

Quarterly Indicators

Provided by OneKey® MLS

Suffolk County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were down 3.4 percent to 3,161.
- Condos Closed Sales were down 4.9 percent to 429.
- Co-ops Closed Sales were down 23.1 percent to 90.
- Single-Family Median Sales Price increased 5.2 percent to \$710,000.
- Condos Median Sales Price increased 5.6 percent to \$538,750.
- Co-ops Median Sales Price increased 5.1 percent to \$270,000.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

- 4.2% **- 5.6%** **+ 6.0%**

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 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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3,969	4,035	+ 1.7%	11,808	12,086	+ 2.4%
Pending Sales		3,130	3,196	+ 2.1%	8,692	8,646	- 0.5%
Closed Sales		3,273	3,161	- 3.4%	8,029	7,954	- 0.9%
Days on Market		45	41	- 8.9%	51	47	- 7.8%
Median Pending Price		\$667,000	\$705,000	+ 5.7%	\$656,750	\$700,000	+ 6.6%
Median Sales Price		\$675,000	\$710,000	+ 5.2%	\$645,000	\$690,000	+ 7.0%
Pct. of Orig. Price Received		101.7%	101.4%	- 0.3%	101.1%	100.8%	- 0.3%
Housing Affordability Index		80	76	- 5.0%	84	78	- 7.1%
Inventory of Homes for Sale		3,237	3,054	- 5.7%	--	--	--
Months Supply of Inventory		3.5	3.3	- 5.7%	--	--	--

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		540	563	+ 4.3%	1,510	1,578	+ 4.5%
Pending Sales		455	485	+ 6.6%	1,219	1,268	+ 4.0%
Closed Sales		451	429	- 4.9%	1,143	1,127	- 1.4%
Days on Market		52	46	- 11.5%	49	54	+ 10.2%
Median Pending Price		\$520,000	\$525,000	+ 1.0%	\$485,000	\$525,000	+ 8.2%
Median Sales Price		\$510,000	\$538,750	+ 5.6%	\$480,000	\$525,000	+ 9.4%
Pct. of Orig. Price Received		99.6%	99.7%	+ 0.1%	99.5%	99.4%	- 0.1%
Housing Affordability Index		106	100	- 5.7%	113	102	- 9.7%
Inventory of Homes for Sale		378	372	- 1.6%	--	--	--
Months Supply of Inventory		2.9	2.8	- 3.4%	--	--	--

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.

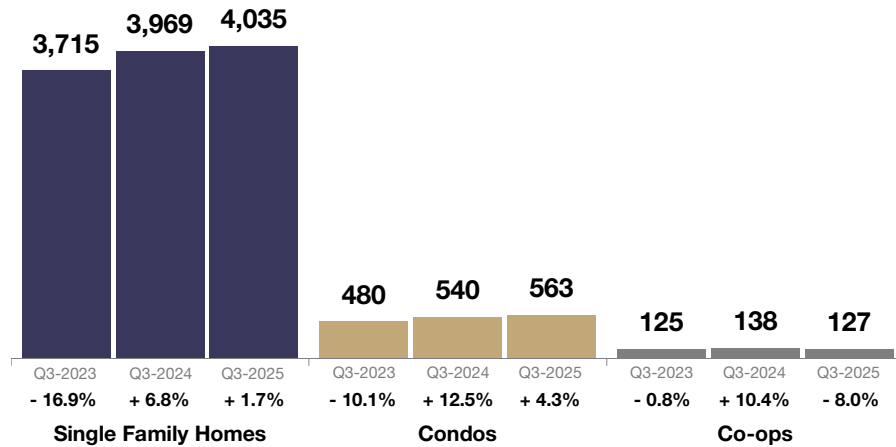


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		138	127	- 8.0%	392	375	- 4.3%
Pending Sales		94	107	+ 13.8%	286	303	+ 5.9%
Closed Sales		117	90	- 23.1%	263	267	+ 1.5%
Days on Market		48	58	+ 20.8%	49	55	+ 12.2%
Median Pending Price		\$282,500	\$280,000	- 0.9%	\$265,000	\$273,000	+ 3.0%
Median Sales Price		\$257,000	\$270,000	+ 5.1%	\$250,000	\$269,999	+ 8.0%
Pct. of Orig. Price Received		101.8%	100.0%	- 1.8%	101.2%	99.7%	- 1.5%
Housing Affordability Index		211	199	- 5.7%	217	199	- 8.3%
Inventory of Homes for Sale		107	88	- 17.8%	--	--	--
Months Supply of Inventory		3.5	2.8	- 20.0%	--	--	--

