

Quarterly Indicators

Provided by OneKey® MLS

Bronx County

Q4-2025

The U.S. housing market showed early signs of stabilization in the fourth quarter of 2025. Average 30-year mortgage rates have trended downward since the summer, settling into the low 6% range and remaining there for the quarter, improving affordability enough to draw some buyers back into the market. Monthly existing-home sales rose in October and November, according to the National Association of REALTORS® (NAR), suggesting that momentum may be starting to build.

- Single-Family Closed Sales were up 12.7 percent to 133.
- Condos Closed Sales were up 6.4 percent to 50.
- Co-ops Closed Sales remained flat at 132.
- Single-Family Median Sales Price increased 3.7 percent to \$697,500.
- Condos Median Sales Price increased 18.7 percent to \$343,000.
- Co-ops Median Sales Price increased 8.2 percent to \$257,000.

Inventory edged higher nationwide, giving buyers more options than a year ago, though supply remains below long-term norms. Home prices have continued to rise on a year-over-year basis, but the pace of appreciation has moderated in recent months. The rapid price gains seen during the pandemic have eased as the market transitions toward a slower, more sustainable rhythm. Together, these trends point to a housing market that is gradually moving toward balance.



Quarterly Snapshot

+ 6.1% **+ 8.0%** **+ 13.8%**

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		168	221	+ 31.5%	773	1,006	+ 30.1%
Pending Sales		105	139	+ 32.4%	485	552	+ 13.8%
Closed Sales		118	133	+ 12.7%	476	492	+ 3.4%
Days on Market		56	63	+ 12.5%	70	65	- 7.1%
Median Pending Price		\$671,000	\$695,000	+ 3.6%	\$650,000	\$680,000	+ 4.6%
Median Sales Price		\$672,500	\$697,500	+ 3.7%	\$650,000	\$679,500	+ 4.5%
Pct. of Orig. Price Received		97.9%	97.3%	- 0.6%	96.2%	96.5%	+ 0.3%
Housing Affordability Index		31	32	+ 3.2%	32	32	0.0%
Inventory of Homes for Sale		194	212	+ 9.3%	--	--	--
Months Supply of Inventory		4.8	4.6	- 4.2%	--	--	--

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		60	58	- 3.3%	321	309	- 3.7%
Pending Sales		41	55	+ 34.1%	226	223	- 1.3%
Closed Sales		47	50	+ 6.4%	216	203	- 6.0%
Days on Market		55	57	+ 3.6%	68	62	- 8.8%
Median Pending Price		\$295,000	\$370,000	+ 25.4%	\$290,000	\$335,000	+ 15.5%
Median Sales Price		\$289,000	\$343,000	+ 18.7%	\$289,500	\$327,450	+ 13.1%
Pct. of Orig. Price Received		97.2%	97.8%	+ 0.6%	97.2%	97.8%	+ 0.6%
Housing Affordability Index		73	64	- 12.3%	73	67	- 8.2%
Inventory of Homes for Sale		60	48	- 20.0%	--	--	--
Months Supply of Inventory		3.2	2.6	- 18.8%	--	--	--

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.

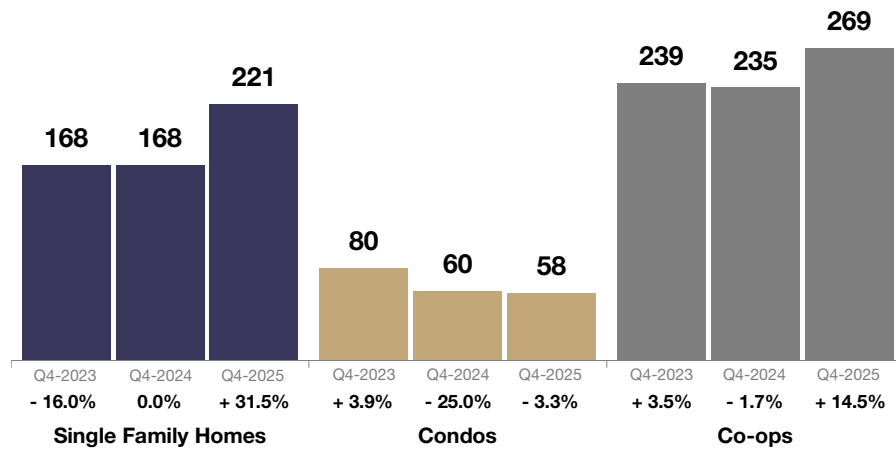


Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		235	269	+ 14.5%	1,135	1,199	+ 5.6%
Pending Sales		145	186	+ 28.3%	610	599	- 1.8%
Closed Sales		132	132	0.0%	571	539	- 5.6%
Days on Market		96	100	+ 4.2%	117	114	- 2.6%
Median Pending Price		\$240,000	\$220,000	- 8.3%	\$233,000	\$235,000	+ 0.9%
Median Sales Price		\$237,500	\$257,000	+ 8.2%	\$230,000	\$240,000	+ 4.3%
Pct. of Orig. Price Received		96.2%	96.6%	+ 0.4%	95.5%	96.2%	+ 0.7%
Housing Affordability Index		89	86	- 3.4%	92	92	0.0%
Inventory of Homes for Sale		455	506	+ 11.2%	--	--	--
Months Supply of Inventory		9.0	10.1	+ 12.2%	--	--	--

