

Quarterly Indicators

Provided by OneKey® MLS

Suffolk 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 down 3.5 percent to 2,967.
- Condos Closed Sales were up 20.9 percent to 498.
- Co-ops Closed Sales were up 8.3 percent to 104.
- Single-Family Median Sales Price increased 6.0 percent to \$705,000.
- Condos Median Sales Price increased 6.1 percent to \$530,275.
- Co-ops Median Sales Price increased 1.1 percent to \$281,000.

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

- 0.4% **- 16.0%** **+ 4.8%**

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 Suffolk 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		2,839	2,670	- 6.0%	14,647	14,819	+ 1.2%
Pending Sales		2,595	2,672	+ 3.0%	11,281	11,240	- 0.4%
Closed Sales		3,075	2,967	- 3.5%	11,106	10,964	- 1.3%
Days on Market		48	51	+ 6.3%	50	48	- 4.0%
Median Pending Price		\$650,000	\$695,000	+ 6.9%	\$655,000	\$700,000	+ 6.9%
Median Sales Price		\$665,000	\$705,000	+ 6.0%	\$650,000	\$699,000	+ 7.5%
Pct. of Orig. Price Received		100.6%	99.6%	- 1.0%	101.0%	100.5%	- 0.5%
Housing Affordability Index		79	78	- 1.3%	81	79	- 2.5%
Inventory of Homes for Sale		2,553	2,142	- 16.1%	--	--	--
Months Supply of Inventory		2.7	2.3	- 14.8%	--	--	--

Condos Market Overview

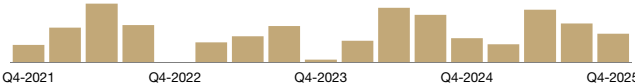
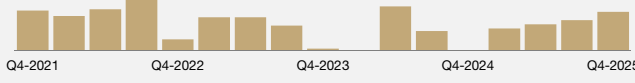
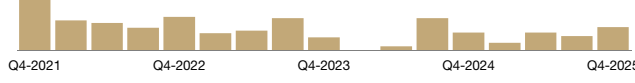
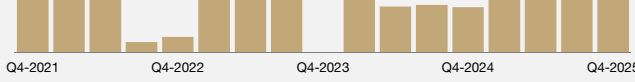
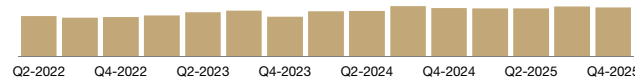
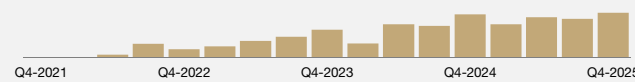
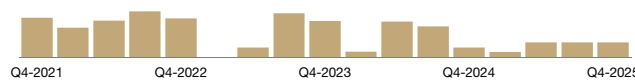
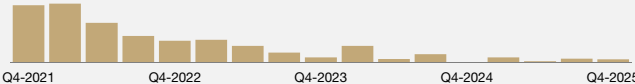
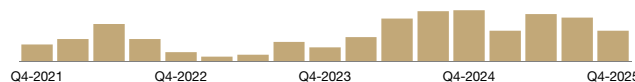
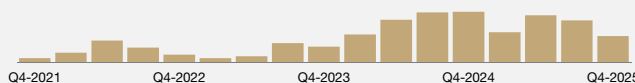
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		339	337	- 0.6%	1,849	1,921	+ 3.9%
Pending Sales		339	370	+ 9.1%	1,558	1,632	+ 4.7%
Closed Sales		412	498	+ 20.9%	1,555	1,631	+ 4.9%
Days on Market		52	51	- 1.9%	50	53	+ 6.0%
Median Pending Price		\$510,000	\$508,500	- 0.3%	\$485,000	\$520,000	+ 7.2%
Median Sales Price		\$500,000	\$530,275	+ 6.1%	\$485,000	\$526,000	+ 8.5%
Pct. of Orig. Price Received		99.5%	98.2%	- 1.3%	99.5%	99.0%	- 0.5%
Housing Affordability Index		106	104	- 1.9%	109	105	- 3.7%
Inventory of Homes for Sale		298	258	- 13.4%	--	--	--
Months Supply of Inventory		2.3	1.9	- 17.4%	--	--	--

Co-ops Market Overview

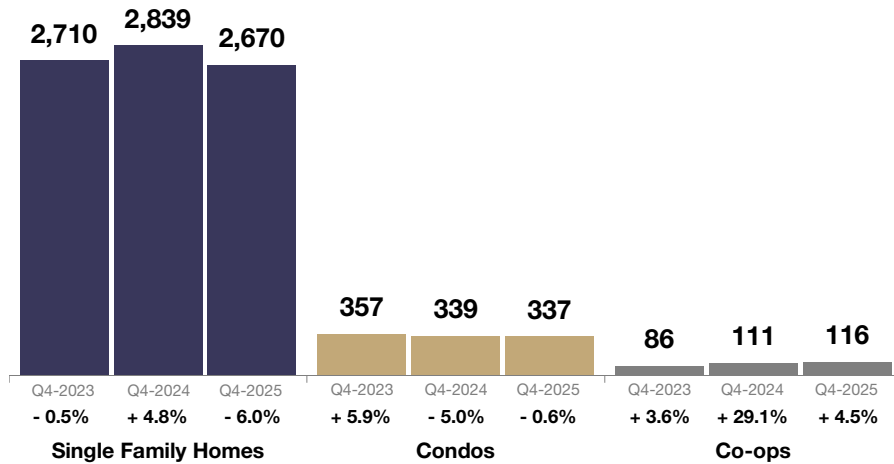
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		111	116	+ 4.5%	503	492	- 2.2%
Pending Sales		80	108	+ 35.0%	366	405	+ 10.7%
Closed Sales		96	104	+ 8.3%	359	372	+ 3.6%
Days on Market		47	50	+ 6.4%	48	54	+ 12.5%
Median Pending Price		\$271,500	\$275,000	+ 1.3%	\$265,000	\$275,000	+ 3.8%
Median Sales Price		\$278,000	\$281,000	+ 1.1%	\$260,000	\$275,000	+ 5.8%
Pct. of Orig. Price Received		99.4%	100.0%	+ 0.6%	100.7%	99.8%	- 0.9%
Housing Affordability Index		190	197	+ 3.7%	203	201	- 1.0%
Inventory of Homes for Sale		108	86	- 20.4%	--	--	--
Months Supply of Inventory		3.5	2.5	- 28.6%	--	--	--

