

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

Locally:

- Single Family Closed Sales were up 2.8 percent to 3,188.
- Condo Closed Sales were up 3.2 percent to 556.
- Co-Op Closed Sales were down 8.9 percent to 513.
- All Properties Closed Sales were up 1.3 percent to 4,257.
- Single Family Median Sales Price increased 3.9 percent to \$750,000.
- Condo Median Sales Price increased 2.4 percent to \$537,500.
- Co-Op Median Sales Price increased 8.0 percent to \$297,000.
- All Properties Median Sales Price increased 6.9 percent to \$695,000.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Monthly Snapshot

+ 1.3%

- 3.4%

+ 6.9%

One-Year Change in Closed
Sales
All Properties

One-Year Change in
Homes for Sale
All Properties

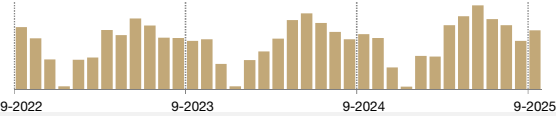
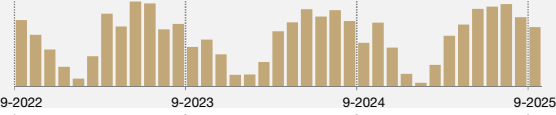
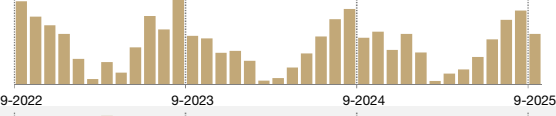
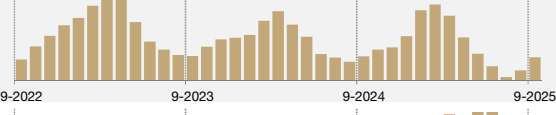
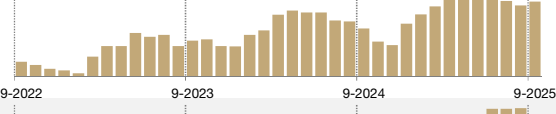
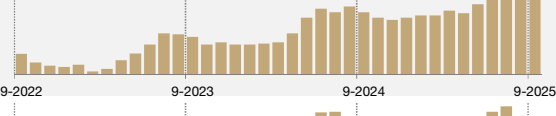
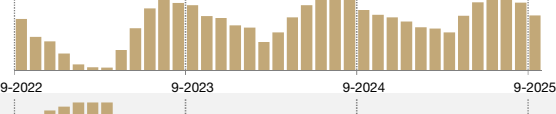
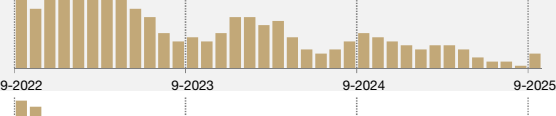
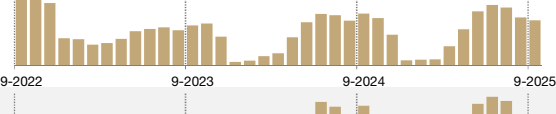
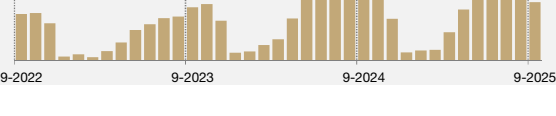
One-Year Change in
Median Sales Price
All Properties

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,285	4,463	+ 4.2%	38,389	40,115	+ 4.5%
Pending Sales		2,814	3,131	+ 11.3%	27,275	27,635	+ 1.3%
Closed Sales		3,100	3,188	+ 2.8%	25,492	25,618	+ 0.5%
Days on Market		46	46	0.0%	52	50	- 3.8%
Median Pending Price		\$689,000	\$749,000	+ 8.7%	\$710,000	\$750,000	+ 5.6%
Median Sales Price		\$722,000	\$750,000	+ 3.9%	\$700,000	\$749,000	+ 7.0%
Pct. of Orig. Price Received		100.0%	99.6%	- 0.4%	100.0%	100.0%	0.0%
Affordability Index		64	59	- 7.8%	66	59	- 10.6%
Homes for Sale		10,917	10,544	- 3.4%	--	--	--
Months Supply		3.8	3.5	- 7.9%	--	--	--

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		827	831	+ 0.5%	7,424	7,526	+ 1.4%
Pending Sales		515	628	+ 21.9%	5,025	4,970	- 1.1%
Closed Sales		539	556	+ 3.2%	4,669	4,538	- 2.8%
Days on Market		57	55	- 3.5%	57	58	+ 1.8%
Median Pending Price		\$485,000	\$549,000	+ 13.2%	\$500,000	\$535,000	+ 7.0%
Median Sales Price		\$525,000	\$537,500	+ 2.4%	\$505,000	\$525,000	+ 4.0%
Pct. of Orig. Price Received		98.7%	98.7%	0.0%	98.6%	98.5%	- 0.1%
Affordability Index		88	85	- 3.4%	92	87	- 5.4%
Homes for Sale		2,335	2,233	- 4.4%	--	--	--
Months Supply		4.3	4.2	- 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.



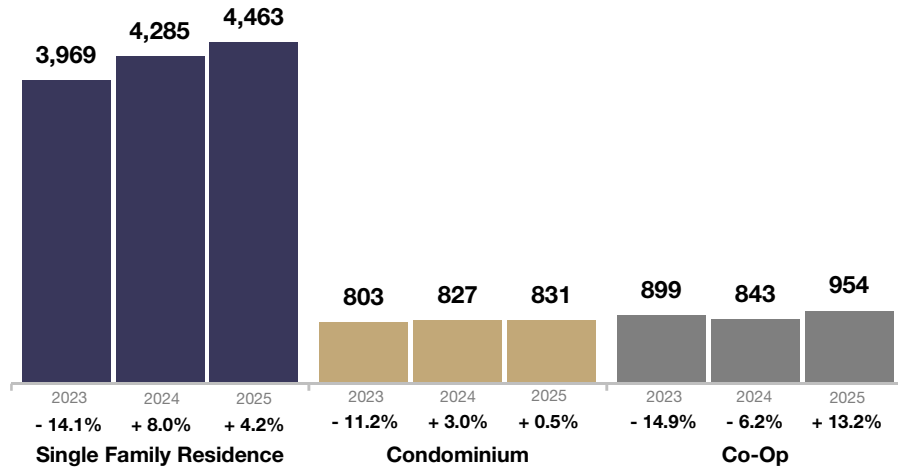
OneKey® MLS Service Area

Key Metrics	Historical Sparklines	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		843	954	+ 13.2%	7,715	7,578	- 1.8%
Pending Sales		489	610	+ 24.7%	5,235	4,970	- 5.1%
Closed Sales		563	513	- 8.9%	4,963	4,555	- 8.2%
Days on Market		90	73	- 18.9%	89	80	- 10.1%
Median Pending Price		\$260,000	\$308,000	+ 18.5%	\$289,000	\$299,000	+ 3.5%
Median Sales Price		\$275,000	\$297,000	+ 8.0%	\$290,000	\$298,000	+ 2.8%
Pct. of Orig. Price Received		97.2%	97.9%	+ 0.7%	96.9%	97.4%	+ 0.5%
Affordability Index		169	153	- 9.5%	160	153	- 4.4%
Homes for Sale		3,038	2,955	- 2.7%	--	--	--
Months Supply		5.4	5.5	+ 1.9%	--	--	--

