

# Quarterly Indicators

Provided by OneKey® MLS

## Rockland 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 1.1 percent to 354.
- Condos Closed Sales were up 12.1 percent to 111.
- Co-ops Closed Sales were down 10.5 percent to 17.
- Single-Family Median Sales Price increased 0.7 percent to \$755,000.
- Condos Median Sales Price decreased 5.3 percent to \$402,500.
- Co-ops Median Sales Price increased 29.6 percent to \$175,000.

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

**+ 1.3%**      **+ 18.3%**      **+ 0.3%**

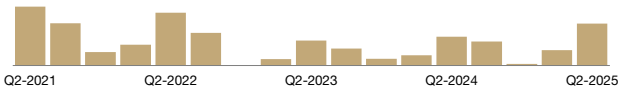
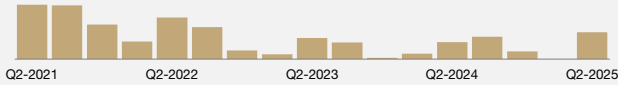
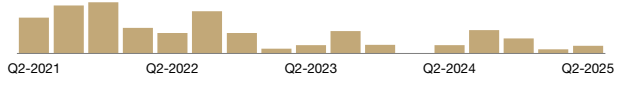
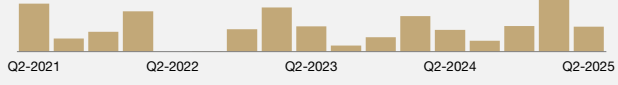
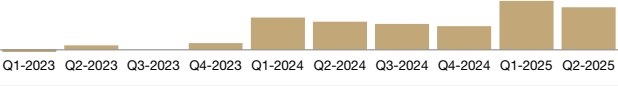
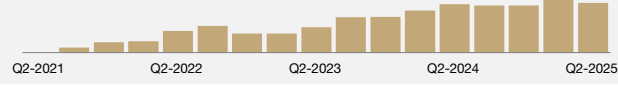
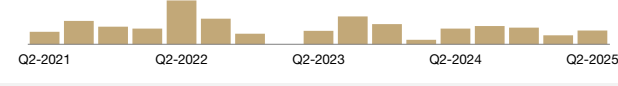
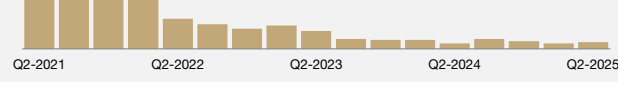
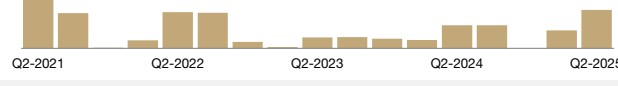
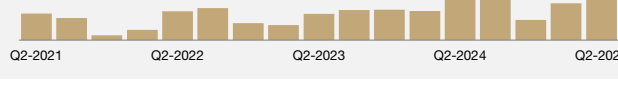
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Rockland County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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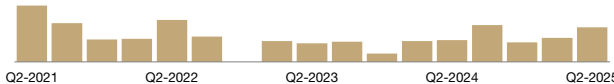
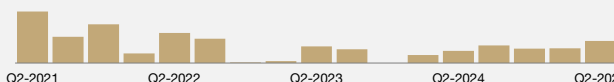
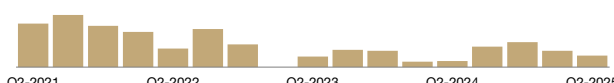
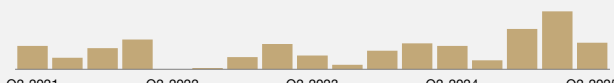

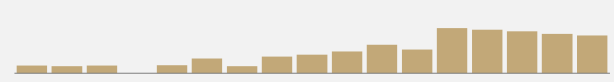

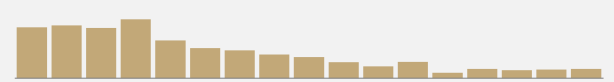

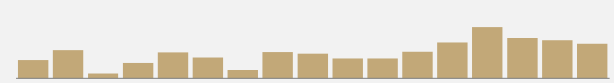
# Single Family Homes Market Overview

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		648	786	+ 21.3%	1,102	1,294	+ 17.4%
Pending Sales		424	496	+ 17.0%	763	797	+ 4.5%
Closed Sales		358	354	- 1.1%	648	679	+ 4.8%
Days on Market		41	43	+ 4.9%	44	51	+ 15.9%
Median Pending Price		\$750,000	\$783,500	+ 4.5%	\$750,000	\$786,000	+ 4.8%
Median Sales Price		\$750,000	\$755,000	+ 0.7%	\$739,000	\$760,000	+ 2.8%
Pct. of Orig. Price Received		100.5%	100.2%	- 0.3%	99.6%	99.8%	+ 0.2%
Housing Affordability Index		61	62	+ 1.6%	62	61	- 1.6%
Inventory of Homes for Sale		411	498	+ 21.2%	--	--	--
Months Supply of Inventory		3.3	3.7	+ 12.1%	--	--	--

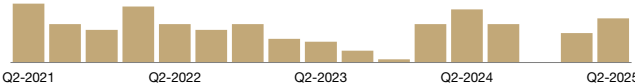
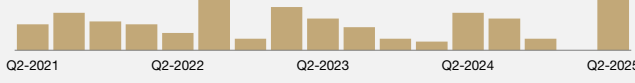
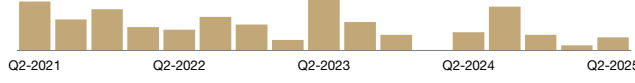
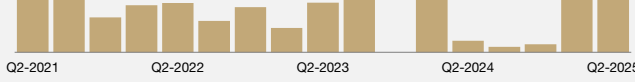

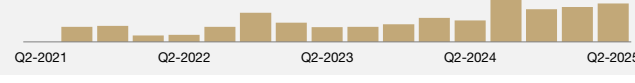
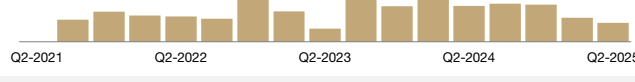
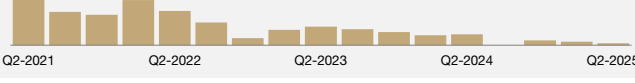
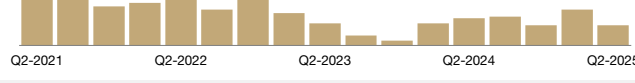
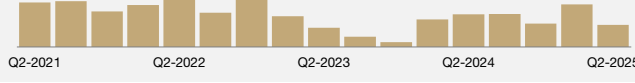
# Condos Market Overview

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		150	188	+ 25.3%	297	345	+ 16.2%
Pending Sales		121	143	+ 18.2%	233	270	+ 15.9%
Closed Sales		99	111	+ 12.1%	197	233	+ 18.3%
Days on Market		39	40	+ 2.6%	39	49	+ 25.6%
Median Pending Price		\$410,000	\$438,500	+ 7.0%	\$405,000	\$440,000	+ 8.6%
Median Sales Price		\$425,000	\$402,500	- 5.3%	\$385,000	\$407,500	+ 5.8%
Pct. of Orig. Price Received		100.1%	99.0%	- 1.1%	99.7%	98.7%	- 1.0%
Housing Affordability Index		108	115	+ 6.5%	119	114	- 4.2%
Inventory of Homes for Sale		87	99	+ 13.8%	--	--	--
Months Supply of Inventory		2.3	2.2	- 4.3%	--	--	--

