

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



## July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

### Locally:

- Single Family Closed Sales were down 2.6 percent to 3,437.
- Condo Closed Sales were up 0.4 percent to 561.
- Co-Op Closed Sales were down 3.0 percent to 525.
- All Properties Closed Sales were down 2.2 percent to 4,523.
- Single Family Median Sales Price increased 7.3 percent to \$775,000.
- Condo Median Sales Price increased 7.1 percent to \$525,000.
- Co-Op Median Sales Price increased 7.1 percent to \$300,000.
- All Properties Median Sales Price increased 6.7 percent to \$704,000.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

## Monthly Snapshot

**- 2.2%**

**- 4.1%**

**+ 6.7%**

One-Year Change in Closed  
Sales  
All Properties

One-Year Change in  
Homes for Sale  
All Properties

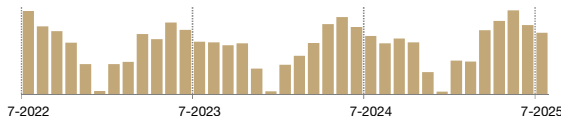
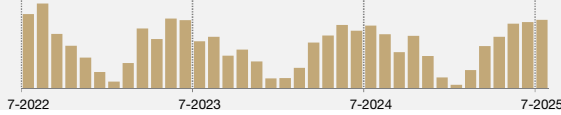
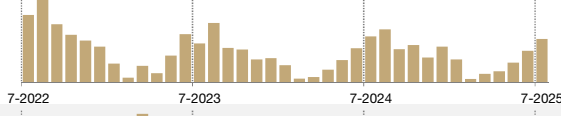
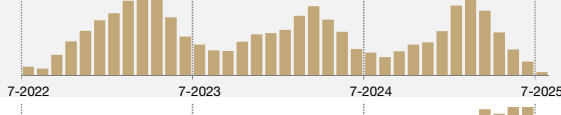
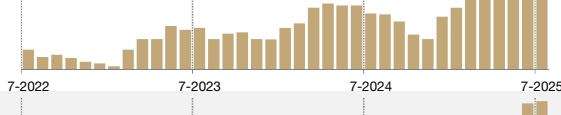
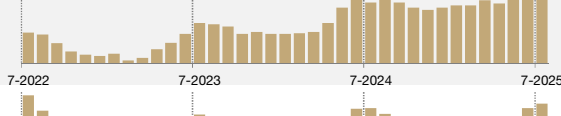
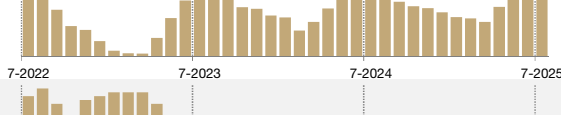
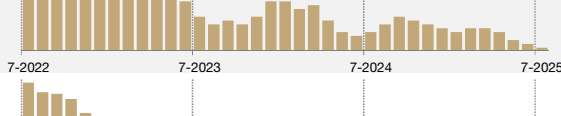
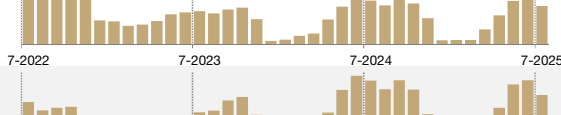
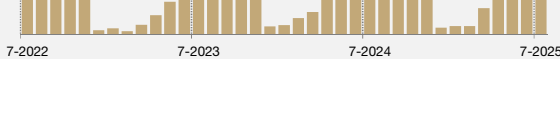
One-Year Change in  
Median Sales Price  
All Properties

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,398	<b>4,544</b>	+ 3.3%	30,048	<b>31,250</b>	+ 4.0%
Pending Sales		3,481	<b>3,621</b>	+ 4.0%	21,214	<b>21,260</b>	+ 0.2%
Closed Sales		3,527	<b>3,437</b>	- 2.6%	18,631	<b>18,590</b>	- 0.2%
Days on Market		46	<b>37</b>	- 19.6%	55	<b>53</b>	- 3.6%
Median Pending Price		\$707,000	<b>\$750,000</b>	+ 6.1%	\$710,000	<b>\$750,000</b>	+ 5.6%
Median Sales Price		\$722,000	<b>\$775,000</b>	+ 7.3%	\$690,000	<b>\$740,000</b>	+ 7.2%
Pct. of Orig. Price Received		101.3%	<b>101.7%</b>	+ 0.4%	99.8%	<b>100.0%</b>	+ 0.2%
Affordability Index		60	<b>56</b>	- 6.7%	63	<b>59</b>	- 6.3%
Homes for Sale		10,830	<b>10,461</b>	- 3.4%	--	--	--
Months Supply		3.7	<b>3.5</b>	- 5.4%	--	--	--

# 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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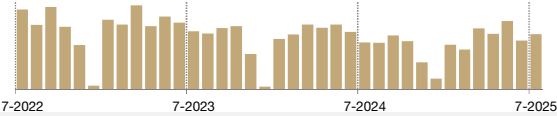
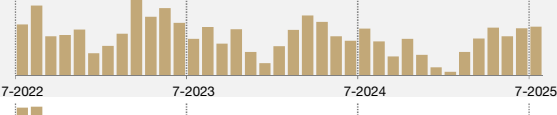
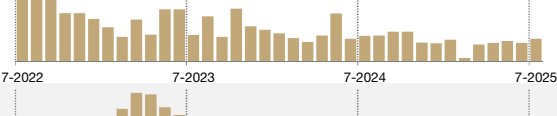
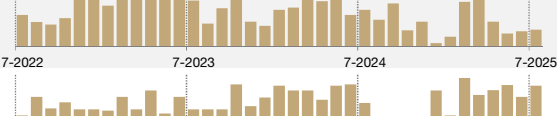
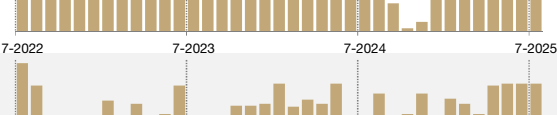
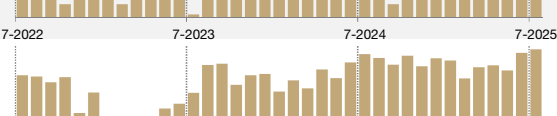
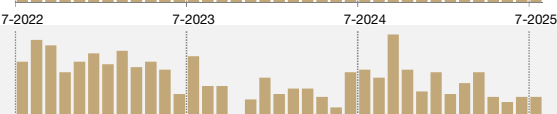
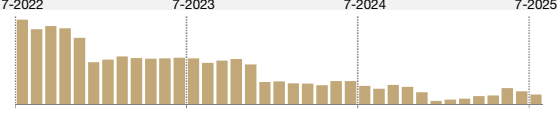
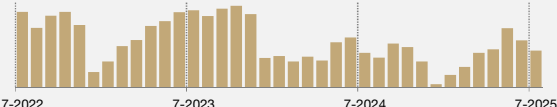

Key Metrics	Historical Sparklines	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		759	861	+ 13.4%	5,878	5,903	+ 0.4%
Pending Sales		569	605	+ 6.3%	3,945	3,720	- 5.7%
Closed Sales		559	561	+ 0.4%	3,539	3,369	- 4.8%
Days on Market		46	45	- 2.2%	57	60	+ 5.3%
Median Pending Price		\$505,000	\$536,000	+ 6.1%	\$506,250	\$530,000	+ 4.7%
Median Sales Price		\$490,000	\$525,000	+ 7.1%	\$500,000	\$525,000	+ 5.0%
Pct. of Orig. Price Received		99.6%	99.2%	- 0.4%	98.4%	98.5%	+ 0.1%
Affordability Index		89	84	- 5.6%	87	84	- 3.4%
Homes for Sale		2,373	2,262	- 4.7%	--	--	--
Months Supply		4.4	4.3	- 2.3%	--	--	--