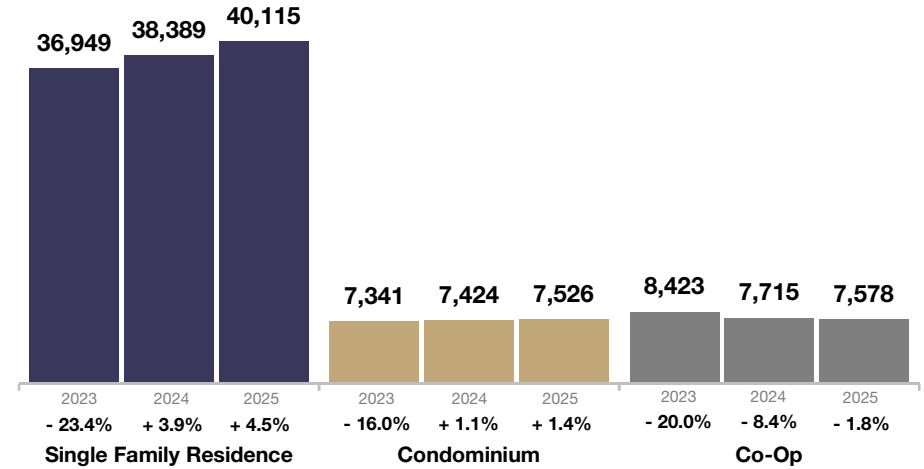
New Listings

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

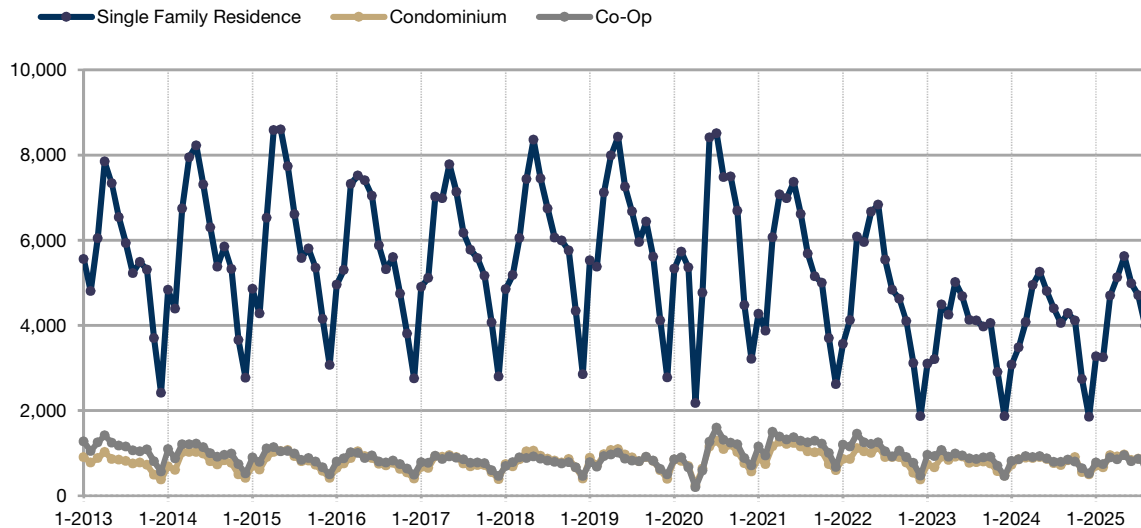
September



Year to Date



Historical New Listings by Month



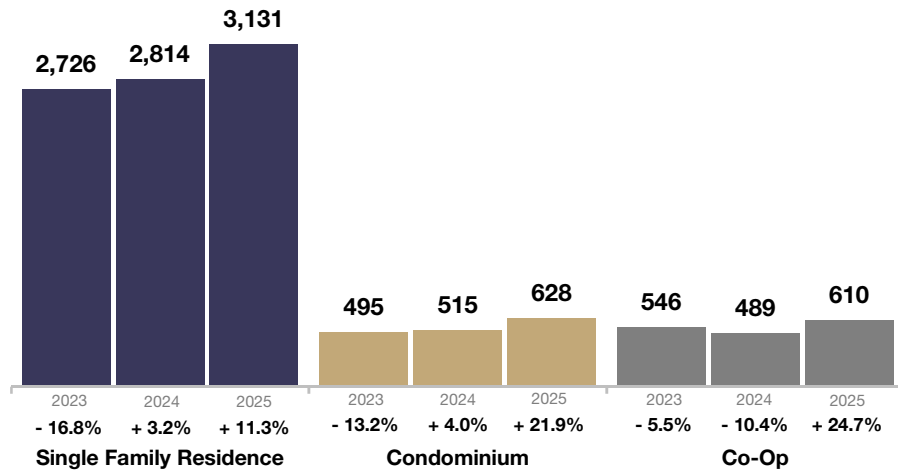
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2024	4,116	908	800
November 2024	2,739	549	644
December 2024	1,852	502	522
January 2025	3,275	704	776
February 2025	3,246	665	738
March 2025	4,703	952	897
April 2025	5,129	921	855
May 2025	5,626	967	952
June 2025	4,983	840	806
July 2025	4,708	869	859
August 2025	3,982	777	741
September 2025	4,463	831	954
12-Month Avg.	4,069	790	795