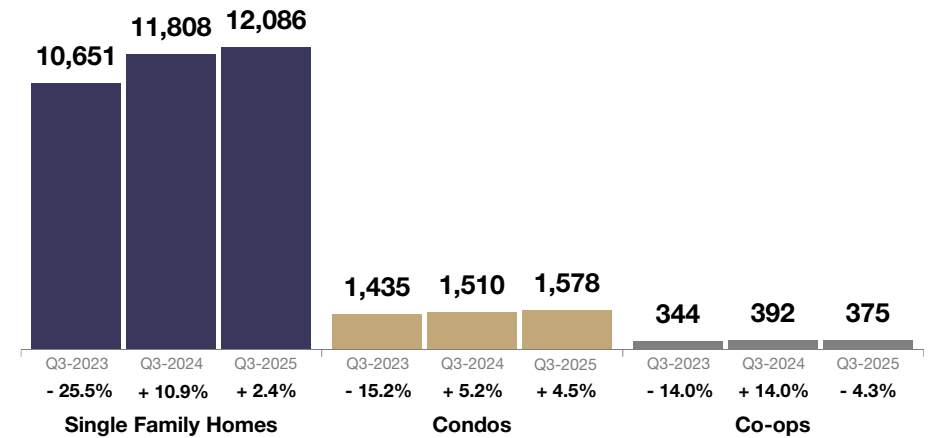
New Listings

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

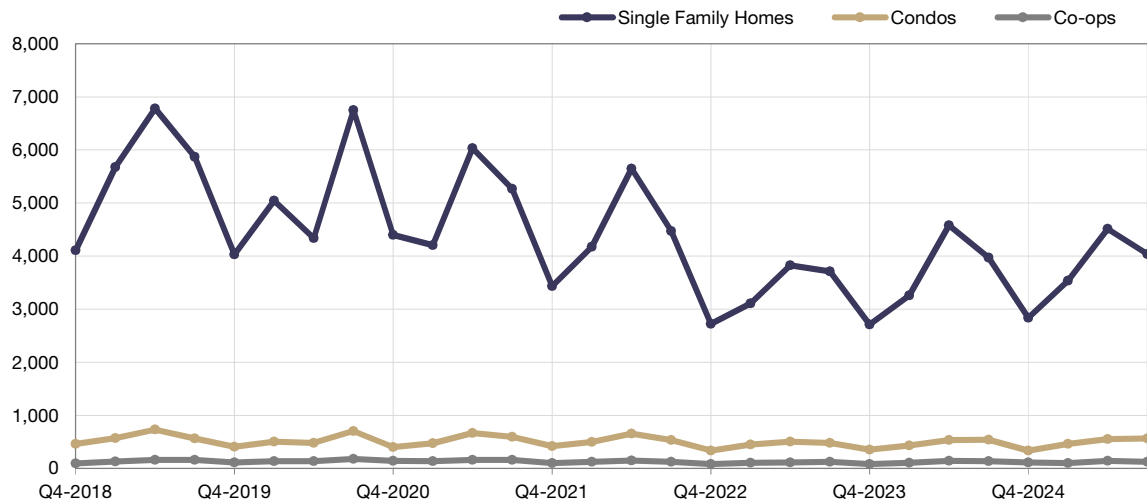
Q3-2025



Year to Date



Historical New Listings by Quarter



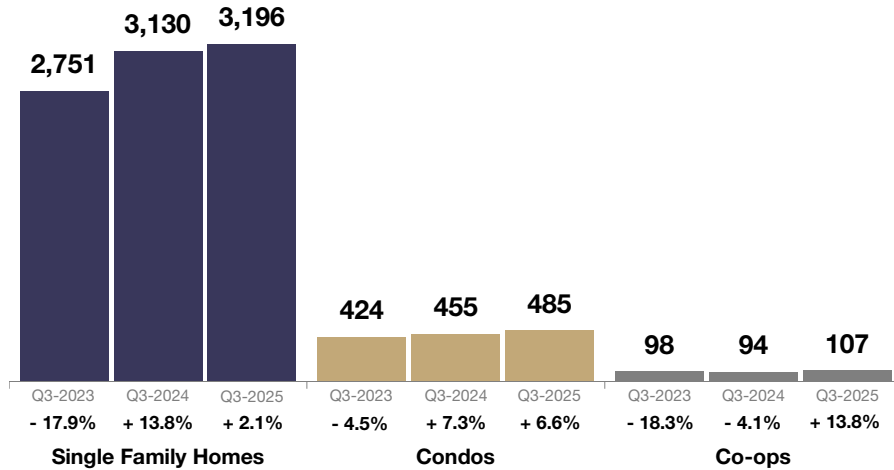
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	2,710	357	86
Q1-2024	3,258	433	108
Q2-2024	4,581	537	146
Q3-2024	3,969	540	138
Q4-2024	2,839	339	111
Q1-2025	3,536	463	104
Q2-2025	4,515	552	144
Q3-2025	4,035	563	127

