

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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
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%	--	--	--				

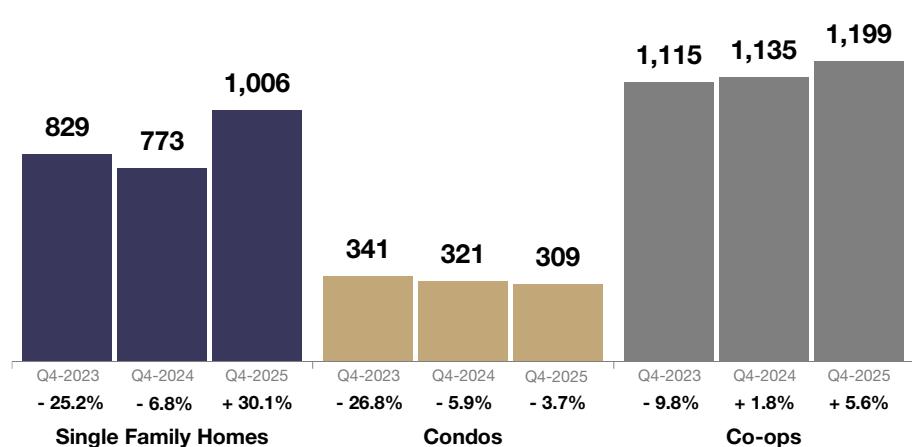
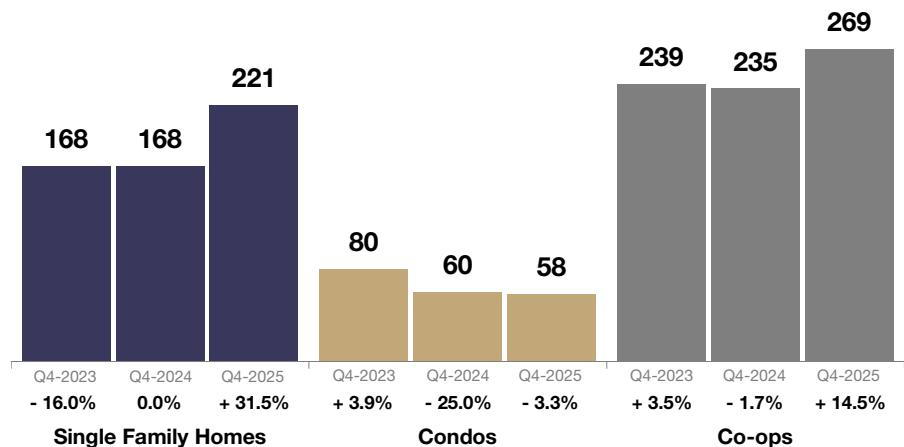
New Listings

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

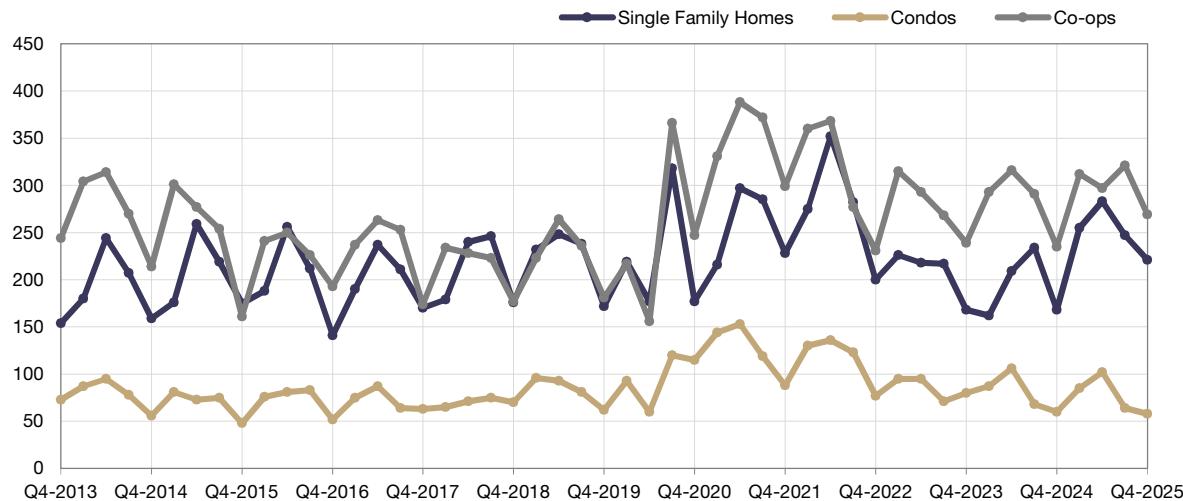
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Bronx County

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.

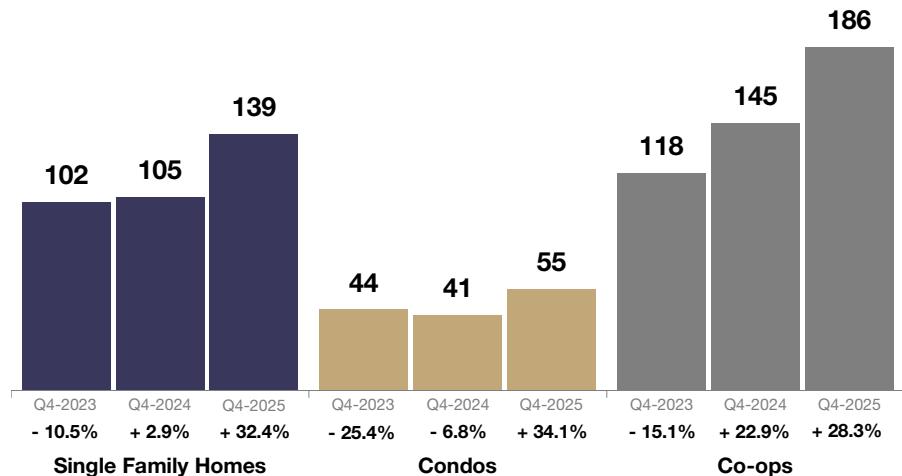
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	226	95	315
Q2-2023	218	95	293
Q3-2023	217	71	268
Q4-2023	168	80	239
Q1-2024	162	87	293
Q2-2024	209	106	316
Q3-2024	234	68	291
Q4-2024	168	60	235
Q1-2025	255	85	312
Q2-2025	283	102	297
Q3-2025	247	64	321
Q4-2025	221	58	269

