

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
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
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.

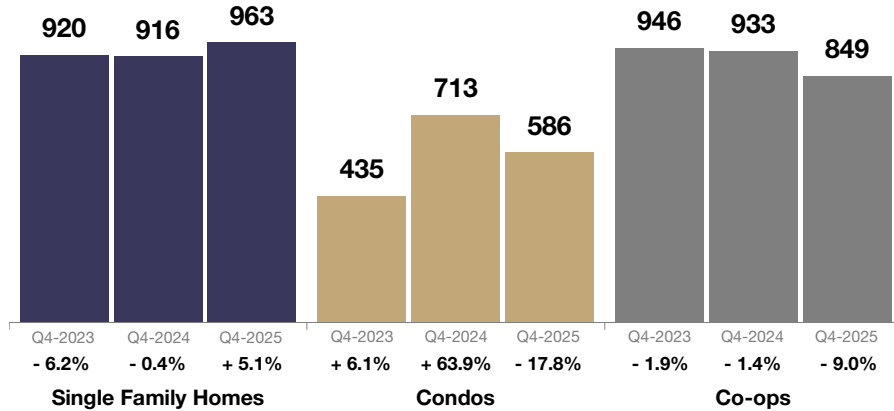


Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		933	849	- 9.0%	4,451	4,297	- 3.5%
Pending Sales		650	721	+ 10.9%	2,847	2,699	- 5.2%
Closed Sales		697	583	- 16.4%	2,686	2,521	- 6.1%
Days on Market		96	86	- 10.4%	103	89	- 13.6%
Median Pending 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%	--	--	--

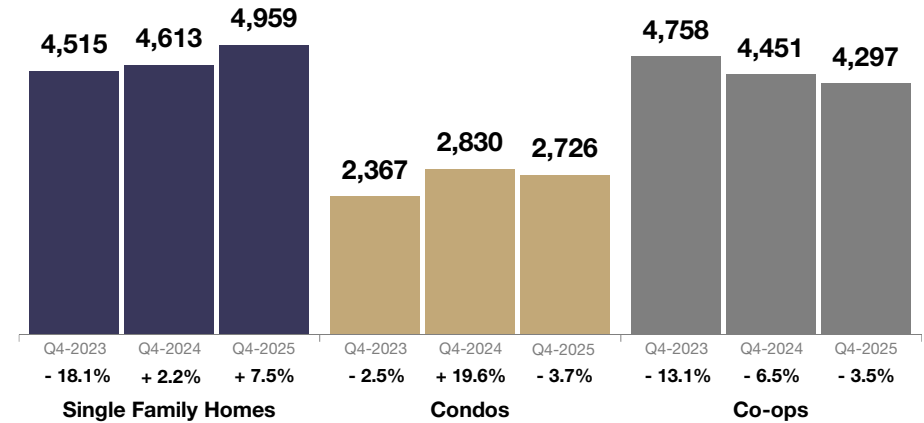
New Listings

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

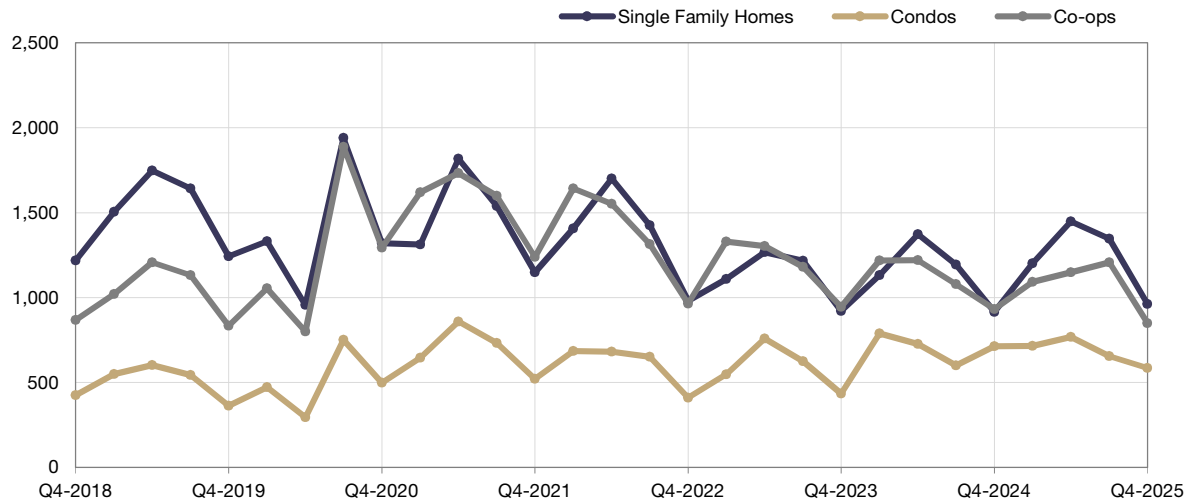
Q4-2025



Year to Date



Historical New Listings by Quarter



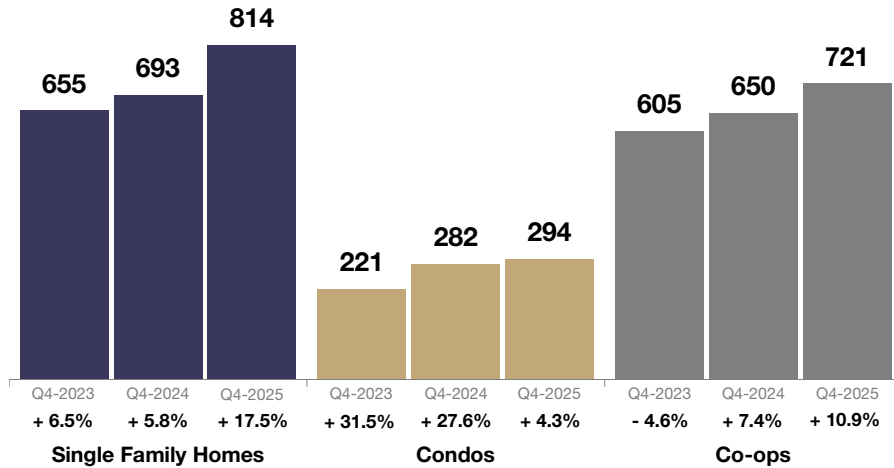
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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

