

Quarterly Indicators

Provided by OneKey® MLS

Rockland 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 7.0 percent to 446.
- Condos Closed Sales were up 0.7 percent to 143.
- Co-ops Closed Sales were up 16.7 percent to 21.

- Single-Family Median Sales Price decreased 0.7 percent to \$740,000.
- Condos Median Sales Price increased 3.0 percent to \$430,000.
- Co-ops Median Sales Price decreased 16.3 percent to \$135,000.

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

+ 5.7% **+ 26.0%** **+ 4.7%**

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 Rockland County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15



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						364	446	+ 22.5%	2,063	2,377	+ 15.2%
Pending Sales						355	379	+ 6.8%	1,582	1,670	+ 5.6%
Closed Sales						417	446	+ 7.0%	1,551	1,645	+ 6.1%
Days on Market						43	43	0.0%	41	44	+ 7.3%
Median Pending Price						\$740,000	\$755,000	+ 2.0%	\$750,000	\$775,000	+ 3.3%
Median Sales Price						\$745,000	\$740,000	- 0.7%	\$740,000	\$770,000	+ 4.1%
Pct. of Orig. Price Received						100.7%	99.0%	- 1.7%	100.3%	99.7%	- 0.6%
Housing Affordability Index						63	66	+ 4.8%	63	64	+ 1.6%
Inventory of Homes for Sale						285	362	+ 27.0%	--	--	--
Months Supply of Inventory						2.2	2.6	+ 18.2%	--	--	--

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		143	160	+ 11.9%	634	717	+ 13.1%				
Pending Sales		126	132	+ 4.8%	492	561	+ 14.0%				
Closed Sales		142	143	+ 0.7%	471	543	+ 15.3%				
Days on Market		47	34	- 27.7%	39	41	+ 5.1%				
Median Pending Price		\$410,000	\$469,000	+ 14.4%	\$405,000	\$452,000	+ 11.6%				
Median Sales Price		\$417,500	\$430,000	+ 3.0%	\$410,000	\$440,000	+ 7.3%				
Pct. of Orig. Price Received		98.8%	99.2%	+ 0.4%	99.7%	99.2%	- 0.5%				
Housing Affordability Index		112	114	+ 1.8%	114	111	- 2.6%				
Inventory of Homes for Sale		102	114	+ 11.8%	--	--	--				
Months Supply of Inventory		2.5	2.4	- 4.0%	--	--	--				

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.



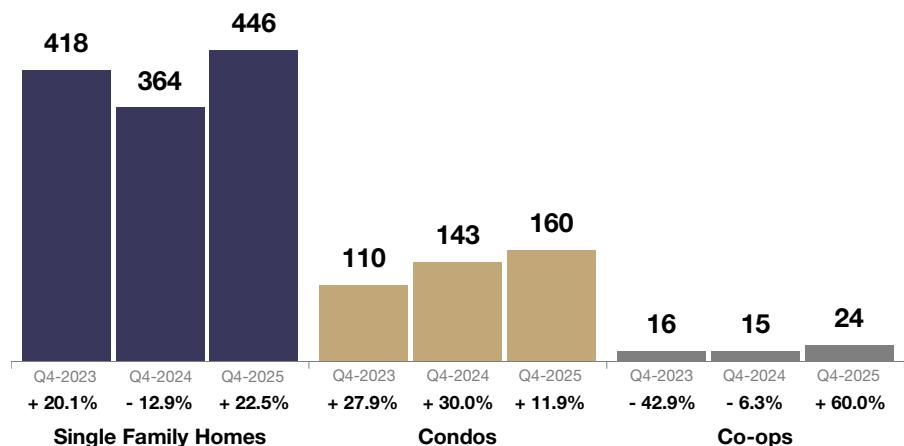
Key Metrics	Historical Sparkbars					Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	15	24		78	117	
New Listings						15	24	+ 60.0%	104	117	+ 12.5%
Pending Sales						16	22	+ 37.5%	79	78	- 1.3%
Closed Sales						18	21	+ 16.7%	78	69	- 11.5%
Days on Market						41	69	+ 68.3%	47	77	+ 63.8%
Median Pending Price						\$189,450	\$137,500	- 27.4%	\$170,000	\$149,900	- 11.8%
Median Sales Price						\$161,200	\$135,000	- 16.3%	\$158,700	\$160,000	+ 0.8%
Pct. of Orig. Price Received						100.1%	96.5%	- 3.6%	100.3%	96.8%	- 3.5%
Housing Affordability Index						290	363	+ 25.2%	295	306	+ 3.7%
Inventory of Homes for Sale						17	33	+ 94.1%	--	--	--
Months Supply of Inventory						2.6	5.1	+ 96.2%	--	--	--

New Listings

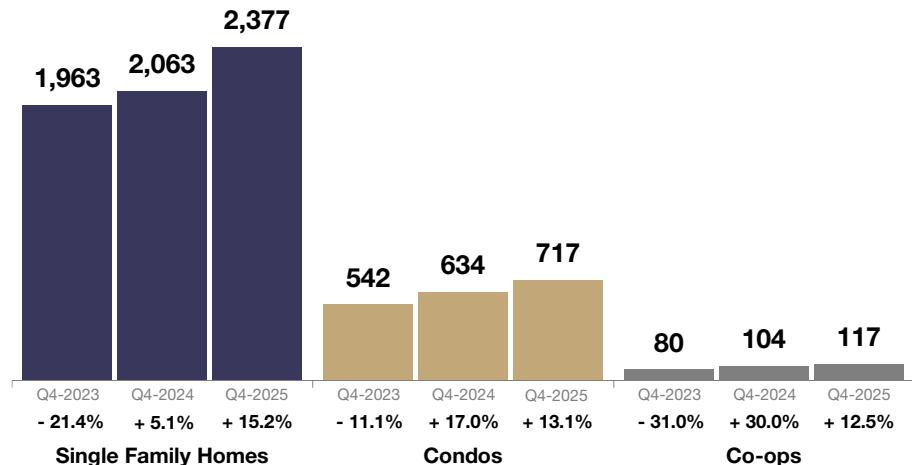
A count of the properties that have been newly listed on the market in a given quarter.

