

Quarterly Indicators

Provided by OneKey® MLS

Queens 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 7.1 percent to 663.
- Condos Closed Sales were up 5.3 percent to 260.
- Co-ops Closed Sales were down 5.7 percent to 628.
- Single-Family Median Sales Price increased 4.3 percent to \$850,000.
- Condos Median Sales Price decreased 1.2 percent to \$613,490.
- Co-ops Median Sales Price increased 5.1 percent to \$330,000.

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

- 4.7% **- 9.6%** **+ 4.1%**

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 Queens County comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market 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 Market Overview

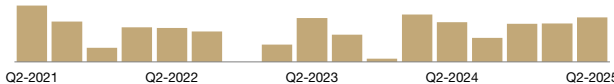
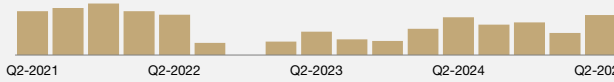
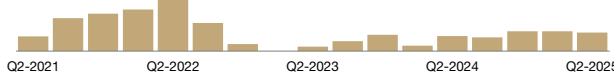
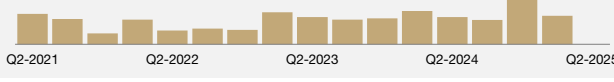
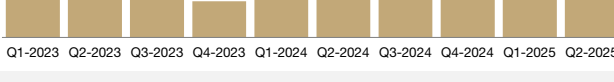
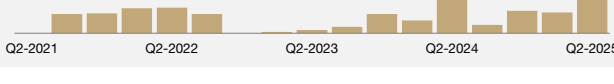
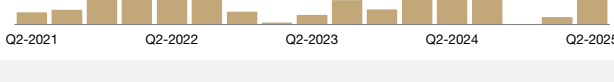
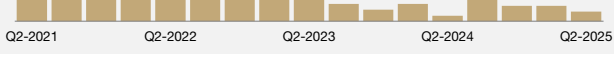
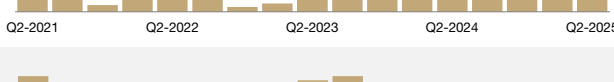
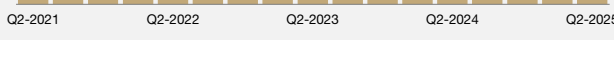
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,372	1,353	- 1.4%	2,503	2,505	+ 0.1%
Pending Sales		857	807	- 5.8%	1,558	1,471	- 5.6%
Closed Sales		714	663	- 7.1%	1,332	1,334	+ 0.2%
Days on Market		70	58	- 17.1%	75	65	- 13.3%
Median Pending Price		\$838,000	\$875,000	+ 4.4%	\$827,000	\$855,000	+ 3.4%
Median Sales Price		\$815,000	\$850,000	+ 4.3%	\$820,000	\$850,000	+ 3.7%
Pct. of Orig. Price Received		95.5%	96.6%	+ 1.2%	94.7%	96.4%	+ 1.8%
Housing Affordability Index		41	40	- 2.4%	41	40	- 2.4%
Inventory of Homes for Sale		1,274	1,195	- 6.2%	--	--	--
Months Supply of Inventory		5.2	4.8	- 7.7%	--	--	--

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		727	765	+ 5.2%	1,516	1,480	- 2.4%
Pending Sales		310	318	+ 2.6%	576	569	- 1.2%
Closed Sales		247	260	+ 5.3%	457	526	+ 15.1%
Days on Market		96	76	- 20.8%	98	86	- 12.2%
Median Pending Price		\$600,000	\$639,370	+ 6.6%	\$590,000	\$620,000	+ 5.1%
Median Sales Price		\$621,000	\$613,490	- 1.2%	\$588,000	\$589,880	+ 0.3%
Pct. of Orig. Price Received		95.3%	95.9%	+ 0.6%	95.2%	95.0%	- 0.2%
Housing Affordability Index		54	56	+ 3.7%	57	58	+ 1.8%
Inventory of Homes for Sale		1,062	975	- 8.2%	--	--	--
Months Supply of Inventory		12.5	10.2	- 18.4%	--	--	--

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.

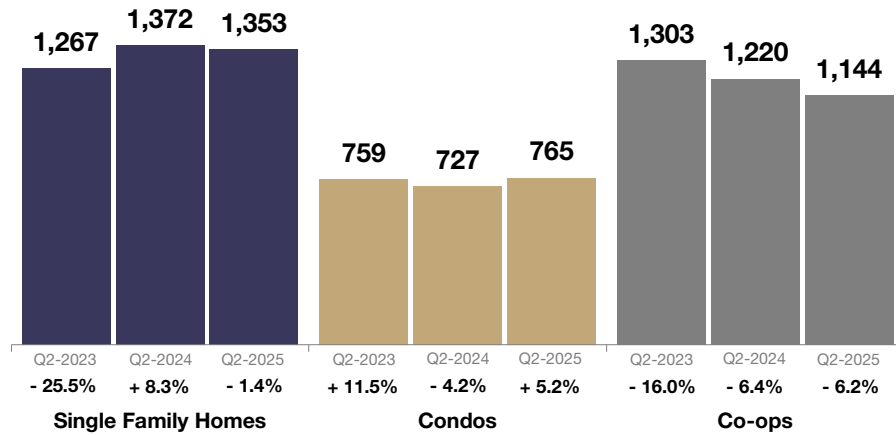


Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,220	1,144	- 6.2%	2,439	2,235	- 8.4%
Pending Sales		795	816	+ 2.6%	1,486	1,451	- 2.4%
Closed Sales		666	628	- 5.7%	1,281	1,241	- 3.1%
Days on Market		106	94	- 11.3%	106	91	- 14.2%
Median Pending Price		\$320,000	\$325,000	+ 1.6%	\$318,000	\$322,000	+ 1.3%
Median Sales Price		\$314,000	\$330,000	+ 5.1%	\$313,275	\$325,000	+ 3.7%
Pct. of Orig. Price Received		95.7%	96.4%	+ 0.7%	95.6%	96.5%	+ 0.9%
Housing Affordability Index		108	104	- 3.7%	108	106	- 1.9%
Inventory of Homes for Sale		1,596	1,385	- 13.2%	--	--	--
Months Supply of Inventory		6.7	5.9	- 11.9%	--	--	--

