

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

Locally:

- Single Family Closed Sales were down 3.0 percent to 2,041.
- Condo Closed Sales were up 4.0 percent to 393.
- Co-Op Closed Sales were down 1.6 percent to 420.
- All Properties Closed Sales were down 1.9 percent to 2,854.

- Single Family Median Sales Price increased 4.1 percent to \$744,000.
- Condo Median Sales Price increased 6.4 percent to \$562,500.
- Co-Op Median Sales Price increased 1.6 percent to \$294,500.
- All Properties Median Sales Price increased 2.3 percent to \$665,000.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

- 1.9% **- 11.4%** **+ 2.3%**

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 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.



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Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		3,262	2,580	- 20.9%	6,556	5,530	- 15.6%
Pending Sales		2,357	2,212	- 6.2%	4,347	4,221	- 2.9%
Closed Sales		2,105	2,041	- 3.0%	4,865	4,652	- 4.4%
Days on Market		70	59	- 15.7%	68	58	- 14.7%
Median Pending Price		\$739,000	\$750,000	+ 1.5%	\$730,000	\$745,000	+ 2.1%
Median Sales Price		\$715,000	\$744,000	+ 4.1%	\$715,000	\$745,000	+ 4.2%
Pct. of Orig. Price Received		98.7%	98.1%	- 0.6%	98.7%	98.0%	- 0.7%
Affordability Index		64	64	0.0%	64	64	0.0%
Homes for Sale		8,404	7,011	- 16.6%	--	--	--
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.

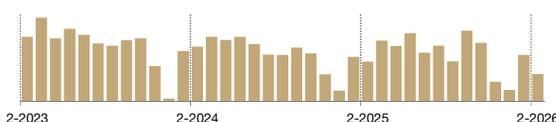
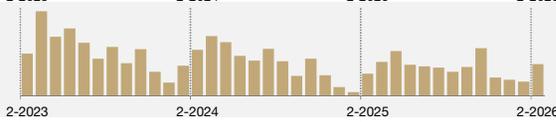
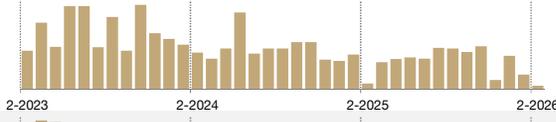
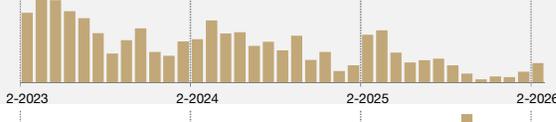
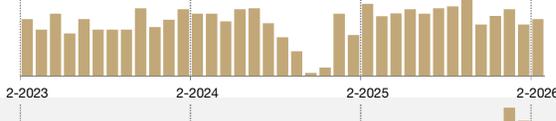
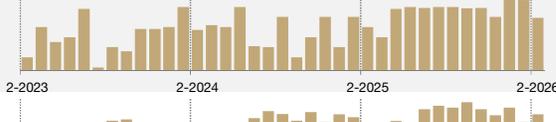
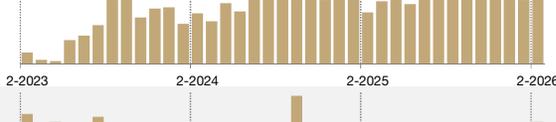
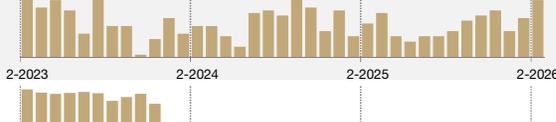
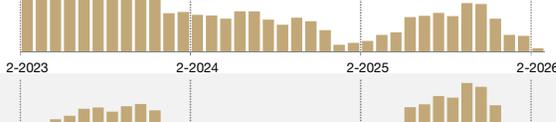
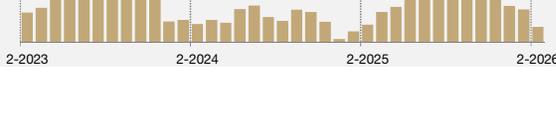


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Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		665	724	+ 8.9%	1,369	1,508	+ 10.2%
Pending Sales		429	450	+ 4.9%	826	886	+ 7.3%
Closed Sales		378	393	+ 4.0%	849	891	+ 4.9%
Days on Market		70	62	- 11.4%	77	63	- 18.2%
Median Pending Price		\$553,500	\$528,064	- 4.6%	\$530,000	\$530,000	0.0%
Median Sales Price		\$528,500	\$562,500	+ 6.4%	\$530,025	\$540,000	+ 1.9%
Pct. of Orig. Price Received		97.8%	97.6%	- 0.2%	97.9%	97.5%	- 0.4%
Affordability Index		87	87	0.0%	86	91	+ 5.8%
Homes for Sale		2,144	2,106	- 1.8%	--	--	--
Months Supply		4.1	3.9	- 4.9%	--	--	--

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.

Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		738	647	- 12.3%	1,514	1,435	- 5.2%
Pending Sales		499	541	+ 8.4%	916	1,005	+ 9.7%
Closed Sales		427	420	- 1.6%	949	876	- 7.7%
Days on Market		90	77	- 14.4%	82	75	- 8.5%
Median Pending Price		\$304,000	\$290,000	- 4.6%	\$293,750	\$289,999	- 1.3%
Median Sales Price		\$290,000	\$294,500	+ 1.6%	\$290,000	\$300,000	+ 3.4%
Pct. of Orig. Price Received		96.5%	97.5%	+ 1.0%	97.0%	97.3%	+ 0.3%
Affordability Index		158	167	+ 5.7%	158	163	+ 3.2%
Homes for Sale		2,763	2,676	- 3.1%	--	--	--
Months Supply		5.1	5.1	0.0%	--	--	--

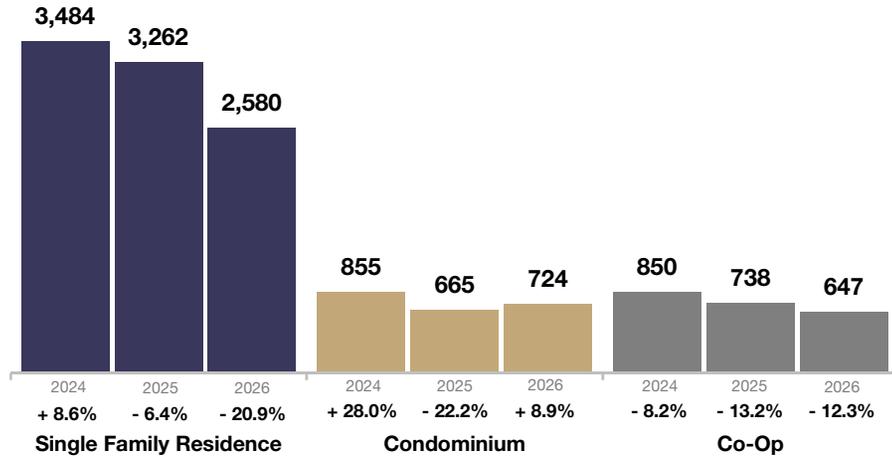
New Listings