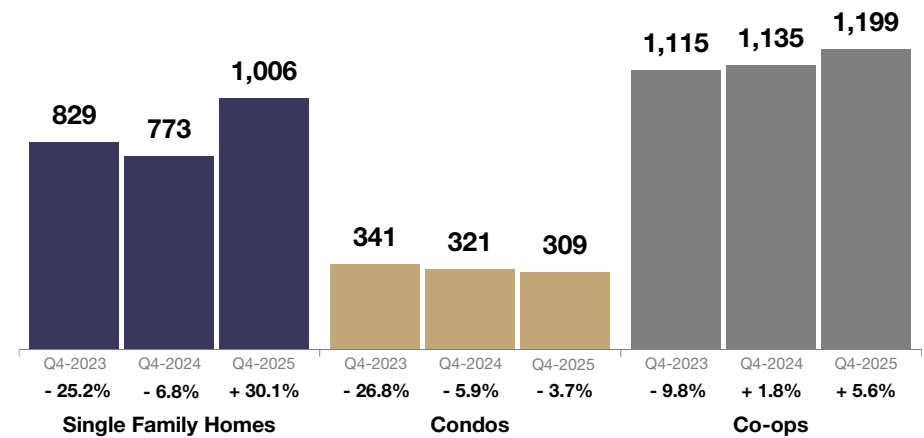
New Listings

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

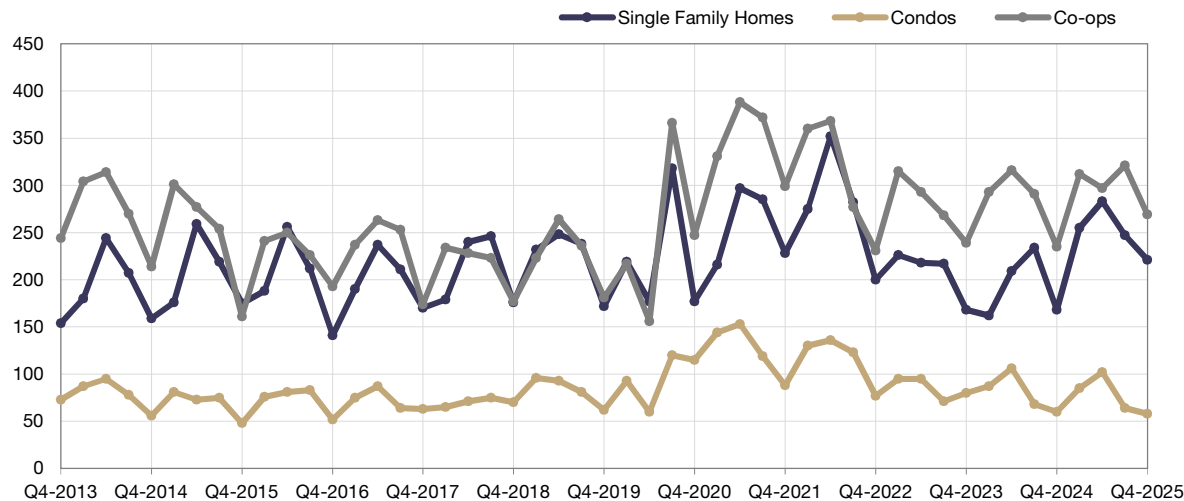
Q4-2025



Year to Date



Historical New Listings by Quarter



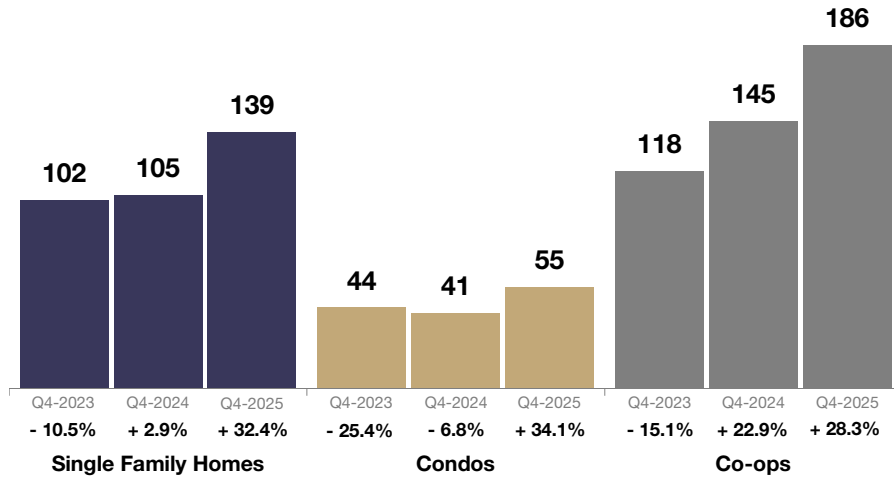
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	209	106	316
Q3-2024	234	68	291
Q4-2024	168	60	235
Q1-2025	255	85	312
Q2-2025	283	102	297
Q3-2025	247	64	321
Q4-2025	221	58	269