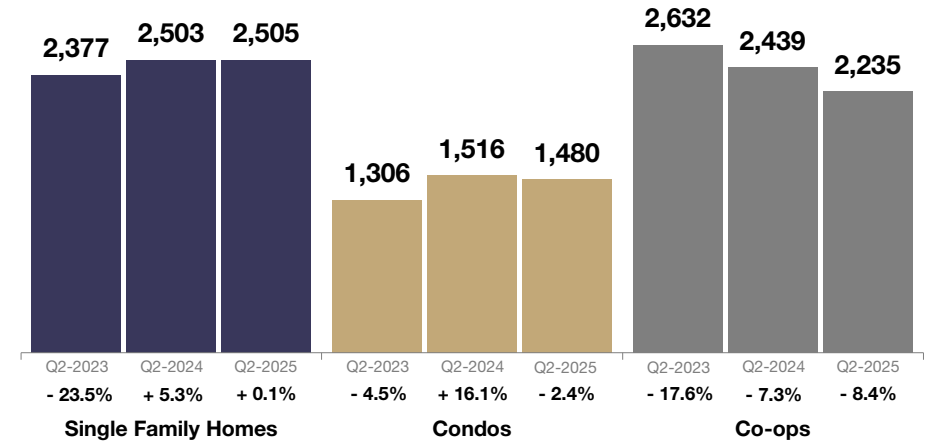
New Listings

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

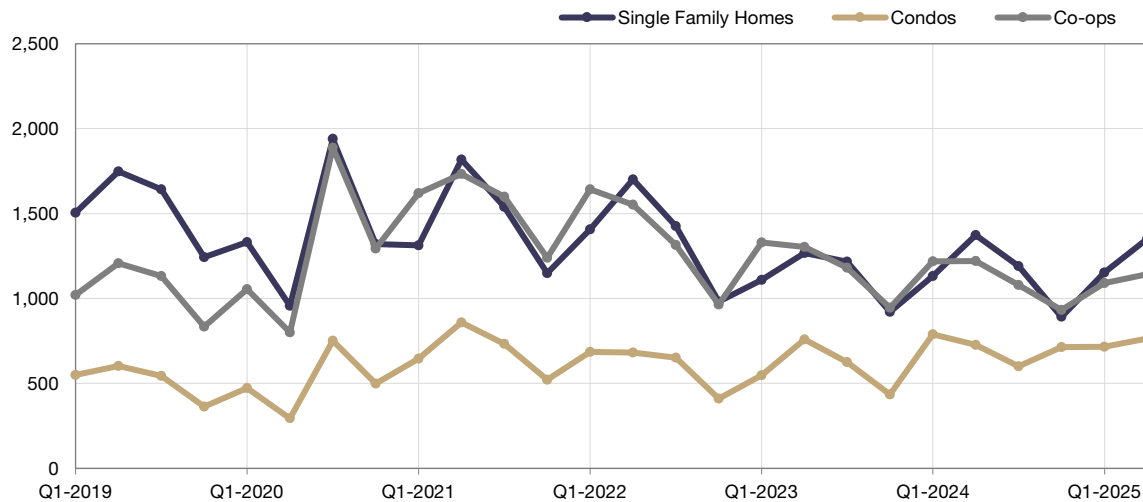
Q2-2025



Year to Date



Historical New Listings by Quarter



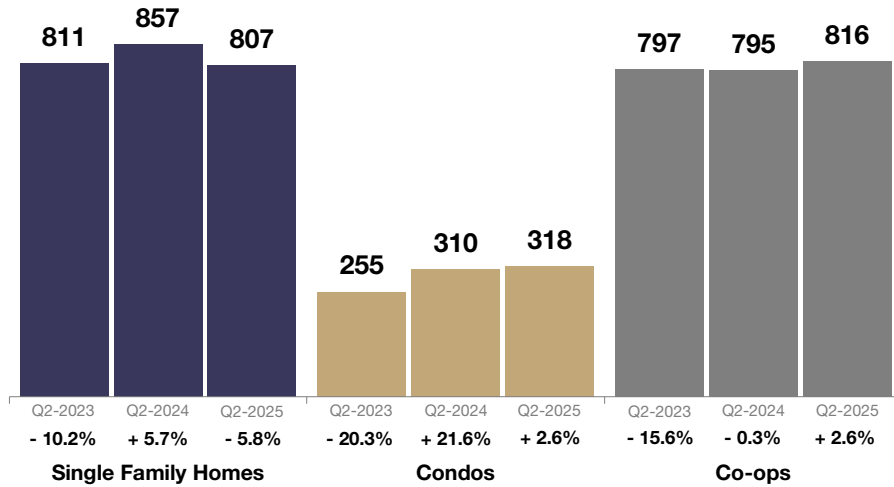
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,425	651	1,314
Q4-2022	981	410	964
Q1-2023	1,110	547	1,329
Q2-2023	1,267	759	1,303
Q3-2023	1,217	626	1,180
Q4-2023	920	435	946
Q1-2024	1,131	789	1,219
Q2-2024	1,372	727	1,220
Q3-2024	1,191	601	1,079
Q4-2024	892	713	933
Q1-2025	1,152	715	1,091
Q2-2025	1,353	765	1,144