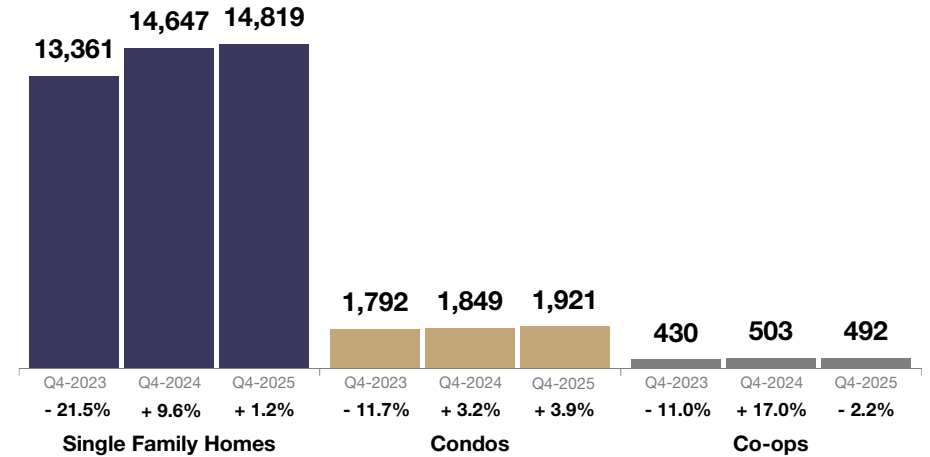
New Listings

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

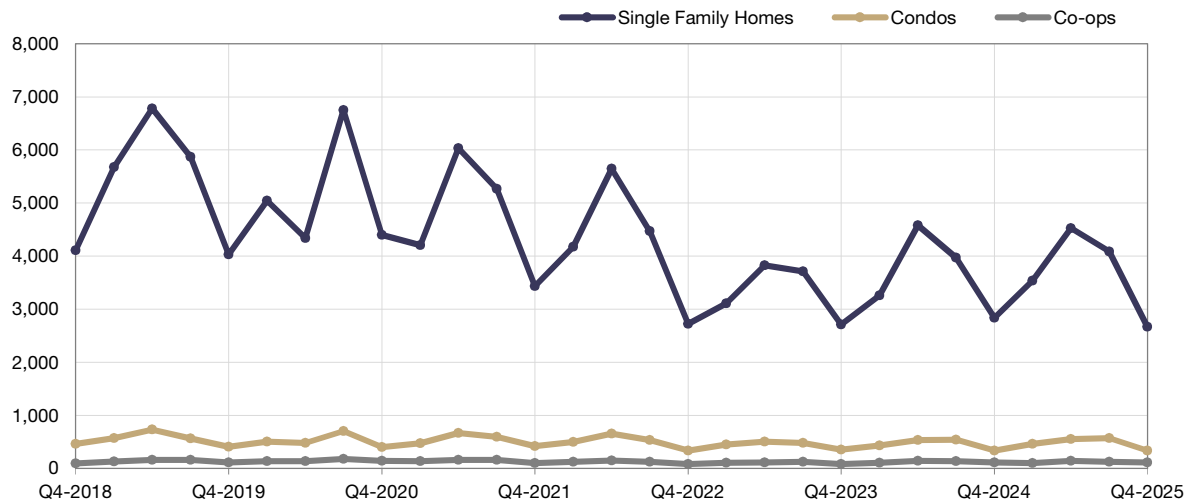
Q4-2025



Year to Date



Historical New Listings by Quarter



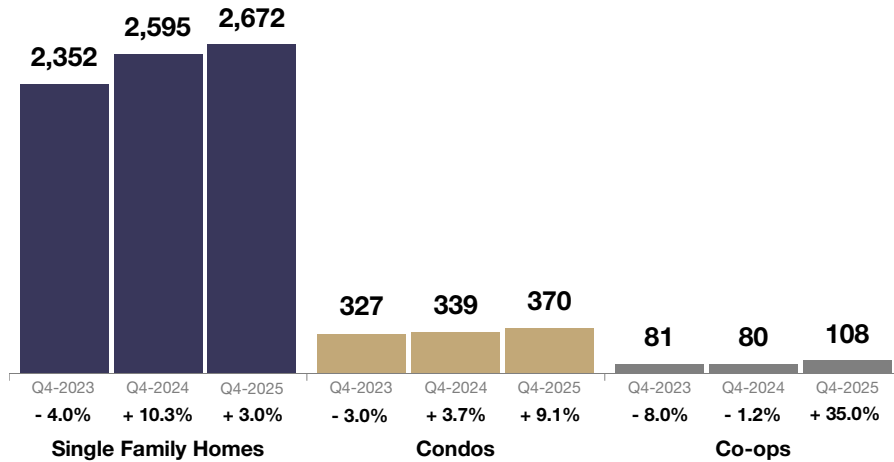
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	3,112	452	106
Q2-2023	3,824	503	113
Q3-2023	3,715	480	125
Q4-2023	2,710	357	86
Q1-2024	3,258	433	108
Q2-2024	4,581	537	146
Q3-2024	3,969	540	138
Q4-2024	2,839	339	111
Q1-2025	3,536	463	104
Q2-2025	4,525	552	144
Q3-2025	4,088	569	128
Q4-2025	2,670	337	116