# 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.



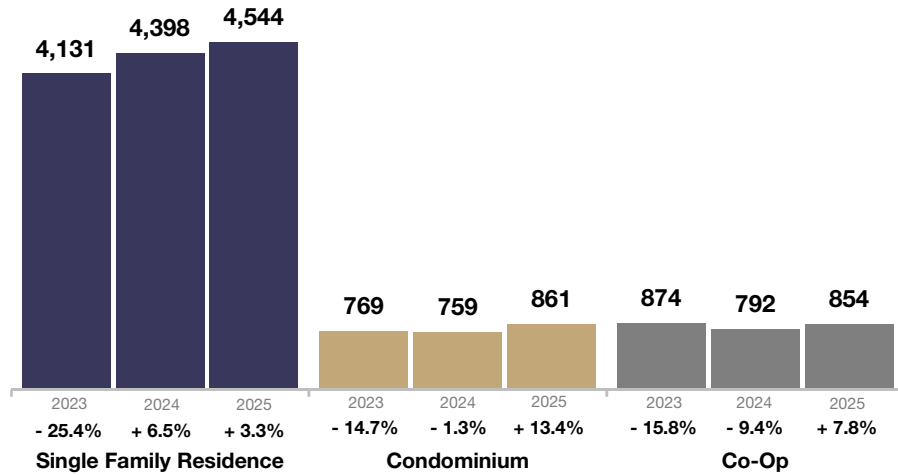
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Key Metrics	Historical Sparklines	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		792	854	+ 7.8%	6,083	5,876	- 3.4%
Pending Sales		611	620	+ 1.5%	4,196	3,925	- 6.5%
Closed Sales		541	525	- 3.0%	3,858	3,484	- 9.7%
Days on Market		87	79	- 9.2%	89	82	- 7.9%
Median Pending Price		\$285,000	\$299,000	+ 4.9%	\$293,000	\$295,000	+ 0.7%
Median Sales Price		\$280,000	\$300,000	+ 7.1%	\$290,000	\$295,000	+ 1.7%
Pct. of Orig. Price Received		97.6%	97.9%	+ 0.3%	96.7%	97.2%	+ 0.5%
Affordability Index		156	146	- 6.4%	150	148	- 1.3%
Homes for Sale		3,017	2,831	- 6.2%	--	--	--
Months Supply		5.2	5.2	0.0%	--	--	--

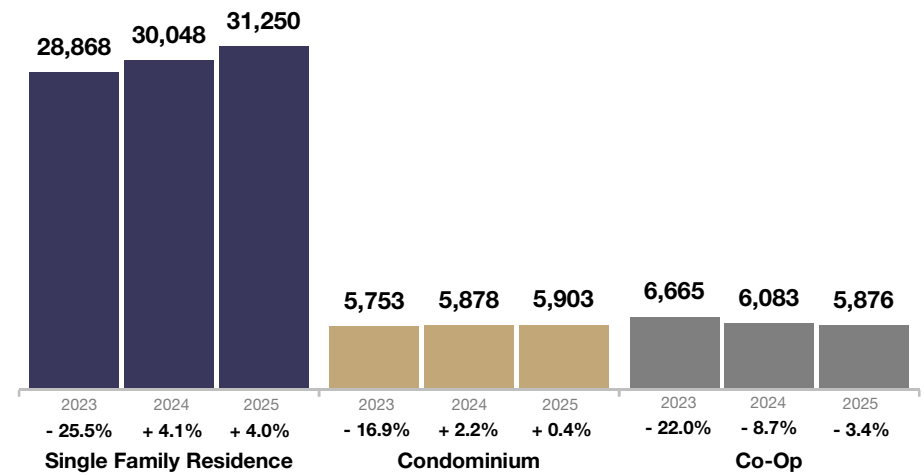
# New Listings

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

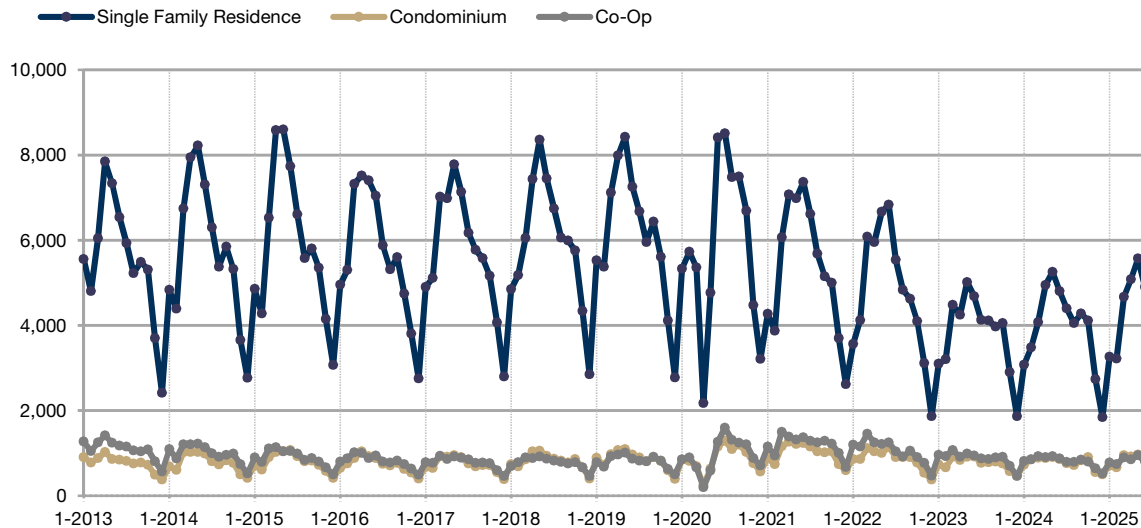
## July



## Year to Date



## Historical New Listings 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
August 2024	4,053	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	3,220	665	738
March 2025	4,666	952	896
April 2025	5,081	921	855
May 2025	5,571	966	952
June 2025	4,903	834	805
July 2025	4,544	861	854
12-Month Avg.	4,023	784	790

