

Quarterly Indicators

Provided by OneKey® MLS

Queens 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 1.8 percent to 811.
- Condos Closed Sales were up 1.5 percent to 274.
- Co-ops Closed Sales were down 16.4 percent to 583.

- Single-Family Median Sales Price increased 6.7 percent to \$870,000.
- Condos Median Sales Price increased 5.1 percent to \$620,000.
- Co-ops Median Sales Price increased 5.5 percent to \$336,415.

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

- 5.4% **- 12.3%** **+ 13.3%**

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 Queens 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						
New Listings						916	963	+ 5.1%	4,613	4,959	+ 7.5%
Pending Sales						693	814	+ 17.5%	3,057	3,145	+ 2.9%
Closed Sales						797	811	+ 1.8%	2,917	2,930	+ 0.4%
Days on Market						60	56	- 6.7%	66	60	- 9.1%
Median Pending Price						\$785,000	\$872,500	+ 11.1%	\$825,000	\$865,000	+ 4.8%
Median Sales Price						\$815,000	\$870,000	+ 6.7%	\$825,000	\$865,000	+ 4.8%
Pct. of Orig. Price Received						96.0%	96.4%	+ 0.4%	95.5%	96.5%	+ 1.0%
Housing Affordability Index						42	42	0.0%	42	42	0.0%
Inventory of Homes for Sale						1,100	947	- 13.9%	--	--	--
Months Supply of Inventory						4.3	3.6	- 16.3%	--	--	--

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						
New Listings						713	586	- 17.8%	2,830	2,726	- 3.7%
Pending Sales						282	294	+ 4.3%	1,133	1,162	+ 2.6%
Closed Sales						270	274	+ 1.5%	978	1,090	+ 11.5%
Days on Market						118	95	- 19.5%	102	87	- 14.7%
Median Pending Price						\$586,000	\$614,916	+ 4.9%	\$585,000	\$620,980	+ 6.2%
Median Sales Price						\$590,000	\$620,000	+ 5.1%	\$584,000	\$605,000	+ 3.6%
Pct. of Orig. Price Received						93.9%	95.3%	+ 1.5%	94.8%	95.1%	+ 0.3%
Housing Affordability Index						59	58	- 1.7%	59	60	+ 1.7%
Inventory of Homes for Sale						1,087	860	- 20.9%	--	--	--
Months Supply of Inventory						11.5	8.9	- 22.6%	--	--	--

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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
New Listings		933	849	- 9.0%	4,451	4,297	- 3.5%				
Pending Sales		650	721	+ 10.9%	2,847	2,699	- 5.2%				
Closed Sales		697	583	- 16.4%	2,686	2,521	- 6.1%				
Days on Market		96	86	- 10.4%	103	89	- 13.6%				
Median Pending Price		\$329,250	\$330,000	+ 0.2%	\$320,000	\$330,000	+ 3.1%				
Median Sales Price		\$319,000	\$336,415	+ 5.5%	\$315,000	\$330,000	+ 4.8%				
Pct. of Orig. Price Received		95.9%	96.4%	+ 0.5%	96.0%	96.6%	+ 0.6%				
Housing Affordability Index		108	108	0.0%	110	110	0.0%				
Inventory of Homes for Sale		1,390	1,329	- 4.4%	--	--	--				
Months Supply of Inventory		5.9	5.9	0.0%	--	--	--				

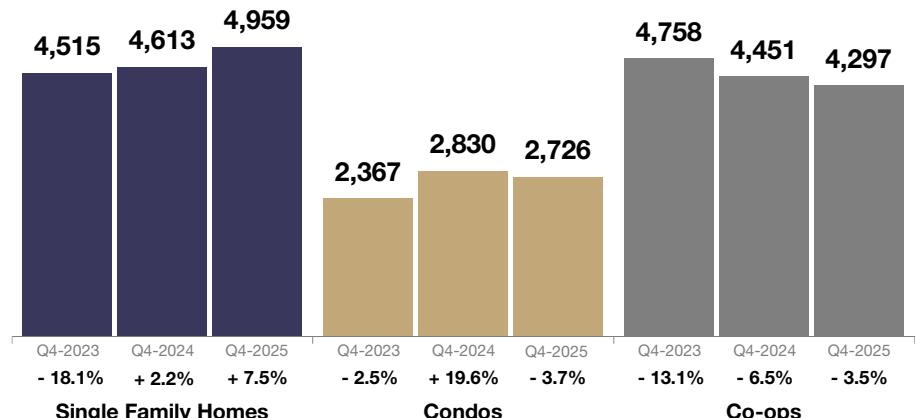
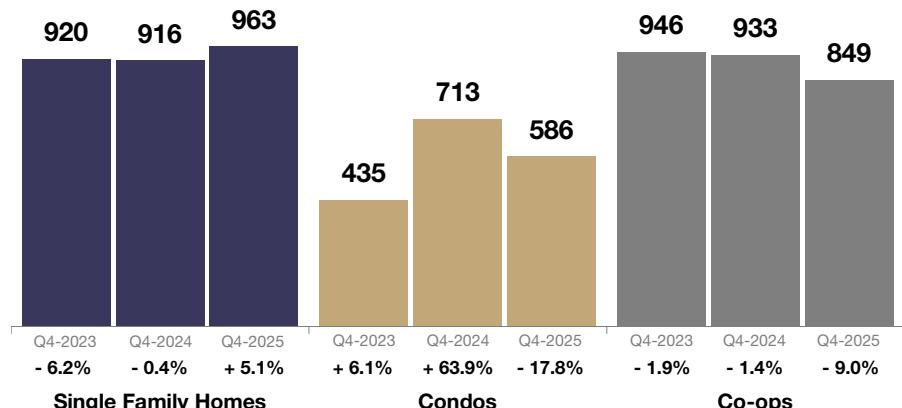
New Listings

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

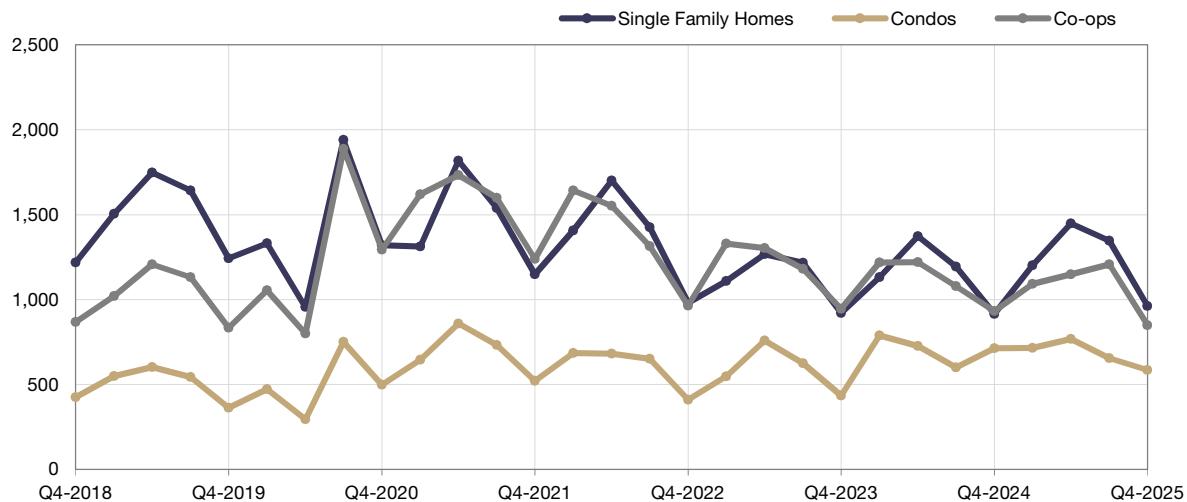
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Q4-2025

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.

