	\$295,000
January 2025	\$720,000	\$510,000	\$275,000
February 2025	\$737,250	\$555,000	\$302,500
March 2025	\$765,000	\$515,000	\$290,000
April 2025	\$755,000	\$520,000	\$292,000
May 2025	\$770,000	\$535,000	\$299,000
June 2025	\$765,444	\$535,000	\$292,500
12-Month Med.*	\$730,000	\$510,000	\$285,000

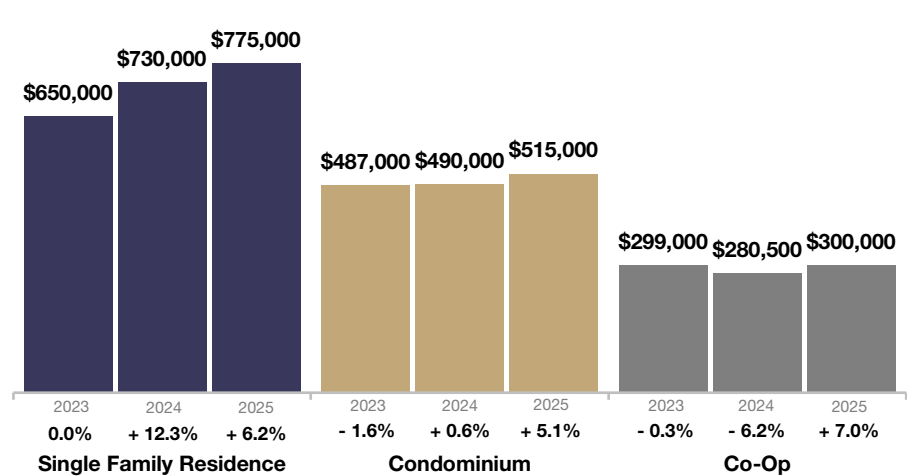
\* Median Pending Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

# Median Sales Price

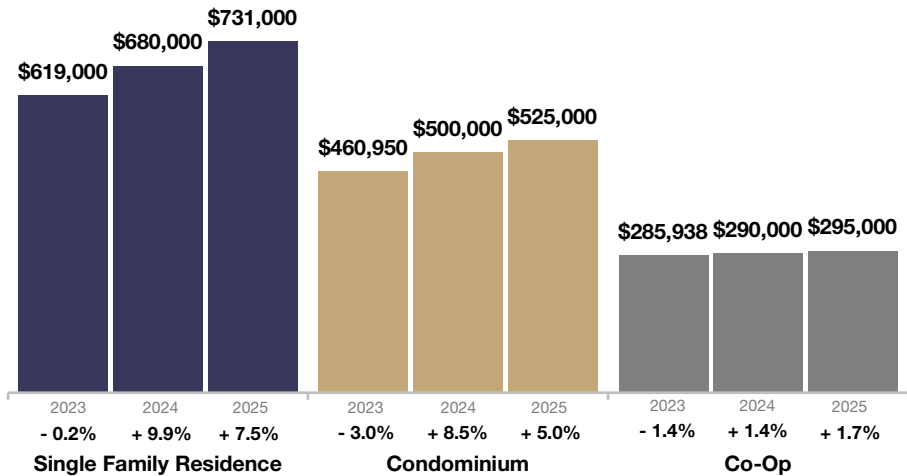
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