Pending Sales

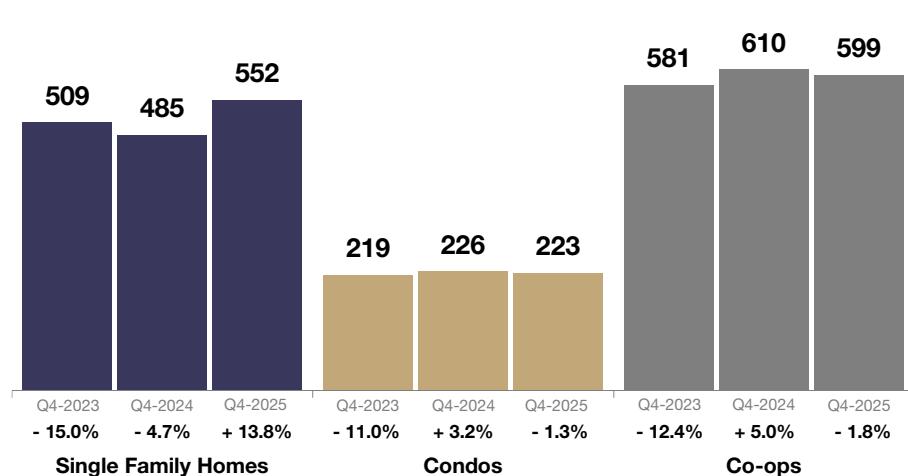
A count of the properties on which offers have been accepted in a given quarter.

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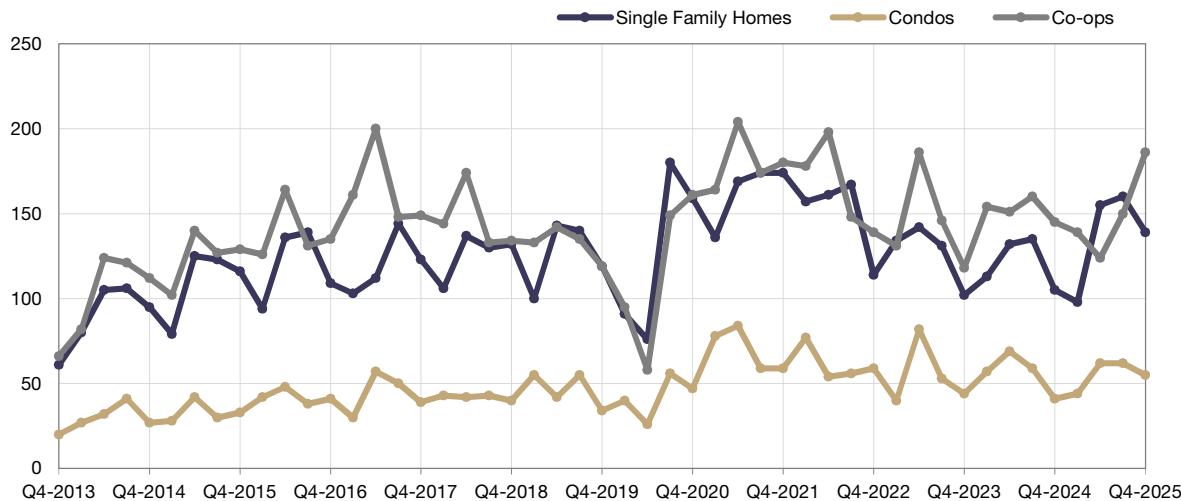
Q4-2025



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.

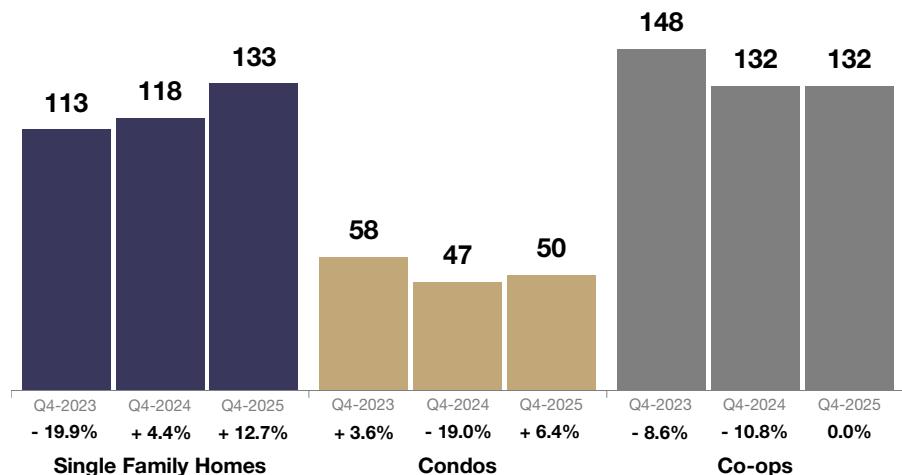
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	134	40	131
Q2-2023	142	82	186
Q3-2023	131	53	146
Q4-2023	102	44	118
Q1-2024	113	57	154
Q2-2024	132	69	151
Q3-2024	135	59	160
Q4-2024	105	41	145
Q1-2025	98	44	139
Q2-2025	155	62	124
Q3-2025	160	62	150
Q4-2025	139	55	186