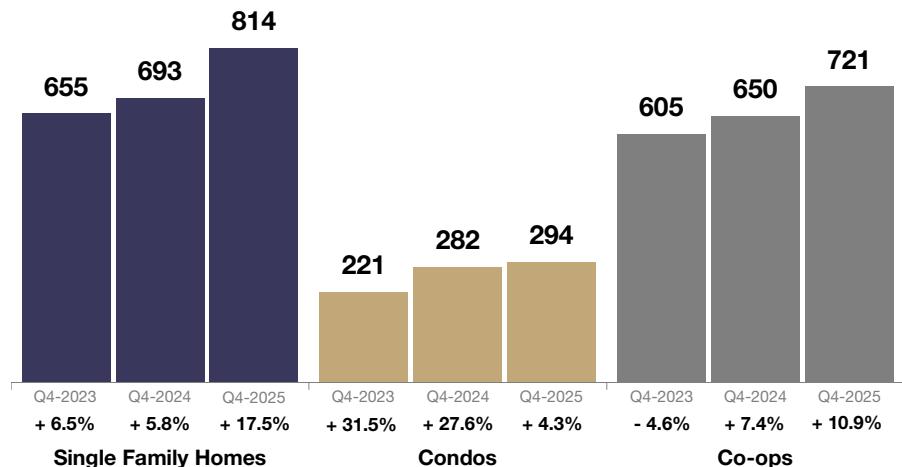
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	1,110	547	1,329
Q2-2023	1,268	759	1,303
Q3-2023	1,217	626	1,180
Q4-2023	920	435	946
Q1-2024	1,131	789	1,219
Q2-2024	1,372	727	1,220
Q3-2024	1,194	601	1,079
Q4-2024	916	713	933
Q1-2025	1,201	715	1,092
Q2-2025	1,448	769	1,149
Q3-2025	1,347	656	1,207
Q4-2025	963	586	849

Pending Sales

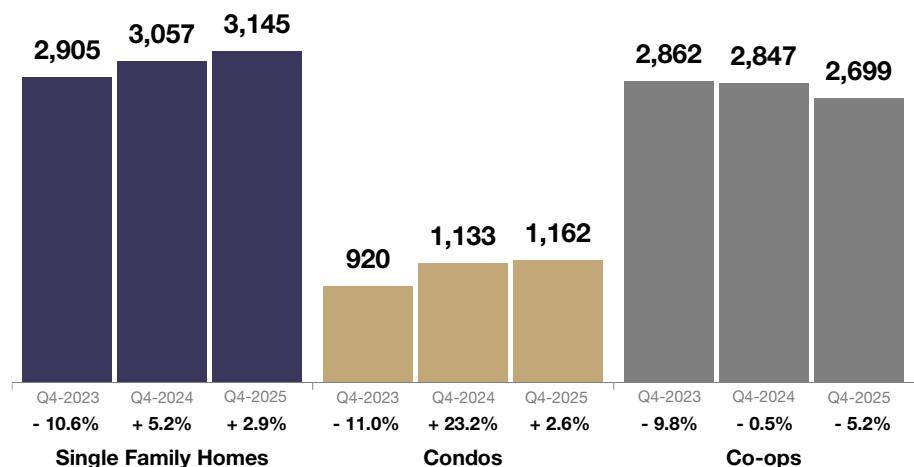
A count of the properties on which offers have been accepted in a given quarter.

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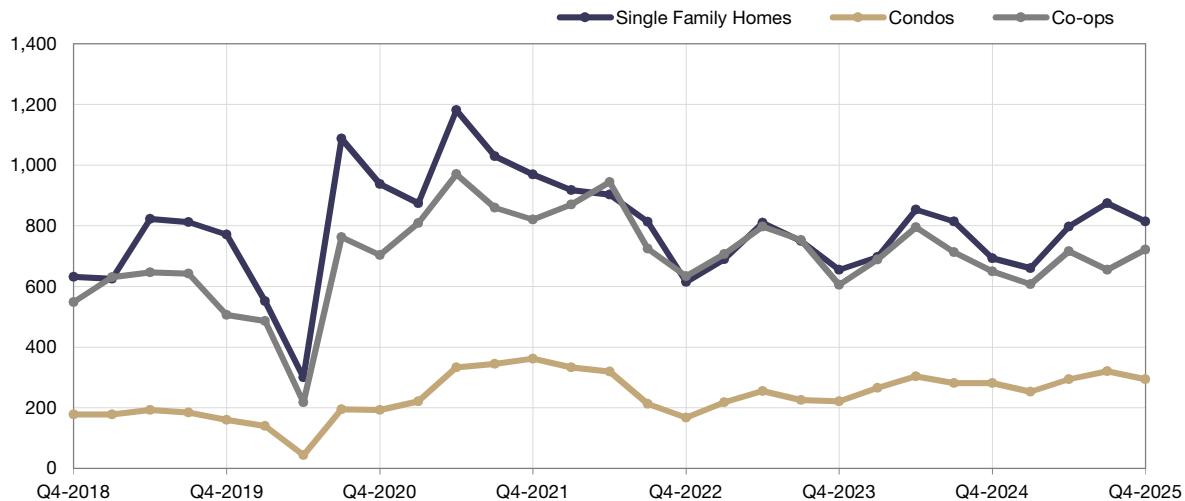
Q4-2025



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.