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

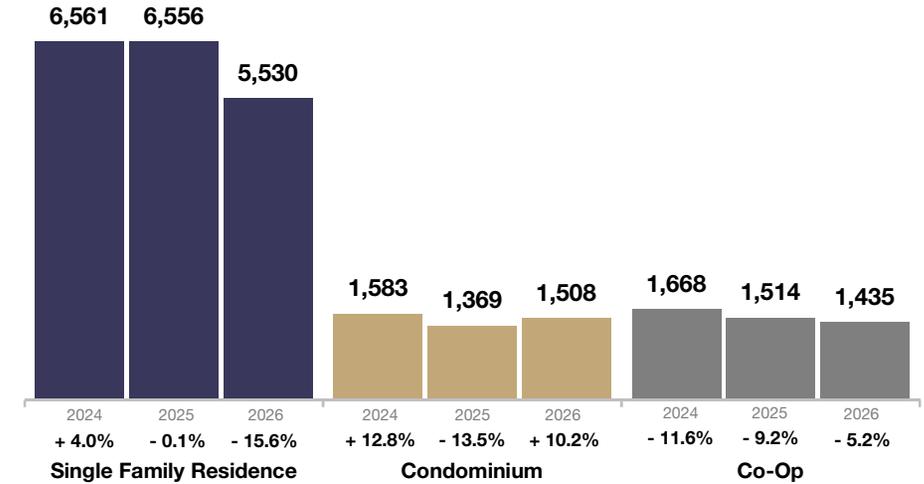


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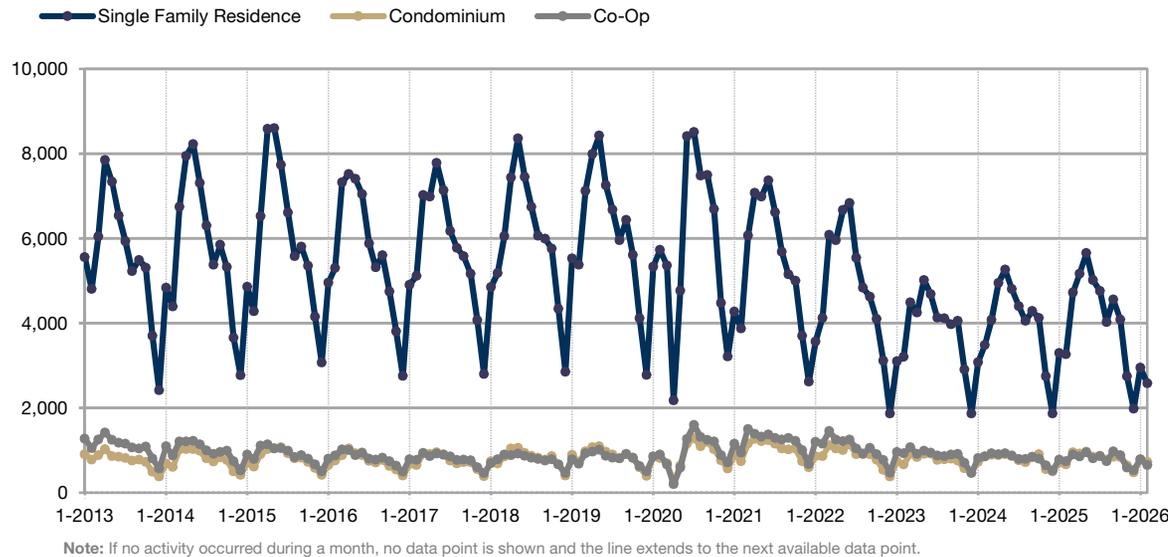
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Year to Date



Historical New Listings by Month



	Single Family	Condominium	Co-Op
March 2025	4,719	952	897
April 2025	5,168	921	855
May 2025	5,652	967	952
June 2025	5,018	842	807
July 2025	4,756	869	859
August 2025	4,024	778	742
September 2025	4,554	841	970
October 2025	4,085	835	879
November 2025	2,749	645	589
December 2025	1,978	477	527
January 2026	2,950	784	788
February 2026	2,580	724	647
12-Month Avg.	4,019	803	793