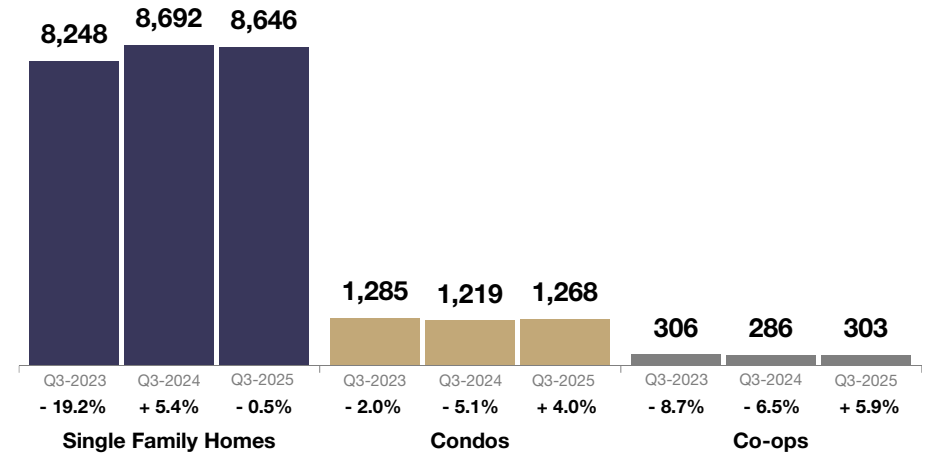
Pending Sales

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

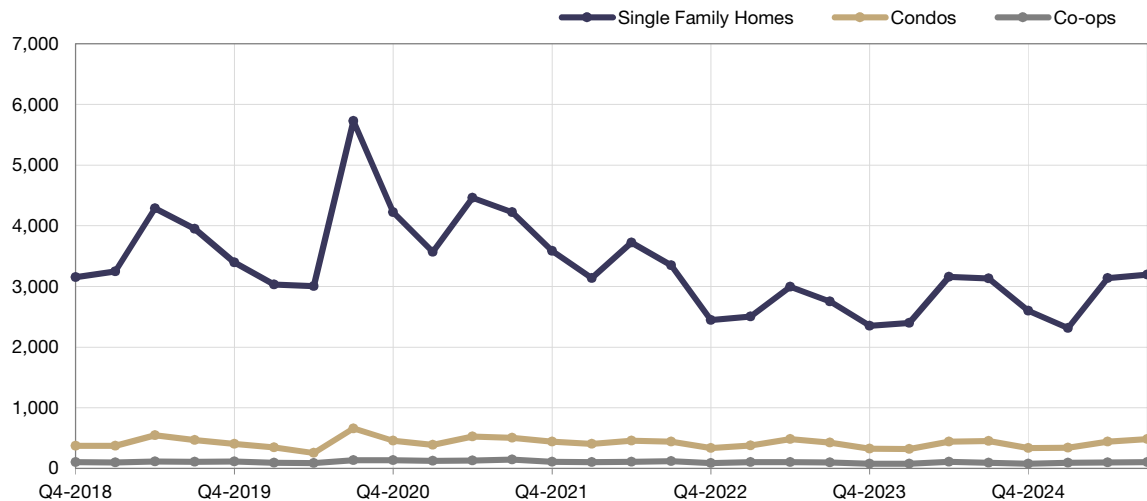
Q3-2025



Year to Date



Historical Pending Sales by Quarter



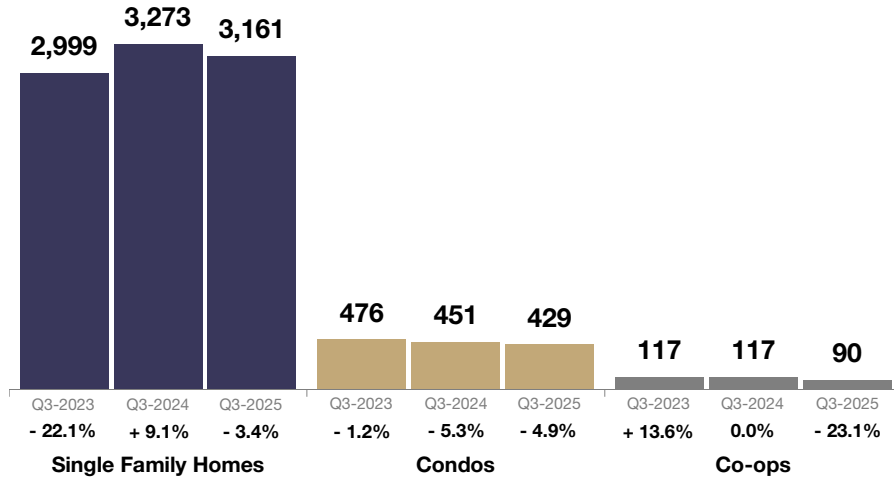
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	2,449	337	88
Q1-2023	2,504	378	104
Q2-2023	2,993	483	104
Q3-2023	2,751	424	98
Q4-2023	2,353	327	81
Q1-2024	2,401	322	80
Q2-2024	3,161	442	112
Q3-2024	3,130	455	94
Q4-2024	2,602	339	80
Q1-2025	2,315	341	96
Q2-2025	3,135	442	100
Q3-2025	3,196	485	107

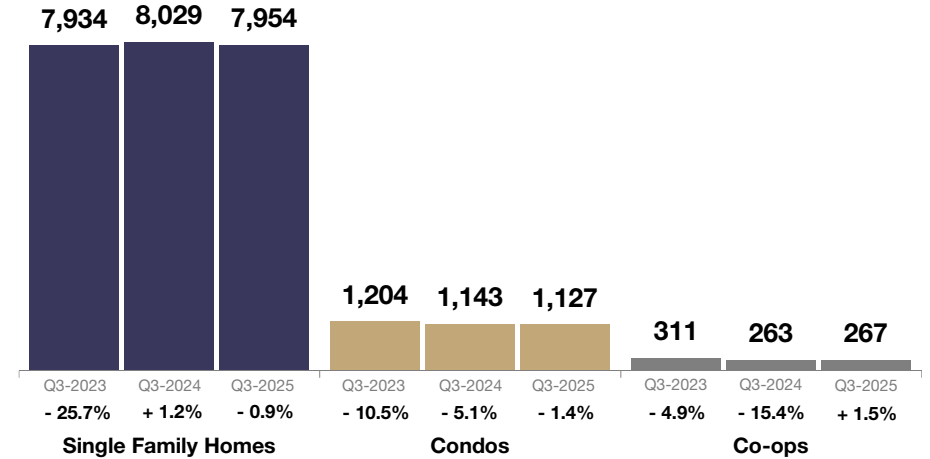
Closed Sales

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

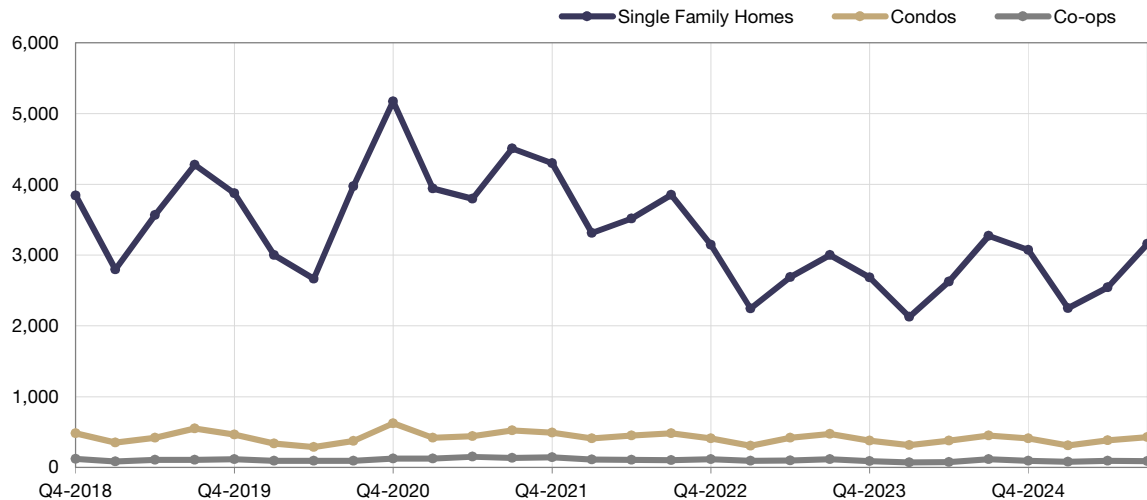
Q3-2025



Year to Date



Historical Closed Sales by Quarter



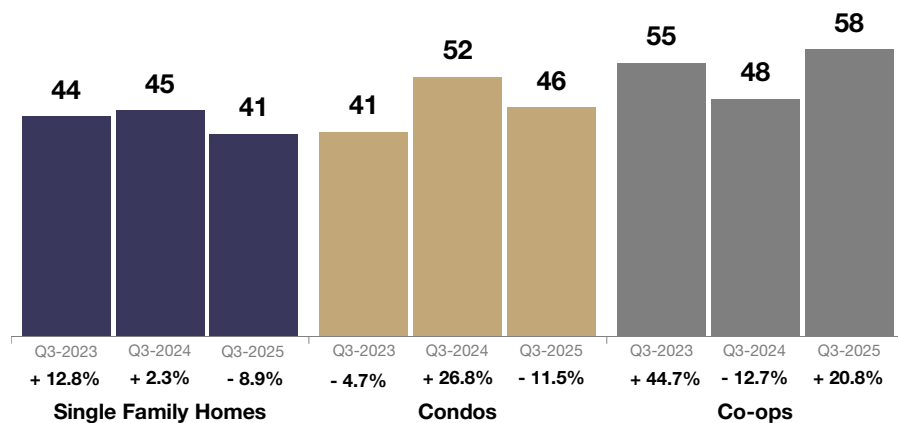
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	3,273	451	117
Q4-2024	3,073	412	96
Q1-2025	2,249	313	81
Q2-2025	2,544	385	96
Q3-2025	3,161	429	90

