

Quarterly Indicators

Provided by OneKey® MLS

Suffolk 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 4.8 percent to 2,502.
- Condos Closed Sales remained flat at 378.
- Co-ops Closed Sales were up 22.4 percent to 93.
- Single-Family Median Sales Price increased 6.0 percent to \$689,000.
- Condos Median Sales Price increased 11.3 percent to \$512,000.
- Co-ops Median Sales Price increased 4.2 percent to \$271,000.

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

- 3.5% **- 4.7%** **+ 6.1%**

| 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 |
|--|--|--|
|--|--|--|

Residential real estate activity in Suffolk 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.

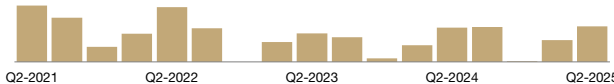
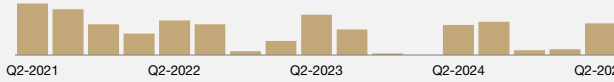
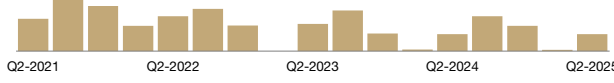
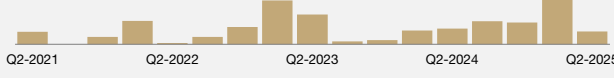

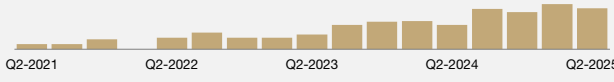
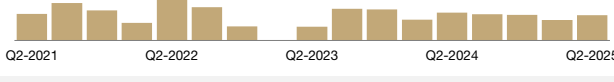
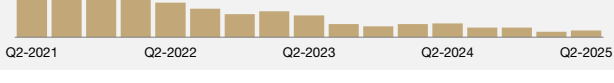

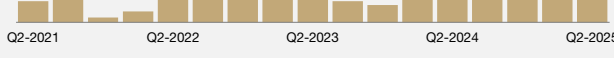


| Key Metrics | Historical Sparkbars | Q2-2024 | Q2-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 4,581 | 4,469 | - 2.4% | 7,839 | 7,997 | + 2.0% |
| Pending Sales | | 3,160 | 3,186 | + 0.8% | 5,563 | 5,516 | - 0.8% |
| Closed Sales | | 2,628 | 2,502 | - 4.8% | 4,756 | 4,745 | - 0.2% |
| Days on Market | | 54 | 44 | - 18.5% | 55 | 52 | - 5.5% |
| Median Pending Price | | \$670,000 | \$700,000 | + 4.5% | \$650,000 | \$695,000 | + 6.9% |
| Median Sales Price | | \$650,000 | \$689,000 | + 6.0% | \$630,000 | \$680,000 | + 7.9% |
| Pct. of Orig. Price Received | | 101.3% | 101.1% | - 0.2% | 100.7% | 100.5% | - 0.2% |
| Housing Affordability Index | | 79 | 76 | - 3.8% | 82 | 77 | - 6.1% |
| Inventory of Homes for Sale | | 3,249 | 3,096 | - 4.7% | -- | -- | -- |
| Months Supply of Inventory | | 3.7 | 3.3 | - 10.8% | -- | -- | -- |

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 |  | 537 | 544 | + 1.3% | 970 | 1,007 | + 3.8% |
| Pending Sales |  | 442 | 448 | + 1.4% | 764 | 792 | + 3.7% |
| Closed Sales |  | 378 | 378 | 0.0% | 692 | 691 | - 0.1% |
| Days on Market |  | 48 | 46 | - 4.2% | 48 | 58 | + 20.8% |
| Median Pending Price |  | \$485,000 | \$525,000 | + 8.2% | \$475,000 | \$520,000 | + 9.5% |
| Median Sales Price |  | \$460,000 | \$512,000 | + 11.3% | \$465,000 | \$520,000 | + 11.8% |
| Pct. of Orig. Price Received |  | 99.7% | 99.5% | - 0.2% | 99.4% | 99.3% | - 0.1% |
| Housing Affordability Index |  | 112 | 102 | - 8.9% | 111 | 101 | - 9.0% |
| Inventory of Homes for Sale |  | 360 | 344 | - 4.4% | -- | -- | -- |
| Months Supply of Inventory |  | 2.9 | 2.6 | - 10.3% | -- | -- | -- |

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.

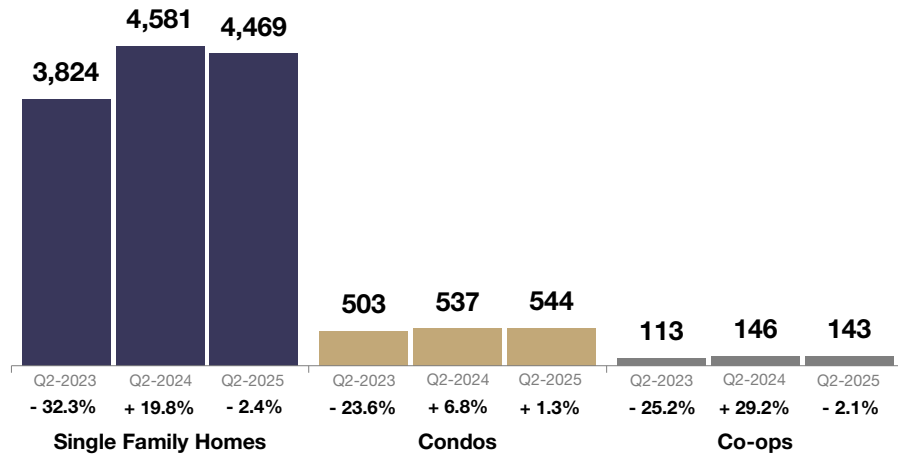


| Key Metrics | Historical Sparkbars | Q2-2024 | Q2-2025 | Percent Change | YTD 2024 | YTD 2025 | Percent Change |
|------------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | | 146 | 143 | - 2.1% | 254 | 247 | - 2.8% |
| Pending Sales | | 112 | 107 | - 4.5% | 192 | 205 | + 6.8% |
| Closed Sales | | 76 | 93 | + 22.4% | 146 | 174 | + 19.2% |
| Days on Market | | 47 | 51 | + 8.5% | 49 | 54 | + 10.2% |
| Median Pending Price | | \$255,000 | \$270,000 | + 5.9% | \$255,000 | \$267,500 | + 4.9% |
| Median Sales Price | | \$260,000 | \$271,000 | + 4.2% | \$245,000 | \$267,750 | + 9.3% |
| Pct. of Orig. Price Received | | 102.4% | 99.9% | - 2.4% | 100.7% | 99.4% | - 1.3% |
| Housing Affordability Index | | 198 | 193 | - 2.5% | 210 | 196 | - 6.7% |
| Inventory of Homes for Sale | | 99 | 92 | - 7.1% | -- | -- | -- |
| Months Supply of Inventory | | 3.2 | 2.9 | - 9.4% | -- | -- | -- |