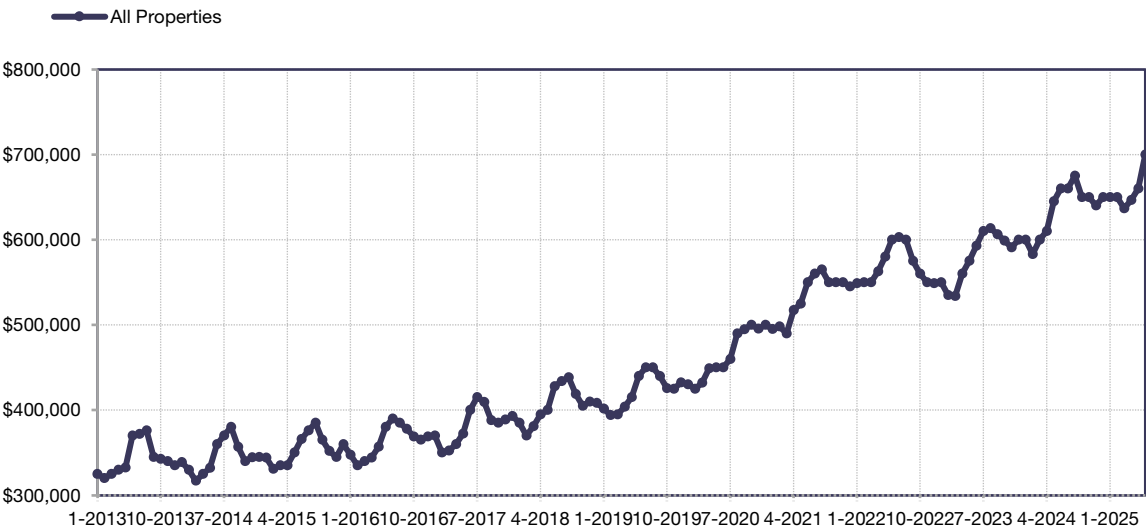
## June



## Year to Date



## Historical Median Sales Price by Month



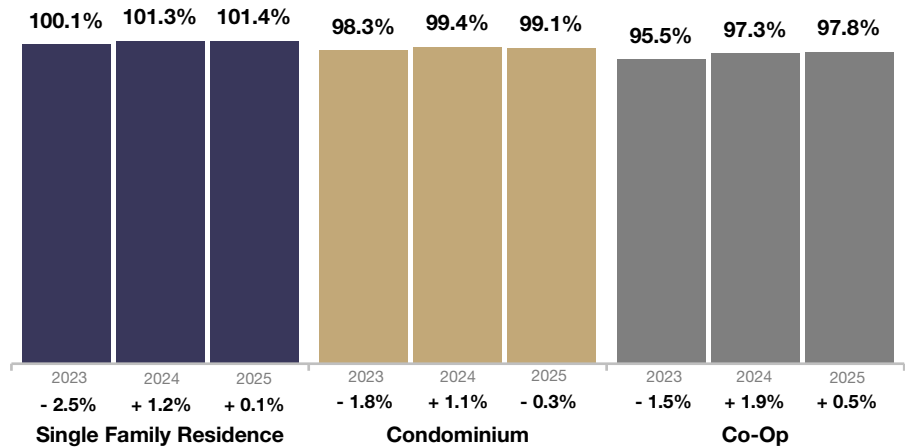
	Single Family	Condominium	Co-Op
July 2024	\$722,000	\$487,000	\$280,000
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$722,000	\$525,000	\$275,000
October 2024	\$710,000	\$500,000	\$285,000
November 2024	\$705,000	\$507,500	\$294,750
December 2024	\$710,000	\$503,000	\$280,000
January 2025	\$715,000	\$535,000	\$292,500
February 2025	\$715,000	\$529,000	\$290,000
March 2025	\$726,000	\$510,000	\$285,000
April 2025	\$720,000	\$501,500	\$299,000
May 2025	\$740,000	\$542,380	\$300,000
June 2025	\$775,000	\$515,000	\$300,000
12-Month Med.*	\$725,000	\$515,000	\$290,000

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

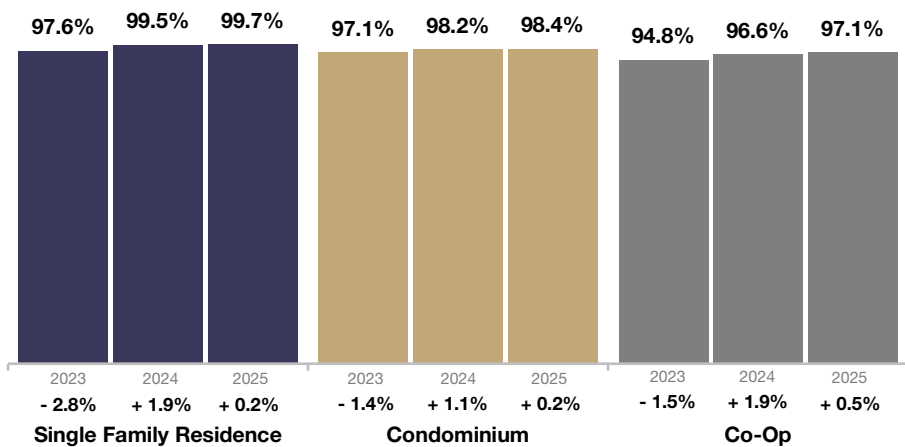
# Percent of Original List Price Received

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.

