

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

Locally:

- Single Family Closed Sales were down 2.5 percent to 3,667.
- Condo Closed Sales were down 3.4 percent to 571.
- Co-Op Closed Sales were down 4.1 percent to 520.
- All Properties Closed Sales were down 2.8 percent to 4,758.
- Single Family Median Sales Price increased 5.3 percent to \$774,000.
- Condo Median Sales Price increased 2.9 percent to \$540,000.
- Co-Op Median Sales Price increased 1.7 percent to \$300,000.
- All Properties Median Sales Price increased 5.2 percent to \$710,000.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Monthly Snapshot

- 2.8%

One-Year Change in Closed
Sales
All Properties

- 3.7%

One-Year Change in
Homes for Sale
All Properties

+ 5.2%

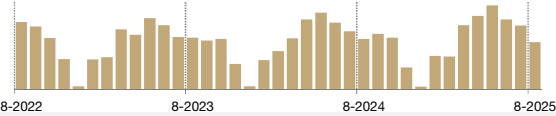
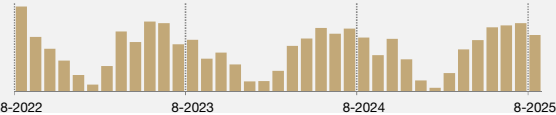
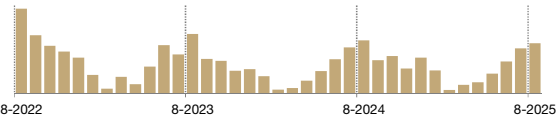
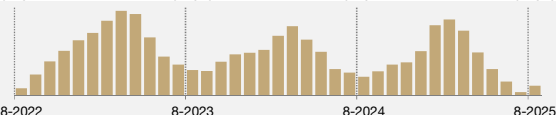
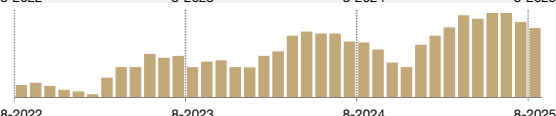
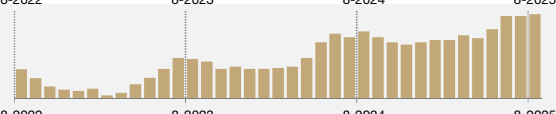
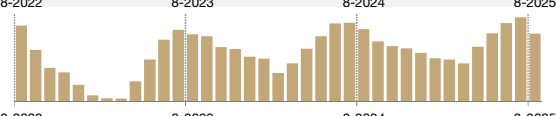
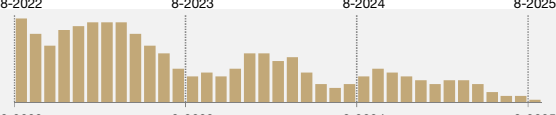
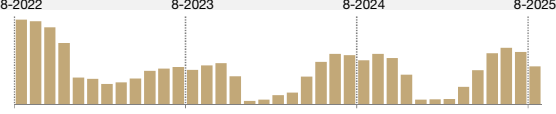
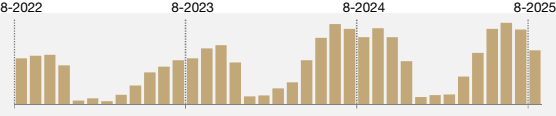
One-Year Change in
Median Sales Price
All Properties

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 | 8-2024 | 8-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|--|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings |  | 4,053 | 3,893 | - 3.9% | 34,102 | 35,393 | + 3.8% |
| Pending Sales |  | 3,257 | 3,319 | + 1.9% | 24,468 | 24,535 | + 0.3% |
| Closed Sales |  | 3,760 | 3,667 | - 2.5% | 22,392 | 22,345 | - 0.2% |
| Days on Market |  | 44 | 40 | - 9.1% | 53 | 51 | - 3.8% |
| Median Pending Price |  | \$705,000 | \$737,000 | + 4.5% | \$710,000 | \$750,000 | + 5.6% |
| Median Sales Price |  | \$735,000 | \$774,000 | + 5.3% | \$700,000 | \$745,000 | + 6.4% |
| Pct. of Orig. Price Received |  | 100.8% | 100.5% | - 0.3% | 100.0% | 100.1% | + 0.1% |
| Affordability Index |  | 62 | 56 | - 9.7% | 65 | 58 | - 10.8% |
| Homes for Sale |  | 10,519 | 10,170 | - 3.3% | -- | -- | -- |
| 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.



OneKey® MLS Service Area

| Key Metrics | Historical Sparklines | 8-2024 | 8-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|-----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 719 | 775 | + 7.8% | 6,597 | 6,690 | + 1.4% |
| Pending Sales | | 567 | 647 | + 14.1% | 4,511 | 4,352 | - 3.5% |
| Closed Sales | | 591 | 571 | - 3.4% | 4,130 | 3,964 | - 4.0% |
| Days on Market | | 53 | 51 | - 3.8% | 57 | 59 | + 3.5% |
| Median Pending Price | | \$475,000 | \$543,000 | + 14.3% | \$500,000 | \$534,500 | + 6.9% |
| Median Sales Price | | \$525,000 | \$540,000 | + 2.9% | \$500,000 | \$525,000 | + 5.0% |
| Pct. of Orig. Price Received | | 99.4% | 98.7% | - 0.7% | 98.6% | 98.5% | - 0.1% |
| Affordability Index | | 86 | 82 | - 4.7% | 91 | 85 | - 6.6% |
| Homes for Sale | | 2,273 | 2,210 | - 2.8% | -- | -- | -- |
| Months Supply | | 4.2 | 4.2 | 0.0% | -- | -- | -- |

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.



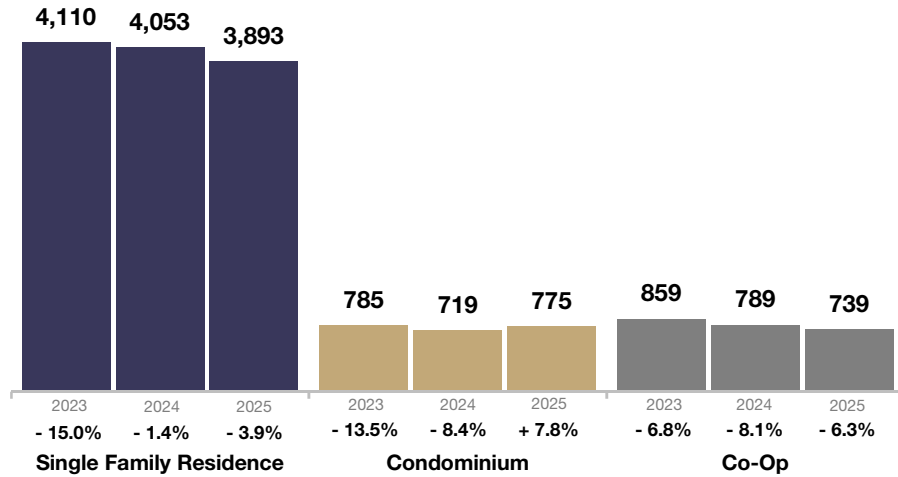
OneKey® MLS Service Area

| Key Metrics | Historical Sparklines | 8-2024 | 8-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|-----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 789 | 739 | - 6.3% | 6,872 | 6,620 | - 3.7% |
| Pending Sales | | 555 | 607 | + 9.4% | 4,750 | 4,449 | - 6.3% |
| Closed Sales | | 542 | 520 | - 4.1% | 4,400 | 4,022 | - 8.6% |
| Days on Market | | 83 | 75 | - 9.6% | 89 | 81 | - 9.0% |
| Median Pending Price | | \$273,000 | \$300,000 | + 9.9% | \$290,000 | \$295,000 | + 1.7% |
| Median Sales Price | | \$295,000 | \$300,000 | + 1.7% | \$290,000 | \$298,000 | + 2.8% |
| Pct. of Orig. Price Received | | 97.5% | 97.9% | + 0.4% | 96.8% | 97.3% | + 0.5% |
| Affordability Index | | 153 | 148 | - 3.3% | 156 | 149 | - 4.5% |
| Homes for Sale | | 2,953 | 2,784 | - 5.7% | -- | -- | -- |
| Months Supply | | 5.2 | 5.2 | 0.0% | -- | -- | -- |