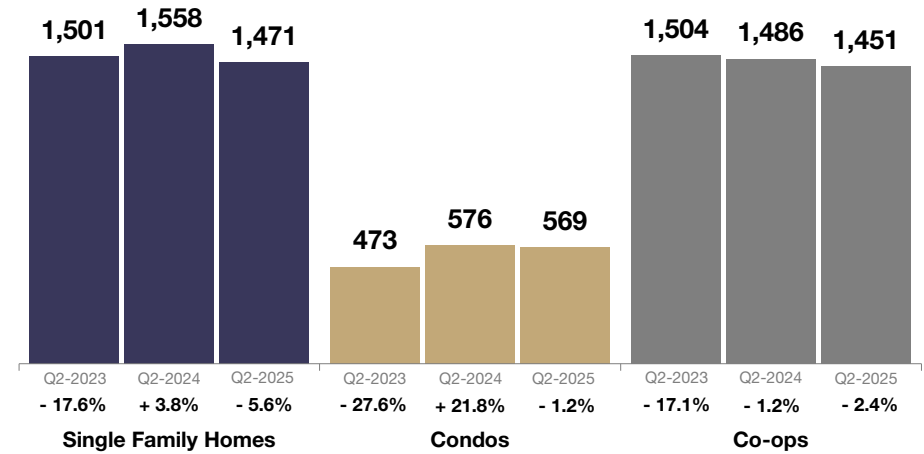
Pending Sales

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

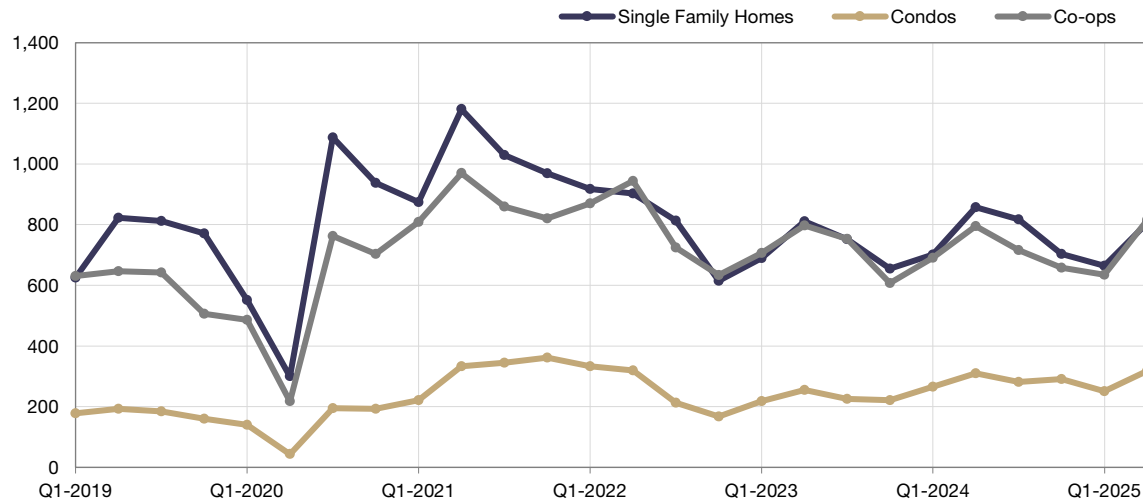
Q2-2025



Year to Date



Historical Pending Sales by Quarter



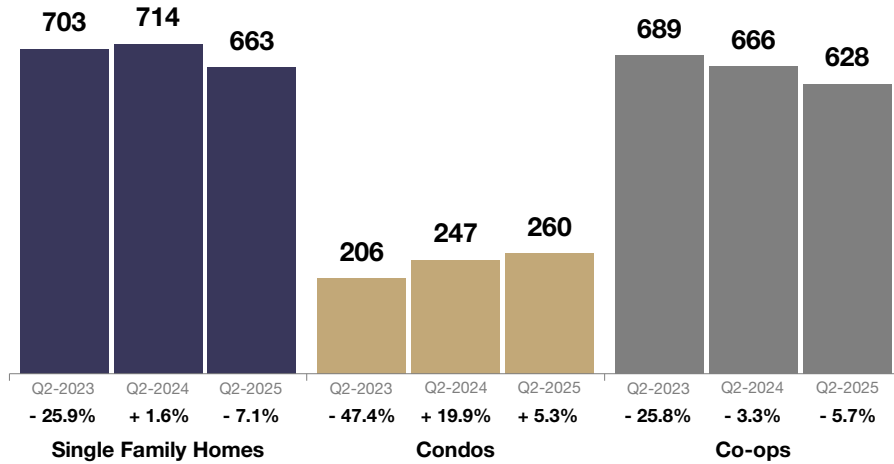
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	813	213	725
Q4-2022	615	168	634
Q1-2023	690	218	707
Q2-2023	811	255	797
Q3-2023	752	226	753
Q4-2023	655	221	607
Q1-2024	701	266	691
Q2-2024	857	310	795
Q3-2024	817	282	716
Q4-2024	703	291	658
Q1-2025	664	251	635
Q2-2025	807	318	816

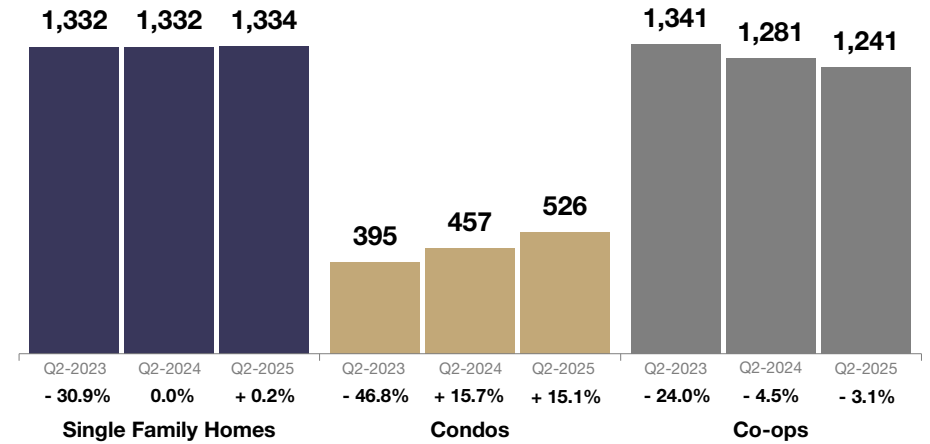
Closed Sales

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

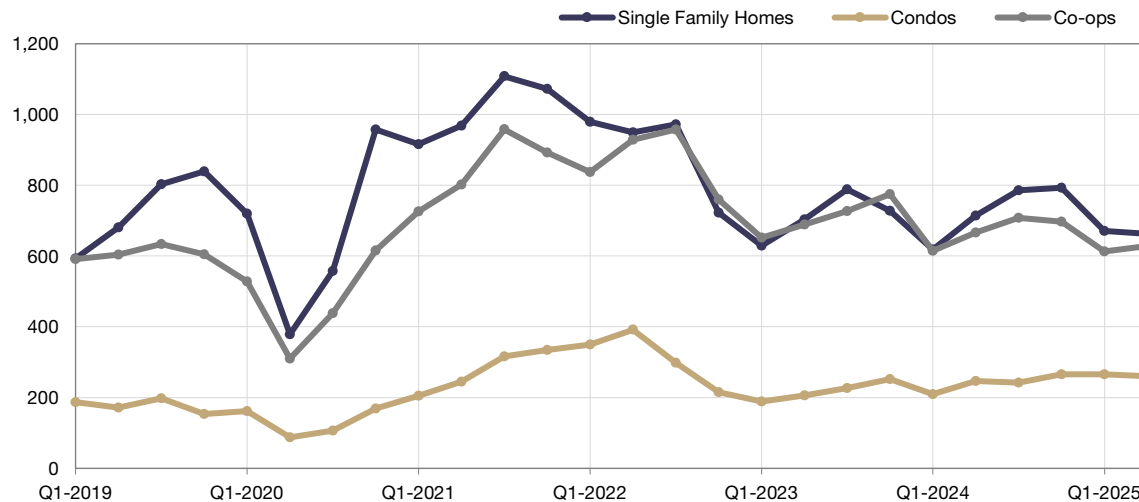
Q2-2025



Year to Date



Historical Closed Sales by Quarter



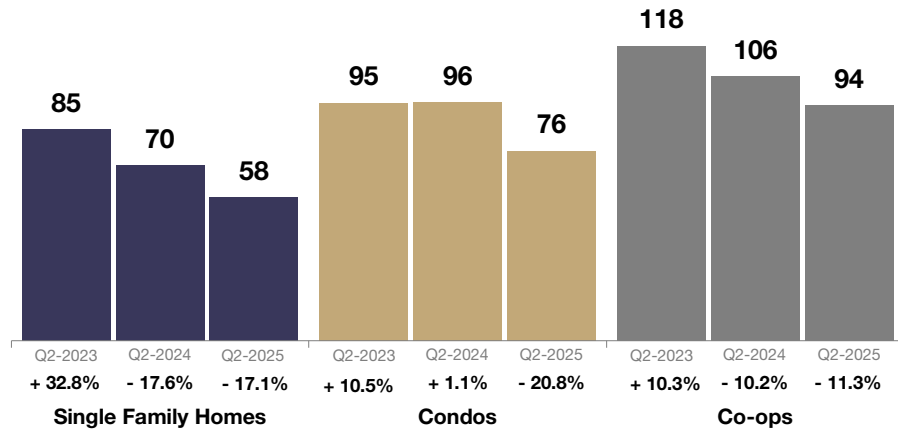
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	972	298	957
Q4-2022	722	215	759
Q1-2023	629	189	652
Q2-2023	703	206	689
Q3-2023	788	227	727
Q4-2023	728	252	775
Q1-2024	618	210	615
Q2-2024	714	247	666
Q3-2024	786	242	708
Q4-2024	793	266	697
Q1-2025	671	266	613
Q2-2025	663	260	628