# Co-ops Market Overview

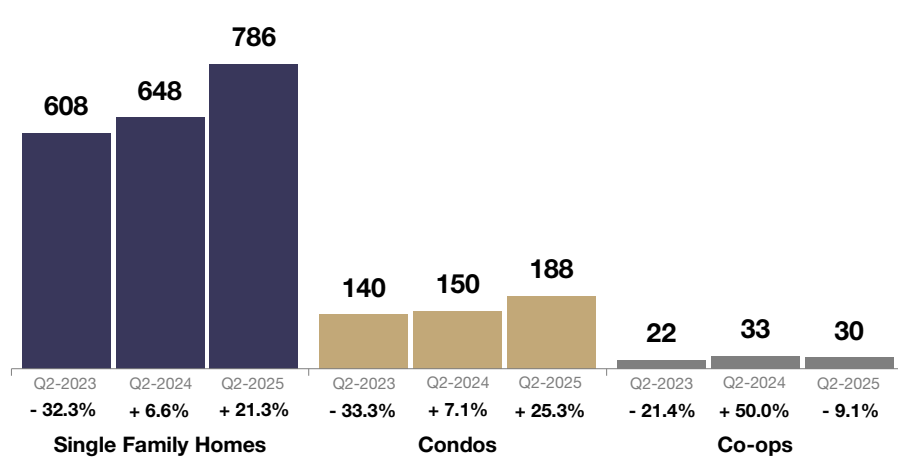
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		33	30	- 9.1%	61	55	- 9.8%
Pending Sales		25	31	+ 24.0%	40	43	+ 7.5%
Closed Sales		19	17	- 10.5%	31	31	0.0%
Days on Market		43	79	+ 83.7%	59	87	+ 47.5%
Median Pending Price		\$172,500	\$160,000	- 7.2%	\$160,000	\$165,000	+ 3.1%
Median Sales Price		\$135,000	\$175,000	+ 29.6%	\$137,000	\$170,000	+ 24.1%
Pct. of Orig. Price Received		99.8%	96.6%	- 3.2%	100.4%	97.0%	- 3.4%
Housing Affordability Index		338	265	- 21.6%	334	273	- 18.3%
Inventory of Homes for Sale		21	17	- 19.0%	--	--	--
Months Supply of Inventory		3.3	2.5	- 24.2%	--	--	--

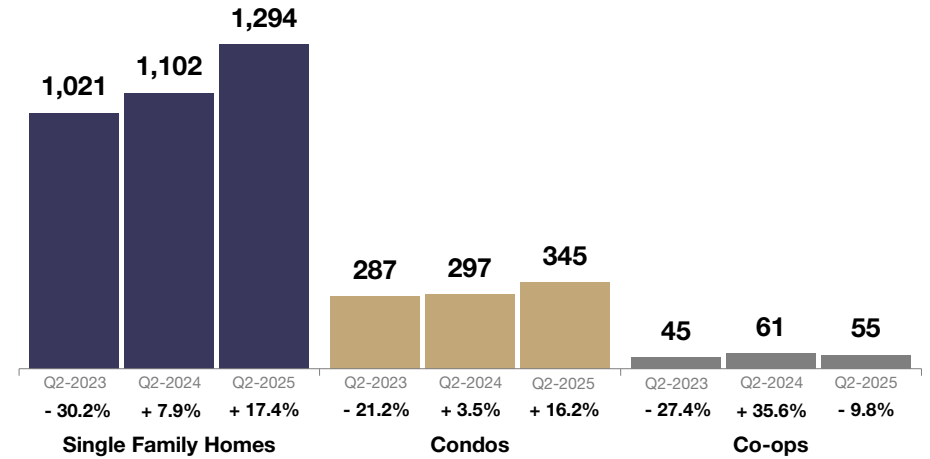
# New Listings

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

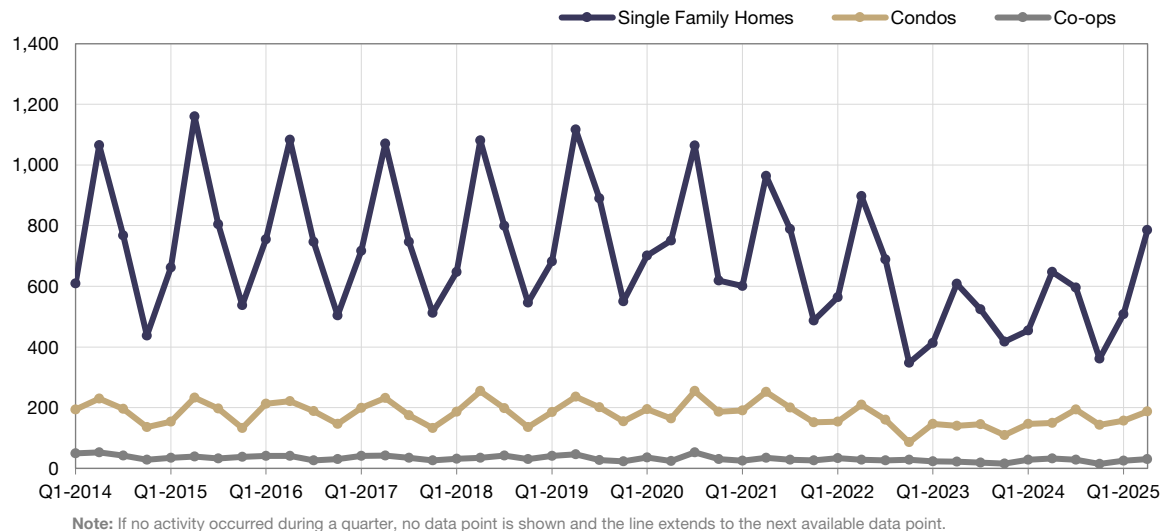
## Q2-2025



## Year to Date



## Historical New Listings by Quarter

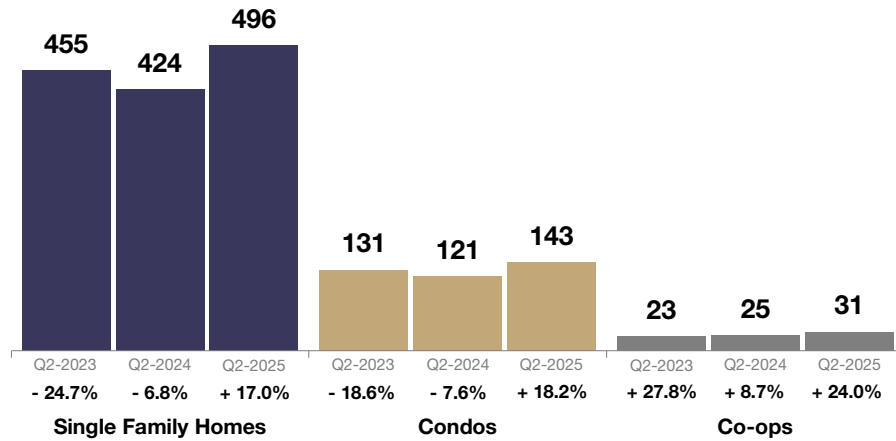


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	689	160	26
Q4-2022	348	86	28
Q1-2023	413	147	23
Q2-2023	608	140	22
Q3-2023	524	145	19
Q4-2023	418	110	16
Q1-2024	454	147	28
Q2-2024	648	150	33
Q3-2024	596	194	28
Q4-2024	362	143	15
Q1-2025	508	157	25
Q2-2025	786	188	30

