

# Monthly Indicators

Provided by OneKey® MLS

## OneKey® MLS Service Area



## January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

### Locally:

- Single Family Closed Sales were down 7.1 percent to 2,565.
- Condo Closed Sales were up 3.6 percent to 488.
- Co-Op Closed Sales were down 13.6 percent to 450.
- All Properties Closed Sales were down 6.6 percent to 3,503.
- Single Family Median Sales Price increased 4.7 percent to \$748,500.
- Condo Median Sales Price held steady at \$535,000.
- Co-Op Median Sales Price increased 2.3 percent to \$301,900.
- All Properties Median Sales Price increased 4.3 percent to \$677,777.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Monthly Snapshot

**- 6.6%**

**- 9.3%**

**+ 4.3%**

One-Year Change in Closed  
Sales  
All Properties

One-Year Change in  
Homes for Sale  
All Properties

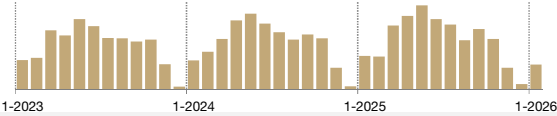
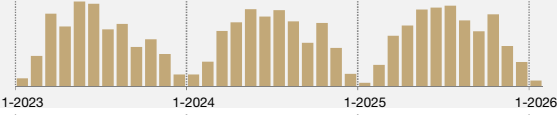

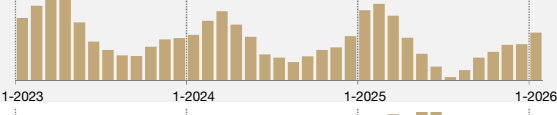
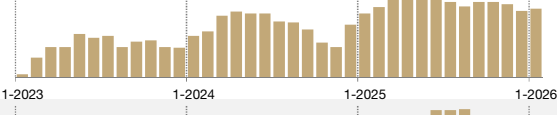
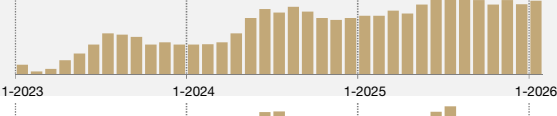
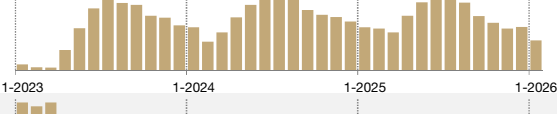
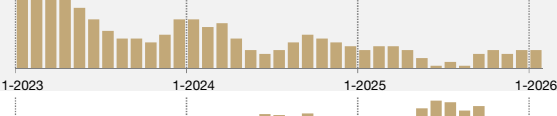

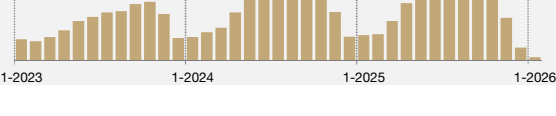
One-Year Change in  
Median Sales Price  
All Properties

Residential real estate activity in Bronx, Dutchess, Manhattan (New York County), Nassau, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, and Westchester counties comprised of single family properties, condominiums, and co-ops.

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# Single Family Homes Activity Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		3,293	2,883	- 12.5%	3,293	2,883	- 12.5%
Pending Sales		1,993	2,038	+ 2.3%	1,993	2,038	+ 2.3%
Closed Sales		2,760	2,565	- 7.1%	2,760	2,565	- 7.1%
Days on Market		67	57	- 14.9%	67	57	- 14.9%
Median Pending Price		\$725,000	\$735,000	+ 1.4%	\$725,000	\$735,000	+ 1.4%
Median Sales Price		\$715,000	\$748,500	+ 4.7%	\$715,000	\$748,500	+ 4.7%
Pct. of Orig. Price Received		98.8%	97.8%	- 1.0%	98.8%	97.8%	- 1.0%
Affordability Index		63	63	0.0%	63	63	0.0%
Homes for Sale		8,373	7,246	- 13.5%	--	--	--
Months Supply		2.9	2.4	- 17.2%	--	--	--

# Condos Activity Overview

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



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Key Metrics	Historical Sparklines	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		704	775	+ 10.1%	704	775	+ 10.1%
Pending Sales		397	445	+ 12.1%	397	445	+ 12.1%
Closed Sales		471	488	+ 3.6%	471	488	+ 3.6%
Days on Market		82	63	- 23.2%	82	63	- 23.2%
Median Pending Price		\$500,000	\$550,000	+ 10.0%	\$500,000	\$550,000	+ 10.0%
Median Sales Price		\$535,000	\$535,000	0.0%	\$535,000	\$535,000	0.0%
Pct. of Orig. Price Received		98.0%	97.4%	- 0.6%	98.0%	97.4%	- 0.6%
Affordability Index		84	91	+ 8.3%	84	91	+ 8.3%
Homes for Sale		2,092	2,022	- 3.3%	--	--	--
Months Supply		3.9	3.7	- 5.1%	--	--	--

# Co-Op Activity Overview

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



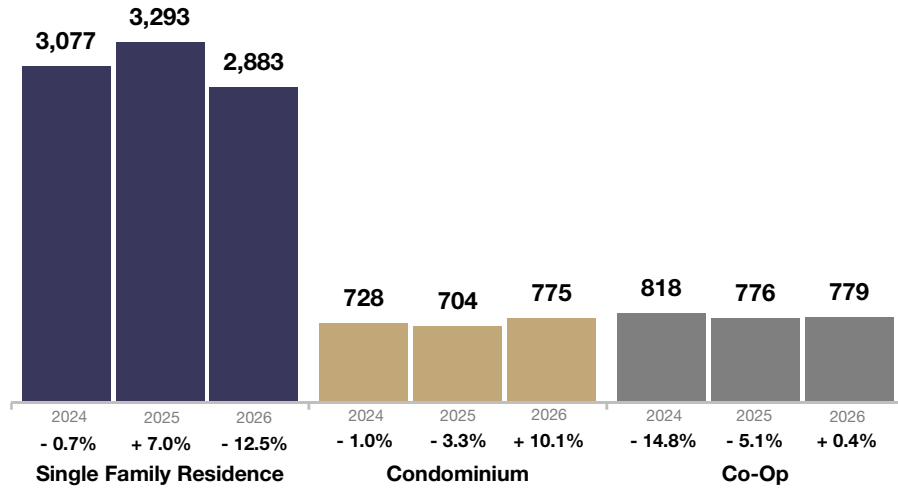
OneKey® MLS Service Area

Key Metrics	Historical Sparklines	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		776	779	+ 0.4%	776	779	+ 0.4%
Pending Sales		417	484	+ 16.1%	417	484	+ 16.1%
Closed Sales		521	450	- 13.6%	521	450	- 13.6%
Days on Market		76	72	- 5.3%	76	72	- 5.3%
Median Pending Price		\$275,000	\$288,000	+ 4.7%	\$275,000	\$288,000	+ 4.7%
Median Sales Price		\$295,000	\$301,900	+ 2.3%	\$295,000	\$301,900	+ 2.3%
Pct. of Orig. Price Received		97.4%	97.1%	- 0.3%	97.4%	97.1%	- 0.3%
Affordability Index		153	161	+ 5.2%	153	161	+ 5.2%
Homes for Sale		2,741	2,709	- 1.2%	--	--	--
Months Supply		5.0	5.1	+ 2.0%	--	--	--