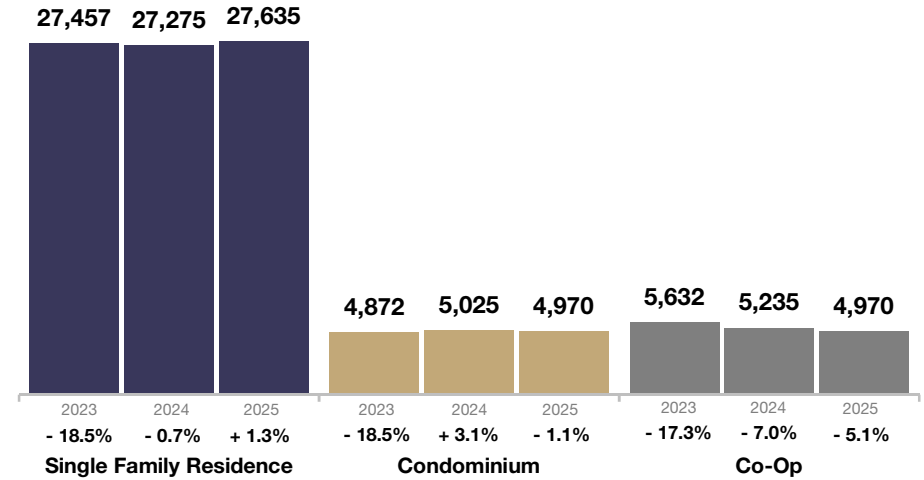
Pending Sales

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

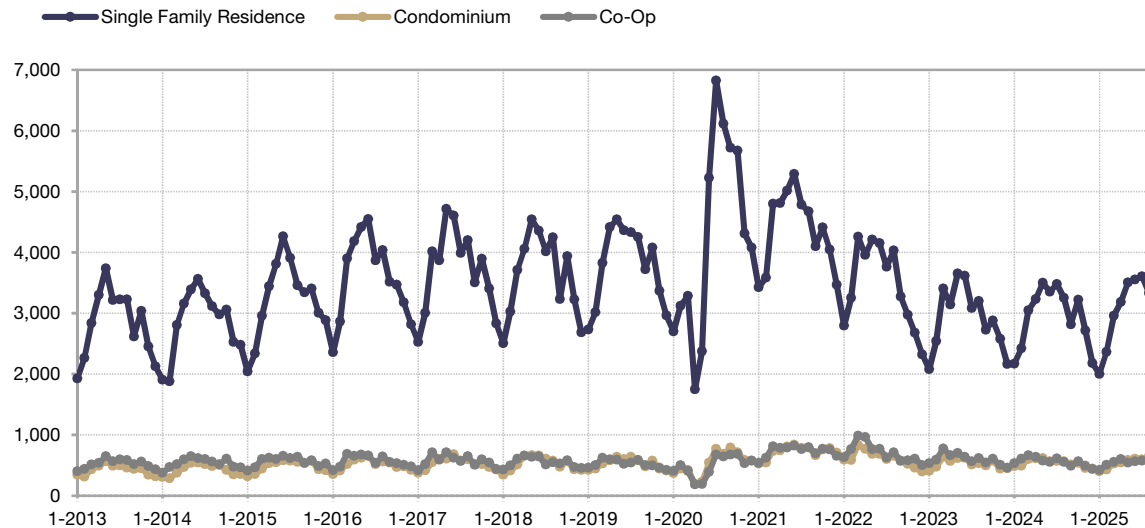
September



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Historical Pending Sales by Month



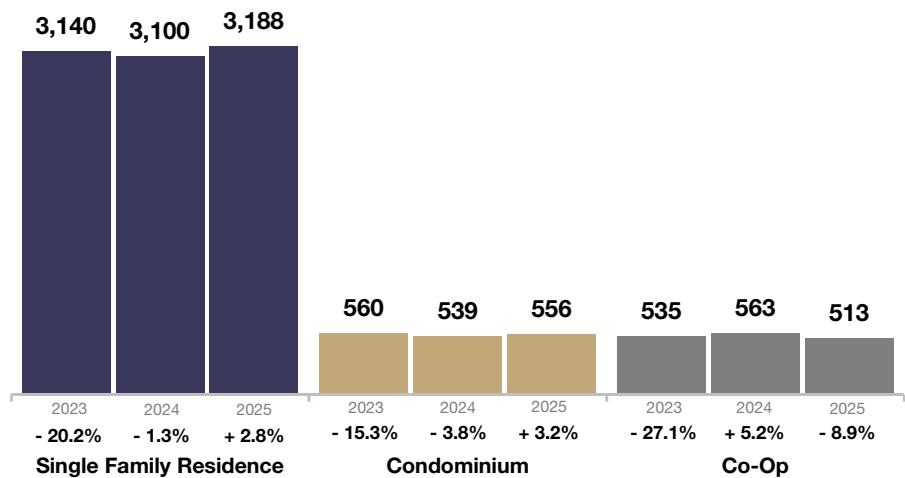
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2024	3,223	540	565
November 2024	2,714	453	493
December 2024	2,179	446	440
January 2025	2,000	400	422
February 2025	2,365	429	505
March 2025	2,959	529	555
April 2025	3,185	546	604
May 2025	3,506	586	545
June 2025	3,553	605	563
July 2025	3,603	599	574
August 2025	3,333	648	592
September 2025	3,131	628	610
12-Month Avg.	2,979	534	539

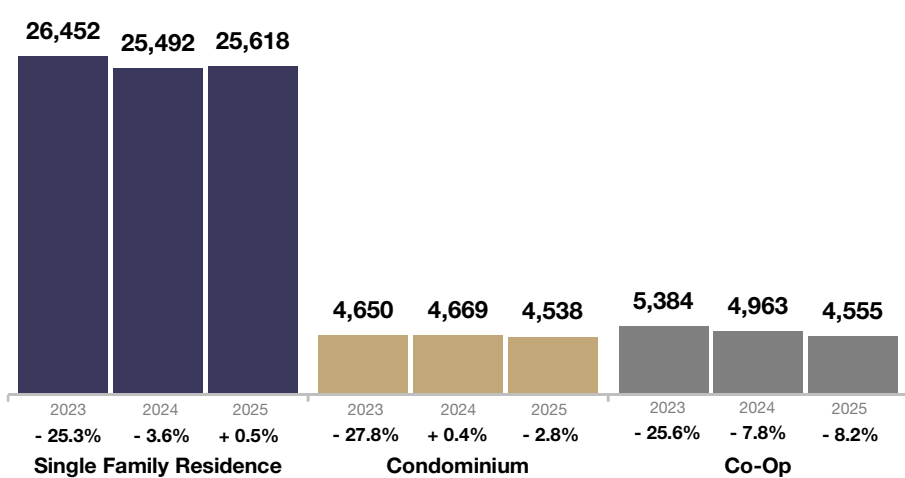
Closed Sales

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

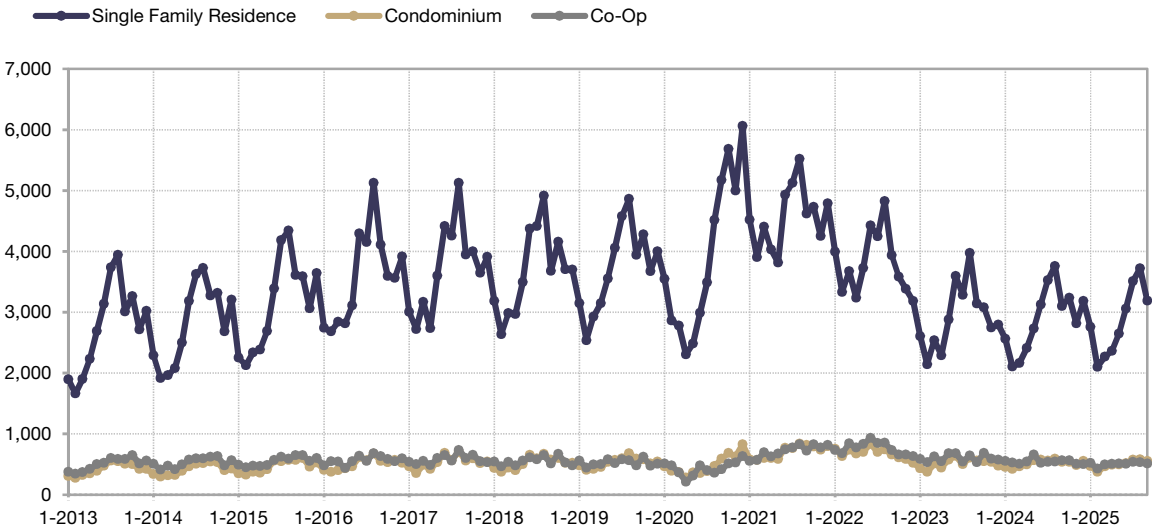
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Historical Closed Sales by Month



