

Quarterly Indicators

Provided by OneKey® MLS

Bronx County

Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were down 18.7 percent to 100.
- Condos Closed Sales were down 30.2 percent to 37.
- Co-ops Closed Sales were down 9.2 percent to 139.
- Single-Family Median Sales Price increased 5.6 percent to \$665,000.
- Condos Median Sales Price decreased 12.4 percent to \$255,000.
- Co-ops Median Sales Price increased 2.2 percent to \$235,000.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



Quarterly Snapshot

- 16.1% **+ 7.9%** **- 5.1%**

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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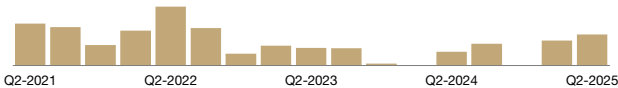
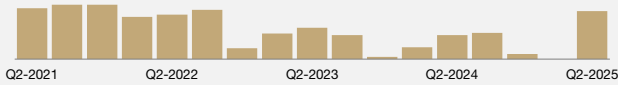
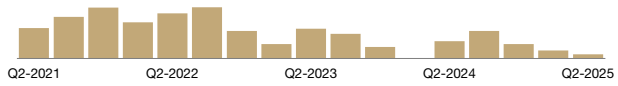
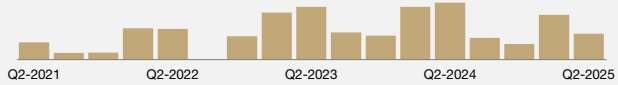
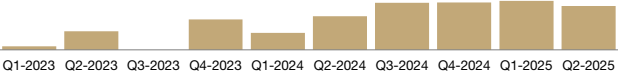
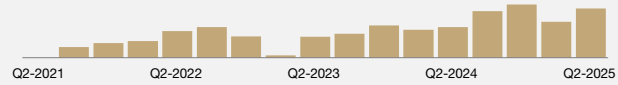

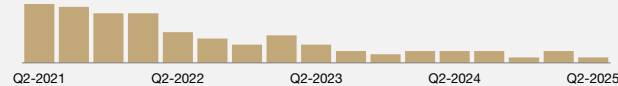
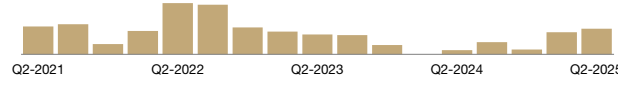
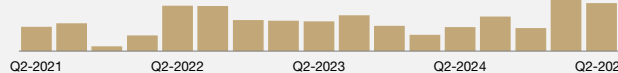
Residential real estate activity in Bronx County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		206	262	+ 27.2%	368	504	+ 37.0%
Pending Sales		132	165	+ 25.0%	247	264	+ 6.9%
Closed Sales		123	100	- 18.7%	216	207	- 4.2%
Days on Market		85	63	- 25.9%	84	70	- 16.7%
Median Pending Price		\$650,000	\$665,000	+ 2.3%	\$640,000	\$665,000	+ 3.9%
Median Sales Price		\$630,000	\$665,000	+ 5.6%	\$630,000	\$659,500	+ 4.7%
Pct. of Orig. Price Received		94.7%	98.0%	+ 3.5%	94.8%	96.0%	+ 1.3%
Housing Affordability Index		33	31	- 6.1%	33	32	- 3.0%
Inventory of Homes for Sale		180	236	+ 31.1%	--	--	--
Months Supply of Inventory		4.5	5.6	+ 24.4%	--	--	--

Condos Market Overview

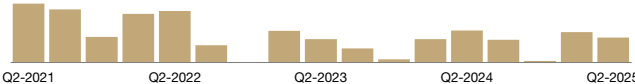
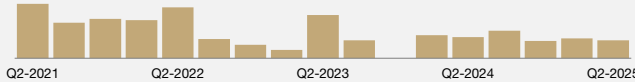
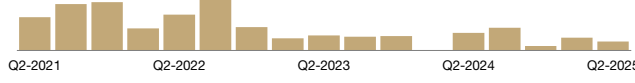
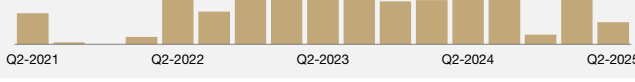
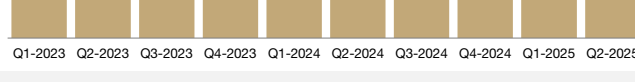
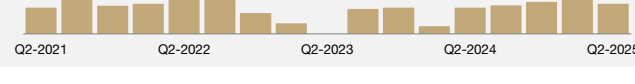

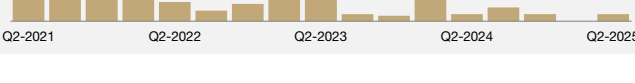
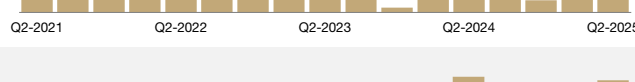
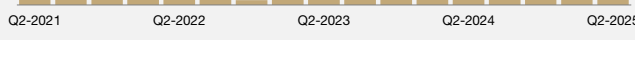
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		106	102	- 3.8%	193	187	- 3.1%
Pending Sales		70	64	- 8.6%	127	109	- 14.2%
Closed Sales		53	37	- 30.2%	104	84	- 19.2%
Days on Market		89	45	- 49.4%	78	68	- 12.8%
Median Pending Price		\$315,000	\$322,500	+ 2.4%	\$293,000	\$304,000	+ 3.8%
Median Sales Price		\$291,000	\$255,000	- 12.4%	\$290,000	\$280,500	- 3.3%
Pct. of Orig. Price Received		96.8%	97.1%	+ 0.3%	97.0%	97.6%	+ 0.6%
Housing Affordability Index		71	82	+ 15.5%	71	75	+ 5.6%
Inventory of Homes for Sale		91	77	- 15.4%	--	--	--
Months Supply of Inventory		4.9	4.4	- 10.2%	--	--	--

Co-ops Market Overview

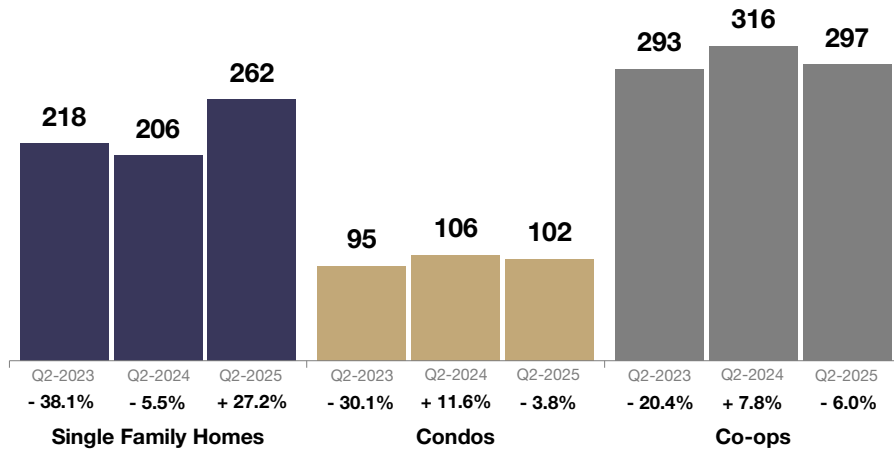
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		316	297	- 6.0%	609	609	0.0%
Pending Sales		151	146	- 3.3%	305	295	- 3.3%
Closed Sales		153	139	- 9.2%	278	284	+ 2.2%
Days on Market		129	101	- 21.7%	121	122	+ 0.8%
Median Pending Price		\$232,500	\$210,000	- 9.7%	\$220,000	\$220,000	0.0%
Median Sales Price		\$230,000	\$235,000	+ 2.2%	\$222,500	\$240,000	+ 7.9%
Pct. of Orig. Price Received		95.6%	95.5%	- 0.1%	95.6%	95.9%	+ 0.3%
Housing Affordability Index		89	89	0.0%	92	87	- 5.4%
Inventory of Homes for Sale		499	518	+ 3.8%	--	--	--
Months Supply of Inventory		10.5	10.3	- 1.9%	--	--	--