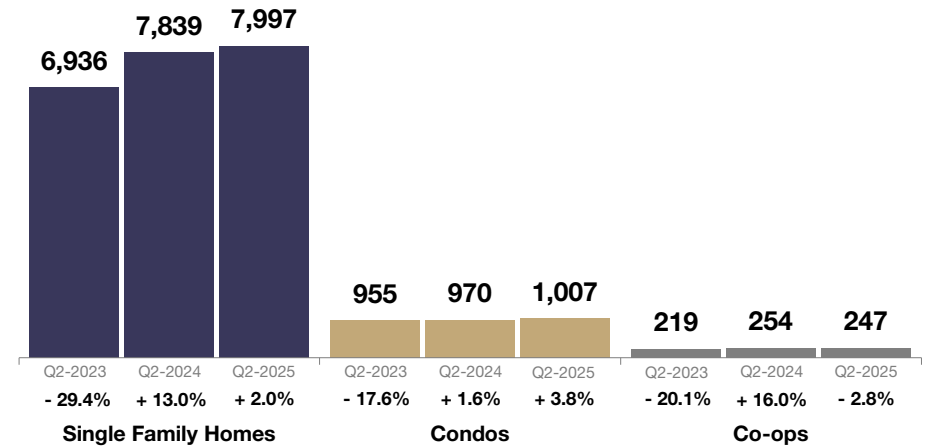
New Listings

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

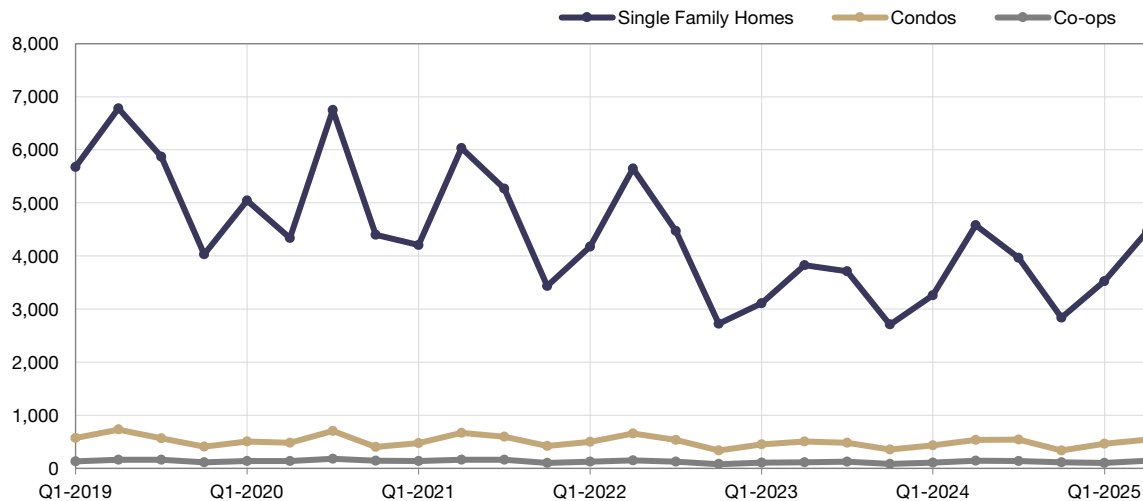
Q2-2025



Year to Date



Historical New Listings by Quarter



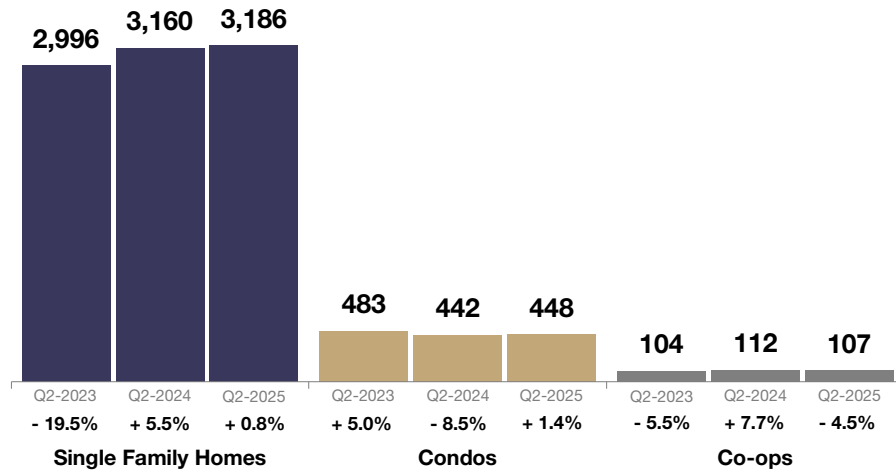
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 4,469 | 534 | 126 |
| Q4-2022 | 2,724 | 337 | 83 |
| Q1-2023 | 3,112 | 452 | 106 |
| Q2-2023 | 3,824 | 503 | 113 |
| Q3-2023 | 3,715 | 480 | 125 |
| Q4-2023 | 2,709 | 357 | 86 |
| Q1-2024 | 3,258 | 433 | 108 |
| Q2-2024 | 4,581 | 537 | 146 |
| Q3-2024 | 3,968 | 540 | 138 |
| Q4-2024 | 2,838 | 339 | 111 |
| Q1-2025 | 3,528 | 463 | 104 |
| Q2-2025 | 4,469 | 544 | 143 |