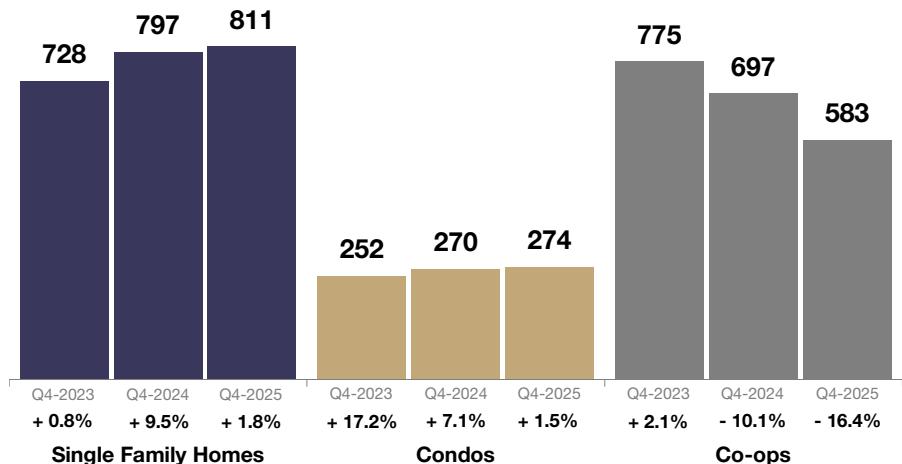
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	690	218	707
Q2-2023	810	255	797
Q3-2023	750	226	753
Q4-2023	655	221	605
Q1-2024	697	266	689
Q2-2024	853	304	795
Q3-2024	814	281	713
Q4-2024	693	282	650
Q1-2025	660	253	607
Q2-2025	797	294	716
Q3-2025	874	321	655
Q4-2025	814	294	721

Closed Sales

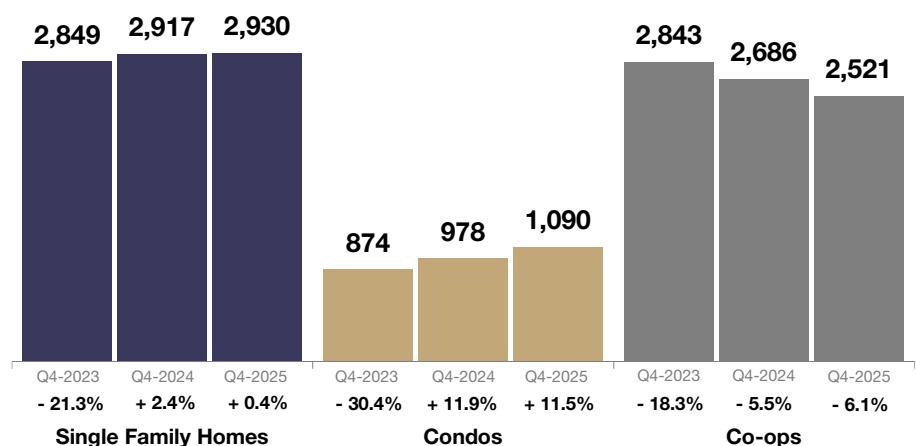
A count of the actual sales that closed in a given quarter.

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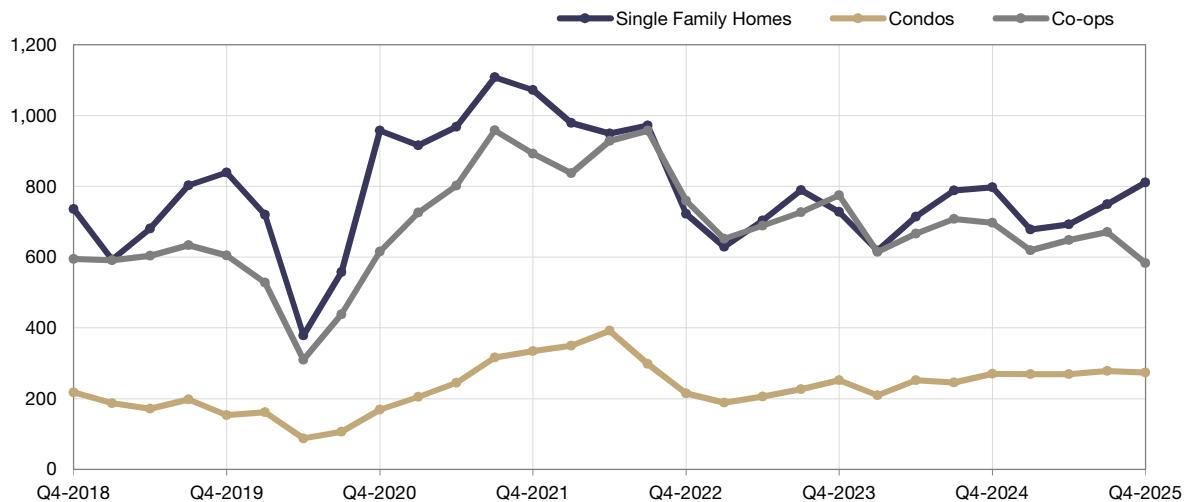
Q4-2025



Year to Date



Historical Closed Sales by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	629	189	652
Q2-2023	703	206	689
Q3-2023	789	227	727
Q4-2023	728	252	775
Q1-2024	618	210	615
Q2-2024	714	252	666
Q3-2024	788	246	708
Q4-2024	797	270	697
Q1-2025	678	269	619
Q2-2025	692	269	648
Q3-2025	749	278	671
Q4-2025	811	274	583

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

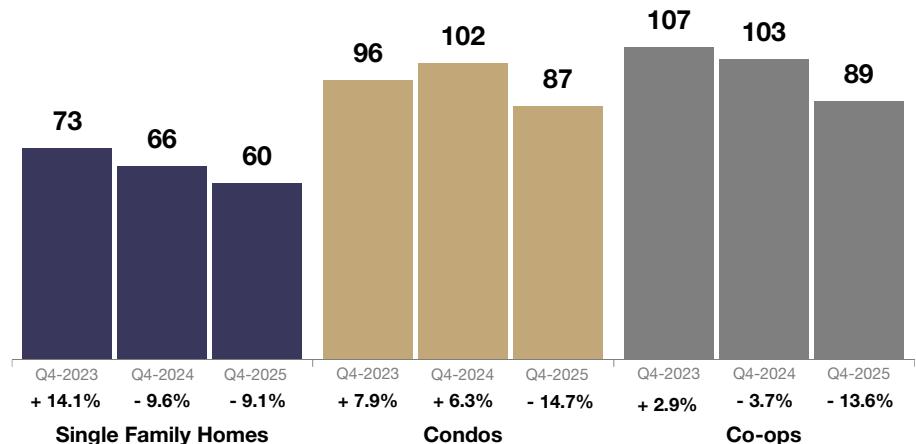
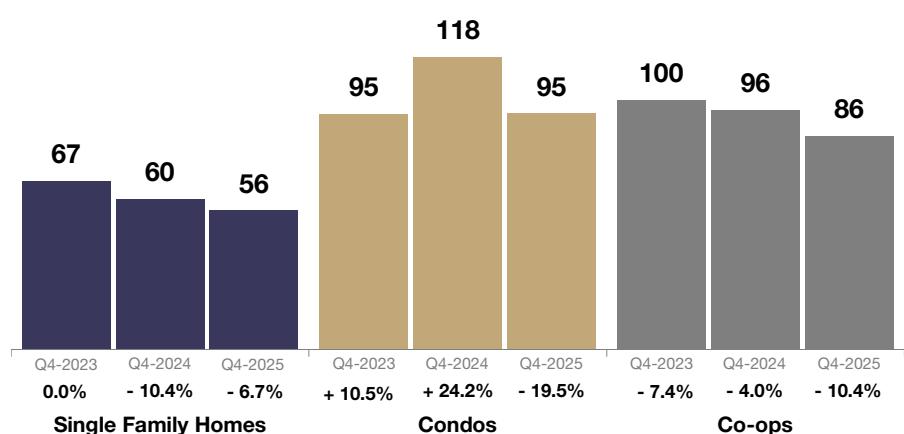
Days on Market Until Sale