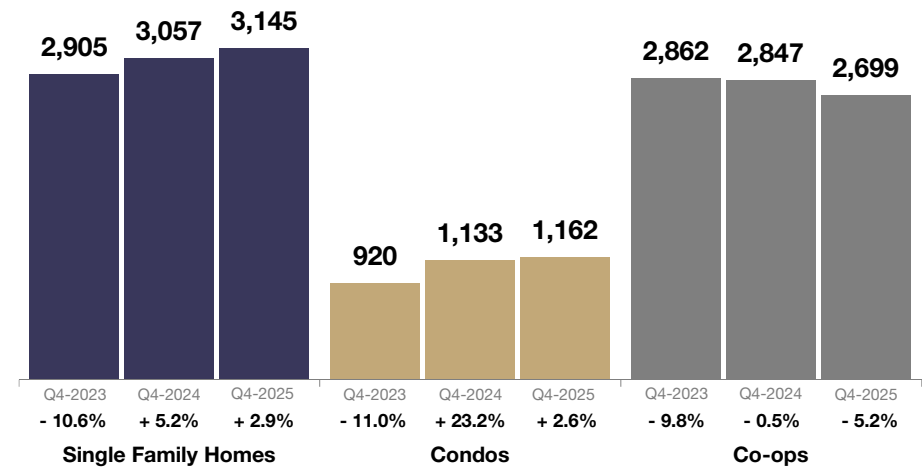
Pending Sales

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

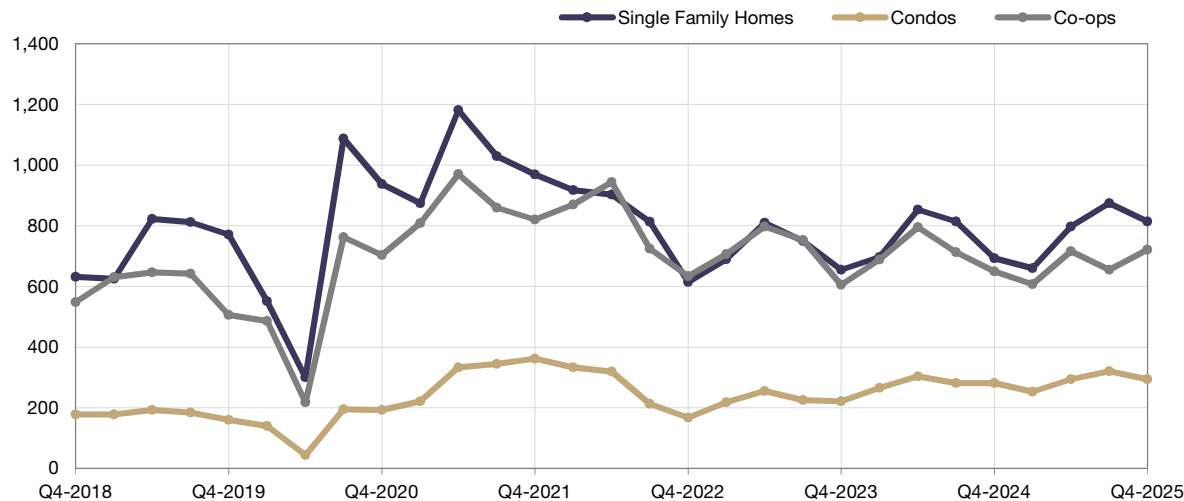
Q4-2025



Year to Date



Historical Pending Sales by Quarter



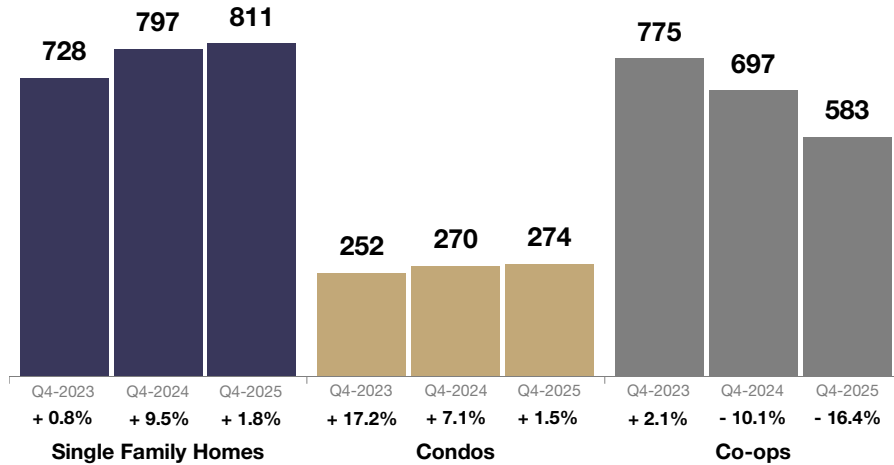
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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