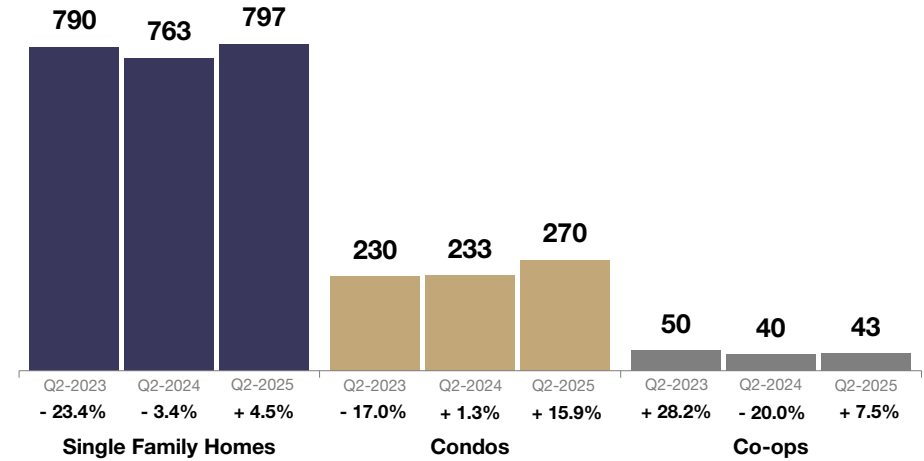
# Pending Sales

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

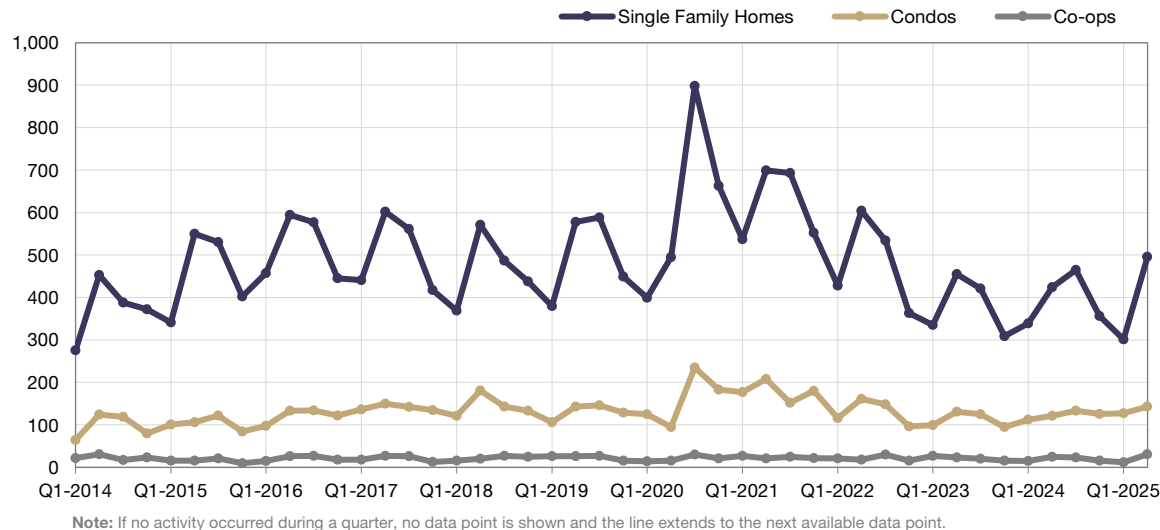
## Q2-2025



## Year to Date



## Historical Pending Sales by Quarter

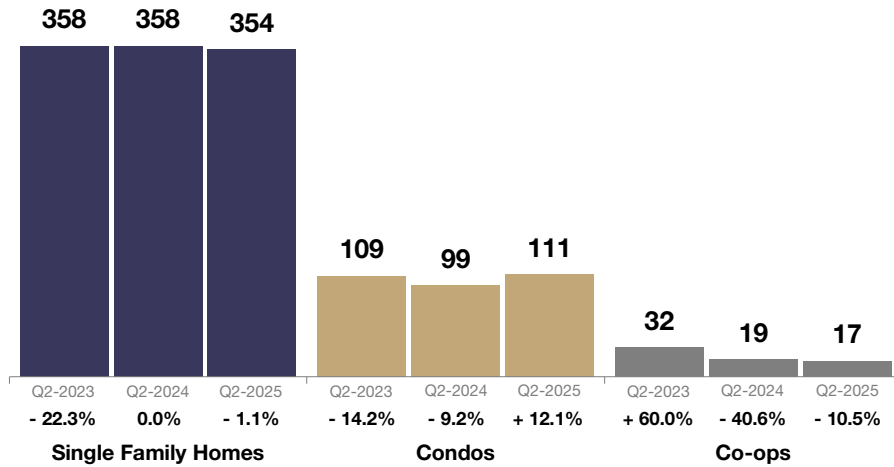


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	534	148	30
Q4-2022	363	96	16
Q1-2023	335	99	27
Q2-2023	455	131	23
Q3-2023	421	125	20
Q4-2023	309	95	16
Q1-2024	339	112	15
Q2-2024	424	121	25
Q3-2024	465	133	23
Q4-2024	356	126	16
Q1-2025	301	127	12
Q2-2025	496	143	31