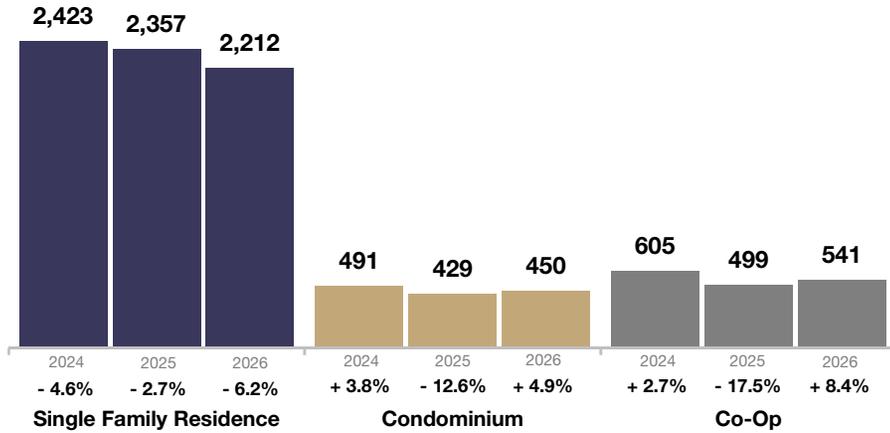
Pending Sales

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

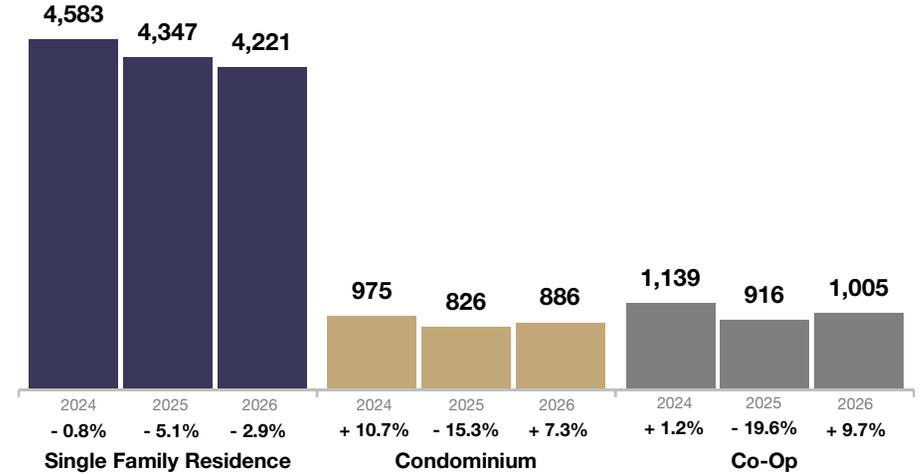


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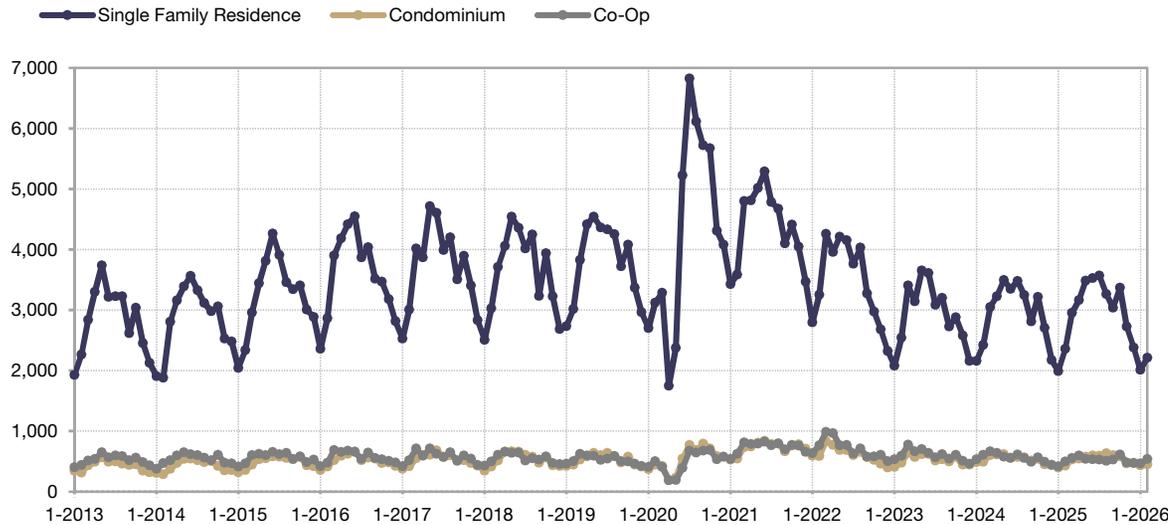
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Year to Date



Historical Pending Sales 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
March 2025	2,951	528	552
April 2025	3,163	543	599
May 2025	3,486	577	538
June 2025	3,527	595	532
July 2025	3,568	592	526
August 2025	3,263	631	508
September 2025	3,035	603	529
October 2025	3,368	582	613
November 2025	2,726	467	482
December 2025	2,381	477	472
January 2026	2,009	436	464
February 2026	2,212	450	541
12-Month Avg.	2,974	540	530