Closed Sales

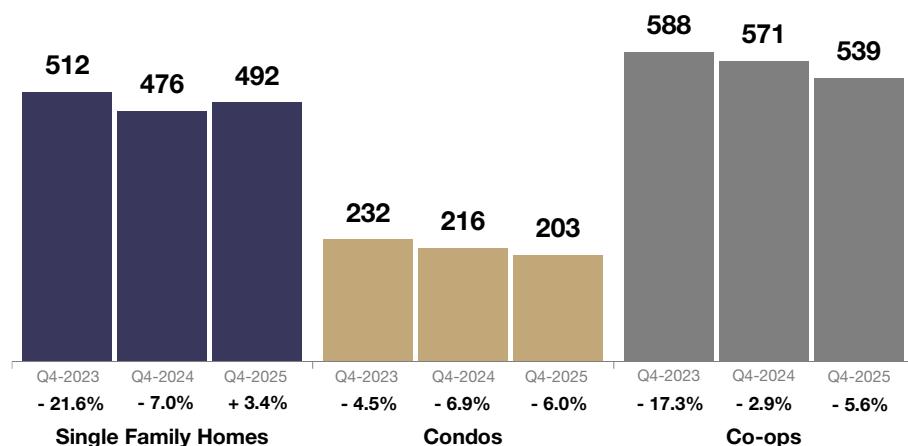
A count of the actual sales that closed in a given quarter.

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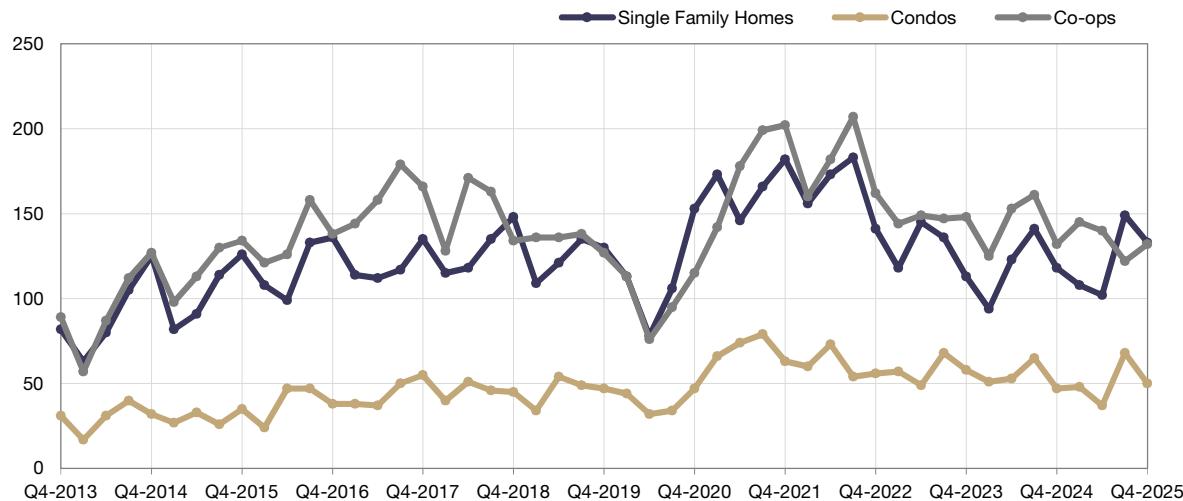
Q4-2025



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

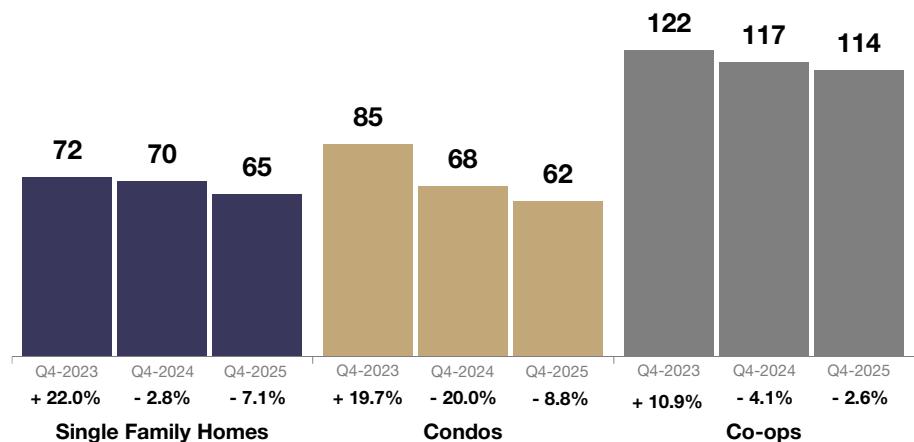
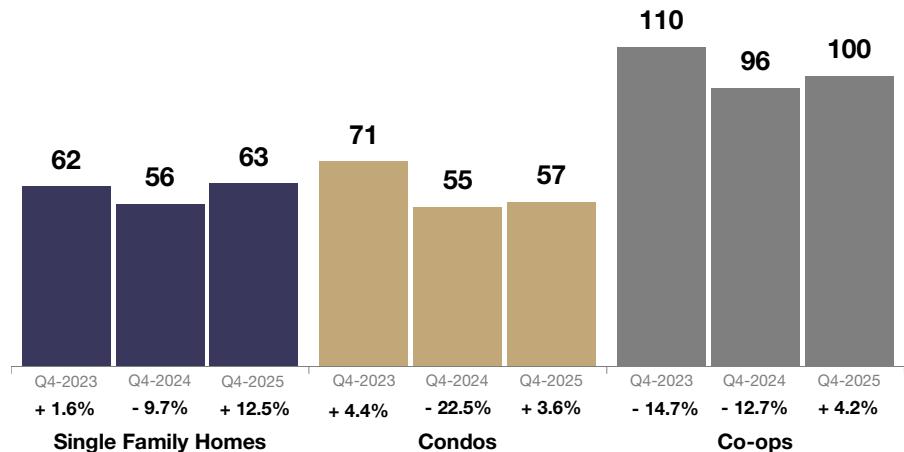
Days on Market Until Sale