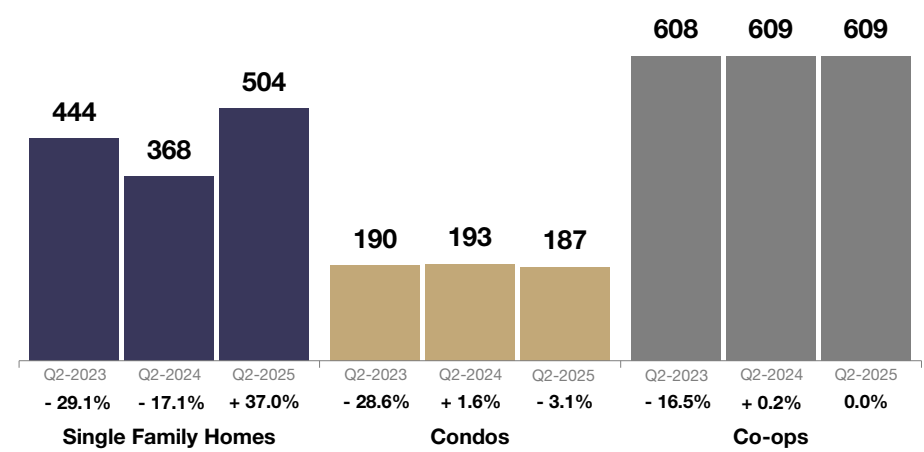
New Listings

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

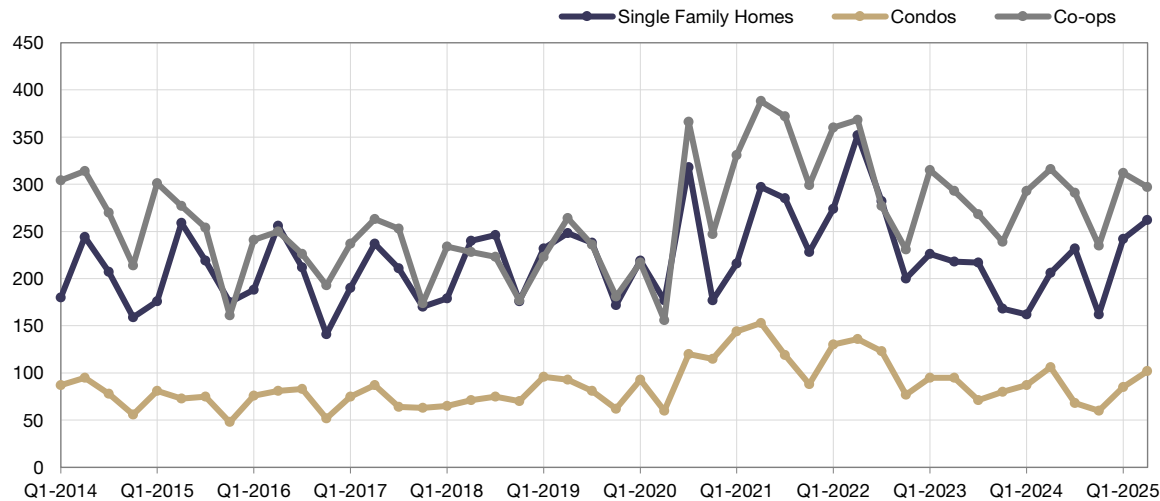
Q2-2025



Year to Date



Historical New Listings by Quarter



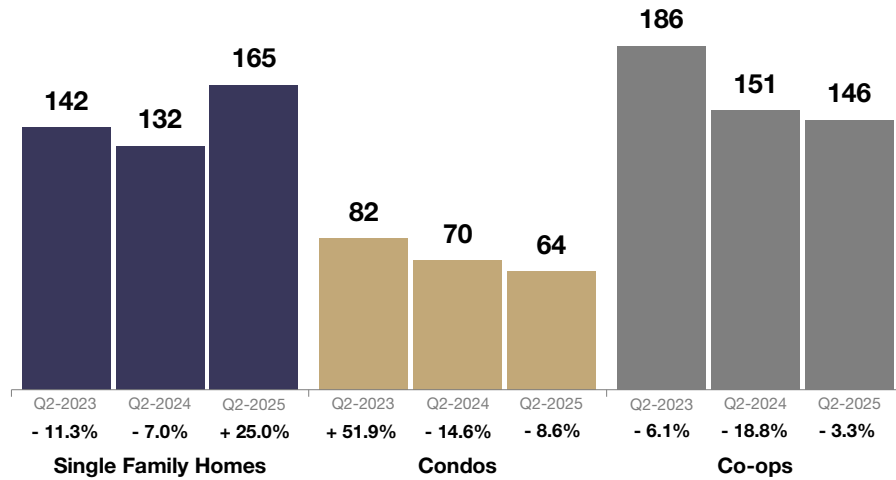
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	282	123	277
Q4-2022	200	77	231
Q1-2023	226	95	315
Q2-2023	218	95	293
Q3-2023	217	71	268
Q4-2023	168	80	239
Q1-2024	162	87	293
Q2-2024	206	106	316
Q3-2024	232	68	291
Q4-2024	162	60	235
Q1-2025	242	85	312
Q2-2025	262	102	297

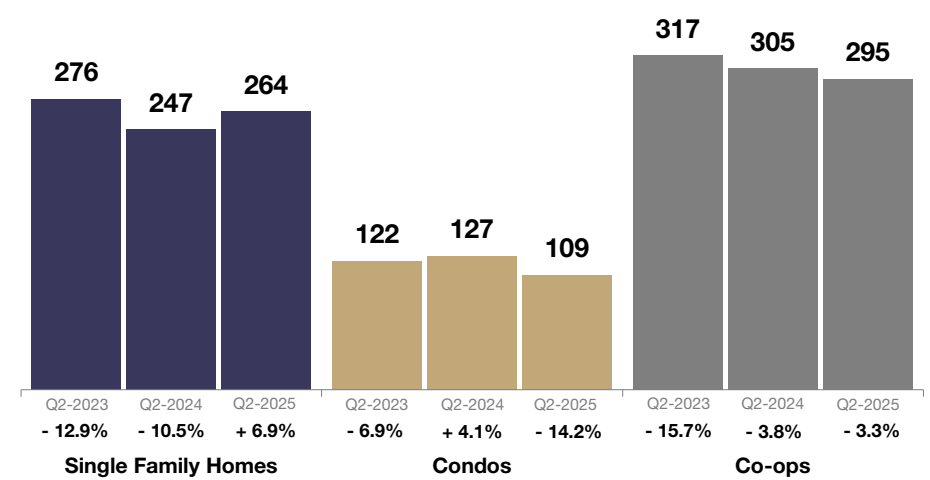
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