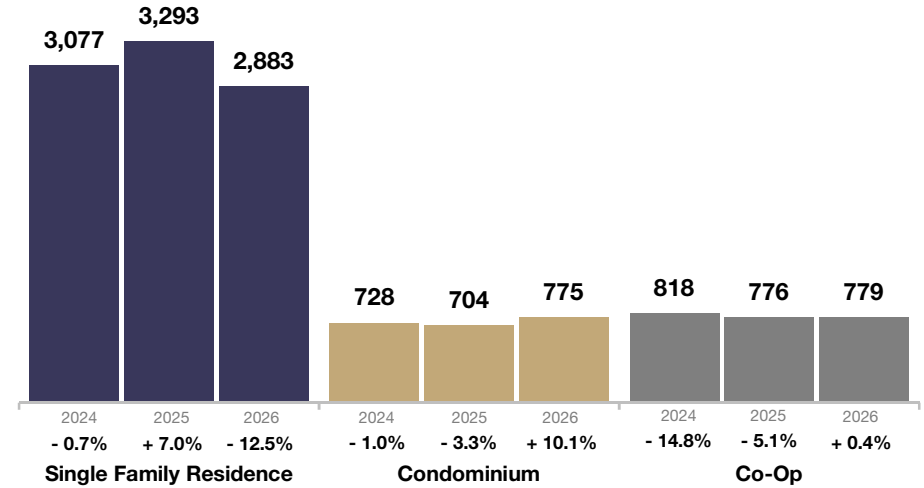
# New Listings

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

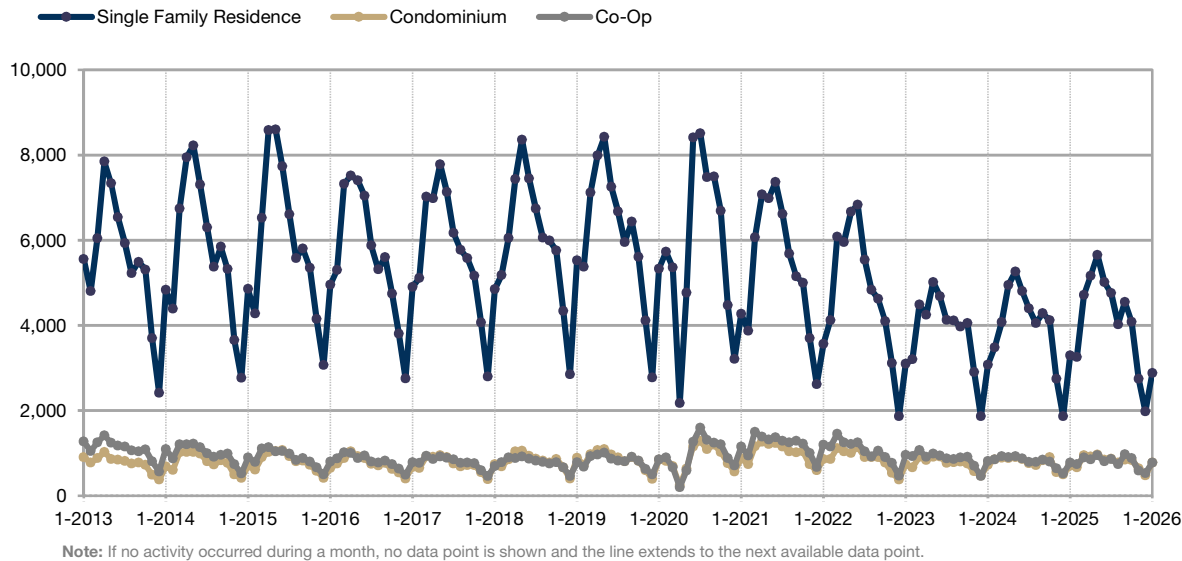
## January



## Year to Date



## Historical New Listings by Month

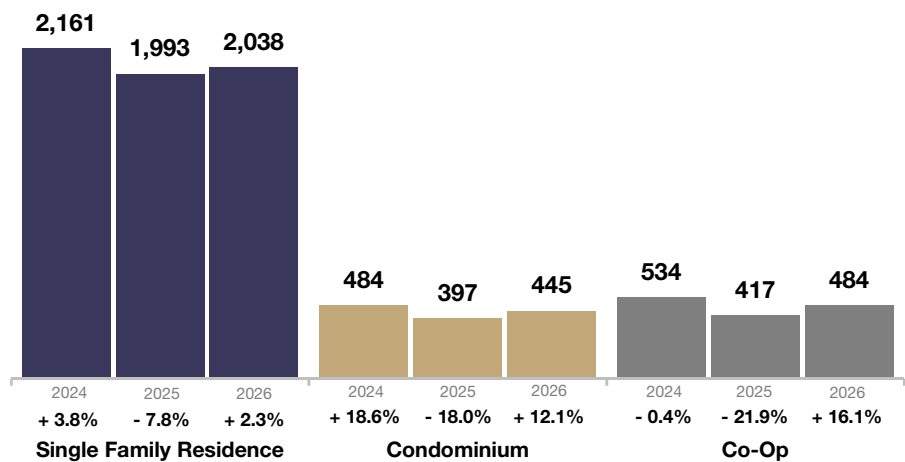


	Single Family	Condominium	Co-Op
February 2025	3,258	665	738
March 2025	4,717	952	897
April 2025	5,168	921	855
May 2025	5,652	967	952
June 2025	5,016	842	807
July 2025	4,756	869	859
August 2025	4,022	778	742
September 2025	4,553	841	970
October 2025	4,084	834	879
November 2025	2,747	645	588
December 2025	1,976	477	527
January 2026	2,883	775	779
12-Month Avg.	4,069	797	799

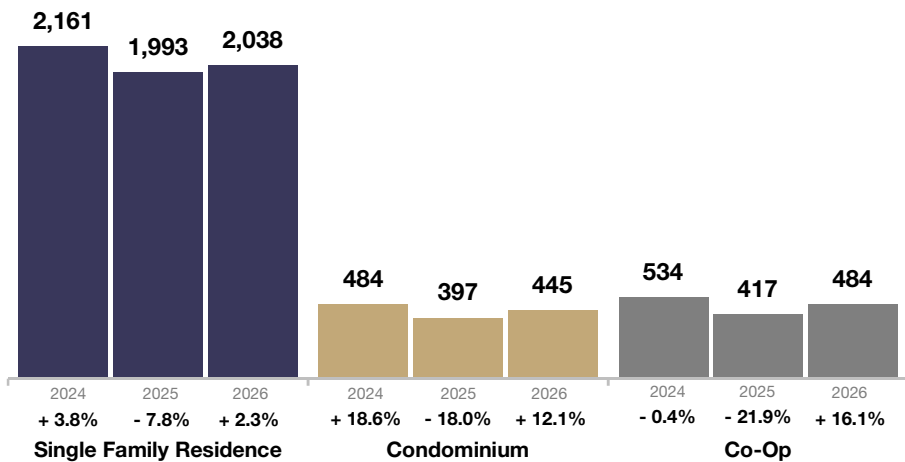
# Pending Sales

A count of the properties on which contracts have been accepted in a given month.