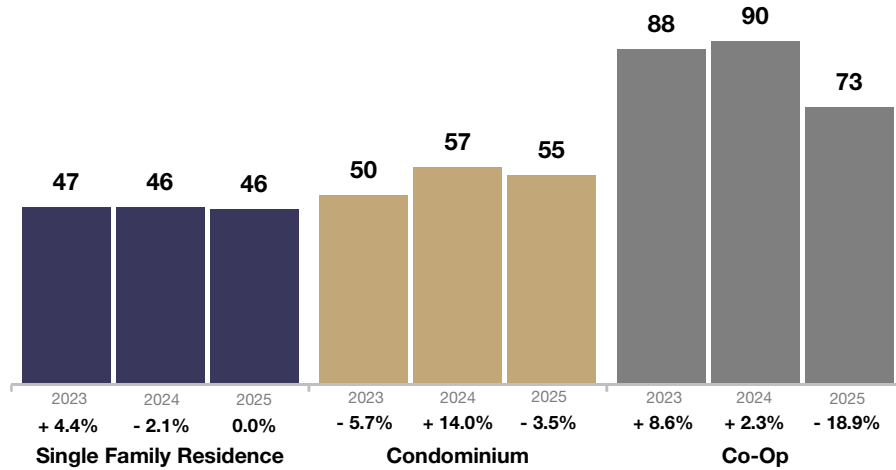
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2024	3,236	540	563
November 2024	2,818	486	505
December 2024	3,183	554	501
January 2025	2,756	471	521
February 2025	2,102	377	426
March 2025	2,268	467	496
April 2025	2,363	493	506
May 2025	2,650	497	513
June 2025	3,058	516	507
July 2025	3,511	578	540
August 2025	3,722	583	533
September 2025	3,188	556	513
12-Month Avg.	2,905	510	510

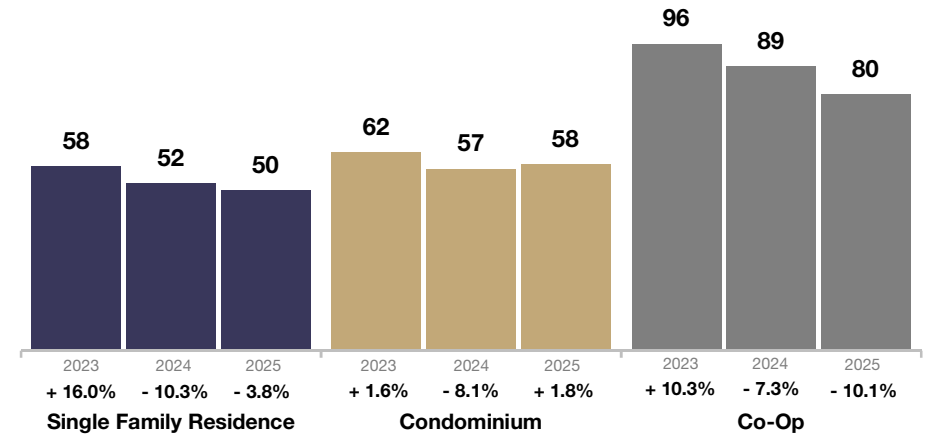
Days on Market Until Sale

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

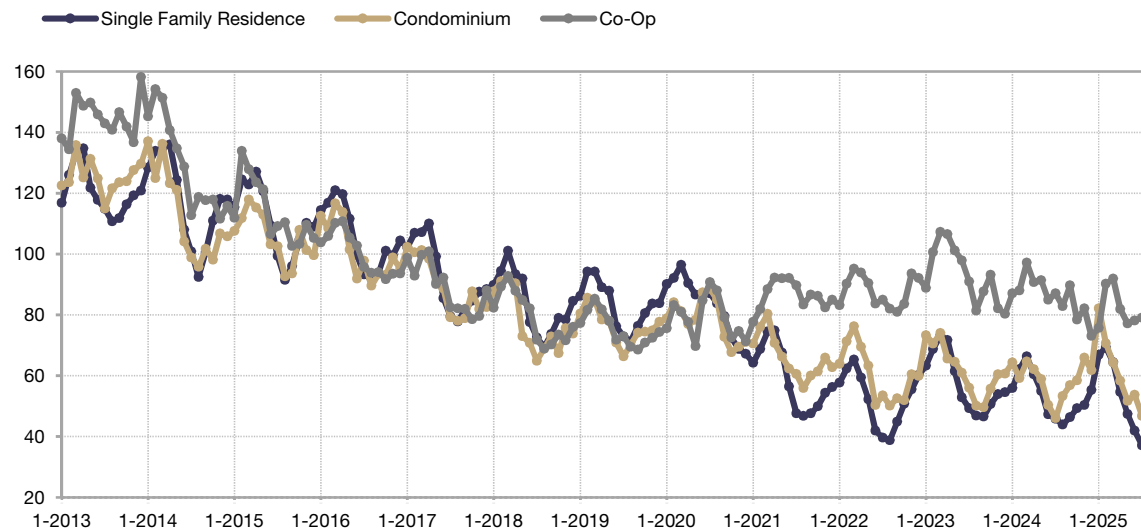
September



Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	54	78
July 2025	37	47	79
August 2025	40	51	76
September 2025	46	55	73
12-Month Avg.*	51	59	79

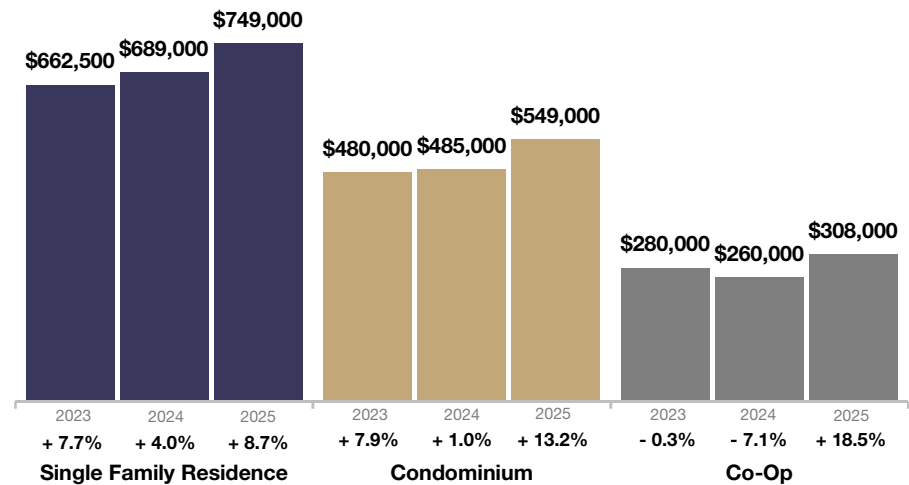
* Days on Market for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Median Pending Price