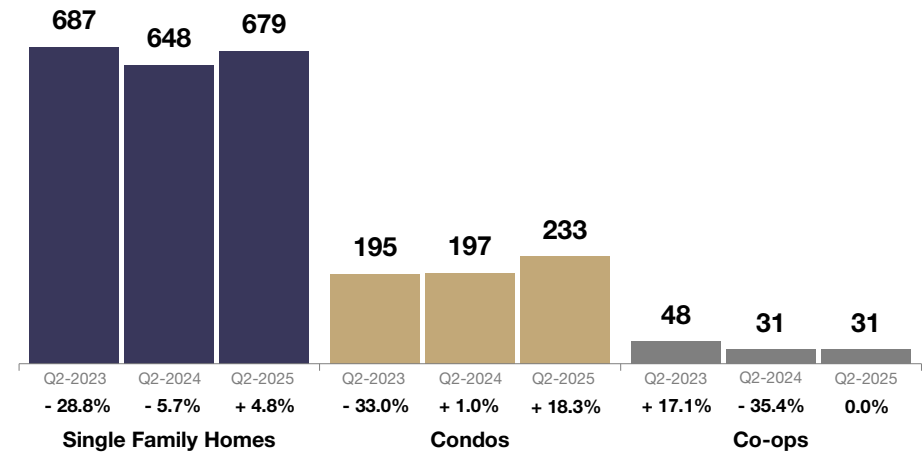
# Closed Sales

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

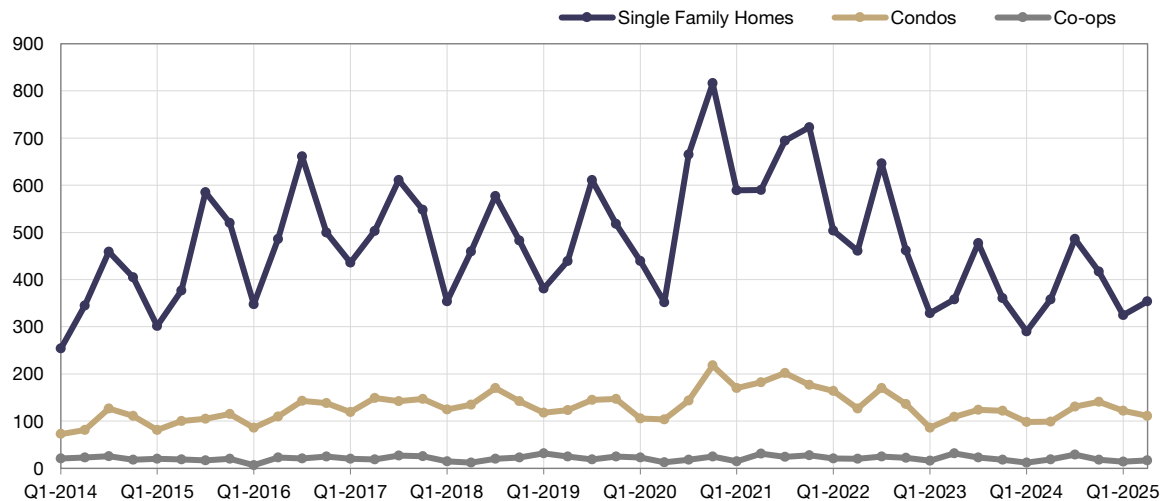
## Q2-2025



## Year to Date



## Historical Closed Sales by Quarter



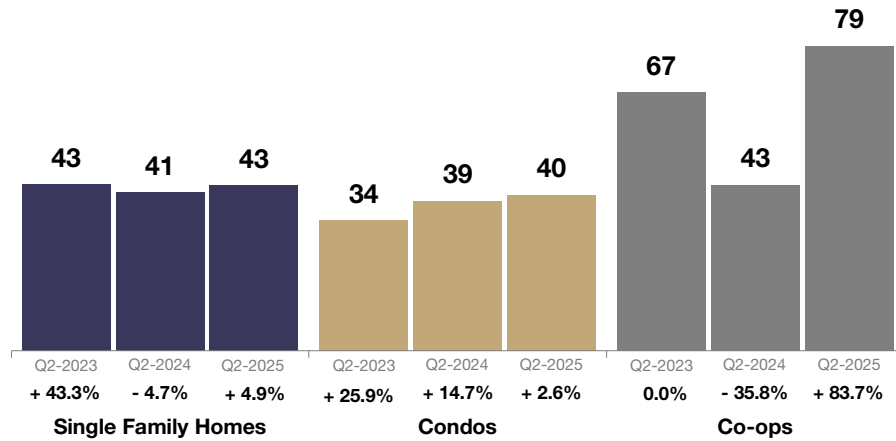
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	646	170	25
Q4-2022	462	136	22
Q1-2023	329	86	16
Q2-2023	358	109	32
Q3-2023	477	124	23
Q4-2023	361	122	18
Q1-2024	290	98	12
Q2-2024	358	99	19
Q3-2024	486	131	29
Q4-2024	417	141	18
Q1-2025	325	122	14
Q2-2025	354	111	17

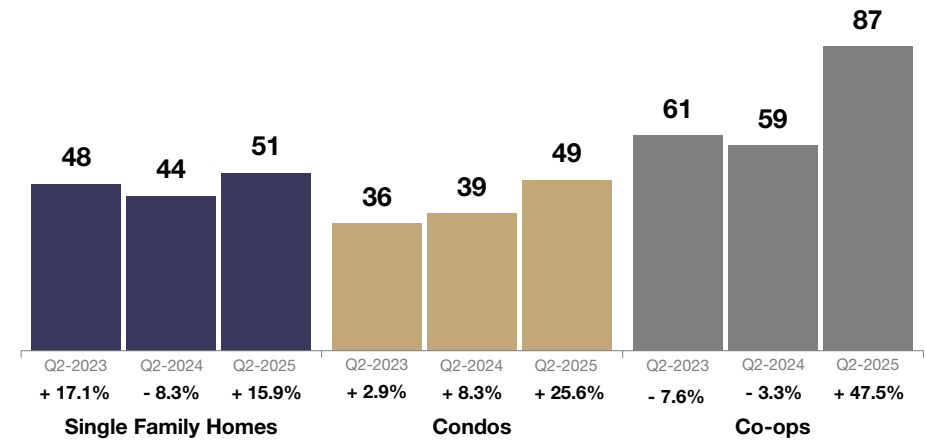
# Days on Market Until Sale

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

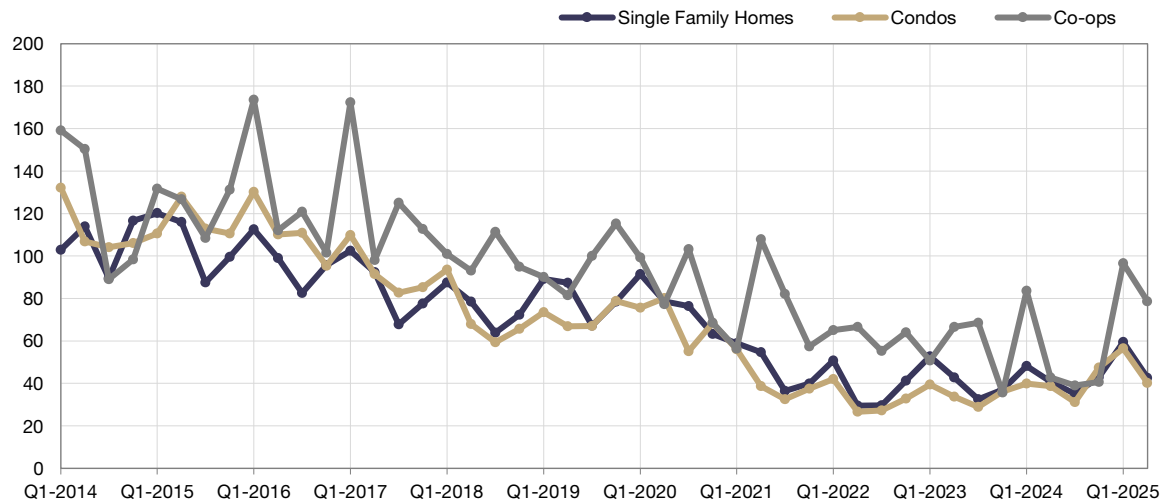
## Q2-2025



## 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.

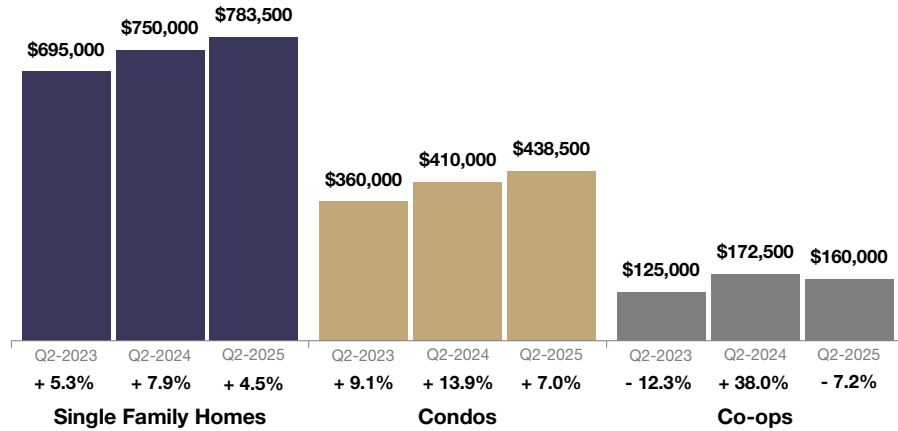
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	30	27	55
Q4-2022	41	33	64
Q1-2023	53	40	51
Q2-2023	43	34	67
Q3-2023	33	29	69
Q4-2023	37	36	36
Q1-2024	48	40	84
Q2-2024	41	39	43
Q3-2024	35	31	39
Q4-2024	43	47	41
Q1-2025	60	57	97
Q2-2025	43	40	79



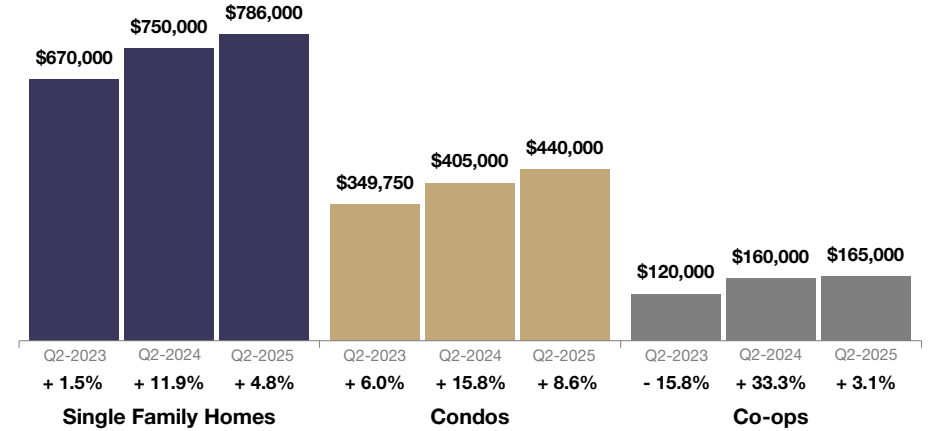
# Median Pending Price

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.