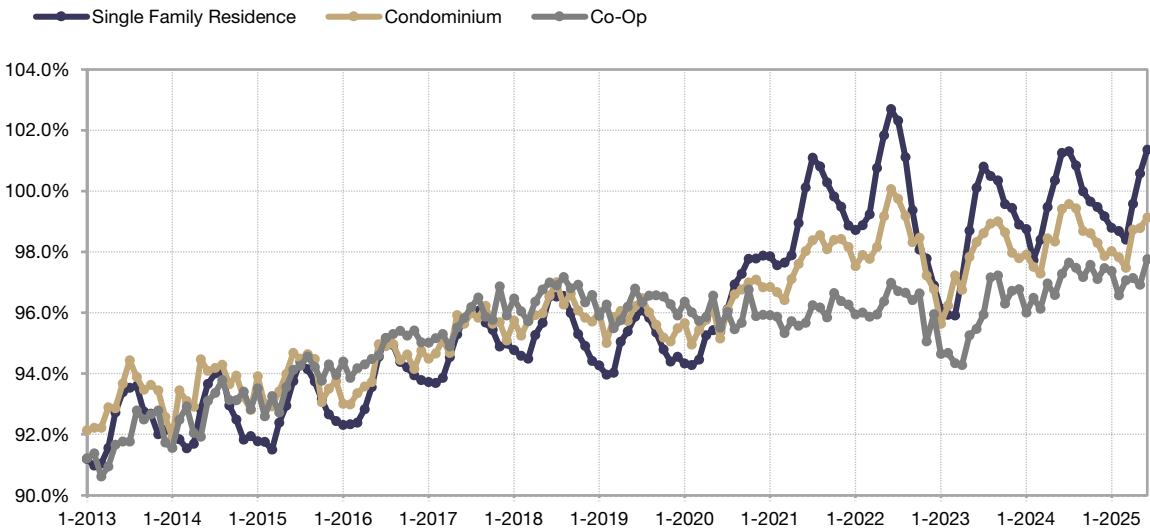
## June



## Year to Date



## Historical Percent of Original List Price Received by Month



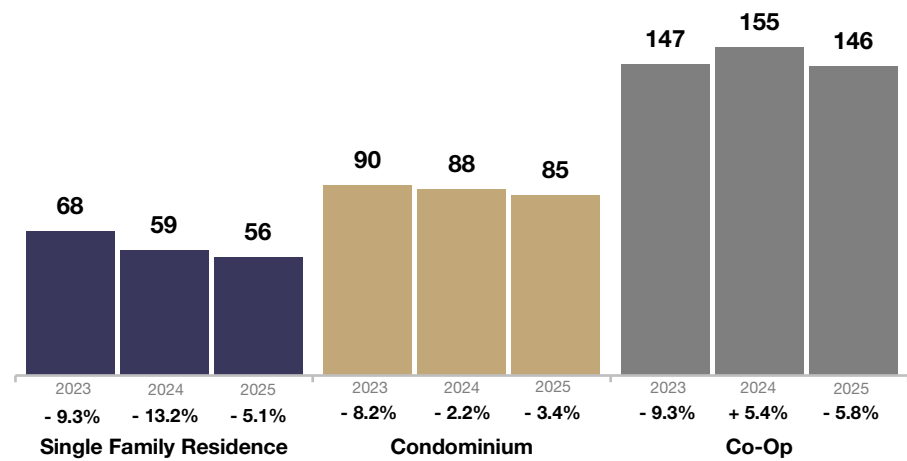
	Single Family	Condominium	Co-Op
July 2024	101.3%	99.6%	97.6%
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%	97.4%
February 2025	98.7%	97.8%	96.6%
March 2025	98.4%	97.5%	97.1%
April 2025	99.6%	98.7%	97.1%
May 2025	100.6%	98.8%	96.9%
June 2025	101.4%	99.1%	97.8%
12-Month Avg.*	99.9%	98.6%	97.3%

