

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area

December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

Locally:

- Single Family Closed Sales were up 1.4 percent to 3,229.
- Condo Closed Sales were up 2.7 percent to 570.
- Co-Op Closed Sales were up 0.6 percent to 504.
- All Properties Closed Sales were up 1.5 percent to 4,303.

- Single Family Median Sales Price increased 4.2 percent to \$740,000.
- Condo Median Sales Price increased 9.0 percent to \$546,845.
- Co-Op Median Sales Price increased 8.9 percent to \$305,000.
- All Properties Median Sales Price increased 3.8 percent to \$675,000.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.



Monthly Snapshot

+ 1.5% **- 9.0%** **+ 3.8%**

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
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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	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	12-2025		YTD 2024	YTD 2025	YTD 2025	
New Listings		1,869	1,943	+ 4.0%	47,130	49,171	49,171	+ 4.3%	
Pending Sales		2,176	2,446	+ 12.4%	35,355	36,054	36,054	+ 2.0%	
Closed Sales		3,184	3,229	+ 1.4%	34,737	35,047	35,047	+ 0.9%	
Days on Market		55	52	- 5.5%	52	50	50	- 3.8%	
Median Pending Price		\$700,000	\$730,000	+ 4.3%	\$705,000	\$750,000	\$750,000	+ 6.4%	
Median Sales Price		\$710,000	\$740,000	+ 4.2%	\$700,000	\$746,600	\$746,600	+ 6.7%	
Pct. of Orig. Price Received		99.2%	98.8%	- 0.4%	99.8%	99.7%	99.7%	- 0.1%	
Affordability Index		61	61	0.0%	62	60	60	- 3.2%	
Homes for Sale		8,307	7,383	- 11.1%	--	--	--	--	
Months Supply		2.8	2.5	- 10.7%	--	--	--	--	

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.



Key Metrics	Historical Sparklines	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	YTD 2024		YTD 2024	YTD 2025	YTD 2025	
New Listings		502	468	- 6.8%	9,383	9,484	9,484	+ 1.1%	
Pending Sales		445	495	+ 11.2%	6,452	6,457	6,457	+ 0.1%	
Closed Sales		555	570	+ 2.7%	6,251	6,257	6,257	+ 0.1%	
Days on Market		62	53	- 14.5%	58	58	58	0.0%	
Median Pending Price		\$529,600	\$570,000	+ 7.6%	\$499,500	\$531,000	\$531,000	+ 6.3%	
Median Sales Price		\$501,500	\$546,845	+ 9.0%	\$505,000	\$529,000	\$529,000	+ 4.8%	
Pct. of Orig. Price Received		97.9%	98.2%	+ 0.3%	98.5%	98.4%	98.4%	- 0.1%	
Affordability Index		86	84	- 2.3%	86	87	87	+ 1.2%	
Homes for Sale		2,160	1,954	- 9.5%	--	--	--	--	
Months Supply		4.0	3.6	- 10.0%	--	--	--	--	

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.



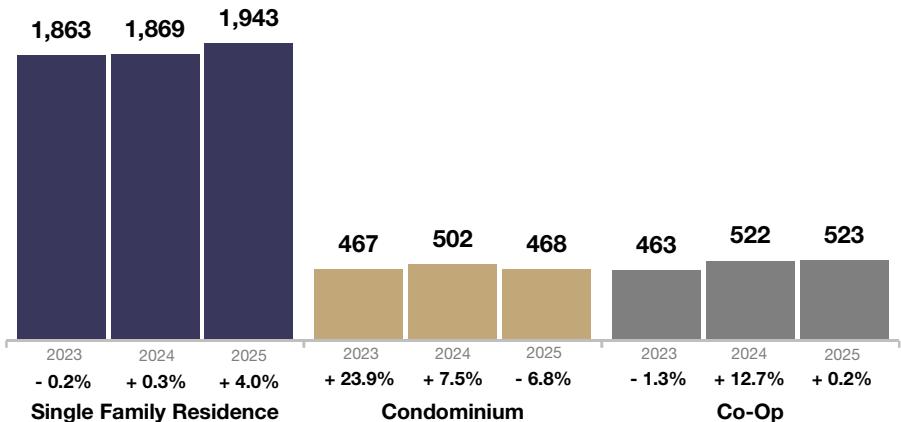
Key Metrics	Historical Sparklines	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	YTD 2024		YTD 2024	YTD 2025	YTD 2025	
New Listings		522	523	+ 0.2%	9,681	9,584	9,584	- 1.0%	
Pending Sales		439	510	+ 16.2%	6,729	6,447	6,447	- 4.2%	
Closed Sales		501	504	+ 0.6%	6,533	6,069	6,069	- 7.1%	
Days on Market		73	71	- 2.7%	86	78	78	- 9.3%	
Median Pending Price		\$295,000	\$295,000	0.0%	\$285,000	\$299,000	\$299,000	+ 4.9%	
Median Sales Price		\$280,000	\$305,000	+ 8.9%	\$289,000	\$299,000	\$299,000	+ 3.5%	
Pct. of Orig. Price Received		97.5%	97.9%	+ 0.4%	97.0%	97.5%	97.5%	+ 0.5%	
Affordability Index		155	151	- 2.6%	150	154	154	+ 2.7%	
Homes for Sale		2,715	2,656	- 2.2%	--	--	--	--	
Months Supply		4.8	4.9	+ 2.1%	--	--	--	--	

New Listings

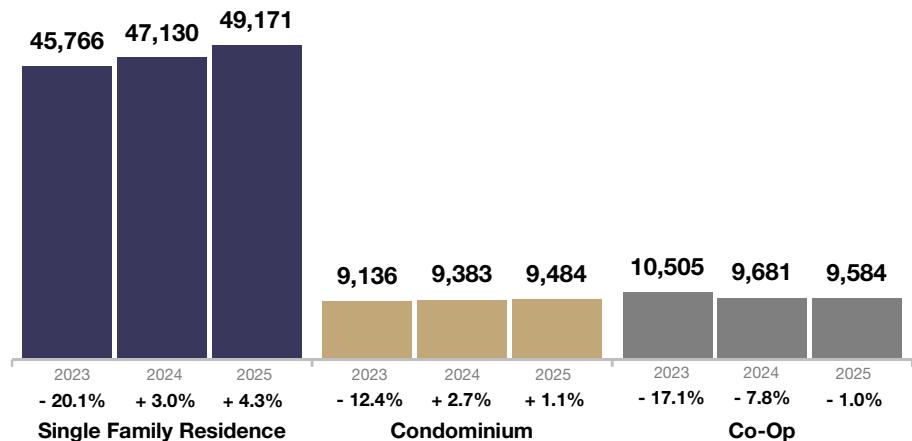
A count of the properties that have been newly listed on the market in a given month.