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

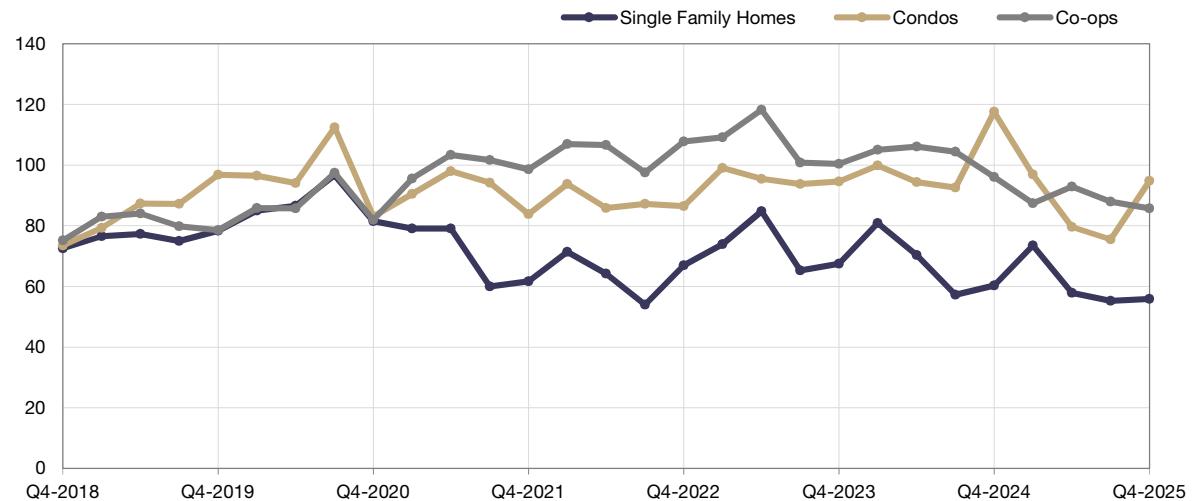
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Year to Date



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.

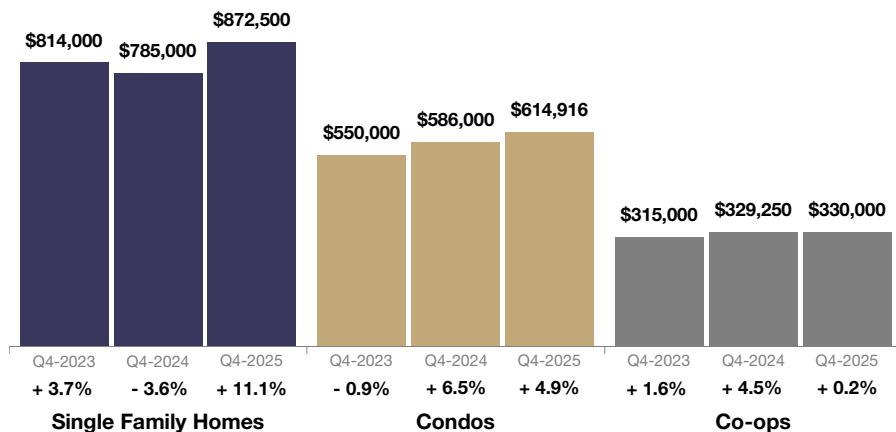
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	74	99	109
Q2-2023	85	95	118
Q3-2023	65	94	101
Q4-2023	67	95	100
Q1-2024	81	100	105
Q2-2024	70	94	106
Q3-2024	57	93	104
Q4-2024	60	118	96
Q1-2025	74	97	87
Q2-2025	58	80	93
Q3-2025	55	76	88
Q4-2025	56	95	86

Median Pending Price

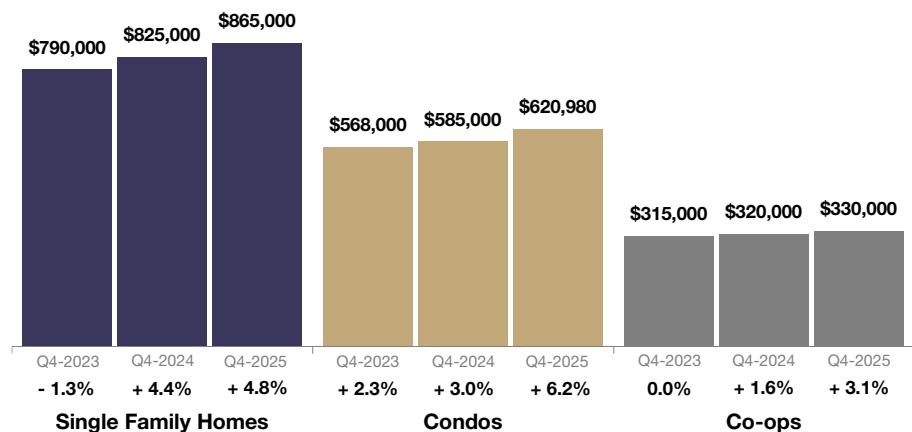
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

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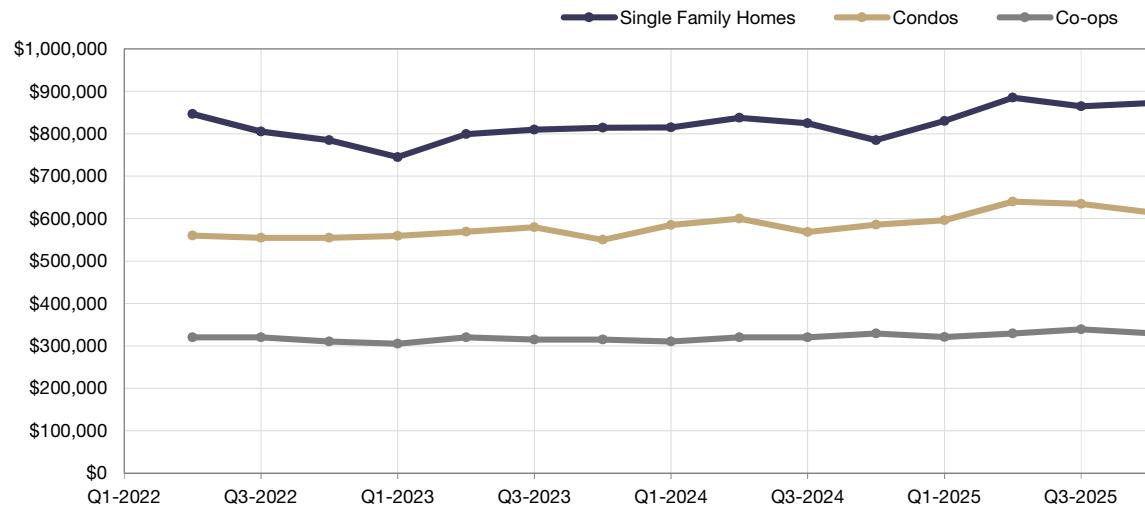
Q4-2025