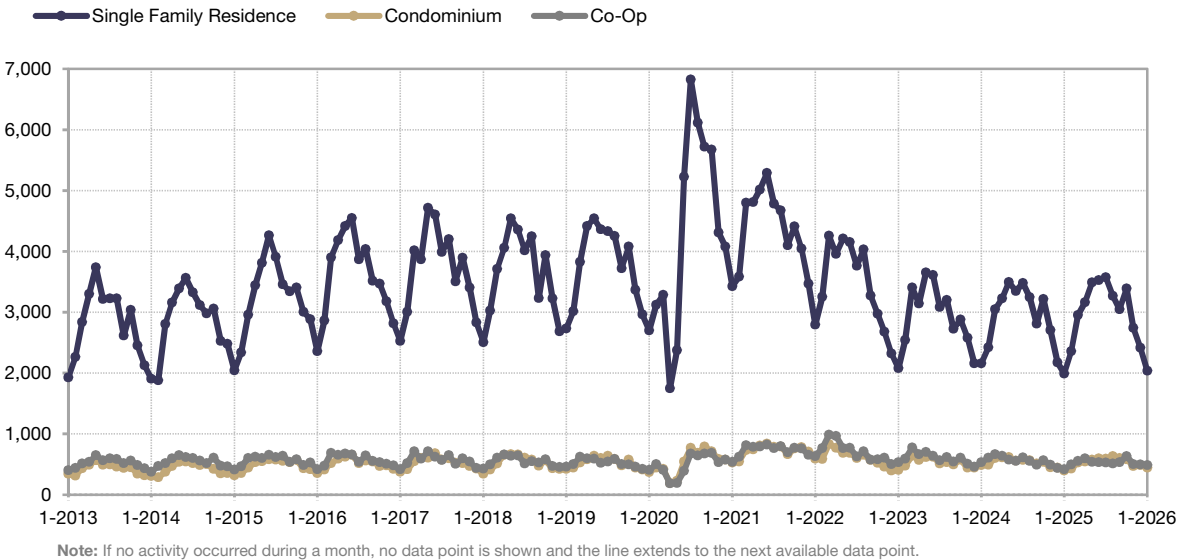
## January



## Year to Date



## Historical Pending Sales by Month

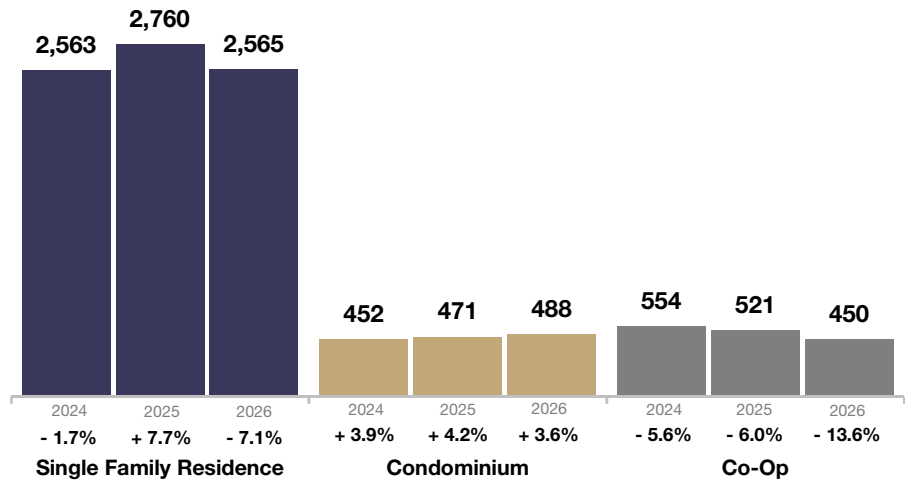


	Single Family	Condominium	Co-Op
February 2025	2,358	429	499
March 2025	2,952	528	553
April 2025	3,163	543	599
May 2025	3,488	578	538
June 2025	3,529	596	532
July 2025	3,573	592	529
August 2025	3,269	631	515
September 2025	3,046	604	536
October 2025	3,391	583	632
November 2025	2,745	468	503
December 2025	2,415	484	495
January 2026	2,038	445	484
12-Month Avg.	2,997	540	535

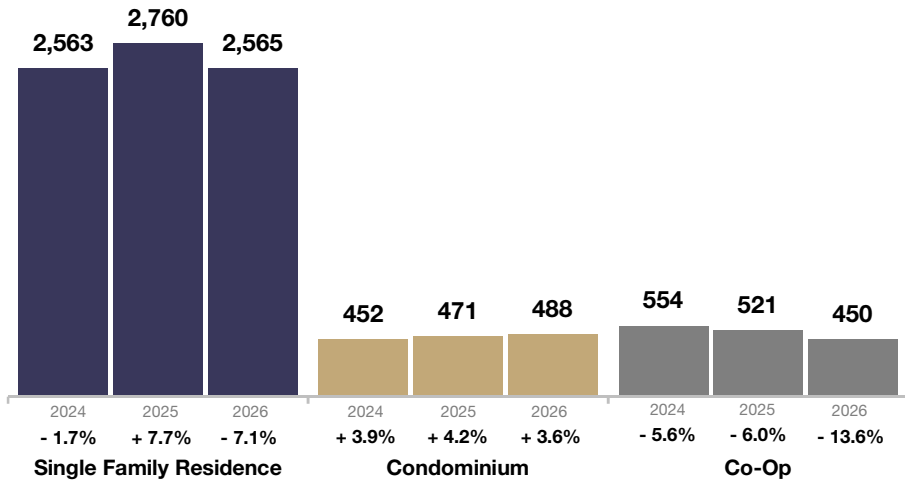
# Closed Sales

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

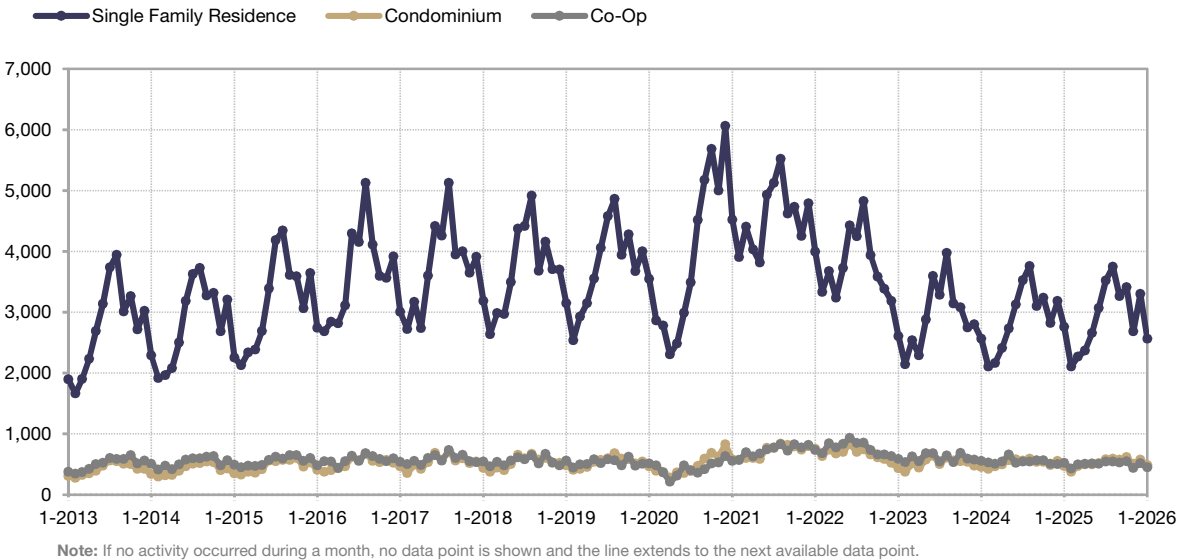
## January



## Year to Date



## Historical Closed Sales by Month

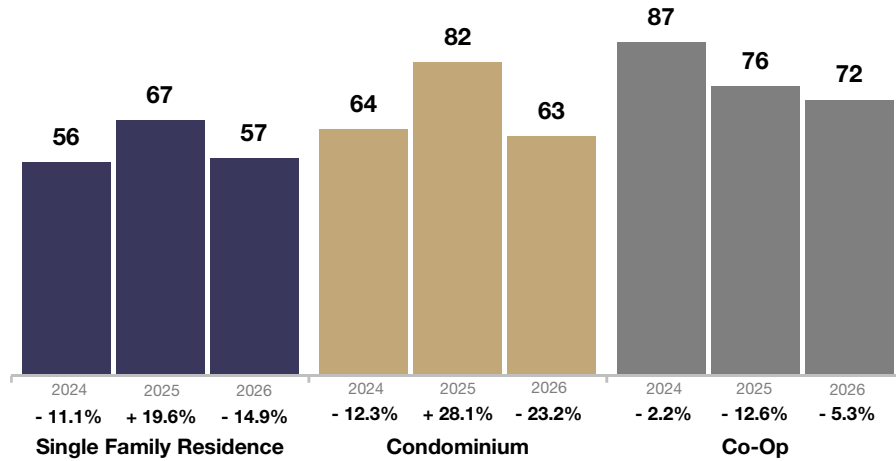


	Single Family	Condominium	Co-Op
February 2025	2,104	378	427
March 2025	2,268	468	497
April 2025	2,368	494	507
May 2025	2,658	498	513
June 2025	3,069	517	509
July 2025	3,523	580	544
August 2025	3,745	589	542
September 2025	3,266	576	529
October 2025	3,411	619	547
November 2025	2,684	507	438
December 2025	3,300	578	516
January 2026	2,565	488	450
12-Month Avg.	2,913	524	502