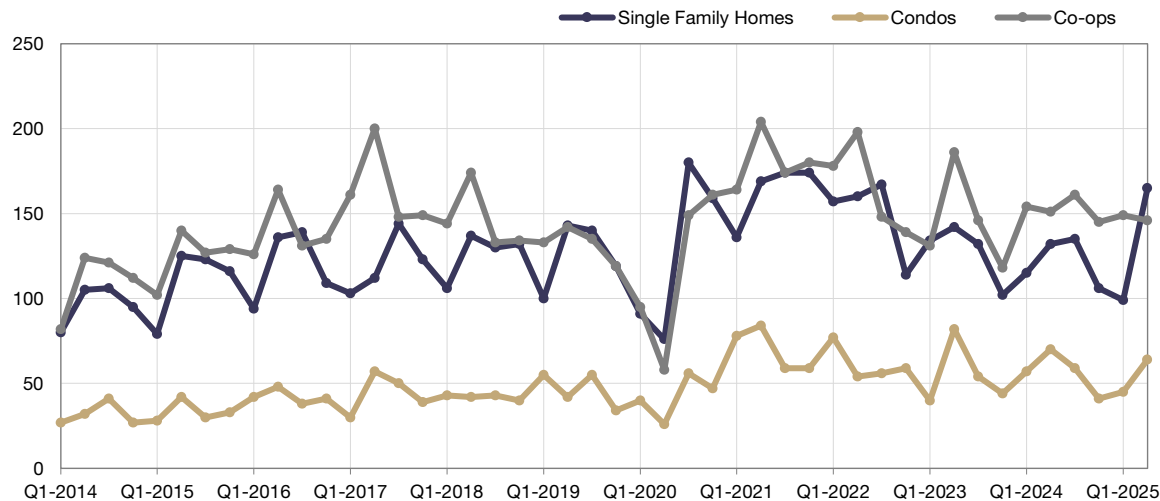
Q2-2025



Year to Date



Historical Pending Sales by Quarter



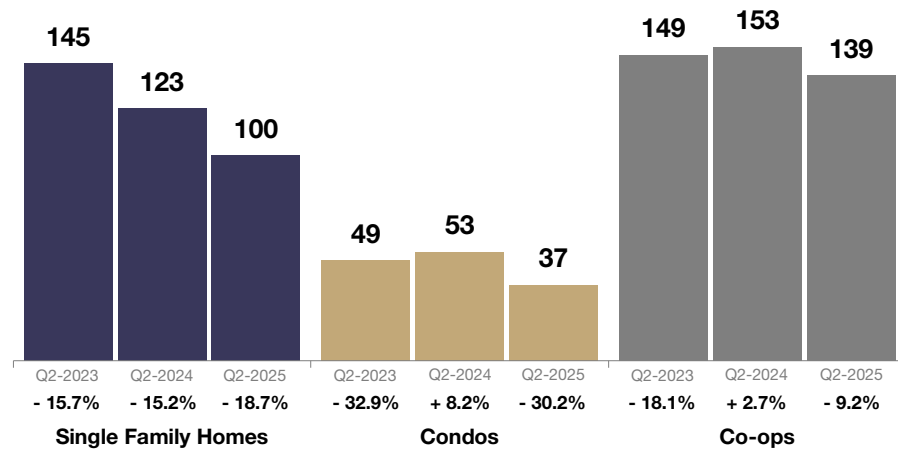
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	167	56	148
Q4-2022	114	59	139
Q1-2023	134	40	131
Q2-2023	142	82	186
Q3-2023	132	54	146
Q4-2023	102	44	118
Q1-2024	115	57	154
Q2-2024	132	70	151
Q3-2024	135	59	161
Q4-2024	106	41	145
Q1-2025	99	45	149
Q2-2025	165	64	146