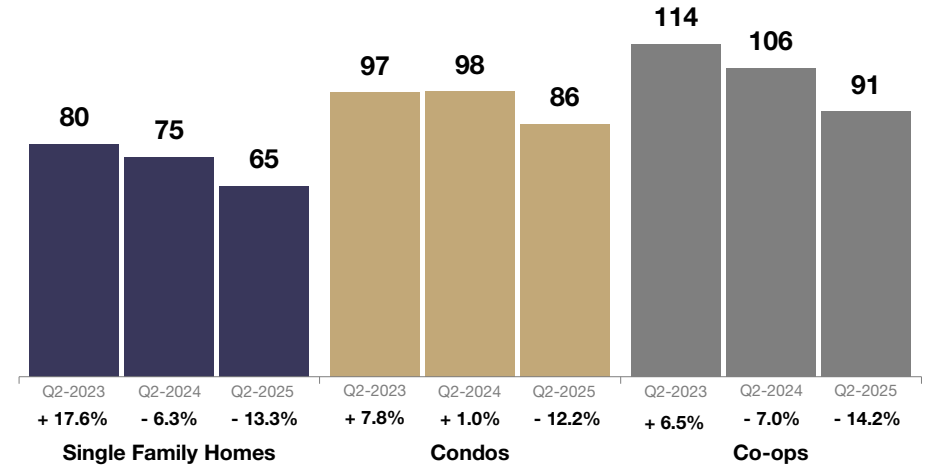
Days on Market Until Sale

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

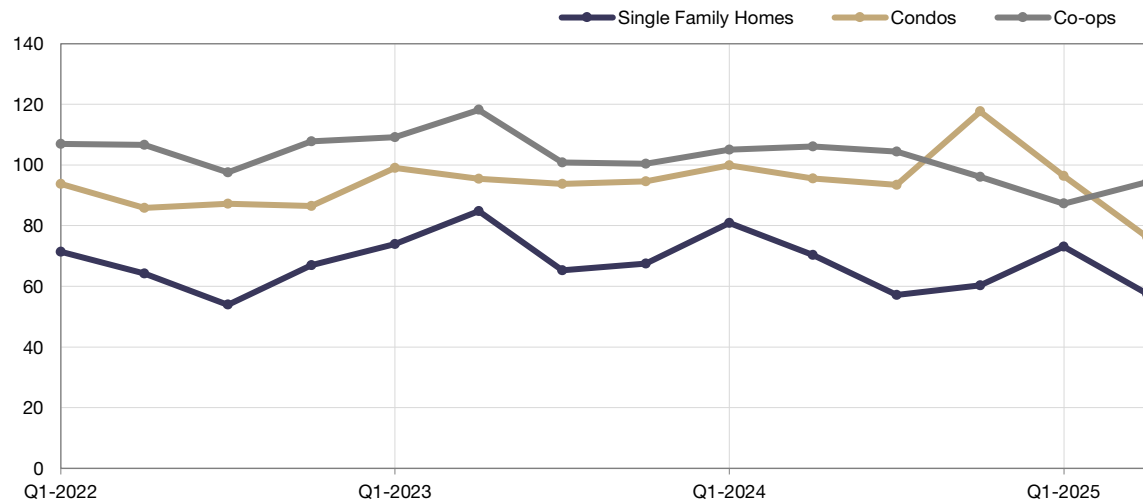
Q2-2025



Year to Date



Historical Days on Market Until Sale by Quarter



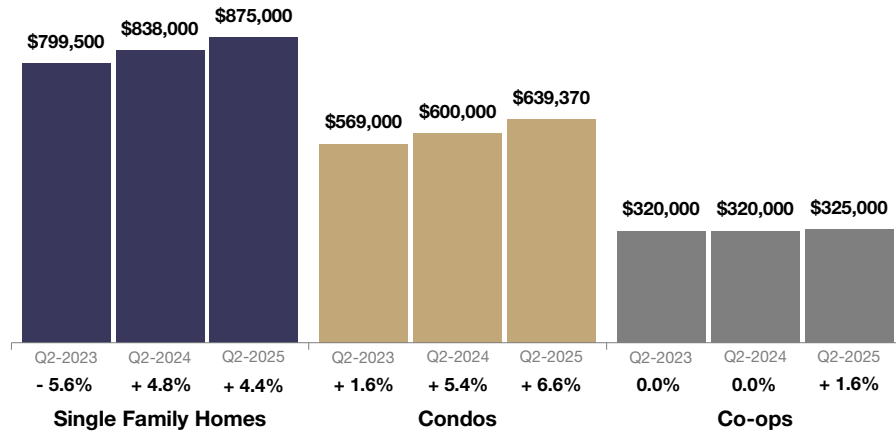
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	54	87	98
Q4-2022	67	86	108
Q1-2023	74	99	109
Q2-2023	85	95	118
Q3-2023	65	94	101
Q4-2023	67	95	100
Q1-2024	81	100	105
Q2-2024	70	96	106
Q3-2024	57	93	104
Q4-2024	60	118	96
Q1-2025	73	96	87
Q2-2025	58	76	94

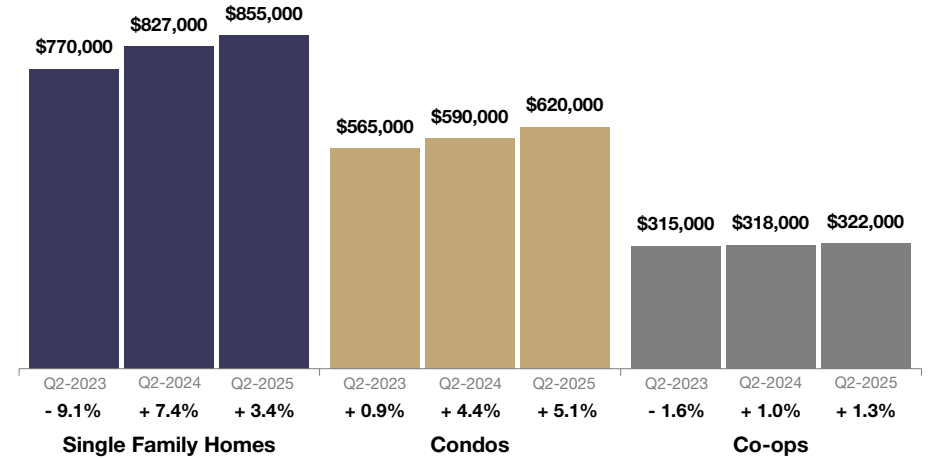
Median Pending Price

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.