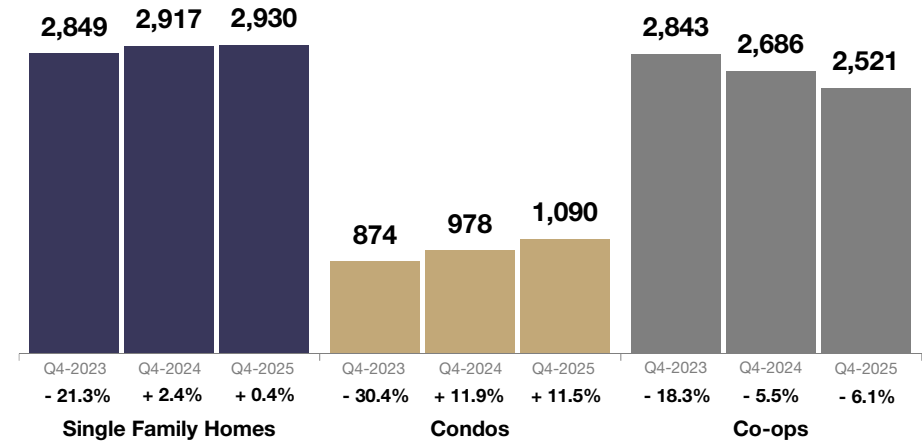
Closed Sales

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

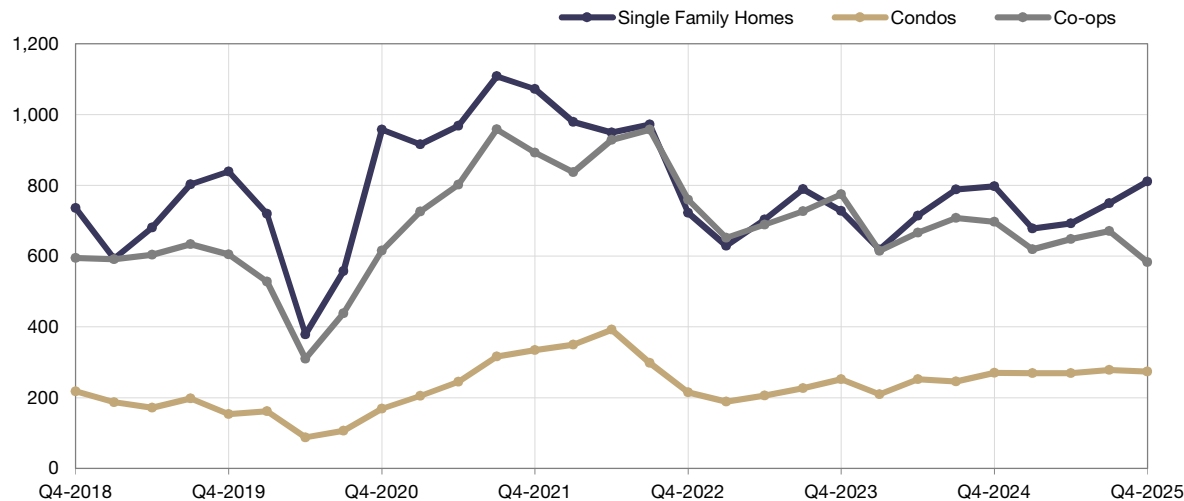
Q4-2025



Year to Date



Historical Closed Sales by Quarter



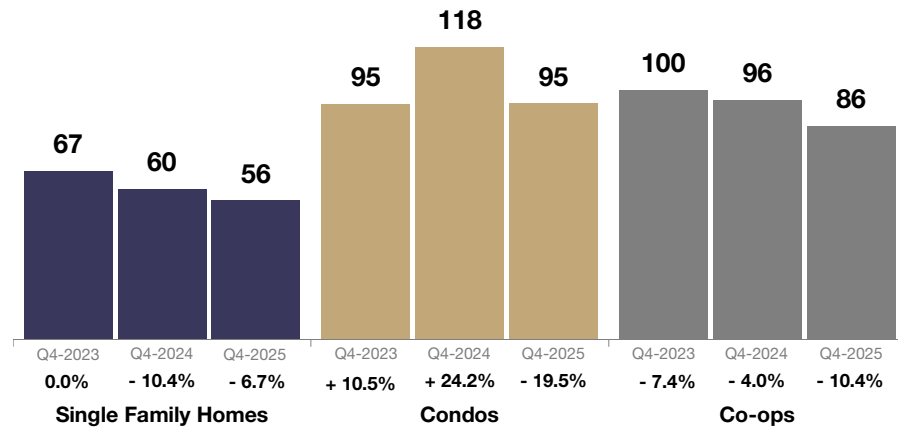
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	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