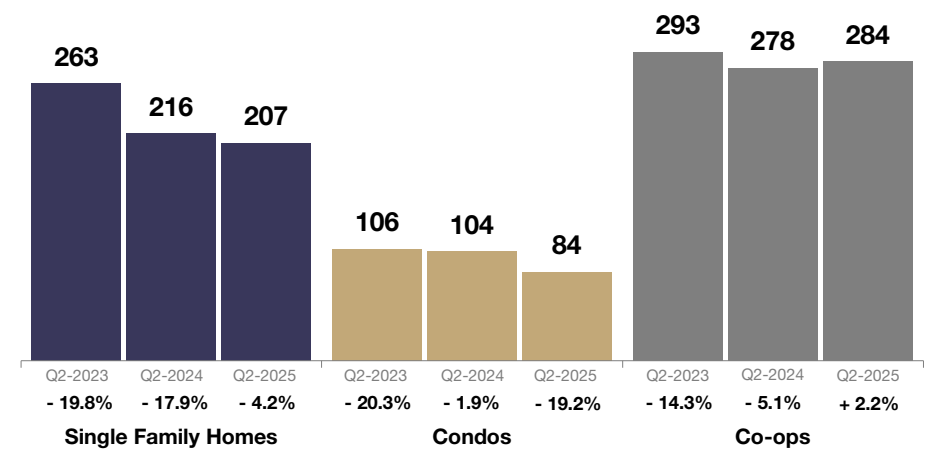
Closed Sales

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

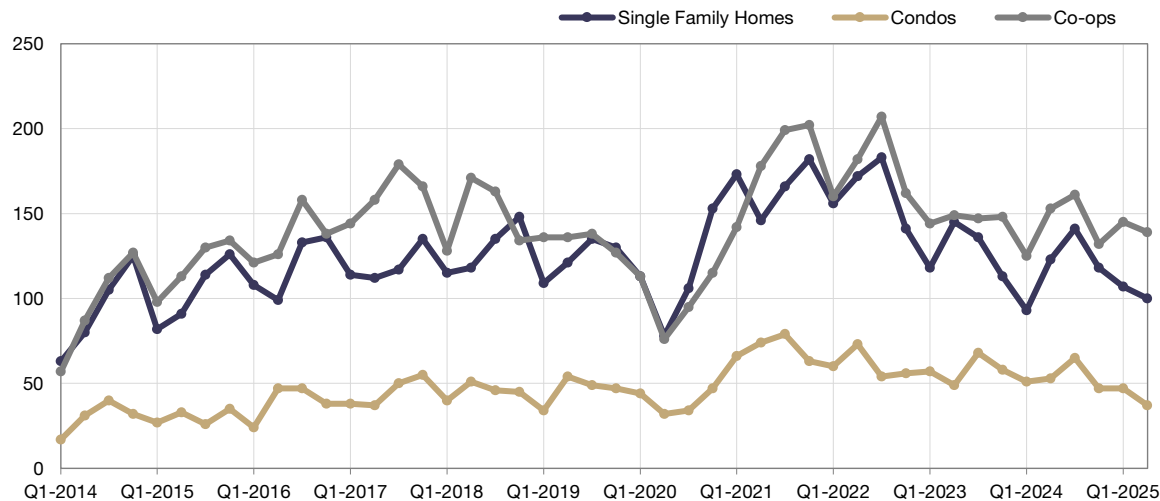
Q2-2025



Year to Date



Historical Closed Sales by Quarter



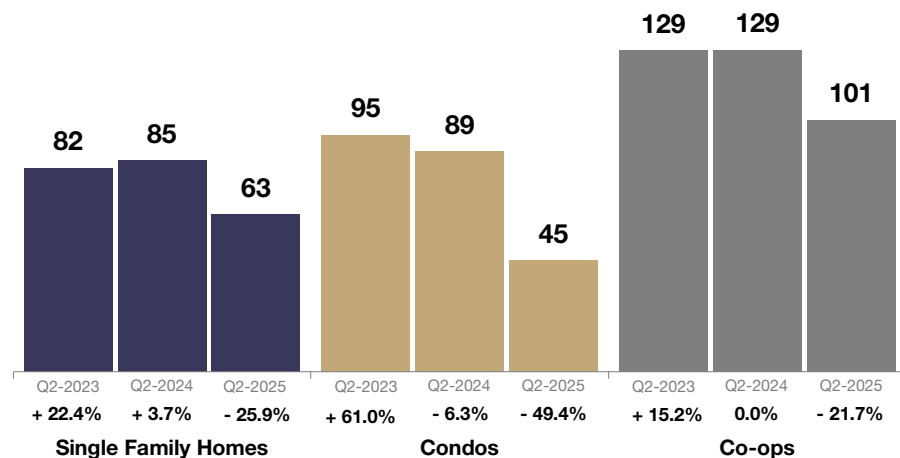
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	183	54	207
Q4-2022	141	56	162
Q1-2023	118	57	144
Q2-2023	145	49	149
Q3-2023	136	68	147
Q4-2023	113	58	148
Q1-2024	93	51	125
Q2-2024	123	53	153
Q3-2024	141	65	161
Q4-2024	118	47	132
Q1-2025	107	47	145
Q2-2025	100	37	139

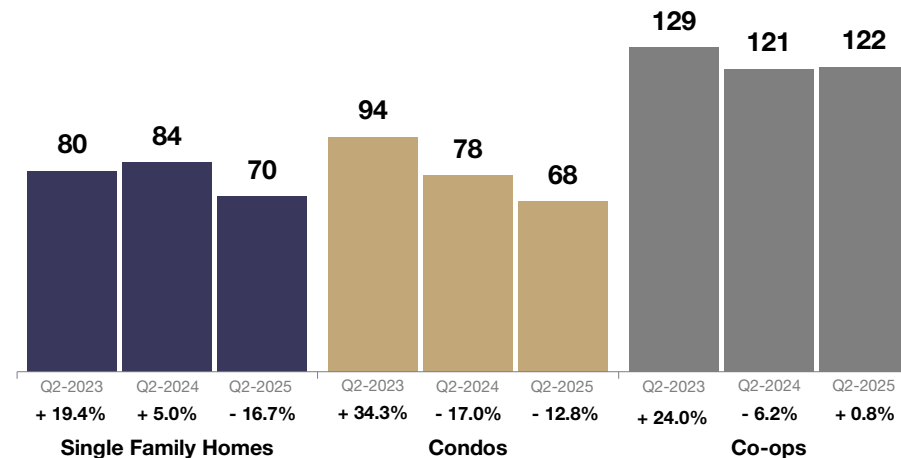
Days on Market Until Sale

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

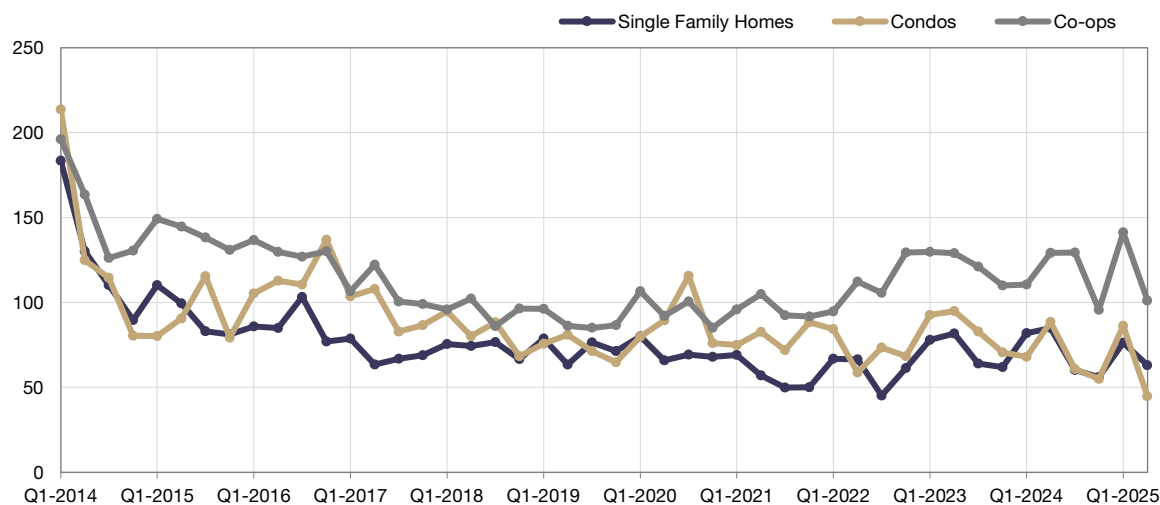
Q2-2025



Year to Date



Historical Days on Market Until Sale by Quarter



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

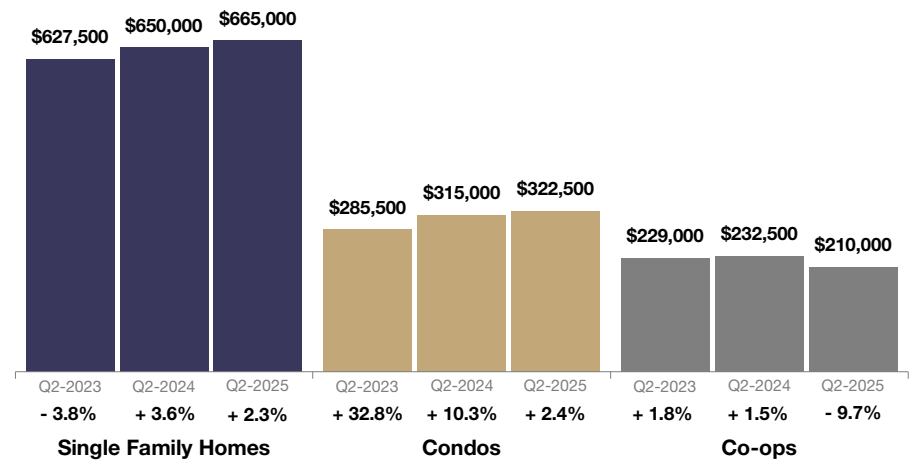
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	45	73	106
Q4-2022	61	68	129
Q1-2023	78	93	130
Q2-2023	82	95	129
Q3-2023	64	83	121
Q4-2023	62	71	110
Q1-2024	82	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	55	96
Q1-2025	76	86	141
Q2-2025	63	45	101