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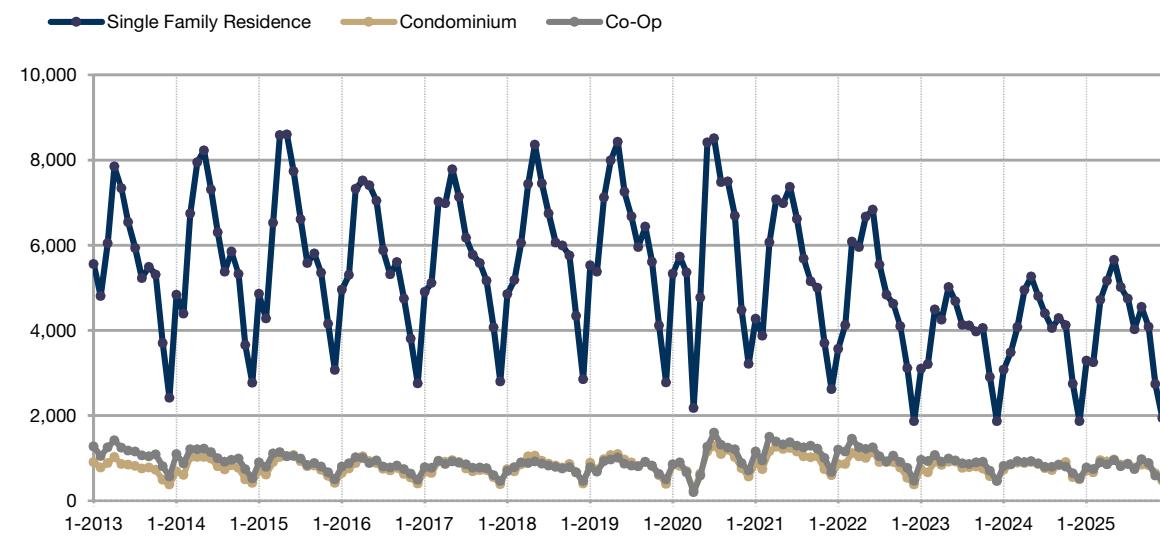
December



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.

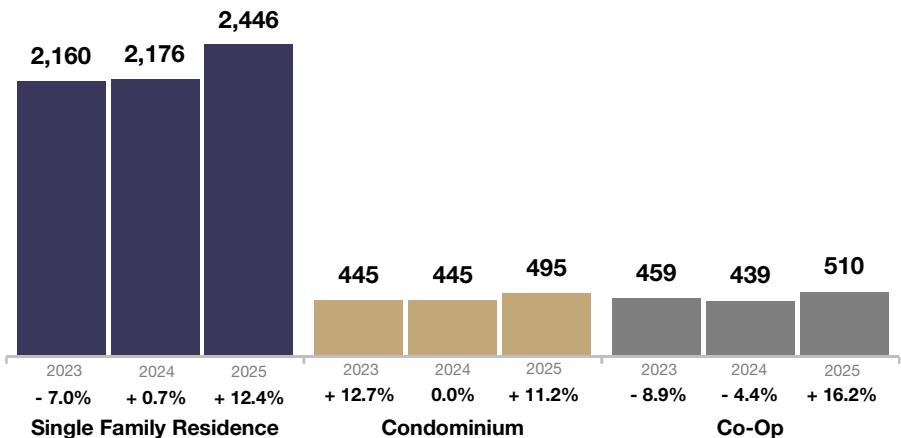
	Single Family	Condominium	Co-Op
January 2025	3,289	704	776
February 2025	3,253	665	738
March 2025	4,716	952	897
April 2025	5,167	921	855
May 2025	5,651	967	952
June 2025	5,014	842	806
July 2025	4,748	869	859
August 2025	4,021	778	742
September 2025	4,551	841	970
October 2025	4,083	833	879
November 2025	2,735	644	587
December 2025	1,943	468	523
12-Month Avg.	4,098	790	799

Pending Sales

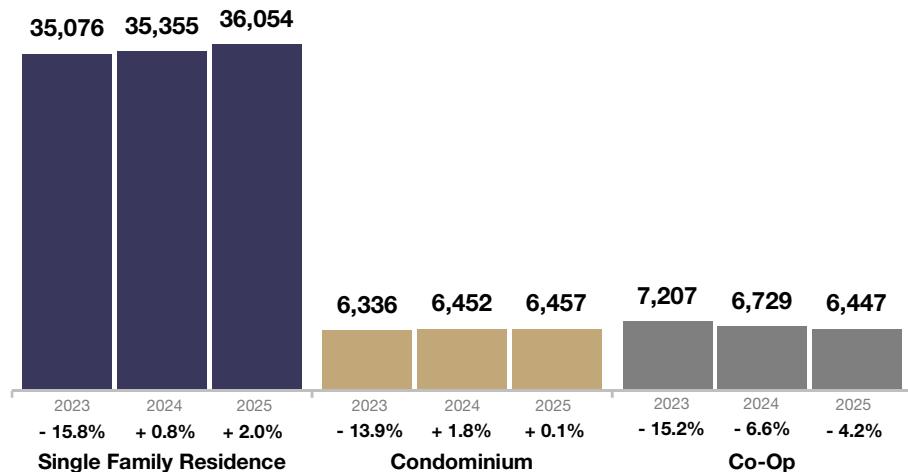
A count of the properties on which contracts have been accepted in a given month.

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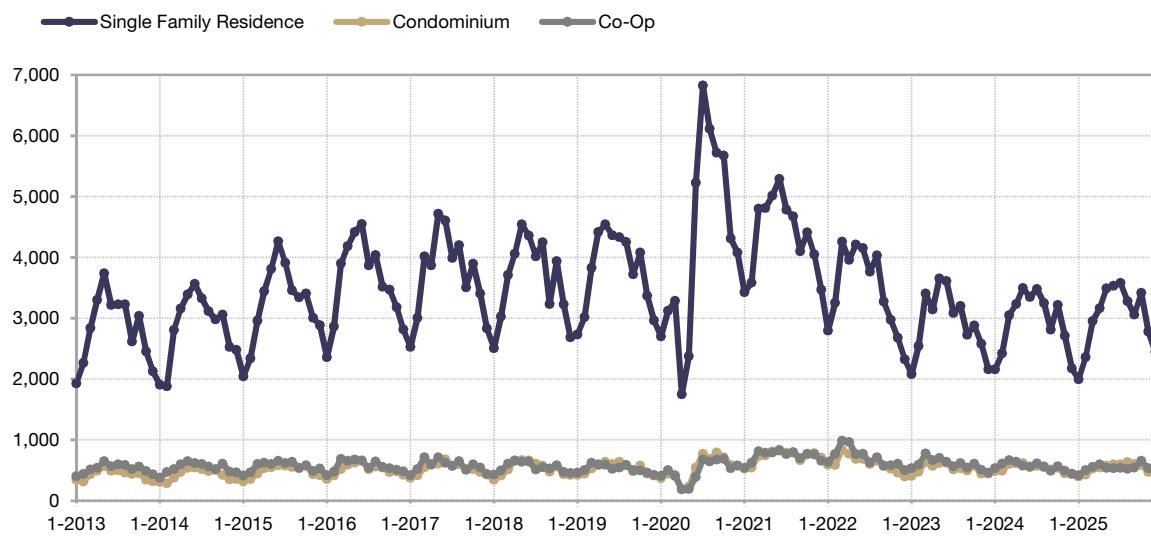
December



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.