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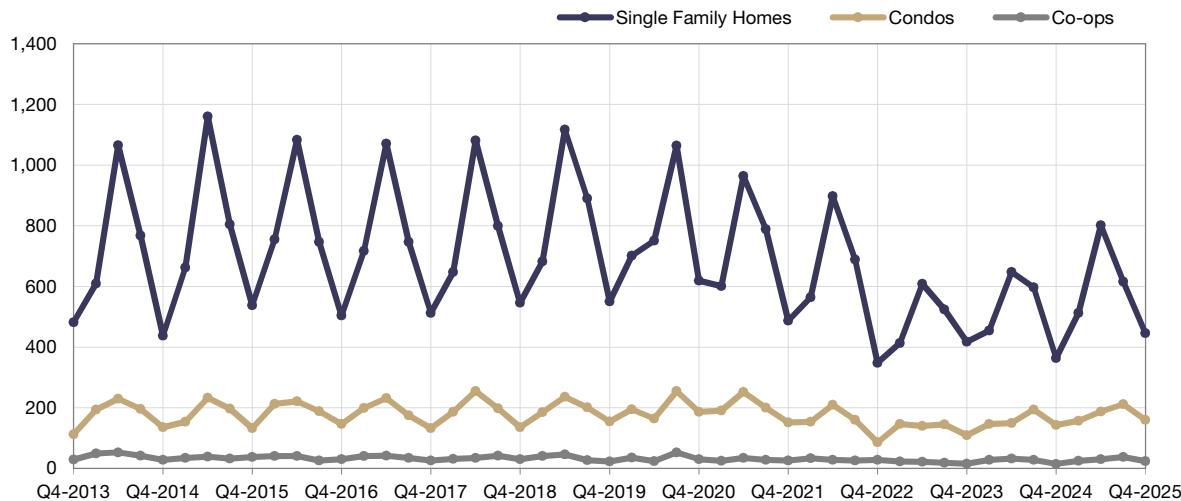
Q4-2025



Year to Date



Historical New Listings by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	413	147	23
Q2-2023	608	140	22
Q3-2023	524	145	19
Q4-2023	418	110	16
Q1-2024	454	147	28
Q2-2024	648	150	33
Q3-2024	597	194	28
Q4-2024	364	143	15
Q1-2025	513	157	25
Q2-2025	802	188	30
Q3-2025	616	212	38
Q4-2025	446	160	24

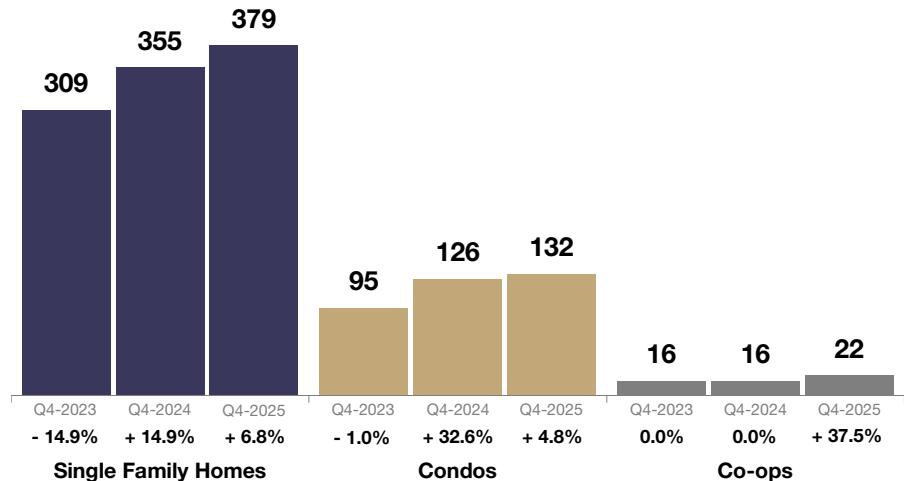
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Pending Sales

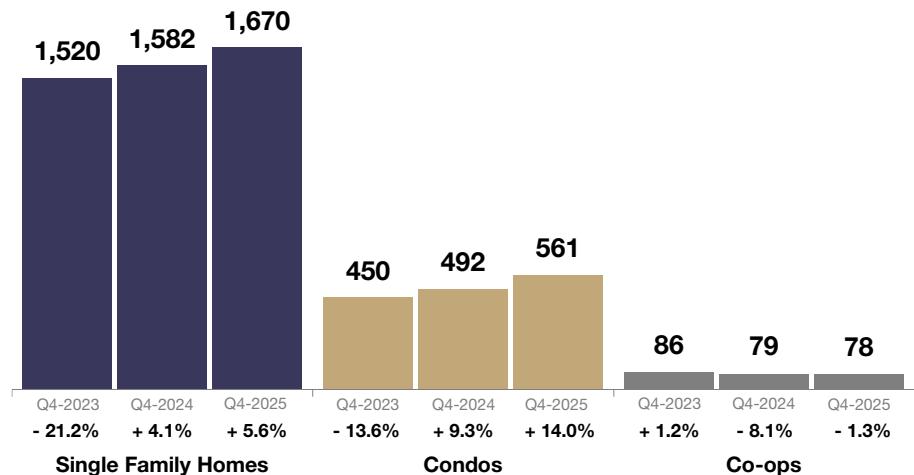
A count of the properties on which offers have been accepted in a given quarter.

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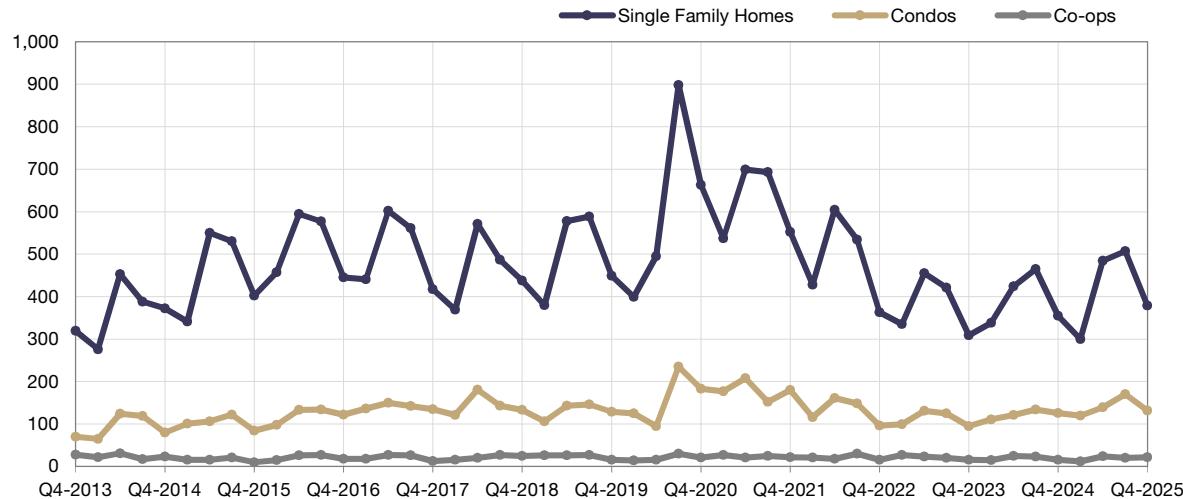
Q4-2025



Year to Date



Historical Pending Sales by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	335	99	27
Q2-2023	455	131	23
Q3-2023	421	125	20
Q4-2023	309	95	16
Q1-2024	338	111	15
Q2-2024	424	121	25
Q3-2024	465	134	23
Q4-2024	355	126	16
Q1-2025	300	120	12
Q2-2025	484	139	24
Q3-2025	507	170	20
Q4-2025	379	132	22