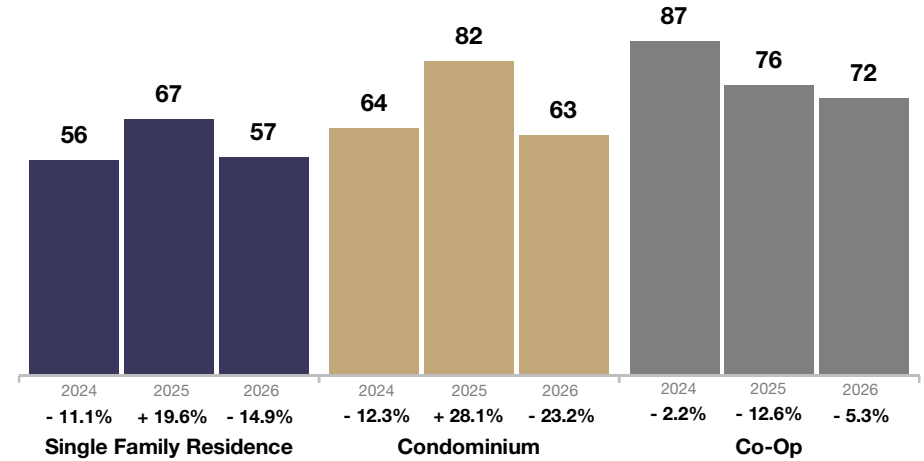
# Days on Market Until Sale

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

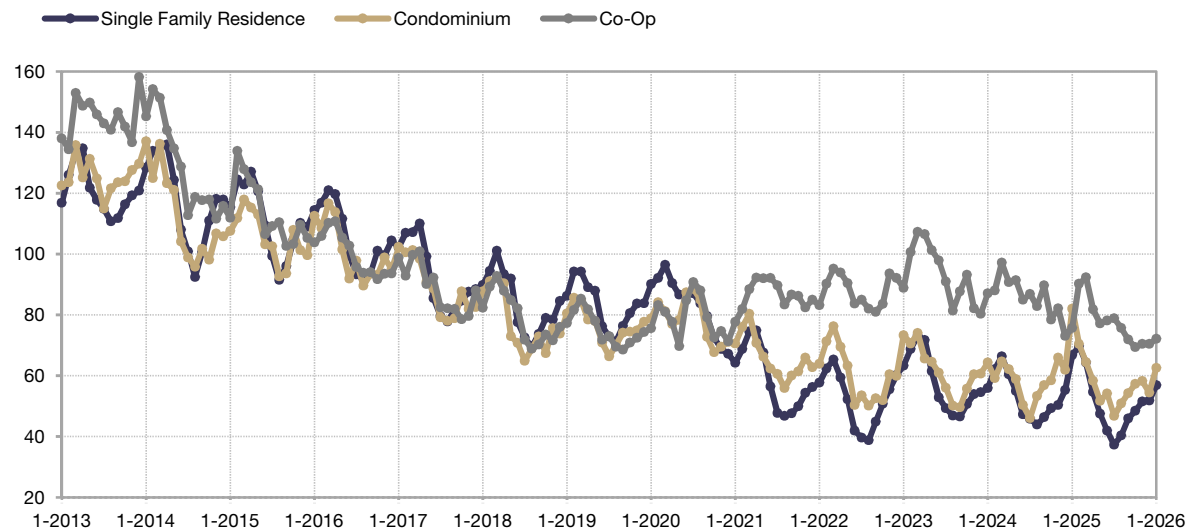
## January



## Year to Date



## Historical Days on Market Until Sale by Month



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

	Single Family	Condominium	Co-Op
February 2025	70	70	90
March 2025	64	64	92
April 2025	55	58	82
May 2025	47	52	77
June 2025	42	54	78
July 2025	37	47	79
August 2025	40	51	76
September 2025	46	54	72
October 2025	48	57	69
November 2025	51	58	70
December 2025	52	54	70
January 2026	57	63	72
12-Month Avg.*	49	56	77

\* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

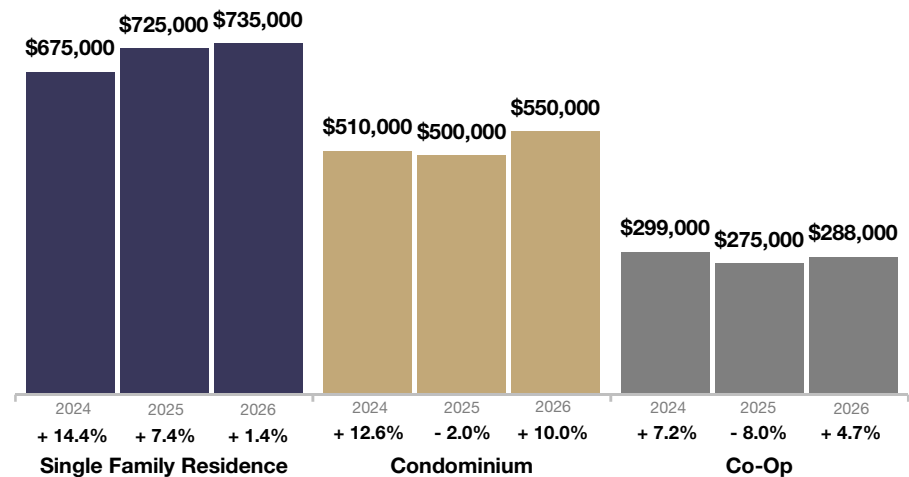


# Median Pending Price

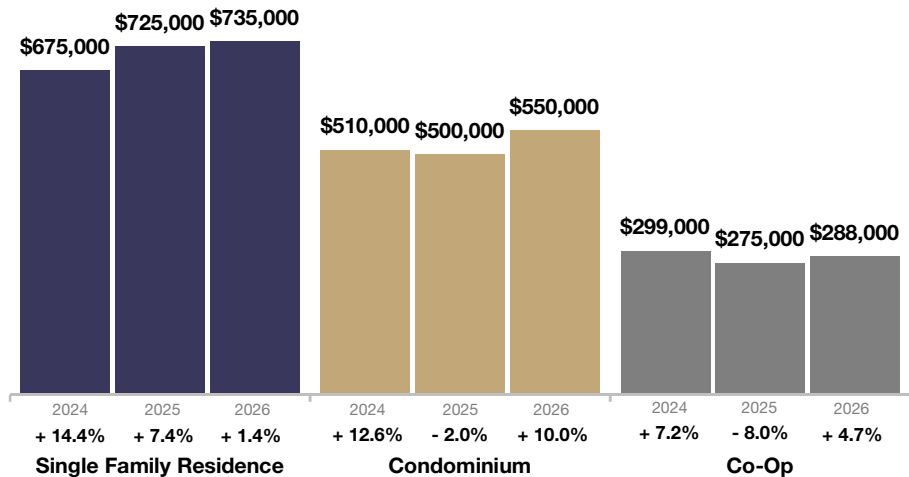
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