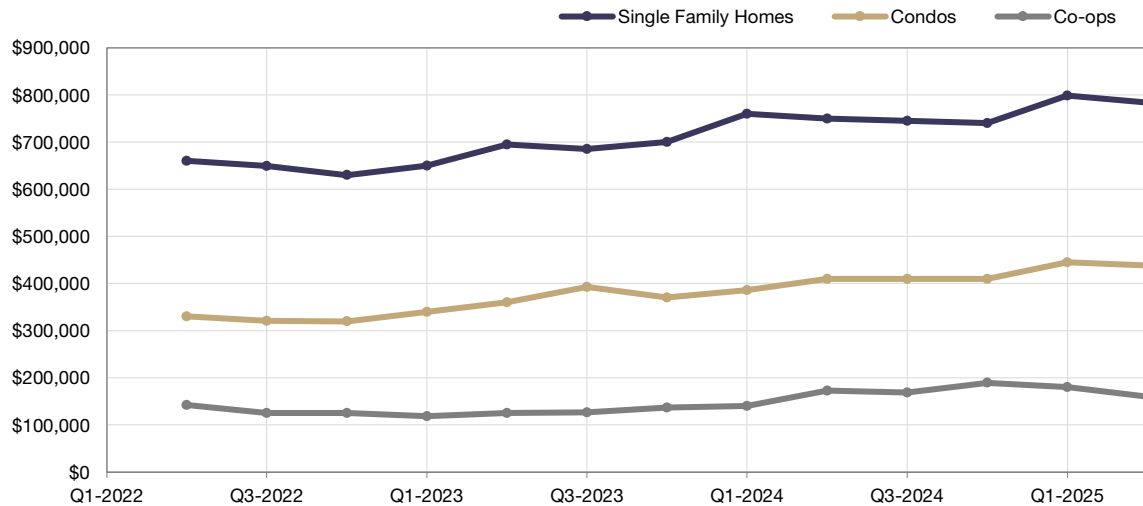
## Q2-2025



## Year to Date



## Historical Median Pending Price by Quarter

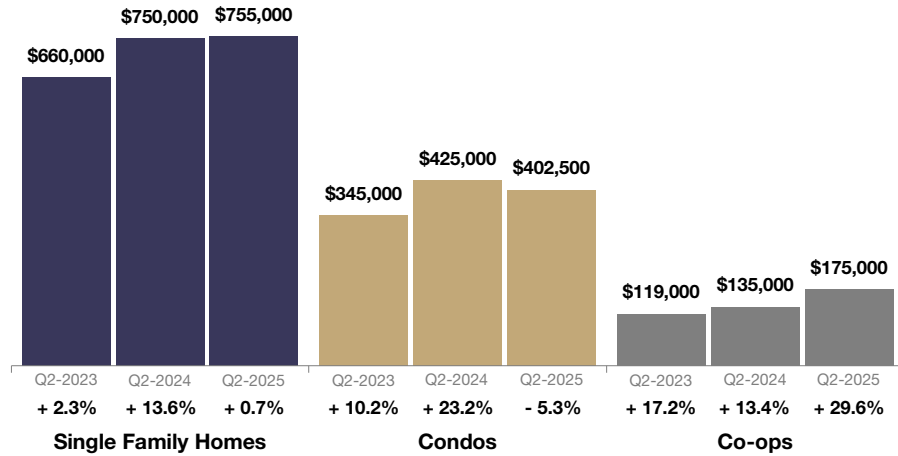


Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$630,000	\$320,000	\$125,000
Q1-2023	\$650,000	\$340,000	\$118,500
Q2-2023	\$695,000	\$360,000	\$125,000
Q3-2023	\$685,000	\$392,500	\$126,500
Q4-2023	\$700,000	\$370,000	\$137,000
Q1-2024	\$760,000	\$386,000	\$140,000
Q2-2024	\$750,000	\$410,000	\$172,500
Q3-2024	\$745,000	\$410,000	\$168,750
Q4-2024	\$740,000	\$410,000	\$189,450
Q1-2025	\$799,000	\$445,000	\$180,500
Q2-2025	\$783,500	\$438,500	\$160,000