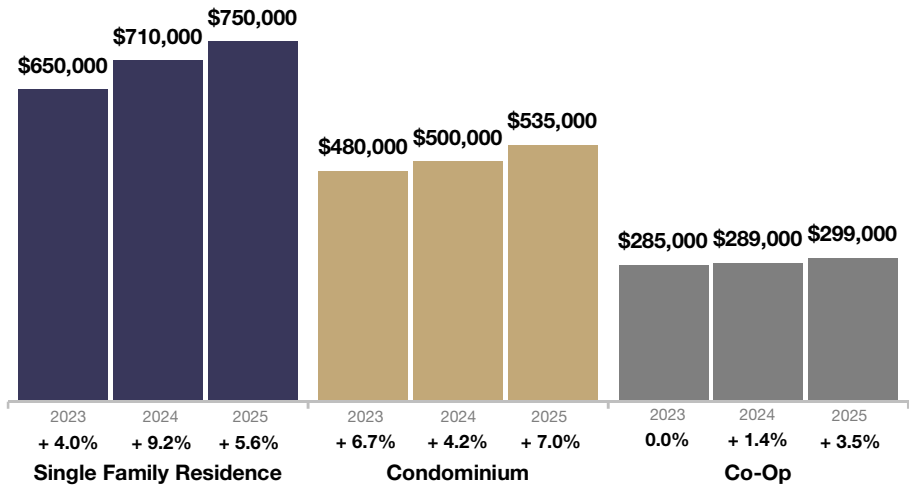
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

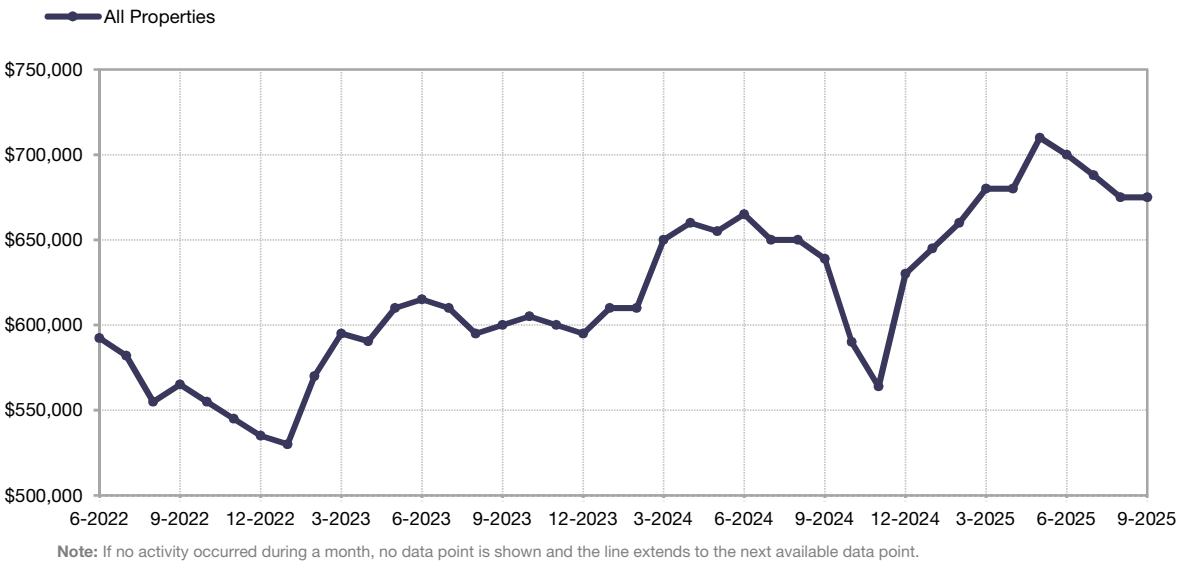
September



Year to Date



Historical Median Pending Price by Month



	Single Family	Condominium	Co-Op
October 2024	\$660,000	\$453,500	\$240,000
November 2024	\$652,500	\$432,463	\$246,500
December 2024	\$700,000	\$530,000	\$295,000
January 2025	\$720,500	\$505,000	\$275,000
February 2025	\$738,000	\$553,500	\$305,000
March 2025	\$765,000	\$519,500	\$292,000
April 2025	\$760,000	\$530,000	\$299,000
May 2025	\$770,000	\$532,500	\$299,000
June 2025	\$770,000	\$540,000	\$291,750
July 2025	\$750,000	\$540,000	\$300,000
August 2025	\$740,000	\$545,000	\$300,000
September 2025	\$749,000	\$549,000	\$308,000
12-Month Med.*	\$740,000	\$525,000	\$295,000

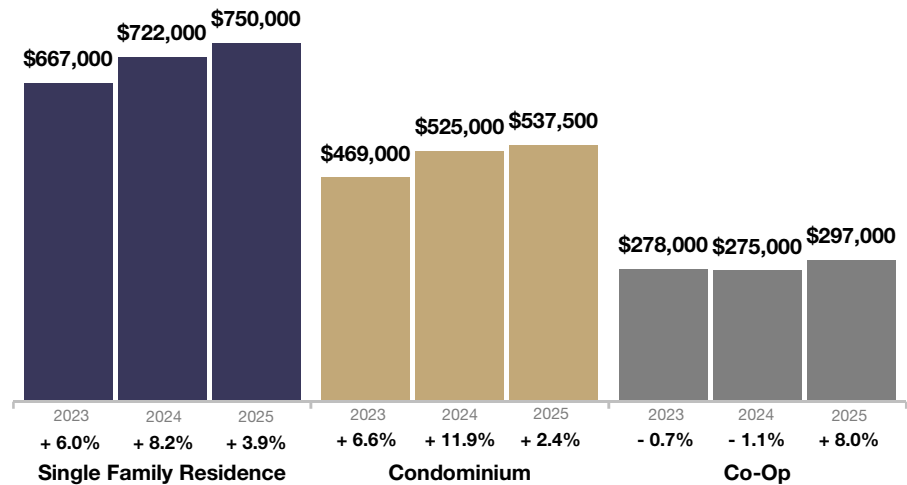
* Median Pending Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Median Sales Price

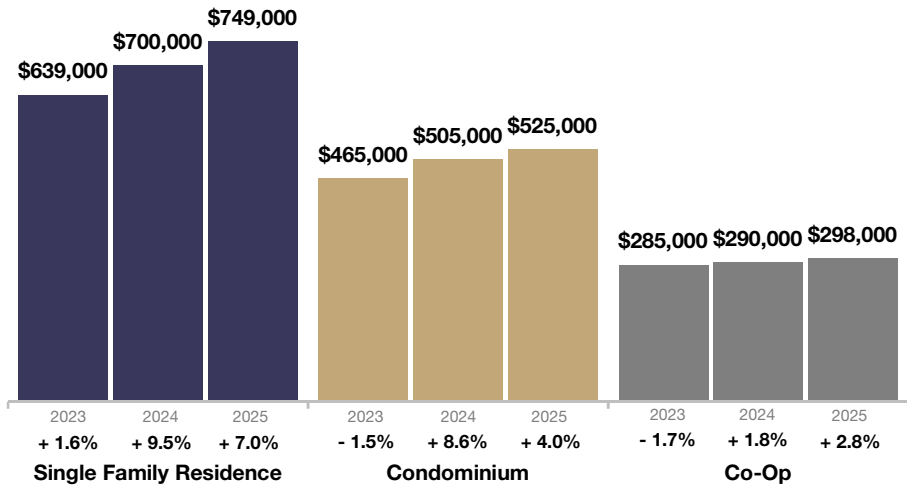
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

September



Year to Date



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.