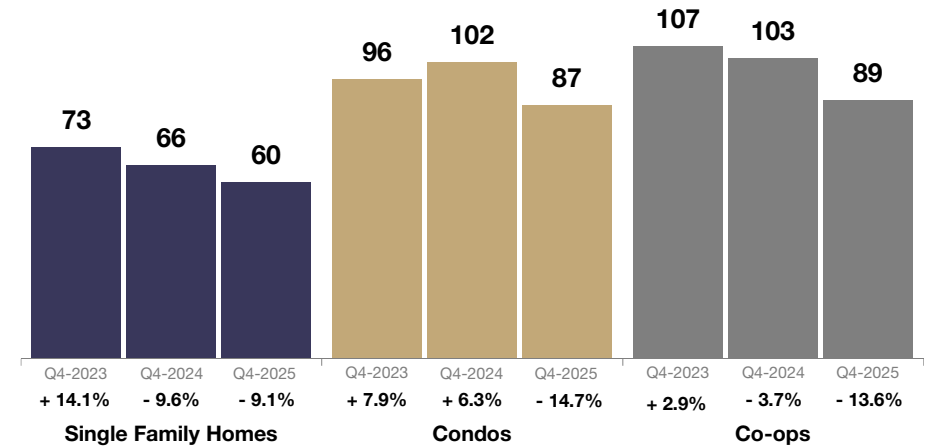
Days on Market Until Sale

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

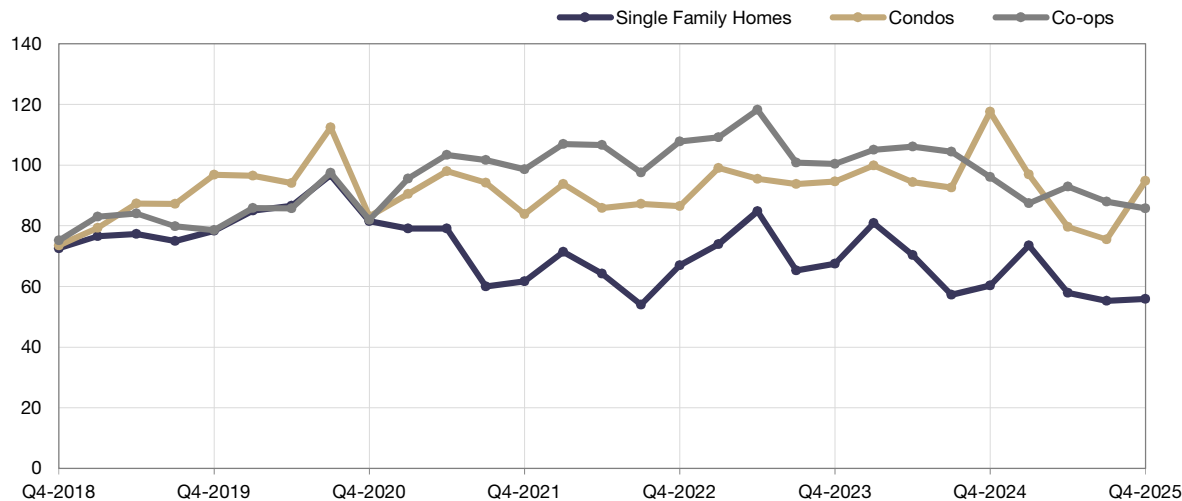
Q4-2025



Year to Date



Historical Days on Market Until Sale by Quarter



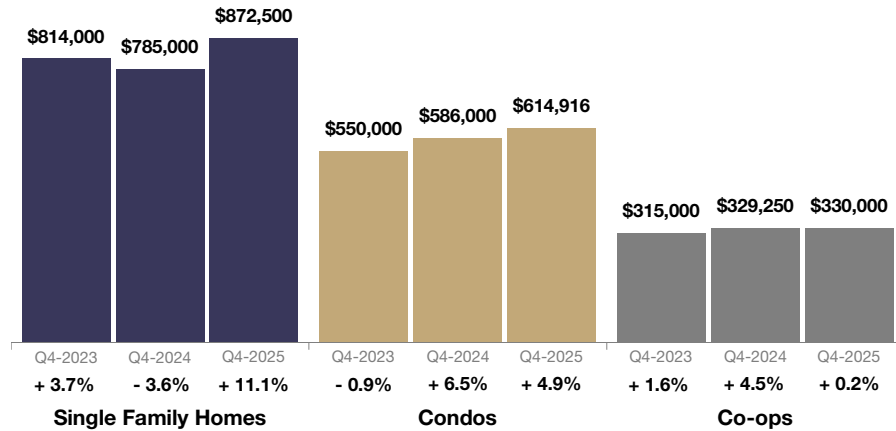
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	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

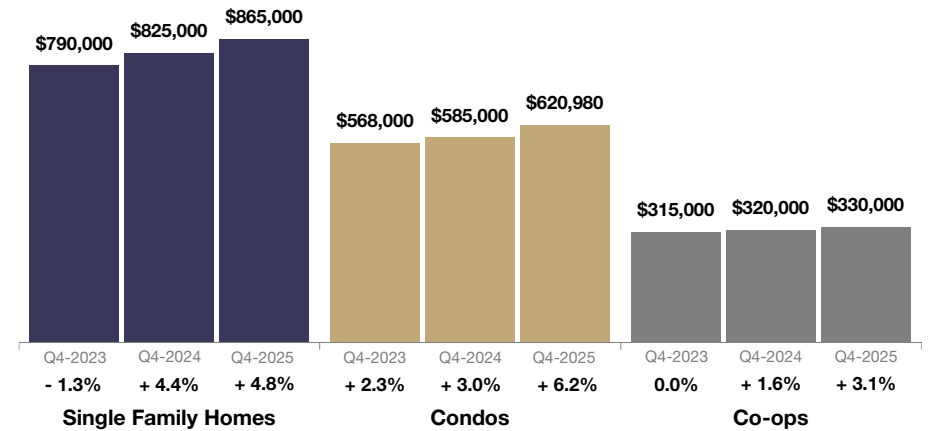
Median Pending Price

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.