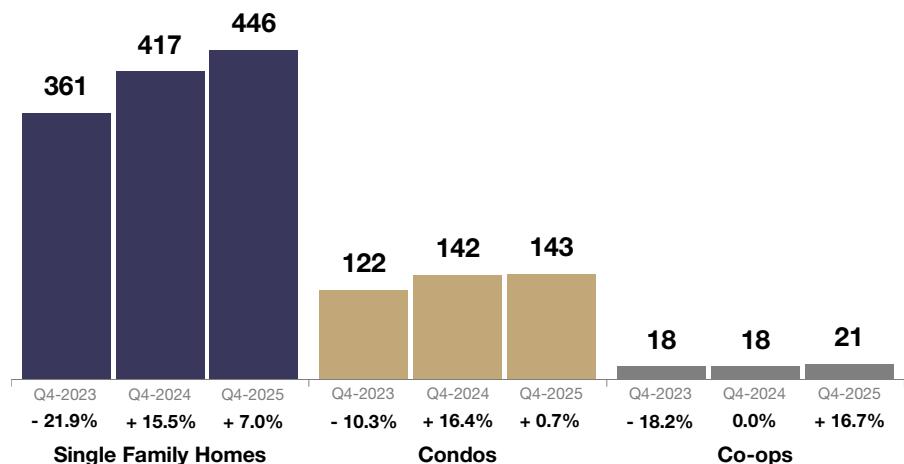
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Closed Sales

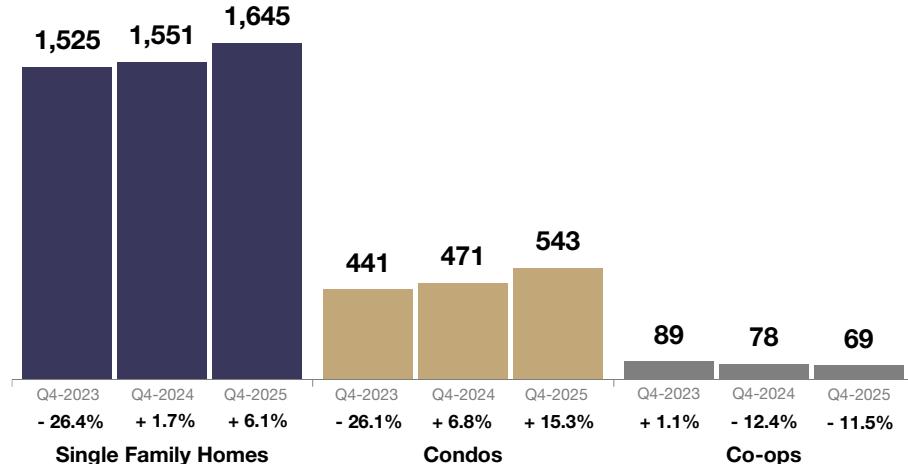
A count of the actual sales that closed in a given quarter.

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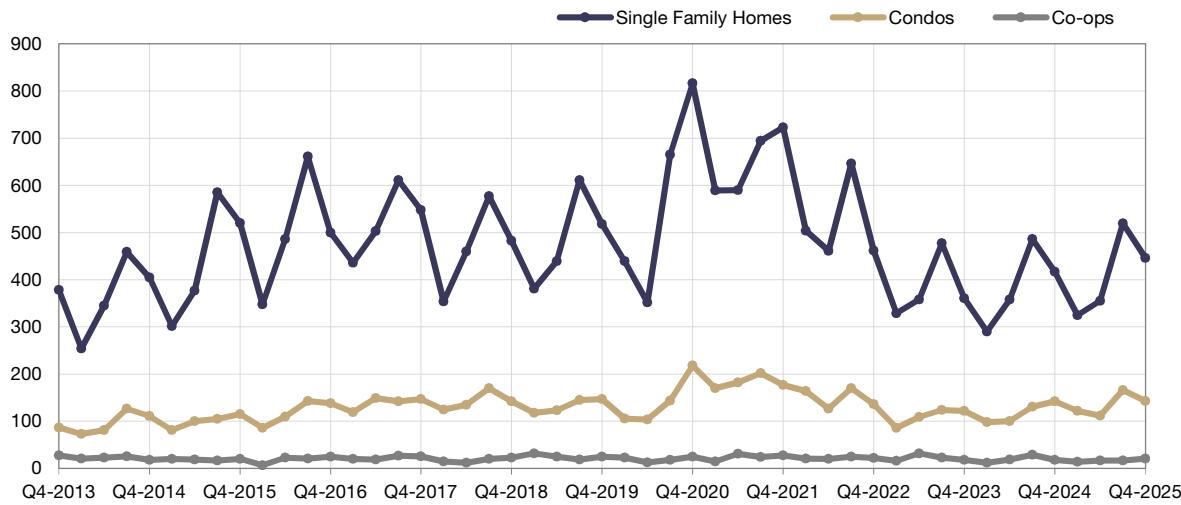
Q4-2025



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	329	86	16
Q2-2023	358	109	32
Q3-2023	477	124	23
Q4-2023	361	122	18
Q1-2024	290	98	12
Q2-2024	358	100	19
Q3-2024	486	131	29
Q4-2024	417	142	18
Q1-2025	325	122	14
Q2-2025	355	112	17
Q3-2025	519	166	17
Q4-2025	446	143	21

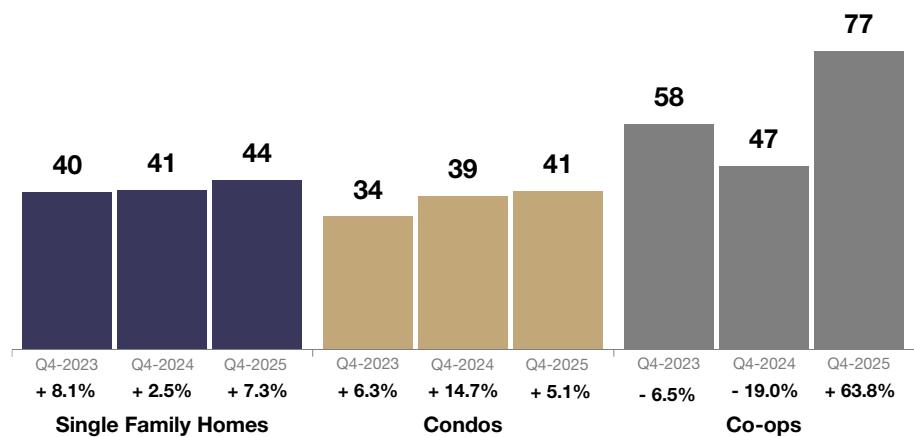
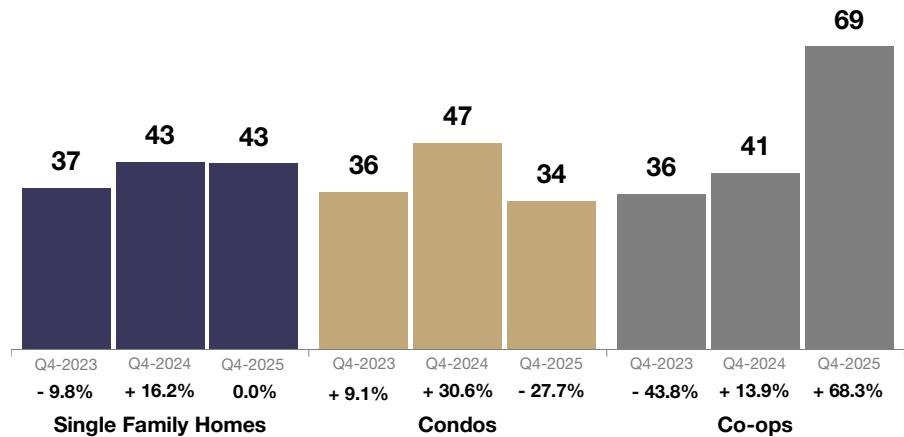
Days on Market Until Sale