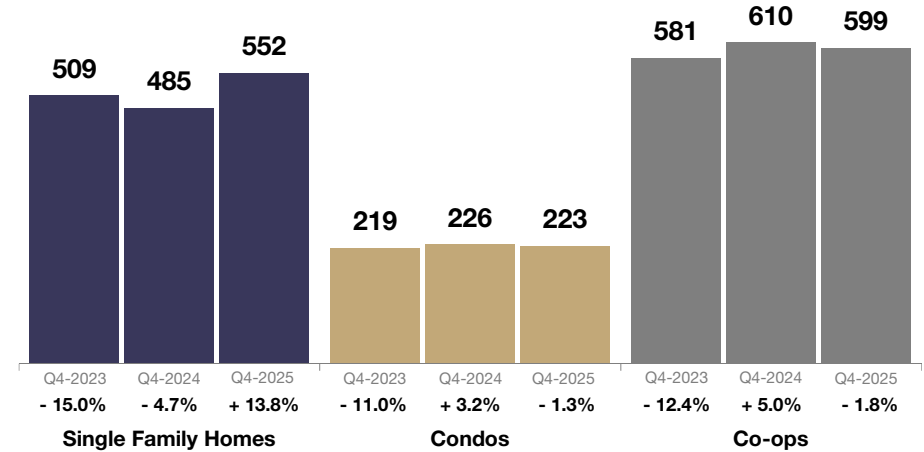
Pending Sales

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

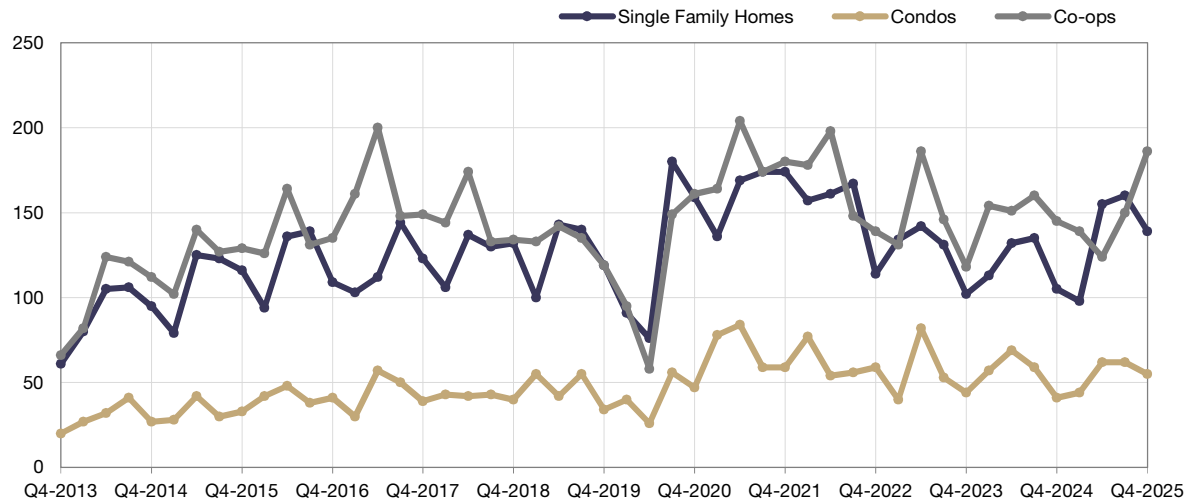
Q4-2025



Year to Date



Historical Pending Sales by Quarter



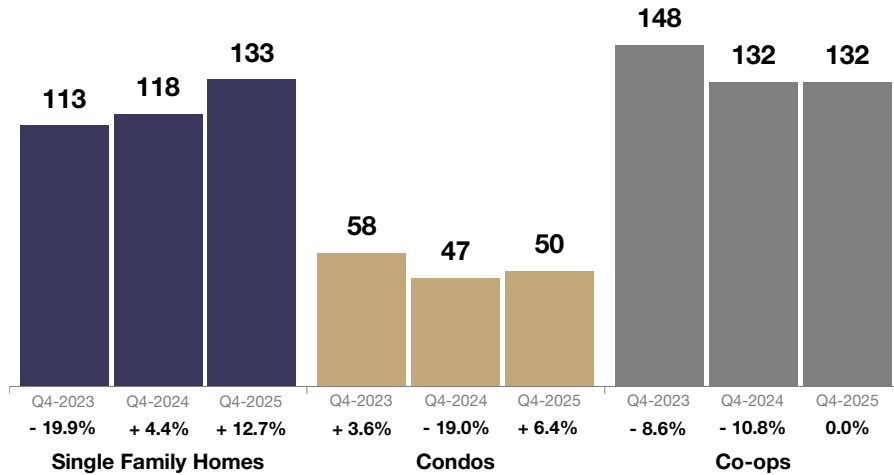
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	134	40	131
Q2-2023	142	82	186
Q3-2023	131	53	146
Q4-2023	102	44	118
Q1-2024	113	57	154
Q2-2024	132	69	151
Q3-2024	135	59	160
Q4-2024	105	41	145
Q1-2025	98	44	139
Q2-2025	155	62	124
Q3-2025	160	62	150
Q4-2025	139	55	186

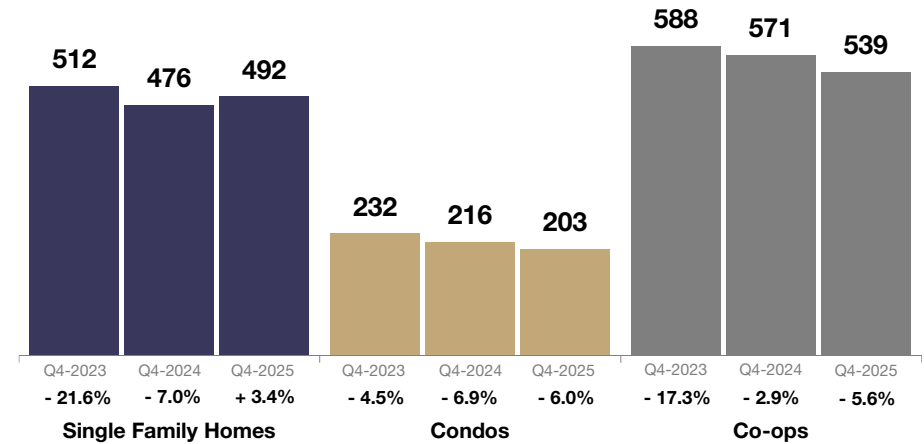
Closed Sales

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

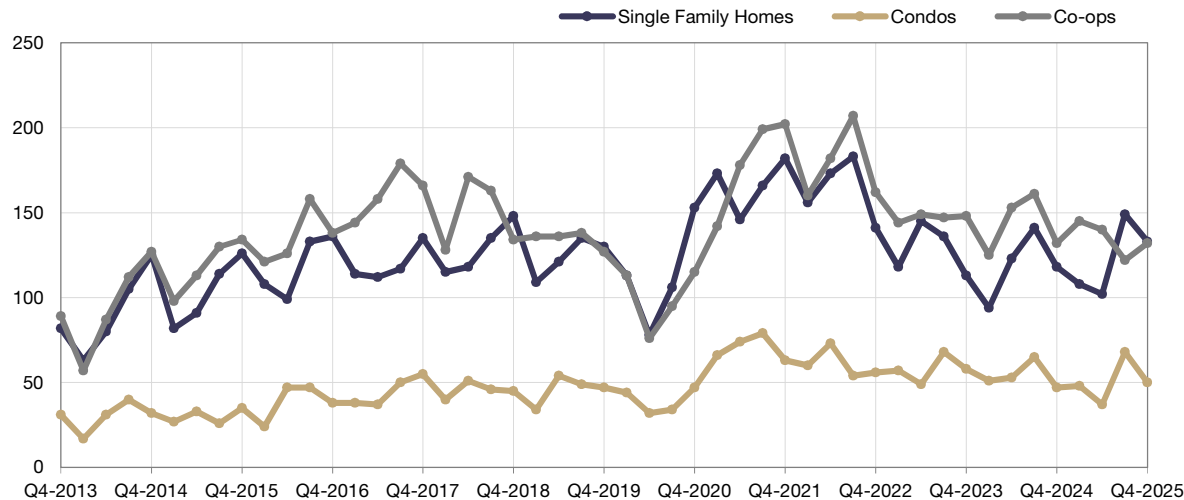
Q4-2025



Year to Date



Historical Closed Sales by Quarter



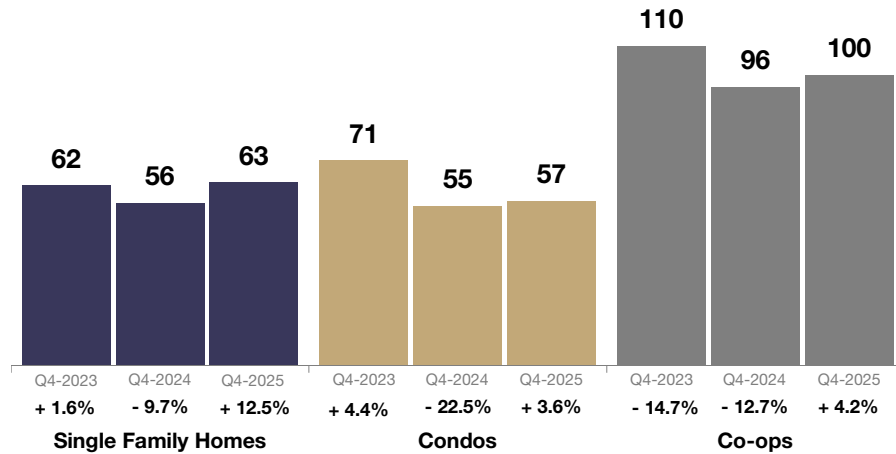
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	118	57	144
Q2-2023	145	49	149
Q3-2023	136	68	147
Q4-2023	113	58	148
Q1-2024	94	51	125
Q2-2024	123	53	153
Q3-2024	141	65	161
Q4-2024	118	47	132
Q1-2025	108	48	145
Q2-2025	102	37	140
Q3-2025	149	68	122
Q4-2025	133	50	132