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	\$799,500	\$569,000	\$320,000
Q3-2023	\$810,000	\$580,000	\$315,000
Q4-2023	\$814,000	\$550,000	\$315,000
Q1-2024	\$815,000	\$585,000	\$310,000
Q2-2024	\$838,000	\$600,000	\$320,000
Q3-2024	\$825,000	\$568,000	\$320,000
Q4-2024	\$785,000	\$586,000	\$329,250
Q1-2025	\$830,000	\$596,500	\$321,000
Q2-2025	\$885,000	\$640,000	\$329,000
Q3-2025	\$865,000	\$635,000	\$339,000
Q4-2025	\$872,500	\$614,916	\$330,000

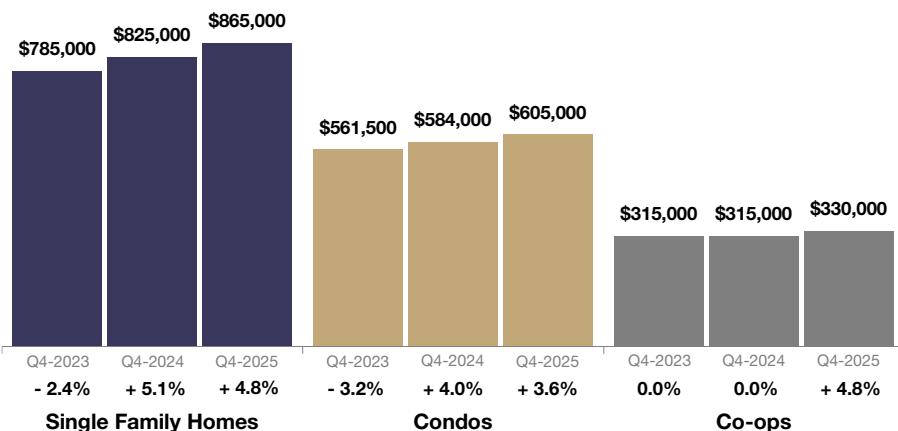
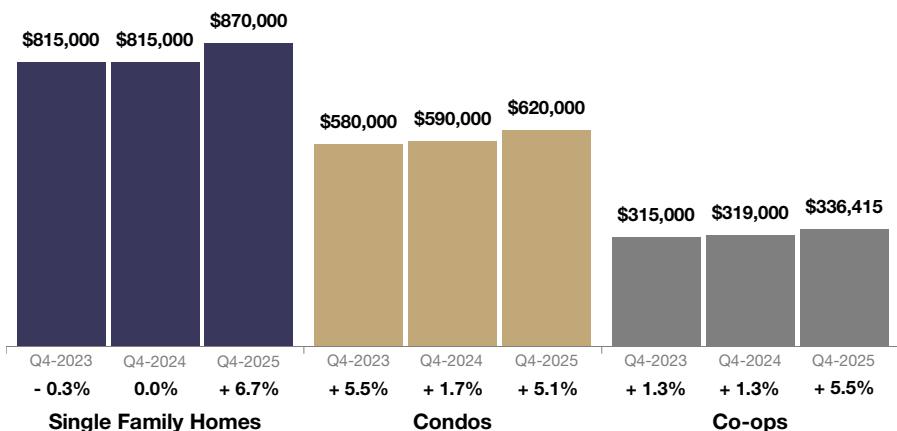
Median Sales Price

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

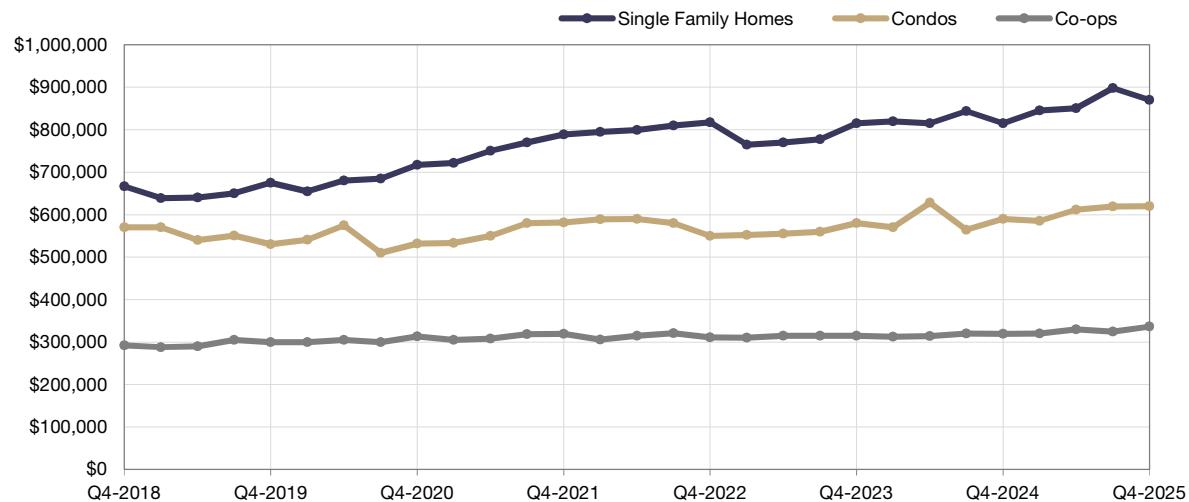


Q4-2025

Year to Date



Historical Median Sales Price by Quarter



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	\$765,000	\$552,000	\$310,000
Q2-2023	\$770,000	\$555,000	\$315,000
Q3-2023	\$777,500	\$560,000	\$315,000
Q4-2023	\$815,000	\$580,000	\$315,000
Q1-2024	\$820,000	\$570,000	\$312,550
Q2-2024	\$815,000	\$628,000	\$314,000
Q3-2024	\$844,000	\$564,000	\$320,000
Q4-2024	\$815,000	\$590,000	\$319,000
Q1-2025	\$845,000	\$585,000	\$320,000
Q2-2025	\$850,500	\$612,000	\$330,000
Q3-2025	\$898,000	\$619,000	\$325,000
Q4-2025	\$870,000	\$620,000	\$336,415