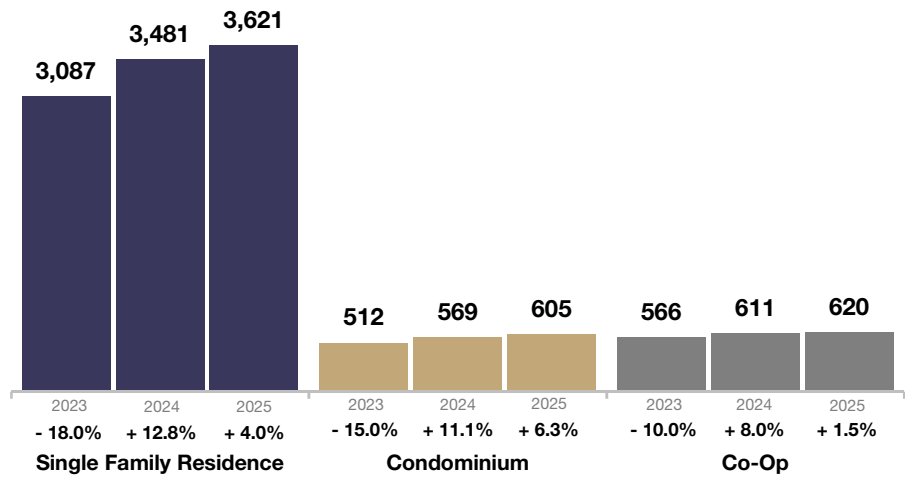
# Pending Sales

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

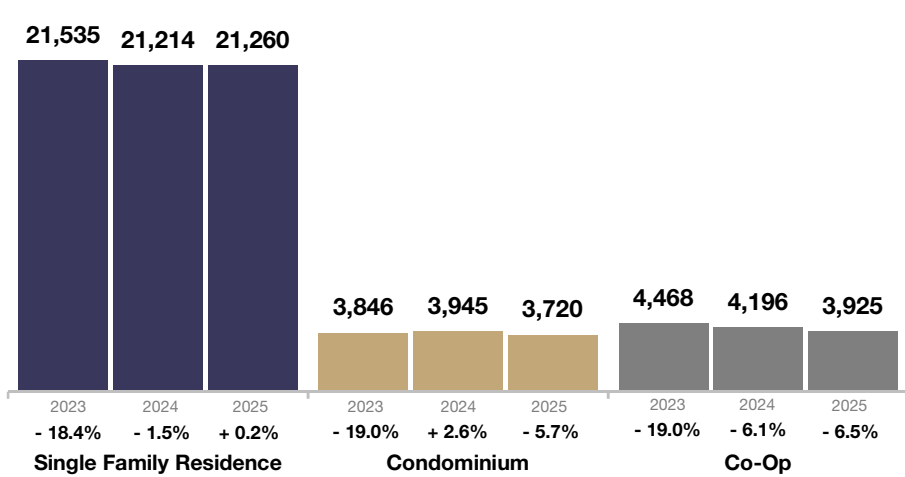


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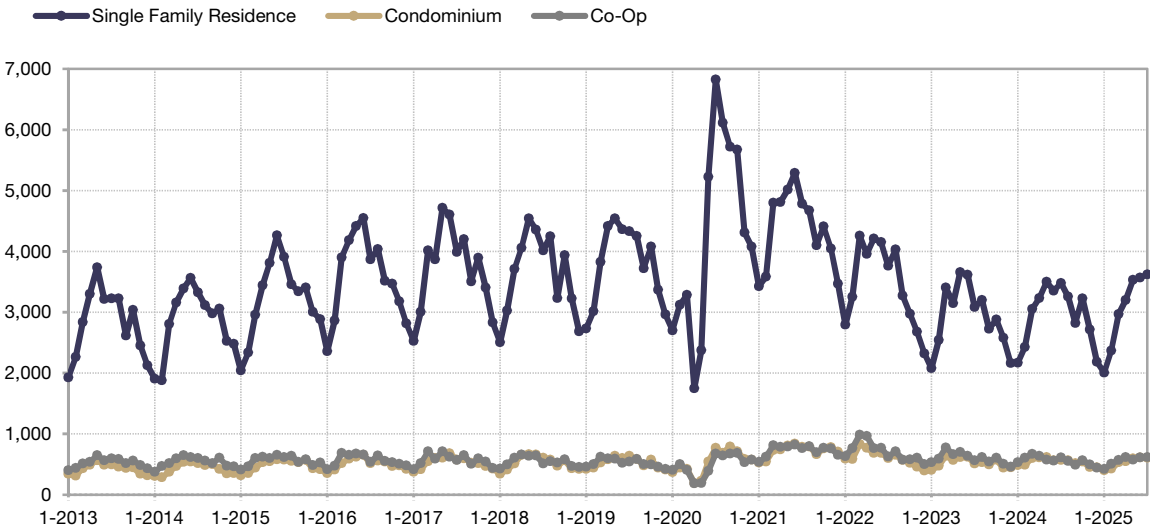
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## Historical Pending Sales by Month



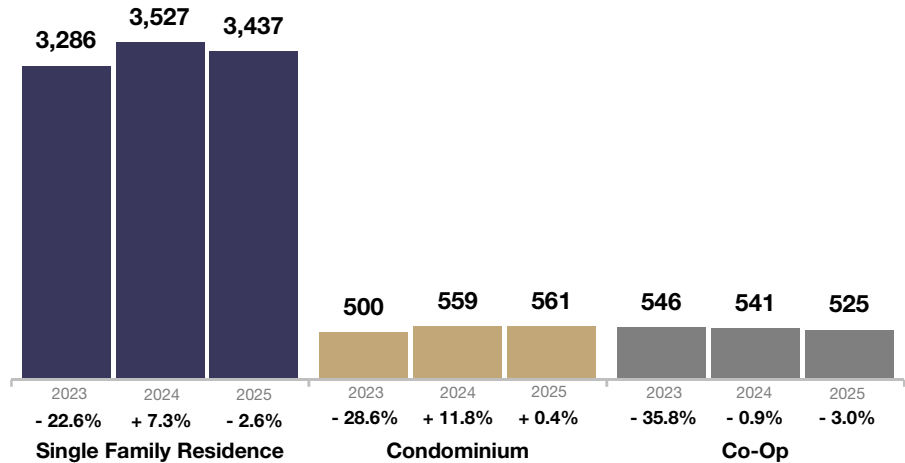
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
August 2024	3,260	567	555
September 2024	2,819	516	490
October 2024	3,226	542	566
November 2024	2,718	453	496
December 2024	2,187	448	442
January 2025	2,004	400	423
February 2025	2,370	430	509
March 2025	2,969	531	568
April 2025	3,199	548	615
May 2025	3,531	594	578
June 2025	3,566	612	612
July 2025	3,621	605	620
12-Month Avg.	2,956	521	540