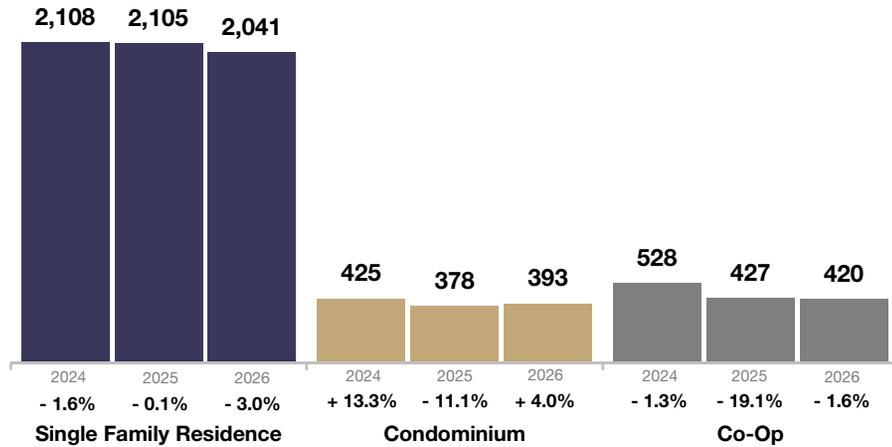
Closed Sales

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

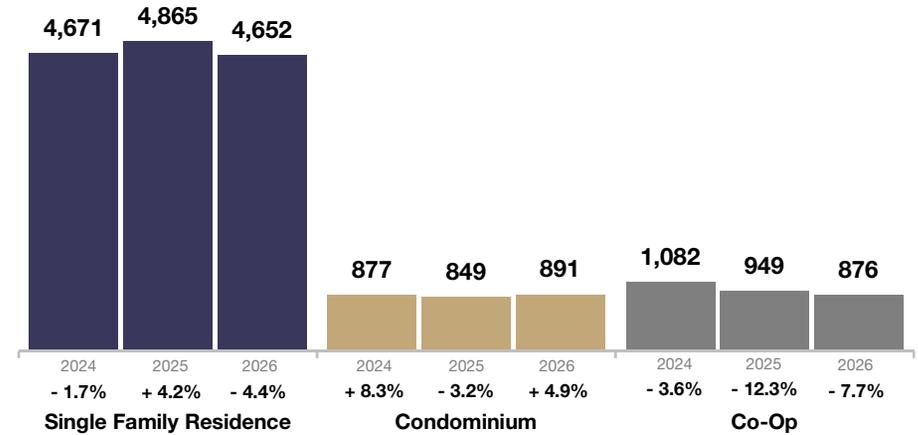


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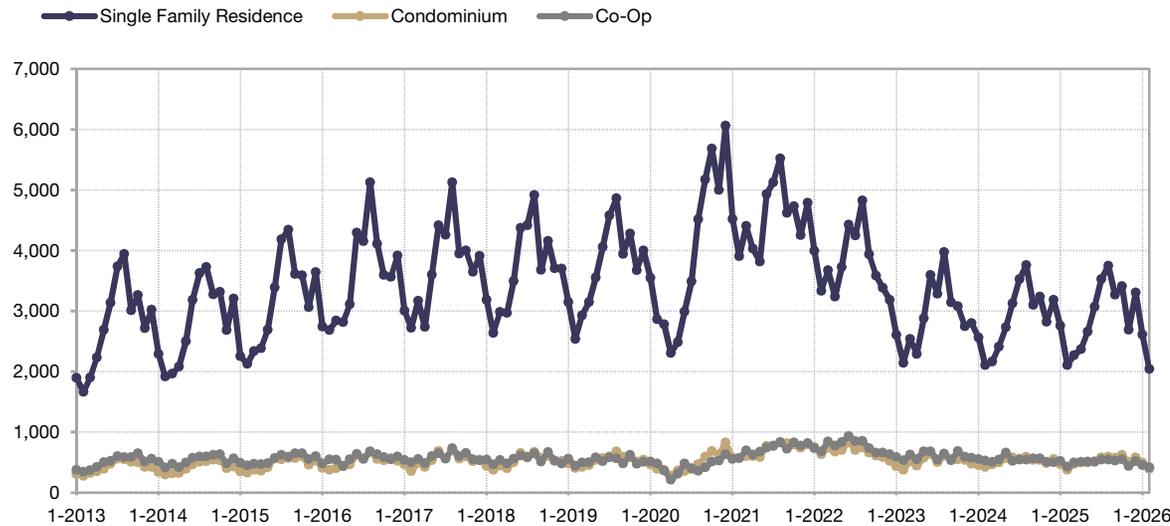
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Year to Date



Historical Closed Sales by Month



	Single Family	Condominium	Co-Op
March 2025	2,268	468	497
April 2025	2,368	494	507
May 2025	2,658	499	513
June 2025	3,070	517	509
July 2025	3,526	580	544
August 2025	3,747	589	542
September 2025	3,270	577	530
October 2025	3,412	622	549
November 2025	2,691	507	438
December 2025	3,308	581	518
January 2026	2,611	498	456
February 2026	2,041	393	420
12-Month Avg.	2,914	527	502