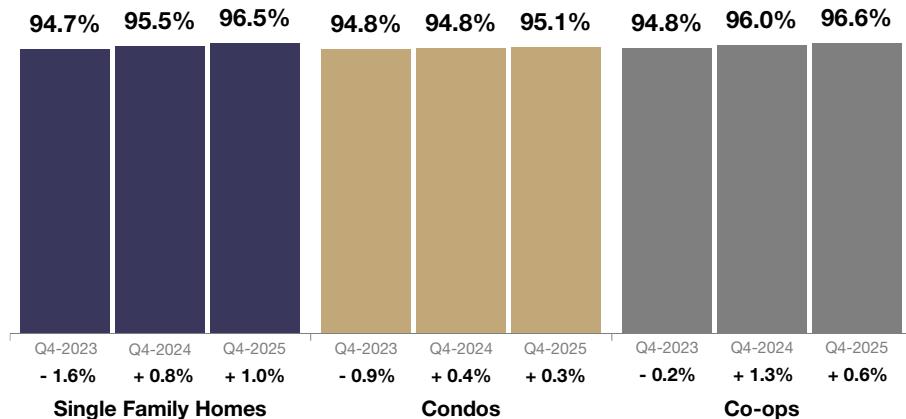
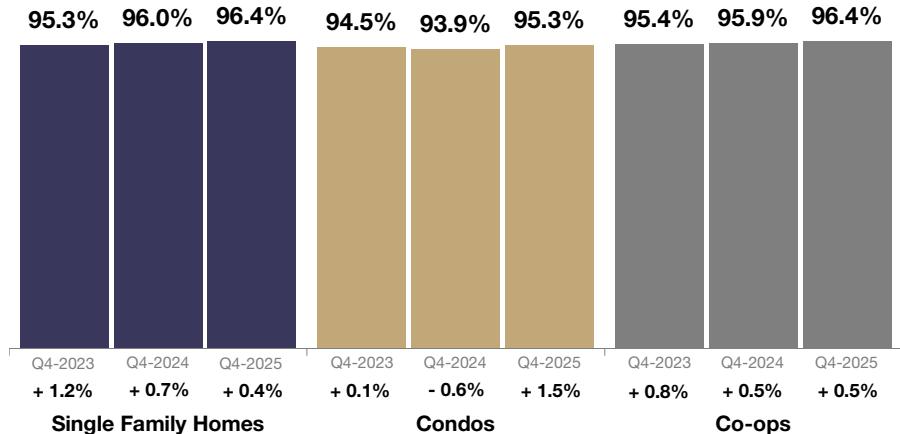
Percent of Original List Price Received

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.

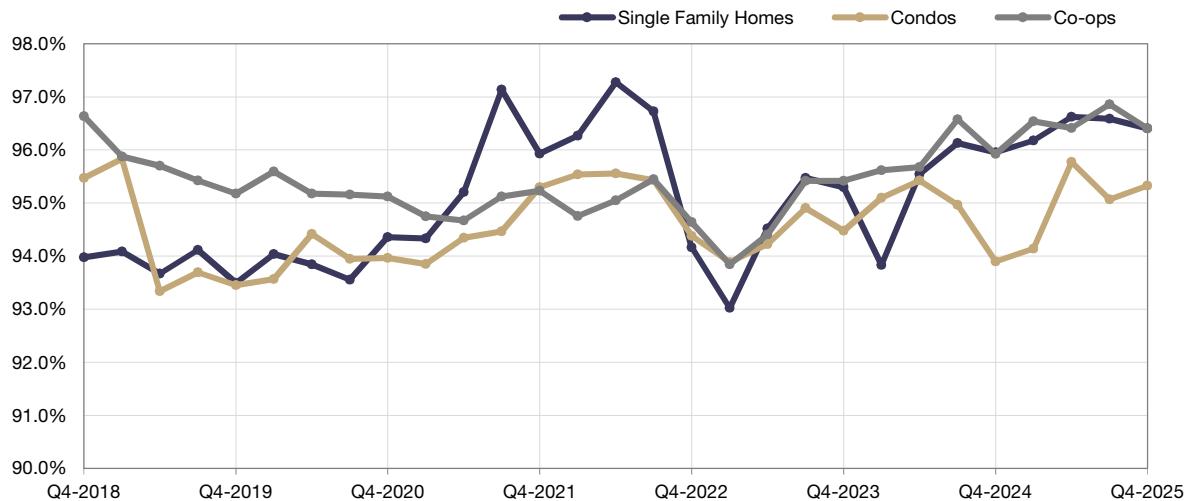


Q4-2025

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	93.0%	93.9%	93.8%
Q2-2023	94.5%	94.2%	94.4%
Q3-2023	95.5%	94.9%	95.4%
Q4-2023	95.3%	94.5%	95.4%
Q1-2024	93.8%	95.1%	95.6%
Q2-2024	95.5%	95.4%	95.7%
Q3-2024	96.1%	95.0%	96.6%
Q4-2024	96.0%	93.9%	95.9%
Q1-2025	96.2%	94.1%	96.5%
Q2-2025	96.6%	95.8%	96.4%
Q3-2025	96.6%	95.1%	96.9%
Q4-2025	96.4%	95.3%	96.4%

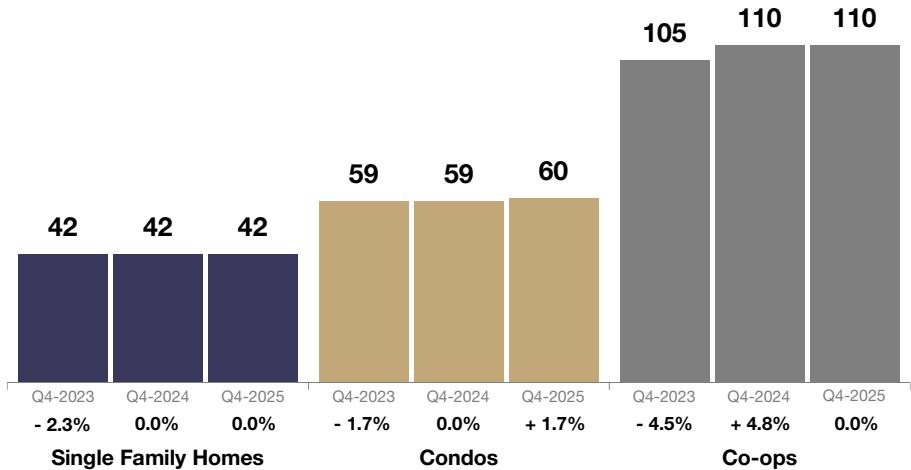
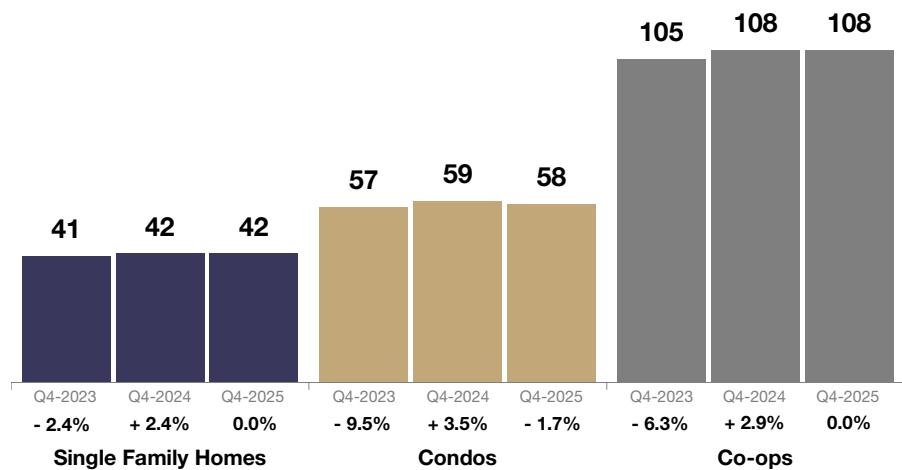
Housing Affordability Index