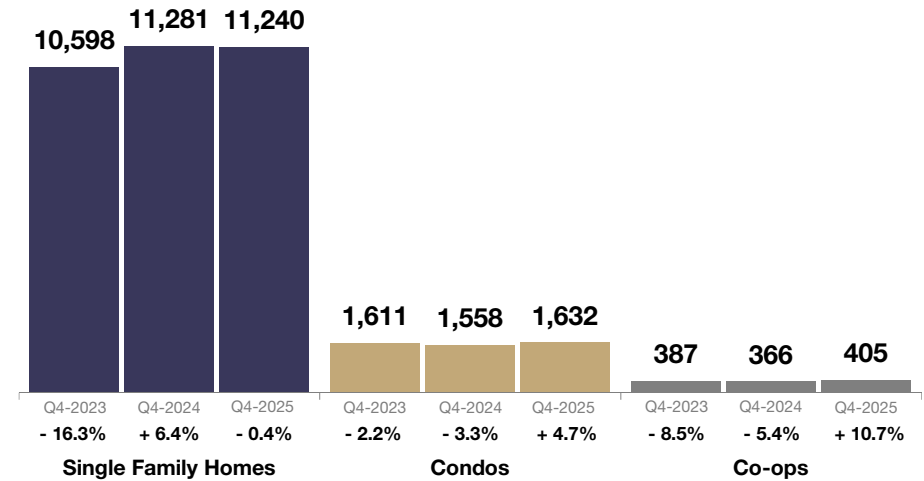
Pending Sales

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

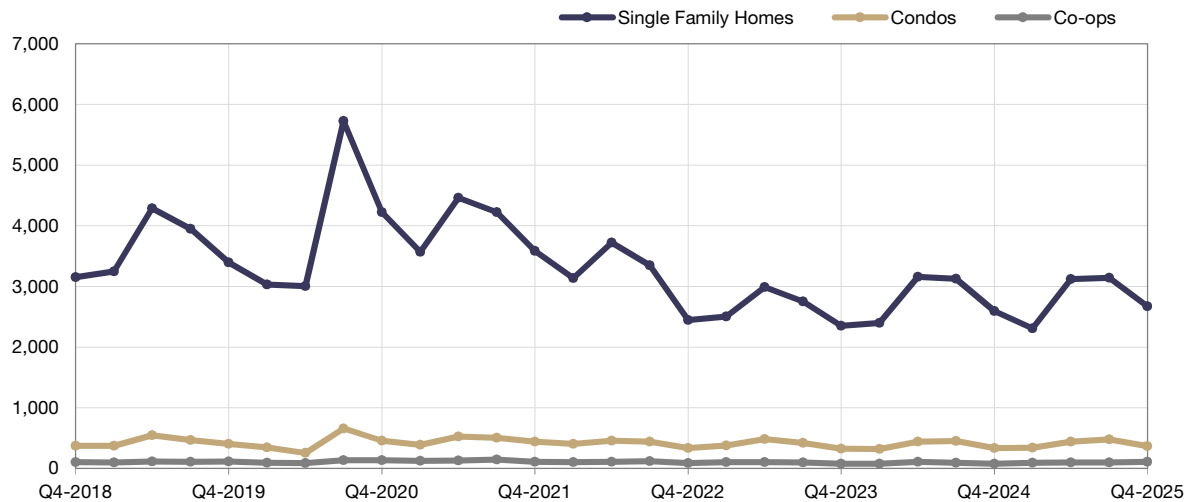
Q4-2025



Year to Date



Historical Pending Sales by Quarter



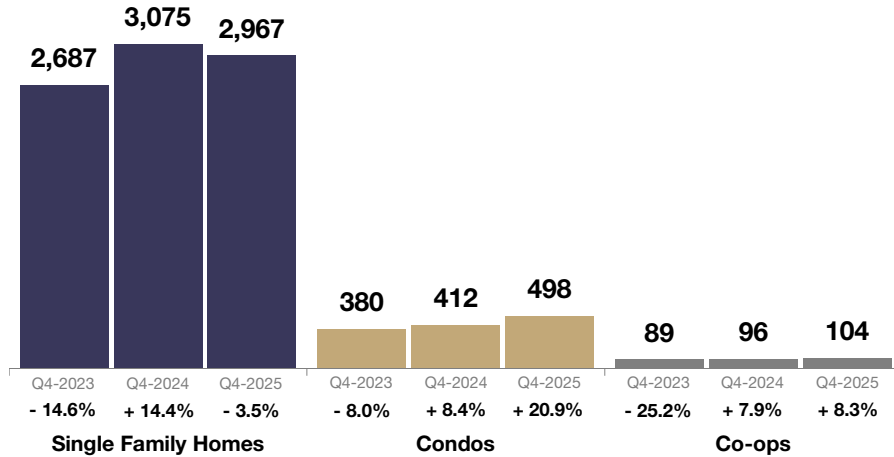
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2,504	378	104
Q2-2023	2,992	483	104
Q3-2023	2,750	423	98
Q4-2023	2,352	327	81
Q1-2024	2,401	322	80
Q2-2024	3,158	442	112
Q3-2024	3,127	455	94
Q4-2024	2,595	339	80
Q1-2025	2,308	341	96
Q2-2025	3,119	442	99
Q3-2025	3,141	479	102
Q4-2025	2,672	370	108

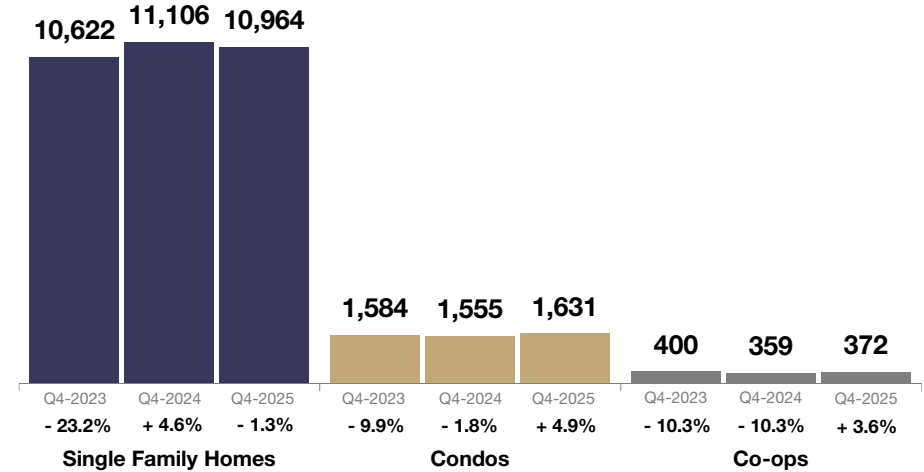
Closed Sales

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

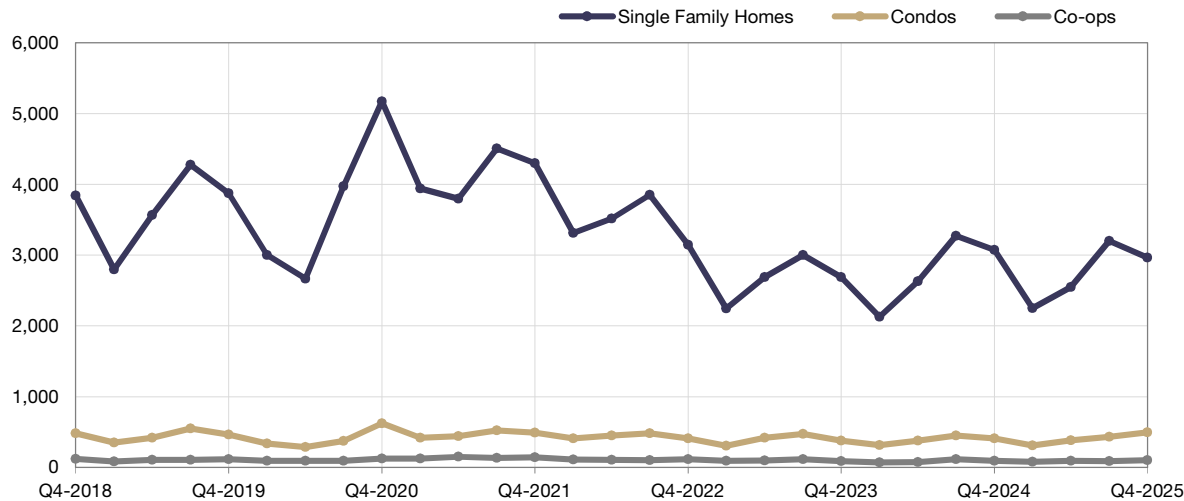
Q4-2025



Year to Date



Historical Closed Sales by Quarter



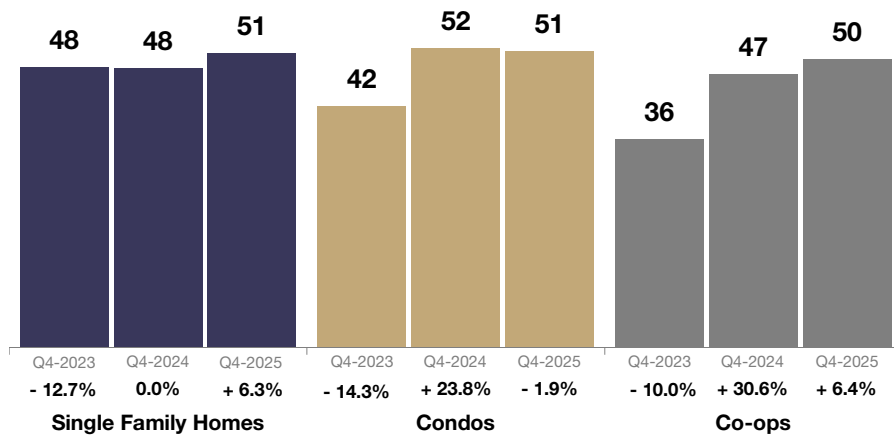
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2,246	308	95
Q2-2023	2,689	420	99
Q3-2023	3,000	476	117
Q4-2023	2,687	380	89
Q1-2024	2,128	314	70
Q2-2024	2,629	378	76
Q3-2024	3,274	451	117
Q4-2024	3,075	412	96
Q1-2025	2,249	313	81
Q2-2025	2,549	385	96
Q3-2025	3,199	435	91
Q4-2025	2,967	498	104