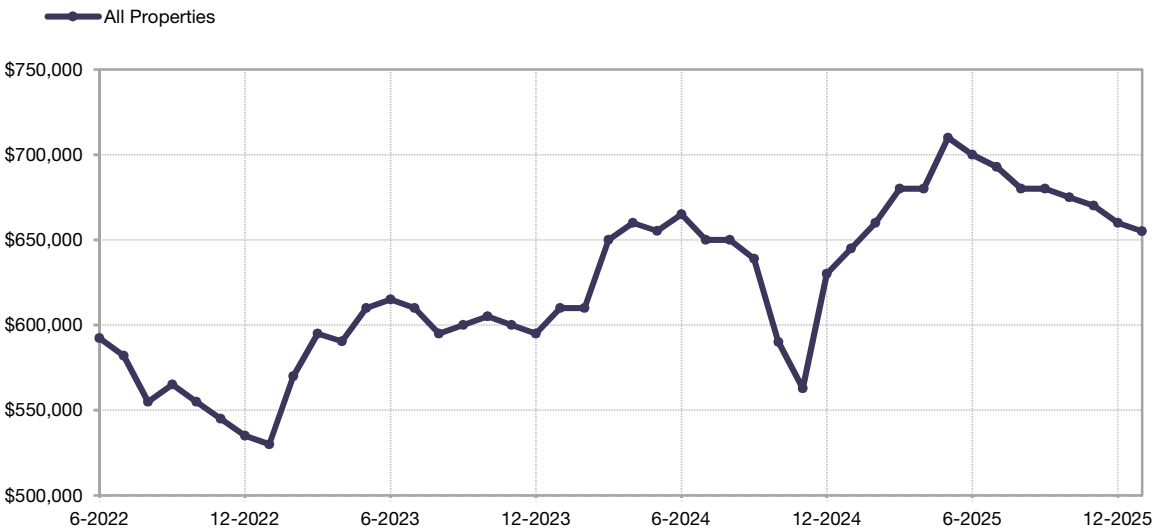
## January



## Year to Date



## Historical Median Pending Price by Month



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

	Single Family	Condominium	Co-Op
February 2025	\$739,000	\$553,500	\$304,000
March 2025	\$765,000	\$519,000	\$293,000
April 2025	\$760,000	\$527,500	\$295,175
May 2025	\$770,000	\$525,000	\$299,000
June 2025	\$770,000	\$537,500	\$295,000
July 2025	\$750,000	\$542,000	\$300,000
August 2025	\$740,000	\$545,000	\$300,000
September 2025	\$750,000	\$550,000	\$315,000
October 2025	\$750,000	\$518,500	\$285,000
November 2025	\$745,000	\$495,000	\$290,000
December 2025	\$730,000	\$570,000	\$299,000
January 2026	\$735,000	\$550,000	\$288,000
12-Month Med.*	\$750,000	\$535,000	\$299,900

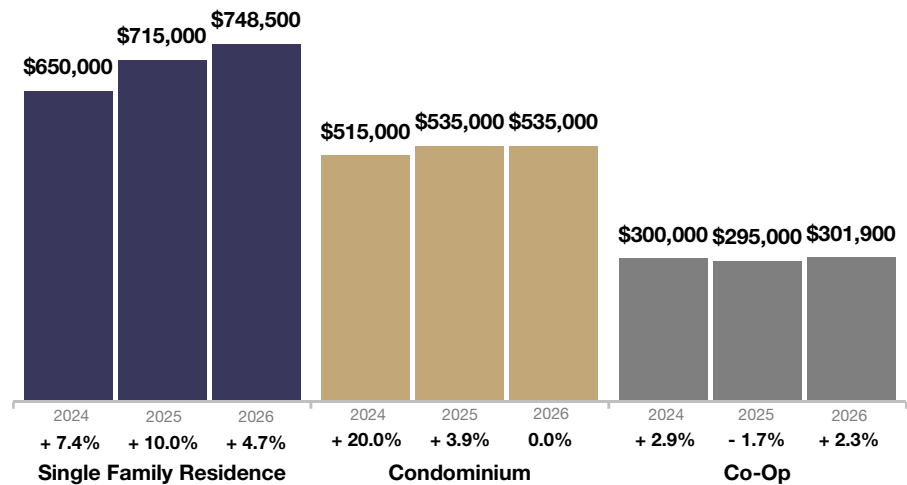
\* Median Pending Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

# Median Sales Price

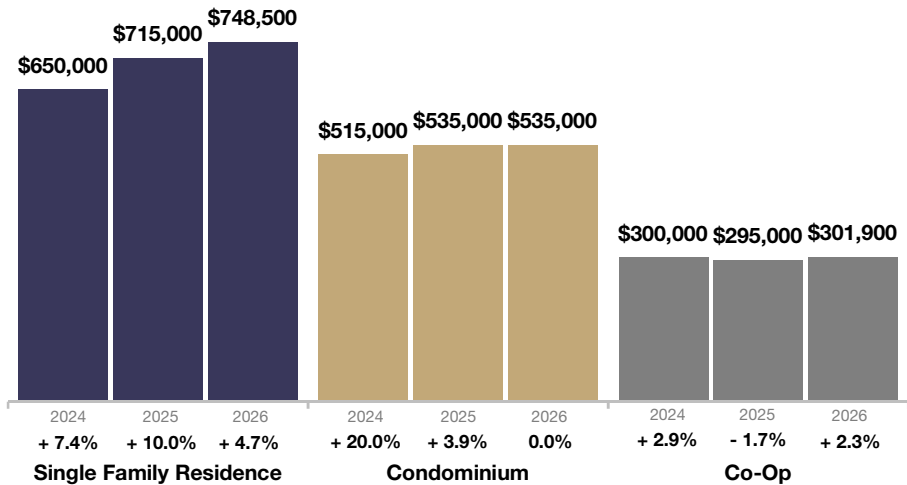
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