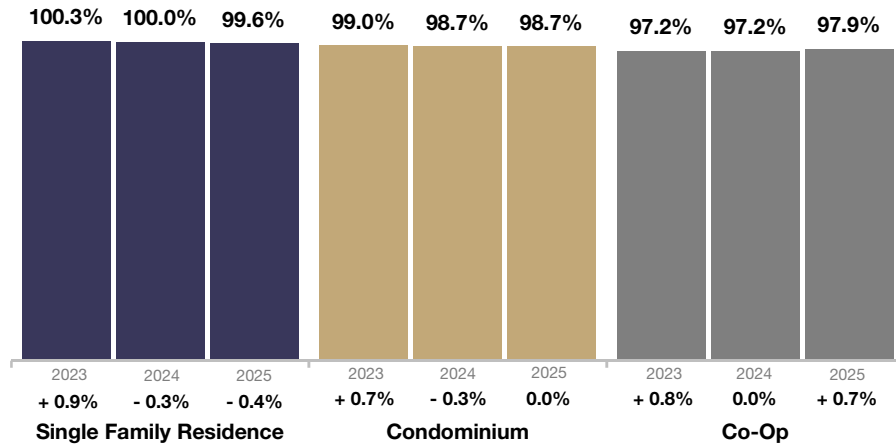
	Single Family	Condominium	Co-Op
October 2024	\$710,000	\$502,500	\$285,000
November 2024	\$705,000	\$510,000	\$295,000
December 2024	\$710,000	\$503,000	\$280,000
January 2025	\$715,000	\$535,000	\$295,000
February 2025	\$715,000	\$529,000	\$290,000
March 2025	\$726,000	\$510,000	\$285,000
April 2025	\$720,000	\$500,000	\$299,000
May 2025	\$740,000	\$541,190	\$300,000
June 2025	\$770,000	\$515,000	\$299,500
July 2025	\$770,000	\$525,000	\$300,000
August 2025	\$771,500	\$539,000	\$300,000
September 2025	\$750,000	\$537,500	\$297,000
12-Month Med.*	\$735,000	\$521,430	\$293,500

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

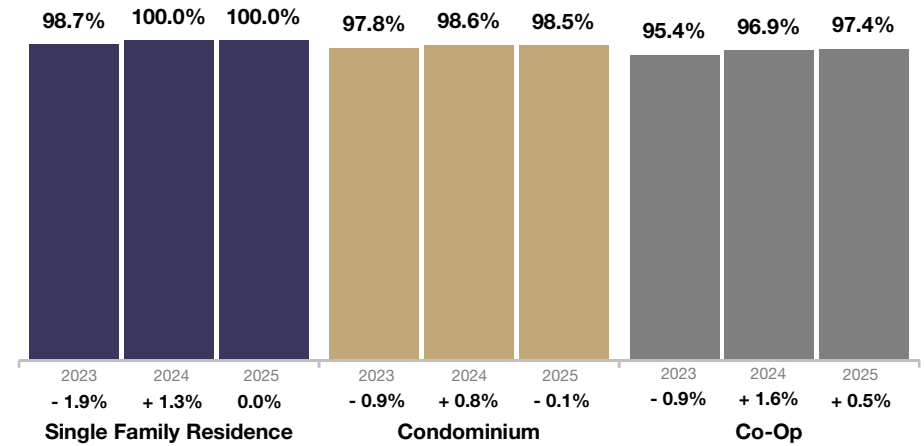
Percent of Original List Price Received

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.

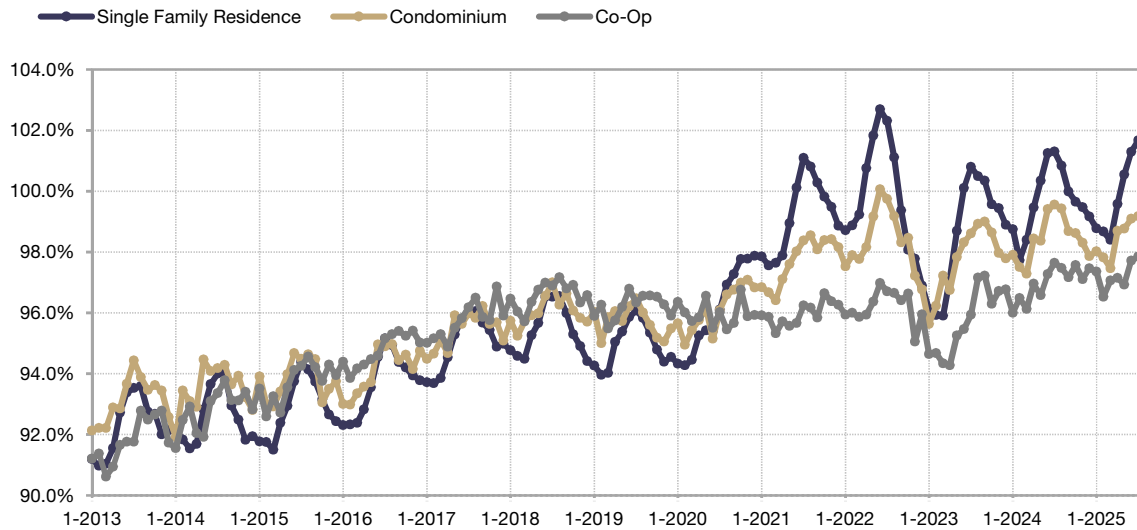
September



Year to Date



Historical Percent of Original List Price Received by Month



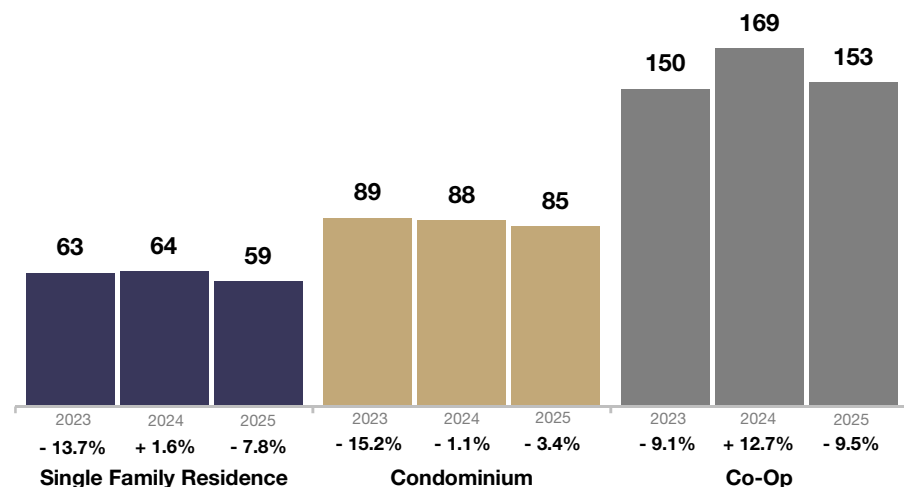
	Single Family	Condominium	Co-Op
October 2024	99.6%	98.6%	97.6%
November 2024	99.5%	98.3%	97.1%
December 2024	99.2%	97.9%	97.5%
January 2025	98.8%	98.0%	97.4%
February 2025	98.7%	97.8%	96.5%
March 2025	98.4%	97.5%	97.1%
April 2025	99.6%	98.7%	97.1%
May 2025	100.5%	98.8%	96.9%
June 2025	101.3%	99.1%	97.7%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