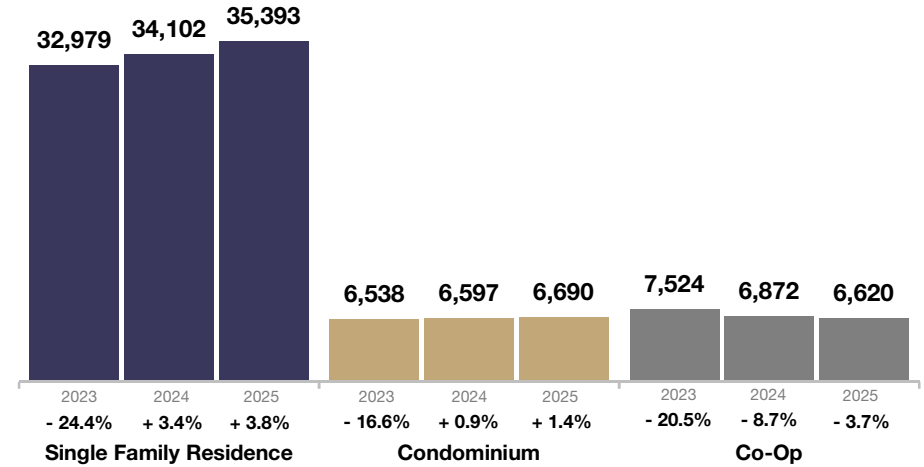
New Listings

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

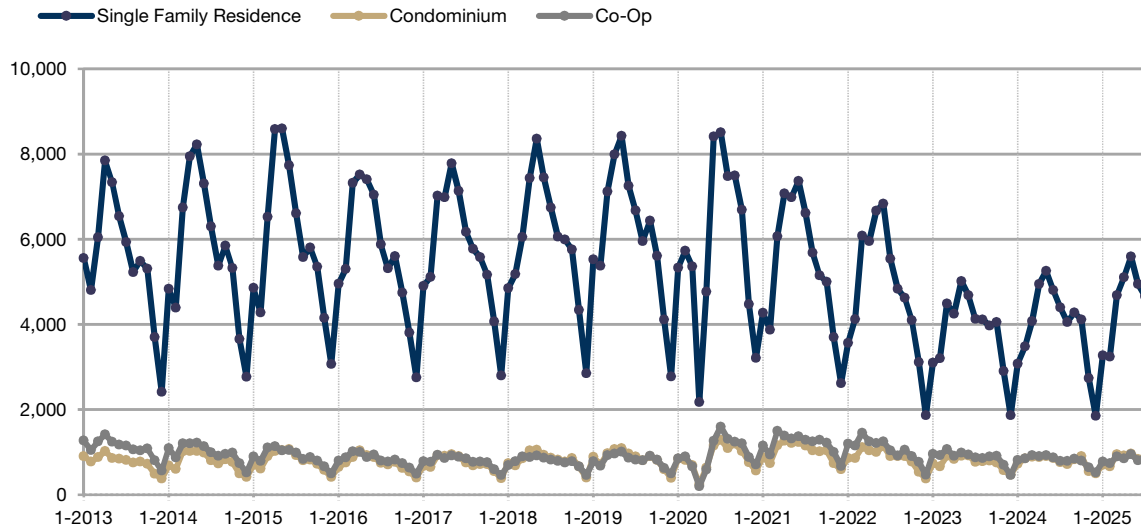
August



Year to Date



Historical New Listings by Month



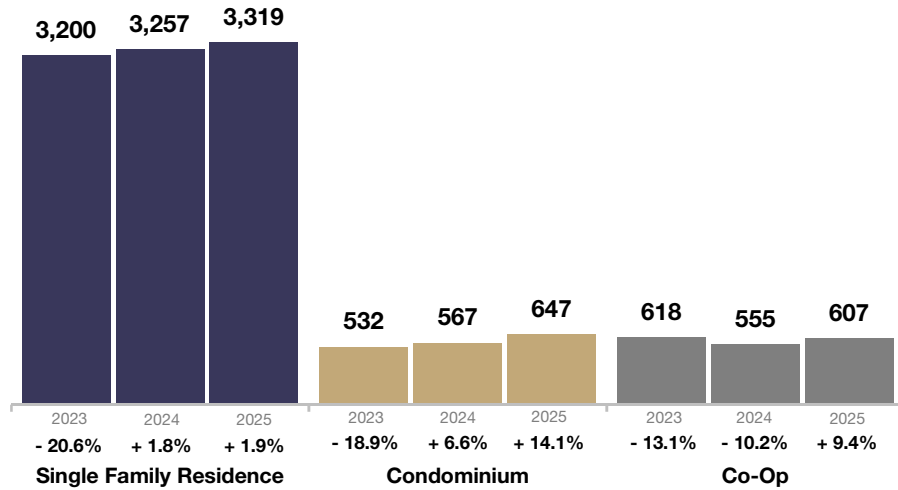
| | Single Family | Condominium | Co-Op |
|--------------------|---------------|-------------|------------|
| September 2024 | 4,278 | 827 | 843 |
| October 2024 | 4,112 | 908 | 800 |
| November 2024 | 2,738 | 549 | 644 |
| December 2024 | 1,851 | 502 | 522 |
| January 2025 | 3,269 | 704 | 776 |
| February 2025 | 3,240 | 665 | 738 |
| March 2025 | 4,681 | 952 | 897 |
| April 2025 | 5,105 | 921 | 855 |
| May 2025 | 5,597 | 966 | 952 |
| June 2025 | 4,947 | 838 | 806 |
| July 2025 | 4,661 | 869 | 857 |
| August 2025 | 3,893 | 775 | 739 |
| 12-Month Avg. | 4,031 | 790 | 786 |