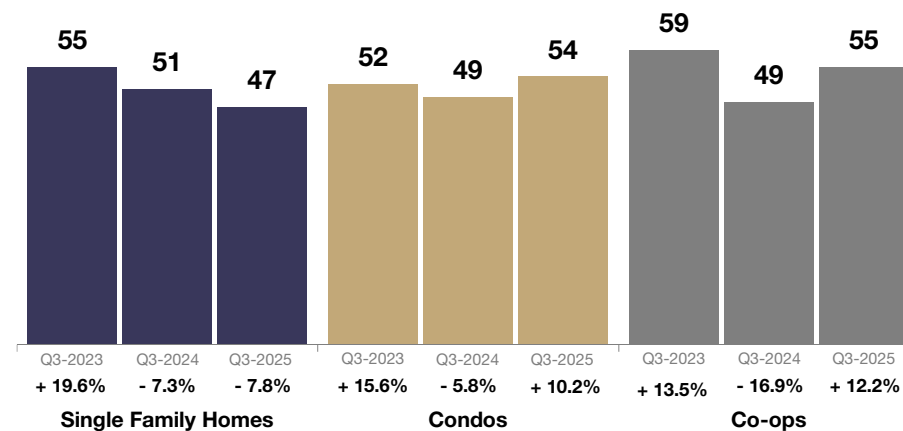
Days on Market Until Sale

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

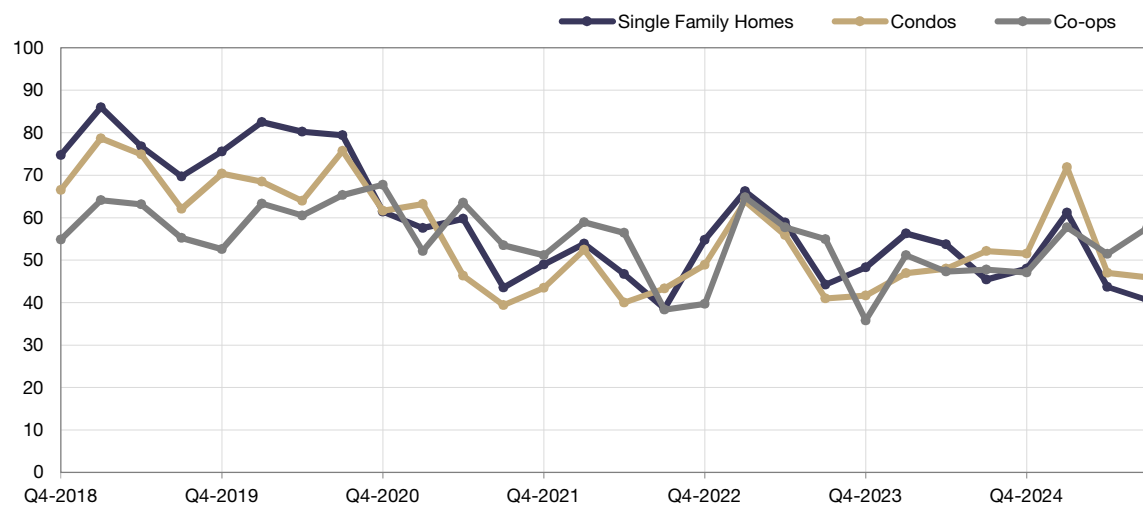
Q3-2025



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.

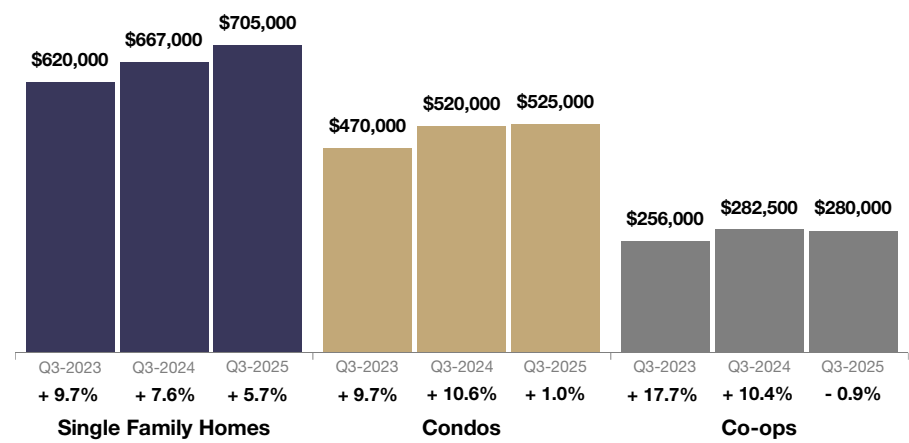
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	55	49	40
Q1-2023	66	64	65
Q2-2023	59	56	58
Q3-2023	44	41	55
Q4-2023	48	42	36
Q1-2024	56	47	51
Q2-2024	54	48	47
Q3-2024	45	52	48
Q4-2024	48	52	47
Q1-2025	61	72	58
Q2-2025	44	47	51
Q3-2025	41	46	58

Median Pending Price

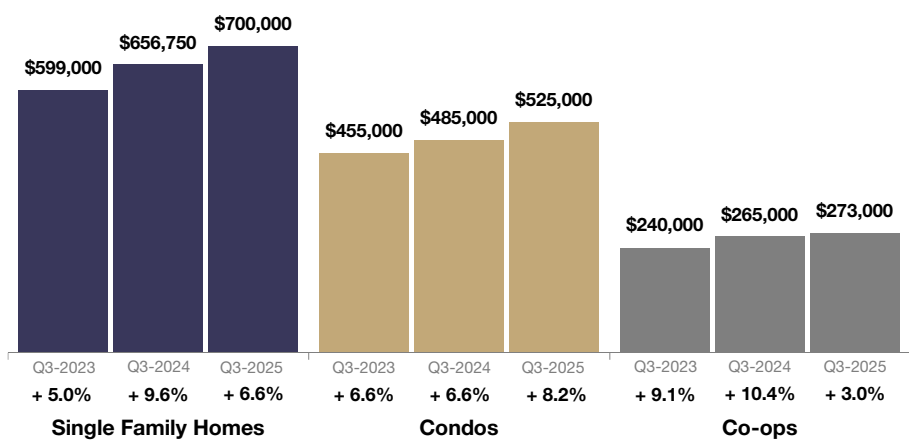
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