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

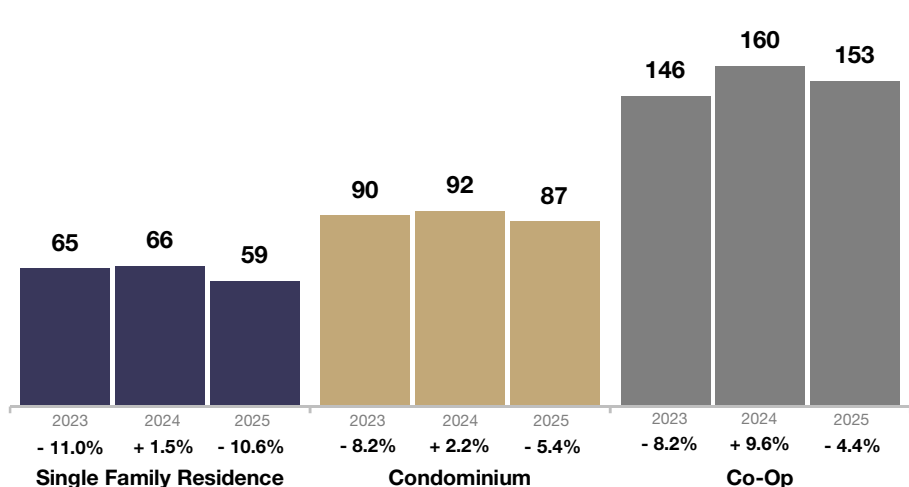
Housing Affordability Index

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.

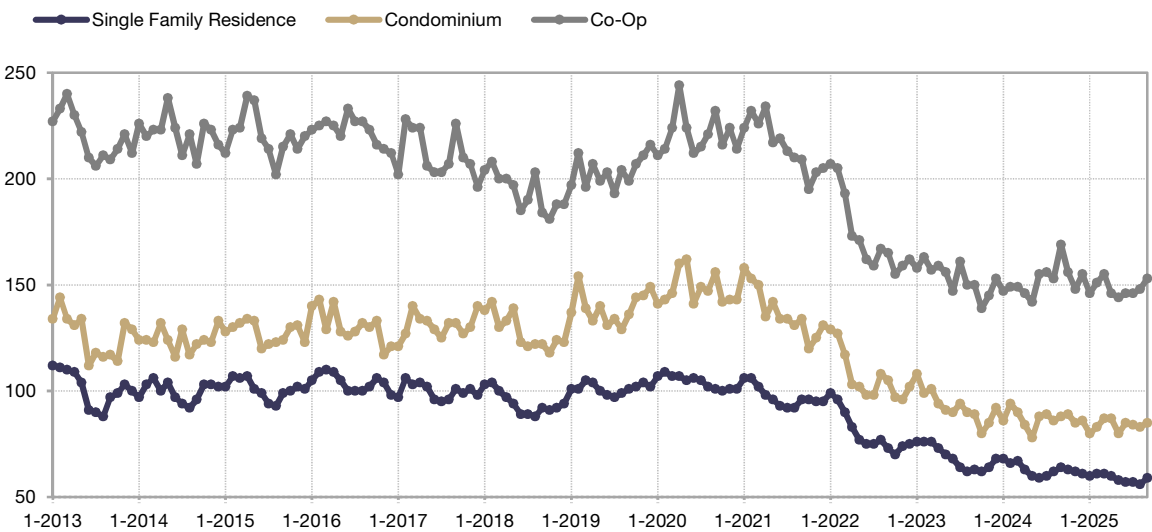
September



Year to Date



Historical Housing Affordability Index by Month



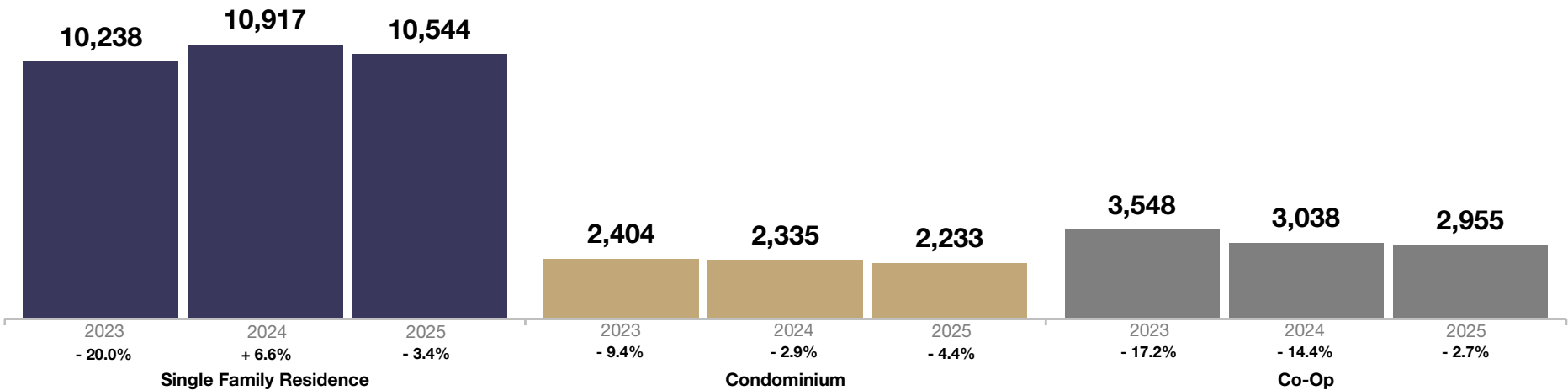
	Single Family	Condominium	Co-Op
October 2024	63	89	156
November 2024	62	85	148
December 2024	61	86	155
January 2025	60	80	146
February 2025	61	83	151
March 2025	61	87	155
April 2025	60	87	146
May 2025	58	80	144
June 2025	57	85	146
July 2025	57	84	146
August 2025	56	83	148
September 2025	59	85	153
12-Month Avg.*	60	85	150