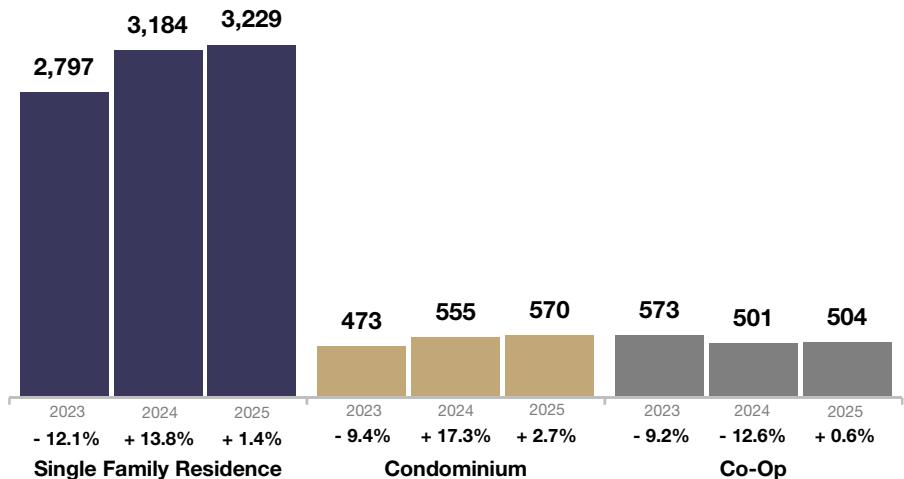
	Single Family	Condominium	Co-Op
January 2013	1,995	397	418
February 2013	2,359	429	501
March 2013	2,954	529	554
April 2013	3,166	545	599
May 2013	3,491	578	538
June 2013	3,530	596	534
July 2013	3,579	594	537
August 2013	3,277	631	524
September 2013	3,057	604	544
October 2013	3,418	587	654
November 2013	2,782	472	534
December 2013	2,446	495	510
12-Month Avg.	3,005	538	537

Closed Sales

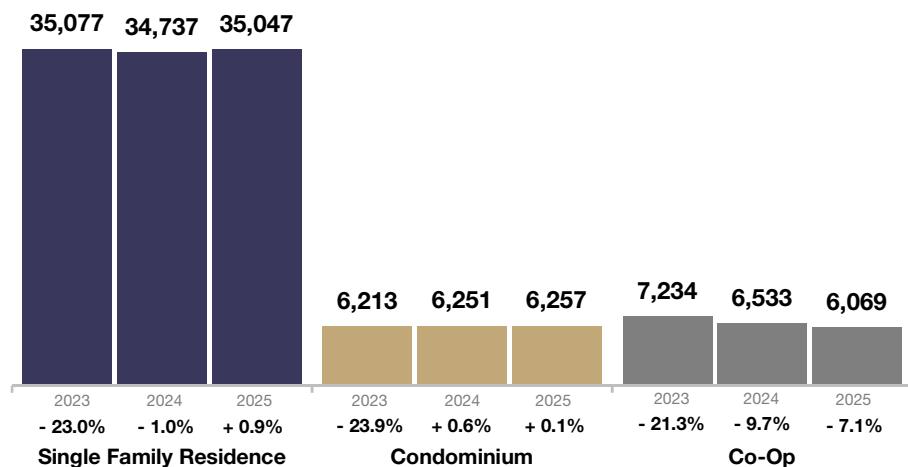
A count of the actual sales that closed in a given month.

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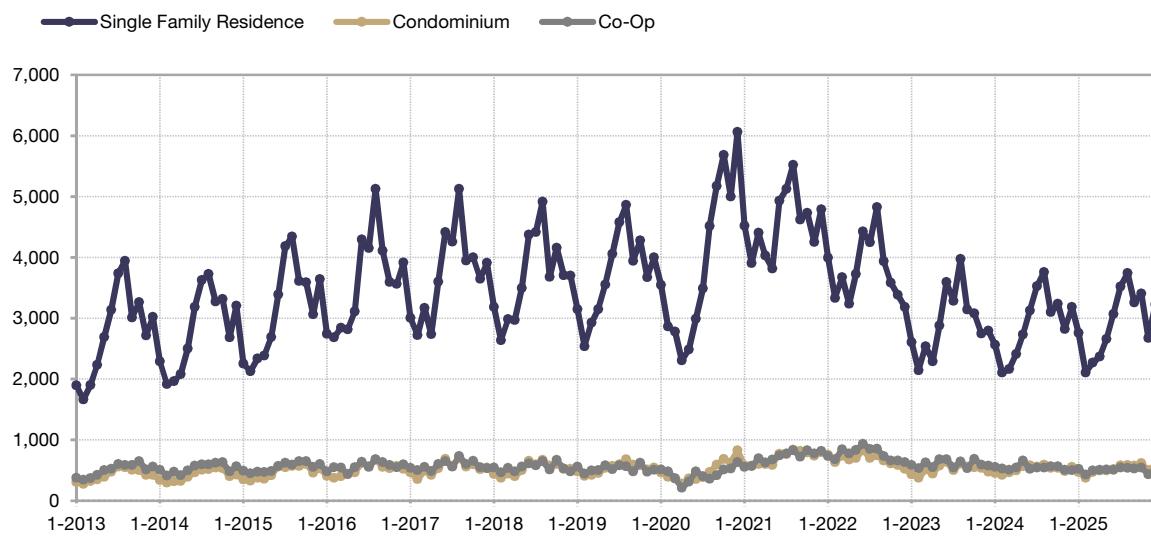
December



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.