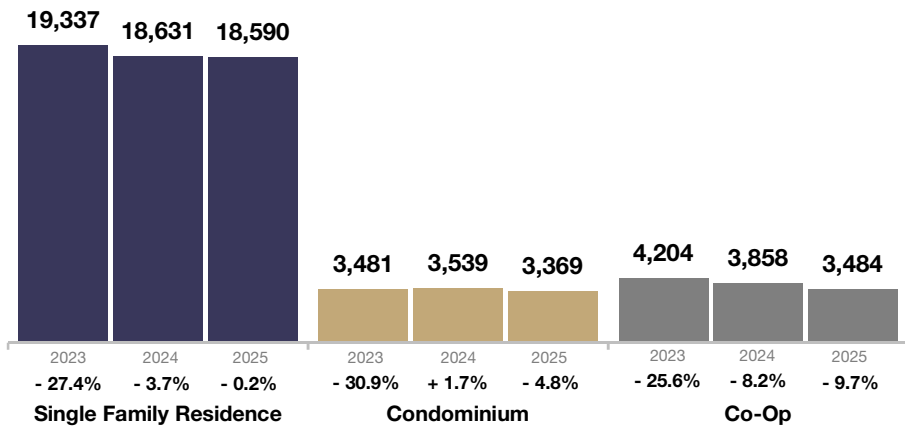
# Closed Sales

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

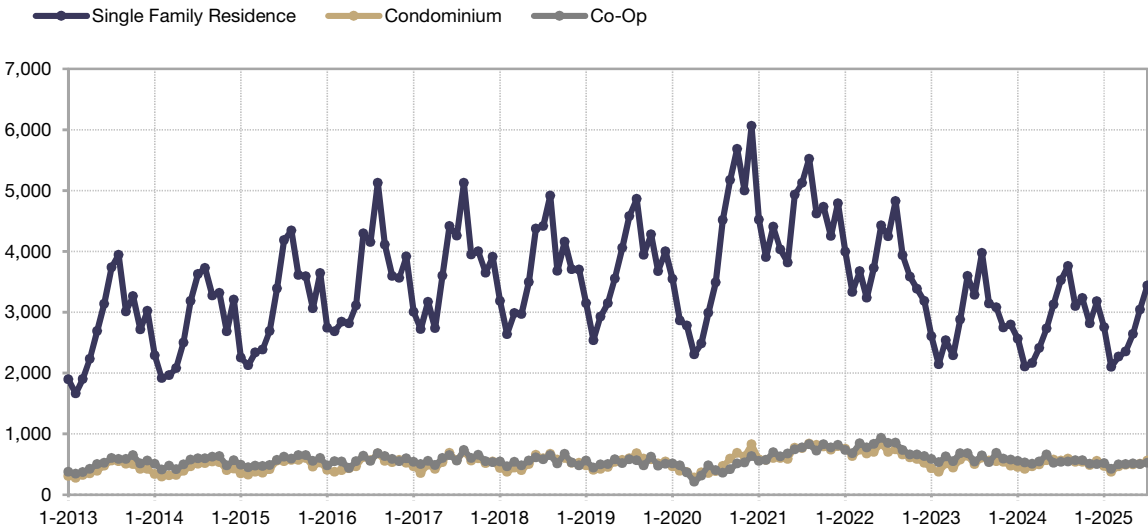
## July



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## Historical Closed Sales by Month



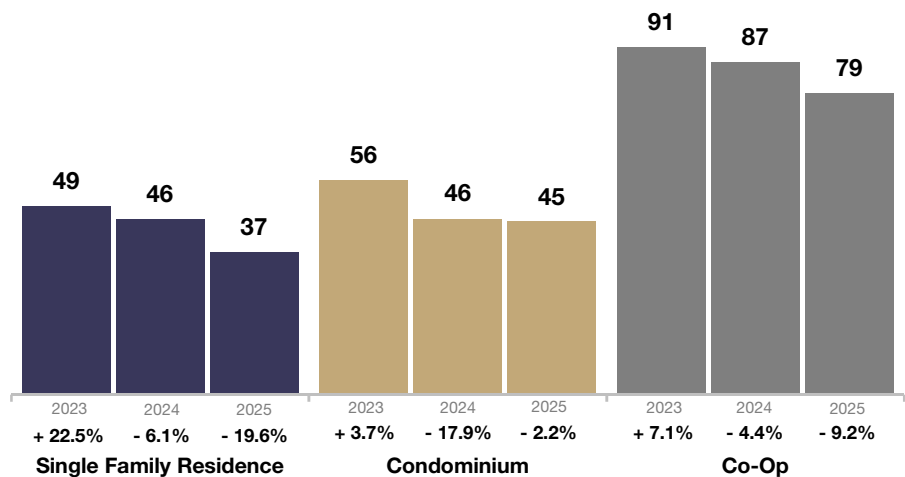
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
August 2024	3,759	591	542
September 2024	3,100	539	563
October 2024	3,233	540	563
November 2024	2,818	484	505
December 2024	3,180	554	501
January 2025	2,751	471	520
February 2025	2,099	377	424
March 2025	2,267	465	495
April 2025	2,354	490	503
May 2025	2,641	496	513
June 2025	3,041	509	504
July 2025	3,437	561	525
12-Month Avg.	2,890	506	513

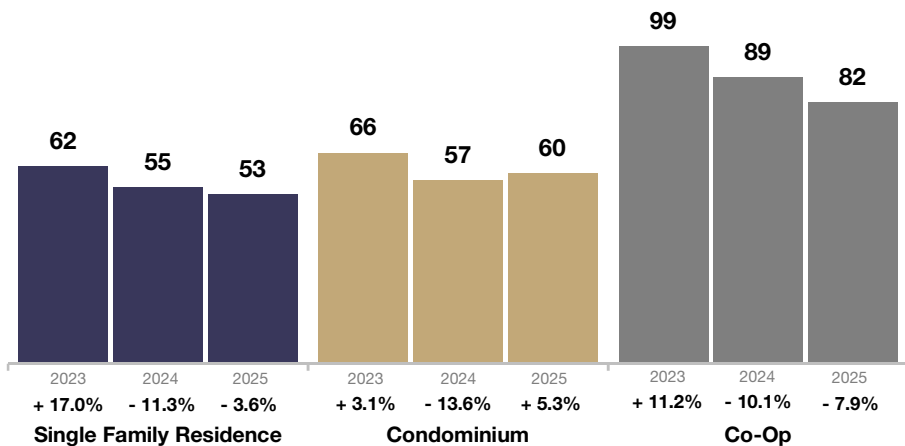
# Days on Market Until Sale

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

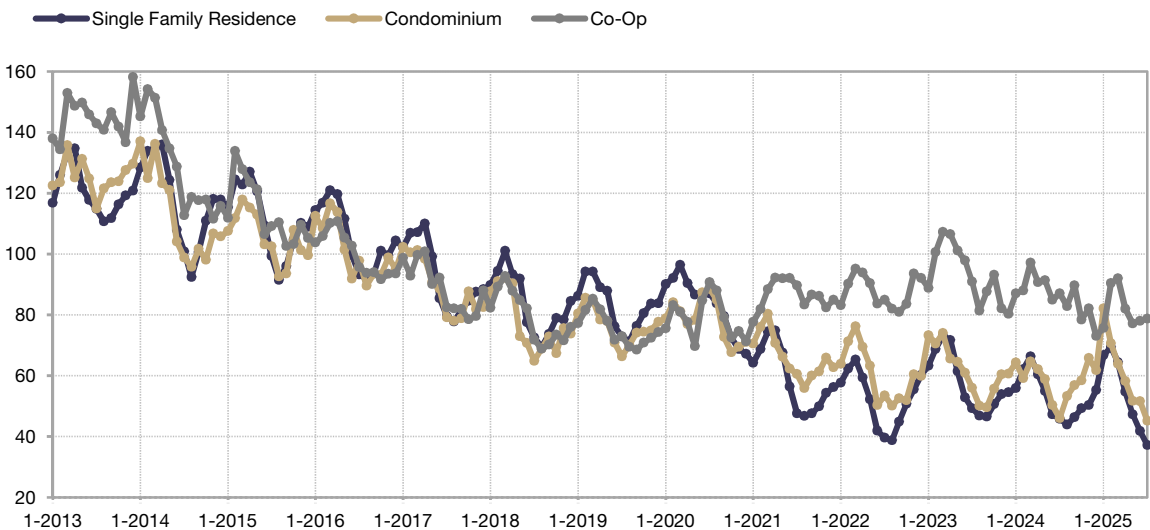
## July



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## Historical Days on Market Until 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
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	52	77
June 2025	42	52	78
July 2025	37	45	79
12-Month Avg.*	51	59	82

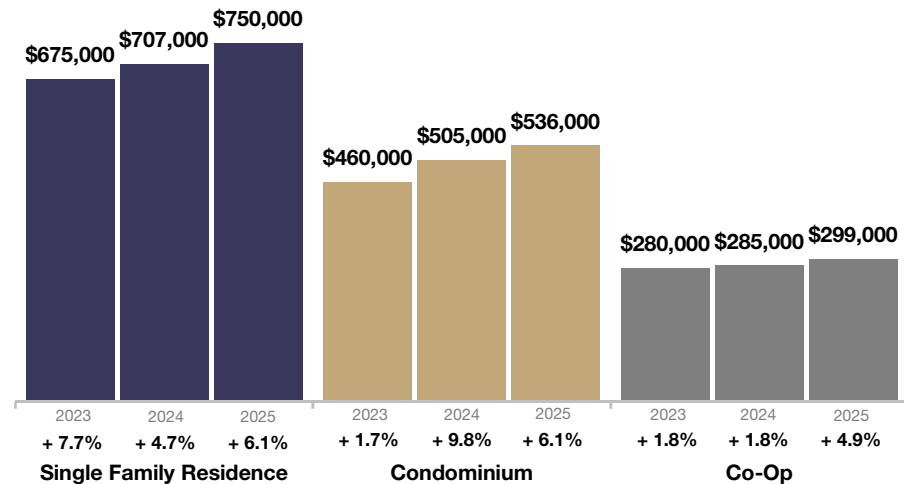
\* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