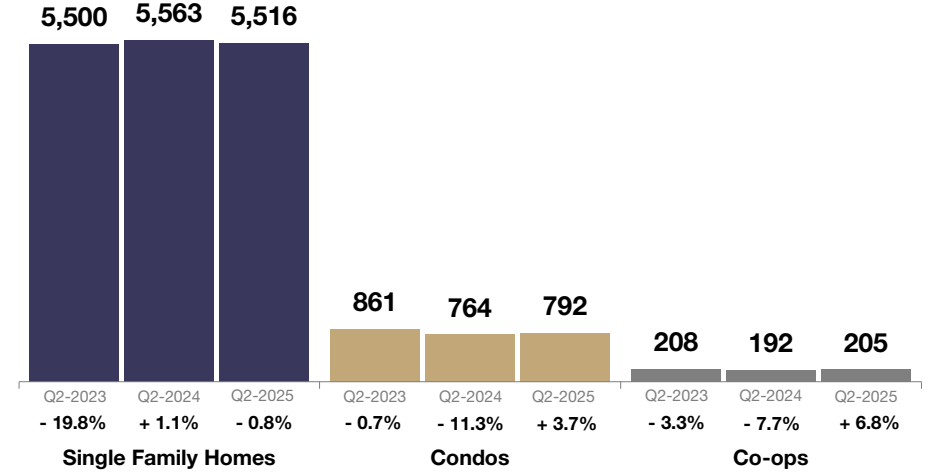
Pending Sales

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

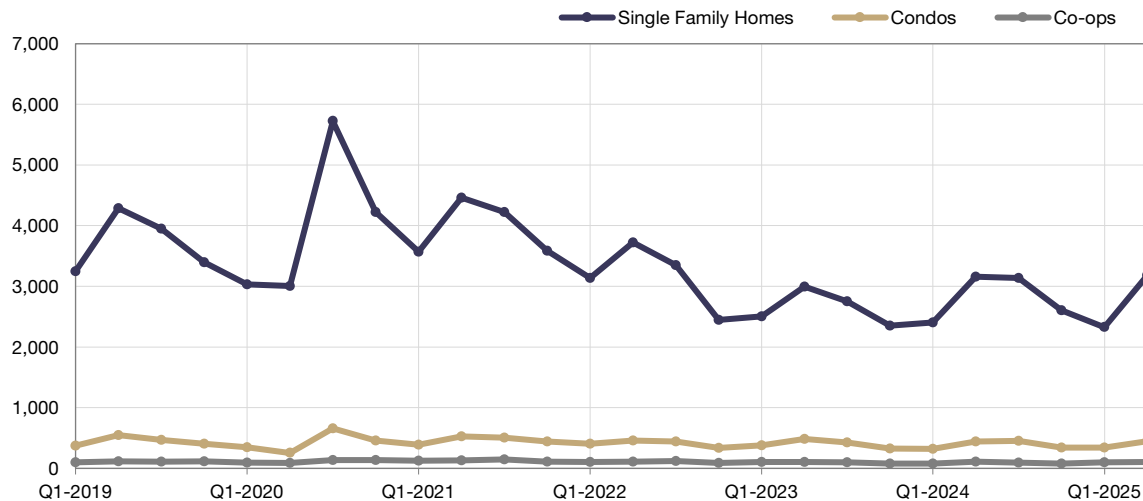
Q2-2025



Year to Date



Historical Pending Sales by Quarter



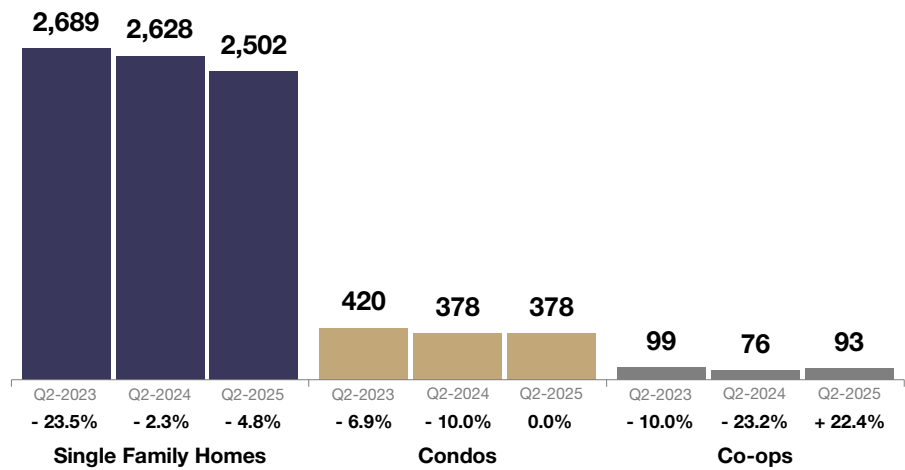
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 3,349 | 444 | 120 |
| Q4-2022 | 2,449 | 337 | 88 |
| Q1-2023 | 2,504 | 378 | 104 |
| Q2-2023 | 2,996 | 483 | 104 |
| Q3-2023 | 2,752 | 424 | 98 |
| Q4-2023 | 2,354 | 327 | 81 |
| Q1-2024 | 2,403 | 322 | 80 |
| Q2-2024 | 3,160 | 442 | 112 |
| Q3-2024 | 3,136 | 455 | 95 |
| Q4-2024 | 2,607 | 341 | 80 |
| Q1-2025 | 2,330 | 344 | 98 |
| Q2-2025 | 3,186 | 448 | 107 |

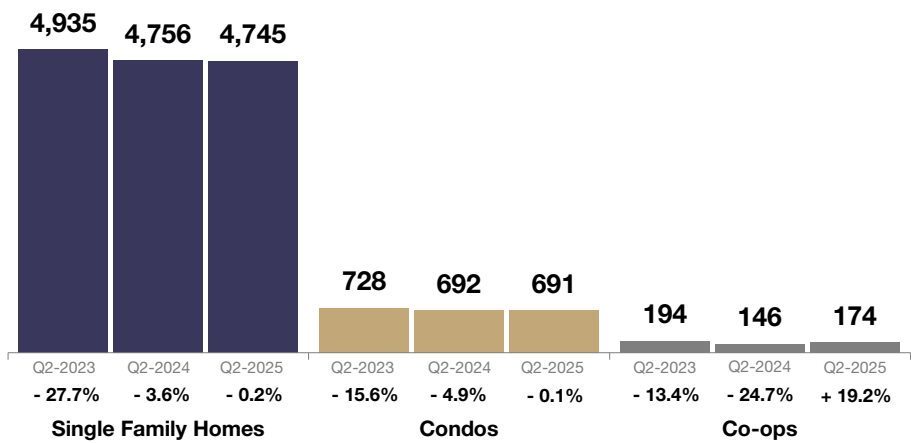
Closed Sales

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

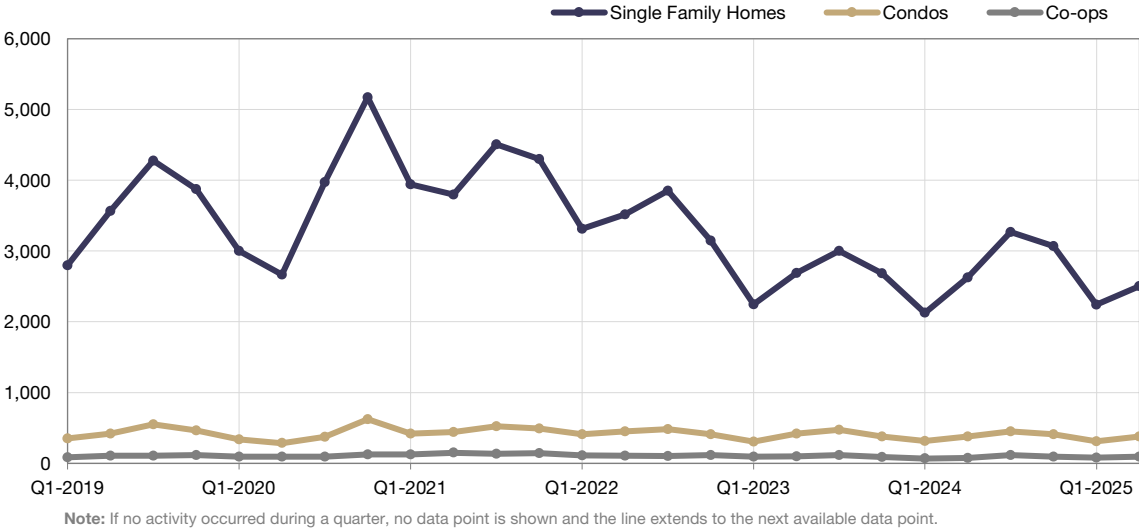
Q2-2025



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Historical Closed Sales by Quarter

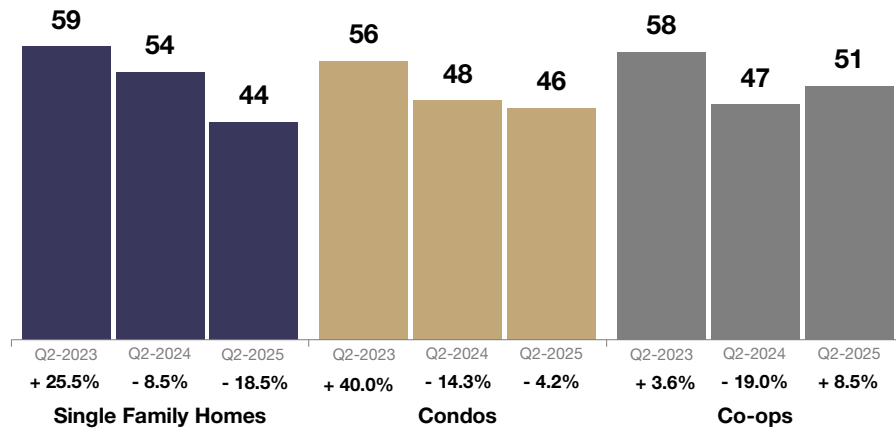


| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 3,852 | 482 | 103 |
| Q4-2022 | 3,147 | 413 | 119 |
| Q1-2023 | 2,246 | 308 | 95 |
| Q2-2023 | 2,689 | 420 | 99 |
| Q3-2023 | 2,999 | 476 | 117 |
| Q4-2023 | 2,686 | 380 | 89 |
| Q1-2024 | 2,128 | 314 | 70 |
| Q2-2024 | 2,628 | 378 | 76 |
| Q3-2024 | 3,269 | 451 | 117 |
| Q4-2024 | 3,071 | 412 | 96 |
| Q1-2025 | 2,243 | 313 | 81 |
| Q2-2025 | 2,502 | 378 | 93 |