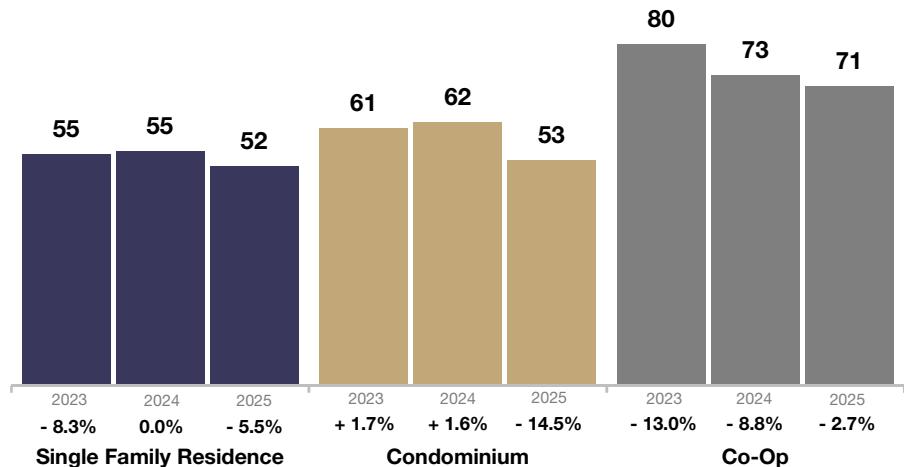
	Single Family	Condominium	Co-Op
January 2025	2,759	471	521
February 2025	2,104	378	427
March 2025	2,268	468	497
April 2025	2,367	494	506
May 2025	2,656	496	513
June 2025	3,067	517	509
July 2025	3,522	580	544
August 2025	3,742	588	541
September 2025	3,257	575	528
October 2025	3,404	619	546
November 2025	2,672	501	433
December 2025	3,229	570	504
12-Month Avg.	2,921	521	506

Days on Market Until Sale

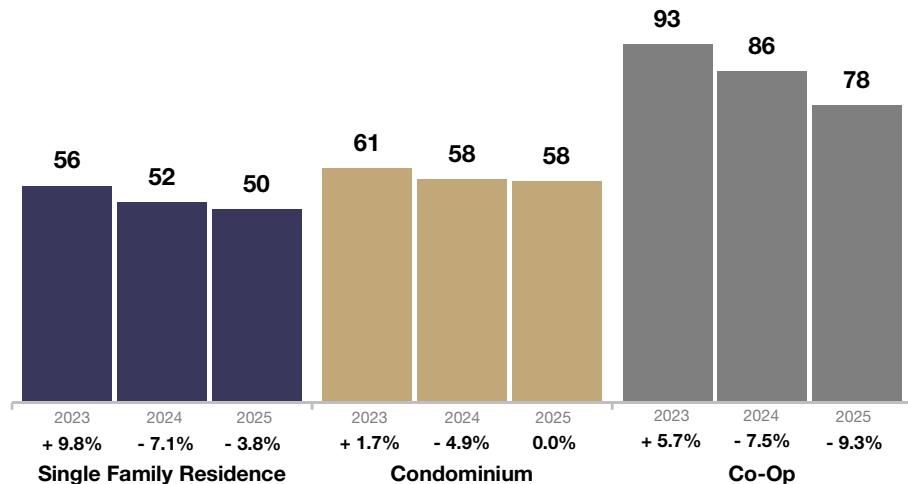
Average number of days between when a property is listed and when an offer is accepted in a given month.

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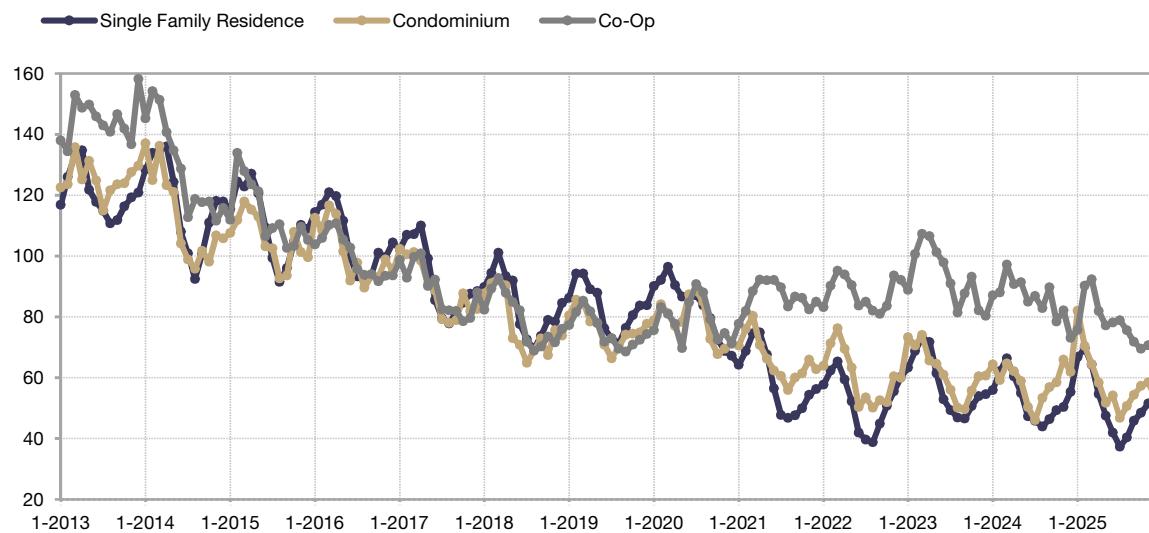
December



Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
January 2025	67	82	76
February 2025	70	70	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	54	72
October 2025	48	57	69
November 2025	51	58	71
December 2025	52	53	71
12-Month Avg.*	50	58	78

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

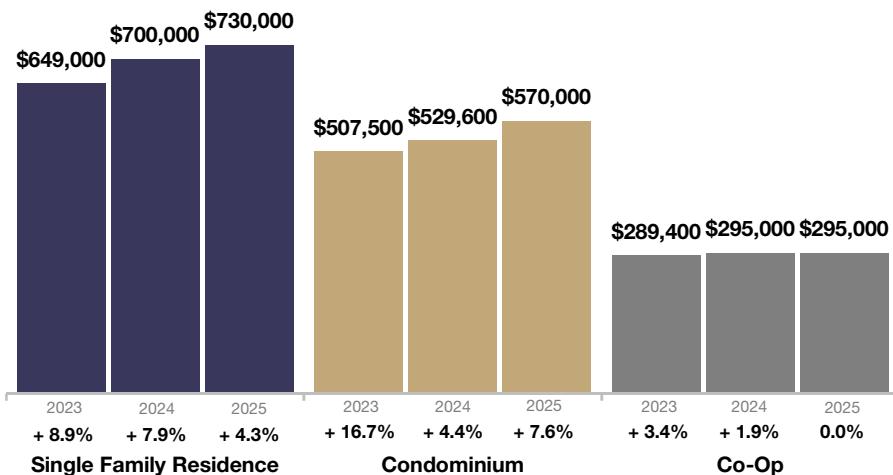
Median Pending Price

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.