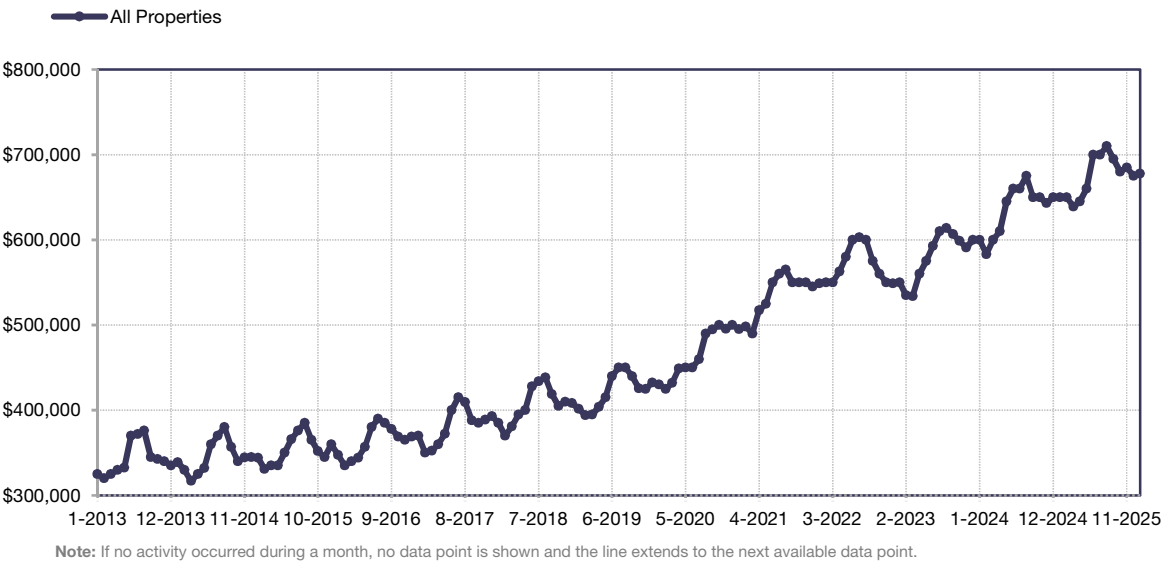
## January



## Year to Date



## Historical Median Sales Price by Month



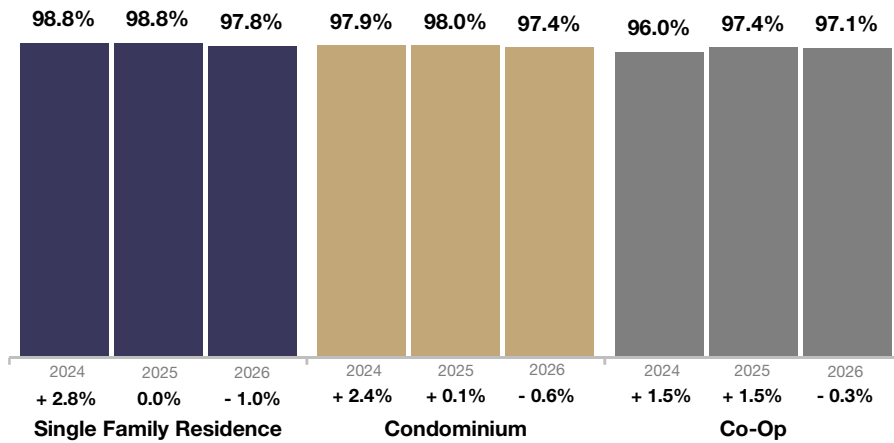
	Single Family	Condominium	Co-Op
February 2025	\$715,000	\$528,500	\$290,000
March 2025	\$726,000	\$512,500	\$285,000
April 2025	\$719,500	\$500,000	\$299,000
May 2025	\$740,000	\$540,000	\$300,000
June 2025	\$770,000	\$515,000	\$299,500
July 2025	\$770,000	\$525,000	\$300,000
August 2025	\$772,000	\$540,000	\$300,000
September 2025	\$750,000	\$537,000	\$298,750
October 2025	\$740,000	\$525,000	\$299,500
November 2025	\$750,000	\$530,000	\$295,000
December 2025	\$740,500	\$546,845	\$310,000
January 2026	\$748,500	\$535,000	\$301,900
12-Month Med.*	\$750,000	\$529,000	\$300,000

\* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

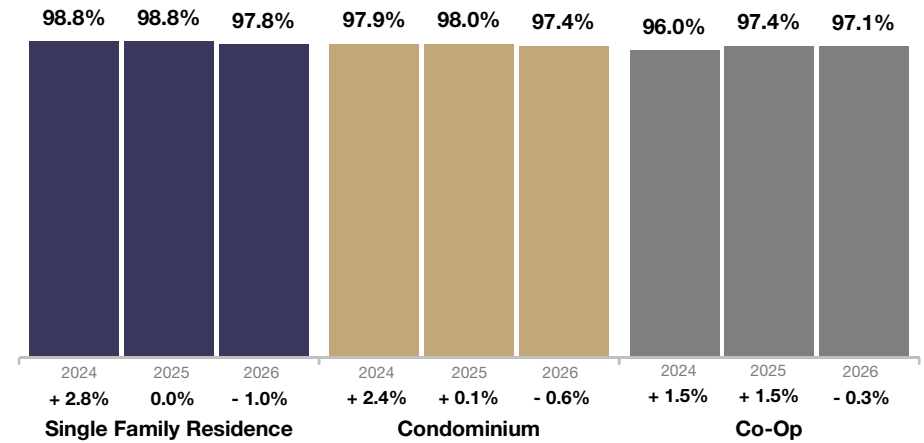
# Percent of Original List Price Received

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.

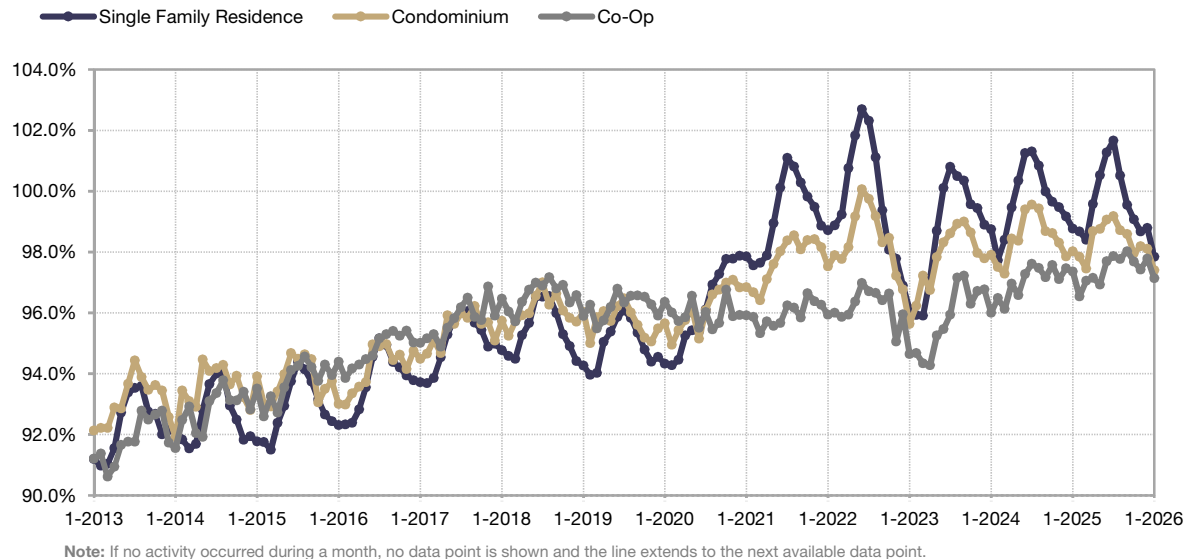
## January



## Year to Date



## Historical Percent of Original List Price Received by Month



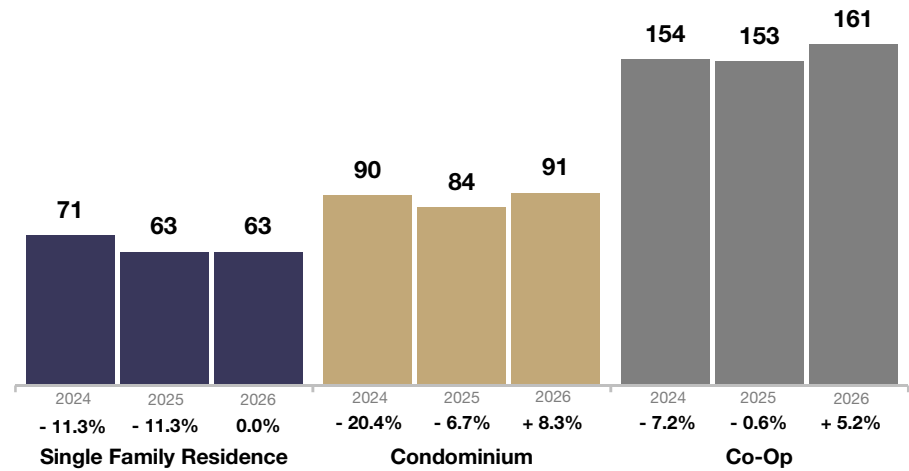
	Single Family	Condominium	Co-Op
February 2025	98.7%	97.8%	96.5%
March 2025	98.4%	97.5%	97.1%
April 2025	99.6%	98.7%	97.1%
May 2025	100.5%	98.8%	96.9%
June 2025	101.3%	99.1%	97.7%
July 2025	101.7%	99.2%	97.9%
August 2025	100.5%	98.7%	97.8%
September 2025	99.5%	98.6%	98.0%
October 2025	99.1%	98.0%	97.7%
November 2025	98.7%	98.2%	97.4%
December 2025	98.8%	98.1%	97.8%
<b>January 2026</b>	<b>97.8%</b>	<b>97.4%</b>	<b>97.1%</b>
12-Month Avg.*	99.7%	98.4%	97.4%