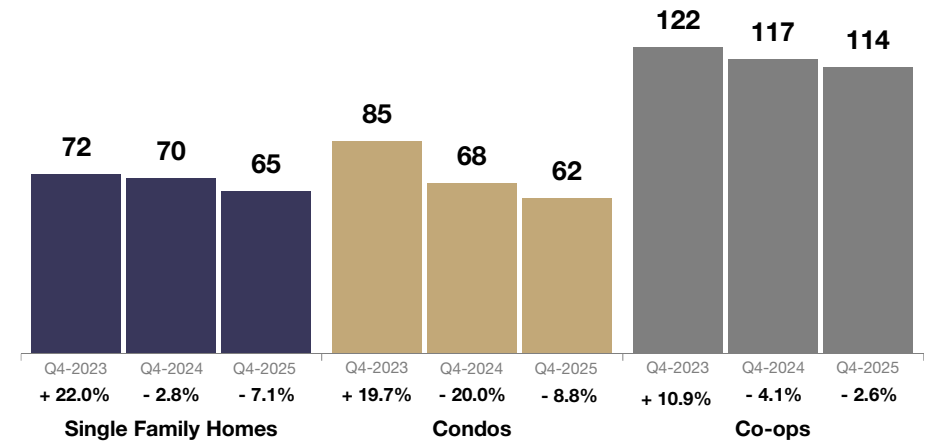
Days on Market Until Sale

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

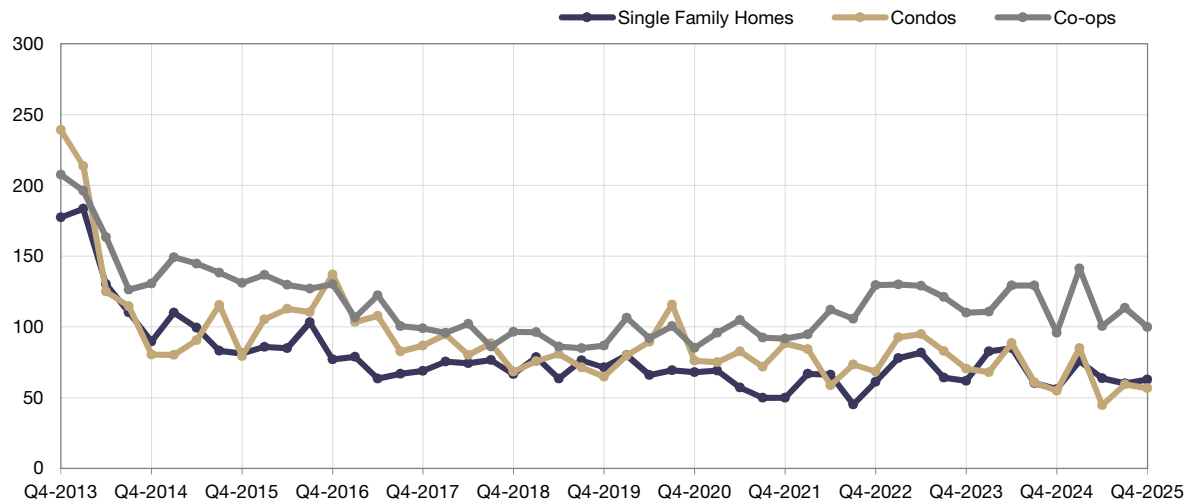
Q4-2025



Year to Date



Historical Days on Market Until Sale by Quarter



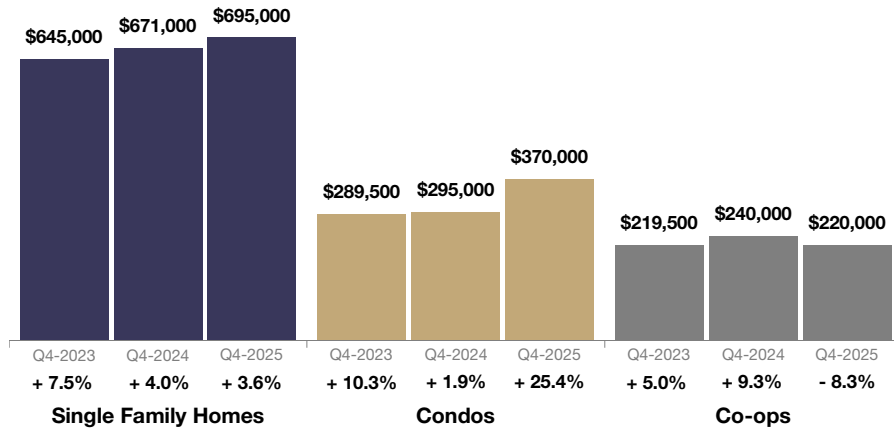
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	78	93	130
Q2-2023	82	95	129
Q3-2023	64	83	121
Q4-2023	62	71	110
Q1-2024	83	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	55	96
Q1-2025	76	85	141
Q2-2025	64	45	101
Q3-2025	60	59	113
Q4-2025	63	57	100

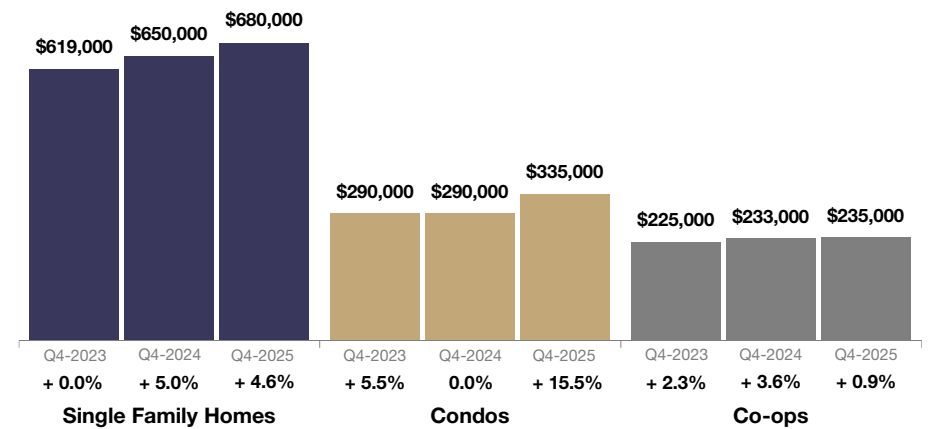
Median Pending Price

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.