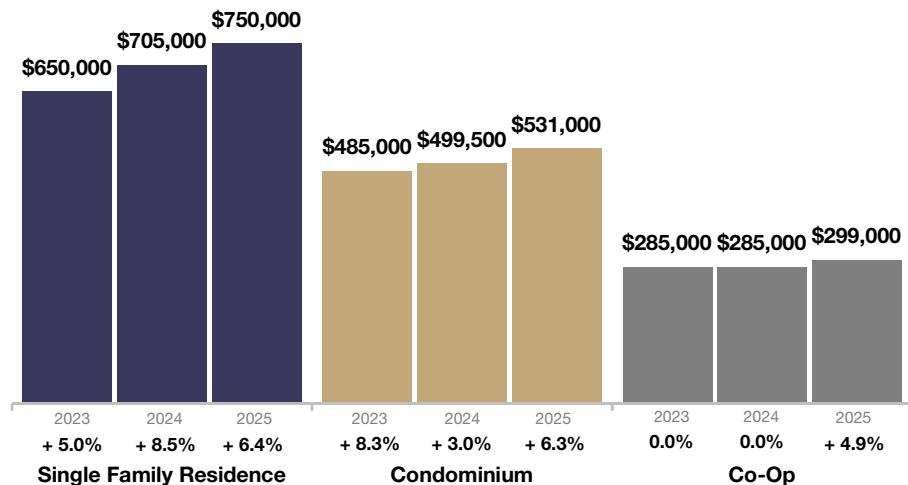
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Sales Reported in Millions Where Applicable

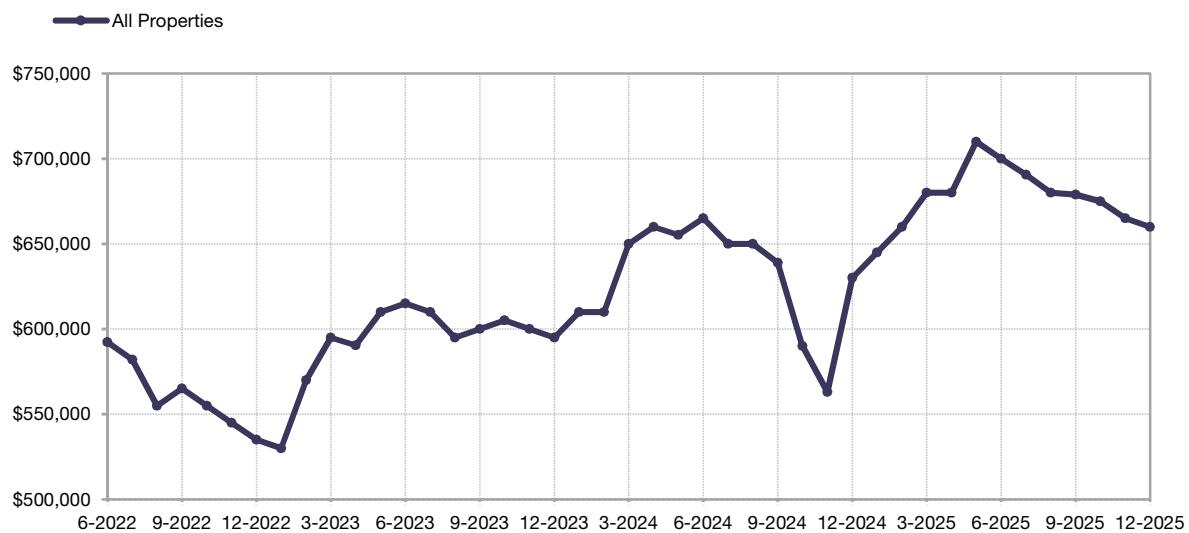
December



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
January 2025	\$723,500	\$500,000	\$275,000
February 2025	\$738,000	\$553,500	\$305,000
March 2025	\$765,000	\$519,500	\$292,500
April 2025	\$760,000	\$527,500	\$295,175
May 2025	\$770,000	\$525,000	\$299,000
June 2025	\$770,000	\$537,500	\$295,000
July 2025	\$750,000	\$541,000	\$300,000
August 2025	\$740,000	\$545,000	\$300,000
September 2025	\$750,000	\$550,000	\$312,500
October 2025	\$750,000	\$516,000	\$285,000
November 2025	\$745,000	\$495,000	\$290,000
December 2025	\$730,000	\$570,000	\$295,000
12-Month Med.*	\$750,000	\$531,000	\$299,000