\* Pct. of Orig. Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

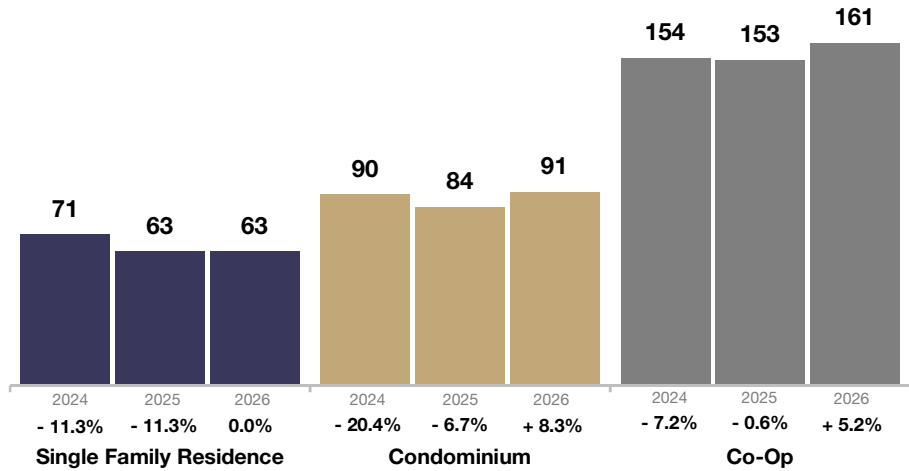
# Housing Affordability Index

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.

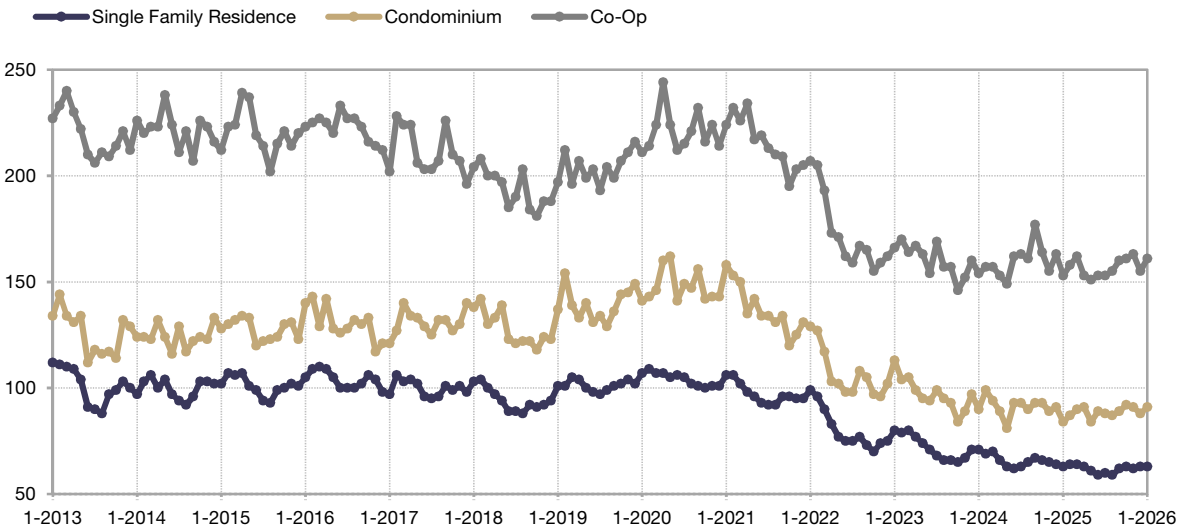
## January



## Year to Date



## Historical Housing Affordability Index by Month



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

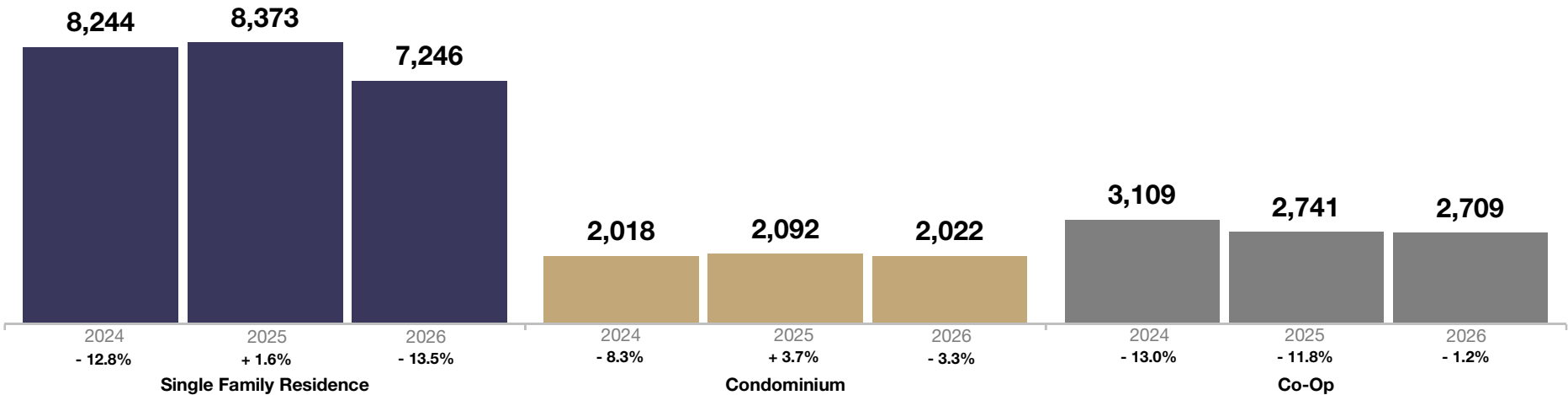
	Single Family	Condominium	Co-Op
February 2025	64	87	158
March 2025	64	90	162
April 2025	63	91	153
May 2025	61	84	151
June 2025	59	89	153
July 2025	60	88	153
August 2025	59	87	155
September 2025	62	89	160
October 2025	63	92	161
November 2025	62	91	163
December 2025	63	88	155
January 2026	63	91	161
12-Month Avg.*	62	89	157