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

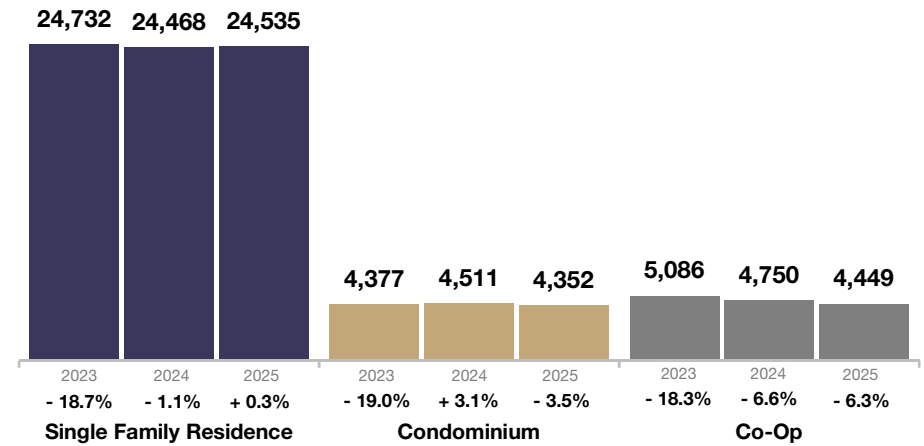
Pending Sales

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

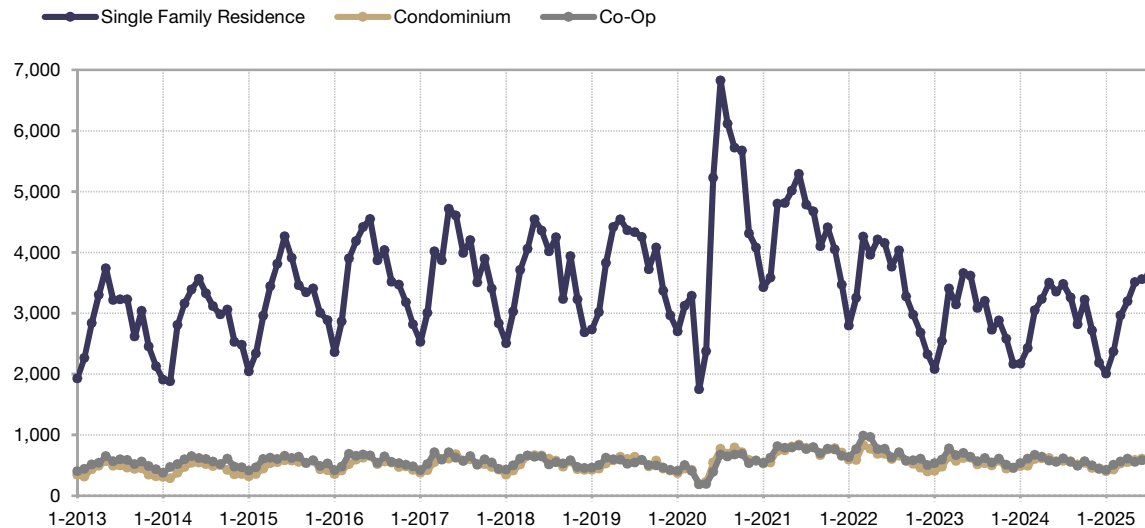
August



Year to Date



Historical Pending Sales by Month



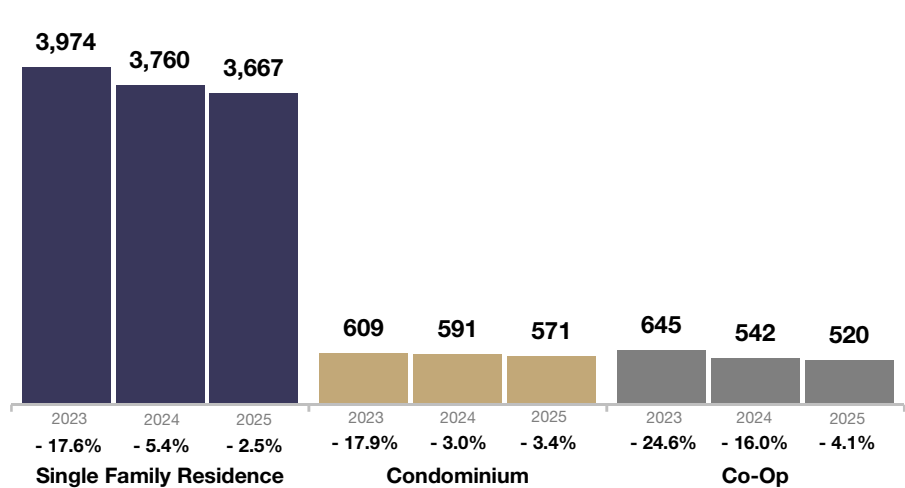
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 2,816 | 515 | 489 |
| October 2024 | 3,223 | 540 | 565 |
| November 2024 | 2,715 | 453 | 494 |
| December 2024 | 2,185 | 448 | 440 |
| January 2025 | 2,004 | 400 | 421 |
| February 2025 | 2,367 | 429 | 509 |
| March 2025 | 2,962 | 529 | 560 |
| April 2025 | 3,195 | 547 | 606 |
| May 2025 | 3,512 | 588 | 554 |
| June 2025 | 3,560 | 608 | 583 |
| July 2025 | 3,616 | 604 | 609 |
| August 2025 | 3,319 | 647 | 607 |
| 12-Month Avg. | 2,956 | 526 | 536 |