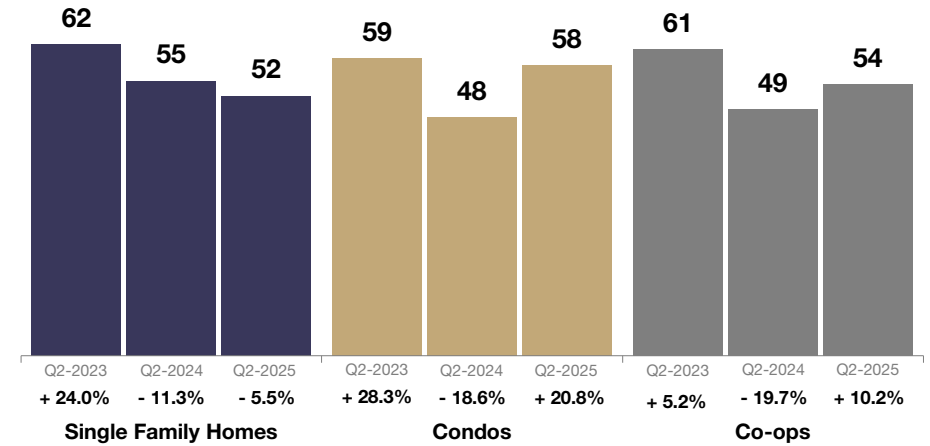
Days on Market Until Sale

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

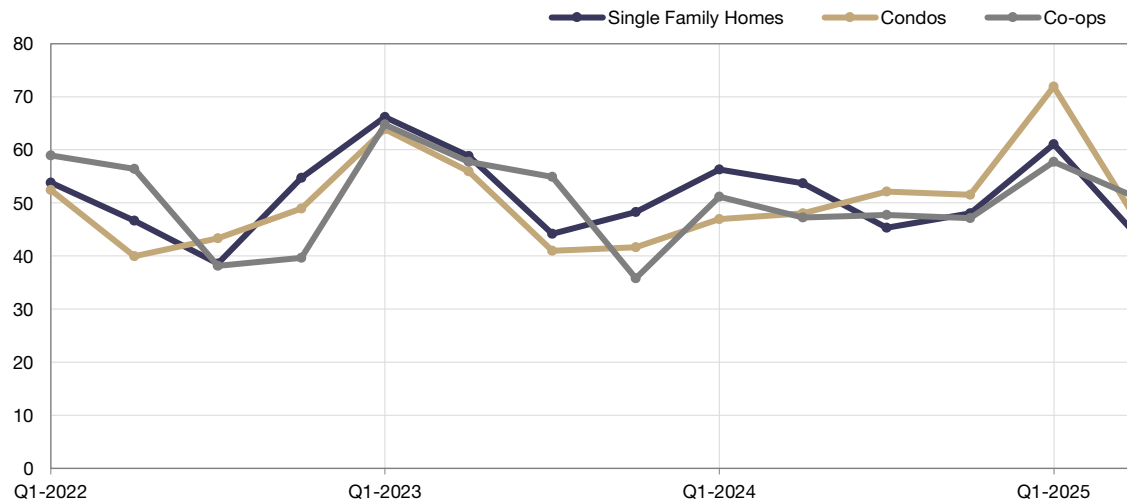
Q2-2025



Year to Date



Historical Days on Market Until Sale by Quarter



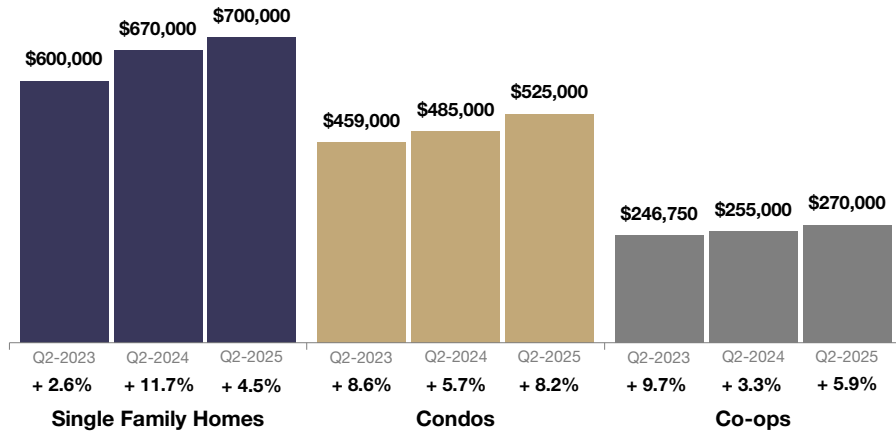
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 39 | 43 | 38 |
| Q4-2022 | 55 | 49 | 40 |
| Q1-2023 | 66 | 64 | 65 |
| Q2-2023 | 59 | 56 | 58 |
| Q3-2023 | 44 | 41 | 55 |
| Q4-2023 | 48 | 42 | 36 |
| Q1-2024 | 56 | 47 | 51 |
| Q2-2024 | 54 | 48 | 47 |
| Q3-2024 | 45 | 52 | 48 |
| Q4-2024 | 48 | 52 | 47 |
| Q1-2025 | 61 | 72 | 58 |
| Q2-2025 | 44 | 46 | 51 |

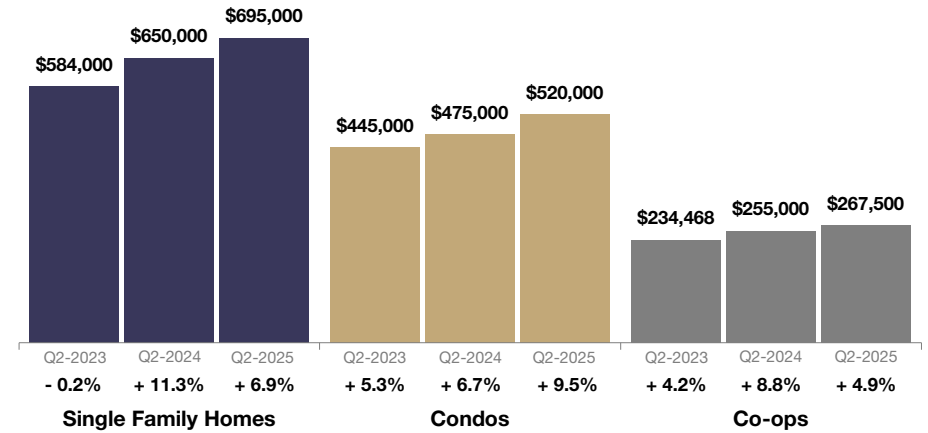
Median Pending Price

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.