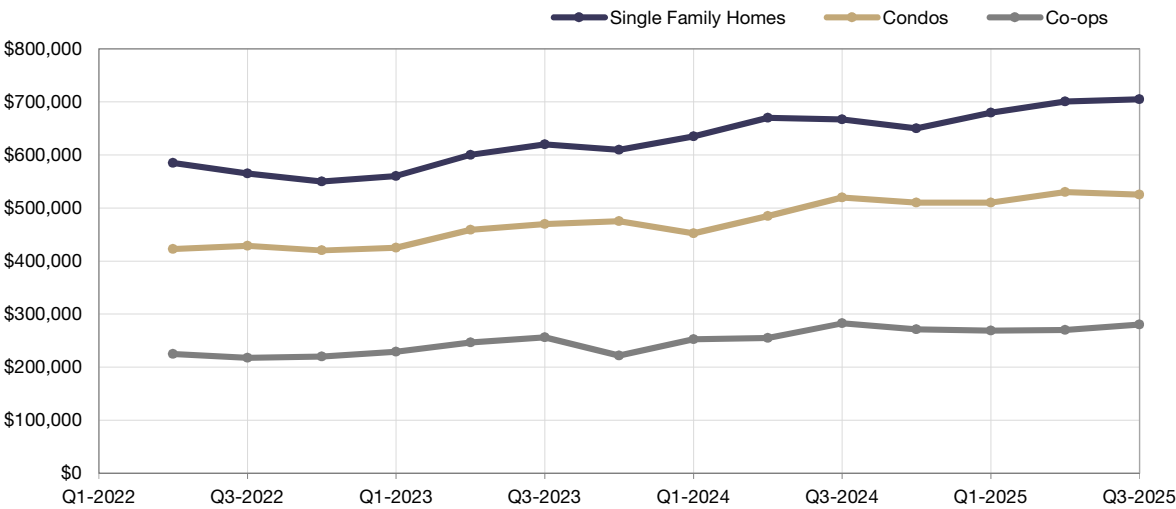
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

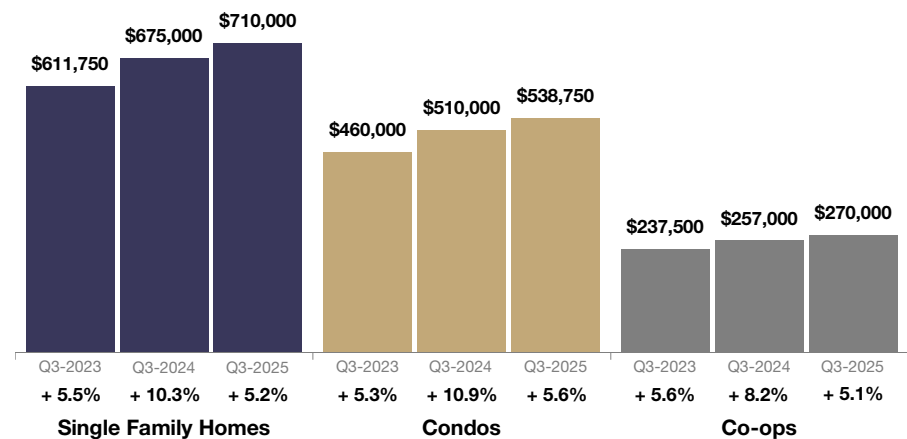


Quarter	Single Family Homes	Condos	Co-ops
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Q1-2023	\$560,000	\$425,000	\$228,745
Q2-2023	\$600,000	\$459,000	\$246,750
Q3-2023	\$620,000	\$470,000	\$256,000
Q4-2023	\$610,000	\$475,000	\$222,000
Q1-2024	\$635,000	\$452,500	\$252,500
Q2-2024	\$670,000	\$485,000	\$255,000
Q3-2024	\$667,000	\$520,000	\$282,500
Q4-2024	\$650,000	\$510,000	\$271,500
Q1-2025	\$680,000	\$510,102	\$268,750
Q2-2025	\$700,750	\$530,000	\$270,000
Q3-2025	\$705,000	\$525,000	\$280,000

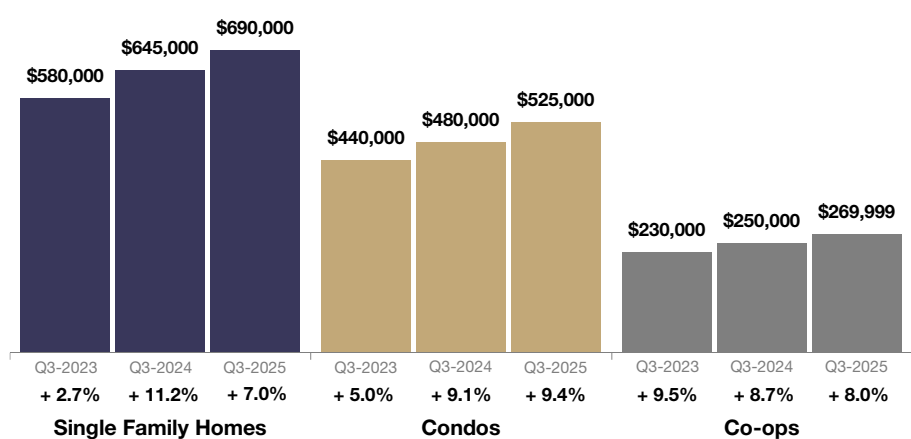
Median Sales Price

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

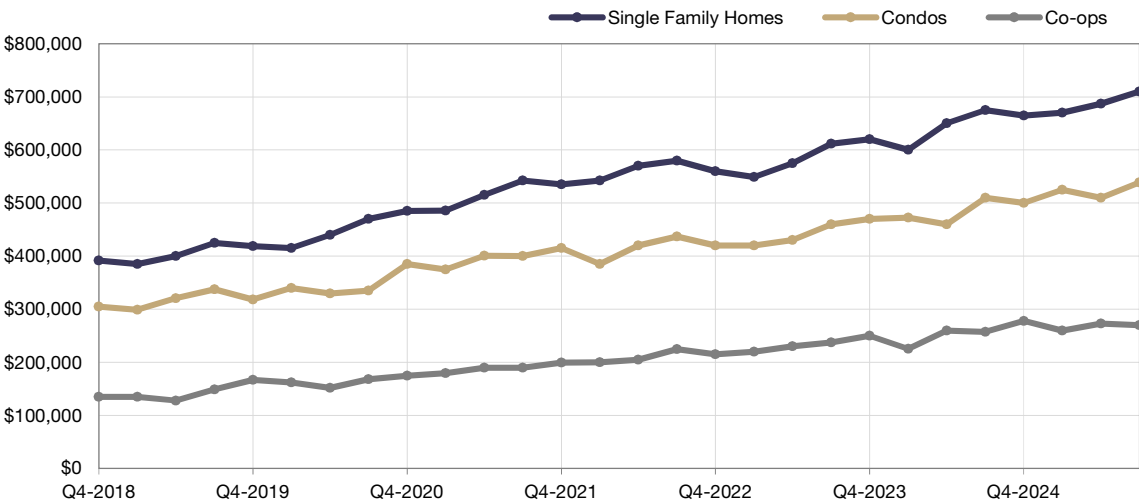
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