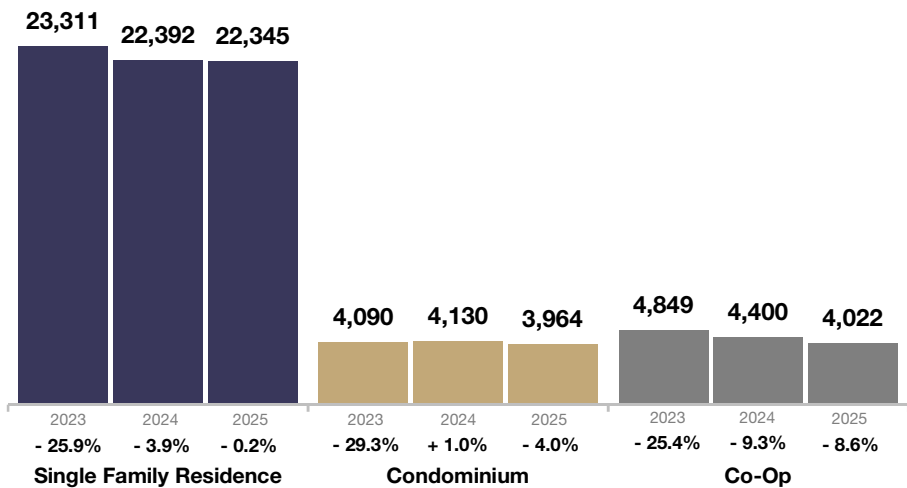
Closed Sales

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

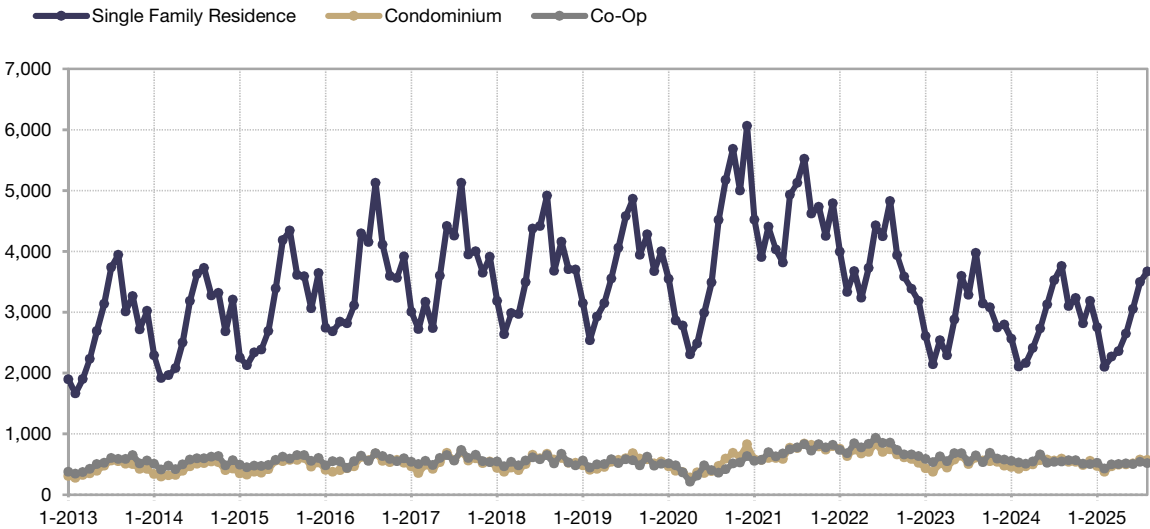
August



Year to Date



Historical Closed Sales by Month



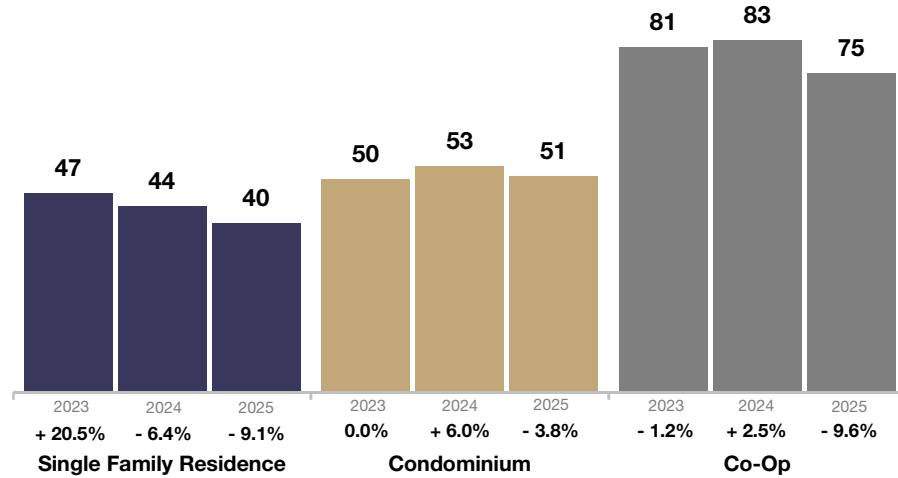
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 3,100 | 539 | 563 |
| October 2024 | 3,234 | 540 | 563 |
| November 2024 | 2,818 | 484 | 505 |
| December 2024 | 3,182 | 554 | 501 |
| January 2025 | 2,753 | 471 | 521 |
| February 2025 | 2,102 | 377 | 426 |
| March 2025 | 2,268 | 467 | 496 |
| April 2025 | 2,360 | 493 | 504 |
| May 2025 | 2,648 | 497 | 513 |
| June 2025 | 3,053 | 513 | 504 |
| July 2025 | 3,494 | 575 | 538 |
| August 2025 | 3,667 | 571 | 520 |
| 12-Month Avg. | 2,890 | 507 | 513 |

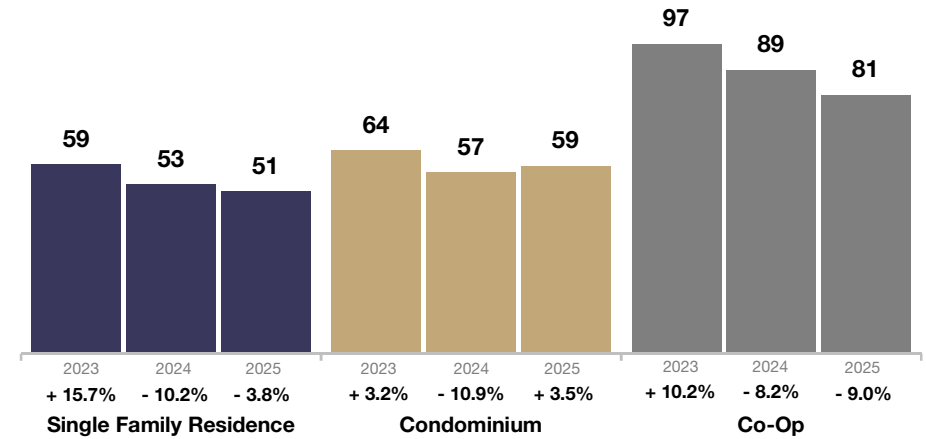
Days on Market Until Sale

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

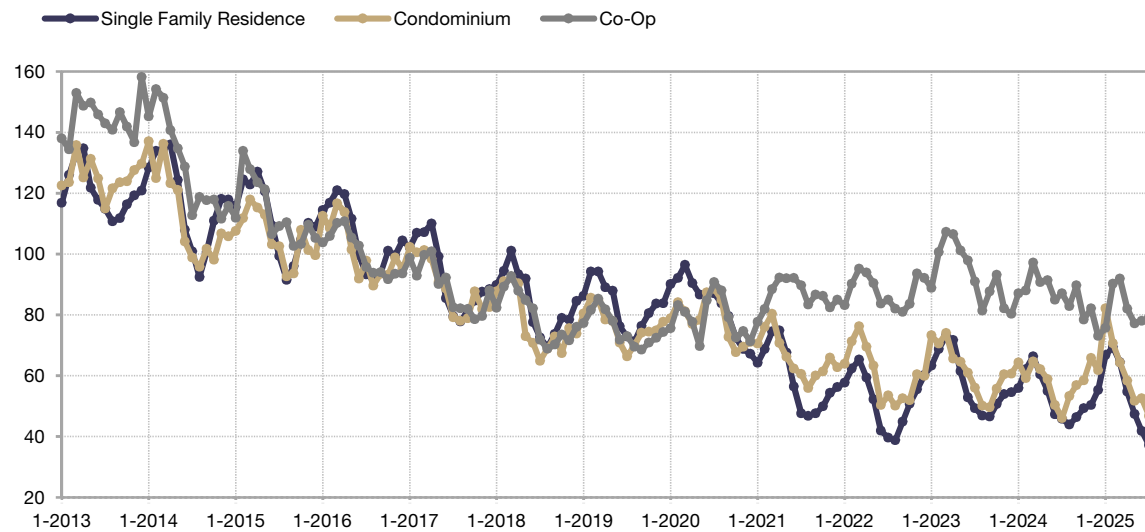
August



Year to Date



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 |
|----------------|---------------|-------------|-------|
| 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 | 53 | 78 |
| July 2025 | 37 | 47 | 79 |
| August 2025 | 40 | 51 | 75 |
| 12-Month Avg.* | 51 | 59 | 81 |

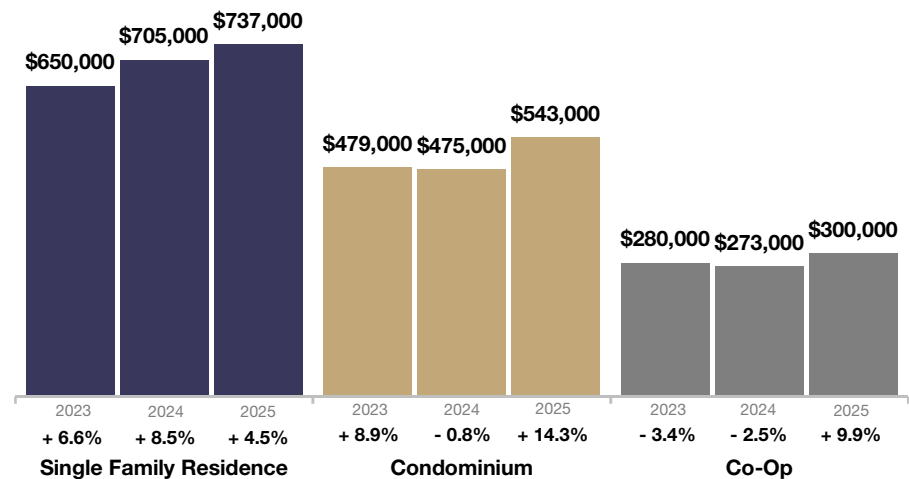
* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Median Pending Price

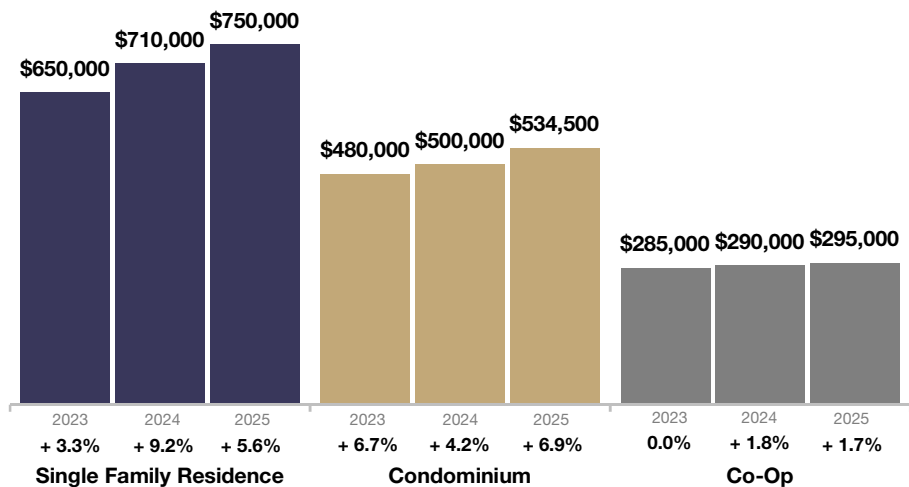
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