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

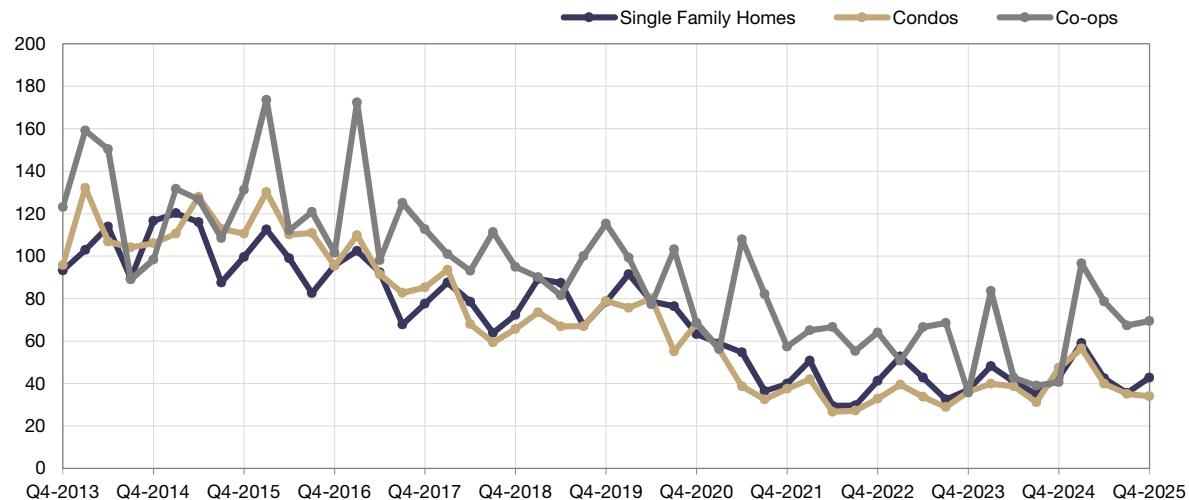
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Q4-2025

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.

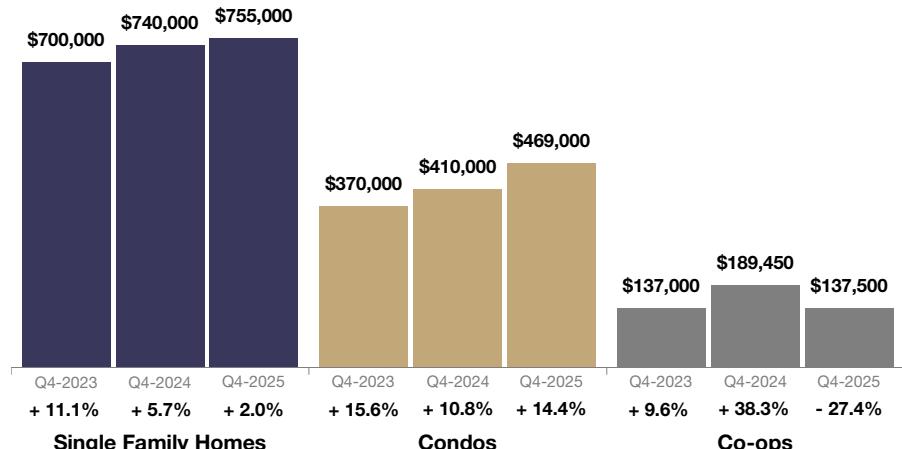
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	53	40	51
Q2-2023	43	34	67
Q3-2023	33	29	69
Q4-2023	37	36	36
Q1-2024	48	40	84
Q2-2024	41	39	43
Q3-2024	35	31	39
Q4-2024	43	47	41
Q1-2025	59	57	97
Q2-2025	43	40	79
Q3-2025	36	35	67
Q4-2025	43	34	69

Median Pending Price

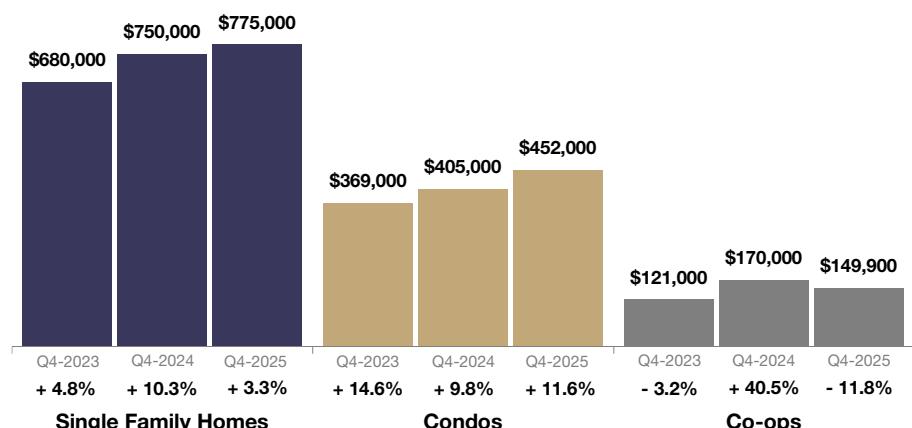
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