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

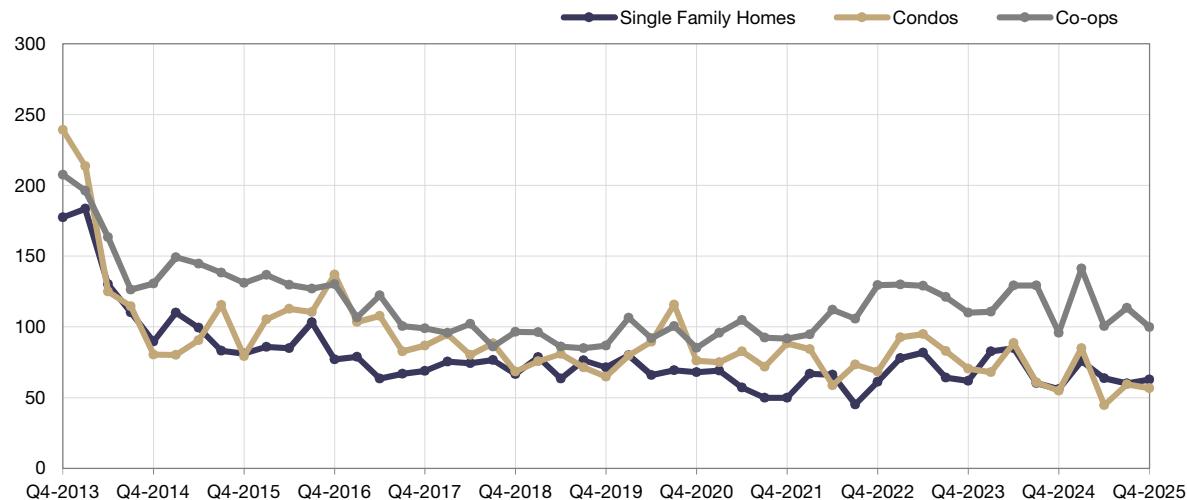


Q4-2025

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.

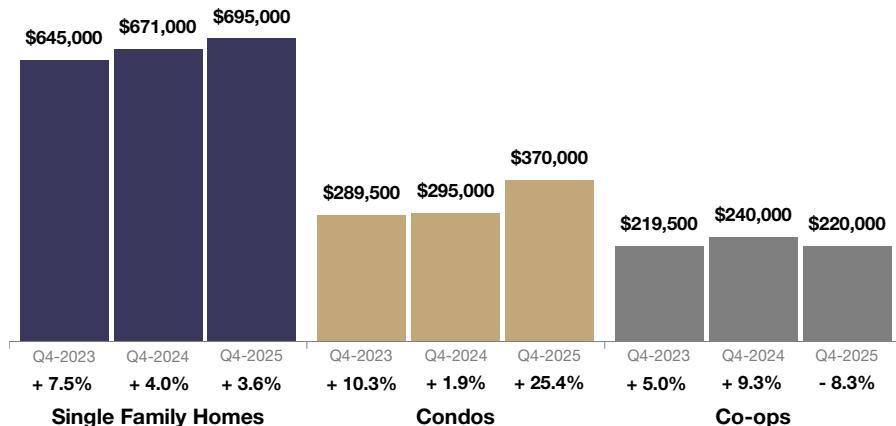
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	78	93	130
Q2-2023	82	95	129
Q3-2023	64	83	121
Q4-2023	62	71	110
Q1-2024	83	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	55	96
Q1-2025	76	85	141
Q2-2025	64	45	101
Q3-2025	60	59	113
Q4-2025	63	57	100

Median Pending Price

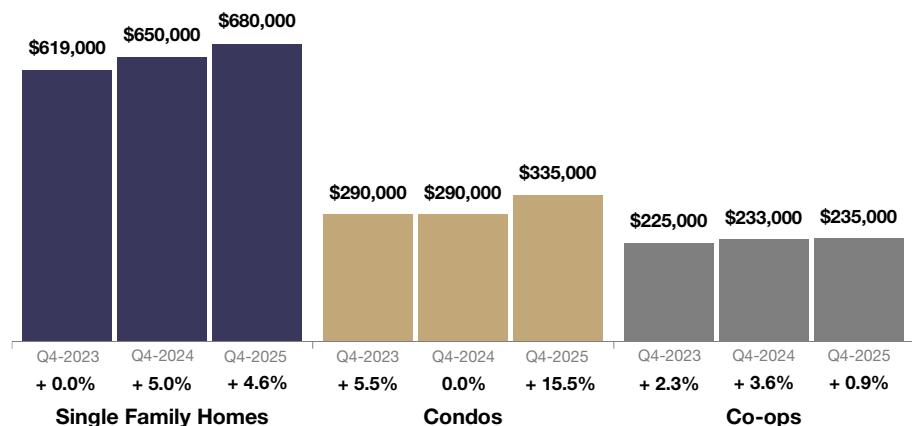
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