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

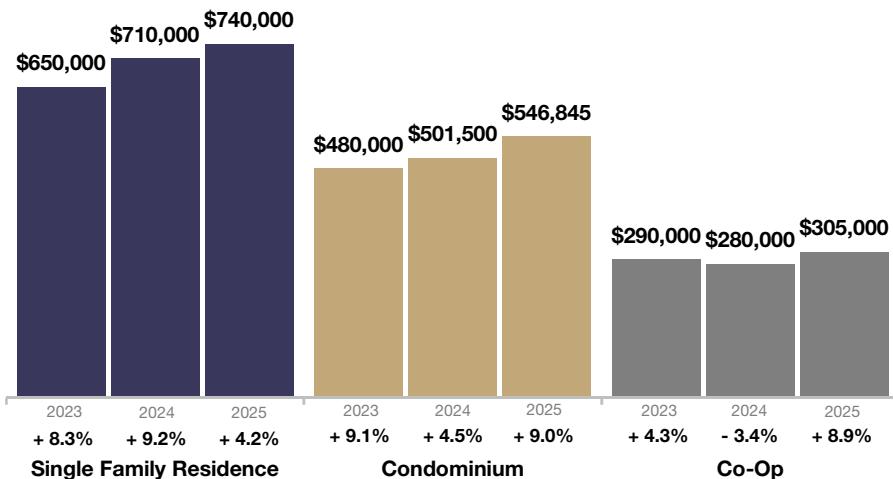
Median Sales Price

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

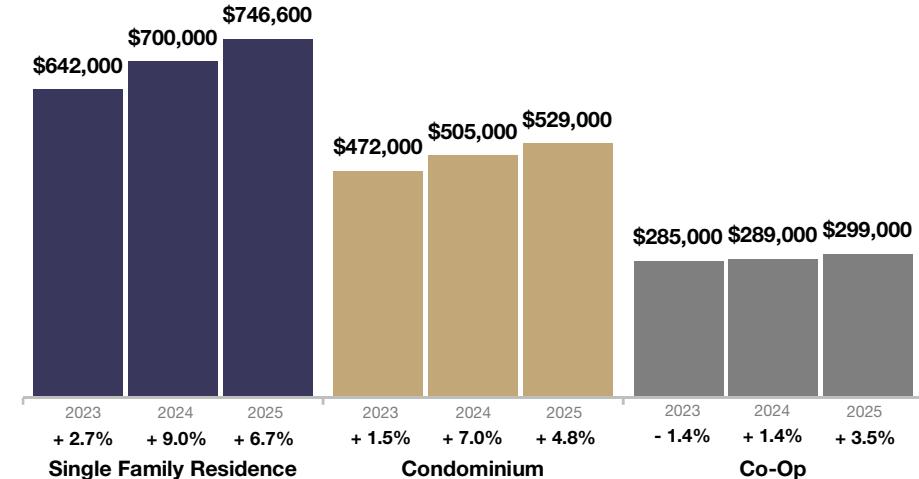


Sales Reported in Millions Where Applicable

December



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
January 2025	\$715,000	\$535,000	\$295,000
February 2025	\$715,000	\$528,500	\$290,000
March 2025	\$726,000	\$512,500	\$285,000
April 2025	\$720,000	\$500,000	\$299,000
May 2025	\$740,000	\$540,000	\$300,000
June 2025	\$770,000	\$515,000	\$299,500
July 2025	\$770,000	\$525,000	\$300,000
August 2025	\$772,250	\$539,500	\$300,000
September 2025	\$750,000	\$537,250	\$297,875
October 2025	\$740,000	\$525,000	\$299,000
November 2025	\$750,000	\$529,000	\$295,000
December 2025	\$740,000	\$546,845	\$305,000
12-Month Med.*	\$746,600	\$529,000	\$299,000

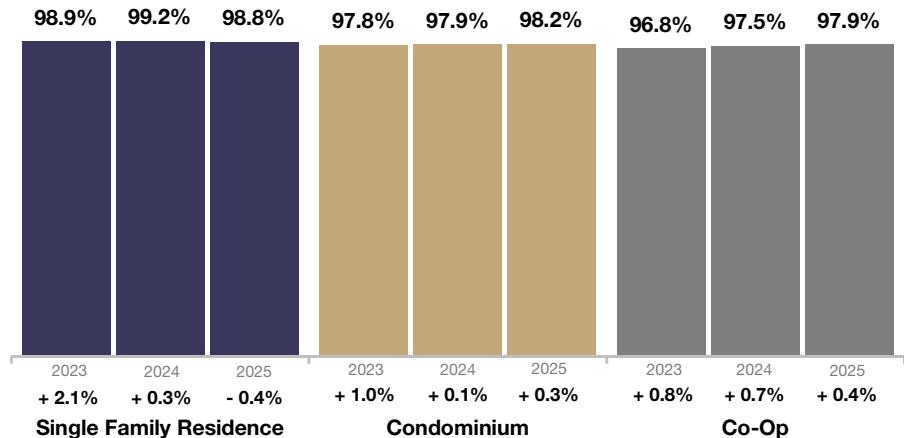
* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Percent of Original List Price Received

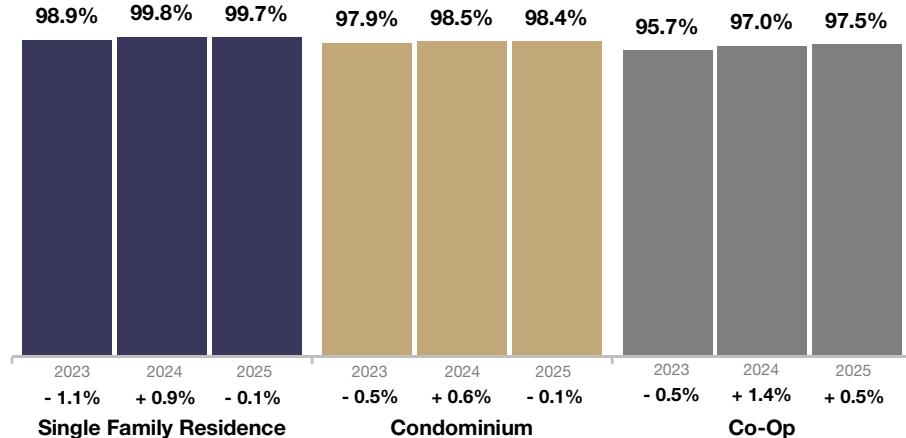
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



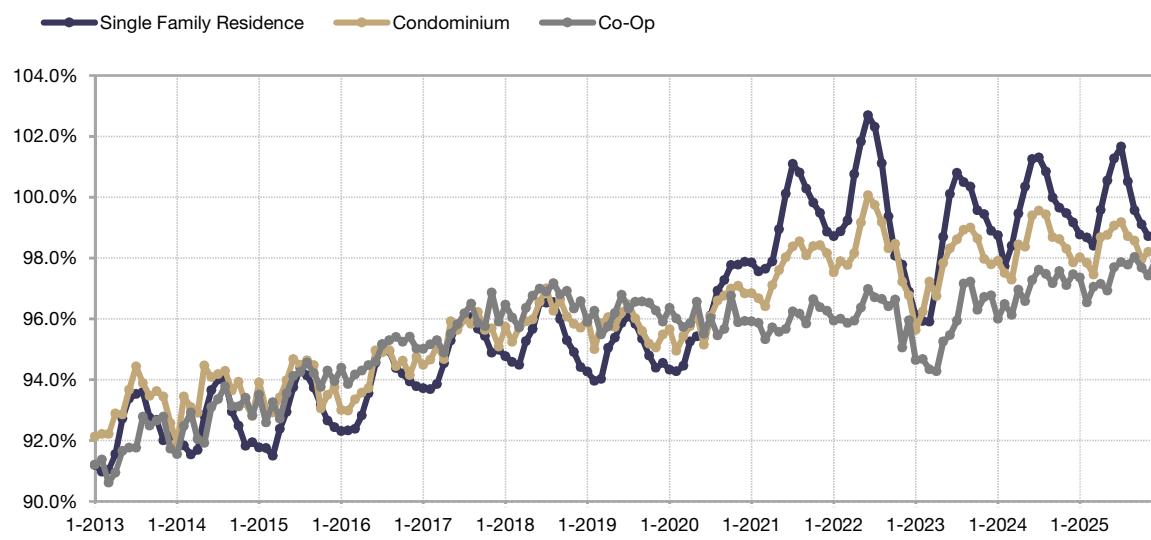
December



Year to Date



Historical Percent of Original List Price Received by Month



	Single Family	Condominium	Co-Op
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%	97.8%
September 2025	99.6%	98.6%	98.0%
October 2025	99.1%	98.0%	97.7%
November 2025	98.7%	98.2%	97.4%
December 2025	98.8%	98.2%	97.9%
12-Month Avg.*	99.7%	98.4%	97.5%