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

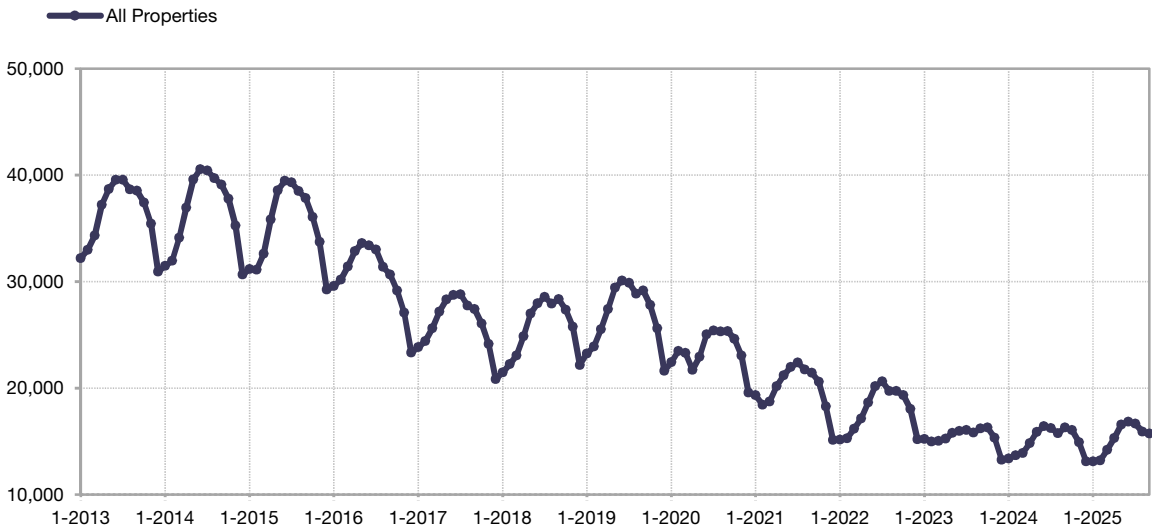
Inventory of Homes for Sale

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

September



Historical Inventory of Homes for Sale by Month



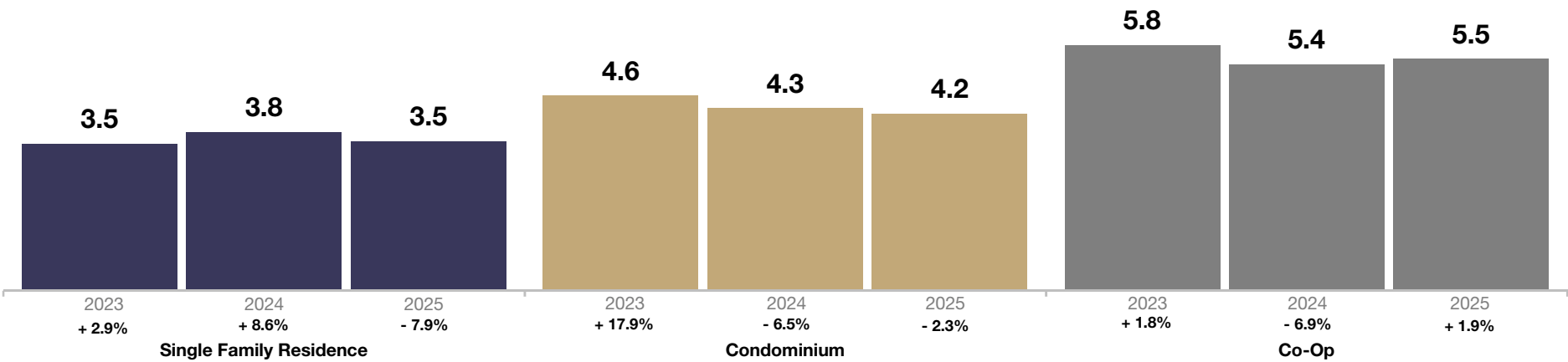
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2024	10,667	2,398	2,994
November 2024	9,712	2,325	2,886
December 2024	8,252	2,152	2,710
January 2025	8,294	2,082	2,734
February 2025	8,311	2,132	2,754
March 2025	9,049	2,307	2,824
April 2025	10,025	2,427	2,850
May 2025	11,047	2,478	3,025
June 2025	11,412	2,400	3,020
July 2025	11,261	2,363	3,020
August 2025	10,697	2,282	2,916
September 2025	10,544	2,233	2,955

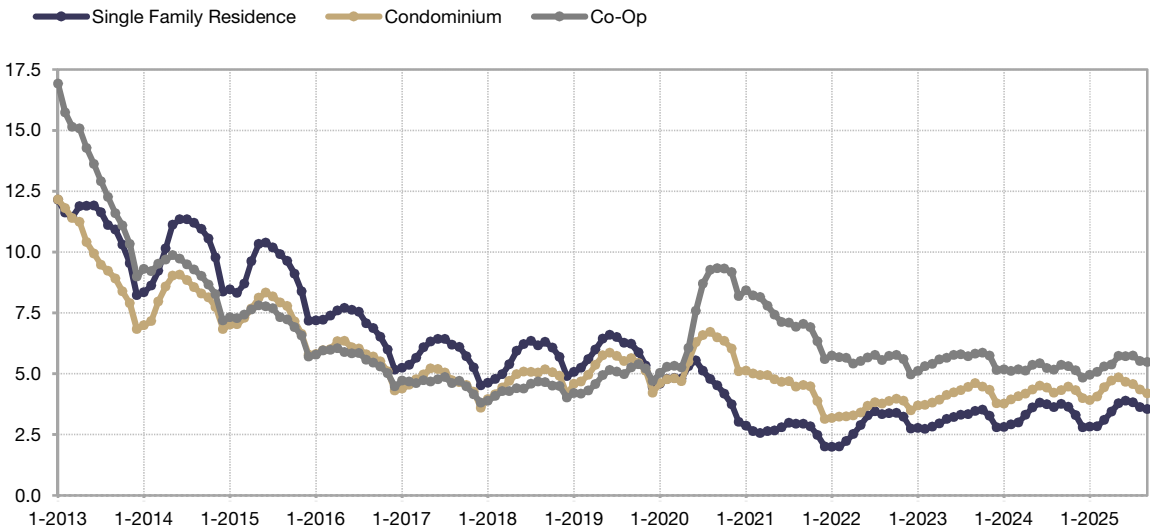
Months Supply of Inventory

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.

September



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
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	5.0
February 2025	2.8	4.1	5.1
March 2025	3.1	4.4	5.3
April 2025	3.4	4.7	5.4
May 2025	3.8	4.8	5.7
June 2025	3.9	4.7	5.7
July 2025	3.8	4.6	5.7
August 2025	3.6	4.3	5.5
September 2025	3.5	4.2	5.5

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5,955	6,248	+ 4.9%	53,528	55,219	+ 3.2%
Pending Sales		3,818	4,369	+ 14.4%	37,535	37,575	+ 0.1%
Closed Sales		4,202	4,257	+ 1.3%	35,124	34,711	- 1.2%
Days on Market		54	50	- 7.4%	58	55	- 5.2%
Median Pending Price		\$639,000	\$675,000	+ 5.6%	\$650,000	\$680,000	+ 4.6%
Median Sales Price		\$650,000	\$695,000	+ 6.9%	\$636,000	\$675,000	+ 6.1%
Pct. of Orig. Price Received		99.4%	99.3%	- 0.1%	99.4%	99.5%	+ 0.1%
Affordability Index		71	65	- 8.5%	73	67	- 8.2%
Homes for Sale		16,290	15,732	- 3.4%	--	--	--
Months Supply		4.1	3.9	- 4.9%	--	--	--