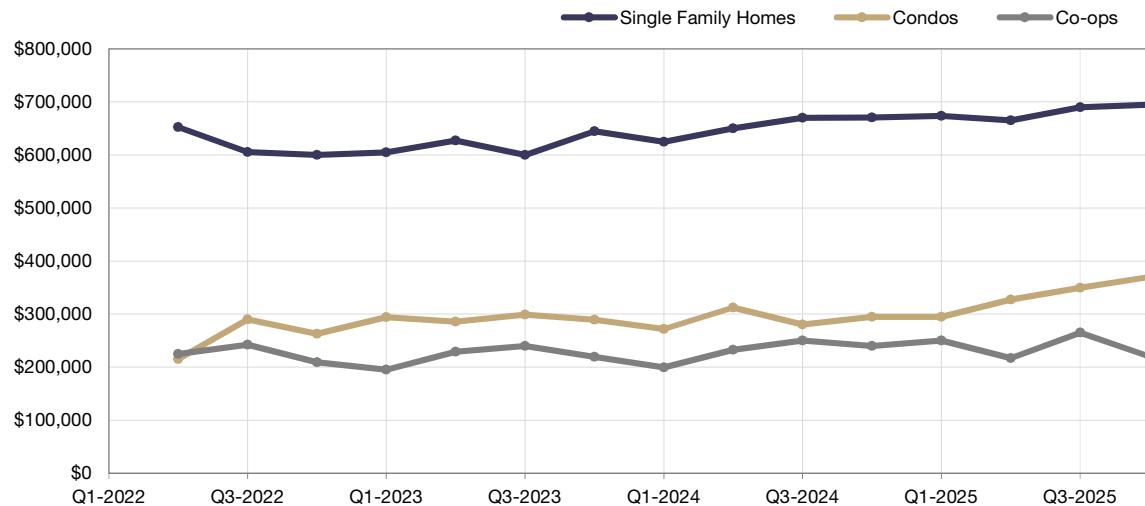
Q4-2025



Year to Date



Historical Median Pending Price by Quarter



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

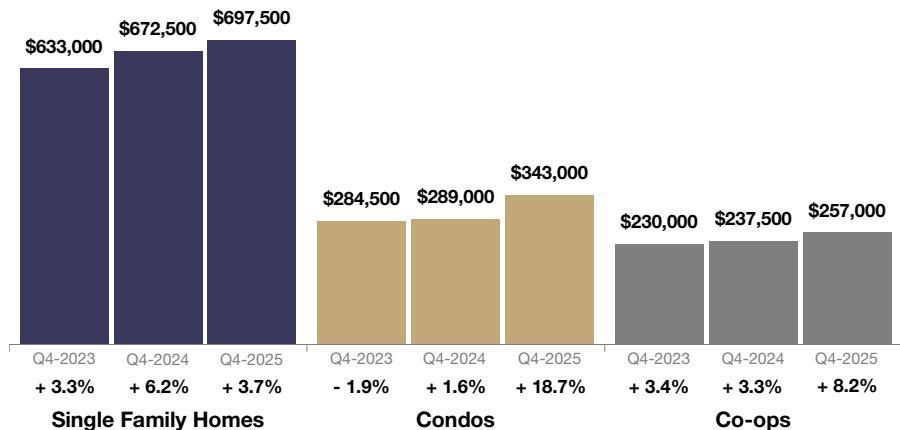
Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q2-2023	\$627,500	\$285,500	\$229,000
Q3-2023	\$600,000	\$299,000	\$240,000
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$312,500	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$671,000	\$295,000	\$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

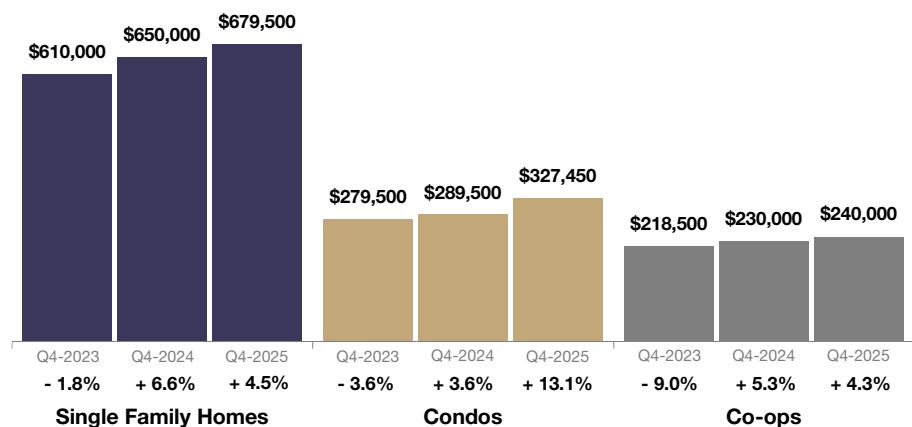
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



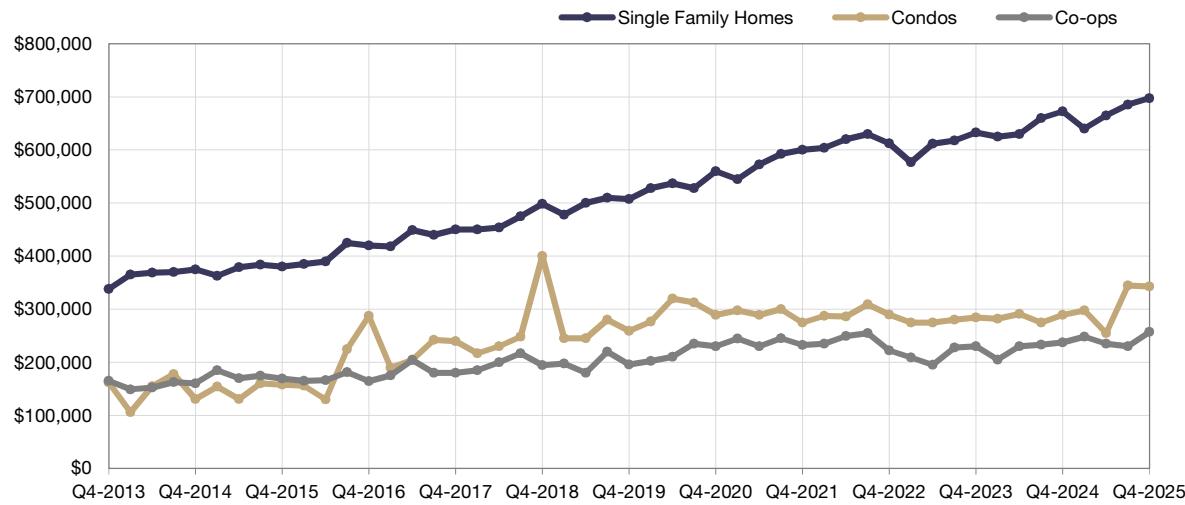
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Year to Date



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.