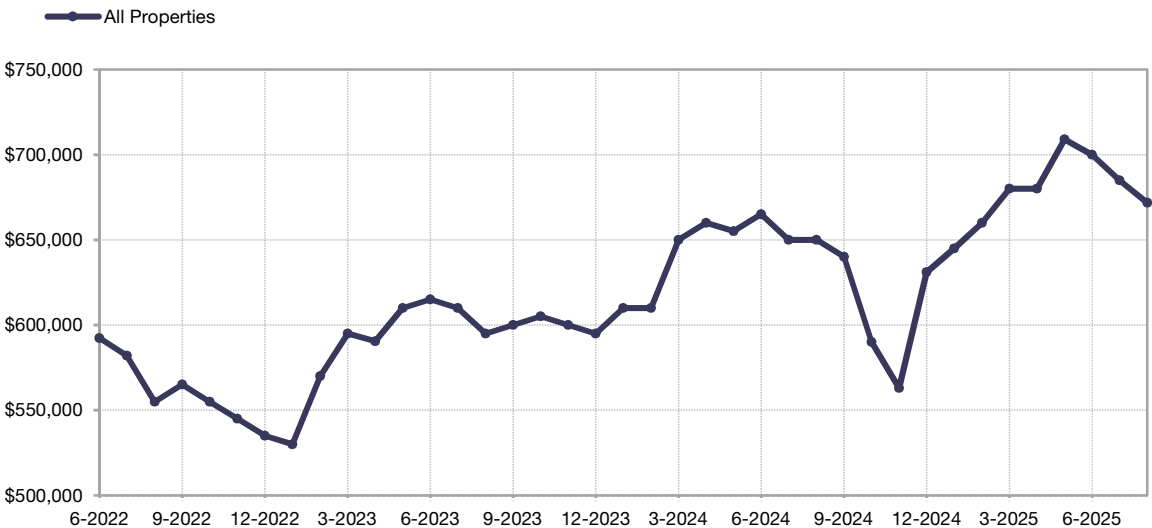
August



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 |
|----------------|---------------|-------------|-----------|
| September 2024 | \$689,000 | \$485,000 | \$260,000 |
| October 2024 | \$660,000 | \$453,500 | \$240,000 |
| November 2024 | \$650,000 | \$432,463 | \$246,500 |
| December 2024 | \$700,000 | \$530,000 | \$295,000 |
| January 2025 | \$720,000 | \$505,000 | \$275,000 |
| February 2025 | \$738,000 | \$553,500 | \$305,000 |
| March 2025 | \$765,000 | \$519,500 | \$292,500 |
| April 2025 | \$757,500 | \$527,500 | \$295,350 |
| May 2025 | \$770,000 | \$535,000 | \$299,000 |
| June 2025 | \$770,000 | \$540,000 | \$294,500 |
| July 2025 | \$750,000 | \$540,000 | \$299,900 |
| August 2025 | \$737,000 | \$543,000 | \$300,000 |
| 12-Month Med.* | \$736,000 | \$520,000 | \$290,000 |

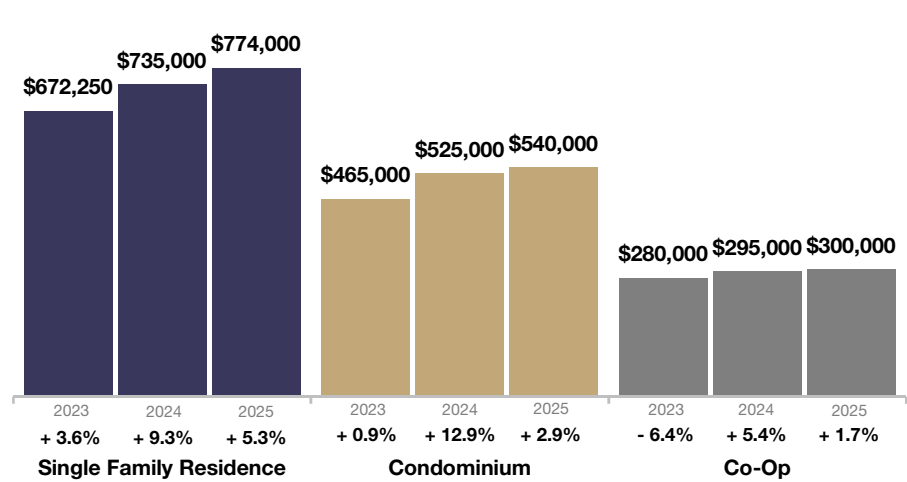
* Median Pending Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Median Sales Price

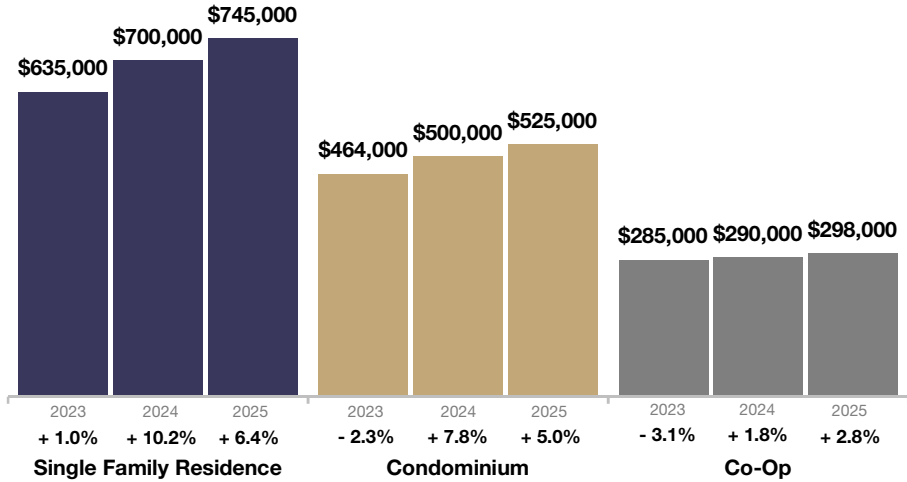
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