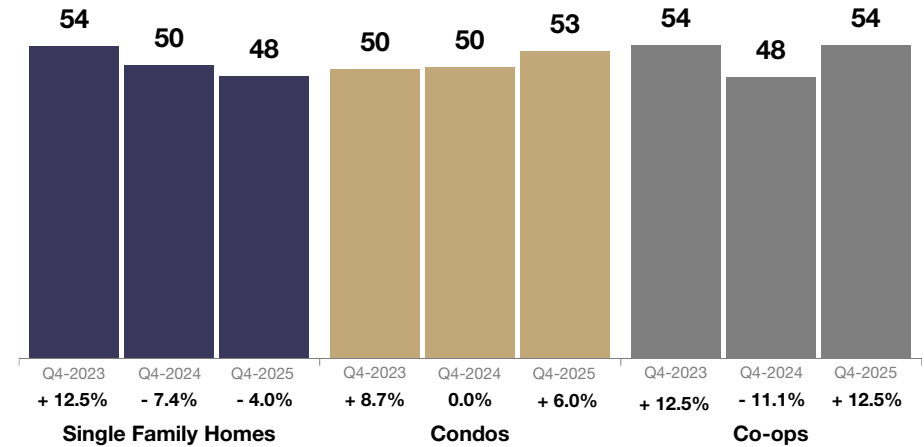
Days on Market Until Sale

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

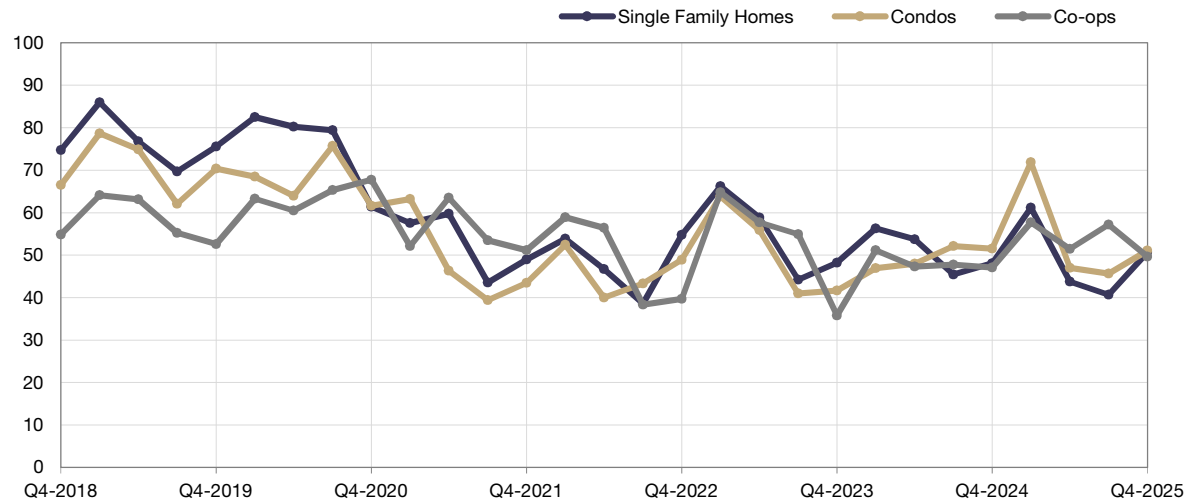
Q4-2025



Year to Date



Historical Days on Market Until Sale by Quarter



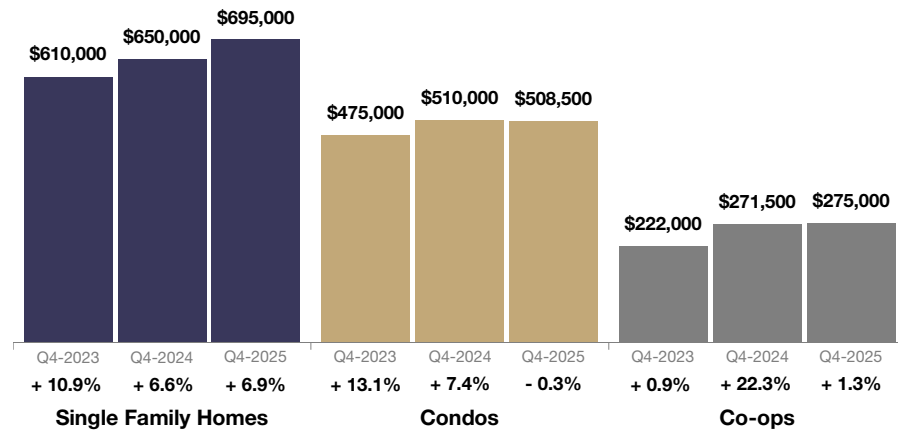
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	66	64	65
Q2-2023	59	56	58
Q3-2023	44	41	55
Q4-2023	48	42	36
Q1-2024	56	47	51
Q2-2024	54	48	47
Q3-2024	45	52	48
Q4-2024	48	52	47
Q1-2025	61	72	58
Q2-2025	44	47	51
Q3-2025	41	46	57
Q4-2025	51	51	50

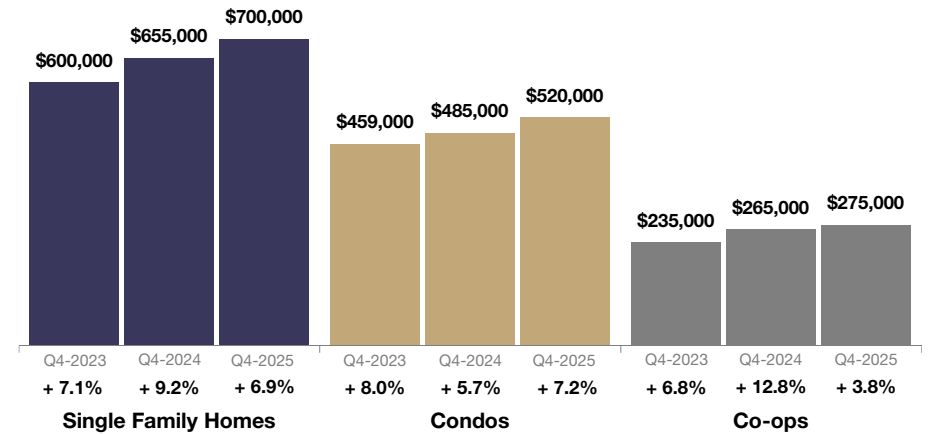
Median Pending Price

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.