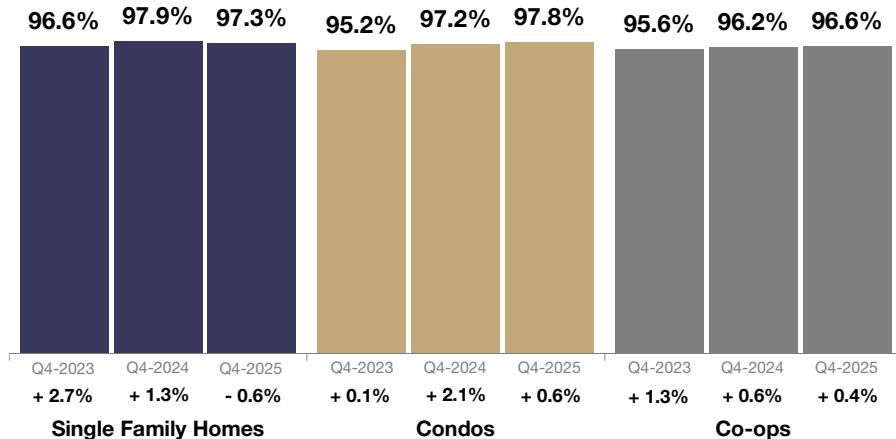
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$577,000	\$275,000	\$209,000
Q2-2023	\$612,000	\$275,000	\$195,000
Q3-2023	\$617,500	\$280,000	\$228,000
Q4-2023	\$633,000	\$284,500	\$230,000
Q1-2024	\$625,000	\$282,000	\$205,000
Q2-2024	\$630,000	\$291,000	\$230,000
Q3-2024	\$660,000	\$275,000	\$233,000
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

Percent of Original List Price Received

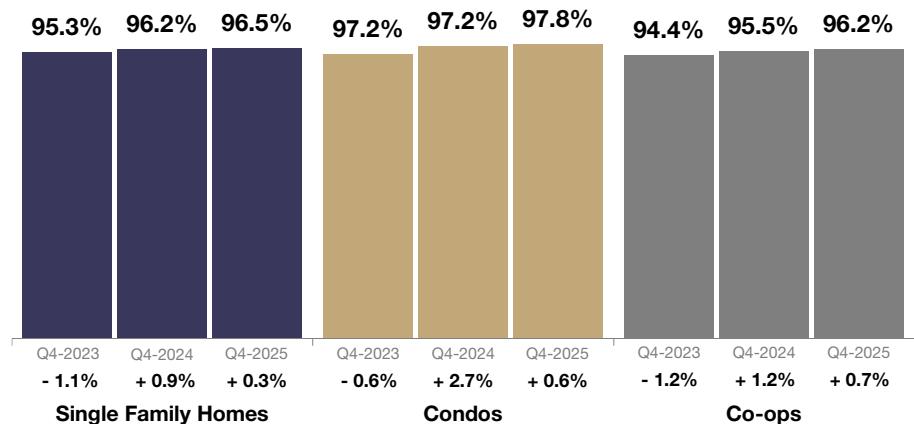
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



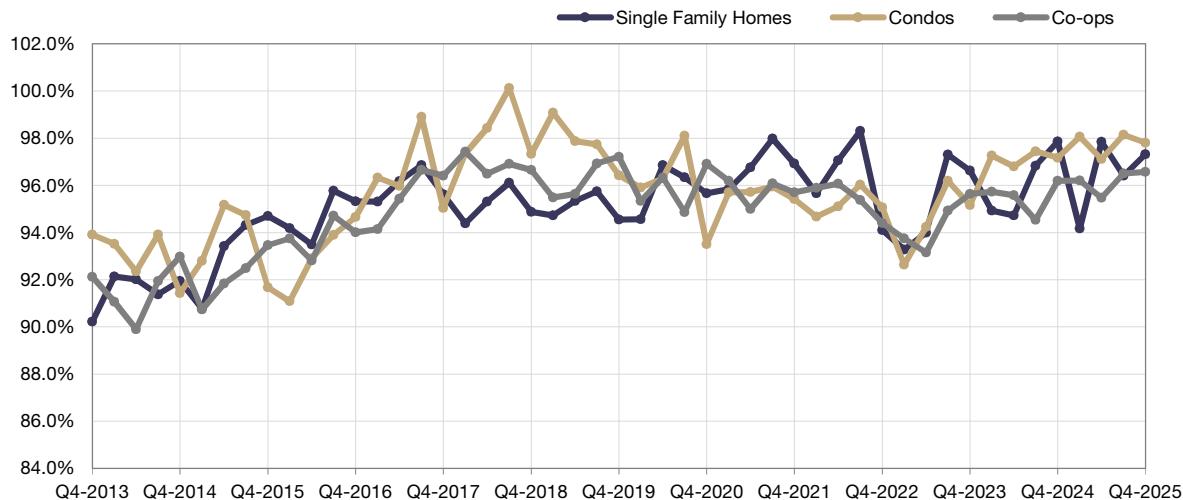
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



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	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%