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.

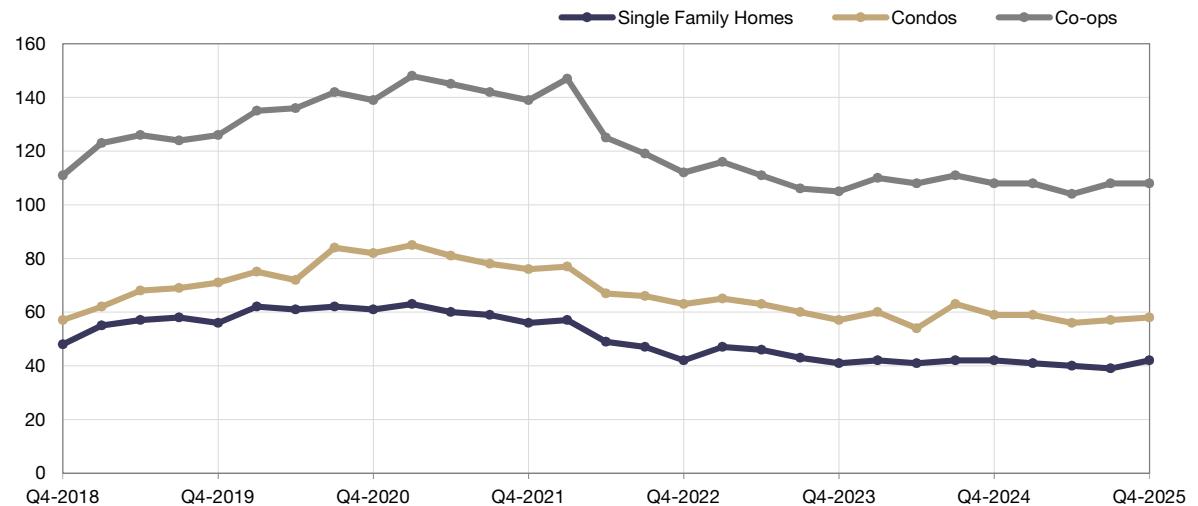
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Year to Date



Historical Housing Affordability Index by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	47	65	116
Q2-2023	46	63	111
Q3-2023	43	60	106
Q4-2023	41	57	105
Q1-2024	42	60	110
Q2-2024	41	54	108
Q3-2024	42	63	111
Q4-2024	42	59	108
Q1-2025	41	59	108
Q2-2025	40	56	104
Q3-2025	39	57	108
Q4-2025	42	58	108

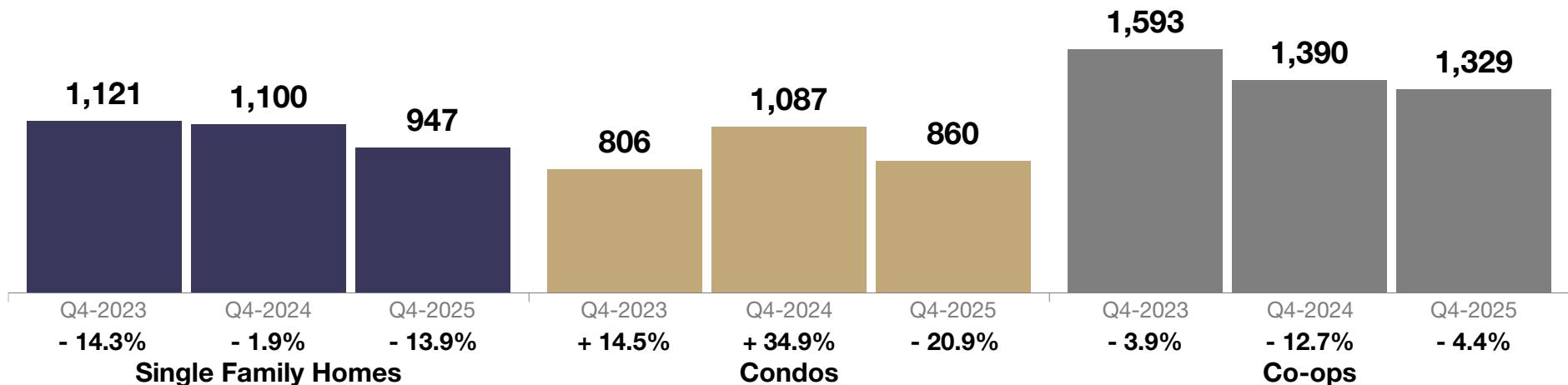
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

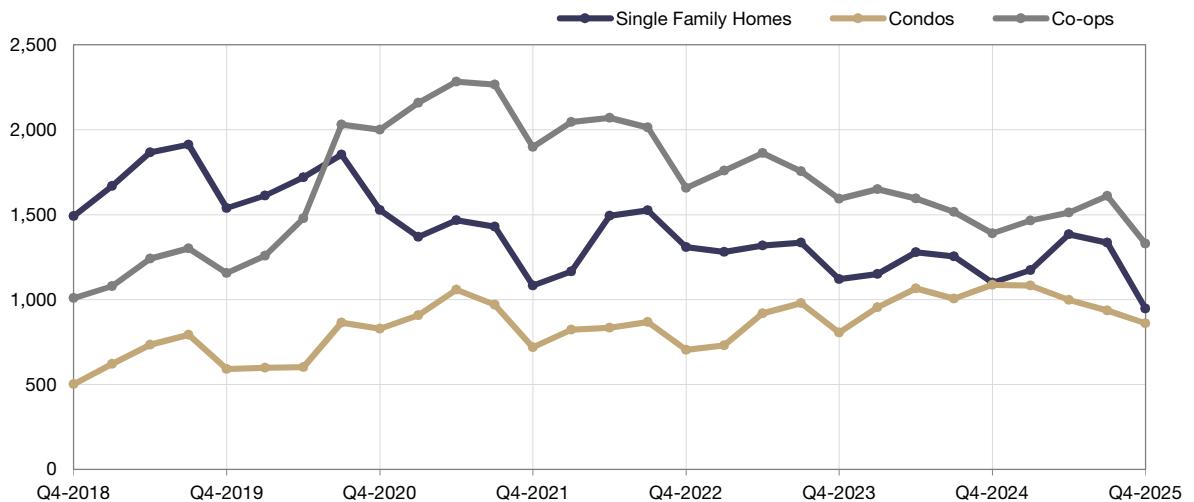
The number of properties available for sale in active status at the end of a given quarter.