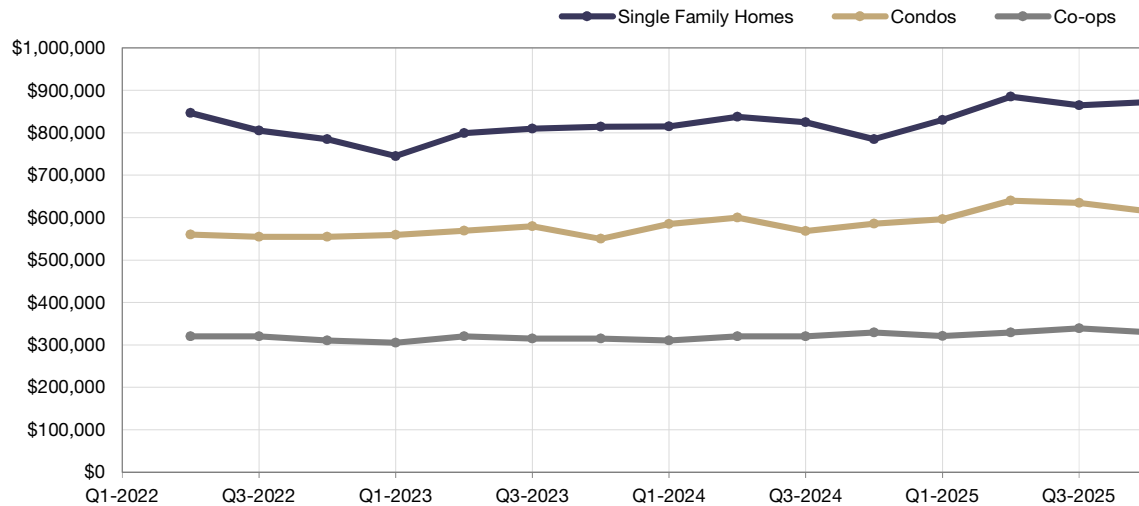
Q4-2025



Year to Date



Historical Median Pending Price by Quarter



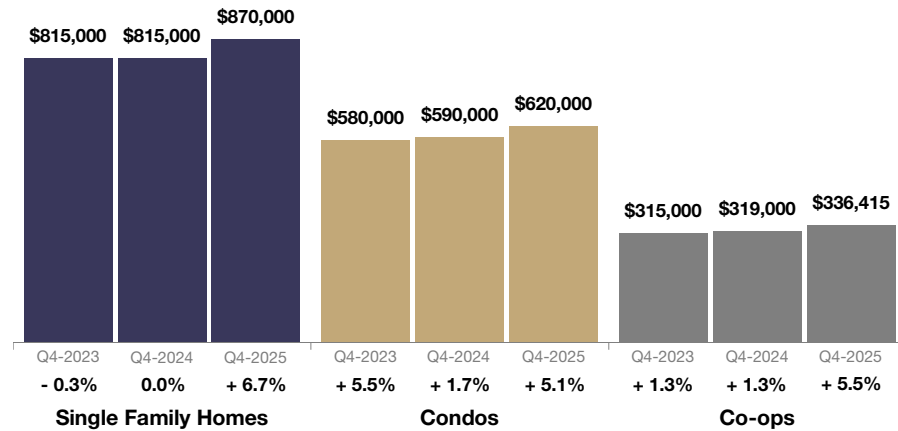
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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