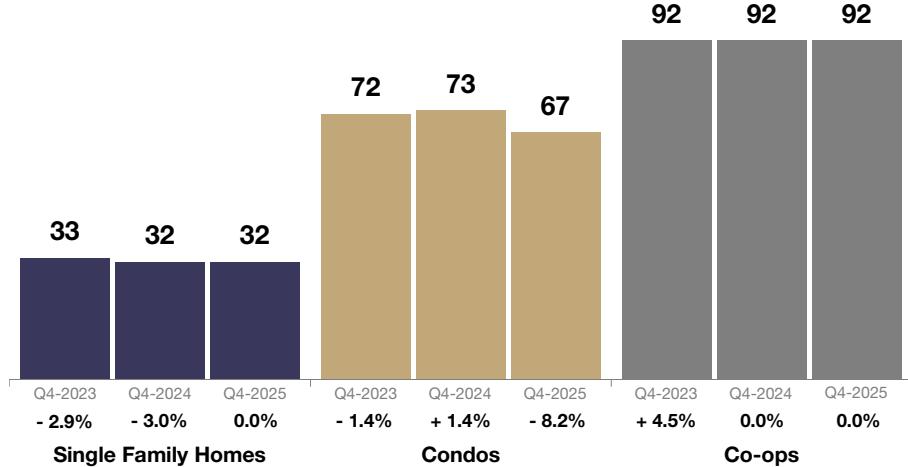
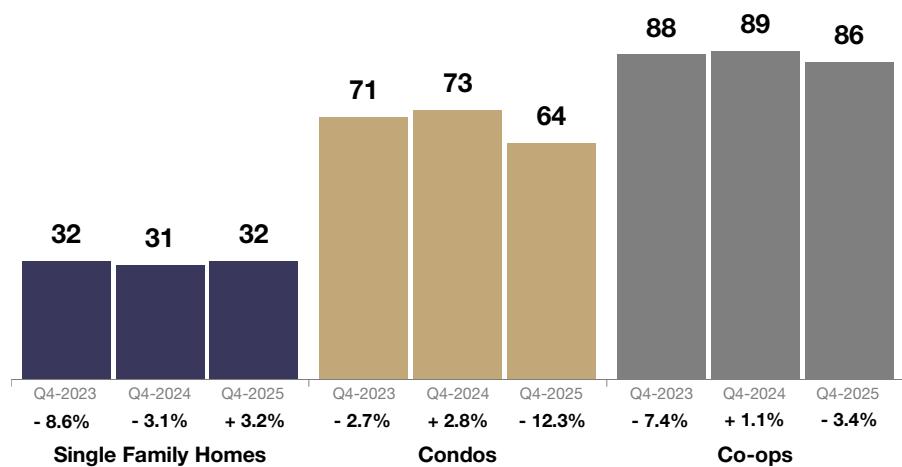
Housing Affordability Index

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.

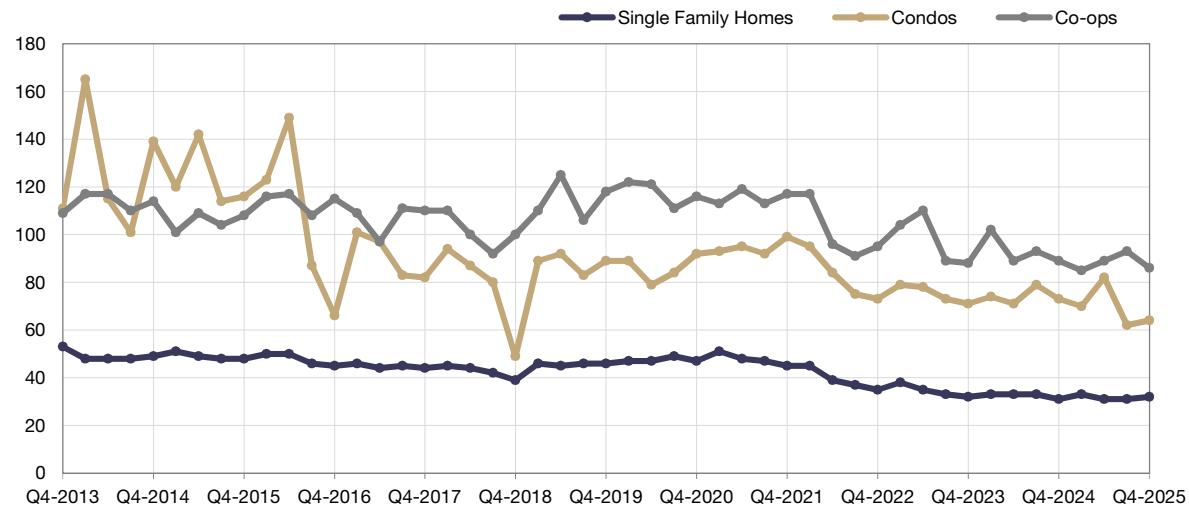


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Year to Date



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

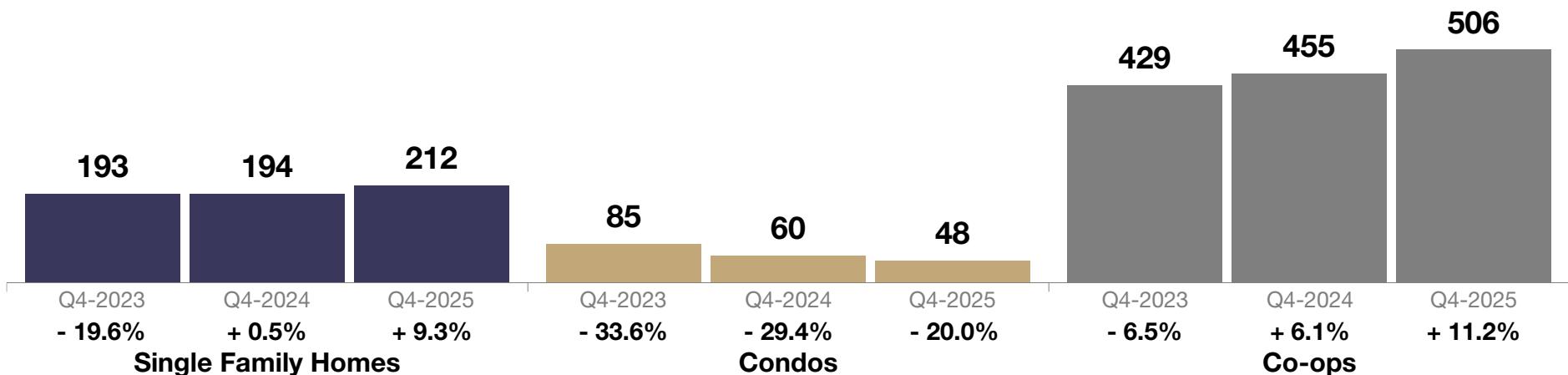
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