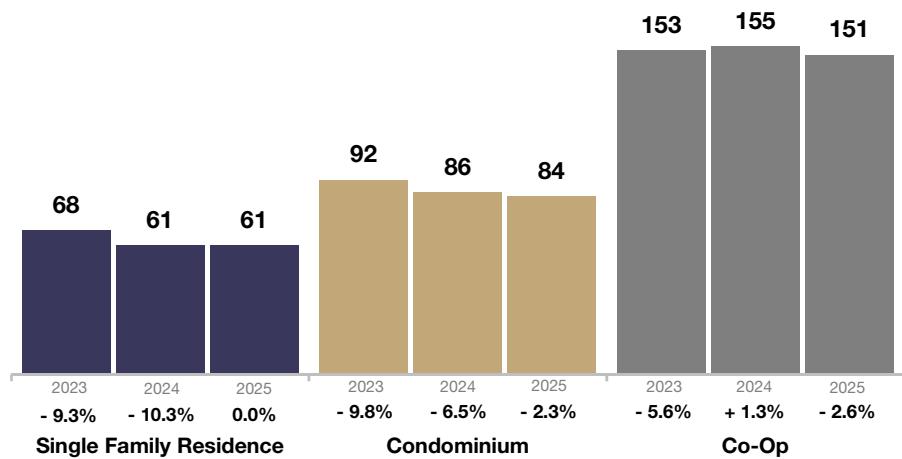
* Pct. of Orig. Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Housing Affordability Index

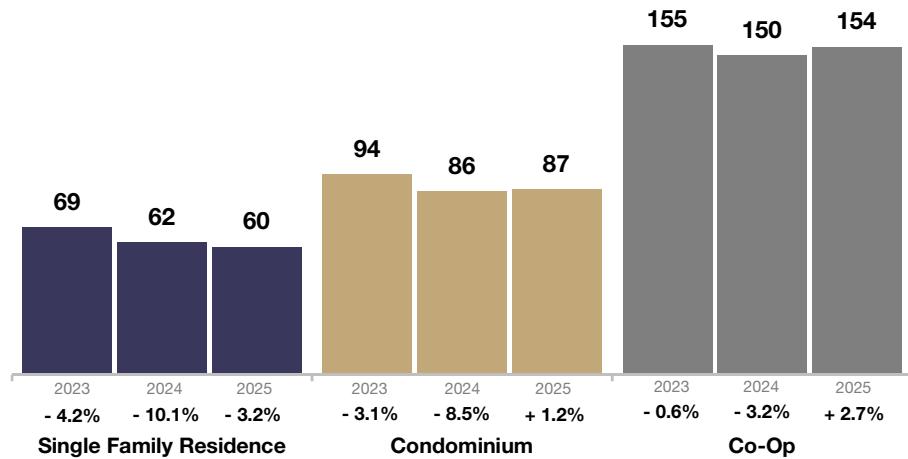
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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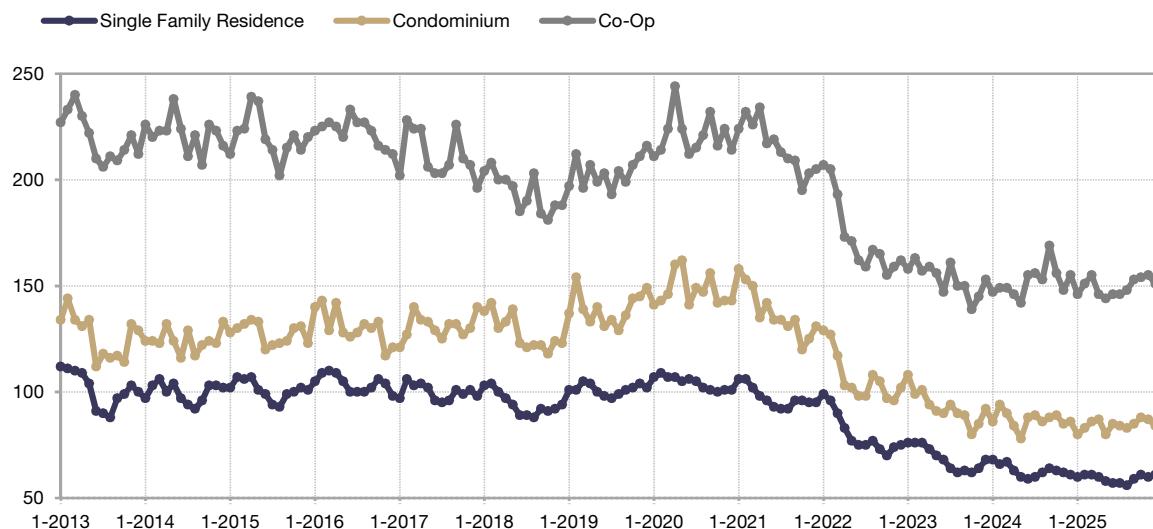
December



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
January 2025	60	80	146
February 2025	61	83	151
March 2025	61	86	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
October 2025	61	88	154
November 2025	60	87	155
December 2025	61	84	151
12-Month Avg.*	59	84	150

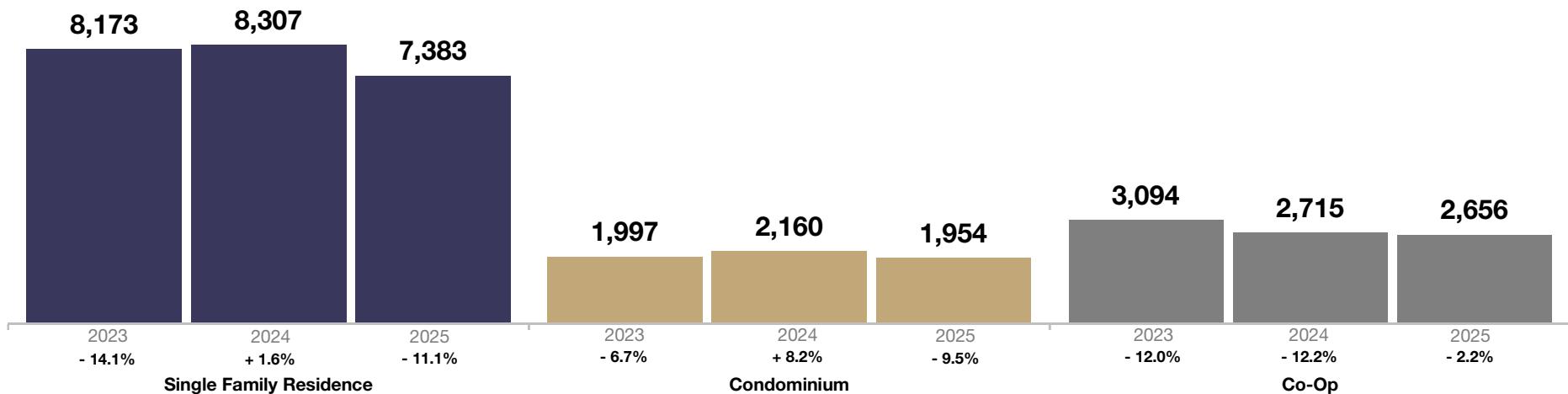
* Affordability Index for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

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

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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.