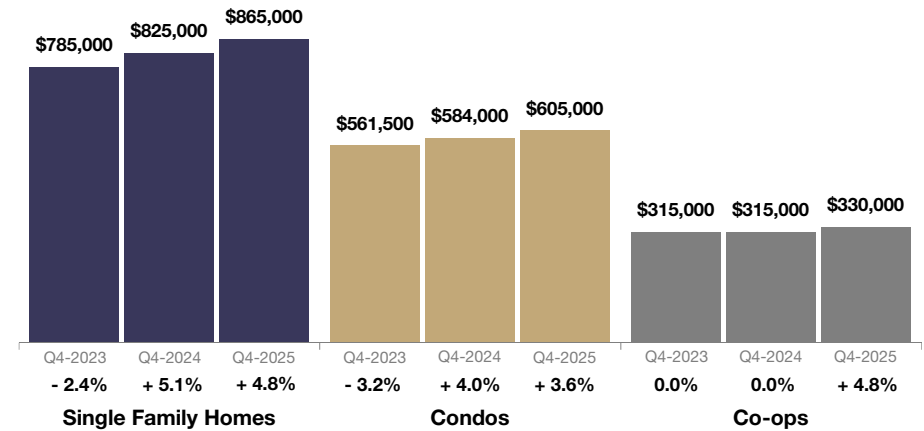
Median Sales Price

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

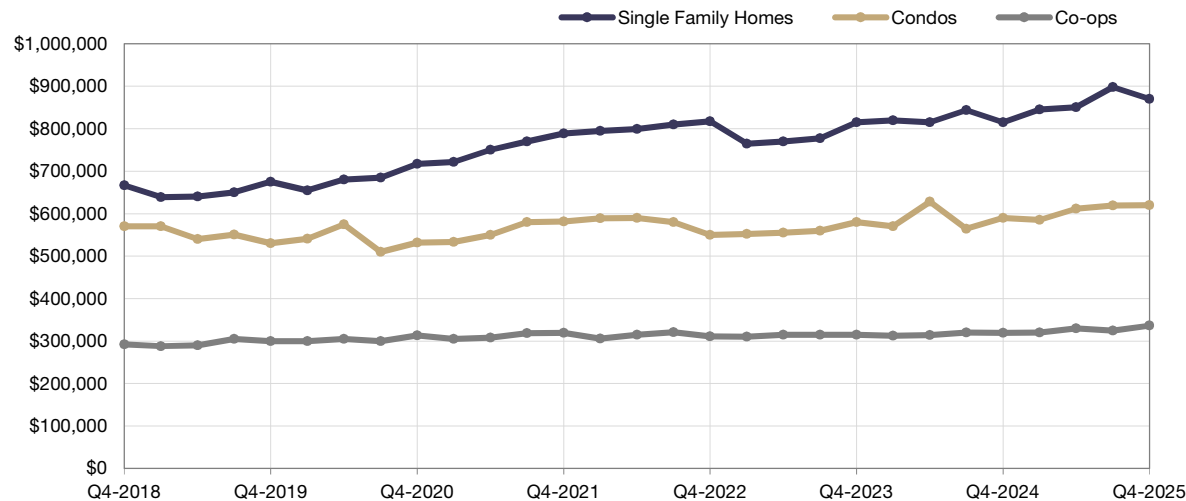
Q4-2025



Year to Date



Historical Median Sales Price by Quarter



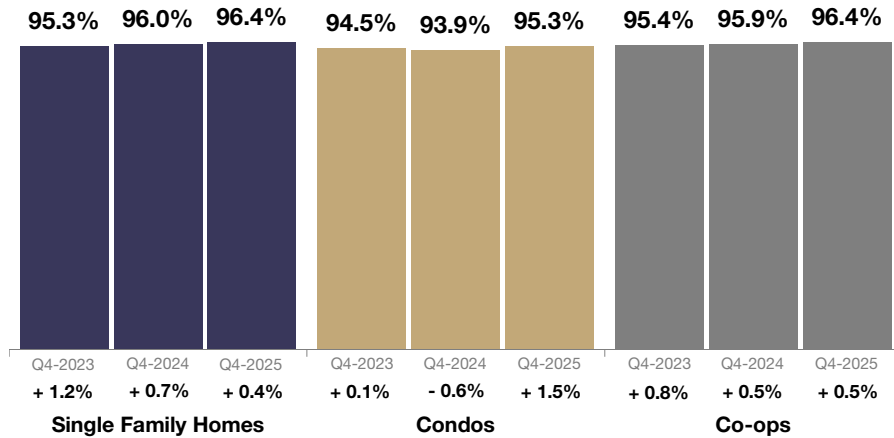
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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

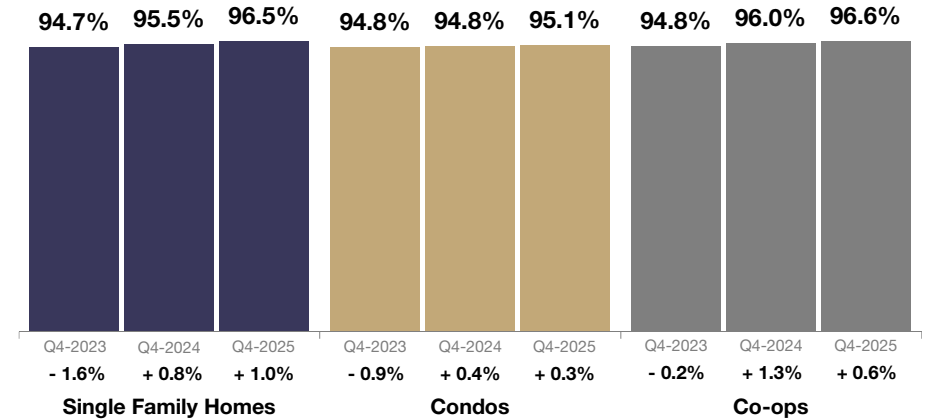
Percent of Original List Price Received

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.

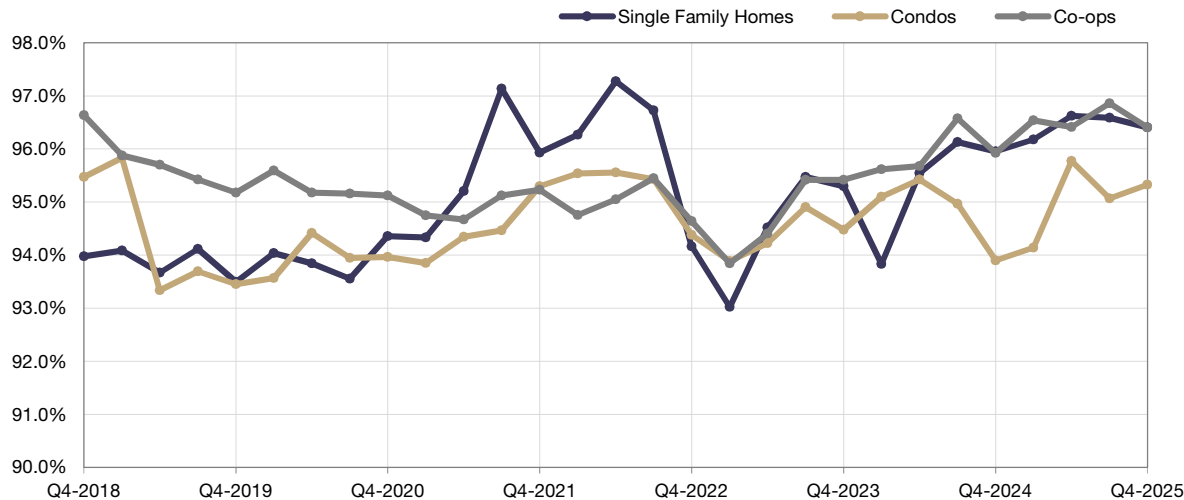
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



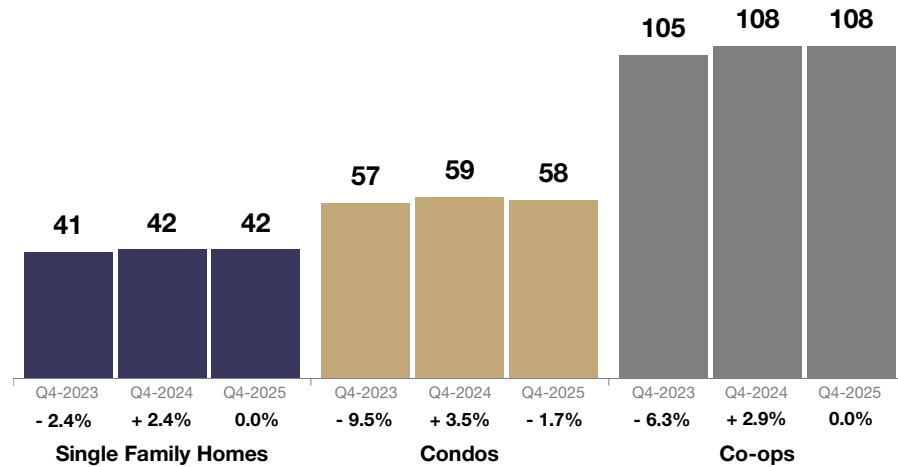
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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%