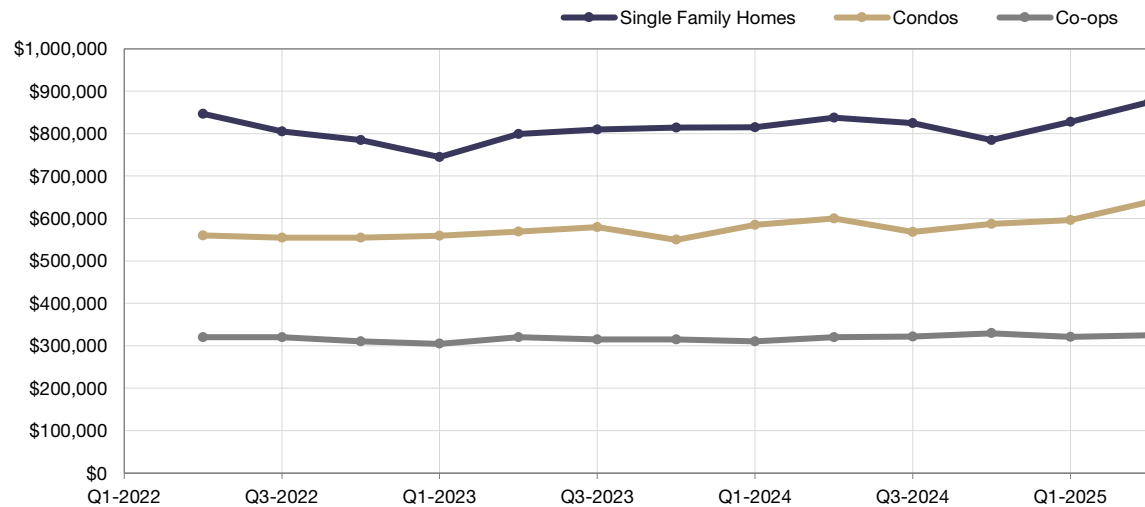
Q2-2025



Year to Date



Historical Median Pending Price by Quarter

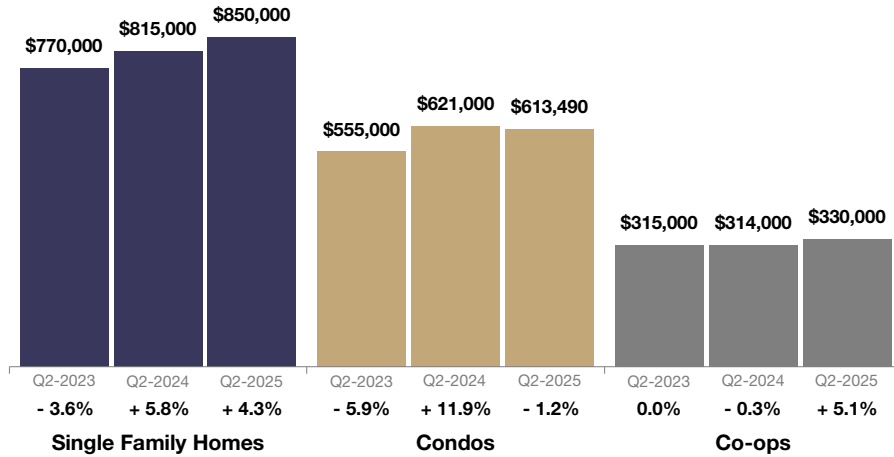


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q4-2022	\$785,000	\$555,000	\$310,000
Q1-2023	\$745,000	\$559,000	\$305,000
Q2-2023	\$799,500	\$569,000	\$320,000
Q3-2023	\$810,000	\$580,000	\$315,000
Q4-2023	\$814,000	\$550,000	\$315,000
Q1-2024	\$815,000	\$585,000	\$310,000
Q2-2024	\$838,000	\$600,000	\$320,000
Q3-2024	\$825,000	\$568,000	\$321,500
Q4-2024	\$785,000	\$587,000	\$329,750
Q1-2025	\$827,500	\$596,500	\$321,000
Q2-2025	\$875,000	\$639,370	\$325,000

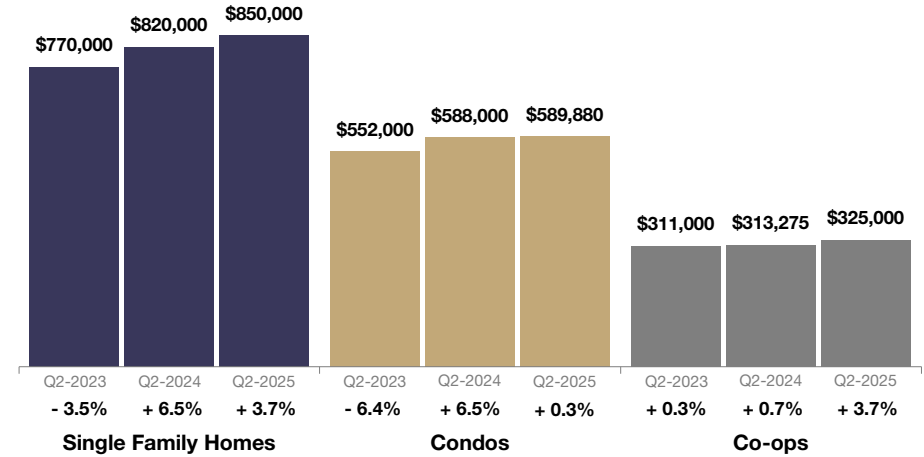
Median Sales Price

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

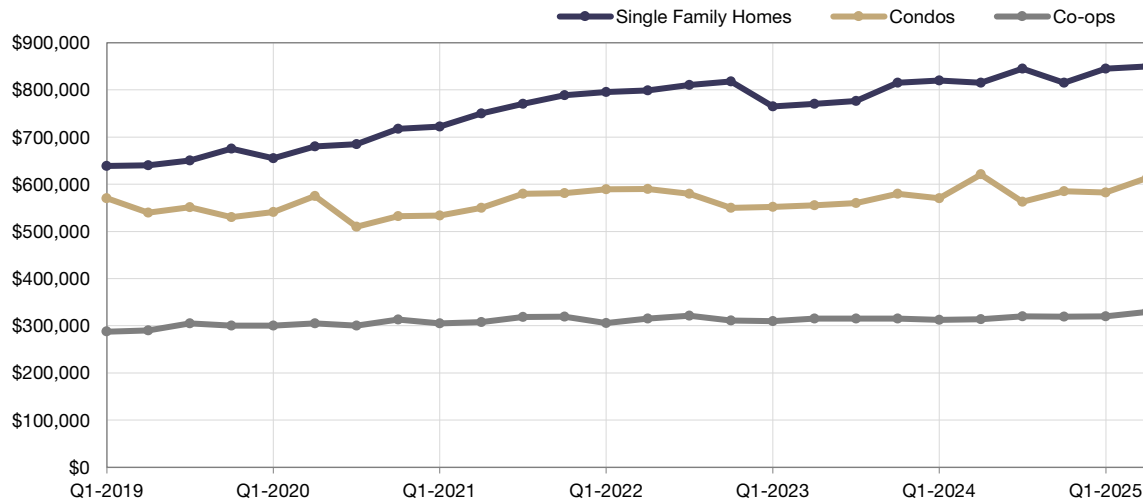
Q2-2025



Year to Date



Historical Median Sales Price by Quarter



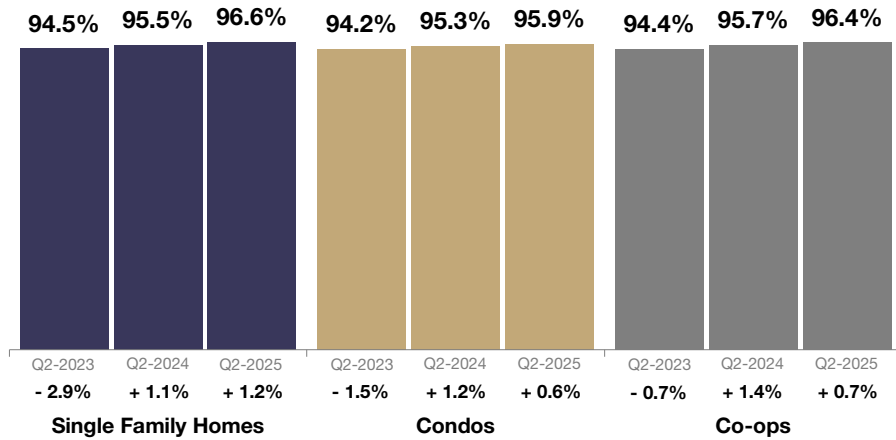
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$810,000	\$580,000	\$321,000
Q4-2022	\$817,750	\$550,000	\$311,000
Q1-2023	\$765,000	\$552,000	\$310,000
Q2-2023	\$770,000	\$555,000	\$315,000
Q3-2023	\$776,250	\$560,000	\$315,000
Q4-2023	\$815,000	\$580,000	\$315,000
Q1-2024	\$820,000	\$570,000	\$312,550
Q2-2024	\$815,000	\$621,000	\$314,000
Q3-2024	\$845,000	\$563,000	\$320,000
Q4-2024	\$815,000	\$585,000	\$319,000
Q1-2025	\$845,000	\$582,455	\$320,000
Q2-2025	\$850,000	\$613,490	\$330,000