Median Pending Price

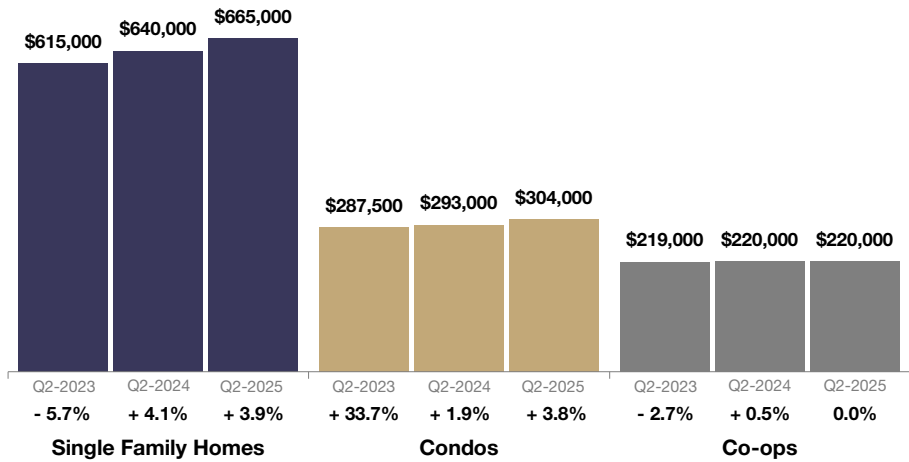
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



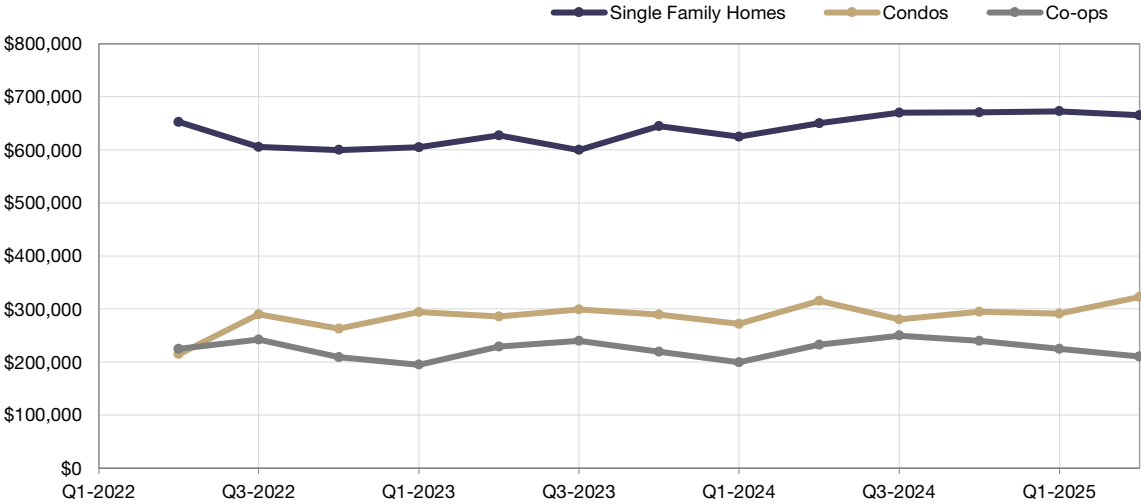
Q2-2025



Year to Date



Historical Median Pending Price by Quarter

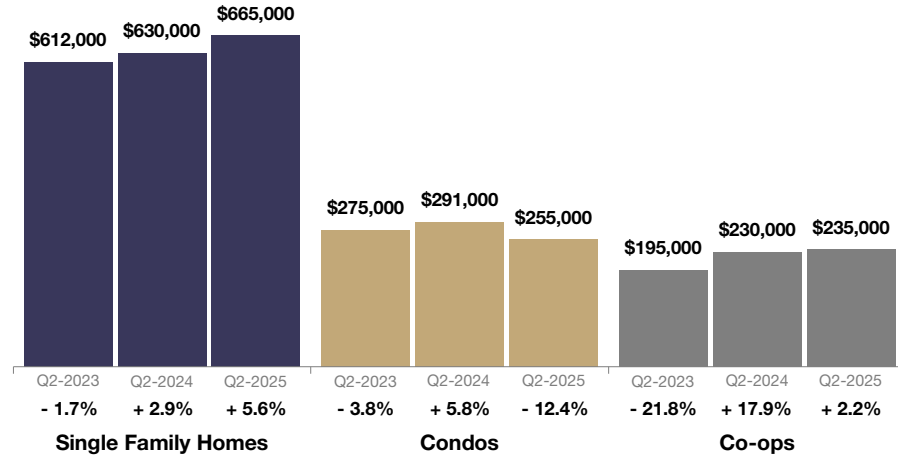


Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$600,000	\$262,500	\$209,000
Q1-2023	\$605,000	\$294,000	\$195,000
Q2-2023	\$627,500	\$285,500	\$229,000
Q3-2023	\$600,000	\$299,000	\$240,000
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$315,000	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$670,500	\$295,000	\$240,000
Q1-2025	\$673,000	\$291,000	\$225,000
Q2-2025	\$665,000	\$322,500	\$210,000