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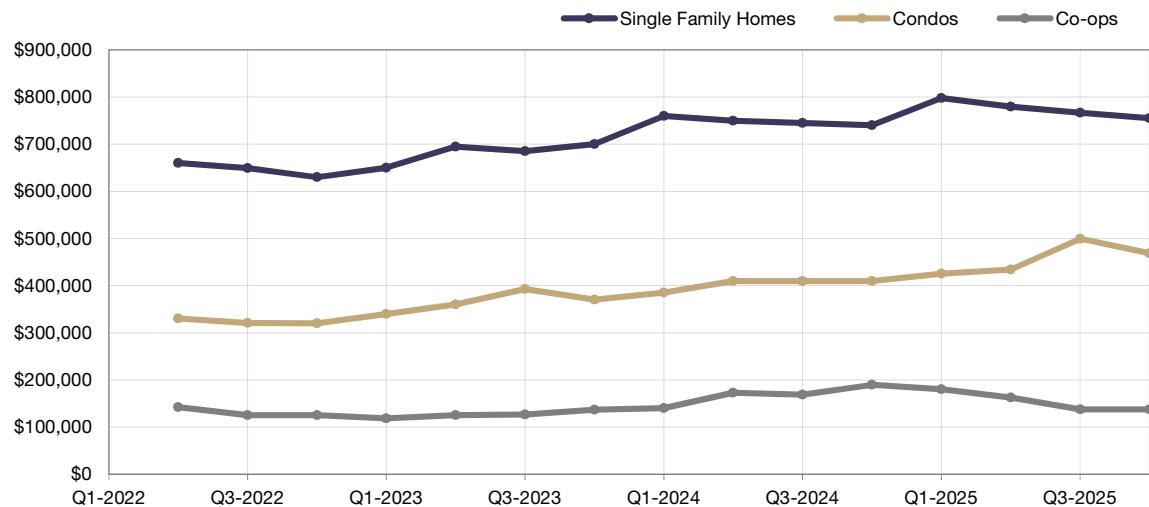
Q4-2025



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.

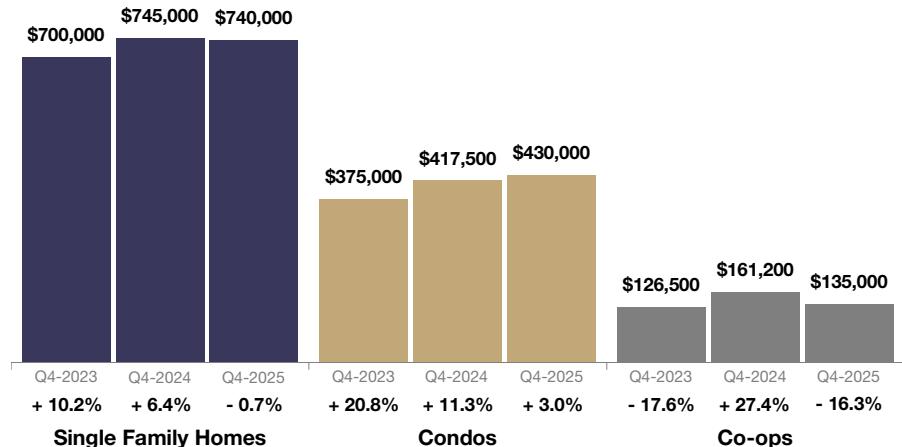
Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q2-2023	\$695,000	\$360,000	\$125,000
Q3-2023	\$685,000	\$392,500	\$126,500
Q4-2023	\$700,000	\$370,000	\$137,000
Q1-2024	\$760,000	\$385,500	\$140,000
Q2-2024	\$750,000	\$410,000	\$172,500
Q3-2024	\$745,000	\$410,000	\$168,750
Q4-2024	\$740,000	\$410,000	\$189,450
Q1-2025	\$798,000	\$425,000	\$180,500
Q2-2025	\$780,000	\$434,000	\$162,500
Q3-2025	\$766,500	\$499,500	\$137,500
Q4-2025	\$755,000	\$469,000	\$137,500

Median Sales Price

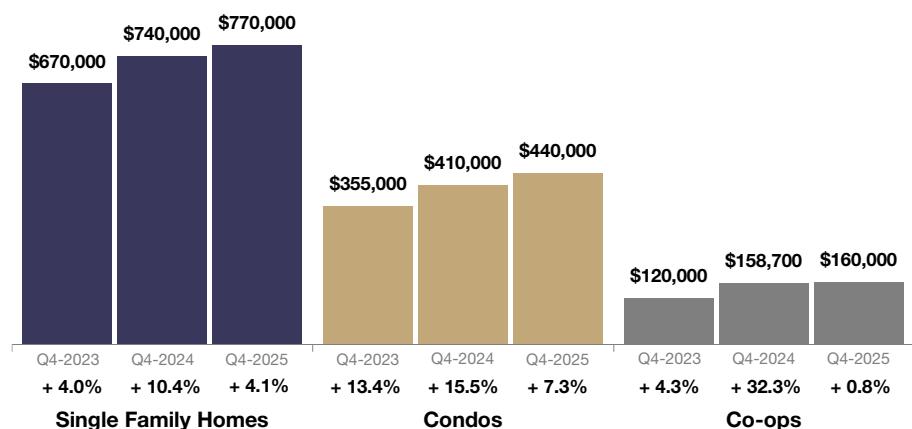
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

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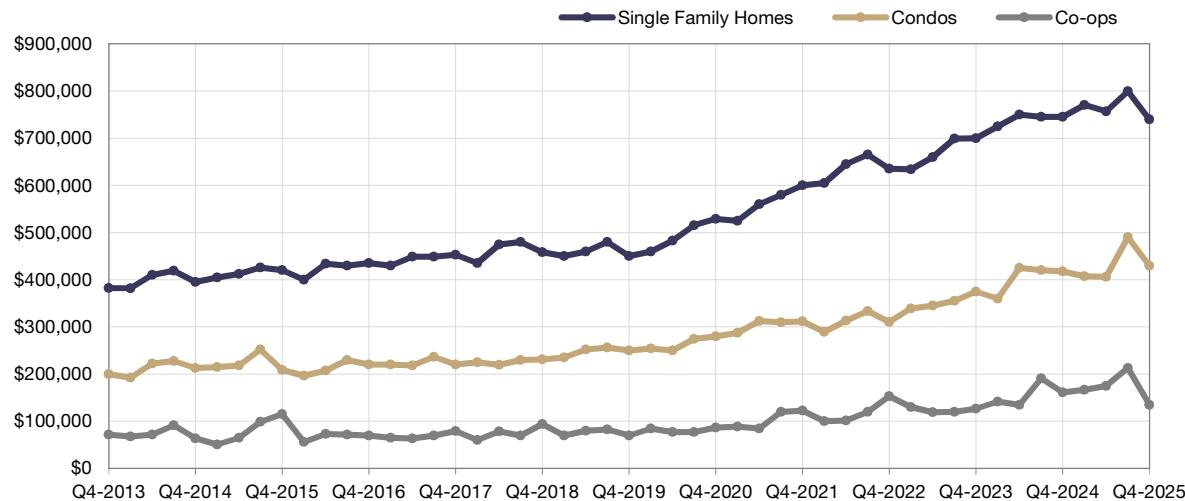
Q4-2025



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.