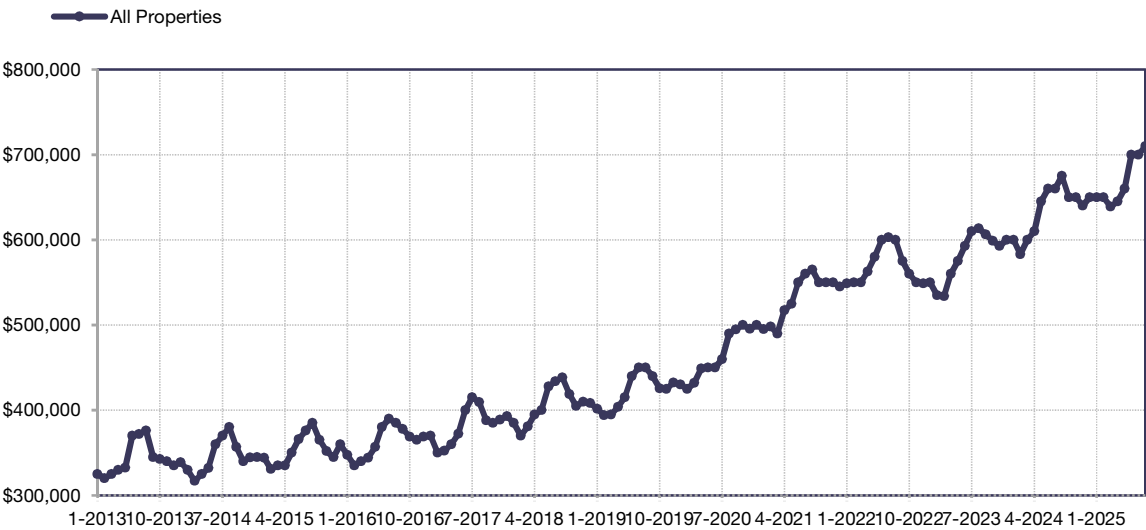
August



Year to Date



Historical Median Sales Price by Month



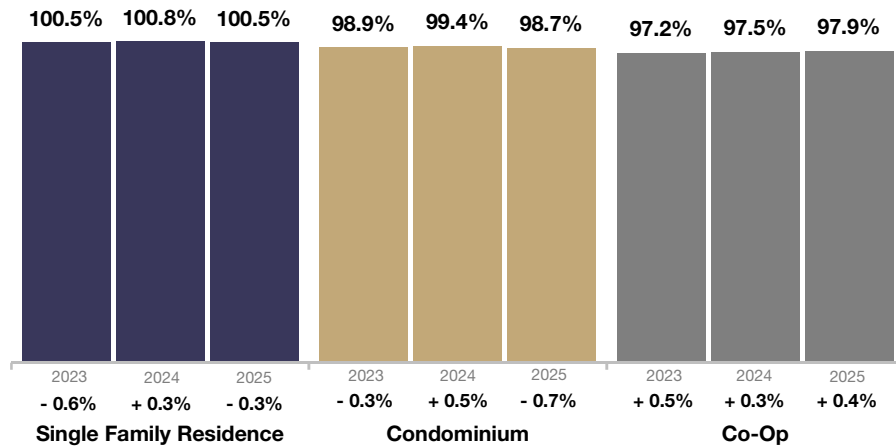
| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-----------|
| September 2024 | \$722,000 | \$525,000 | \$275,000 |
| October 2024 | \$710,000 | \$502,500 | \$285,000 |
| November 2024 | \$705,000 | \$510,000 | \$295,000 |
| December 2024 | \$710,000 | \$503,000 | \$280,000 |
| January 2025 | \$715,000 | \$535,000 | \$295,000 |
| February 2025 | \$715,000 | \$529,000 | \$290,000 |
| March 2025 | \$726,000 | \$510,000 | \$285,000 |
| April 2025 | \$720,000 | \$500,000 | \$299,000 |
| May 2025 | \$740,000 | \$541,190 | \$300,000 |
| June 2025 | \$770,000 | \$515,000 | \$300,000 |
| July 2025 | \$770,000 | \$525,000 | \$300,000 |
| August 2025 | \$774,000 | \$540,000 | \$300,000 |
| 12-Month Med.* | \$730,000 | \$520,000 | \$290,000 |

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

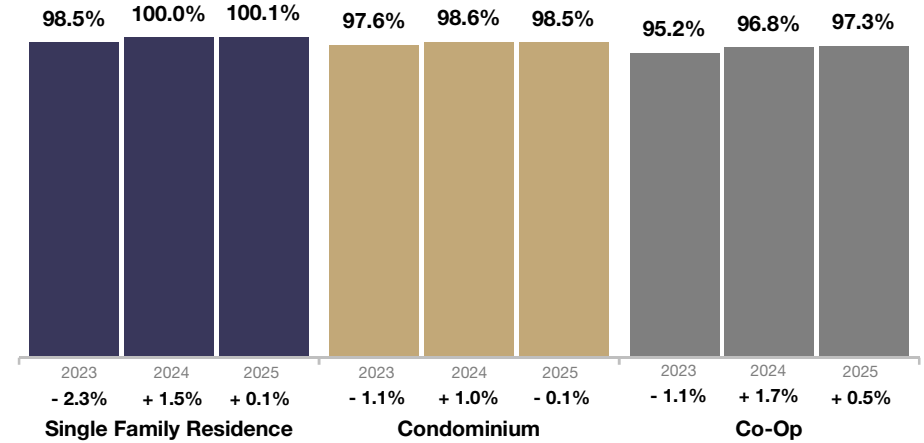
Percent of Original List Price Received

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.

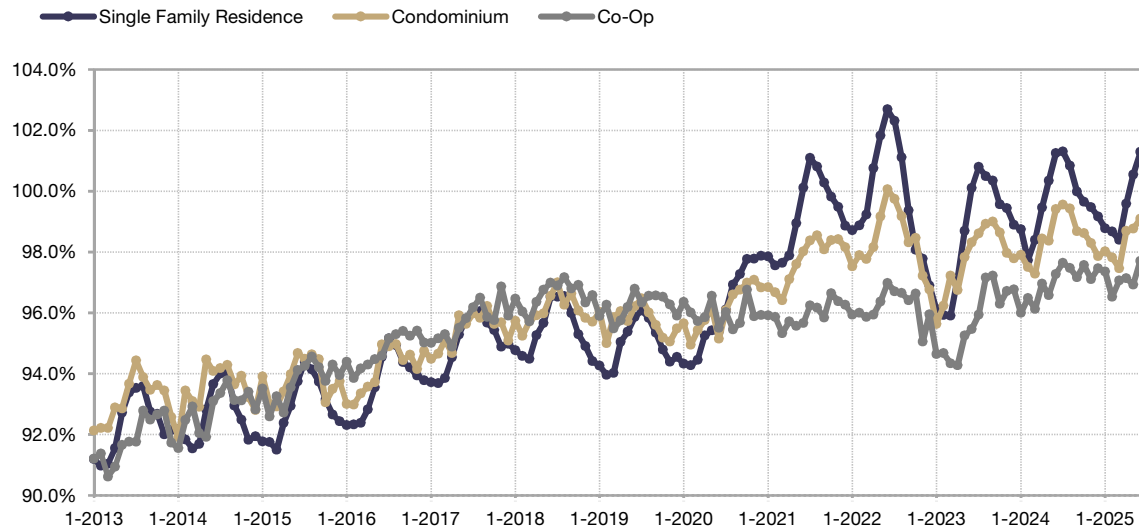
August



Year to Date



Historical Percent of Original List Price Received by Month



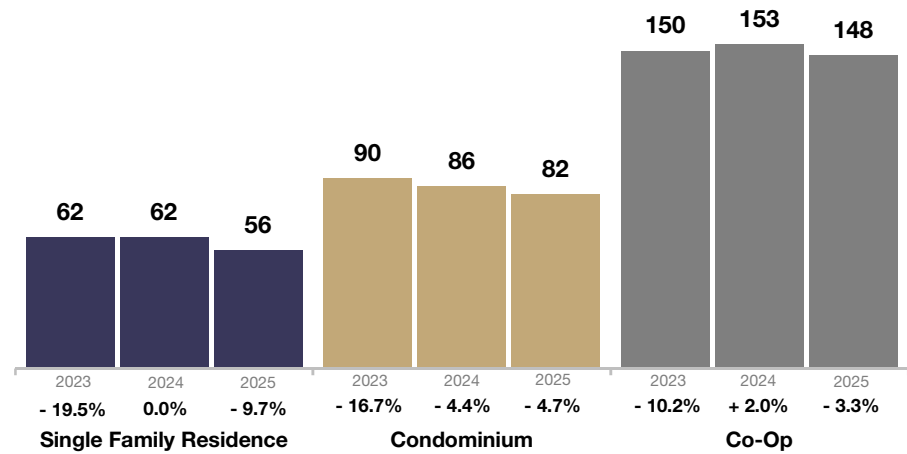
| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 100.0% | 98.7% | 97.2% |
| October 2024 | 99.6% | 98.6% | 97.6% |
| November 2024 | 99.5% | 98.3% | 97.1% |
| December 2024 | 99.2% | 97.9% | 97.5% |
| January 2025 | 98.8% | 98.0% | 97.4% |
| February 2025 | 98.7% | 97.8% | 96.5% |
| March 2025 | 98.4% | 97.5% | 97.1% |
| April 2025 | 99.6% | 98.7% | 97.1% |
| May 2025 | 100.5% | 98.8% | 96.9% |
| June 2025 | 101.3% | 99.1% | 97.7% |
| July 2025 | 101.7% | 99.2% | 97.8% |
| August 2025 | 100.5% | 98.7% | 97.9% |
| 12-Month Avg.* | 99.9% | 98.5% | 97.3% |