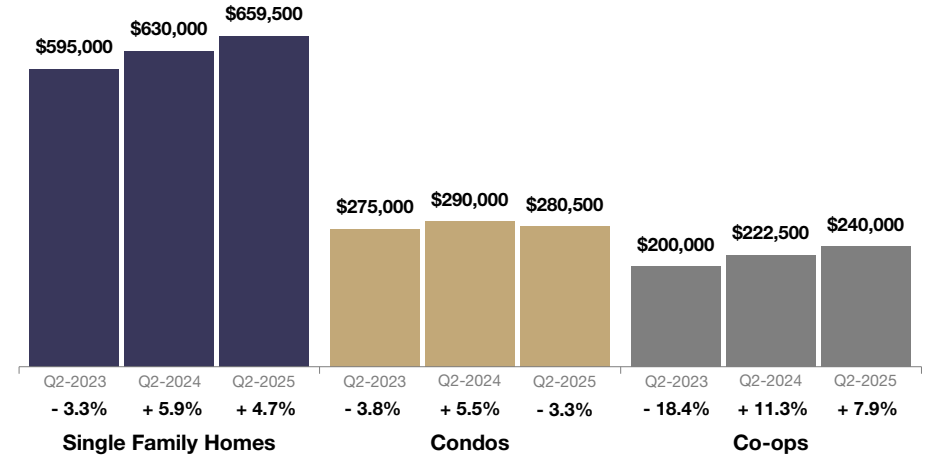
Median Sales Price

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

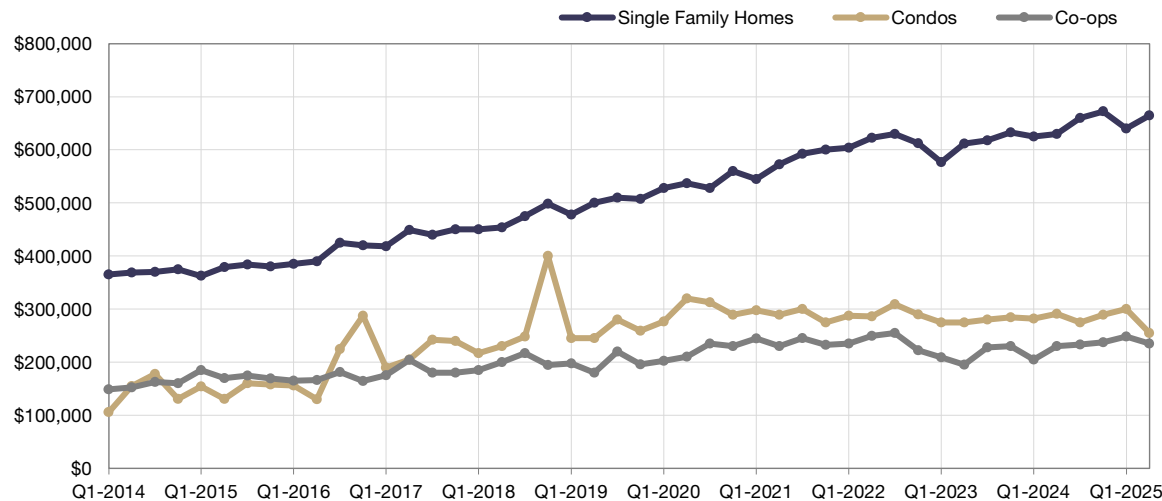
Q2-2025



Year to Date



Historical Median Sales Price by Quarter

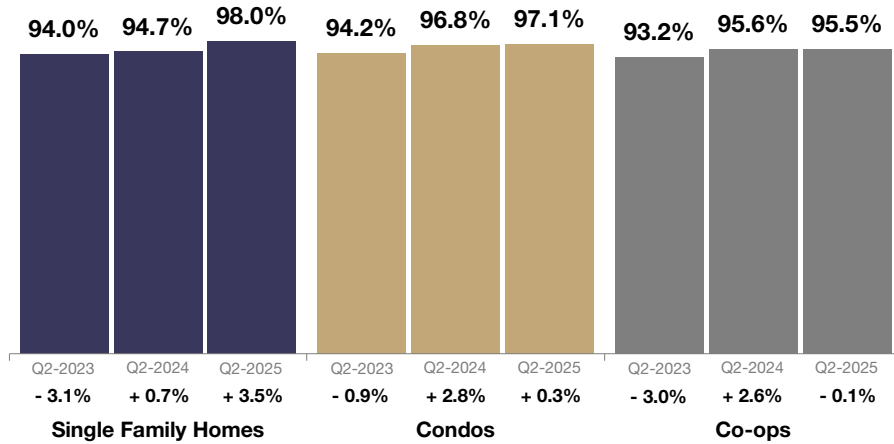


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$630,000	\$309,000	\$255,000
Q4-2022	\$612,500	\$290,000	\$222,500
Q1-2023	\$577,000	\$275,000	\$209,000
Q2-2023	\$612,000	\$275,000	\$195,000
Q3-2023	\$617,500	\$280,000	\$228,000
Q4-2023	\$633,000	\$284,500	\$230,000
Q1-2024	\$625,000	\$282,000	\$205,000
Q2-2024	\$630,000	\$291,000	\$230,000
Q3-2024	\$660,000	\$275,000	\$233,000
Q4-2024	\$672,500	\$289,000	\$237,500
Q1-2025	\$640,000	\$300,000	\$248,000
Q2-2025	\$665,000	\$255,000	\$235,000

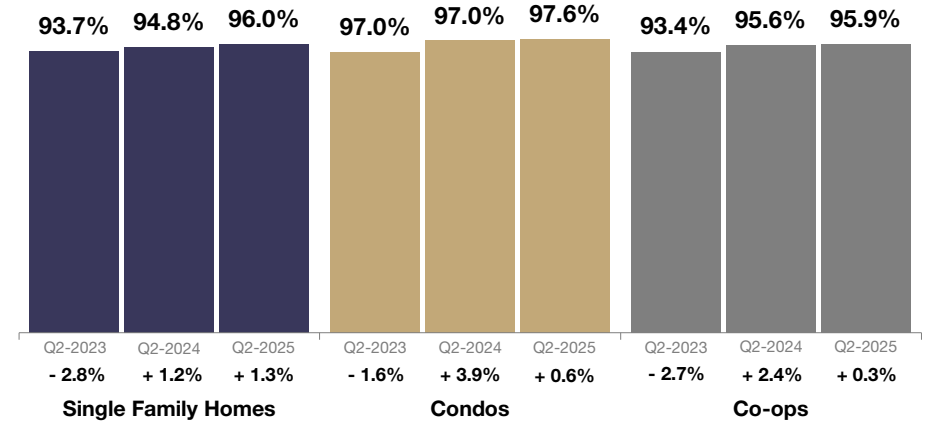
Percent of Original List Price Received

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.

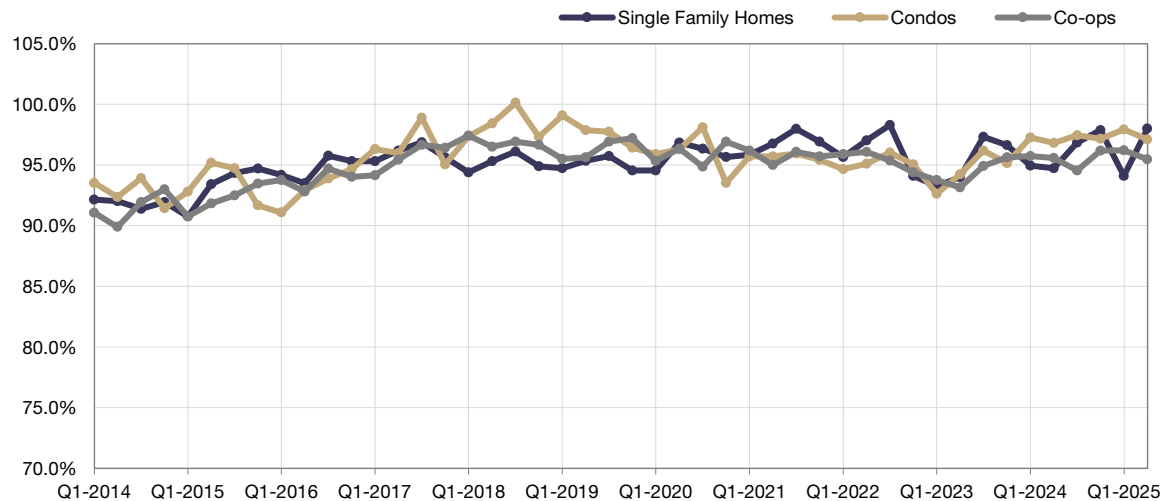
Q2-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



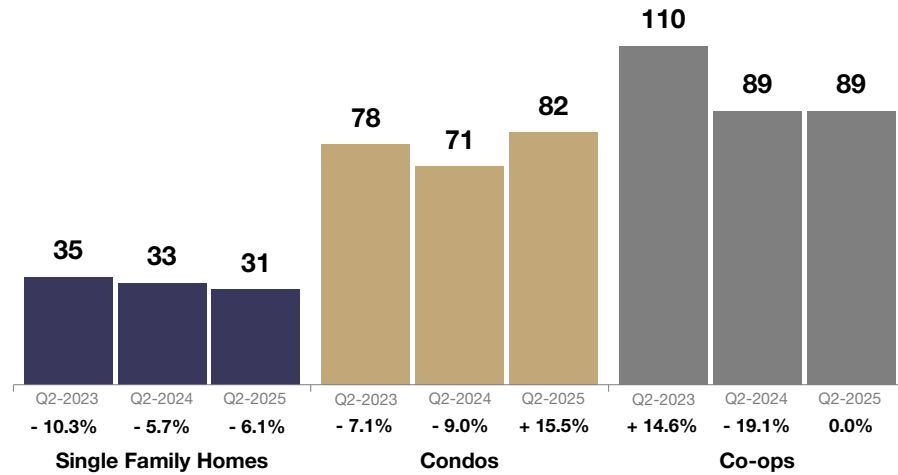
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	98.3%	96.0%	95.4%
Q4-2022	94.1%	95.1%	94.4%
Q1-2023	93.3%	92.6%	93.8%
Q2-2023	94.0%	94.2%	93.2%
Q3-2023	97.3%	96.2%	94.9%
Q4-2023	96.6%	95.2%	95.6%
Q1-2024	94.9%	97.3%	95.7%
Q2-2024	94.7%	96.8%	95.6%
Q3-2024	96.8%	97.4%	94.5%
Q4-2024	97.9%	97.2%	96.2%
Q1-2025	94.1%	97.9%	96.2%
Q2-2025	98.0%	97.1%	95.5%