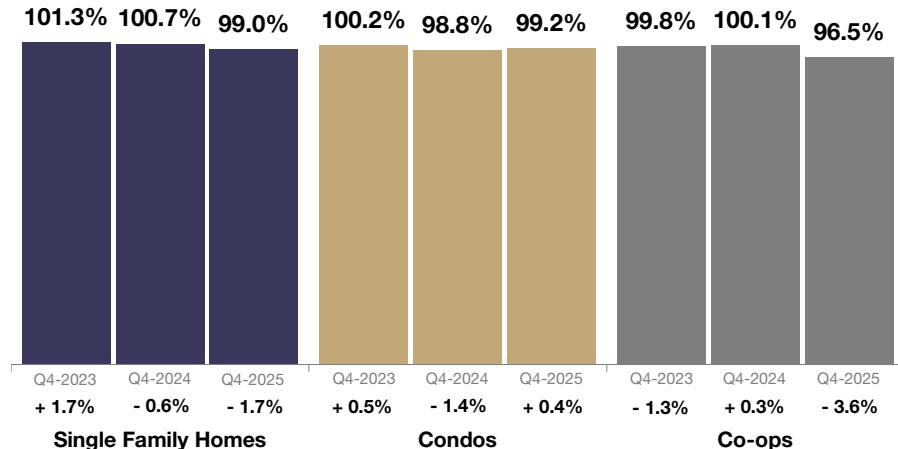
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$634,000	\$339,000	\$130,000
Q2-2023	\$660,000	\$345,000	\$119,000
Q3-2023	\$699,000	\$355,000	\$120,000
Q4-2023	\$700,000	\$375,000	\$126,500
Q1-2024	\$725,000	\$360,000	\$141,500
Q2-2024	\$750,000	\$425,000	\$135,000
Q3-2024	\$745,000	\$420,000	\$191,000
Q4-2024	\$745,000	\$417,500	\$161,200
Q1-2025	\$770,000	\$407,500	\$166,500
Q2-2025	\$756,521	\$406,000	\$175,000
Q3-2025	\$799,450	\$490,000	\$213,000
Q4-2025	\$740,000	\$430,000	\$135,000

Percent of Original List Price Received

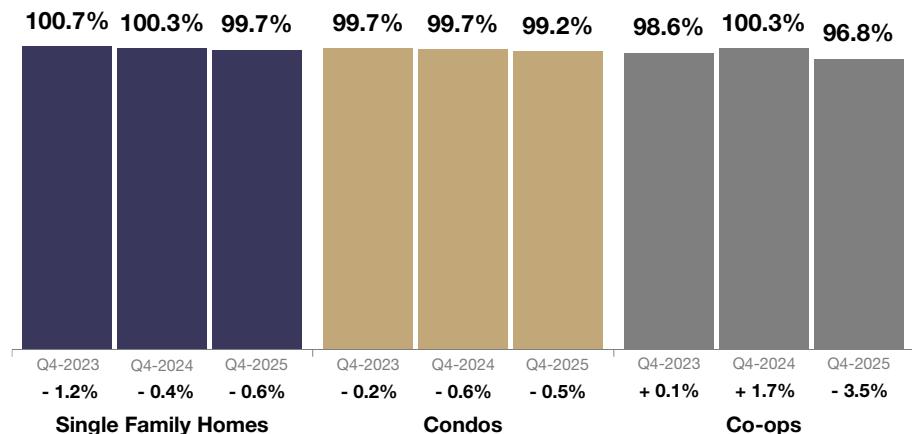
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



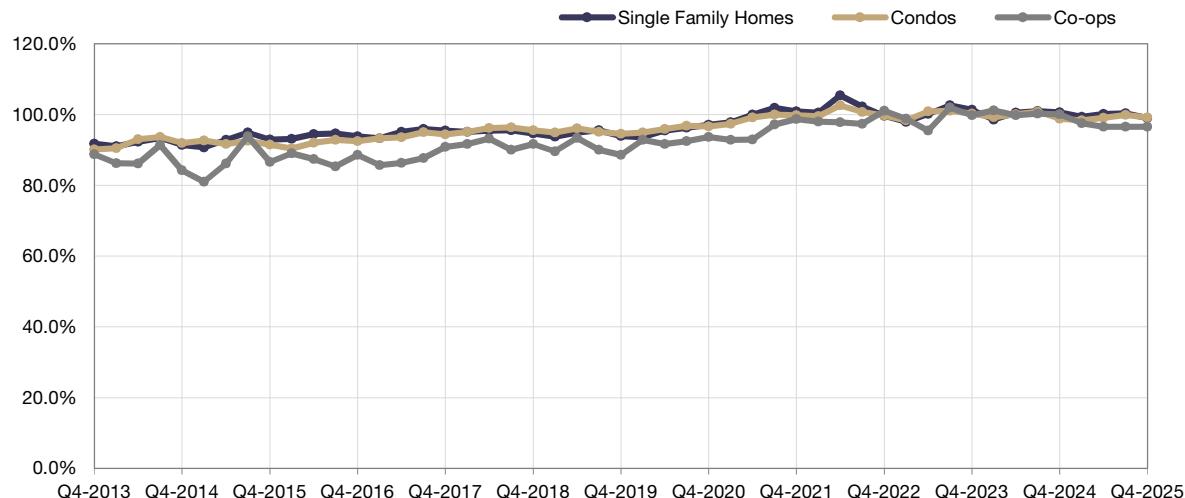
Q4-2025



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	97.9%	98.3%	98.8%
Q2-2023	100.1%	100.9%	95.4%
Q3-2023	102.6%	101.1%	101.9%
Q4-2023	101.3%	100.2%	99.8%
Q1-2024	98.6%	99.2%	101.2%
Q2-2024	100.5%	100.1%	99.8%
Q3-2024	101.0%	100.8%	100.3%
Q4-2024	100.7%	98.8%	100.1%
Q1-2025	99.3%	98.4%	97.6%
Q2-2025	100.2%	99.1%	96.6%
Q3-2025	100.3%	99.9%	96.6%
Q4-2025	99.0%	99.2%	96.5%