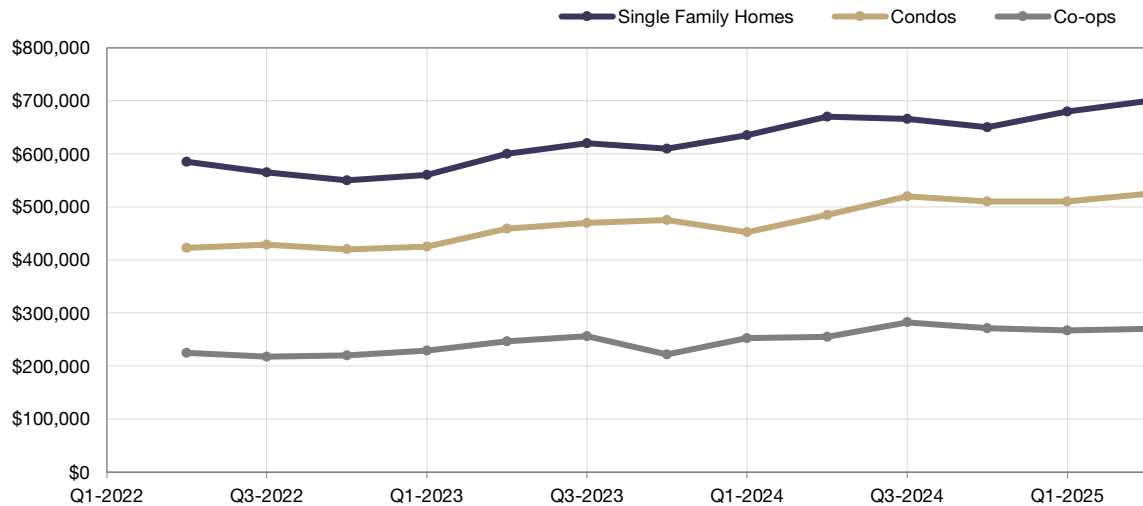
Q2-2025



Year to Date



Historical Median Pending Price by Quarter



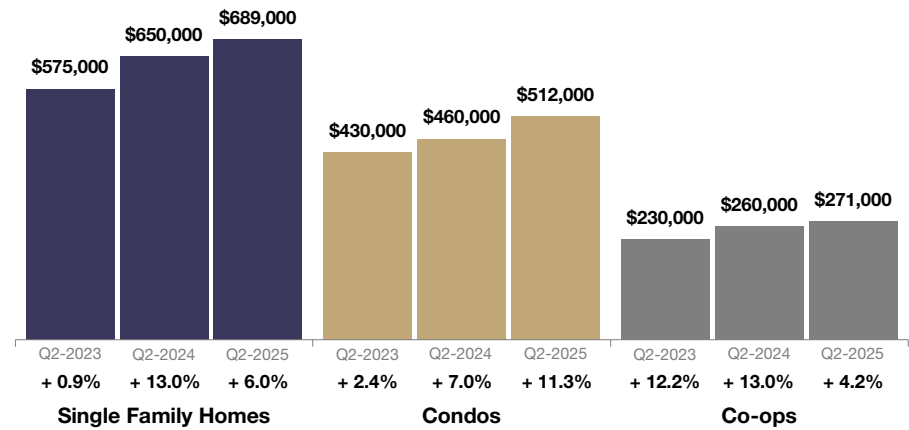
| Quarter | Single Family Homes | Condos | Co-ops |
|----------------|---------------------|------------------|------------------|
| -- | -- | -- | -- |
| Q4-2022 | \$550,000 | \$420,000 | \$220,000 |
| Q1-2023 | \$560,000 | \$425,000 | \$228,745 |
| Q2-2023 | \$600,000 | \$459,000 | \$246,750 |
| Q3-2023 | \$620,000 | \$470,000 | \$256,000 |
| Q4-2023 | \$610,000 | \$475,000 | \$222,000 |
| Q1-2024 | \$635,000 | \$452,500 | \$252,500 |
| Q2-2024 | \$670,000 | \$485,000 | \$255,000 |
| Q3-2024 | \$666,000 | \$520,000 | \$282,500 |
| Q4-2024 | \$650,000 | \$510,000 | \$271,500 |
| Q1-2025 | \$680,000 | \$510,204 | \$267,250 |
| Q2-2025 | \$700,000 | \$525,000 | \$270,000 |

Median Sales Price

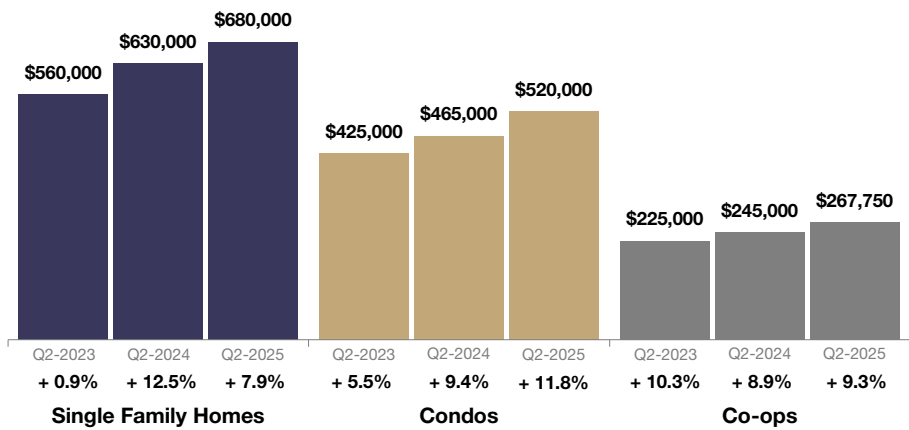
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