# Median Pending Price

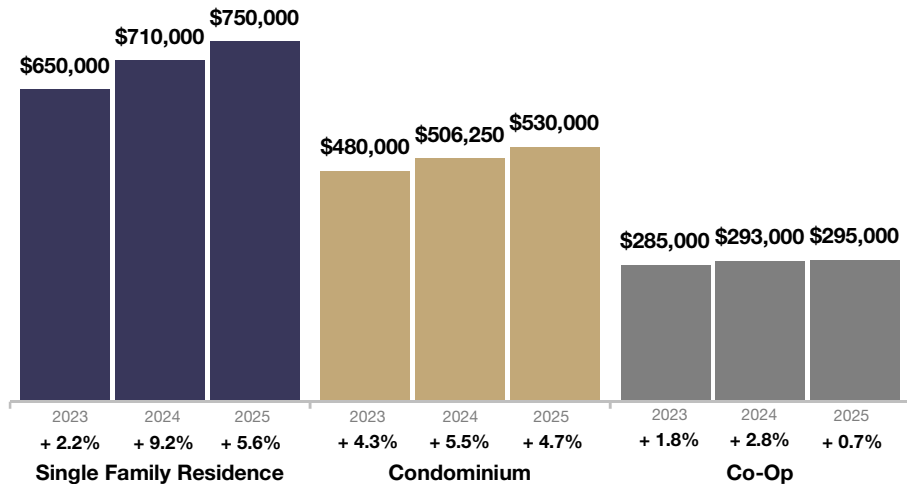
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

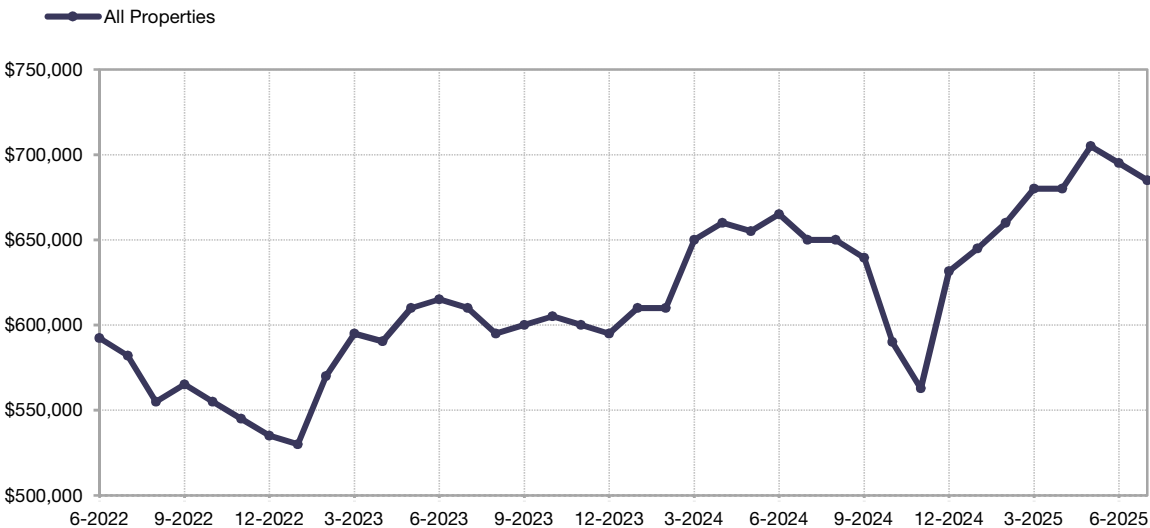
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## Historical Median Pending Price by Month



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
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	\$505,000	\$275,000
February 2025	\$737,250	\$555,000	\$305,000
March 2025	\$765,000	\$518,000	\$291,500
April 2025	\$755,000	\$525,000	\$295,175
May 2025	\$770,000	\$535,000	\$299,500
June 2025	\$770,000	\$537,250	\$290,000
July 2025	\$750,000	\$536,000	\$299,000
12-Month Med.*	\$735,000	\$515,000	\$287,500

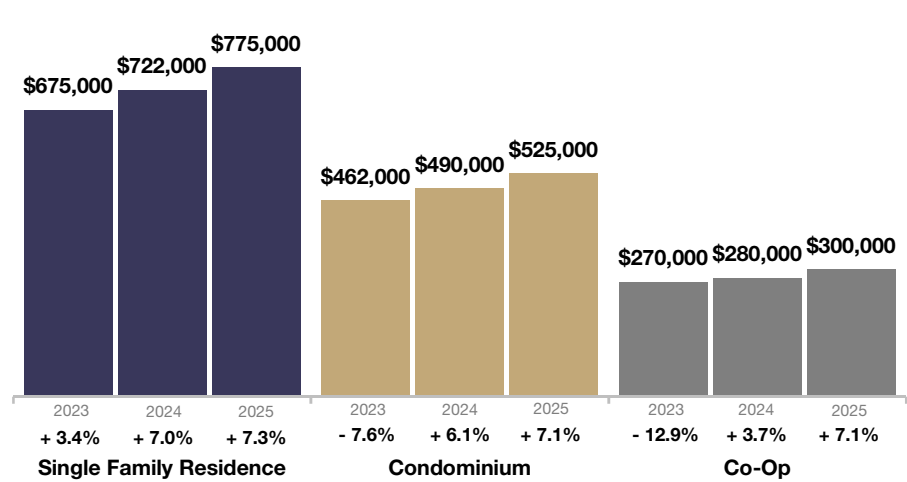
\* Median Pending Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

# Median Sales Price

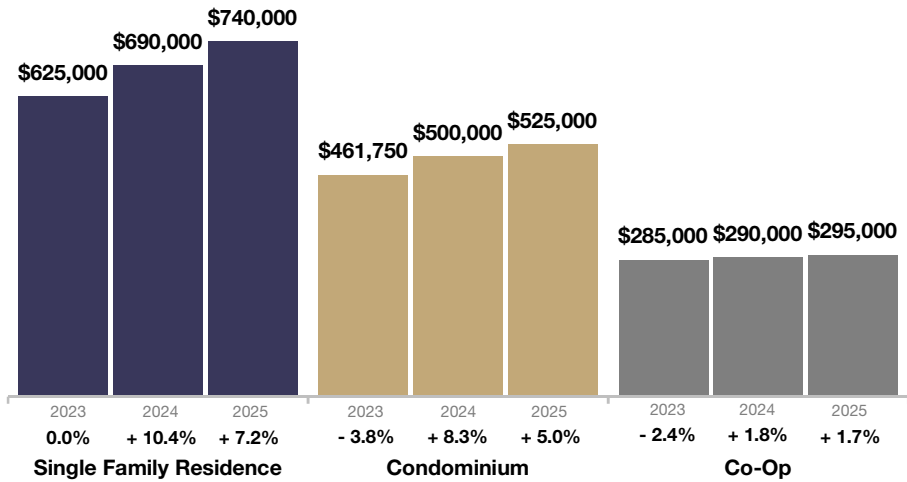
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