\* Affordability Index for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

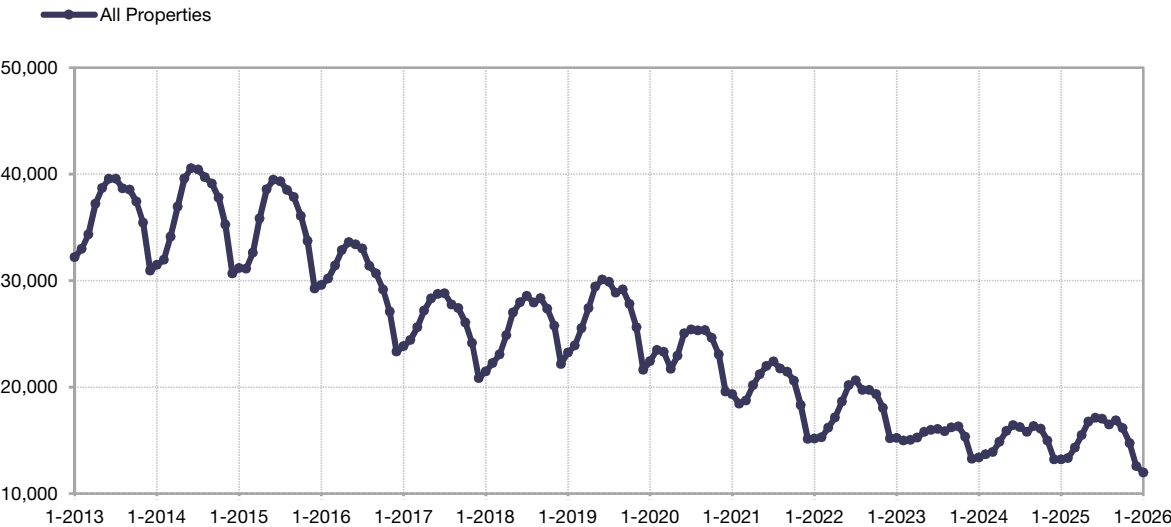
# Inventory of Homes for Sale

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

## January



## Historical Inventory of Homes for Sale by Month



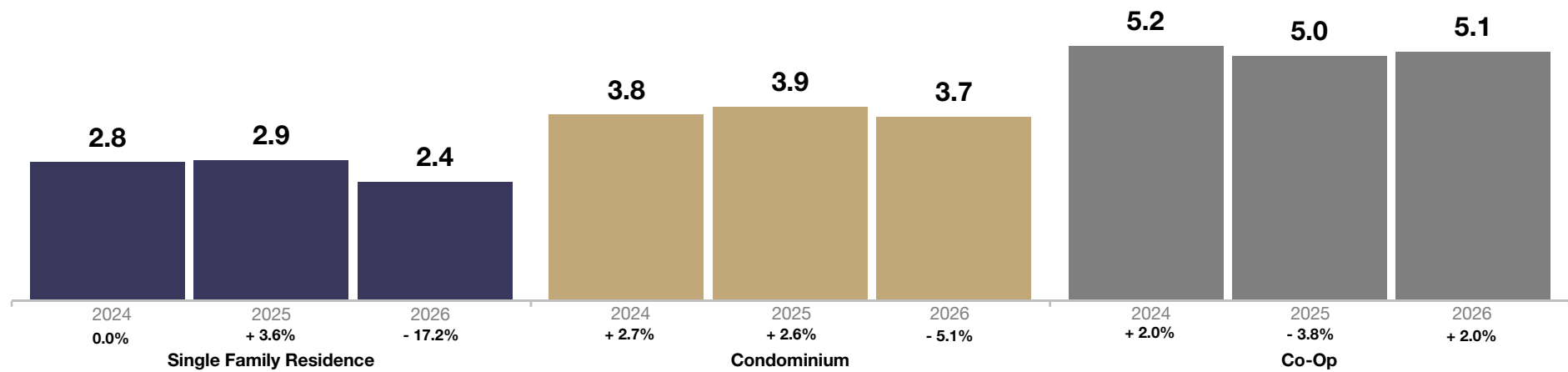
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
February 2025	8,399	2,143	2,763
March 2025	9,148	2,318	2,834
April 2025	10,167	2,438	2,864
May 2025	11,210	2,493	3,047
June 2025	11,630	2,417	3,063
July 2025	11,541	2,384	3,095
August 2025	11,095	2,328	3,053
September 2025	11,332	2,343	3,204
October 2025	10,657	2,297	3,177
November 2025	9,510	2,244	2,988
December 2025	7,796	2,000	2,767
January 2026	7,246	2,022	2,709

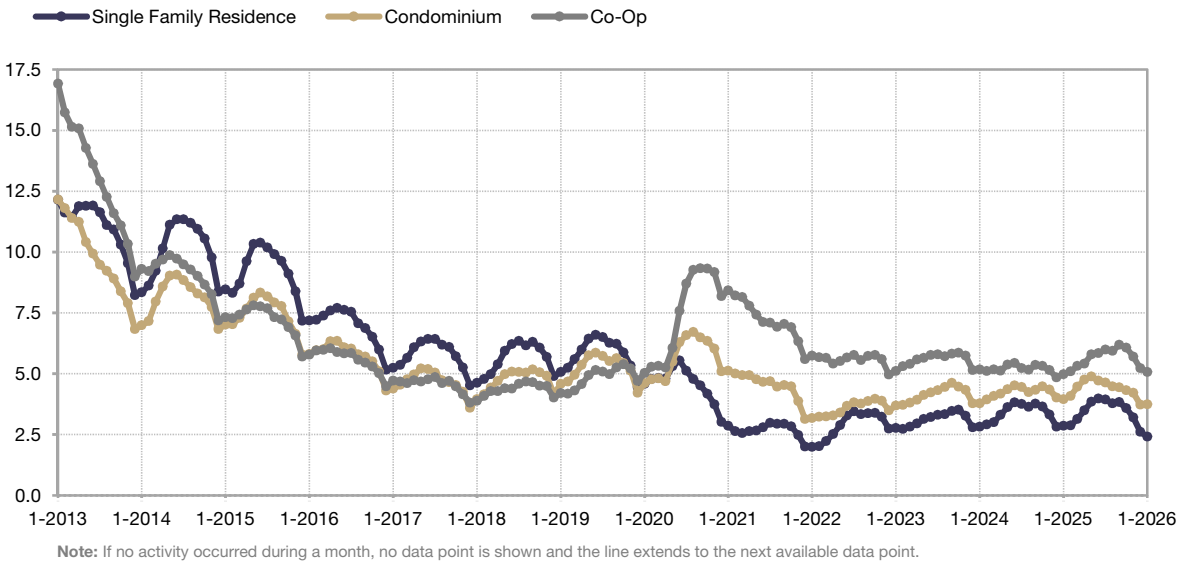
# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## January



## Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
February 2025	2.9	4.1	5.1
March 2025	3.1	4.5	5.3
April 2025	3.5	4.8	5.4
May 2025	3.9	4.9	5.8
June 2025	4.0	4.7	5.8
July 2025	3.9	4.6	6.0
August 2025	3.8	4.5	5.9
September 2025	3.8	4.4	6.2
October 2025	3.6	4.3	6.1
November 2025	3.2	4.2	5.7
December 2025	2.6	3.7	5.2
January 2026	2.4	3.7	5.1

# Total Market Overview

Key metrics for single-family properties, condominiums, and co-op properties combined, for the report month and for year-to-date (YTD) starting from the first of the year.



OneKey® MLS Service Area

Key Metrics	Historical Sparklines	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		4,773	4,437	- 7.0%	4,773	4,437	- 7.0%
Pending Sales		2,807	2,967	+ 5.7%	2,807	2,967	+ 5.7%
Closed Sales		3,752	3,503	- 6.6%	3,752	3,503	- 6.6%
Days on Market		70	60	- 14.3%	70	60	- 14.3%
Median Pending Price		\$645,000	\$655,000	+ 1.6%	\$645,000	\$655,000	+ 1.6%
Median Sales Price		\$650,000	\$677,777	+ 4.3%	\$650,000	\$677,777	+ 4.3%
Pct. of Orig. Price Received		98.5%	97.7%	- 0.8%	98.5%	97.7%	- 0.8%
Affordability Index		69	72	+ 4.3%	69	72	+ 4.3%
Homes for Sale		13,206	11,977	- 9.3%	--	--	--
Months Supply		3.3	2.9	- 12.1%	--	--	--