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

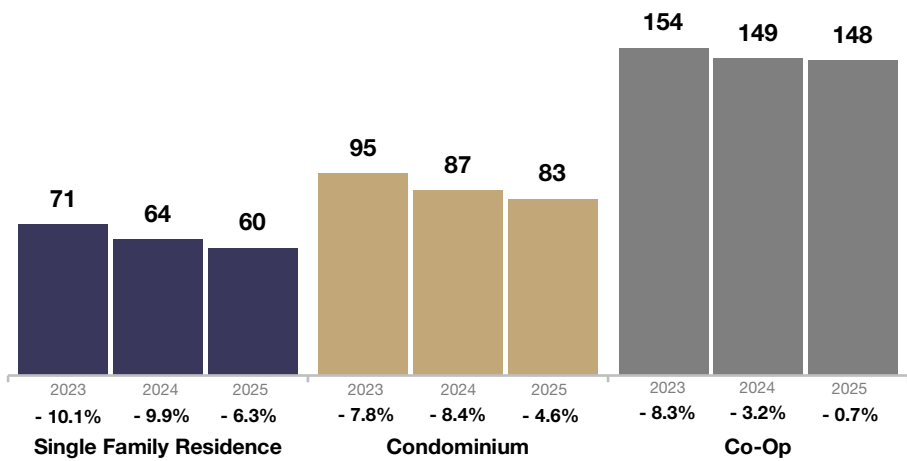
# Housing Affordability Index

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.

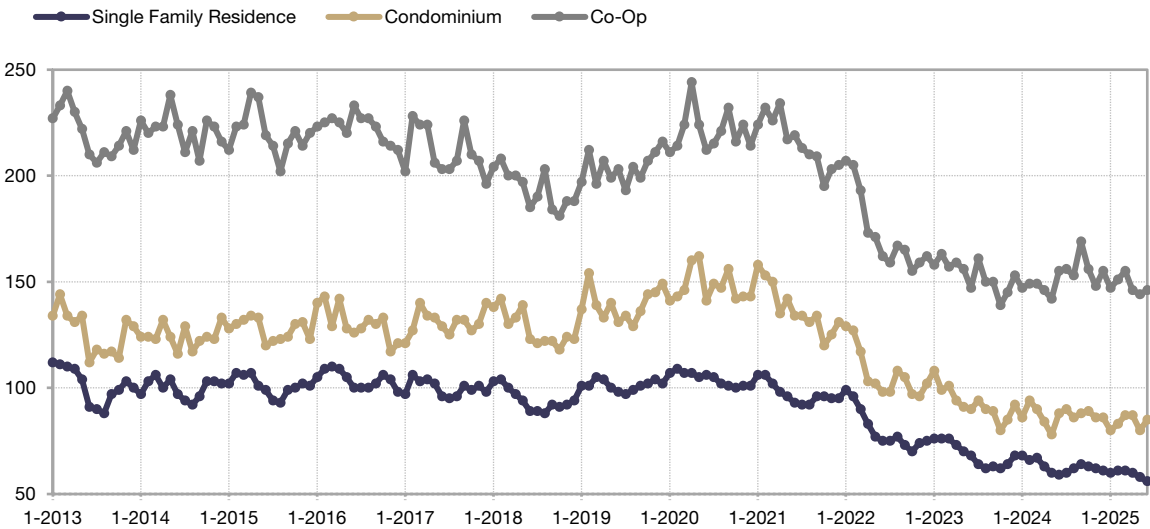
## June



## 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.

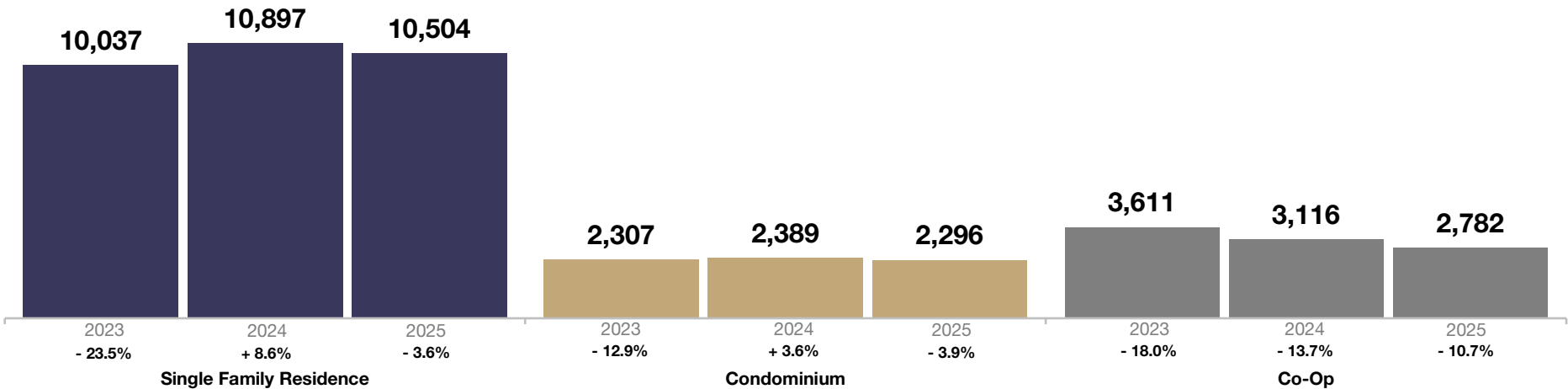
	Single Family	Condominium	Co-Op
July 2024	60	90	156
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	86	148
December 2024	61	86	155
January 2025	60	80	147
February 2025	61	83	151
March 2025	61	87	155
April 2025	60	87	146
May 2025	58	80	144
June 2025	56	85	146
12-Month Avg.*	61	86	152