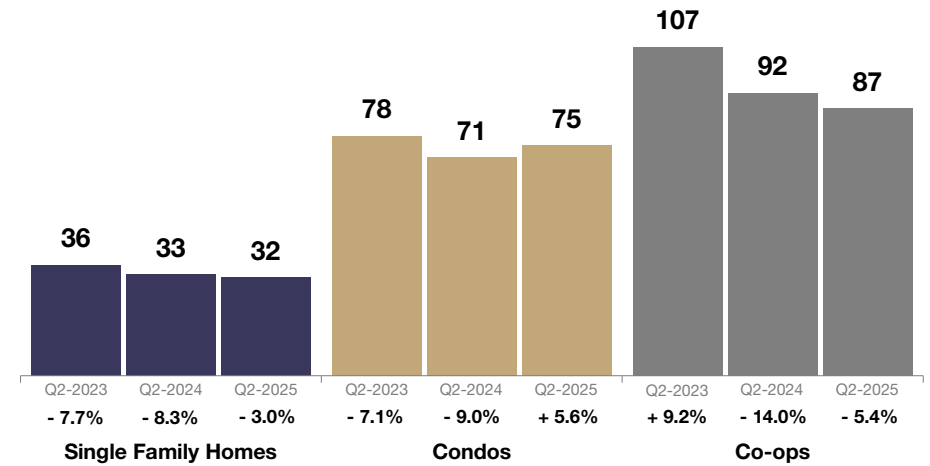
Housing Affordability Index

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.

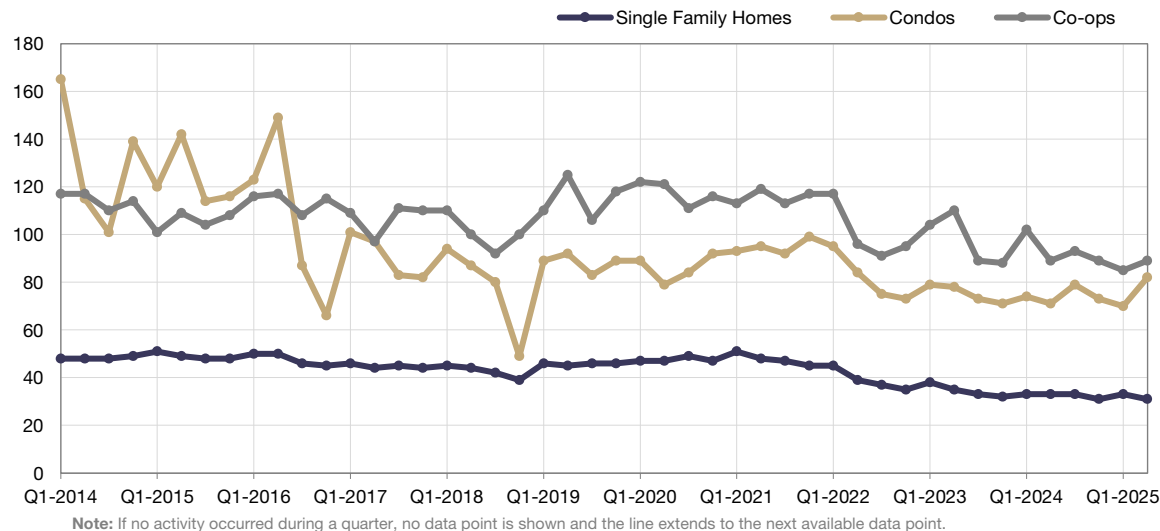
Q2-2025



Year to Date



Historical Housing Affordability Index by Quarter

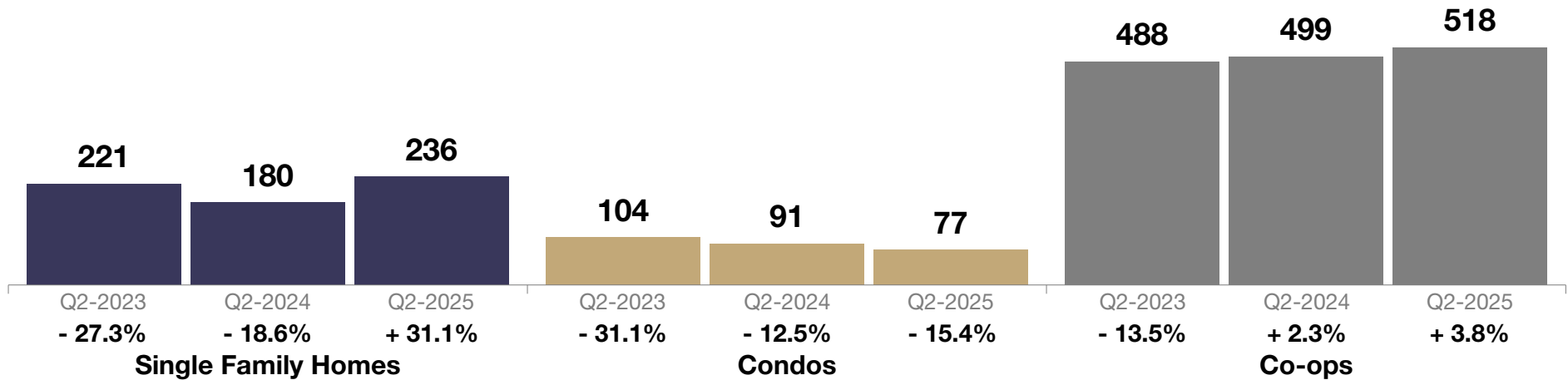


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	37	75	91
Q4-2022	35	73	95
Q1-2023	38	79	104
Q2-2023	35	78	110
Q3-2023	33	73	89
Q4-2023	32	71	88
Q1-2024	33	74	102
Q2-2024	33	71	89
Q3-2024	33	79	93
Q4-2024	31	73	89
Q1-2025	33	70	85
Q2-2025	31	82	89