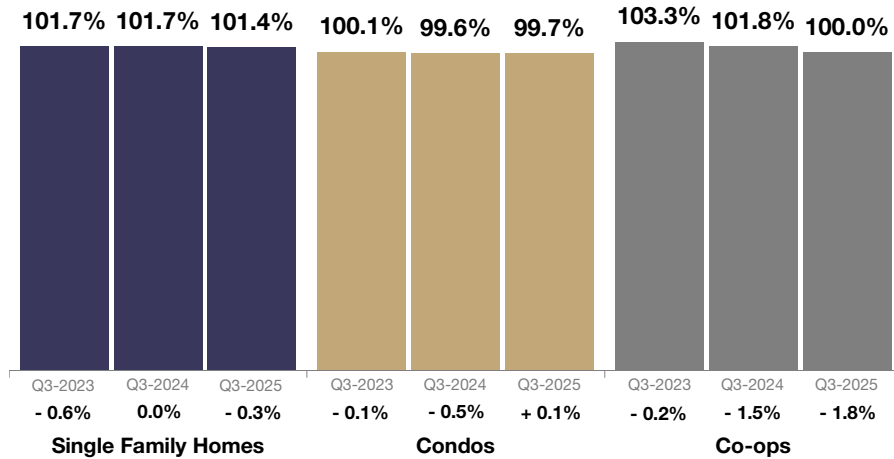
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$669,950	\$525,000	\$260,000
Q2-2025	\$687,084	\$510,102	\$273,000
Q3-2025	\$710,000	\$538,750	\$270,000

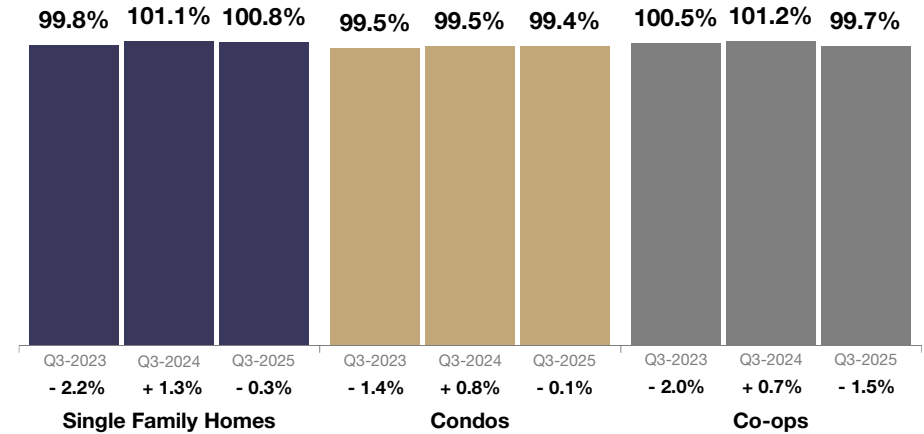
Percent of Original List Price Received

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.

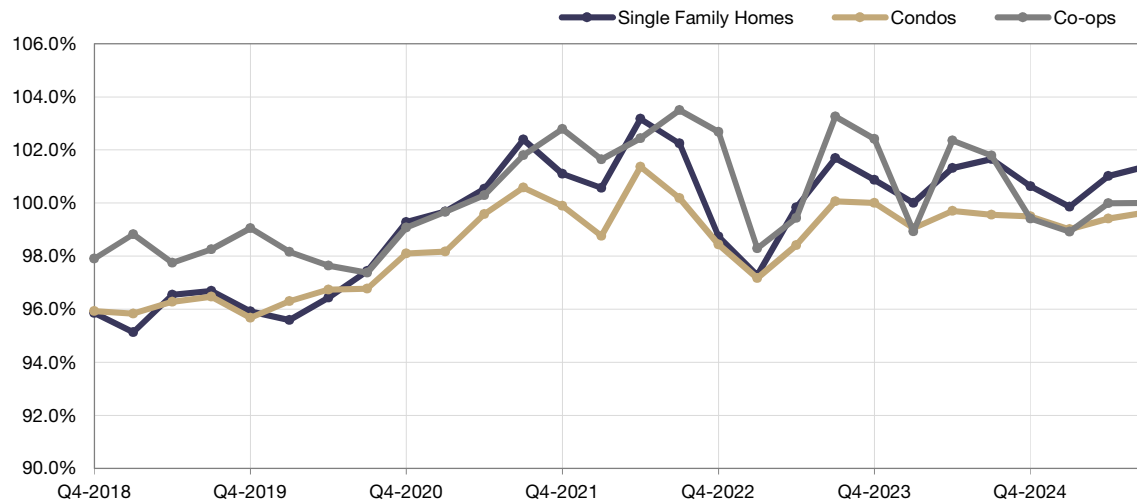
Q3-2025



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.

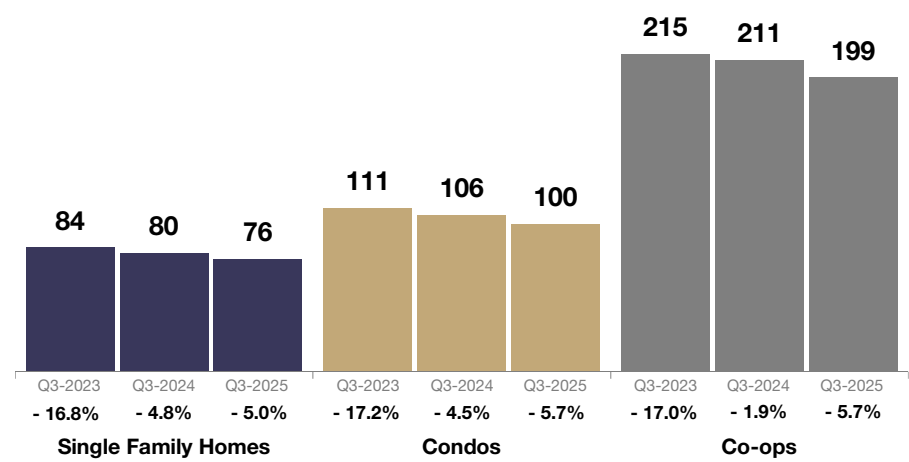
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	98.7%	98.4%	102.7%
Q1-2023	97.3%	97.2%	98.3%
Q2-2023	99.8%	98.4%	99.4%
Q3-2023	101.7%	100.1%	103.3%
Q4-2023	100.9%	100.0%	102.4%
Q1-2024	100.0%	99.0%	98.9%
Q2-2024	101.3%	99.7%	102.4%
Q3-2024	101.7%	99.6%	101.8%
Q4-2024	100.6%	99.5%	99.4%
Q1-2025	99.9%	99.0%	98.9%
Q2-2025	101.0%	99.4%	100.0%
Q3-2025	101.4%	99.7%	100.0%