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

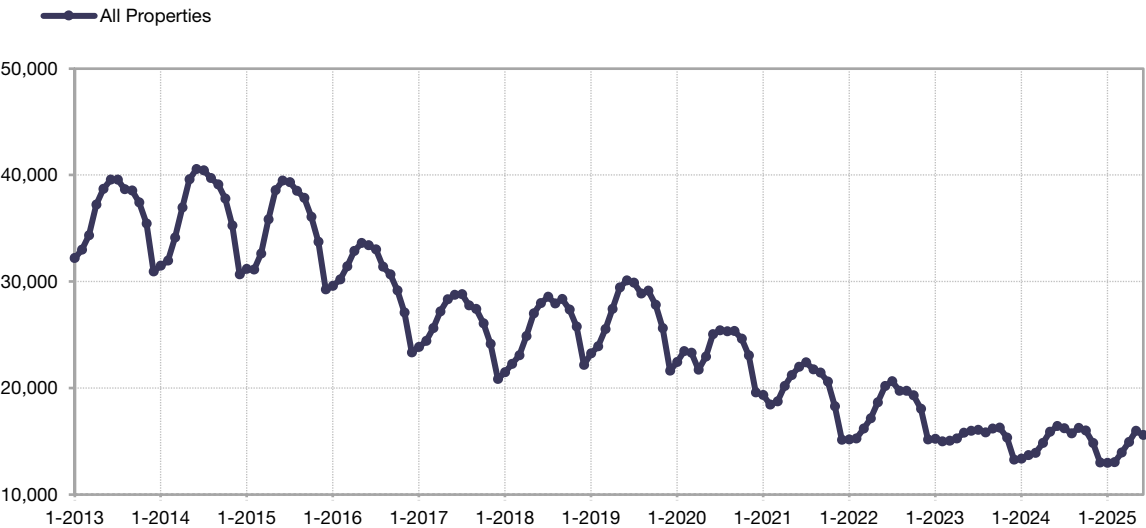
# Inventory of Homes for Sale

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

## June



## Historical Inventory of Homes for Sale by Month



	Single Family	Condominium	Co-Op
July 2024	10,824	2,371	3,017
August 2024	10,498	2,270	2,953
September 2024	10,874	2,329	3,034
October 2024	10,609	2,391	2,988
November 2024	9,635	2,316	2,874
December 2024	8,165	2,141	2,694
January 2025	8,190	2,066	2,716
February 2025	8,175	2,112	2,729
March 2025	8,857	2,286	2,780
April 2025	9,757	2,399	2,770
May 2025	10,629	2,430	2,902
June 2025	10,504	2,296	2,782