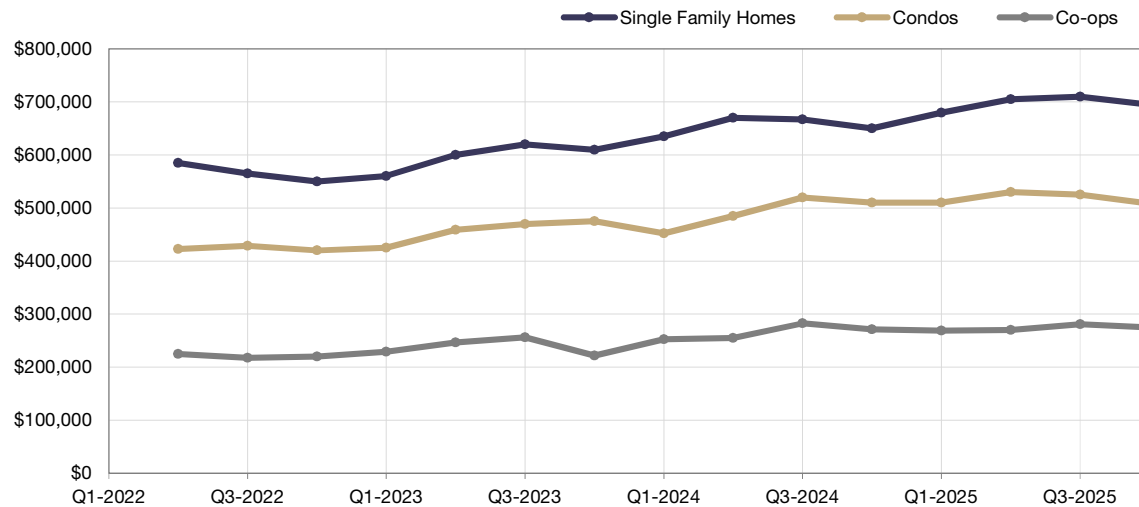
Q4-2025



Year to Date



Historical Median Pending Price by Quarter

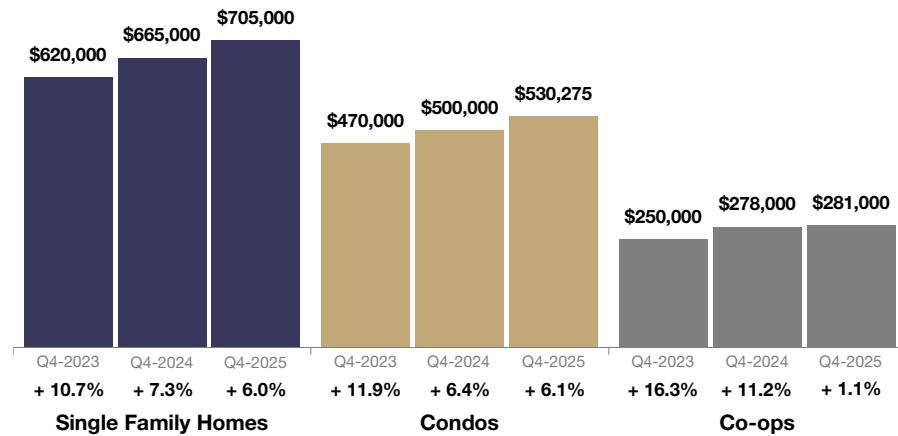


Quarter	Single Family Homes	Condos	Co-ops
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Q2-2023	\$600,000	\$459,000	\$246,750
Q3-2023	\$620,000	\$470,000	\$256,000
Q4-2023	\$610,000	\$475,000	\$222,000
Q1-2024	\$635,000	\$452,500	\$252,500
Q2-2024	\$670,000	\$485,000	\$255,000
Q3-2024	\$667,000	\$520,000	\$282,500
Q4-2024	\$650,000	\$510,000	\$271,500
Q1-2025	\$680,000	\$510,102	\$268,750
Q2-2025	\$705,000	\$530,000	\$270,000
Q3-2025	\$710,000	\$525,000	\$281,000
Q4-2025	\$695,000	\$508,500	\$275,000

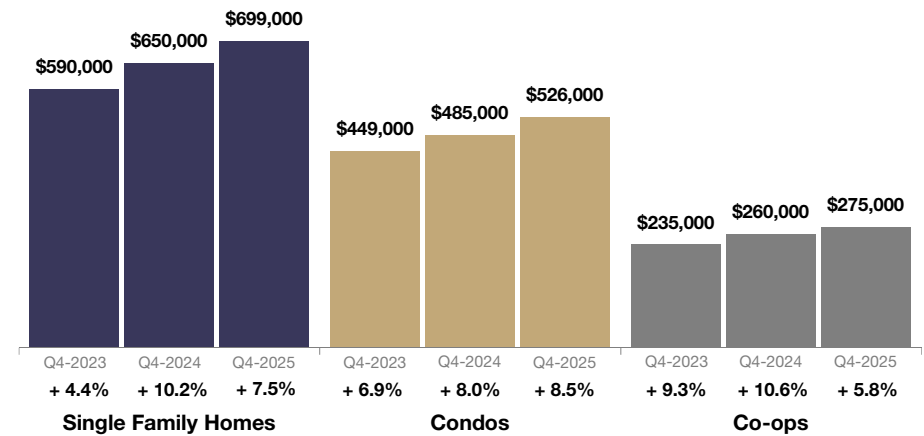
Median Sales Price

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

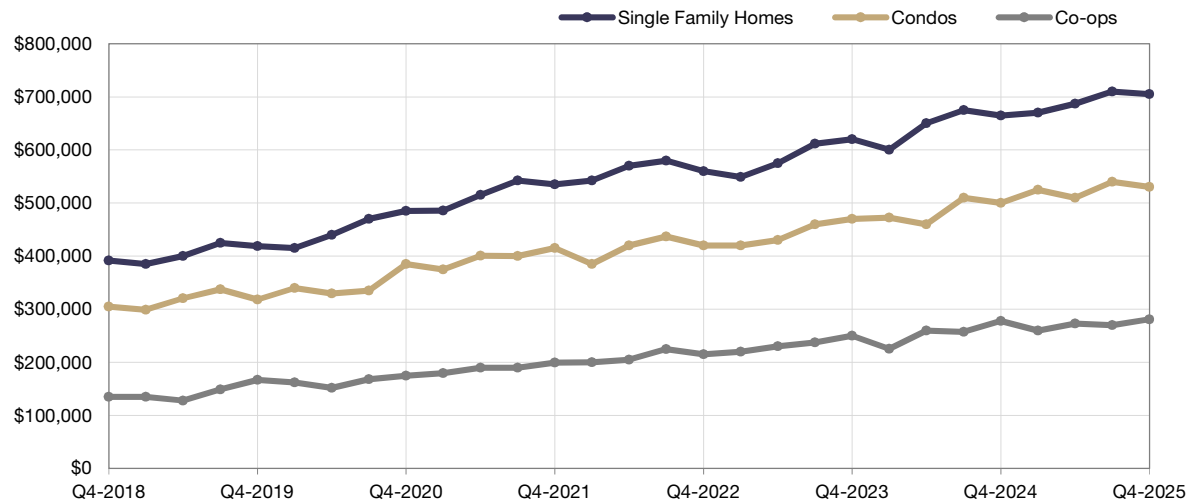
Q4-2025



Year to Date



Historical Median Sales Price by Quarter



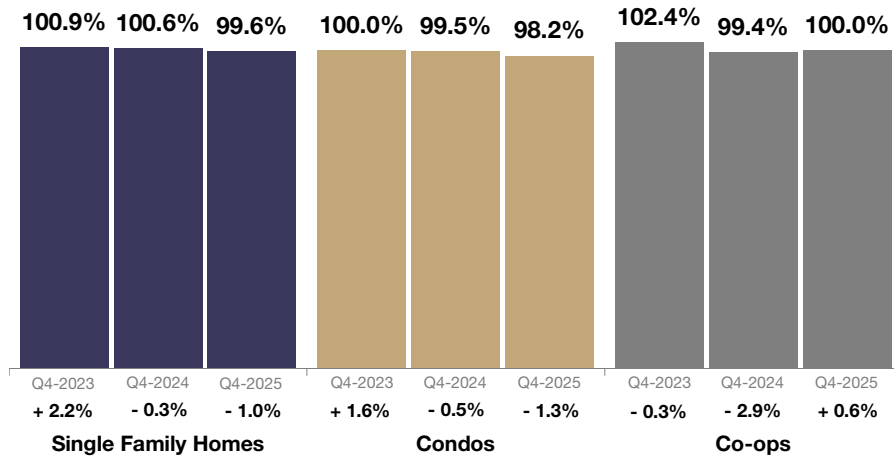
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$548,999	\$420,000	\$220,000
Q2-2023	\$575,000	\$430,000	\$230,000
Q3-2023	\$612,000	\$460,000	\$237,500
Q4-2023	\$620,000	\$470,000	\$250,000
Q1-2024	\$600,000	\$472,500	\$225,500
Q2-2024	\$650,000	\$460,000	\$260,000
Q3-2024	\$675,000	\$510,000	\$257,000
Q4-2024	\$665,000	\$500,000	\$278,000
Q1-2025	\$669,950	\$525,000	\$260,000
Q2-2025	\$687,084	\$510,102	\$273,000
Q3-2025	\$710,000	\$540,000	\$270,000
Q4-2025	\$705,000	\$530,275	\$281,000