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

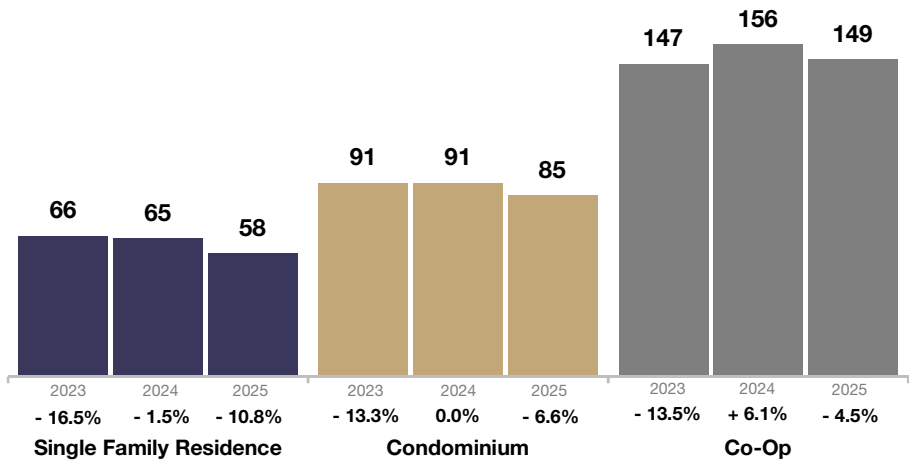
Housing Affordability Index

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.

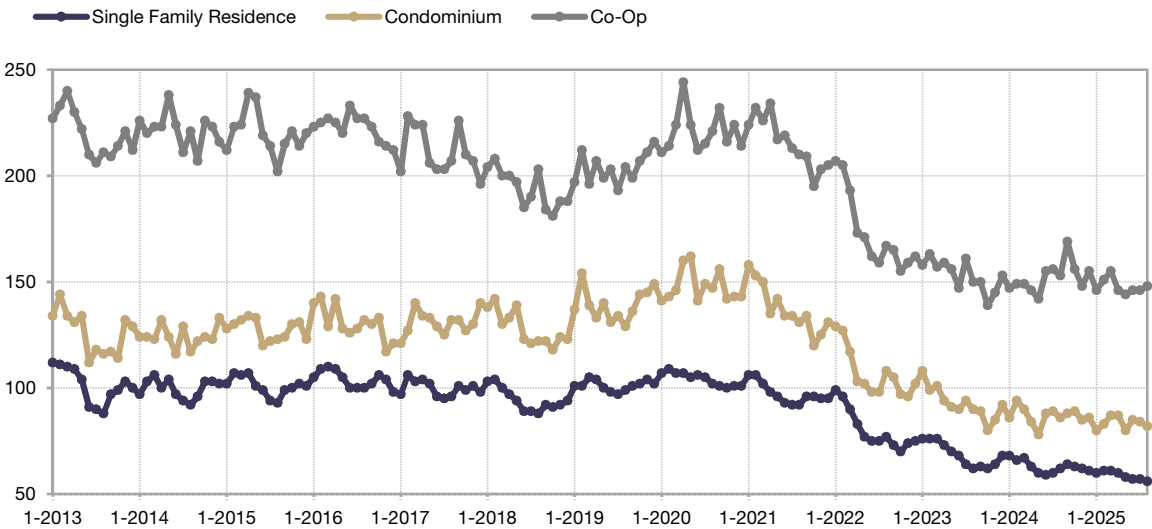
August



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.

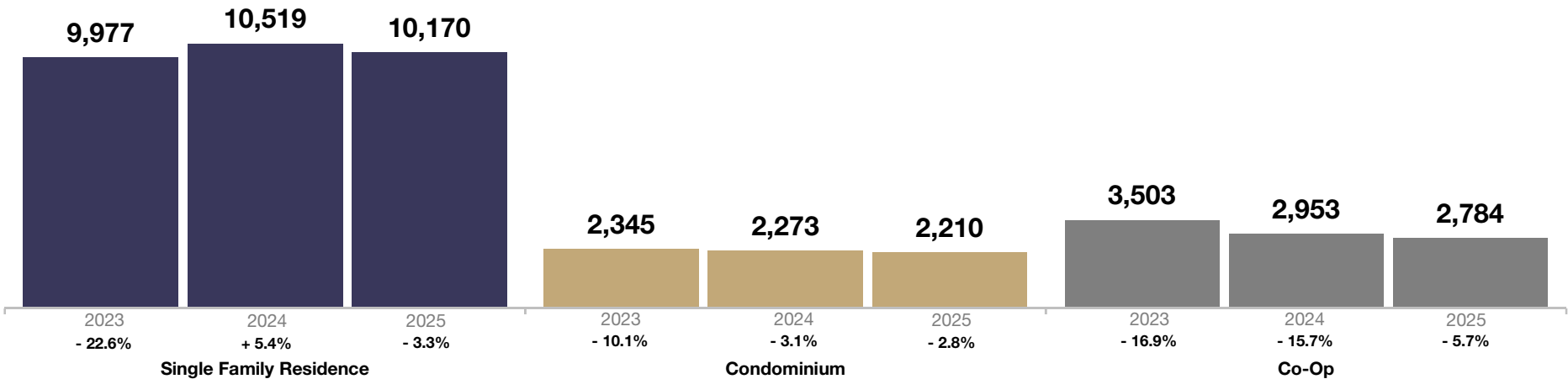
| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 64 | 88 | 169 |
| October 2024 | 63 | 89 | 156 |
| November 2024 | 62 | 85 | 148 |
| December 2024 | 61 | 86 | 155 |
| January 2025 | 60 | 80 | 146 |
| February 2025 | 61 | 83 | 151 |
| March 2025 | 61 | 87 | 155 |
| April 2025 | 60 | 87 | 146 |
| May 2025 | 58 | 80 | 144 |
| June 2025 | 57 | 85 | 146 |
| July 2025 | 57 | 84 | 146 |
| August 2025 | 56 | 82 | 148 |
| 12-Month Avg.* | 60 | 85 | 151 |