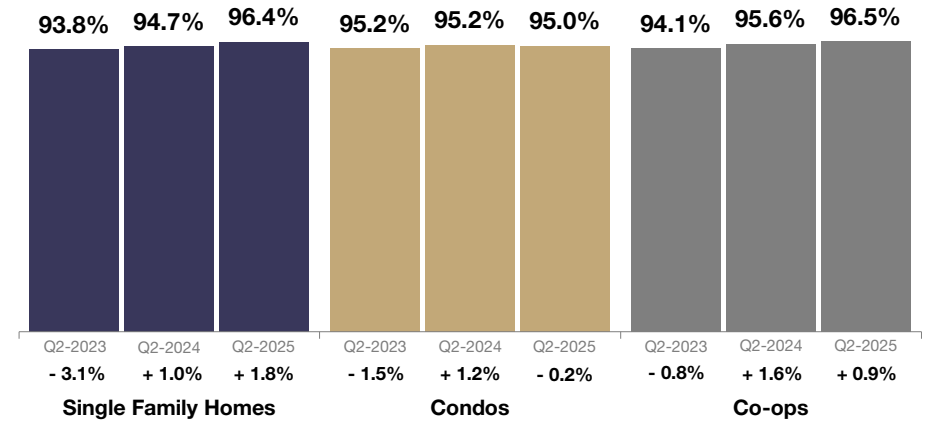
Percent of Original List Price Received

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.

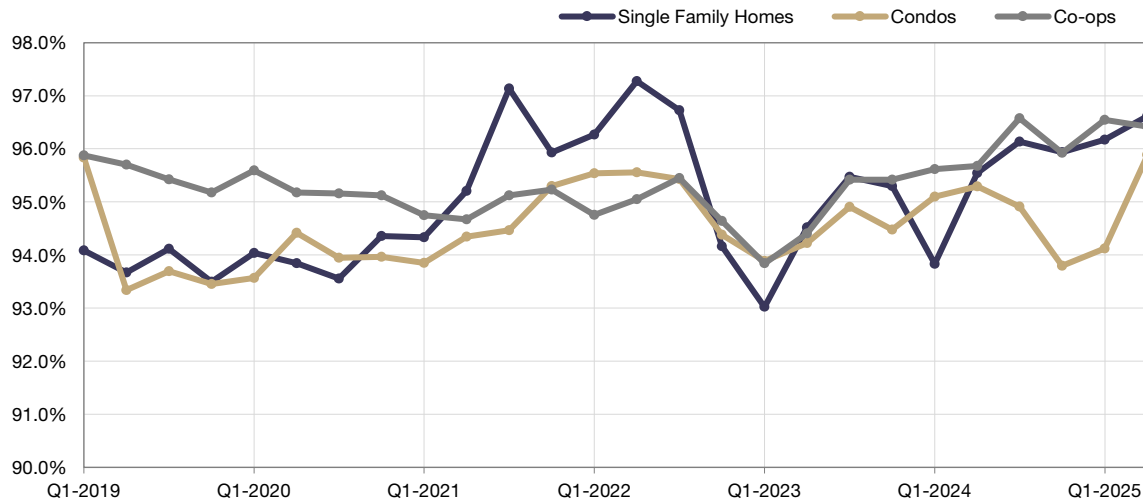
Q2-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

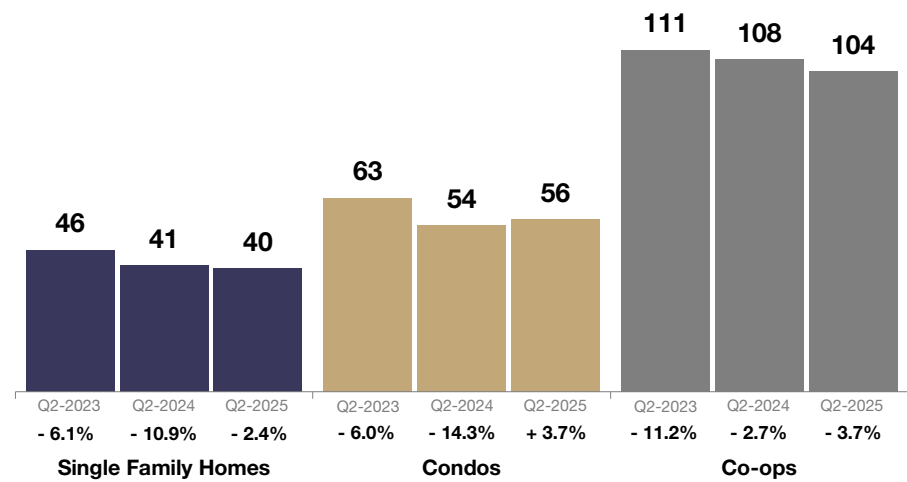


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	96.7%	95.4%	95.4%
Q4-2022	94.2%	94.4%	94.6%
Q1-2023	93.0%	93.9%	93.8%
Q2-2023	94.5%	94.2%	94.4%
Q3-2023	95.5%	94.9%	95.4%
Q4-2023	95.3%	94.5%	95.4%
Q1-2024	93.8%	95.1%	95.6%
Q2-2024	95.5%	95.3%	95.7%
Q3-2024	96.1%	94.9%	96.6%
Q4-2024	95.9%	93.8%	95.9%
Q1-2025	96.2%	94.1%	96.5%
Q2-2025	96.6%	95.9%	96.4%

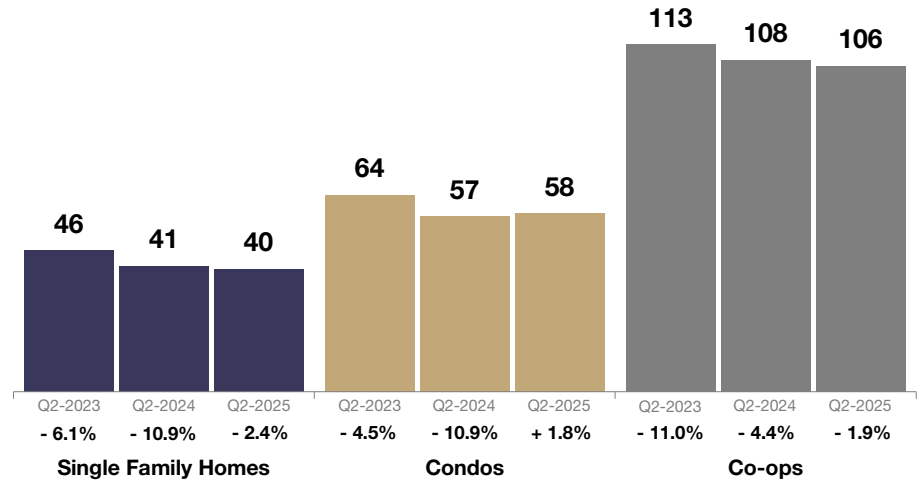
Housing Affordability Index

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.