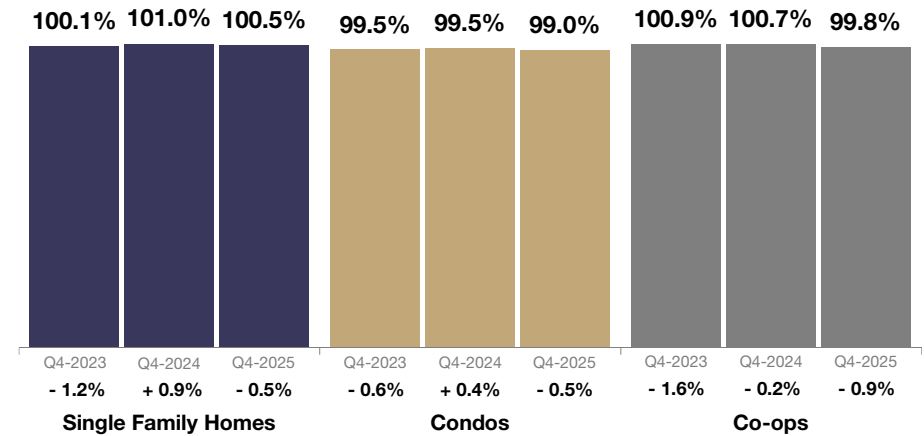
Percent of Original List Price Received

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.

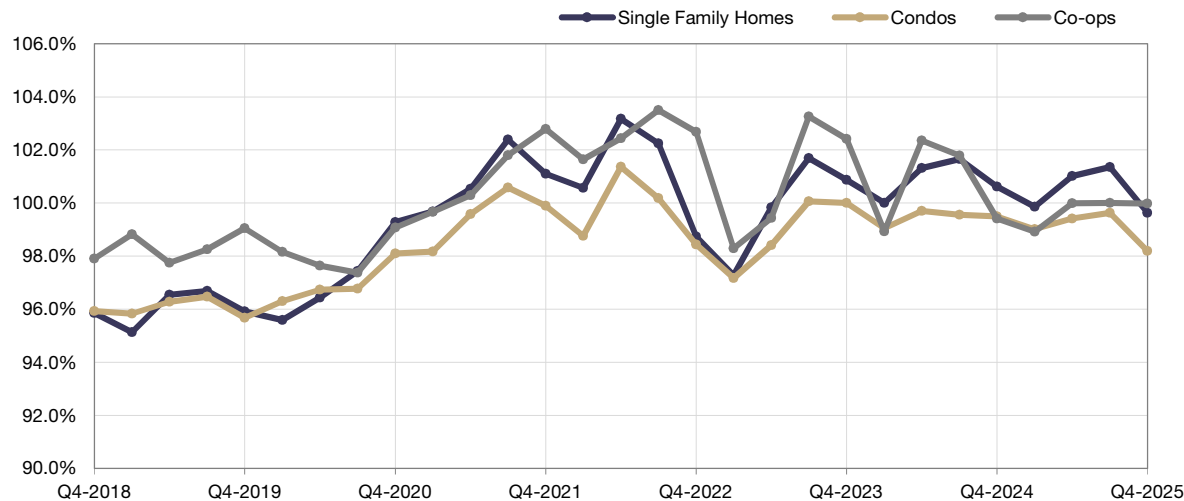
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

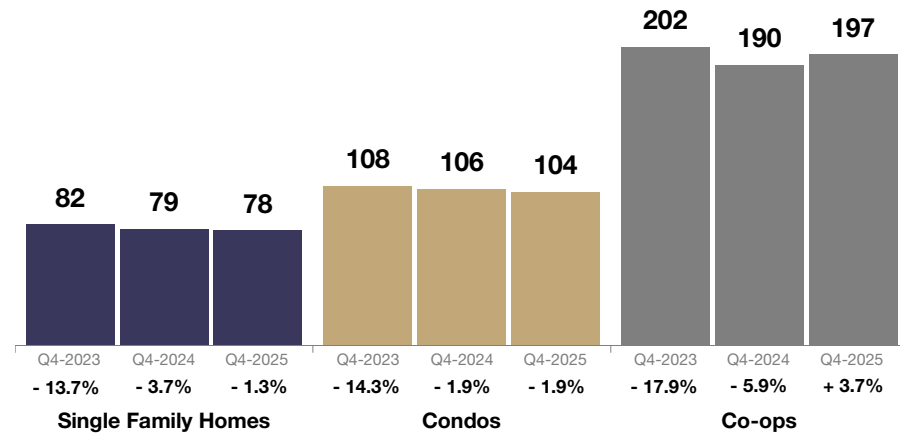


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	97.3%	97.2%	98.3%
Q2-2023	99.8%	98.4%	99.4%
Q3-2023	101.7%	100.1%	103.3%
Q4-2023	100.9%	100.0%	102.4%
Q1-2024	100.0%	99.0%	98.9%
Q2-2024	101.3%	99.7%	102.4%
Q3-2024	101.7%	99.6%	101.8%
Q4-2024	100.6%	99.5%	99.4%
Q1-2025	99.9%	99.0%	98.9%
Q2-2025	101.0%	99.4%	100.0%
Q3-2025	101.4%	99.6%	100.0%
Q4-2025	99.6%	98.2%	100.0%

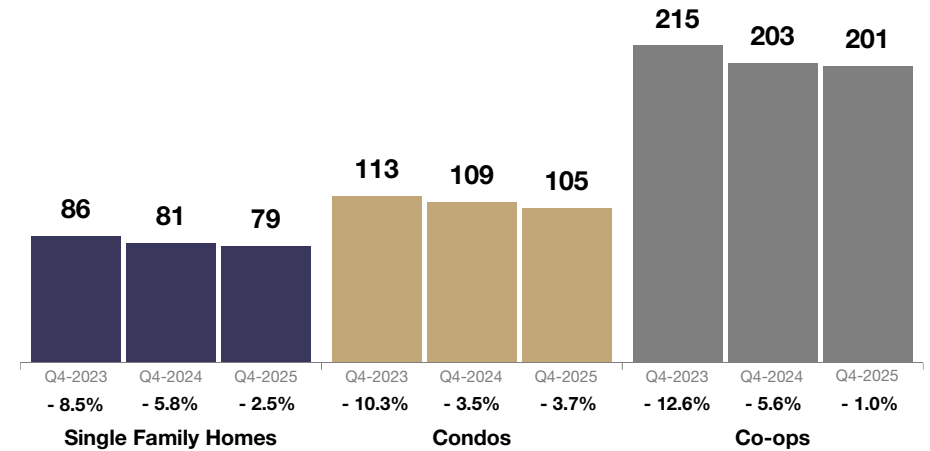
Housing Affordability Index

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.