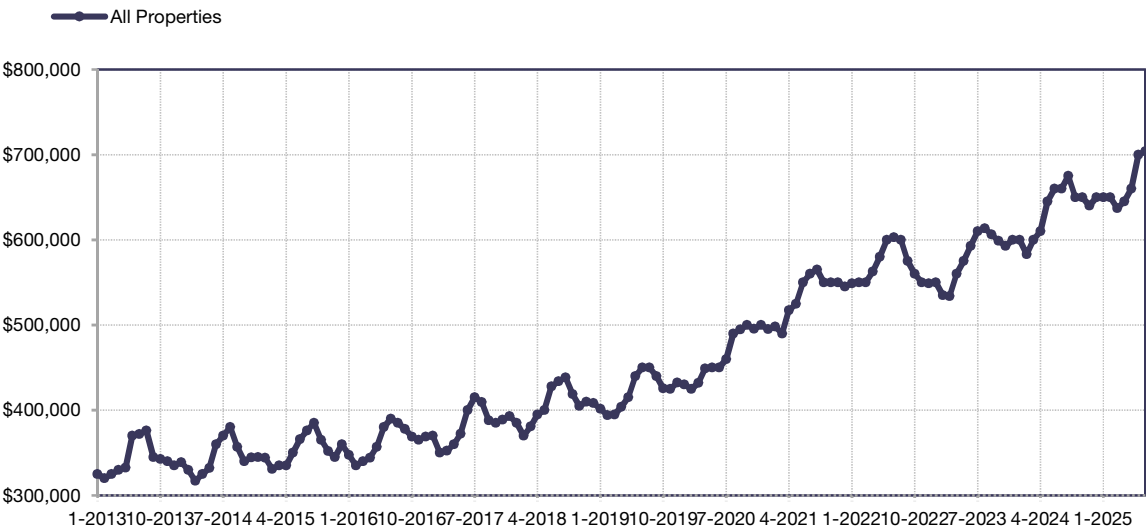
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## Historical Median Sales Price by Month



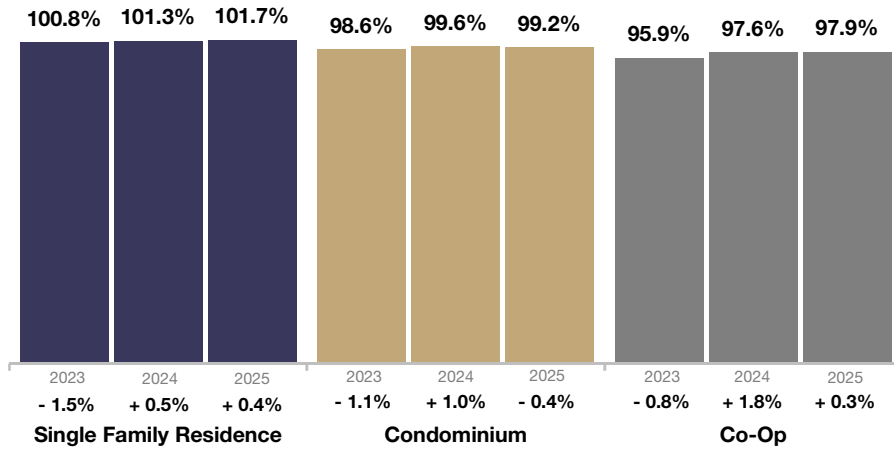
	Single Family	Condominium	Co-Op
August 2024	\$735,000	\$525,000	\$295,000
September 2024	\$722,000	\$525,000	\$275,000
October 2024	\$710,000	\$502,500	\$285,000
November 2024	\$705,000	\$510,000	\$295,000
December 2024	\$710,000	\$503,000	\$280,000
January 2025	\$715,000	\$535,000	\$292,500
February 2025	\$715,000	\$529,000	\$290,000
March 2025	\$727,000	\$510,000	\$285,000
April 2025	\$720,000	\$500,000	\$299,000
May 2025	\$740,000	\$540,000	\$300,000
June 2025	\$770,000	\$515,000	\$300,000
July 2025	\$775,000	\$525,000	\$300,000
12-Month Med.*	\$730,000	\$520,000	\$290,000

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

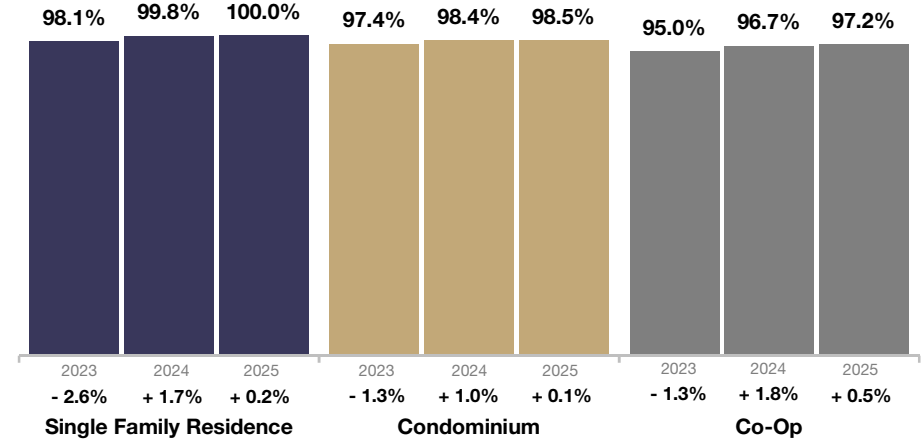
# Percent of Original List Price Received

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.