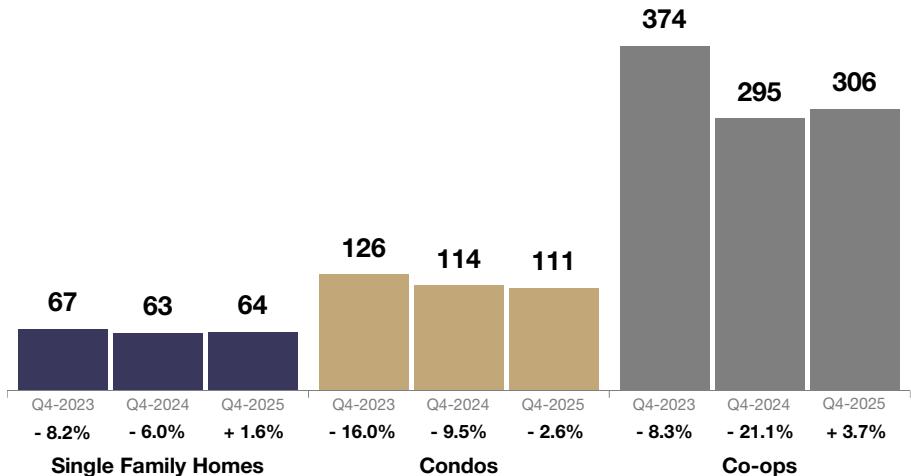
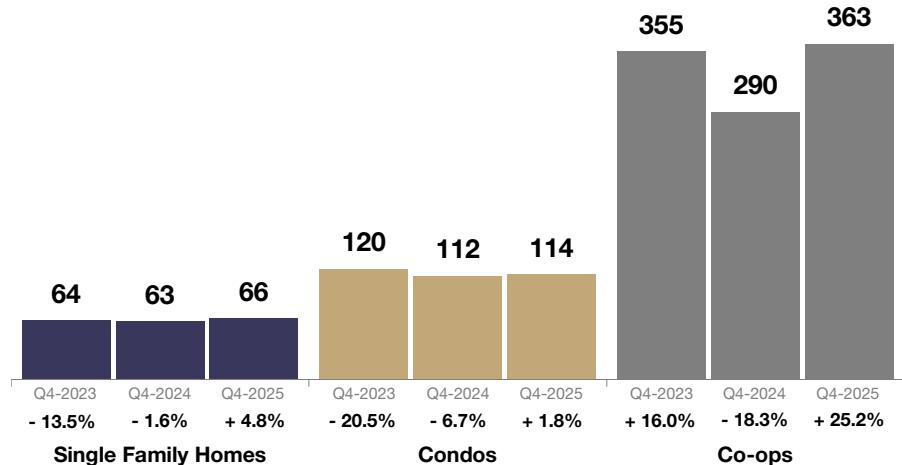
Housing Affordability Index

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.

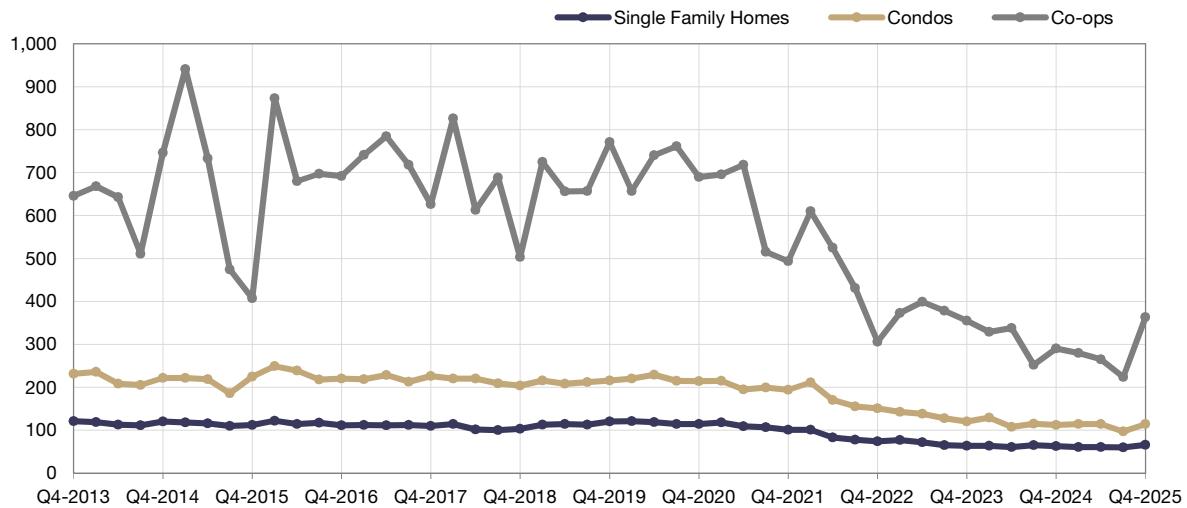
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Q4-2025

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.

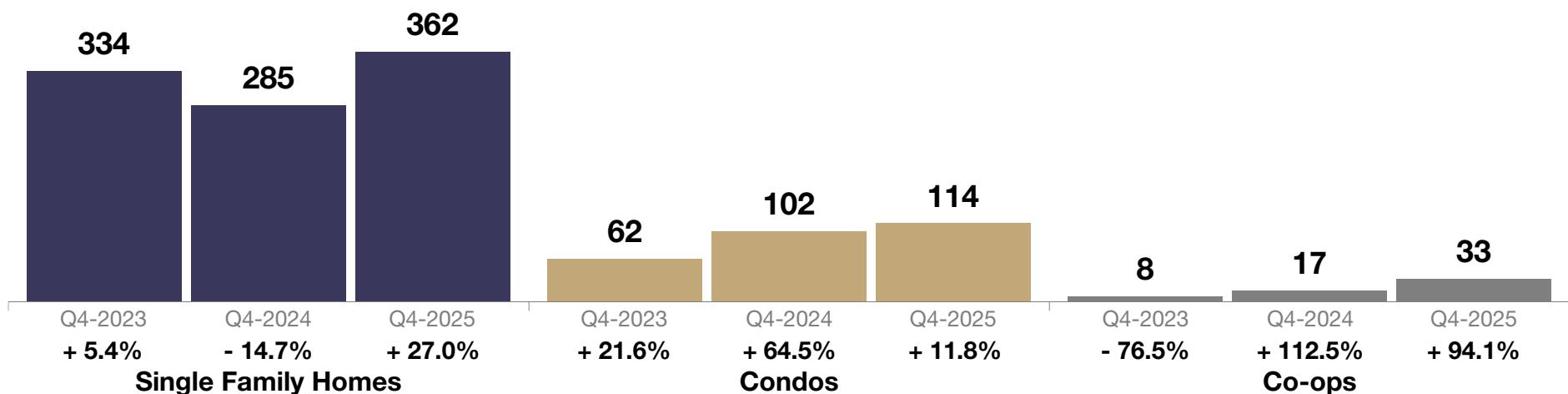
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	77	143	373
Q2-2023	72	138	399
Q3-2023	65	128	378
Q4-2023	64	120	355
Q1-2024	64	129	329
Q2-2024	61	108	338
Q3-2024	65	115	252
Q4-2024	63	112	290
Q1-2025	61	114	280
Q2-2025	61	114	265
Q3-2025	60	97	224
Q4-2025	66	114	363