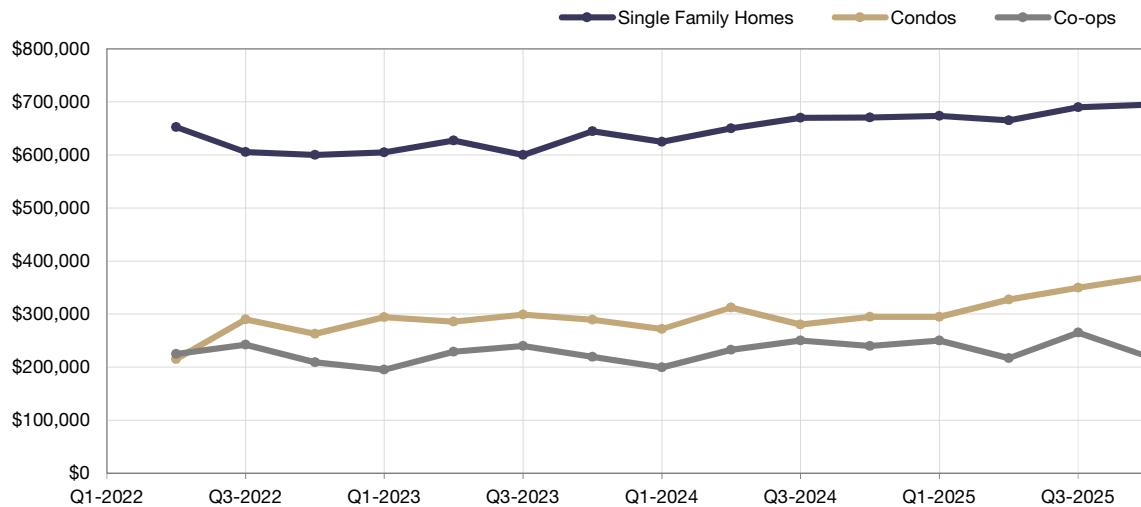
Q4-2025



Year to Date



Historical Median Pending Price by Quarter

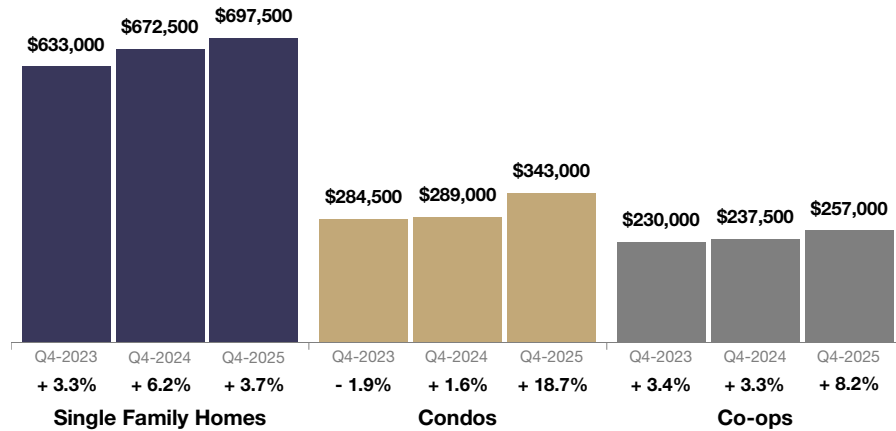


Quarter	Single Family Homes	Condos	Co-ops
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Q2-2023	\$627,500	\$285,500	\$229,000
Q3-2023	\$600,000	\$299,000	\$240,000
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$312,500	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$671,000	\$295,000	\$240,000
Q1-2025	\$674,000	\$294,750	\$250,000
Q2-2025	\$665,000	\$327,450	\$217,000
Q3-2025	\$690,000	\$349,500	\$265,000
Q4-2025	\$695,000	\$370,000	\$220,000