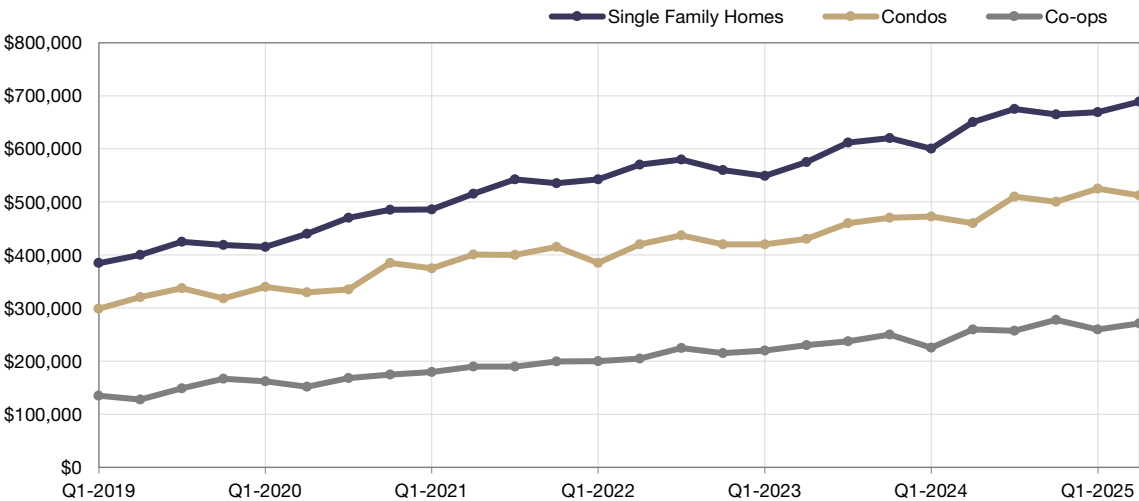
Q2-2025



Year to Date



Historical Median Sales Price by Quarter



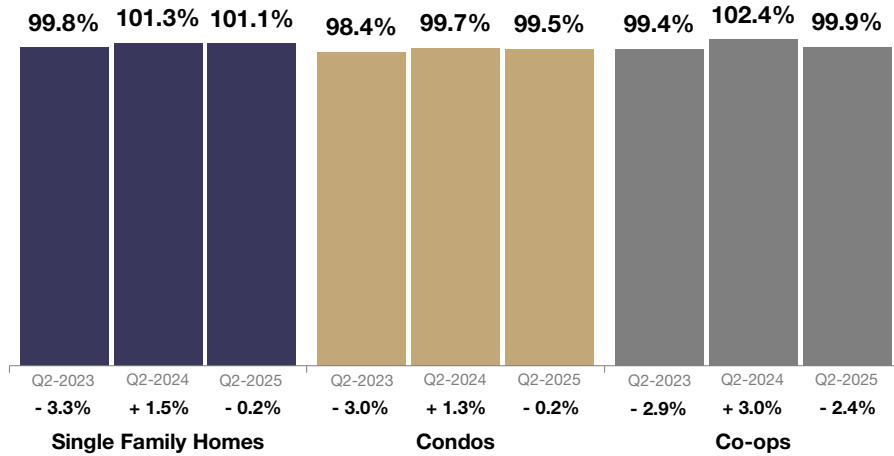
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|-----------|-----------|
| Q3-2022 | \$580,000 | \$436,750 | \$225,000 |
| Q4-2022 | \$560,000 | \$420,000 | \$215,000 |
| Q1-2023 | \$548,999 | \$420,000 | \$220,000 |
| Q2-2023 | \$575,000 | \$430,000 | \$230,000 |
| Q3-2023 | \$611,750 | \$460,000 | \$237,500 |
| Q4-2023 | \$620,000 | \$470,000 | \$250,000 |
| Q1-2024 | \$600,000 | \$472,500 | \$225,500 |
| Q2-2024 | \$650,000 | \$460,000 | \$260,000 |
| Q3-2024 | \$675,000 | \$510,000 | \$257,000 |
| Q4-2024 | \$665,000 | \$500,000 | \$278,000 |
| Q1-2025 | \$669,000 | \$525,000 | \$260,000 |
| Q2-2025 | \$689,000 | \$512,000 | \$271,000 |

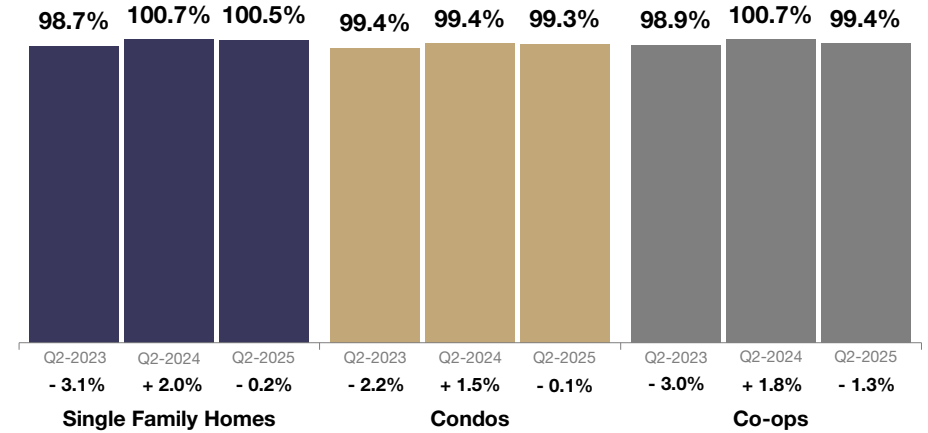
Percent of Original List Price Received

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.

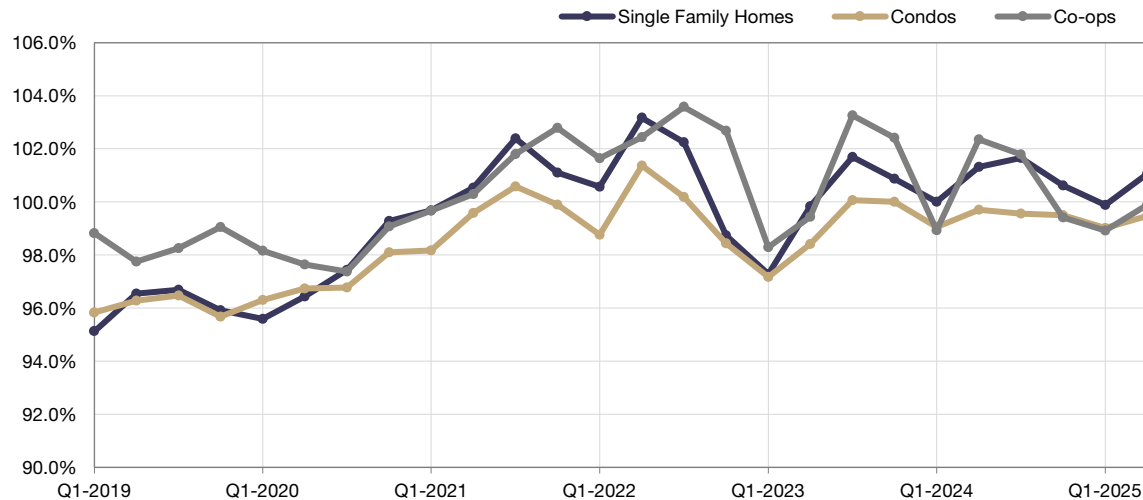
Q2-2025



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.

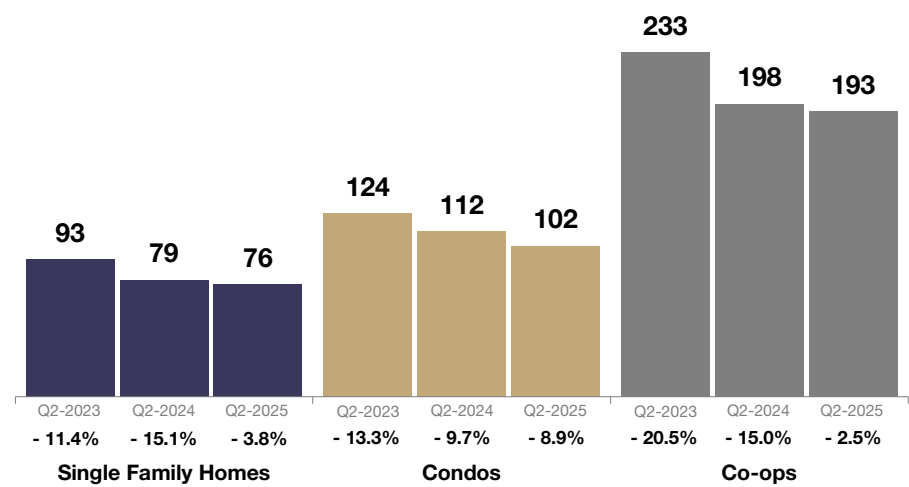
| Quarter | Single Family Homes | Condos | Co-ops |
|----------------|---------------------|--------------|--------------|
| Q3-2022 | 102.3% | 100.2% | 103.6% |
| Q4-2022 | 98.7% | 98.4% | 102.7% |
| Q1-2023 | 97.3% | 97.2% | 98.3% |
| Q2-2023 | 99.8% | 98.4% | 99.4% |
| Q3-2023 | 101.7% | 100.1% | 103.3% |
| Q4-2023 | 100.9% | 100.0% | 102.4% |
| Q1-2024 | 100.0% | 99.0% | 98.9% |
| Q2-2024 | 101.3% | 99.7% | 102.4% |
| Q3-2024 | 101.7% | 99.6% | 101.8% |
| Q4-2024 | 100.6% | 99.5% | 99.4% |
| Q1-2025 | 99.9% | 99.0% | 98.9% |
| Q2-2025 | 101.1% | 99.5% | 99.9% |