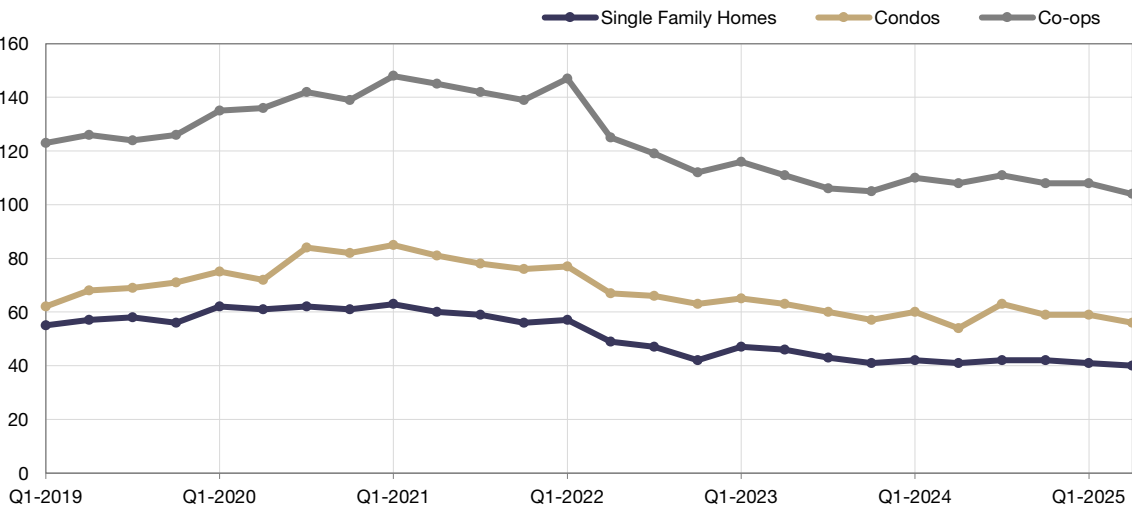
Q2-2025



Year to Date



Historical Housing Affordability Index by Quarter



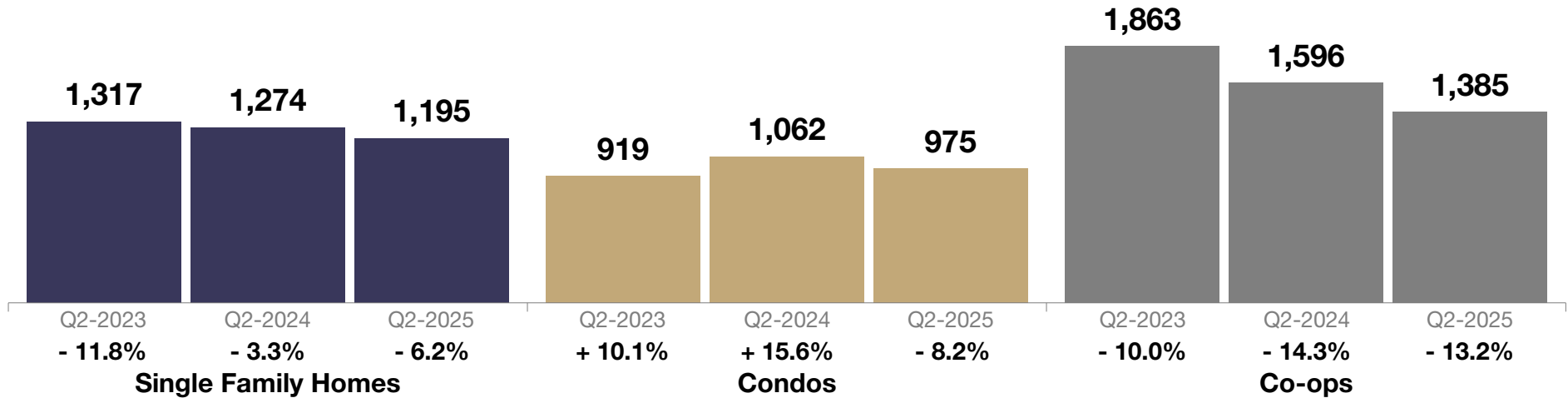
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	47	66	119
Q4-2022	42	63	112
Q1-2023	47	65	116
Q2-2023	46	63	111
Q3-2023	43	60	106
Q4-2023	41	57	105
Q1-2024	42	60	110
Q2-2024	41	54	108
Q3-2024	42	63	111
Q4-2024	42	59	108
Q1-2025	41	59	108
Q2-2025	40	56	104