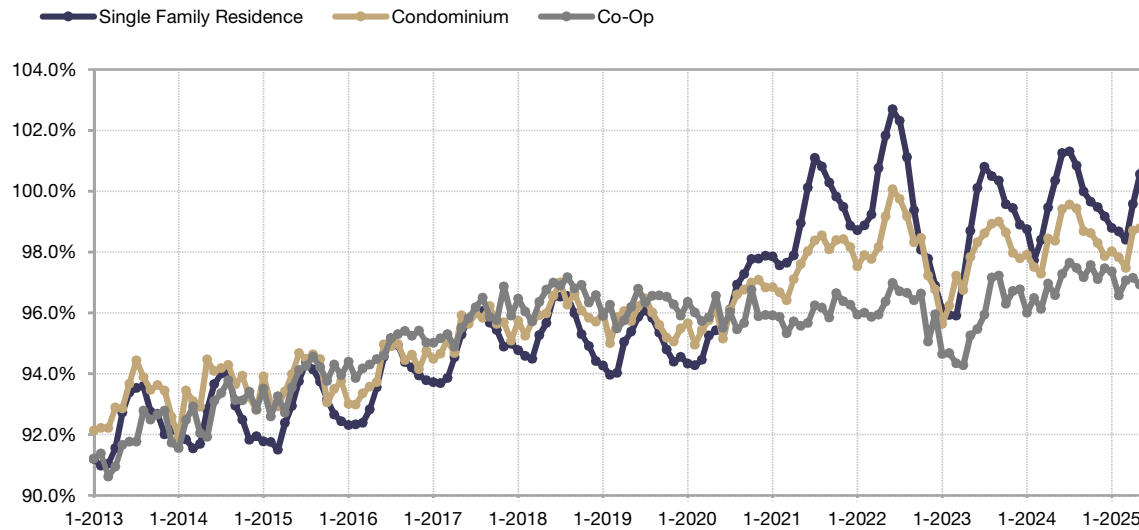
## July



## Year to Date



## Historical Percent of Original List Price Received by Month



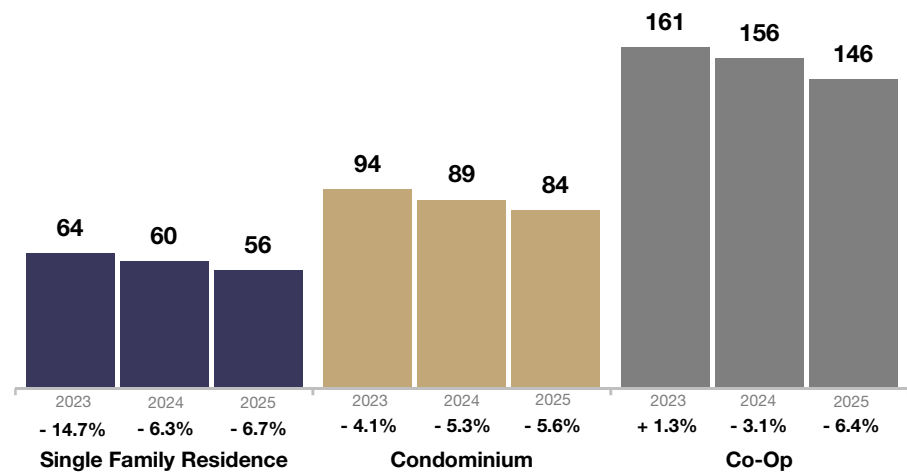
	Single Family	Condominium	Co-Op
August 2024	100.8%	99.4%	97.5%
September 2024	100.0%	98.7%	97.2%
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%	97.4%
February 2025	98.7%	97.8%	96.6%
March 2025	98.4%	97.5%	97.1%
April 2025	99.6%	98.7%	97.2%
May 2025	100.6%	98.8%	96.9%
June 2025	101.3%	99.1%	97.7%
<b>July 2025</b>	<b>101.7%</b>	<b>99.2%</b>	<b>97.9%</b>
12-Month Avg.*	99.9%	98.5%	97.3%

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

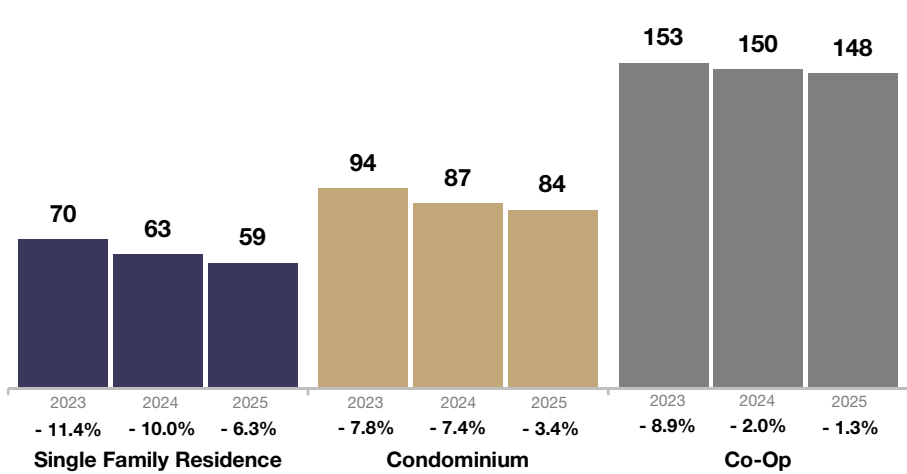
# Housing Affordability Index

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.

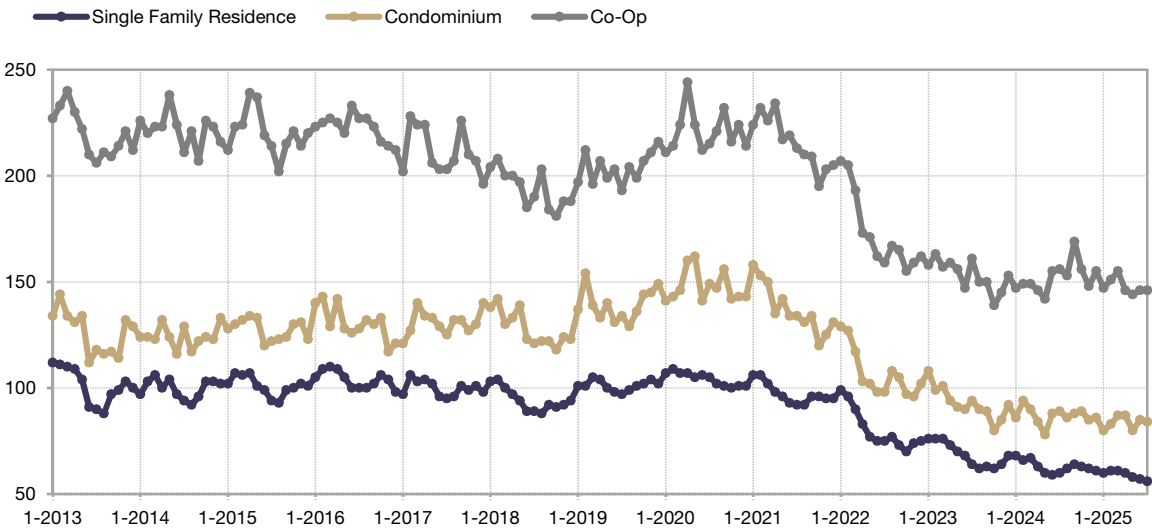
## July



## 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.

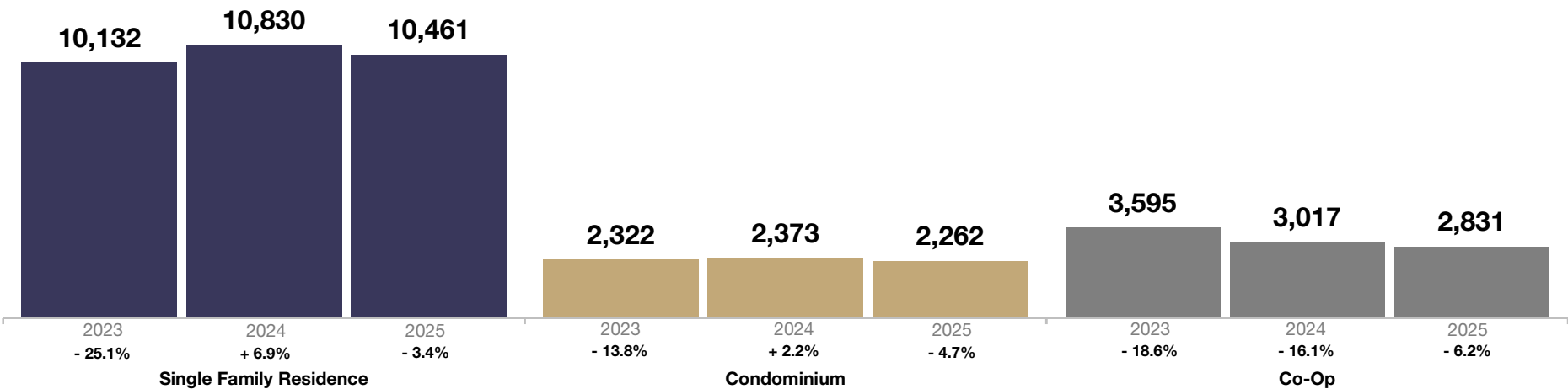
	Single Family	Condominium	Co-Op
August 2024	62	86	153
September 2024	64	88	169
October 2024	63	89	156
November 2024	62	85	148
December 2024	61	86	155
January 2025	60	80	147
February 2025	61	83	151
March 2025	61	87	155
April 2025	60	87	146
May 2025	58	80	144
June 2025	57	85	146
July 2025	56	84	146
12-Month Avg.*	60	85	151