Housing Affordability Index

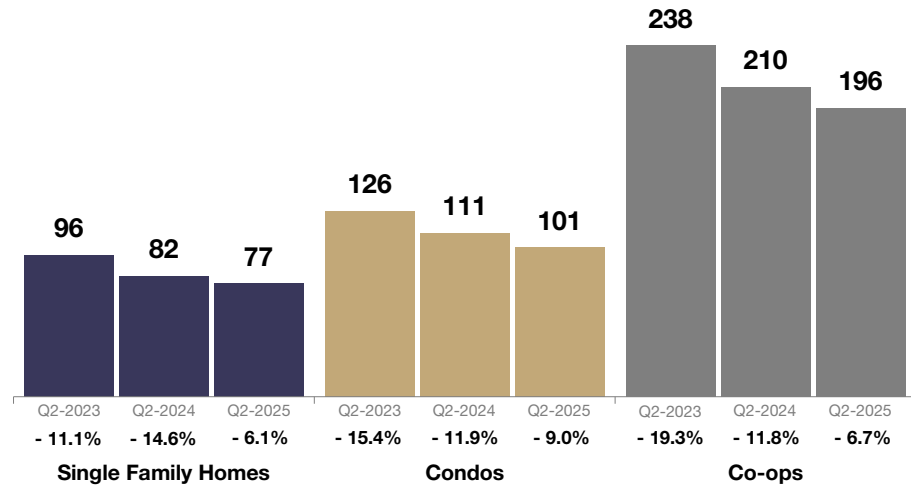
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



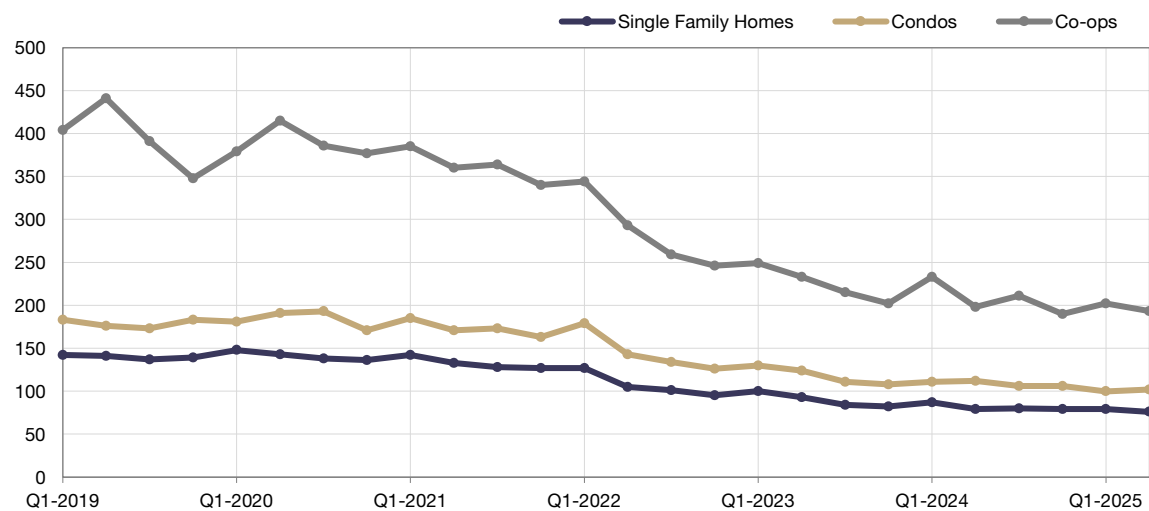
Q2-2025



Year to Date



Historical Housing Affordability Index by Quarter



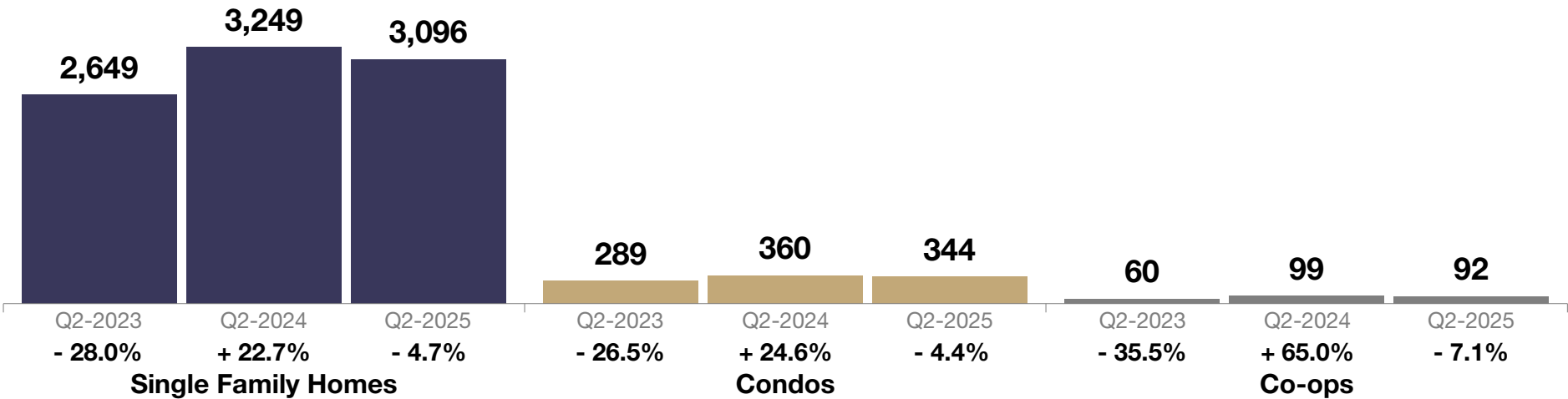
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 101 | 134 | 259 |
| Q4-2022 | 95 | 126 | 246 |
| Q1-2023 | 100 | 130 | 249 |
| Q2-2023 | 93 | 124 | 233 |
| Q3-2023 | 84 | 111 | 215 |
| Q4-2023 | 82 | 108 | 202 |
| Q1-2024 | 87 | 111 | 233 |
| Q2-2024 | 79 | 112 | 198 |
| Q3-2024 | 80 | 106 | 211 |
| Q4-2024 | 79 | 106 | 190 |
| Q1-2025 | 79 | 100 | 202 |
| Q2-2025 | 76 | 102 | 193 |