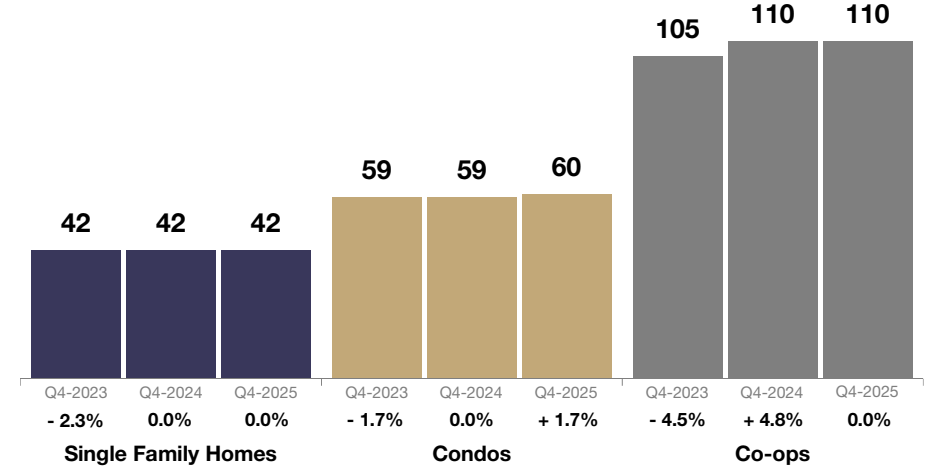
Housing Affordability Index

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.

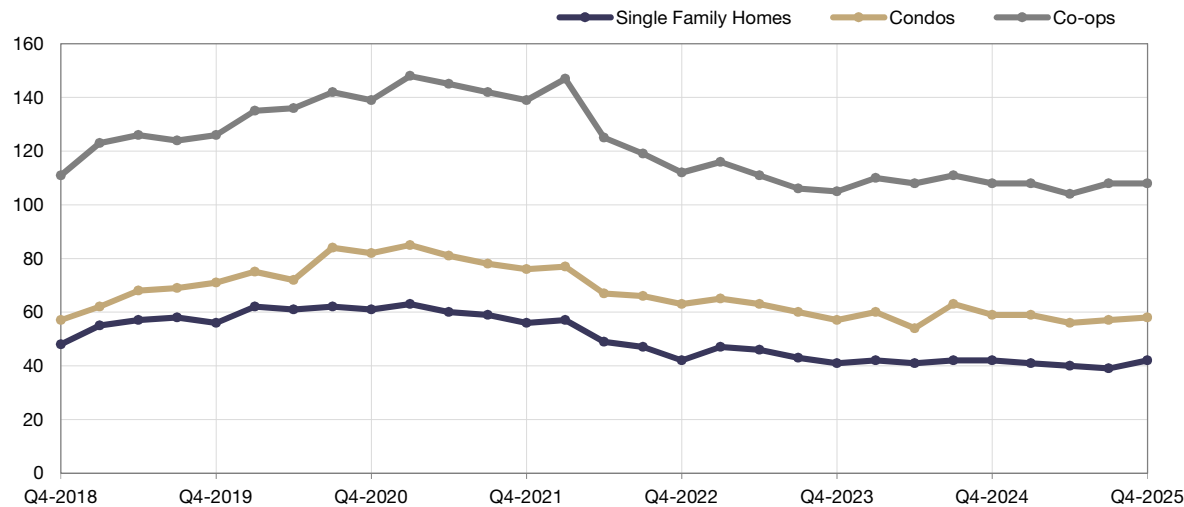
Q4-2025



Year to Date



Historical Housing Affordability Index by Quarter



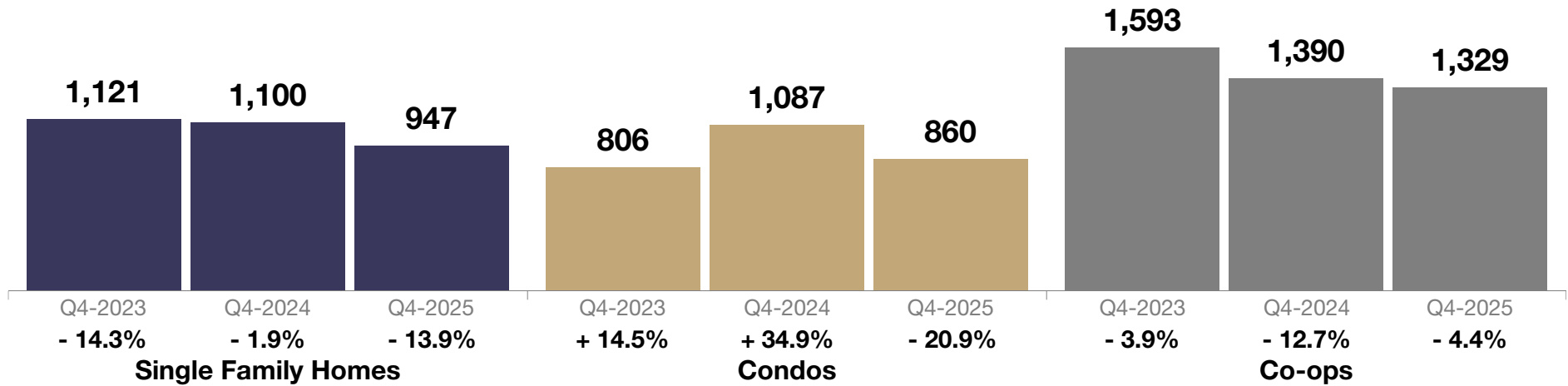
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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