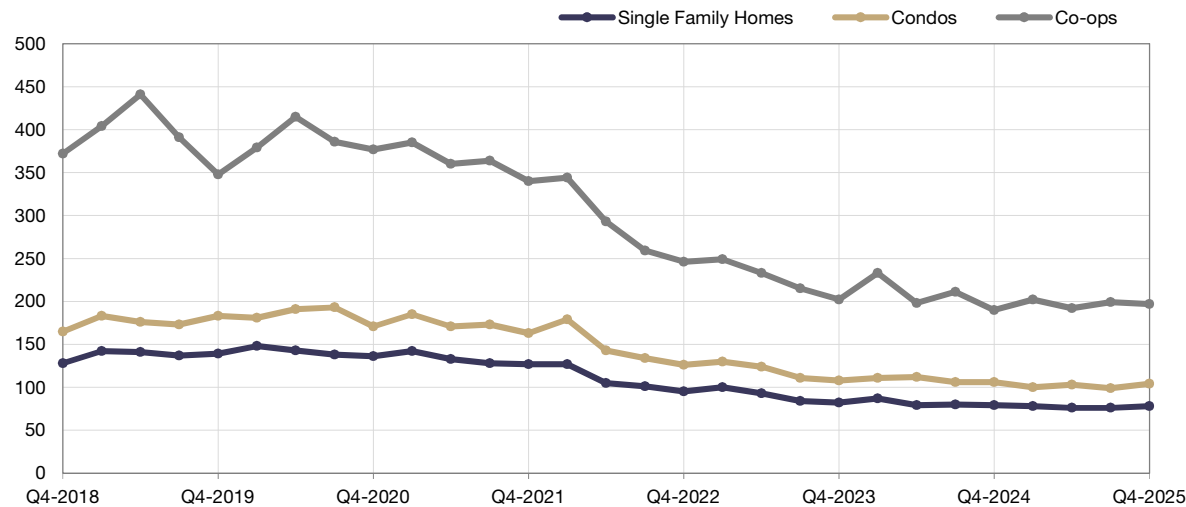
Q4-2025



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Historical Housing Affordability Index by Quarter



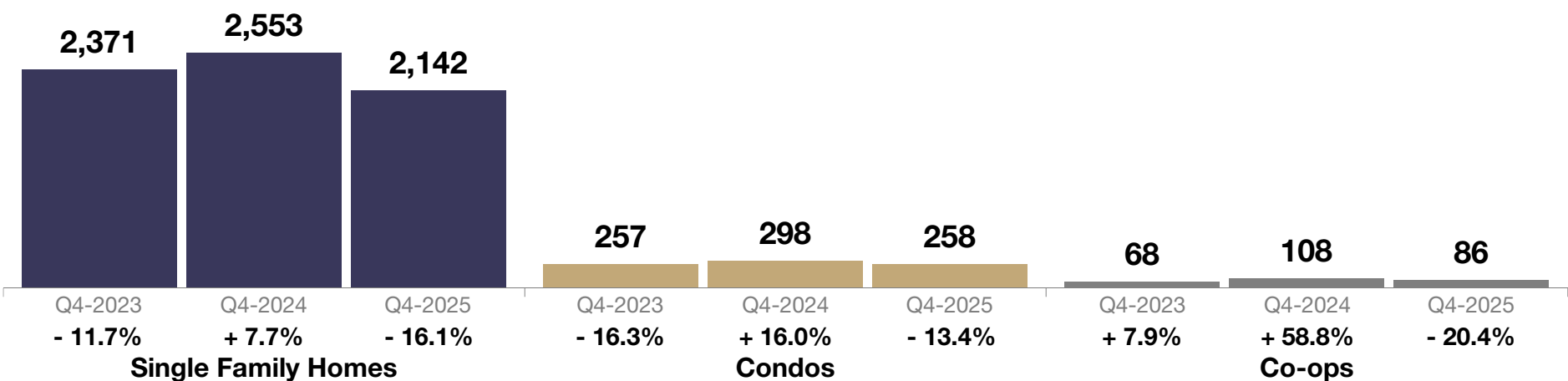
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	100	130	249
Q2-2023	93	124	233
Q3-2023	84	111	215
Q4-2023	82	108	202
Q1-2024	87	111	233
Q2-2024	79	112	198
Q3-2024	80	106	211
Q4-2024	79	106	190
Q1-2025	78	100	202
Q2-2025	76	103	192
Q3-2025	76	99	199
Q4-2025	78	104	197