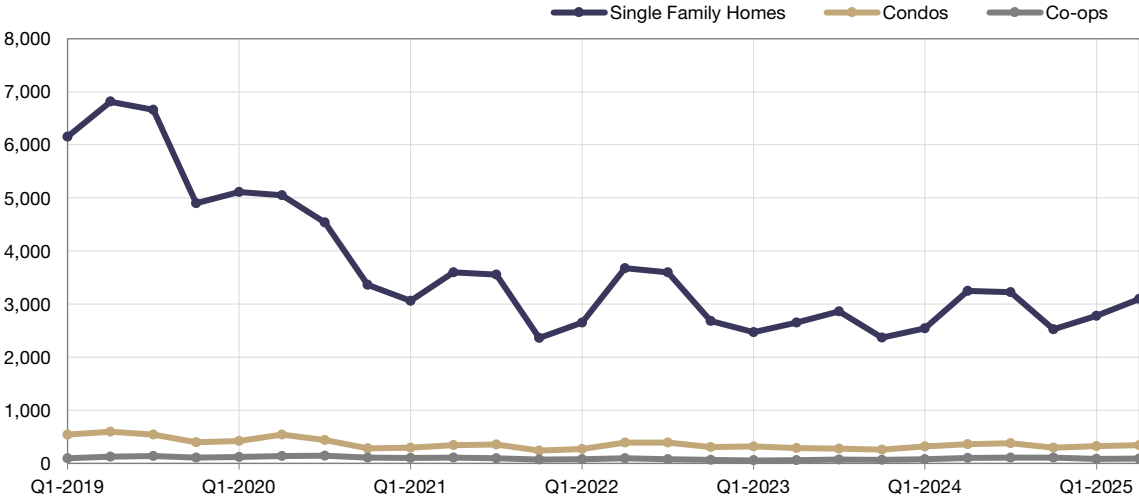
Inventory of Homes for Sale

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



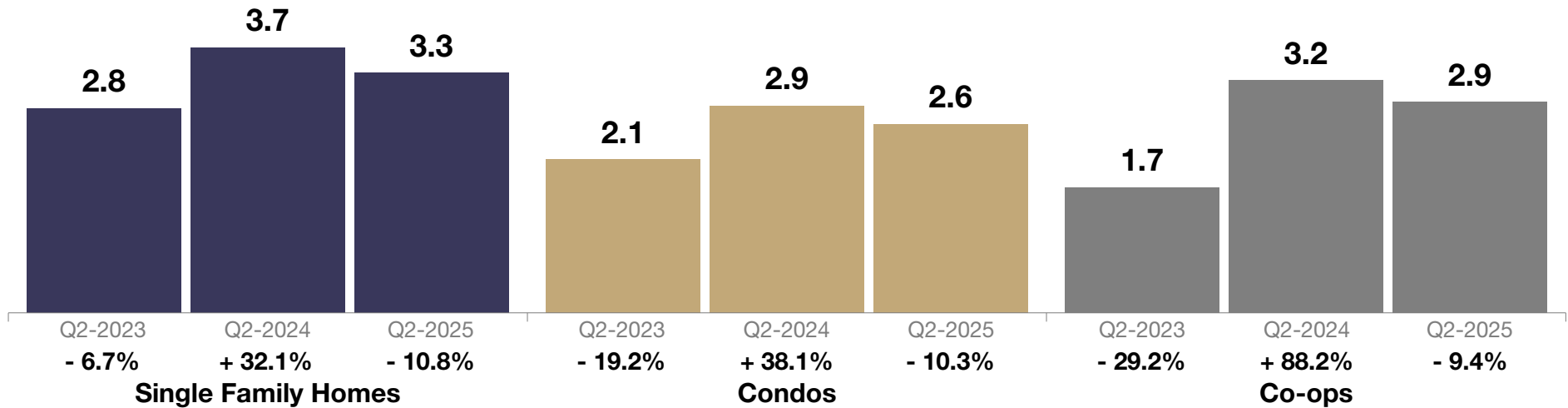
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single Family Homes | Condos | Co-ops |
|---------|---------------------|--------|--------|
| Q3-2022 | 3,597 | 393 | 77 |
| Q4-2022 | 2,683 | 307 | 63 |
| Q1-2023 | 2,469 | 318 | 58 |
| Q2-2023 | 2,649 | 289 | 60 |
| Q3-2023 | 2,865 | 274 | 74 |
| Q4-2023 | 2,367 | 257 | 68 |
| Q1-2024 | 2,544 | 319 | 79 |
| Q2-2024 | 3,249 | 360 | 99 |
| Q3-2024 | 3,225 | 377 | 107 |
| Q4-2024 | 2,526 | 296 | 108 |
| Q1-2025 | 2,779 | 322 | 85 |
| Q2-2025 | 3,096 | 344 | 92 |

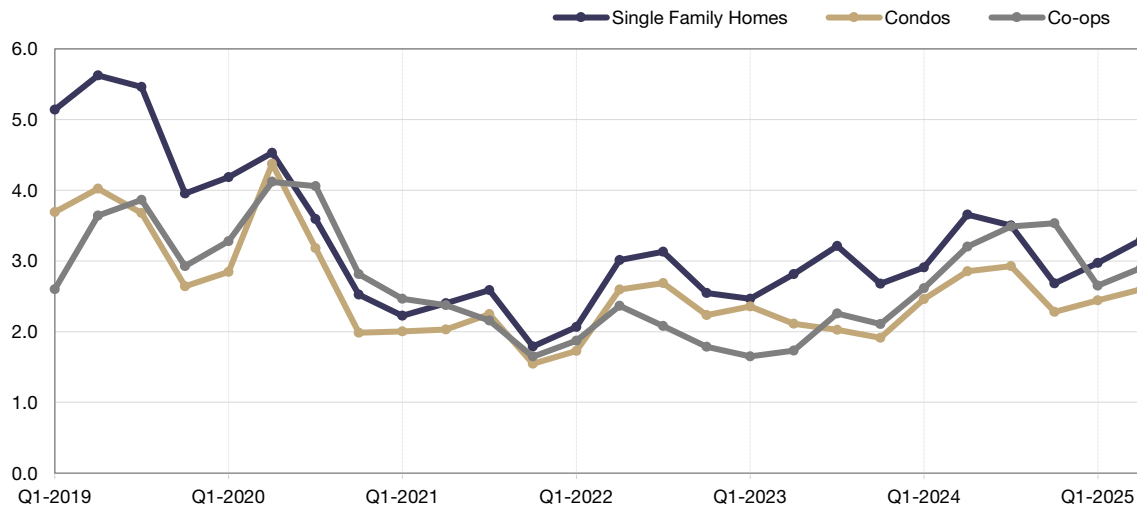
Months Supply of Inventory

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 | 3.1 | 2.7 | 2.1 |
| Q4-2022 | 2.5 | 2.2 | 1.8 |
| Q1-2023 | 2.5 | 2.4 | 1.6 |
| Q2-2023 | 2.8 | 2.1 | 1.7 |
| Q3-2023 | 3.2 | 2.0 | 2.3 |
| Q4-2023 | 2.7 | 1.9 | 2.1 |
| Q1-2024 | 2.9 | 2.5 | 2.6 |
| Q2-2024 | 3.7 | 2.9 | 3.2 |
| Q3-2024 | 3.5 | 2.9 | 3.5 |
| Q4-2024 | 2.7 | 2.3 | 3.5 |
| Q1-2025 | 3.0 | 2.4 | 2.6 |
| Q2-2025 | 3.3 | 2.6 | 2.9 |

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 | | 5,264 | 5,156 | - 2.1% | 9,063 | 9,251 | + 2.1% |
| Pending Sales | | 3,714 | 3,741 | + 0.7% | 6,519 | 6,513 | - 0.1% |
| Closed Sales | | 3,082 | 2,973 | - 3.5% | 5,594 | 5,610 | + 0.3% |
| Days on Market | | 53 | 44 | - 17.0% | 54 | 53 | - 1.9% |
| Median Pending Price | | \$650,000 | \$675,000 | + 3.8% | \$630,000 | \$669,000 | + 6.2% |
| Median Sales Price | | \$627,000 | \$665,000 | + 6.1% | \$610,000 | \$655,000 | + 7.4% |
| Pct. of Orig. Price Received | | 101.1% | 100.8% | - 0.3% | 100.6% | 100.3% | - 0.3% |
| Housing Affordability Index | | 82 | 79 | - 3.7% | 84 | 80 | - 4.8% |
| Inventory of Homes for Sale | | 3,708 | 3,532 | - 4.7% | -- | -- | -- |
| Months Supply of Inventory | | 3.5 | 3.2 | - 8.6% | -- | -- | -- |