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

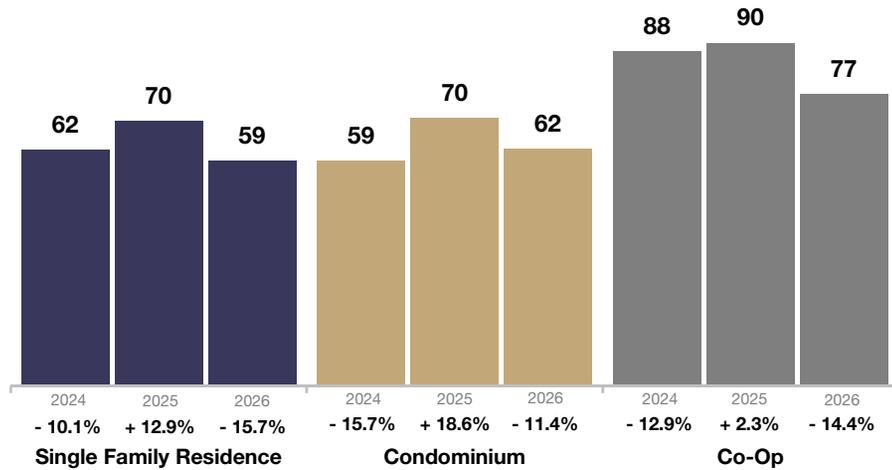
Days on Market Until Sale

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

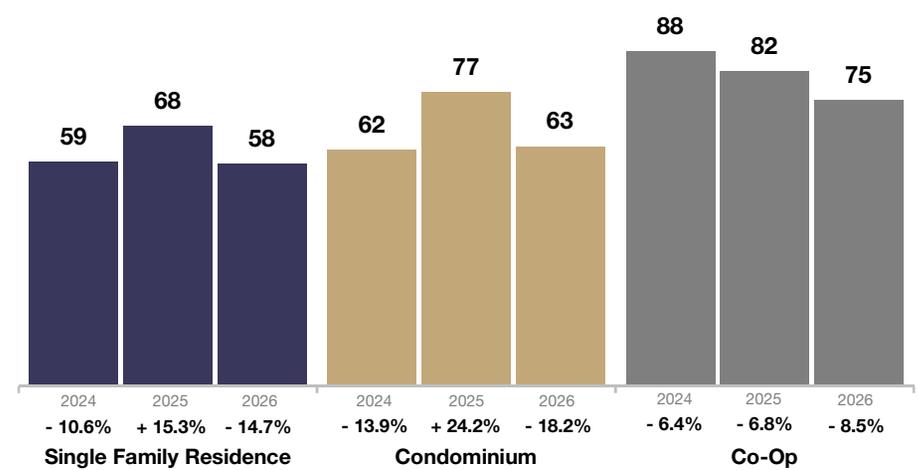


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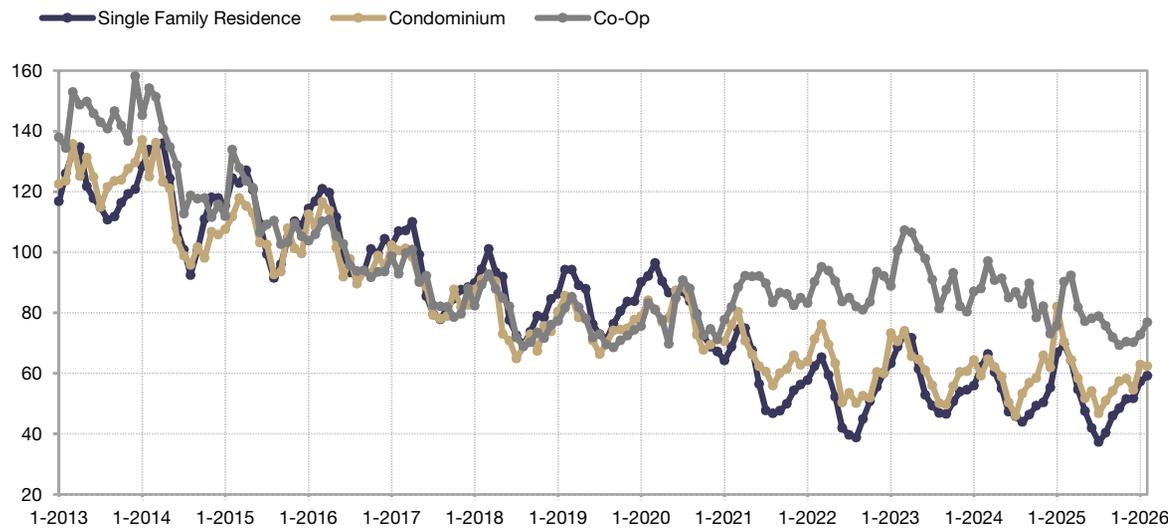
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Year to Date



Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
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	52	58	70
December 2025	52	55	70
January 2026	57	63	73
February 2026	59	62	77
12-Month Avg.*	49	56	76

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

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

Median Pending Price

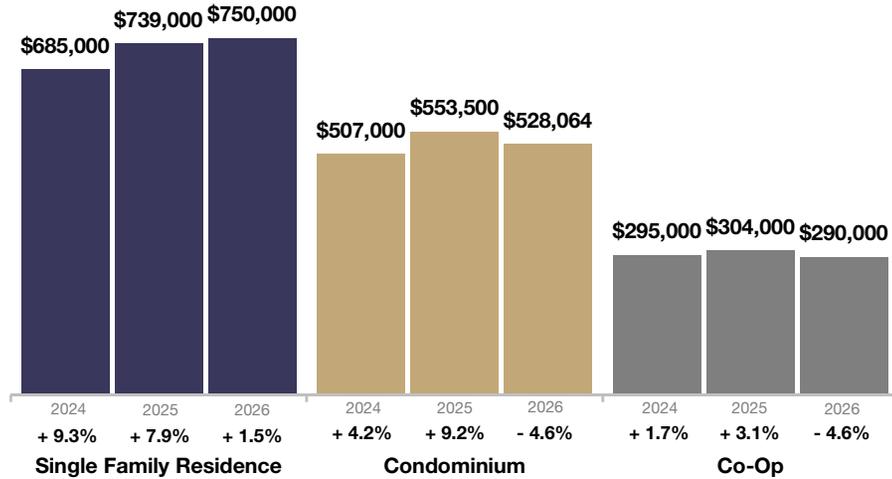
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.



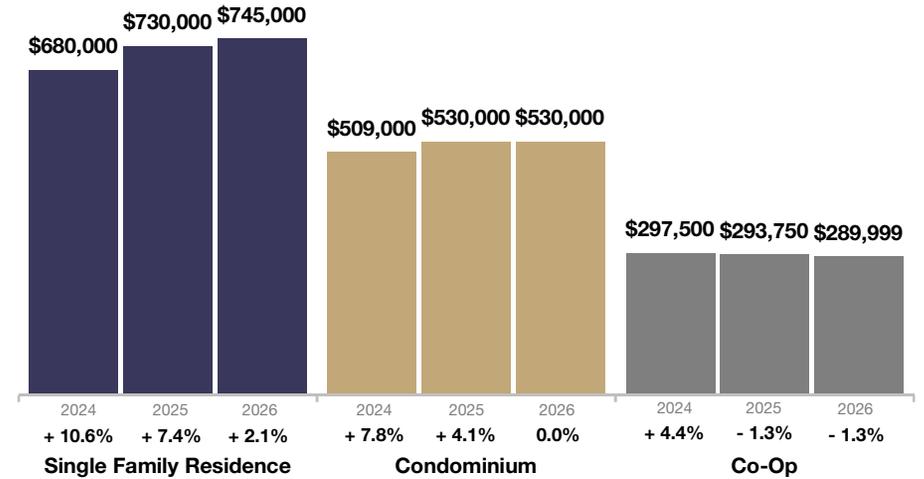
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Sales Reported in Millions Where Applicable