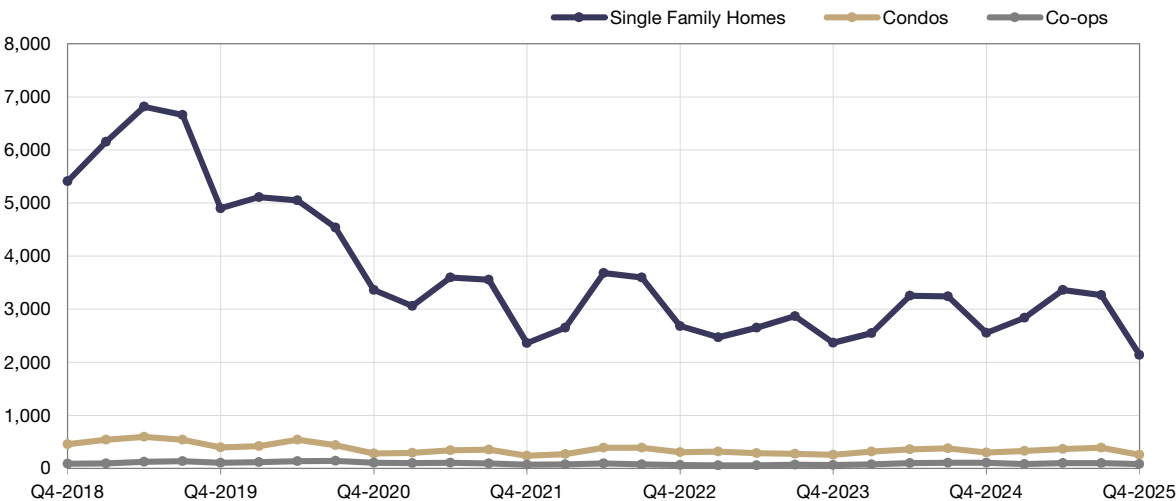
Inventory of Homes for Sale

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



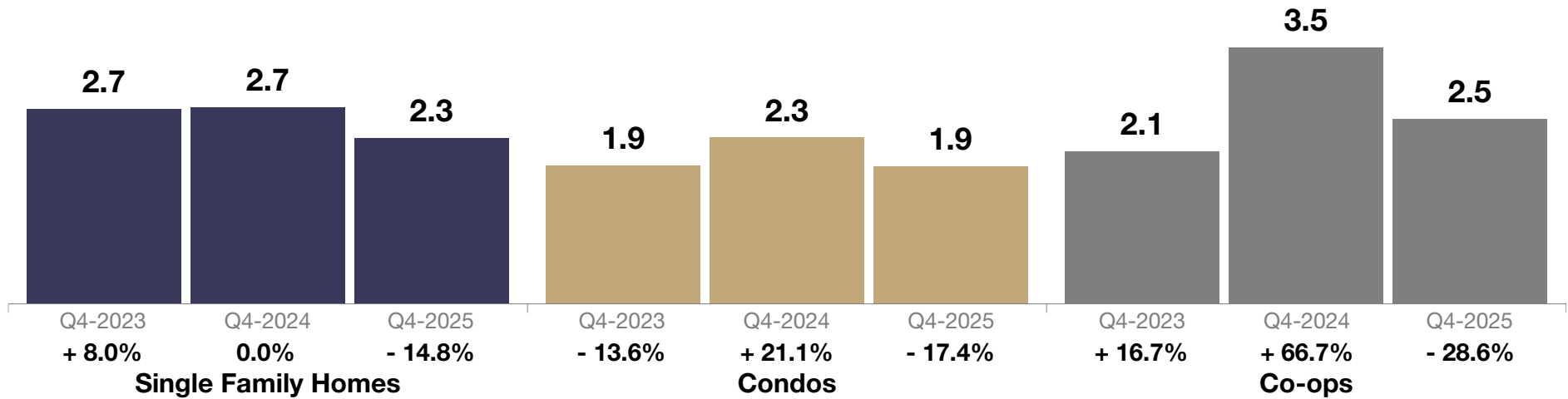
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2,470	318	58
Q2-2023	2,652	289	60
Q3-2023	2,867	274	74
Q4-2023	2,371	257	68
Q1-2024	2,548	319	79
Q2-2024	3,253	361	99
Q3-2024	3,241	378	107
Q4-2024	2,553	298	108
Q1-2025	2,836	328	86
Q2-2025	3,364	368	104
Q3-2025	3,269	394	100
Q4-2025	2,142	258	86

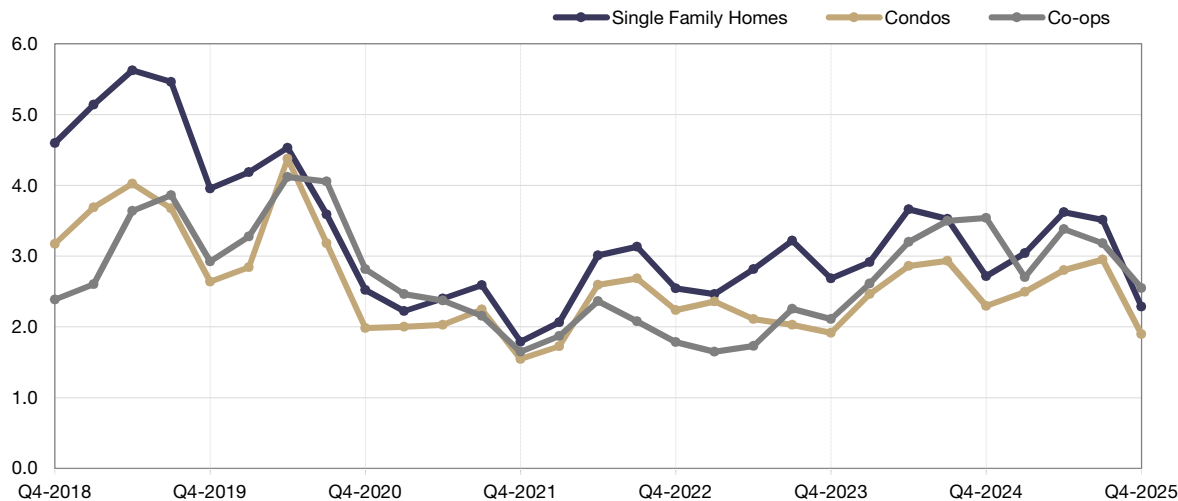
Months Supply of Inventory

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

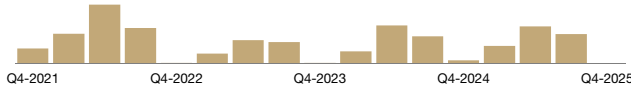
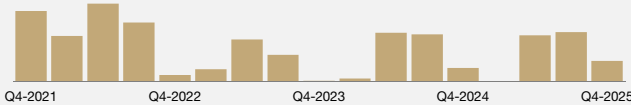
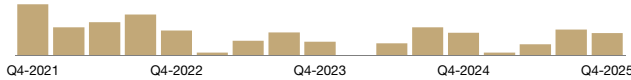
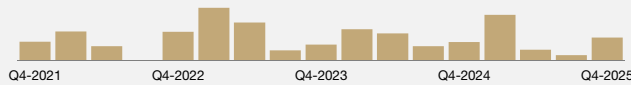
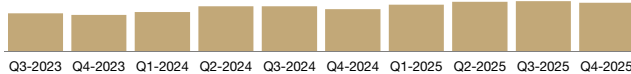
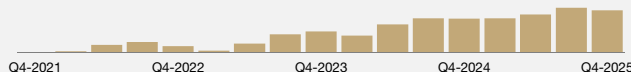
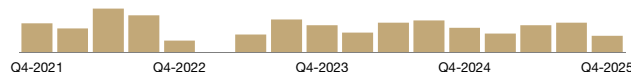
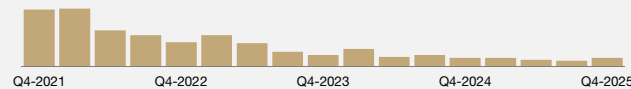
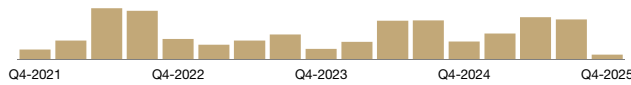
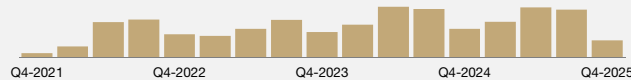


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	2.5	2.4	1.6
Q2-2023	2.8	2.1	1.7
Q3-2023	3.2	2.0	2.3
Q4-2023	2.7	1.9	2.1
Q1-2024	2.9	2.5	2.6
Q2-2024	3.7	2.9	3.2
Q3-2024	3.5	2.9	3.5
Q4-2024	2.7	2.3	3.5
Q1-2025	3.0	2.5	2.7
Q2-2025	3.6	2.8	3.4
Q3-2025	3.5	3.0	3.2
Q4-2025	2.3	1.9	2.5

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		3,289	3,123	- 5.0%	16,999	17,232	+ 1.4%
Pending Sales		3,014	3,150	+ 4.5%	13,205	13,277	+ 0.5%
Closed Sales		3,583	3,569	- 0.4%	13,020	12,967	- 0.4%
Days on Market		48	51	+ 6.3%	50	49	- 2.0%
Median Pending Price		\$630,000	\$674,000	+ 7.0%	\$635,000	\$675,000	+ 6.3%
Median Sales Price		\$649,000	\$680,000	+ 4.8%	\$630,000	\$675,000	+ 7.1%
Pct. of Orig. Price Received		100.5%	99.4%	- 1.1%	100.8%	100.3%	- 0.5%
Housing Affordability Index		81	81	0.0%	84	82	- 2.4%
Inventory of Homes for Sale		2,959	2,486	- 16.0%	--	--	--
Months Supply of Inventory		2.7	2.2	- 18.5%	--	--	--