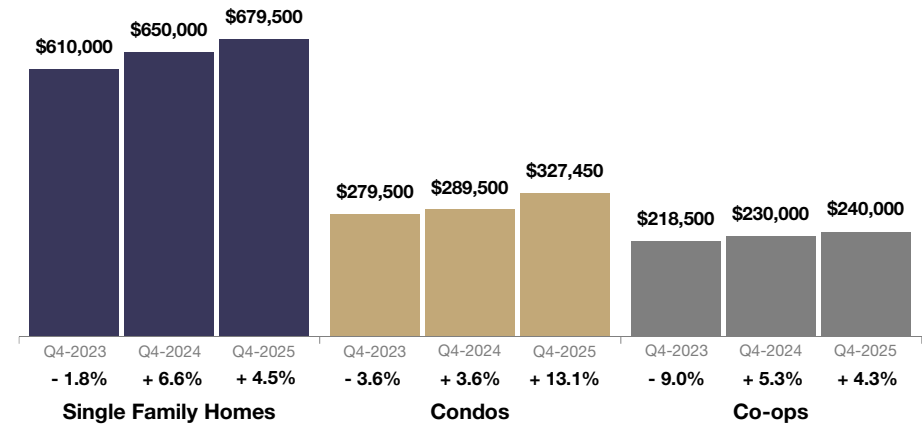
Median Sales Price

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

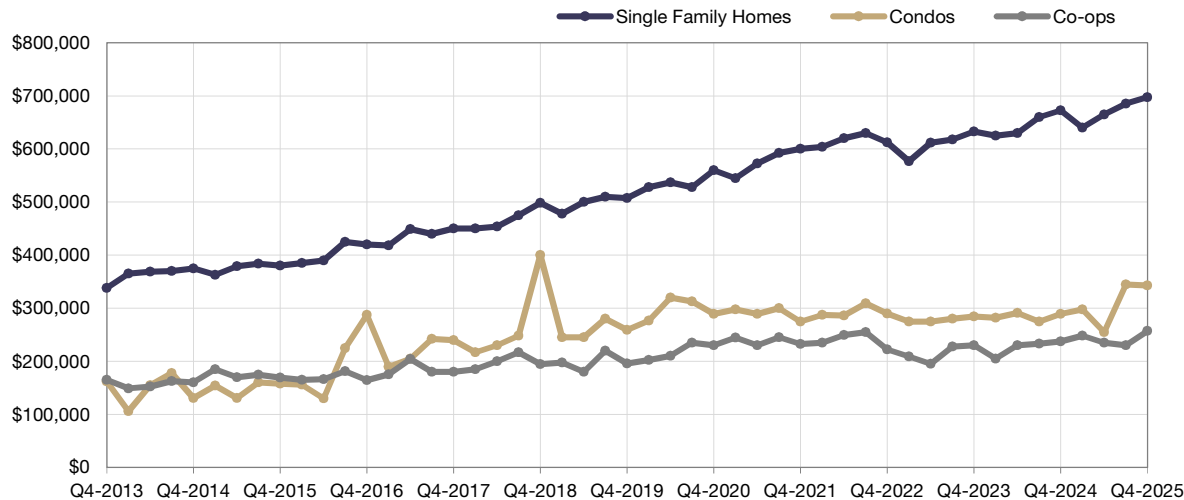
Q4-2025



Year to Date



Historical Median Sales Price by Quarter



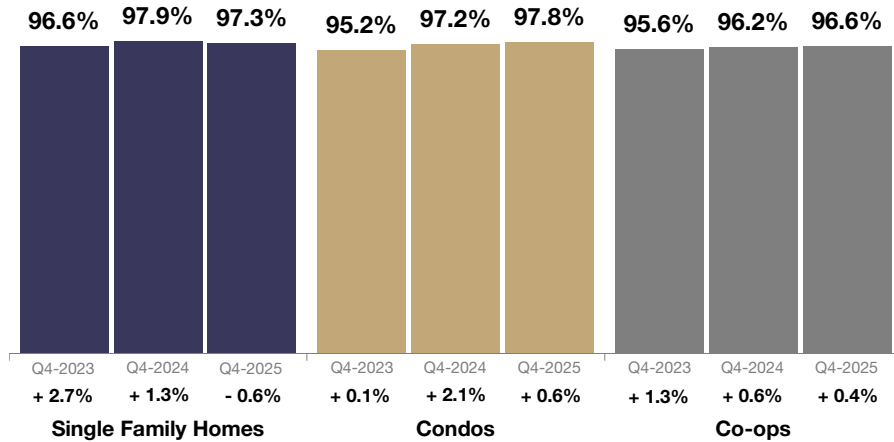
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$577,000	\$275,000	\$209,000
Q2-2023	\$612,000	\$275,000	\$195,000
Q3-2023	\$617,500	\$280,000	\$228,000
Q4-2023	\$633,000	\$284,500	\$230,000
Q1-2024	\$625,000	\$282,000	\$205,000
Q2-2024	\$630,000	\$291,000	\$230,000
Q3-2024	\$660,000	\$275,000	\$233,000
Q4-2024	\$672,500	\$289,000	\$237,500
Q1-2025	\$640,000	\$297,500	\$248,000
Q2-2025	\$665,000	\$255,000	\$235,000
Q3-2025	\$685,000	\$345,000	\$230,000
Q4-2025	\$697,500	\$343,000	\$257,000

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

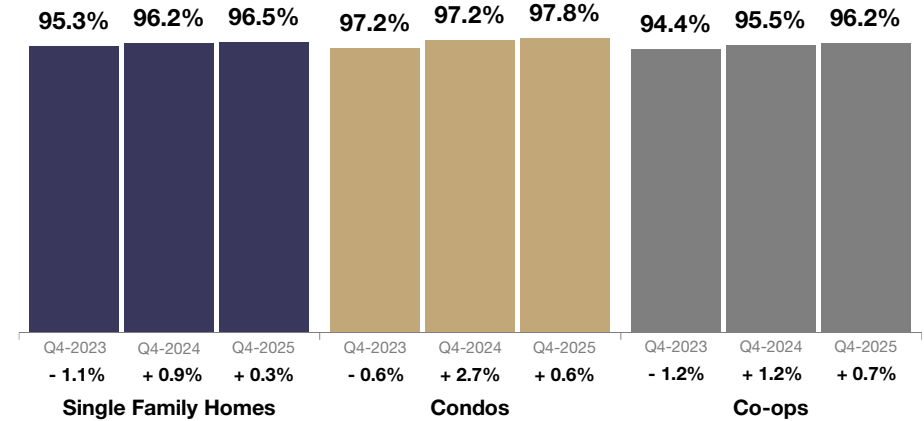
Percent of Original List Price Received

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.

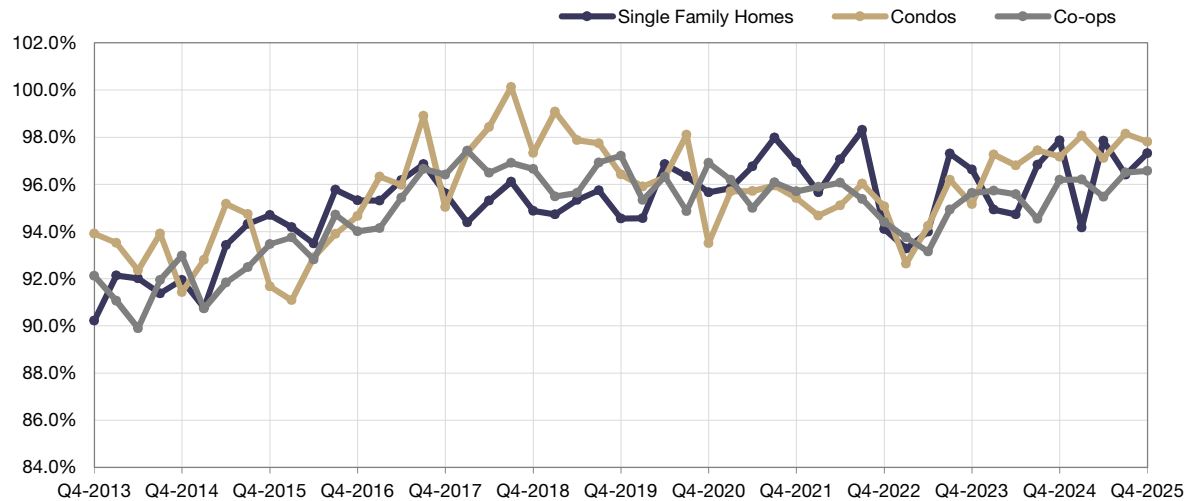
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

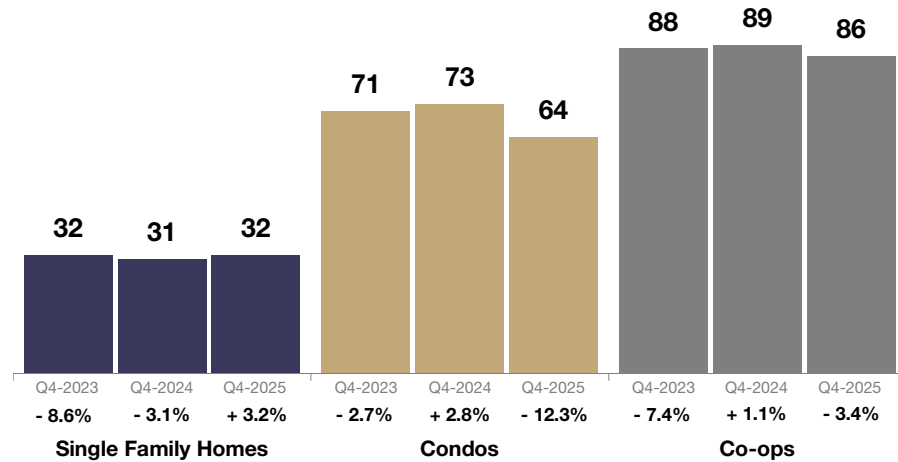


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	93.3%	92.6%	93.8%
Q2-2023	94.0%	94.2%	93.2%
Q3-2023	97.3%	96.2%	94.9%
Q4-2023	96.6%	95.2%	95.6%
Q1-2024	94.9%	97.3%	95.7%
Q2-2024	94.7%	96.8%	95.6%
Q3-2024	96.8%	97.4%	94.5%
Q4-2024	97.9%	97.2%	96.2%
Q1-2025	94.2%	98.1%	96.2%
Q2-2025	97.8%	97.1%	95.5%
Q3-2025	96.4%	98.1%	96.5%
Q4-2025	97.3%	97.8%	96.6%