Housing Affordability Index

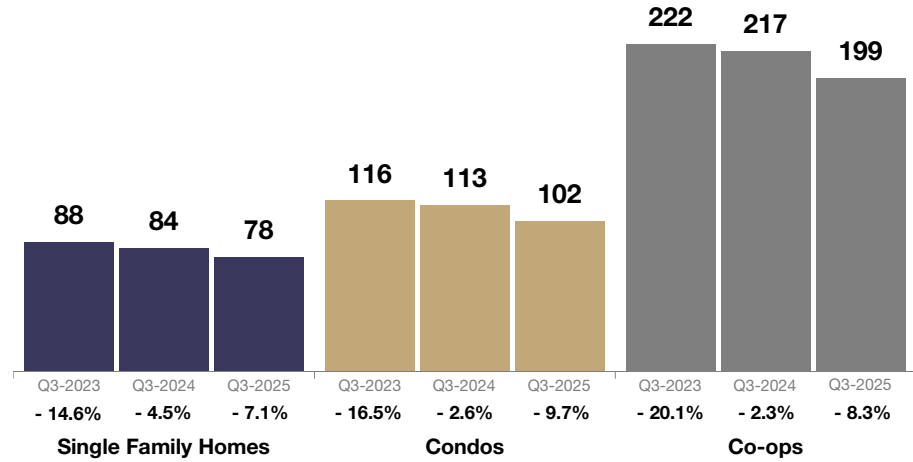
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



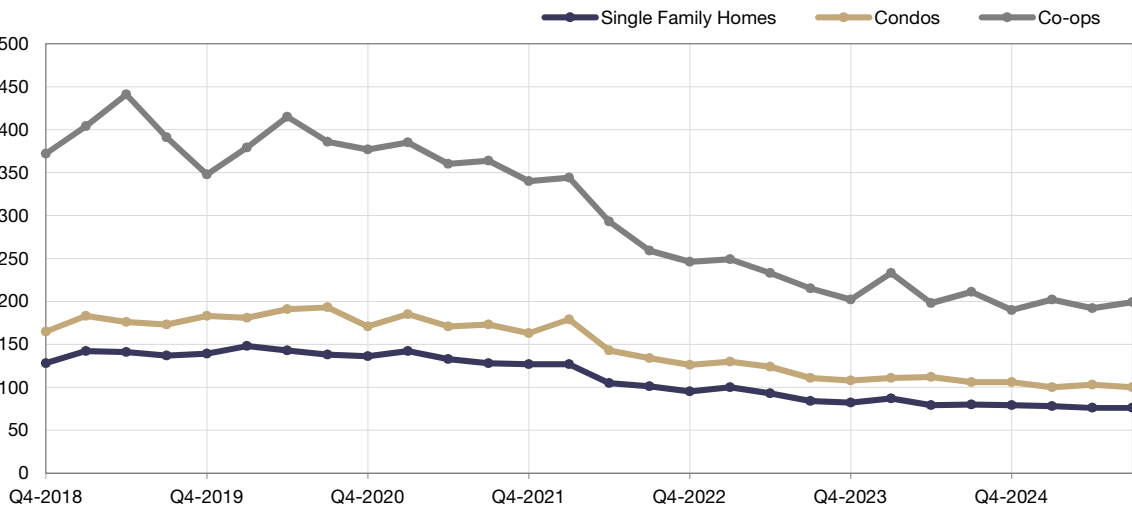
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter



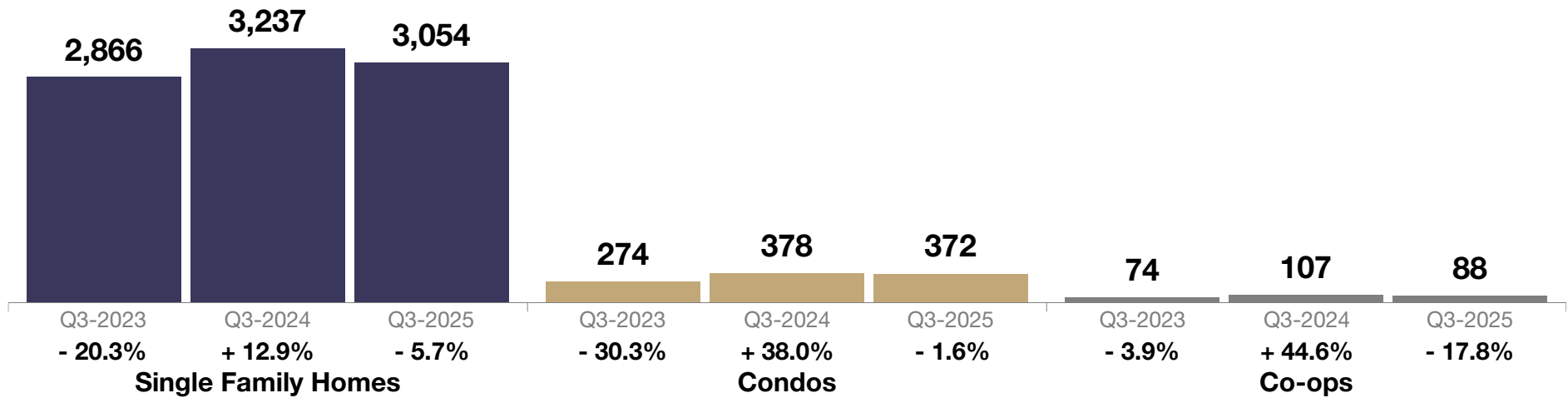
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	95	126	246
Q1-2023	100	130	249
Q2-2023	93	124	233
Q3-2023	84	111	215
Q4-2023	82	108	202
Q1-2024	87	111	233
Q2-2024	79	112	198
Q3-2024	80	106	211
Q4-2024	79	106	190
Q1-2025	78	100	202
Q2-2025	76	103	192
Q3-2025	76	100	199