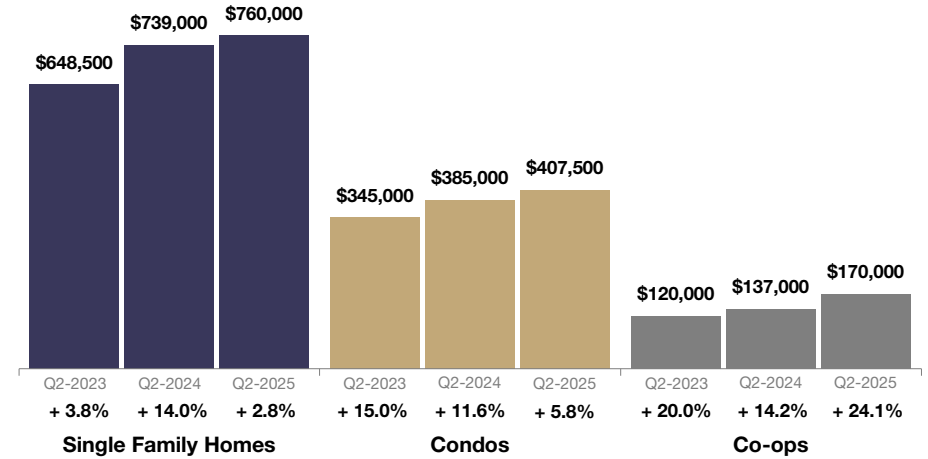
# Median Sales Price

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

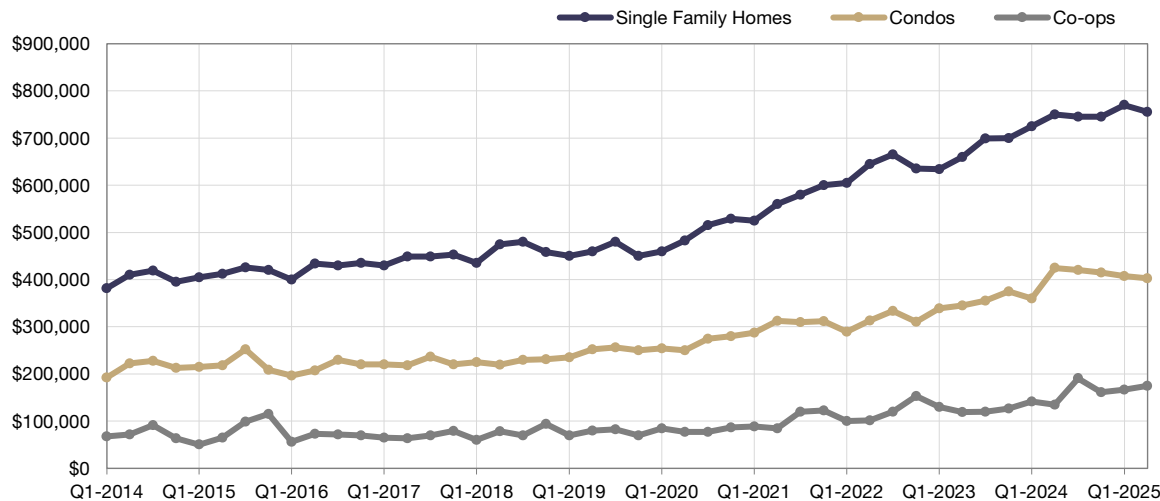
## Q2-2025



## Year to Date



## Historical Median Sales Price by Quarter

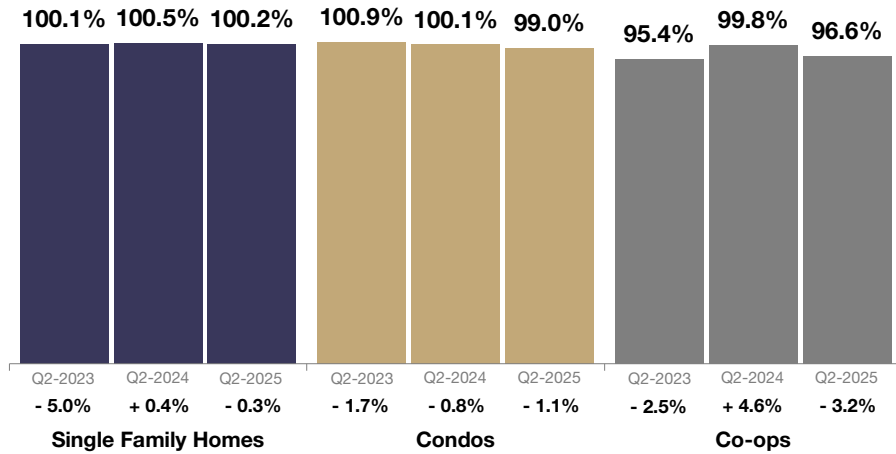


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$665,000	\$333,500	\$120,000
Q4-2022	\$635,000	\$310,500	\$153,500
Q1-2023	\$634,000	\$339,000	\$130,000
Q2-2023	\$660,000	\$345,000	\$119,000
Q3-2023	\$699,000	\$355,000	\$120,000
Q4-2023	\$700,000	\$375,000	\$126,500
Q1-2024	\$725,000	\$360,000	\$141,500
Q2-2024	\$750,000	\$425,000	\$135,000
Q3-2024	\$745,000	\$420,000	\$191,000
Q4-2024	\$745,000	\$415,000	\$161,200
Q1-2025	\$770,000	\$407,500	\$166,500
Q2-2025	\$755,000	\$402,500	\$175,000

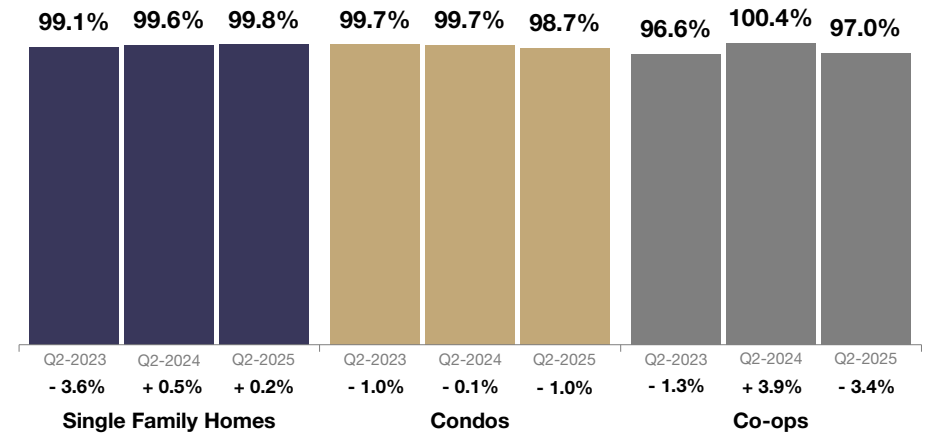
# Percent of Original List Price Received

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.

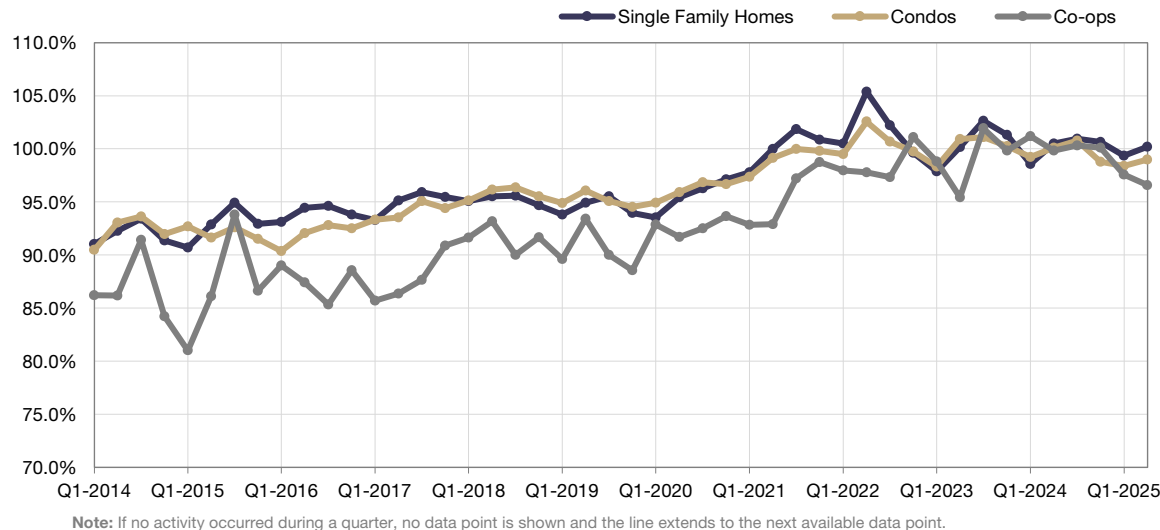
## Q2-2025



## Year to Date



## Historical Percent of Original List Price Received by Quarter



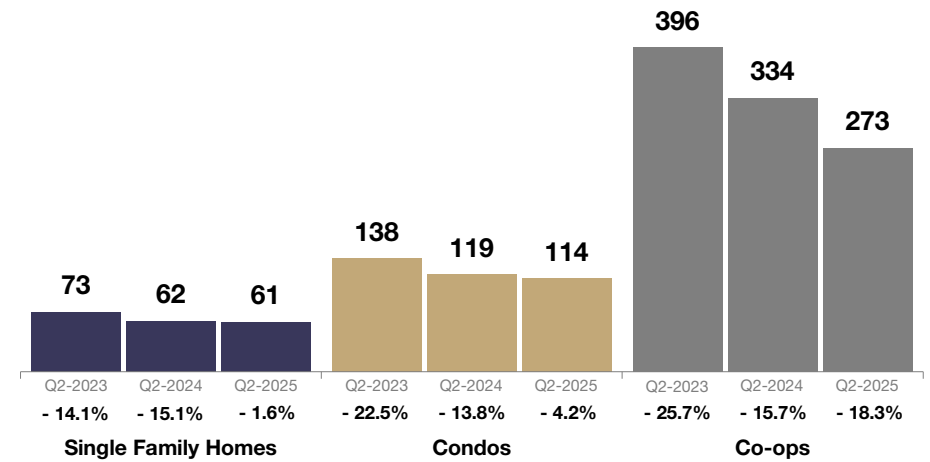
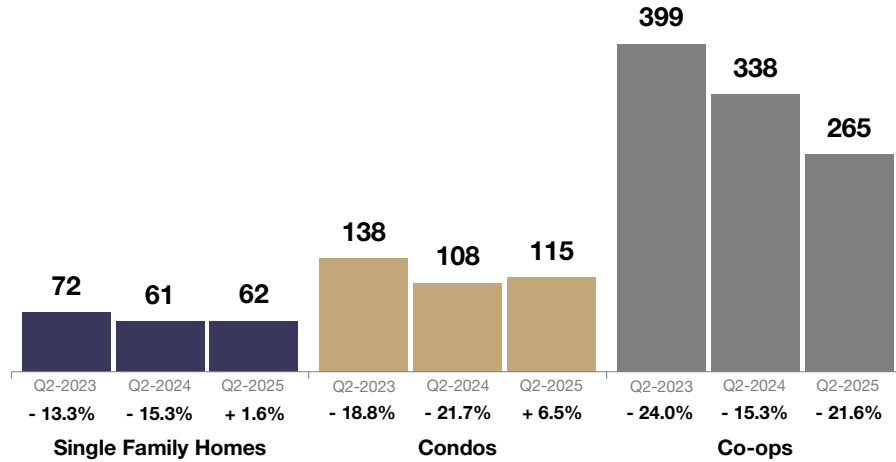
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	102.2%	100.7%	97.3%
Q4-2022	99.6%	99.7%	101.1%
Q1-2023	97.9%	98.3%	98.8%
Q2-2023	100.1%	100.9%	95.4%
Q3-2023	102.6%	101.1%	101.9%
Q4-2023	101.3%	100.2%	99.8%
Q1-2024	98.6%	99.2%	101.2%
Q2-2024	100.5%	100.1%	99.8%
Q3-2024	101.0%	100.8%	100.3%
Q4-2024	100.7%	98.8%	100.1%
Q1-2025	99.3%	98.4%	97.6%
<b>Q2-2025</b>	<b>100.2%</b>	<b>99.0%</b>	<b>96.6%</b>