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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.

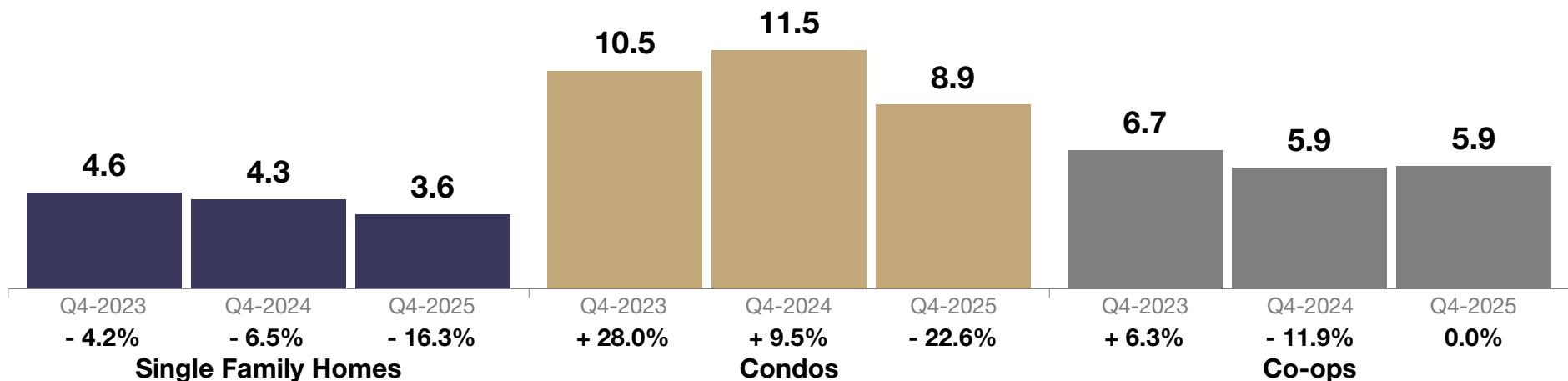
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	1,280	731	1,759
Q2-2023	1,318	919	1,863
Q3-2023	1,335	979	1,755
Q4-2023	1,121	806	1,593
Q1-2024	1,151	954	1,649
Q2-2024	1,278	1,065	1,596
Q3-2024	1,255	1,006	1,516
Q4-2024	1,100	1,087	1,390
Q1-2025	1,173	1,083	1,466
Q2-2025	1,384	999	1,512
Q3-2025	1,336	936	1,611
Q4-2025	947	860	1,329

Months Supply of Inventory

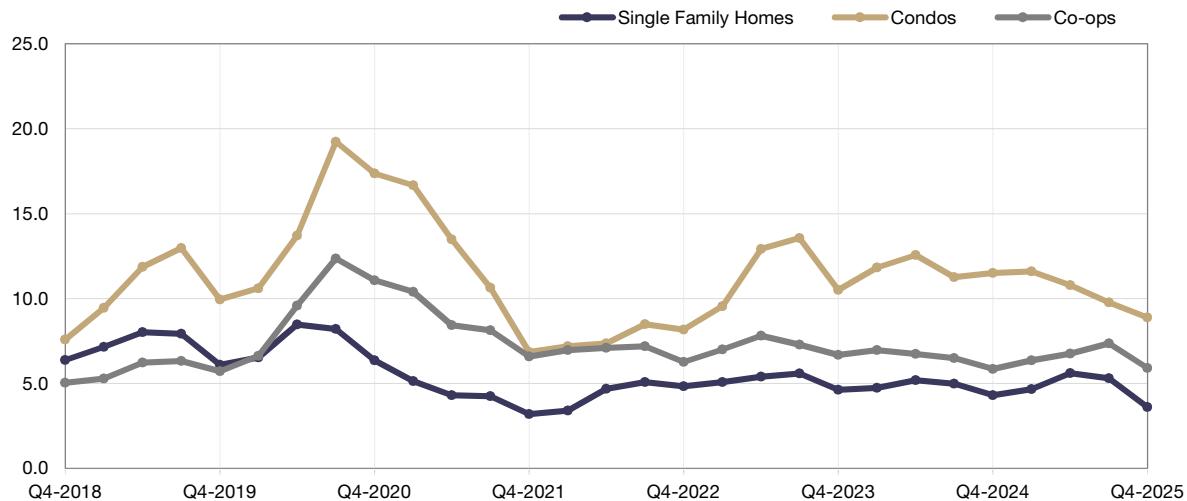
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

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Q4-2025



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
Q1-2023	5.1	9.5	7.0
Q2-2023	5.4	12.9	7.8
Q3-2023	5.6	13.6	7.3
Q4-2023	4.6	10.5	6.7
Q1-2024	4.7	11.8	7.0
Q2-2024	5.2	12.6	6.7
Q3-2024	5.0	11.3	6.5
Q4-2024	4.3	11.5	5.9
Q1-2025	4.7	11.6	6.4
Q2-2025	5.6	10.8	6.8
Q3-2025	5.3	9.8	7.4
Q4-2025	3.6	8.9	5.9

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					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						2,562	2,398	- 6.4%	11,894	11,982	+ 0.7%
Pending Sales						1,625	1,829	+ 12.6%	7,037	7,006	- 0.4%
Closed Sales						1,764	1,668	- 5.4%	6,581	6,541	- 0.6%
Days on Market						83	73	- 12.0%	86	76	- 11.6%
Median Pending Price						\$570,000	\$620,000	+ 8.8%	\$590,000	\$630,000	+ 6.8%
Median Sales Price						\$585,000	\$663,000	+ 13.3%	\$579,000	\$620,000	+ 7.1%
Pct. of Orig. Price Received						95.6%	96.2%	+ 0.6%	95.6%	96.3%	+ 0.7%
Housing Affordability Index						59	55	- 6.8%	60	58	- 3.3%
Inventory of Homes for Sale						3,577	3,136	- 12.3%	--	--	--
Months Supply of Inventory						6.1	5.4	- 11.5%	--	--	--