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

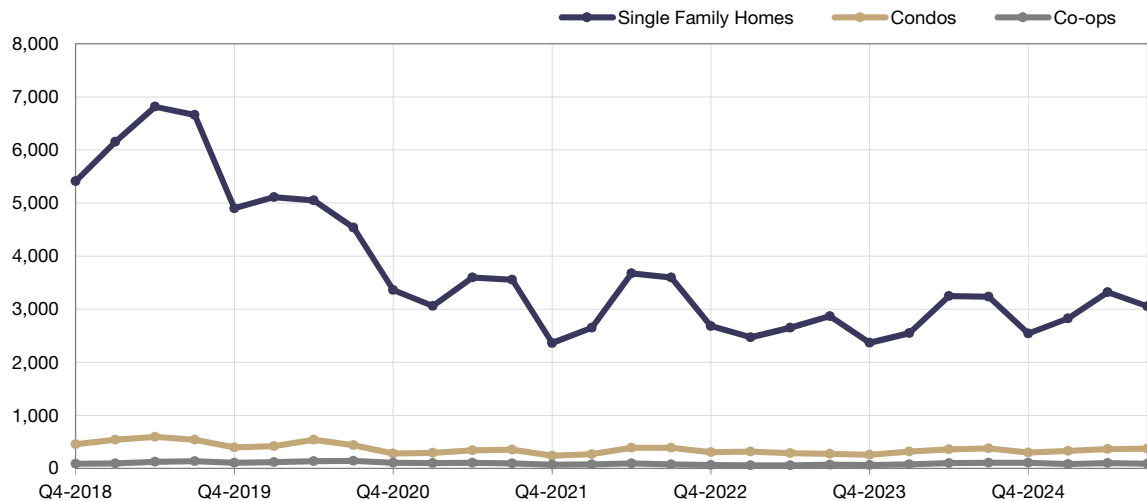
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter



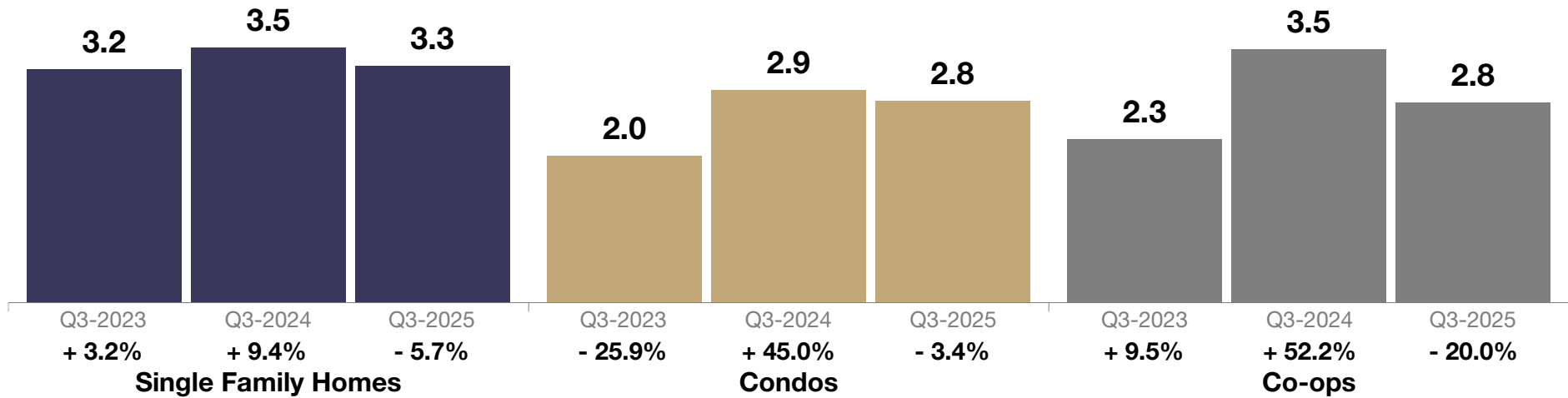
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	2,683	307	63
Q1-2023	2,469	318	58
Q2-2023	2,651	289	60
Q3-2023	2,866	274	74
Q4-2023	2,370	257	68
Q1-2024	2,547	319	79
Q2-2024	3,251	361	99
Q3-2024	3,237	378	107
Q4-2024	2,543	298	108
Q1-2025	2,824	328	85
Q2-2025	3,322	368	101
Q3-2025	3,054	372	88

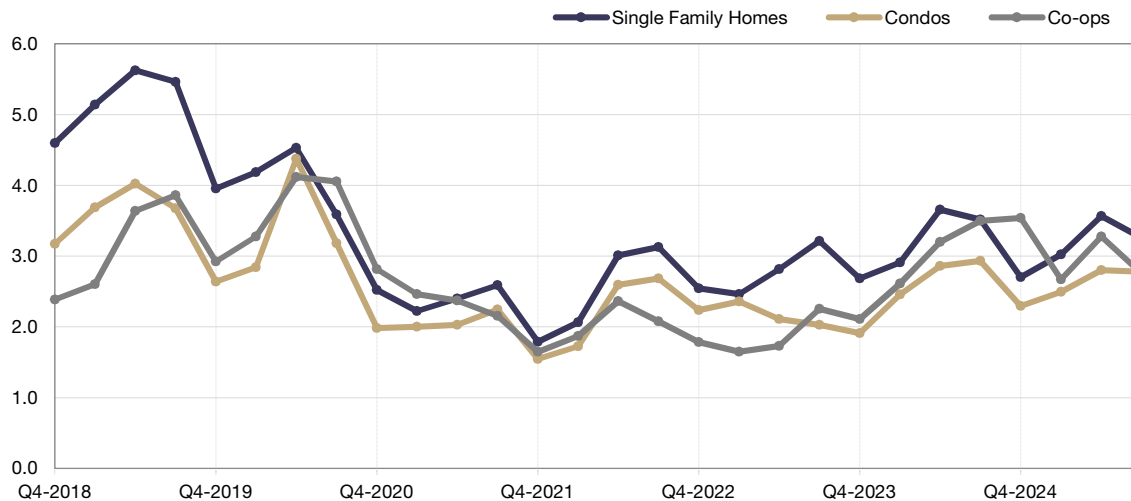
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
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	2.5	2.7
Q2-2025	3.6	2.8	3.3
Q3-2025	3.3	2.8	2.8

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

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		4,647	4,725	+ 1.7%	13,710	14,039	+ 2.4%
Pending Sales		3,679	3,788	+ 3.0%	10,197	10,217	+ 0.2%
Closed Sales		3,841	3,680	- 4.2%	9,435	9,348	- 0.9%
Days on Market		46	42	- 8.7%	51	48	- 5.9%
Median Pending Price		\$650,000	\$680,000	+ 4.6%	\$636,000	\$675,000	+ 6.1%
Median Sales Price		\$650,000	\$689,000	+ 6.0%	\$625,000	\$670,000	+ 7.2%
Pct. of Orig. Price Received		101.4%	101.2%	- 0.2%	100.9%	100.6%	- 0.3%
Housing Affordability Index		84	78	- 7.1%	87	80	- 8.0%
Inventory of Homes for Sale		3,722	3,514	- 5.6%	--	--	--
Months Supply of Inventory		3.4	3.2	- 5.9%	--	--	--