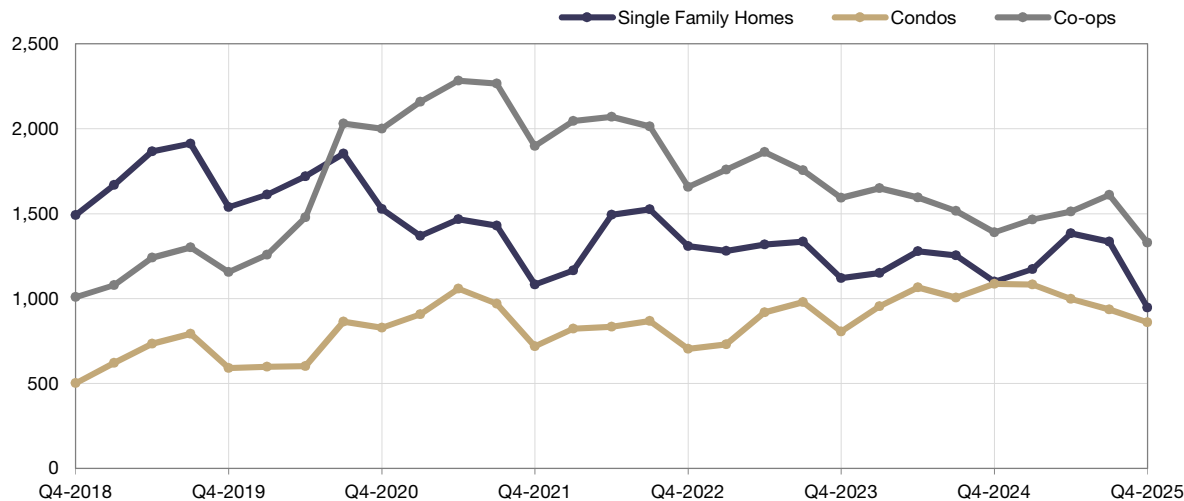
Inventory of Homes for Sale

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



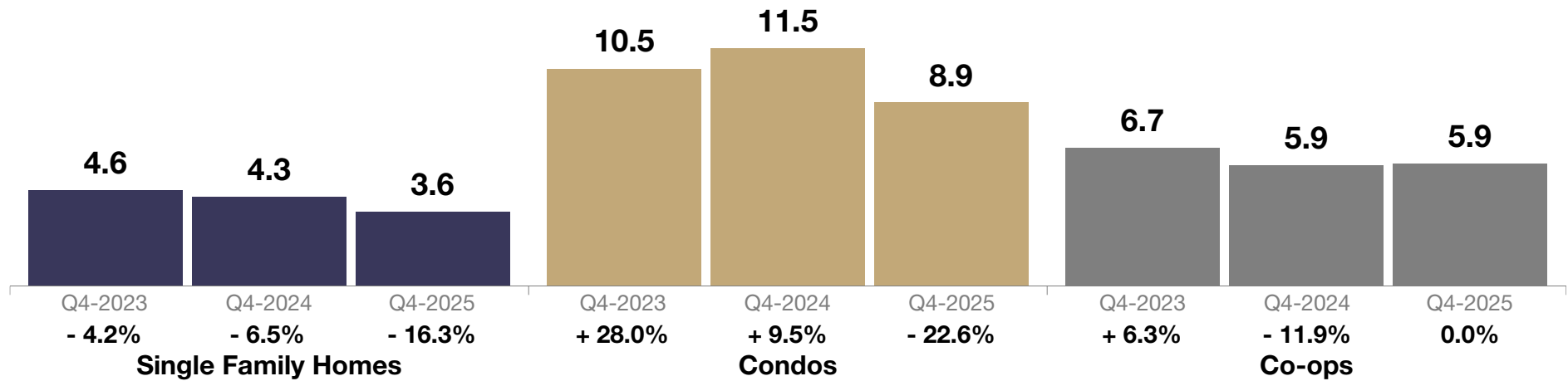
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	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

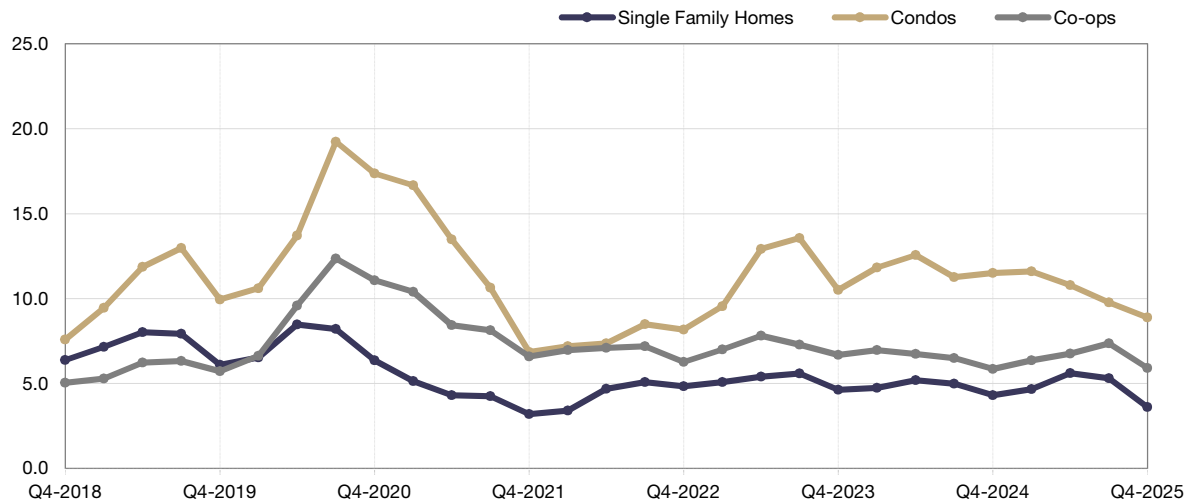
Months Supply of Inventory

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.

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
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%	--	--	--