# Housing Affordability Index

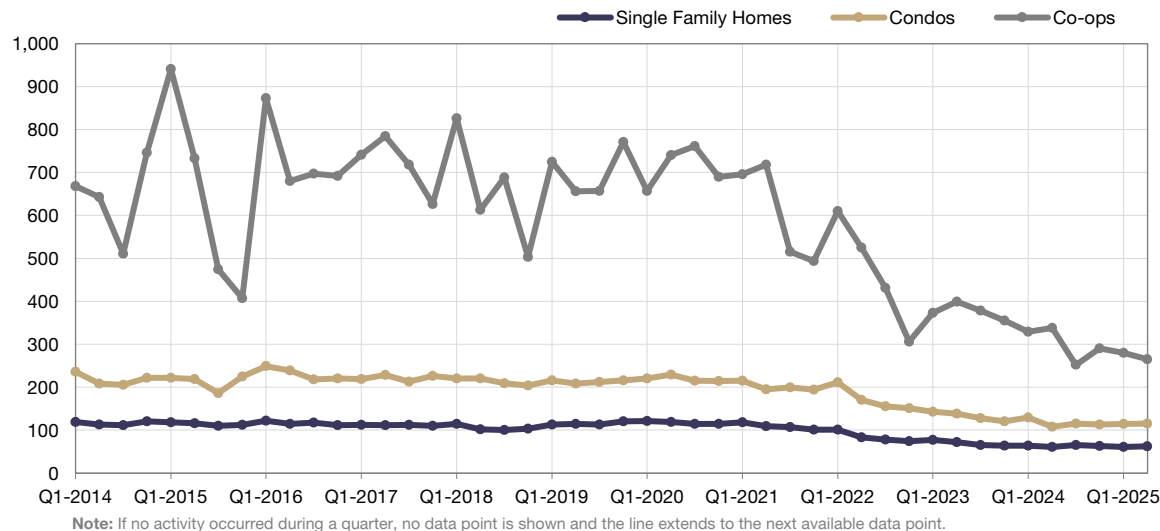
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## Q2-2025

## Year to Date



## Historical Housing Affordability Index by Quarter

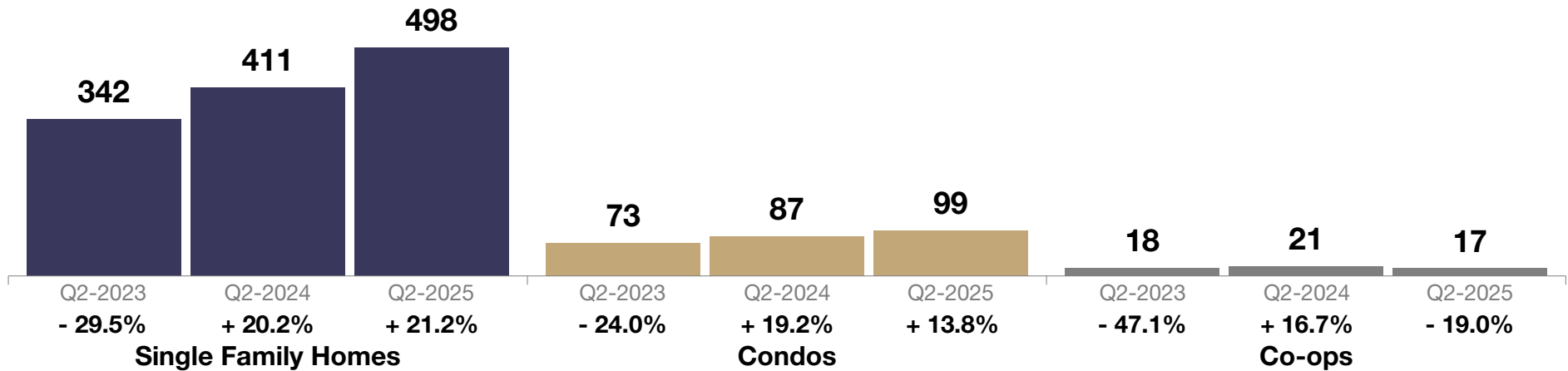


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	78	155	431
Q4-2022	74	151	306
Q1-2023	77	143	373
Q2-2023	72	138	399
Q3-2023	65	128	378
Q4-2023	64	120	355
Q1-2024	64	129	329
Q2-2024	61	108	338
Q3-2024	65	115	252
Q4-2024	63	113	290
Q1-2025	61	114	280
Q2-2025	62	115	265