Inventory of Homes for Sale

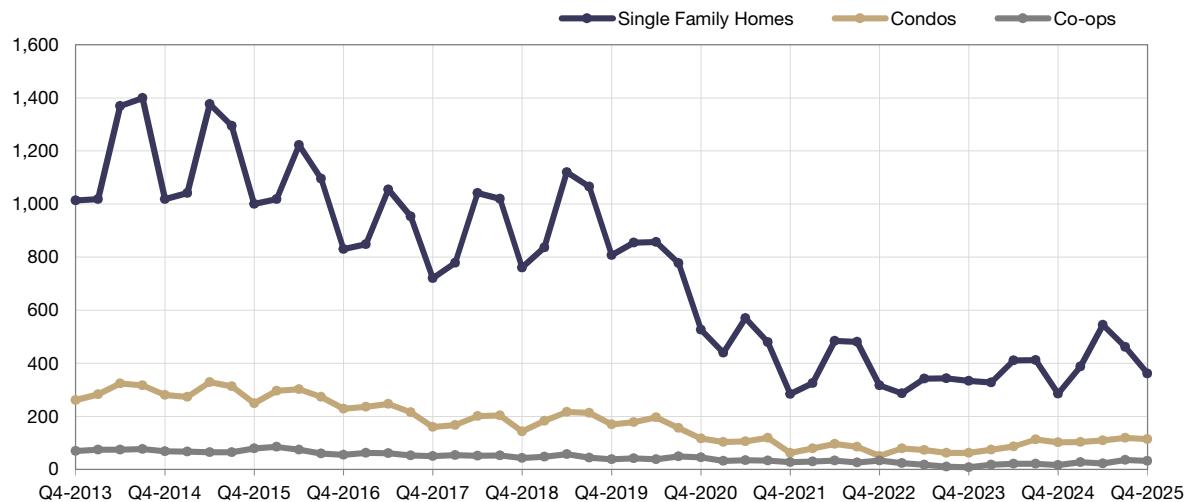
The number of properties available for sale in active status at the end of a given quarter.

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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.

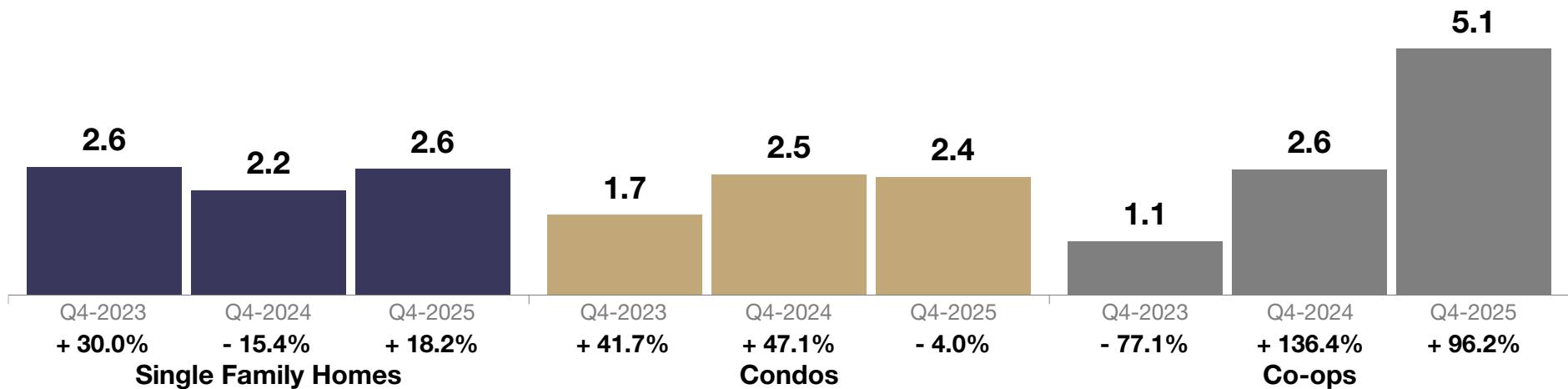
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	287	80	24
Q2-2023	342	73	18
Q3-2023	344	62	11
Q4-2023	334	62	8
Q1-2024	328	74	18
Q2-2024	411	87	21
Q3-2024	412	113	22
Q4-2024	285	102	17
Q1-2025	388	103	27
Q2-2025	545	109	23
Q3-2025	461	119	36
Q4-2025	362	114	33

Months Supply of Inventory

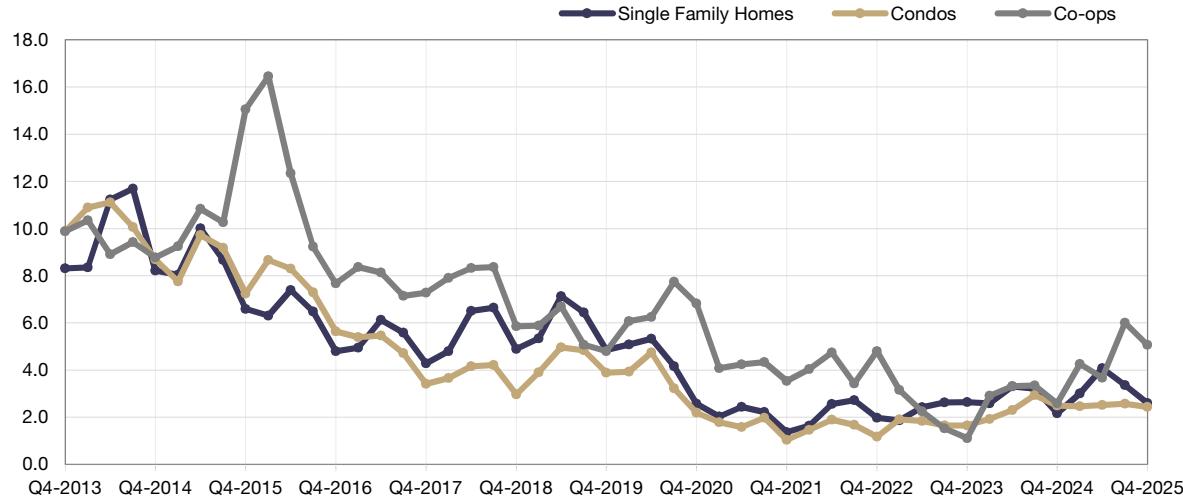
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

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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	1.9	1.9	3.2
Q2-2023	2.4	1.8	2.3
Q3-2023	2.6	1.6	1.5
Q4-2023	2.6	1.7	1.1
Q1-2024	2.6	1.9	2.9
Q2-2024	3.3	2.3	3.3
Q3-2024	3.2	2.9	3.3
Q4-2024	2.2	2.5	2.6
Q1-2025	3.0	2.5	4.3
Q2-2025	4.1	2.5	3.7
Q3-2025	3.4	2.6	6.0
Q4-2025	2.6	2.4	5.1

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						522	630	+ 20.7%	2,801	3,211	+ 14.6%
Pending Sales						497	533	+ 7.2%	2,153	2,309	+ 7.2%
Closed Sales						577	610	+ 5.7%	2,100	2,257	+ 7.5%
Days on Market						44	42	- 4.5%	41	44	+ 7.3%
Median Pending Price						\$690,000	\$700,000	+ 1.4%	\$685,000	\$725,000	+ 5.8%
Median Sales Price						\$675,000	\$707,000	+ 4.7%	\$675,000	\$724,200	+ 7.3%
Pct. of Orig. Price Received						100.2%	98.9%	- 1.3%	100.2%	99.5%	- 0.7%
Housing Affordability Index						69	69	0.0%	69	68	- 1.4%
Inventory of Homes for Sale						404	509	+ 26.0%	--	--	--
Months Supply of Inventory						2.3	2.6	+ 13.0%	--	--	--