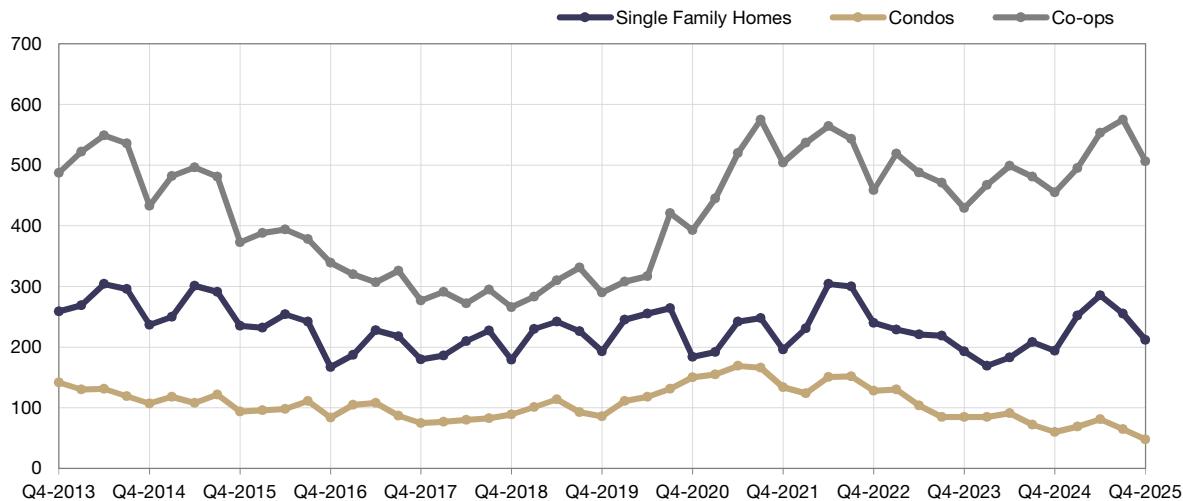
The number of properties available for sale in active status at the end of a given quarter.

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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.

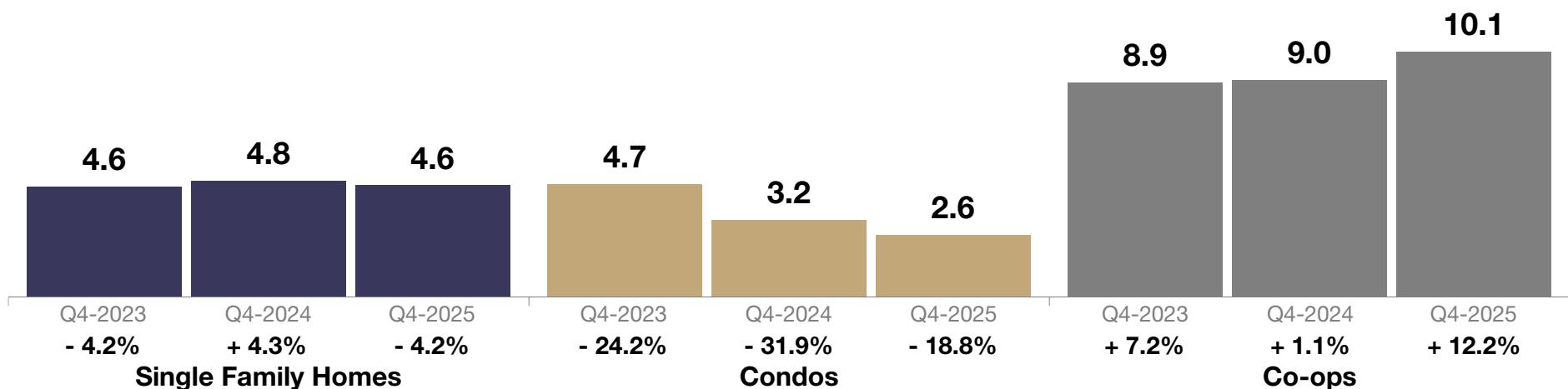
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	229	130	519
Q2-2023	221	104	488
Q3-2023	219	85	471
Q4-2023	193	85	429
Q1-2024	169	85	467
Q2-2024	183	91	499
Q3-2024	208	72	481
Q4-2024	194	60	455
Q1-2025	252	69	495
Q2-2025	285	81	553
Q3-2025	255	65	575
Q4-2025	212	48	506

Months Supply of Inventory

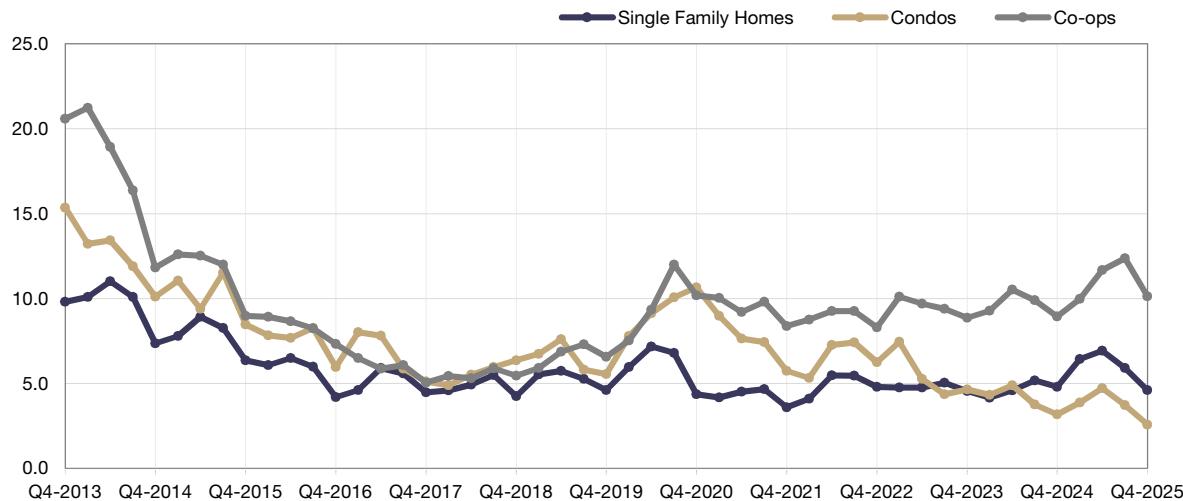
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

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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
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

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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025						
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%	--	--	--