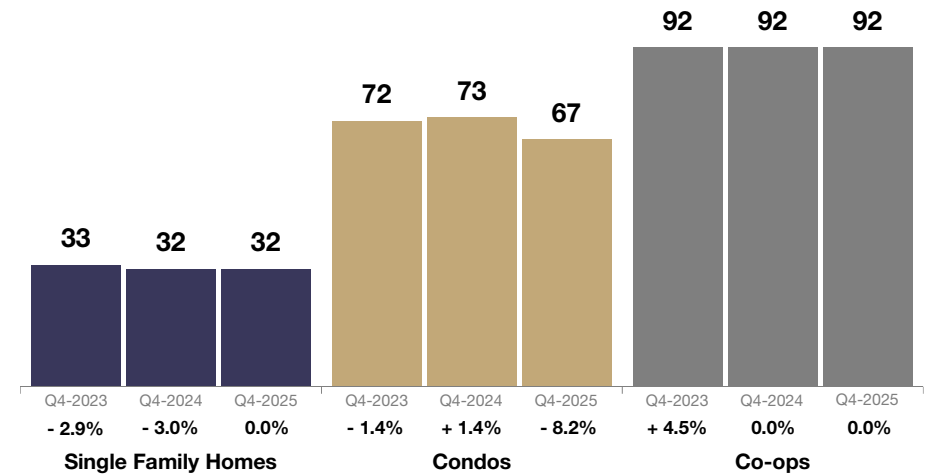
Housing Affordability Index

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.

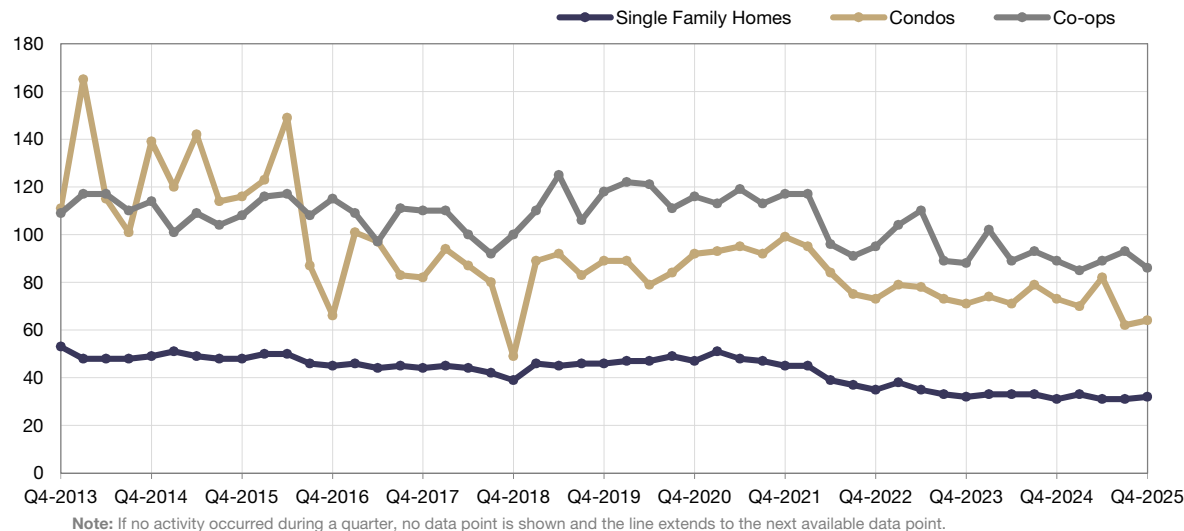
Q4-2025



Year to Date



Historical Housing Affordability Index by Quarter

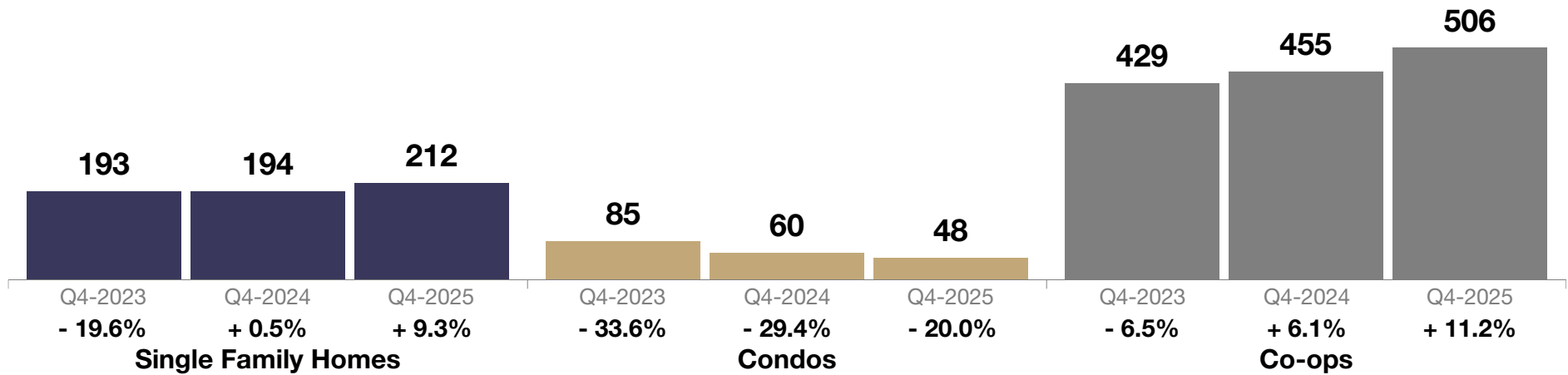


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	38	79	104
Q2-2023	35	78	110
Q3-2023	33	73	89
Q4-2023	32	71	88
Q1-2024	33	74	102
Q2-2024	33	71	89
Q3-2024	33	79	93
Q4-2024	31	73	89
Q1-2025	33	70	85
Q2-2025	31	82	89
Q3-2025	31	62	93
Q4-2025	32	64	86