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

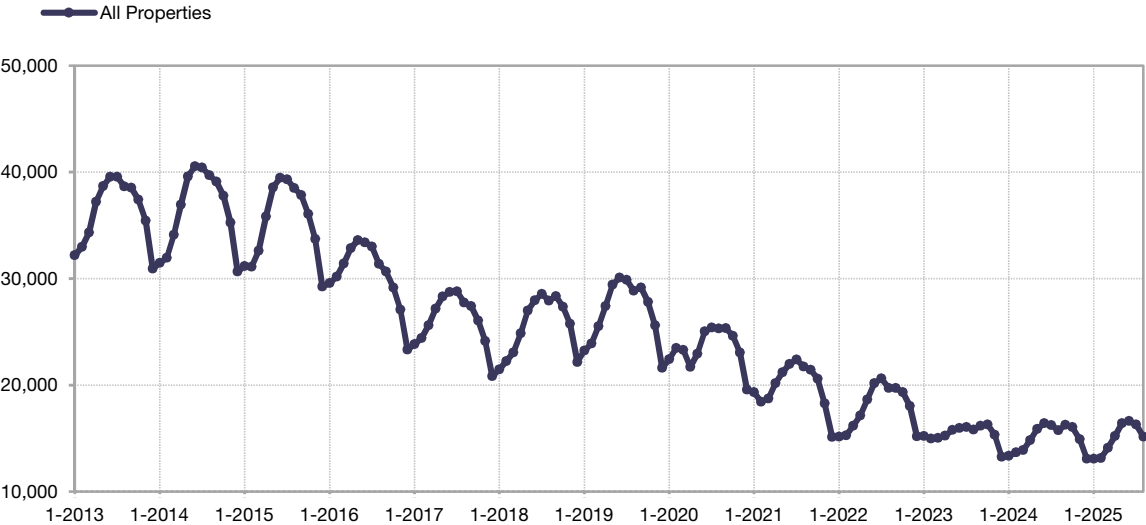
Inventory of Homes for Sale

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

August



Historical Inventory of Homes for Sale by Month



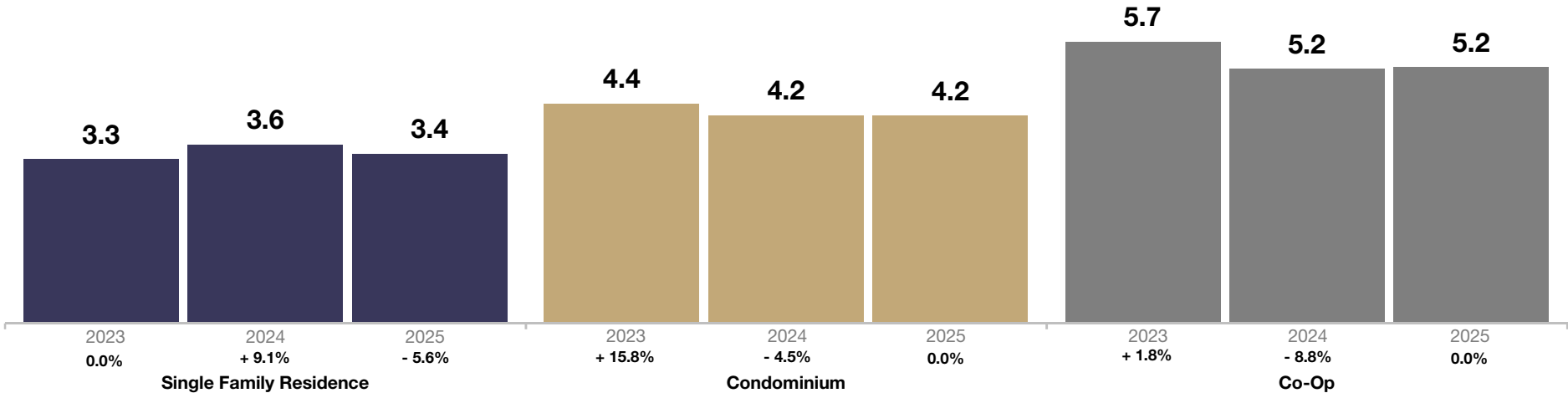
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 10,906 | 2,332 | 3,038 |
| October 2024 | 10,653 | 2,395 | 2,994 |
| November 2024 | 9,694 | 2,322 | 2,884 |
| December 2024 | 8,229 | 2,148 | 2,706 |
| January 2025 | 8,262 | 2,078 | 2,730 |
| February 2025 | 8,272 | 2,128 | 2,748 |
| March 2025 | 8,988 | 2,303 | 2,816 |
| April 2025 | 9,942 | 2,424 | 2,839 |
| May 2025 | 10,936 | 2,469 | 3,006 |
| June 2025 | 11,251 | 2,383 | 2,980 |
| July 2025 | 11,018 | 2,333 | 2,943 |
| August 2025 | 10,170 | 2,210 | 2,784 |

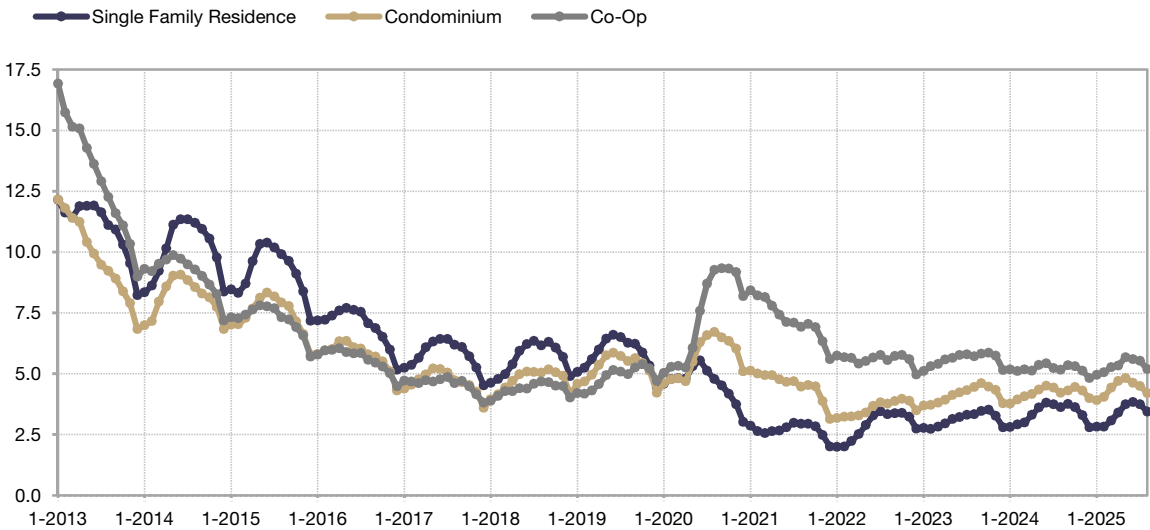
Months Supply of Inventory

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.

August



Historical Months Supply of Inventory by Month



| | Single Family | Condominium | Co-Op |
|----------------|---------------|-------------|-------|
| September 2024 | 3.7 | 4.3 | 5.3 |
| October 2024 | 3.6 | 4.5 | 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 | 5.1 |
| March 2025 | 3.1 | 4.4 | 5.3 |
| April 2025 | 3.4 | 4.7 | 5.3 |
| May 2025 | 3.7 | 4.8 | 5.7 |
| June 2025 | 3.8 | 4.6 | 5.6 |
| July 2025 | 3.7 | 4.5 | 5.5 |
| August 2025 | 3.4 | 4.2 | 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 | 8-2024 | 8-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|-----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 5,561 | 5,407 | - 2.8% | 47,571 | 48,703 | + 2.4% |
| Pending Sales | | 4,379 | 4,573 | + 4.4% | 33,729 | 33,336 | - 1.2% |
| Closed Sales | | 4,893 | 4,758 | - 2.8% | 30,922 | 30,331 | - 1.9% |
| Days on Market | | 49 | 45 | - 8.2% | 59 | 56 | - 5.1% |
| Median Pending Price | | \$650,000 | \$671,750 | + 3.3% | \$650,000 | \$680,000 | + 4.6% |
| Median Sales Price | | \$675,000 | \$710,000 | + 5.2% | \$635,000 | \$675,000 | + 6.3% |
| Pct. of Orig. Price Received | | 100.3% | 100.0% | - 0.3% | 99.4% | 99.5% | + 0.1% |
| Affordability Index | | 67 | 63 | - 6.0% | 71 | 66 | - 7.0% |
| Homes for Sale | | 15,745 | 15,164 | - 3.7% | -- | -- | -- |
| Months Supply | | 3.9 | 3.8 | - 2.6% | -- | -- | -- |