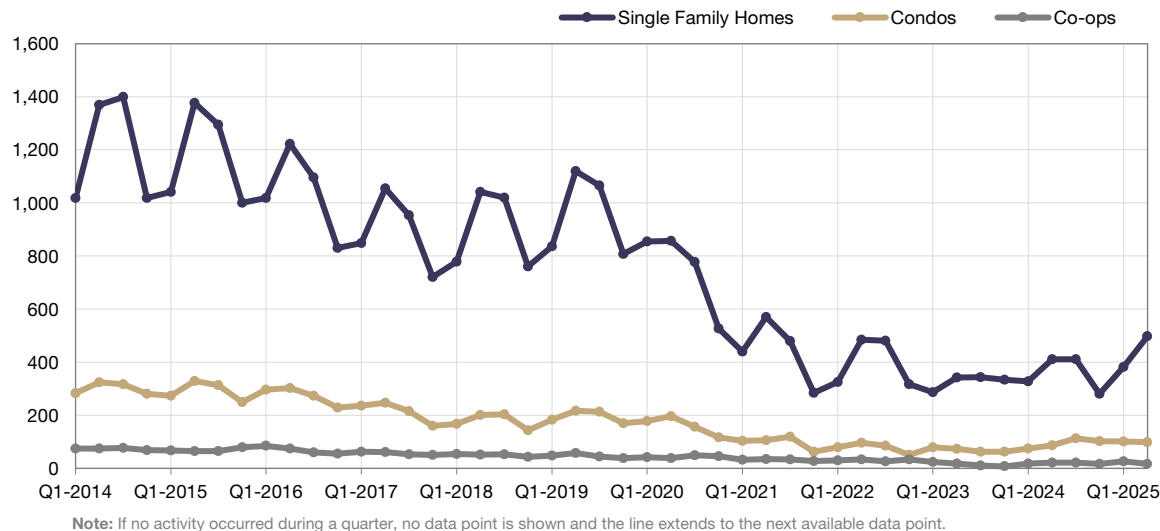
# Inventory of Homes for Sale

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

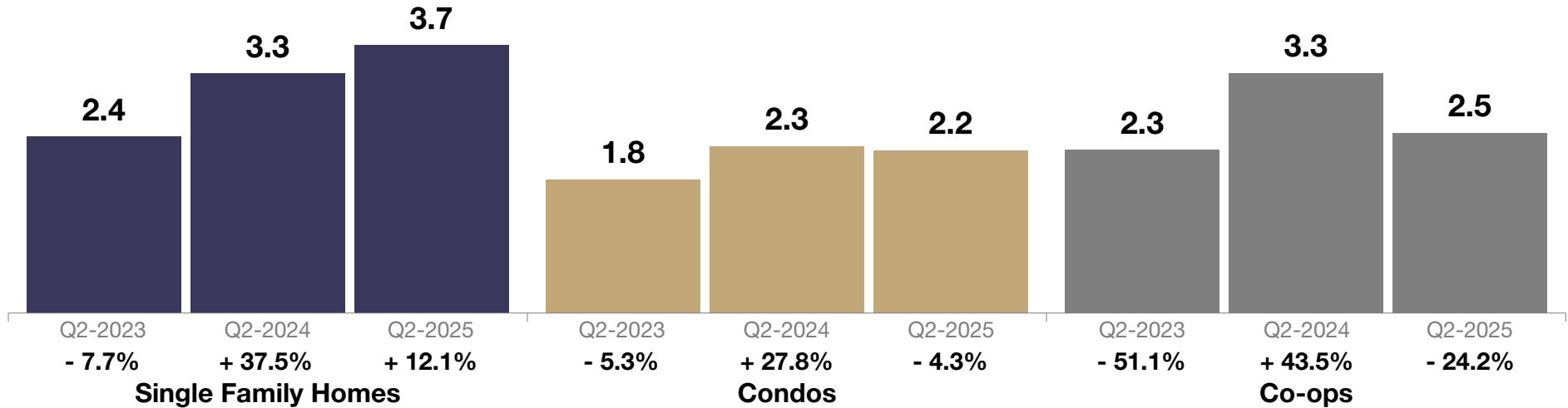


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	481	85	26
Q4-2022	317	51	34
Q1-2023	287	80	24
Q2-2023	342	73	18
Q3-2023	344	62	11
Q4-2023	334	62	8
Q1-2024	328	74	18
Q2-2024	411	87	21
Q3-2024	411	113	22
Q4-2024	281	102	17
Q1-2025	382	101	26
Q2-2025	498	99	17

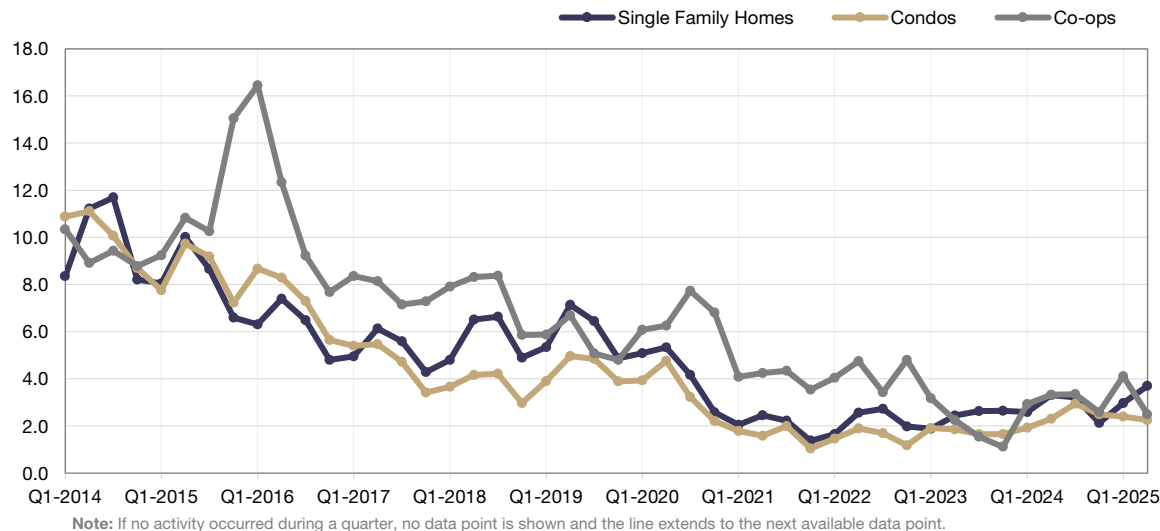
# Months Supply of Inventory

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



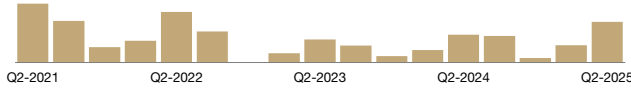
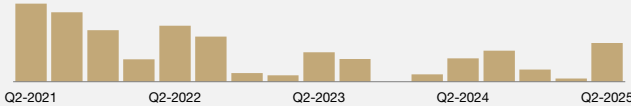
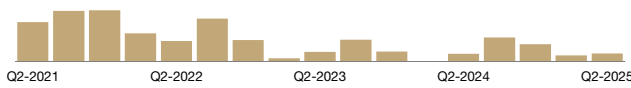
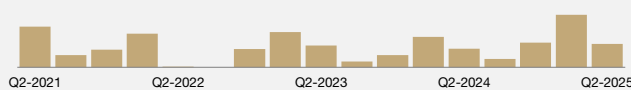
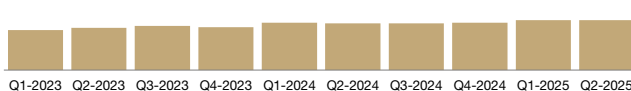
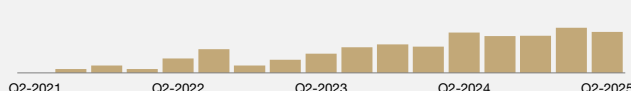
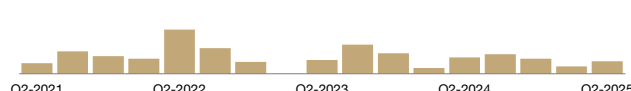
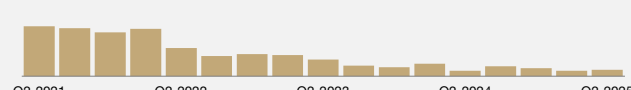

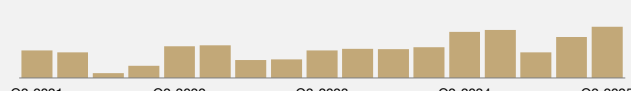
## Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	2.7	1.7	3.4
Q4-2022	2.0	1.2	4.8
Q1-2023	1.9	1.9	3.2
Q2-2023	2.4	1.8	2.3
Q3-2023	2.6	1.6	1.5
Q4-2023	2.6	1.7	1.1
Q1-2024	2.6	1.9	2.9
Q2-2024	3.3	2.3	3.3
Q3-2024	3.2	2.9	3.3
Q4-2024	2.1	2.5	2.6
Q1-2025	3.0	2.4	4.1
Q2-2025	3.7	2.2	2.5

# 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		831	1,004	+ 20.8%	1,460	1,694	+ 16.0%
Pending Sales		570	670	+ 17.5%	1,036	1,110	+ 7.1%
Closed Sales		476	482	+ 1.3%	876	943	+ 7.6%
Days on Market		40	43	+ 7.5%	44	51	+ 15.9%
Median Pending Price		\$680,000	\$729,999	+ 7.4%	\$680,000	\$729,999	+ 7.4%
Median Sales Price		\$690,000	\$691,750	+ 0.3%	\$665,500	\$700,000	+ 5.2%
Pct. of Orig. Price Received		100.4%	99.8%	- 0.6%	99.7%	99.4%	- 0.3%
Housing Affordability Index		66	67	+ 1.5%	69	66	- 4.3%
Inventory of Homes for Sale		519	614	+ 18.3%	--	--	--
Months Supply of Inventory		3.1	3.3	+ 6.5%	--	--	--