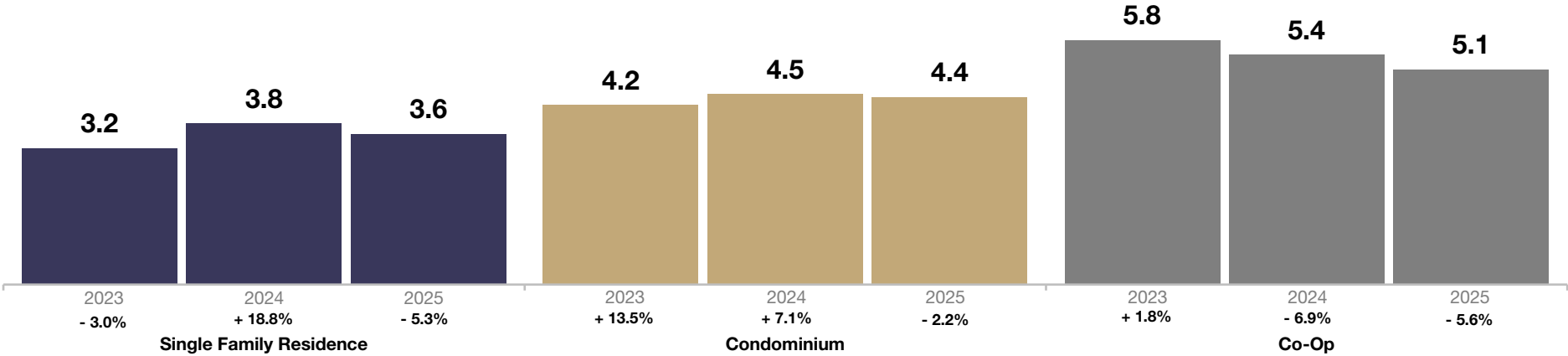
# Months Supply of Inventory

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.

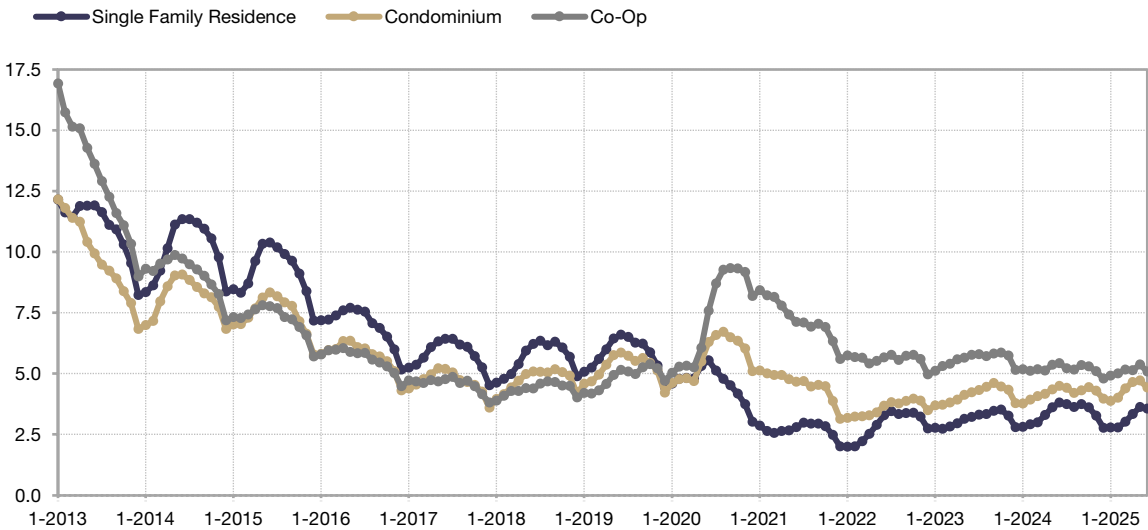


OneKey® MLS Service Area

June



## 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
July 2024	3.7	4.4	5.2
August 2024	3.6	4.2	5.2
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	4.4	5.2
April 2025	3.3	4.6	5.1
May 2025	3.6	4.7	5.4
June 2025	3.6	4.4	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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		6,534	<b>6,439</b>	- 1.5%	36,060	<b>36,653</b>	+ 1.6%
Pending Sales		4,479	<b>4,848</b>	+ 8.2%	24,706	<b>24,308</b>	- 1.6%
Closed Sales		4,225	<b>3,972</b>	- 6.0%	21,395	<b>20,808</b>	- 2.7%
Days on Market		52	<b>47</b>	- 9.6%	62	<b>61</b>	- 1.6%
Median Pending Price		\$665,000	<b>\$691,000</b>	+ 3.9%	\$650,000	<b>\$680,000</b>	+ 4.6%
Median Sales Price		\$660,000	<b>\$700,000</b>	+ 6.1%	\$620,000	<b>\$657,000</b>	+ 6.0%
Pct. of Orig. Price Received		100.5%	<b>100.6%</b>	+ 0.1%	98.9%	<b>99.1%</b>	+ 0.2%
Affordability Index		66	<b>62</b>	- 6.1%	70	<b>66</b>	- 5.7%
Homes for Sale		16,402	<b>15,582</b>	- 5.0%	--	--	--
Months Supply		4.1	<b>3.9</b>	- 4.9%	--	--	--