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

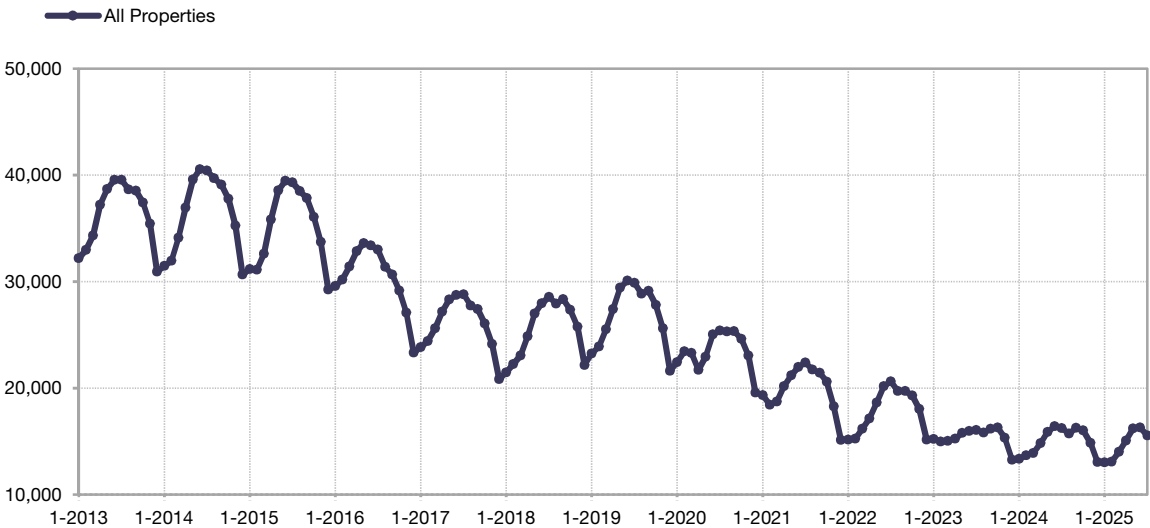
# Inventory of Homes for Sale

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

July



## Historical Inventory of Homes for Sale by Month

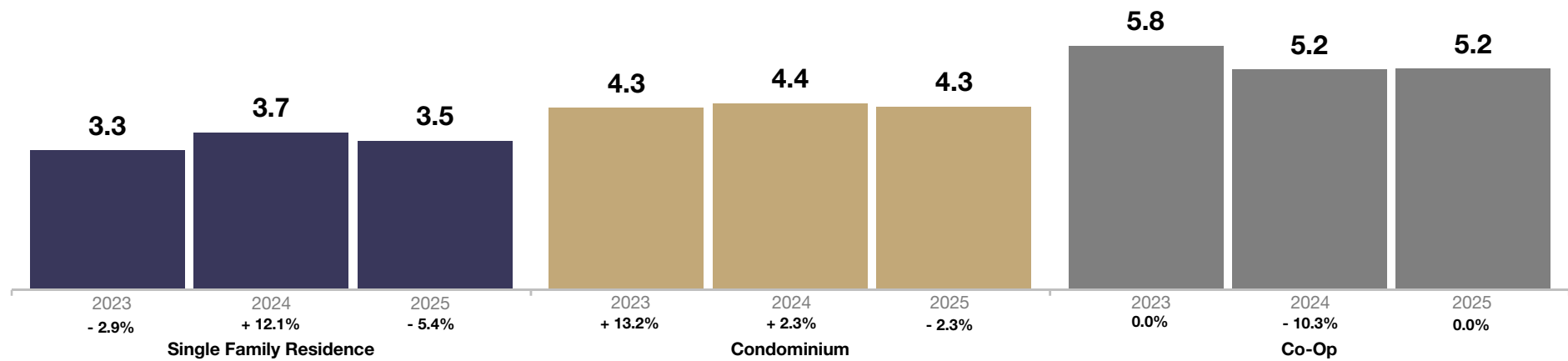


	Single Family	Condominium	Co-Op
August 2024	10,511	2,272	2,953
September 2024	10,890	2,331	3,037
October 2024	10,630	2,393	2,991
November 2024	9,664	2,320	2,877
December 2024	8,196	2,146	2,698
January 2025	8,225	2,073	2,721
February 2025	8,216	2,120	2,740
March 2025	8,912	2,294	2,800
April 2025	9,843	2,412	2,814
May 2025	10,793	2,454	2,966
June 2025	11,026	2,359	2,902
July 2025	10,461	2,262	2,831

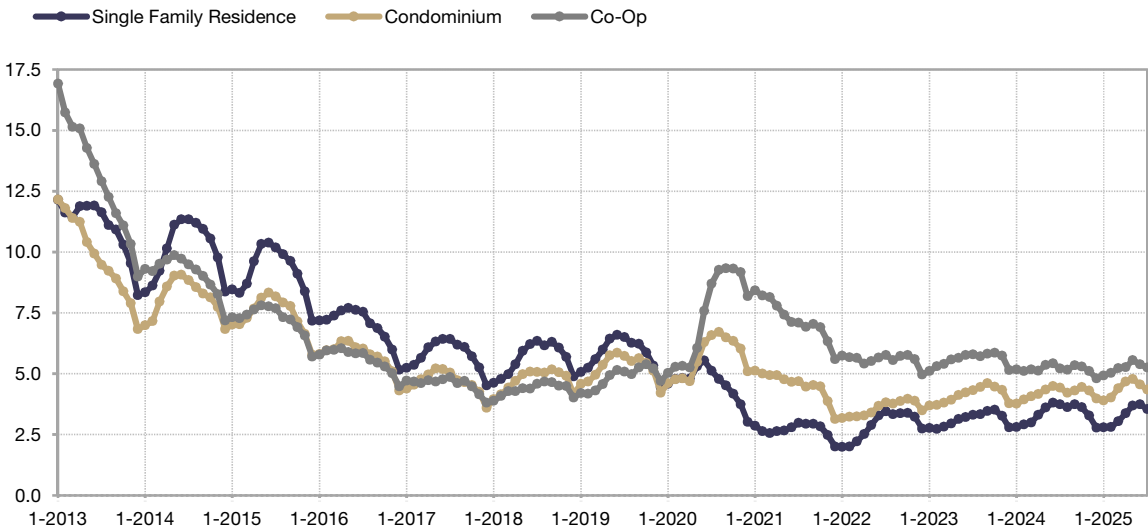
# Months Supply of Inventory

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.

July



## Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
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	3.4	4.7	5.3
May 2025	3.7	4.8	5.6
June 2025	3.7	4.6	5.4
July 2025	3.5	4.3	5.2

# 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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5,949	6,259	+ 5.2%	42,009	43,029	+ 2.4%
Pending Sales		4,661	4,846	+ 4.0%	29,355	28,905	- 1.5%
Closed Sales		4,627	4,523	- 2.2%	26,028	25,443	- 2.2%
Days on Market		51	43	- 15.7%	60	58	- 3.3%
Median Pending Price		\$650,000	\$685,000	+ 5.4%	\$650,000	\$680,000	+ 4.6%
Median Sales Price		\$660,000	\$704,000	+ 6.7%	\$625,750	\$665,000	+ 6.3%
Pct. of Orig. Price Received		100.7%	100.9%	+ 0.2%	99.2%	99.4%	+ 0.2%
Affordability Index		66	62	- 6.1%	70	66	- 5.7%
Homes for Sale		16,220	15,554	- 4.1%	--	--	--
Months Supply		4.0	3.9	- 2.5%	--	--	--