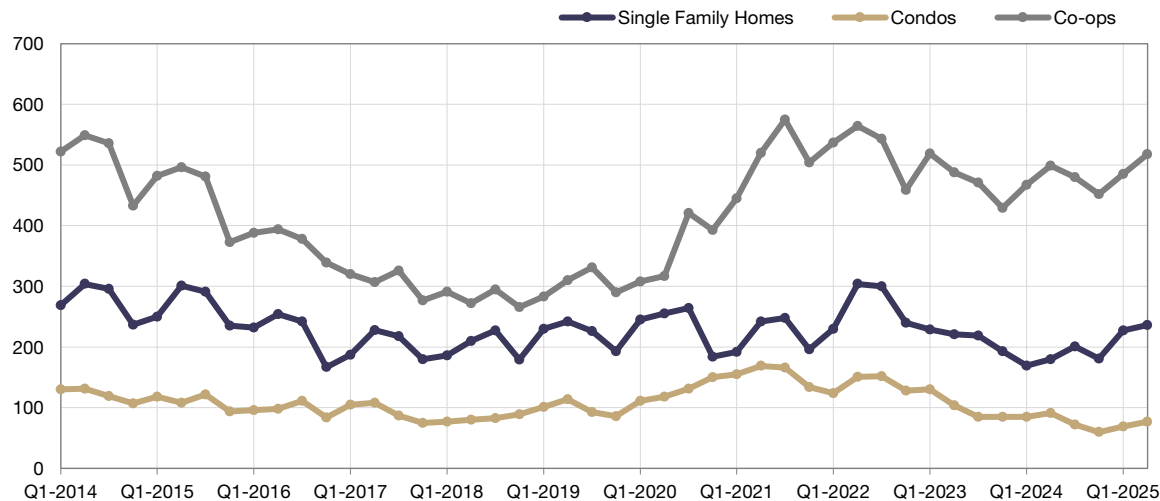
Inventory of Homes for Sale

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

Q2-2025



Historical Inventory of Homes for Sale by Quarter

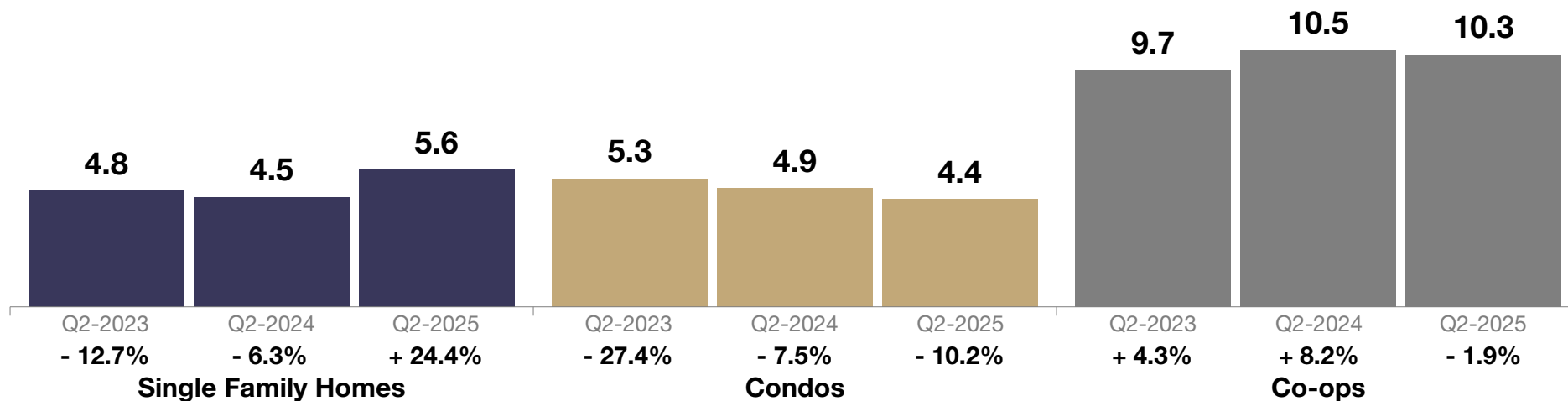


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	300	152	543
Q4-2022	240	128	459
Q1-2023	229	130	519
Q2-2023	221	104	488
Q3-2023	219	85	471
Q4-2023	193	85	429
Q1-2024	169	85	467
Q2-2024	180	91	499
Q3-2024	201	72	480
Q4-2024	181	60	452
Q1-2025	227	69	485
Q2-2025	236	77	518

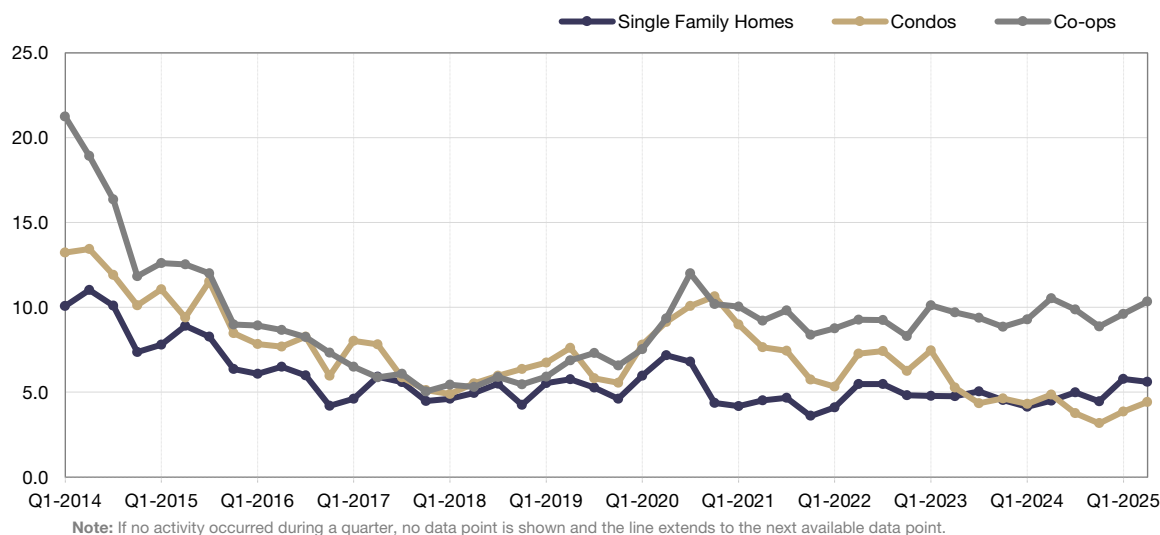
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q2-2025



Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	5.5	7.4	9.3
Q4-2022	4.8	6.2	8.3
Q1-2023	4.8	7.5	10.1
Q2-2023	4.8	5.3	9.7
Q3-2023	5.0	4.3	9.4
Q4-2023	4.5	4.6	8.9
Q1-2024	4.1	4.3	9.3
Q2-2024	4.5	4.9	10.5
Q3-2024	5.0	3.8	9.9
Q4-2024	4.5	3.2	8.9
Q1-2025	5.8	3.9	9.6
Q2-2025	5.6	4.4	10.3

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		628	661	+ 5.3%	1,170	1,300	+ 11.1%
Pending Sales		353	375	+ 6.2%	679	668	- 1.6%
Closed Sales		329	276	- 16.1%	598	575	- 3.8%
Days on Market		106	80	- 24.5%	100	95	- 5.0%
Median Pending Price		\$390,000	\$427,500	+ 9.6%	\$358,875	\$380,000	+ 5.9%
Median Sales Price		\$385,000	\$365,500	- 5.1%	\$356,875	\$365,000	+ 2.3%
Pct. of Orig. Price Received		95.5%	96.6%	+ 1.2%	95.6%	96.1%	+ 0.5%
Housing Affordability Index		53	57	+ 7.5%	58	57	- 1.7%
Inventory of Homes for Sale		770	831	+ 7.9%	--	--	--
Months Supply of Inventory		7.2	7.6	+ 5.6%	--	--	--