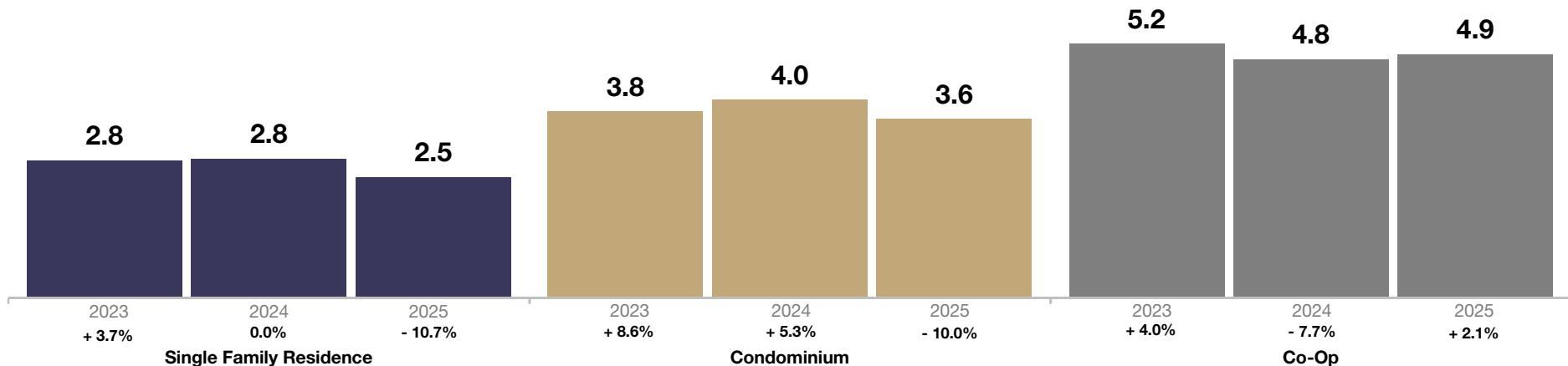
	Single Family	Condominium	Co-Op
January 2025	8,362	2,091	2,740
February 2025	8,384	2,142	2,761
March 2025	9,130	2,317	2,832
April 2025	10,149	2,437	2,862
May 2025	11,190	2,492	3,045
June 2025	11,605	2,416	3,060
July 2025	11,504	2,383	3,090
August 2025	11,049	2,327	3,043
September 2025	11,270	2,341	3,187
October 2025	10,557	2,289	3,141
November 2025	9,333	2,230	2,922
December 2025	7,383	1,954	2,656

Months Supply of Inventory

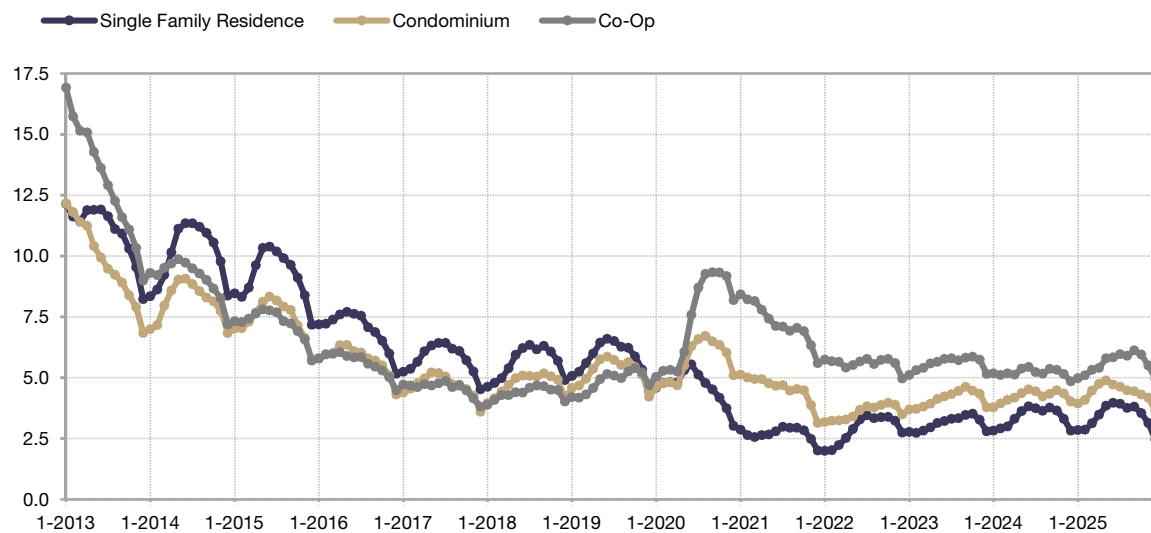
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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December



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
January 2025	2.9	3.9	5.0
February 2025	2.9	4.1	5.1
March 2025	3.1	4.5	5.3
April 2025	3.5	4.7	5.4
May 2025	3.8	4.9	5.8
June 2025	4.0	4.7	5.8
July 2025	3.9	4.6	6.0
August 2025	3.8	4.5	5.9
September 2025	3.8	4.4	6.1
October 2025	3.5	4.3	6.0
November 2025	3.1	4.2	5.5
December 2025	2.5	3.6	4.9

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.



Key Metrics	Historical Sparklines	12-2024		12-2025	Percent Change	YTD 2024		YTD 2025	Percent Change
		12-2024	12-2025	YTD 2024		YTD 2024	YTD 2025	YTD 2025	
New Listings		2,893	2,934	+ 1.4%	66,194	68,239	+ 3.1%		
Pending Sales		3,060	3,451	+ 12.8%	48,536	48,958	+ 0.9%		
Closed Sales		4,240	4,303	+ 1.5%	47,521	47,373	- 0.3%		
Days on Market		58	54	- 6.9%	58	55	- 5.2%		
Median Pending Price		\$630,000	\$660,000	+ 4.8%	\$640,000	\$680,000	+ 6.3%		
Median Sales Price		\$650,000	\$675,000	+ 3.8%	\$640,000	\$675,000	+ 5.5%		
Pct. of Orig. Price Received		98.8%	98.6%	- 0.2%	99.3%	99.3%	0.0%		
Affordability Index		67	68	+ 1.5%	68	68	0.0%		
Homes for Sale		13,182	11,993	- 9.0%	--	--	--		
Months Supply		3.3	2.9	- 12.1%	--	--	--		