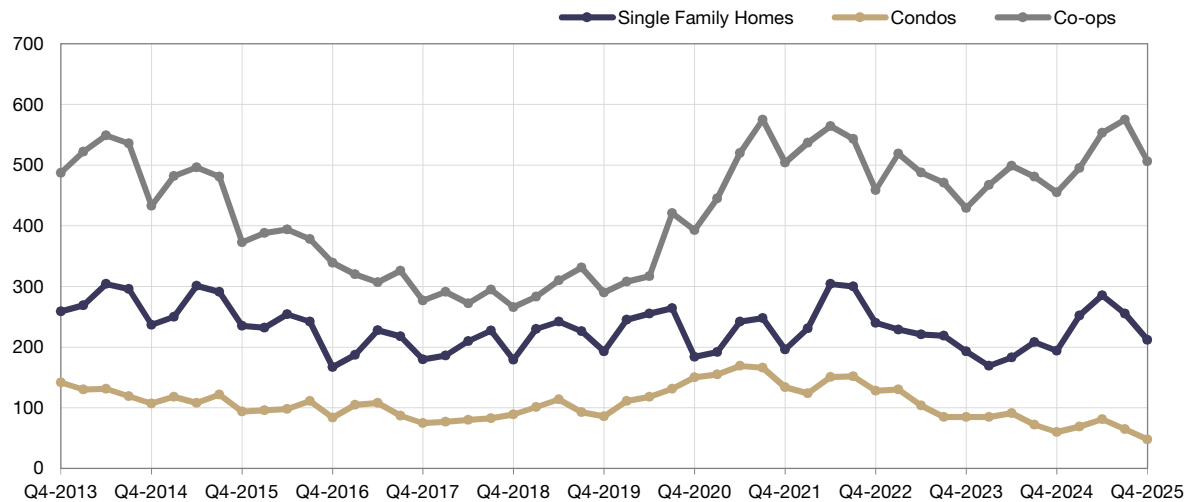
Inventory of Homes for Sale

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

Q4-2025



Historical Inventory of Homes for Sale by Quarter



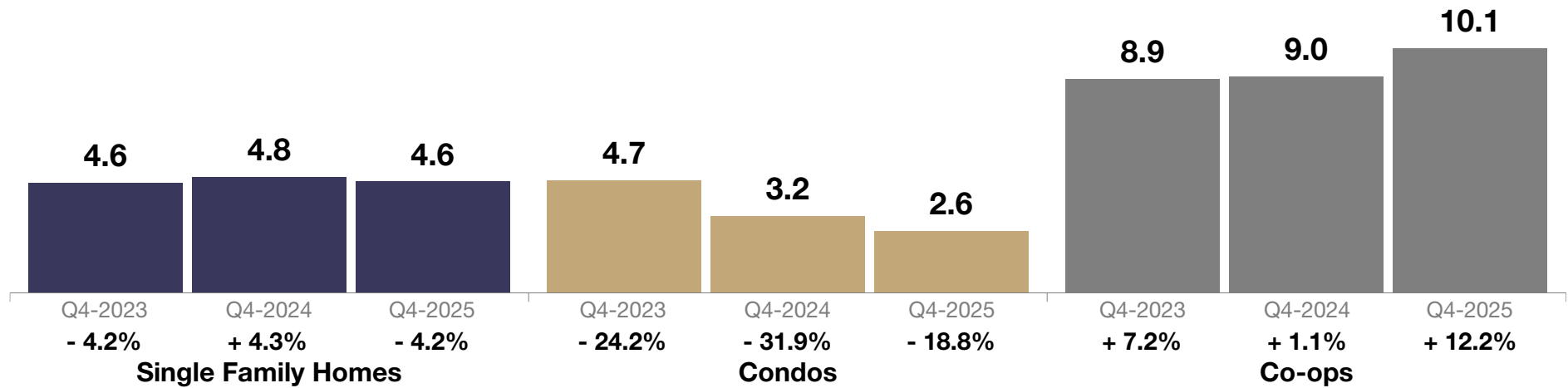
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	183	91	499
Q3-2024	208	72	481
Q4-2024	194	60	455
Q1-2025	252	69	495
Q2-2025	285	81	553
Q3-2025	255	65	575
Q4-2025	212	48	506

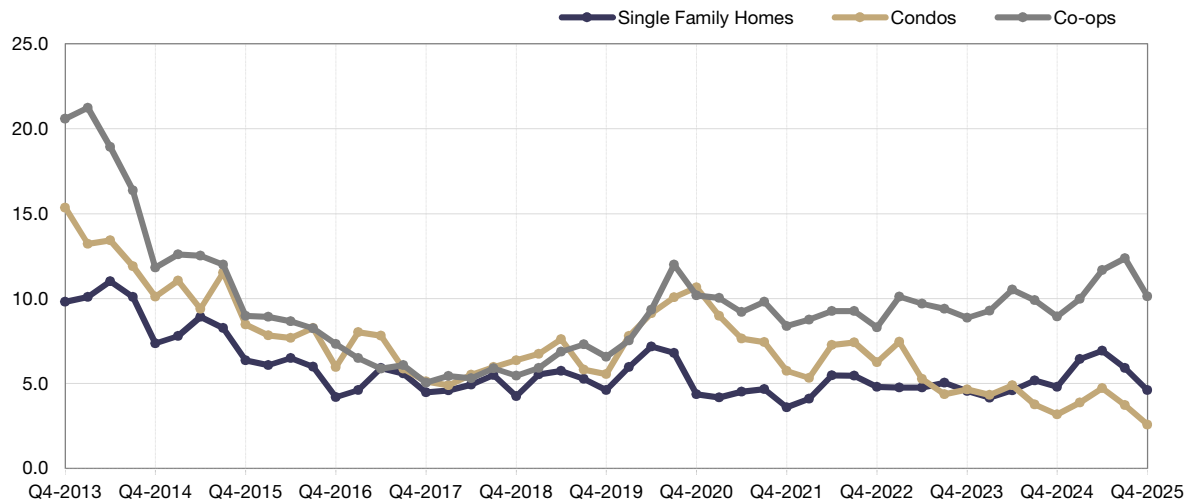
Months Supply of Inventory

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.

Q4-2025



Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	4.8	7.5	10.1
Q2-2023	4.8	5.3	9.7
Q3-2023	5.0	4.4	9.4
Q4-2023	4.6	4.7	8.9
Q1-2024	4.2	4.3	9.3
Q2-2024	4.6	4.9	10.5
Q3-2024	5.2	3.8	9.9
Q4-2024	4.8	3.2	9.0
Q1-2025	6.4	3.9	10.0
Q2-2025	6.9	4.7	11.7
Q3-2025	5.9	3.7	12.4
Q4-2025	4.6	2.6	10.1

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		463	548	+ 18.4%	2,229	2,514	+ 12.8%
Pending Sales		291	380	+ 30.6%	1,321	1,374	+ 4.0%
Closed Sales		297	315	+ 6.1%	1,263	1,234	- 2.3%
Days on Market		74	77	+ 4.1%	91	86	- 5.5%
Median Pending Price		\$355,000	\$375,000	+ 5.6%	\$365,000	\$400,000	+ 9.6%
Median Sales Price		\$380,000	\$432,250	+ 13.8%	\$365,000	\$410,000	+ 12.3%
Pct. of Orig. Price Received		97.0%	97.1%	+ 0.1%	96.0%	96.6%	+ 0.6%
Housing Affordability Index		55	51	- 7.3%	58	54	- 6.9%
Inventory of Homes for Sale		709	766	+ 8.0%	--	--	--
Months Supply of Inventory		6.4	6.7	+ 4.7%	--	--	--