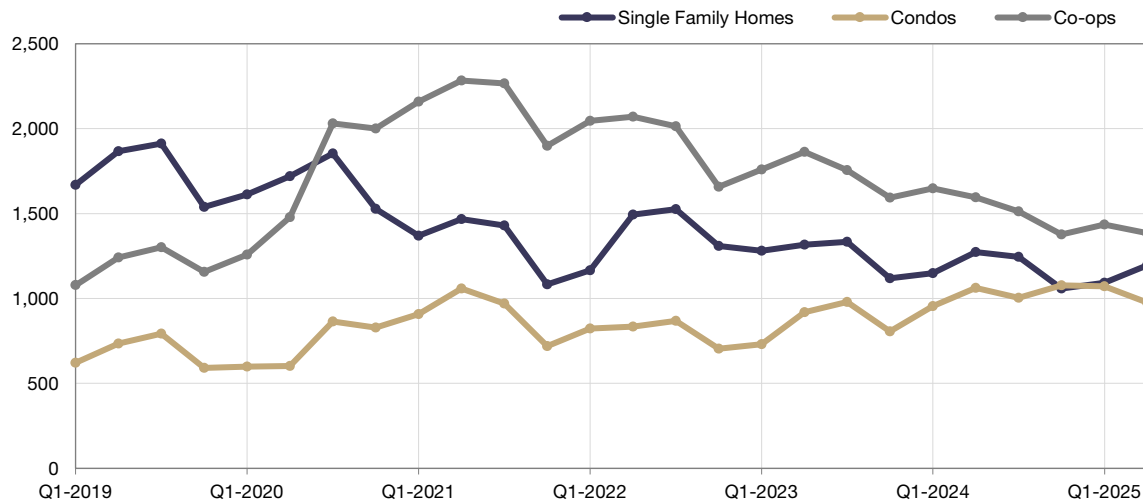
Inventory of Homes for Sale

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

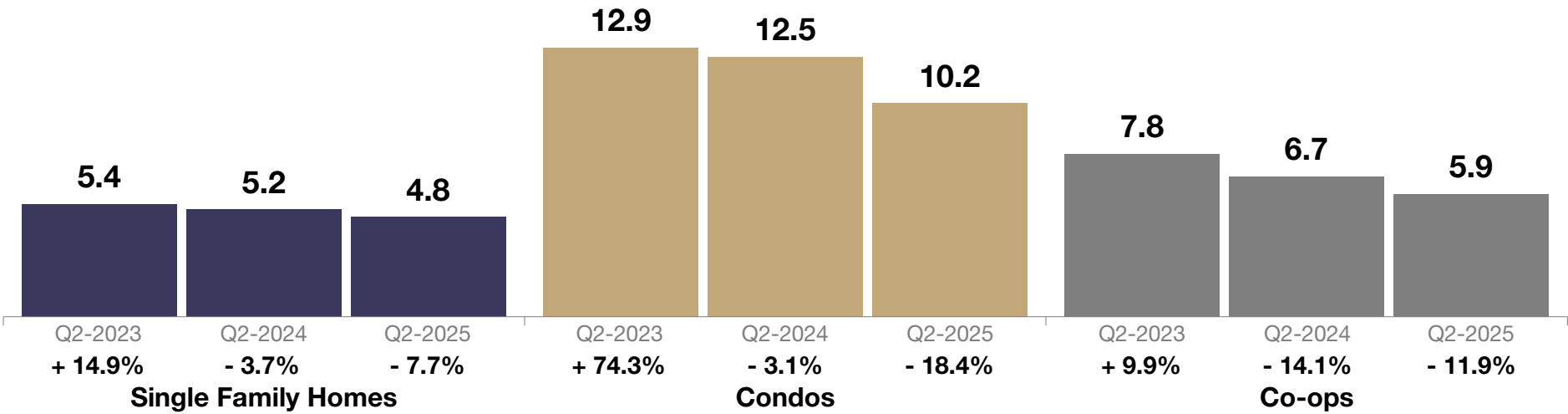


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,525	869	2,013
Q4-2022	1,308	704	1,658
Q1-2023	1,280	731	1,759
Q2-2023	1,317	919	1,863
Q3-2023	1,333	979	1,755
Q4-2023	1,119	806	1,593
Q1-2024	1,149	954	1,648
Q2-2024	1,274	1,062	1,596
Q3-2024	1,245	1,003	1,513
Q4-2024	1,059	1,078	1,377
Q1-2025	1,092	1,072	1,436
Q2-2025	1,195	975	1,385

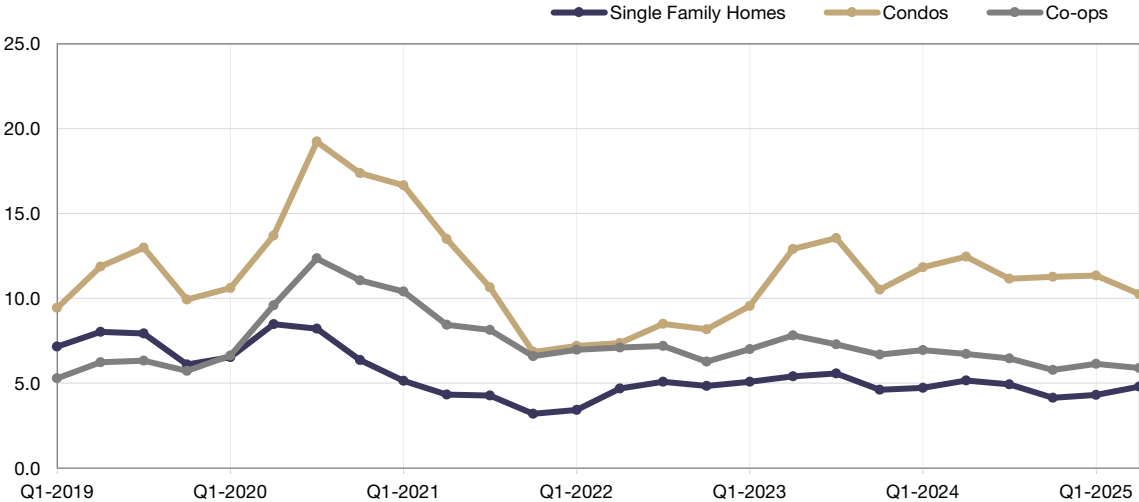
Months Supply of Inventory

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

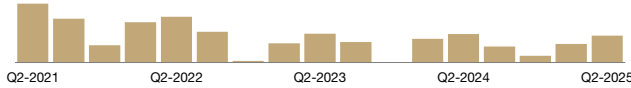
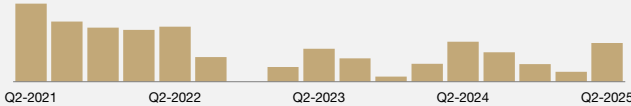
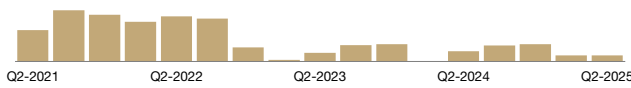
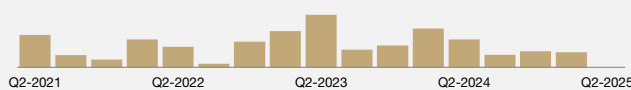
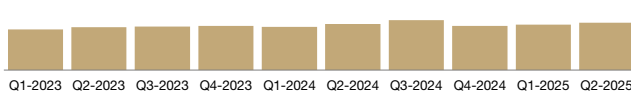

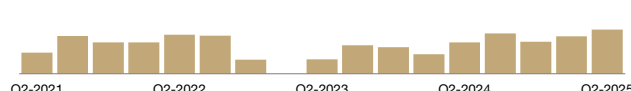
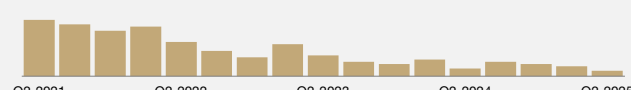
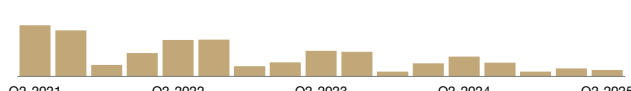
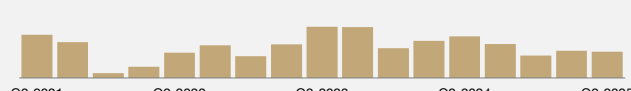


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	5.1	8.5	7.2
Q4-2022	4.8	8.2	6.3
Q1-2023	5.1	9.5	7.0
Q2-2023	5.4	12.9	7.8
Q3-2023	5.6	13.6	7.3
Q4-2023	4.6	10.5	6.7
Q1-2024	4.7	11.8	6.9
Q2-2024	5.2	12.5	6.7
Q3-2024	4.9	11.2	6.5
Q4-2024	4.1	11.3	5.8
Q1-2025	4.3	11.3	6.1
Q2-2025	4.8	10.2	5.9

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		3,319	3,262	- 1.7%	6,458	6,220	- 3.7%
Pending Sales		1,962	1,941	- 1.1%	3,620	3,491	- 3.6%
Closed Sales		1,627	1,551	- 4.7%	3,070	3,101	+ 1.0%
Days on Market		89	76	- 14.6%	91	79	- 13.2%
Median Pending Price		\$596,313	\$611,650	+ 2.6%	\$578,000	\$600,000	+ 3.8%
Median Sales Price		\$583,000	\$607,000	+ 4.1%	\$570,000	\$595,000	+ 4.4%
Pct. of Orig. Price Received		95.6%	96.4%	+ 0.8%	95.2%	96.2%	+ 1.1%
Housing Affordability Index		58	57	- 1.7%	59	58	- 1.7%
Inventory of Homes for Sale		3,932	3,555	- 9.6%	--	--	--
Months Supply of Inventory		6.9	6.1	- 11.6%	--	--	--