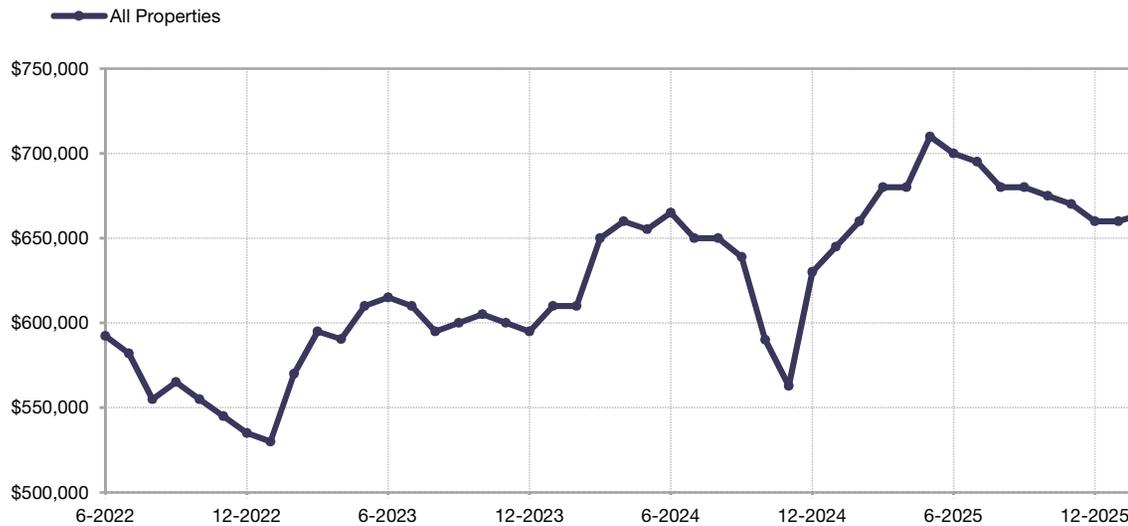
February



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
March 2025	\$765,000	\$519,000	\$292,500
April 2025	\$760,000	\$527,500	\$295,175
May 2025	\$770,000	\$525,000	\$299,000
June 2025	\$770,000	\$537,250	\$295,000
July 2025	\$750,000	\$542,000	\$300,000
August 2025	\$740,000	\$545,000	\$301,750
September 2025	\$750,000	\$551,250	\$315,000
October 2025	\$750,000	\$517,750	\$285,000
November 2025	\$745,000	\$495,000	\$293,000
December 2025	\$730,000	\$570,000	\$299,000
January 2026	\$735,000	\$545,700	\$285,000
February 2026	\$750,000	\$528,064	\$290,000
12-Month Med.*	\$750,000	\$532,600	\$299,000

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

Median Sales Price

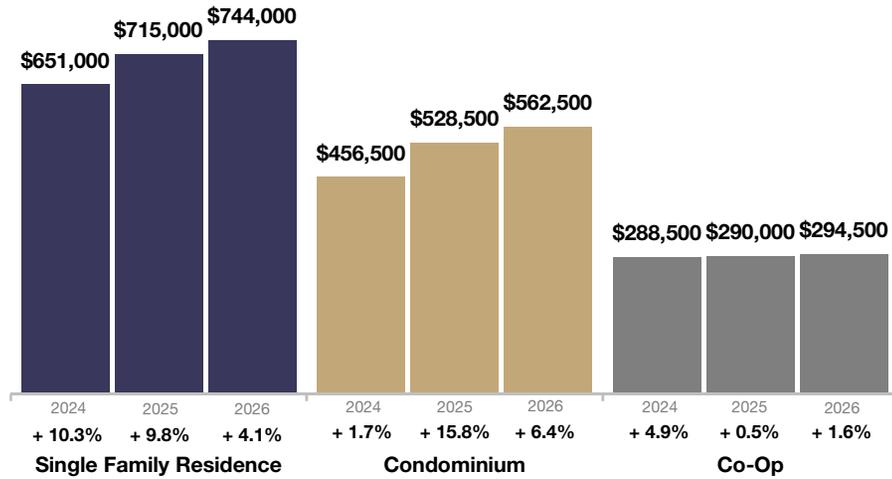
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



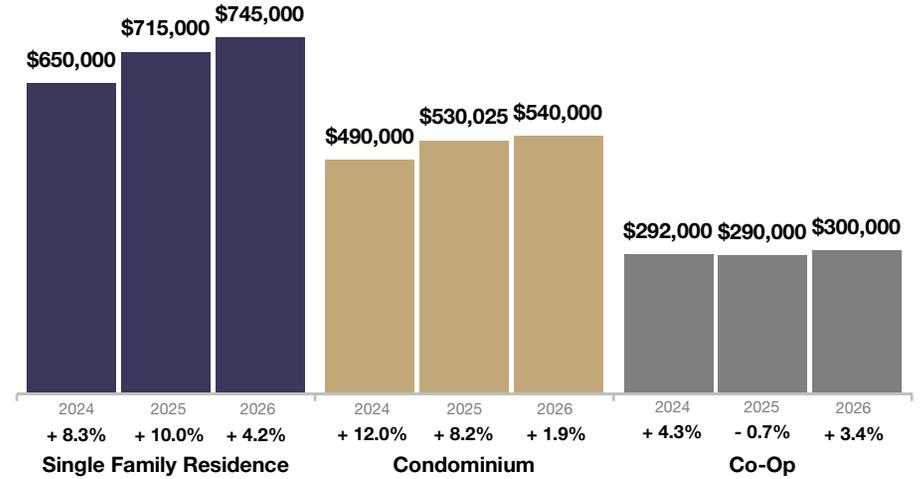
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Sales Reported in Millions Where Applicable

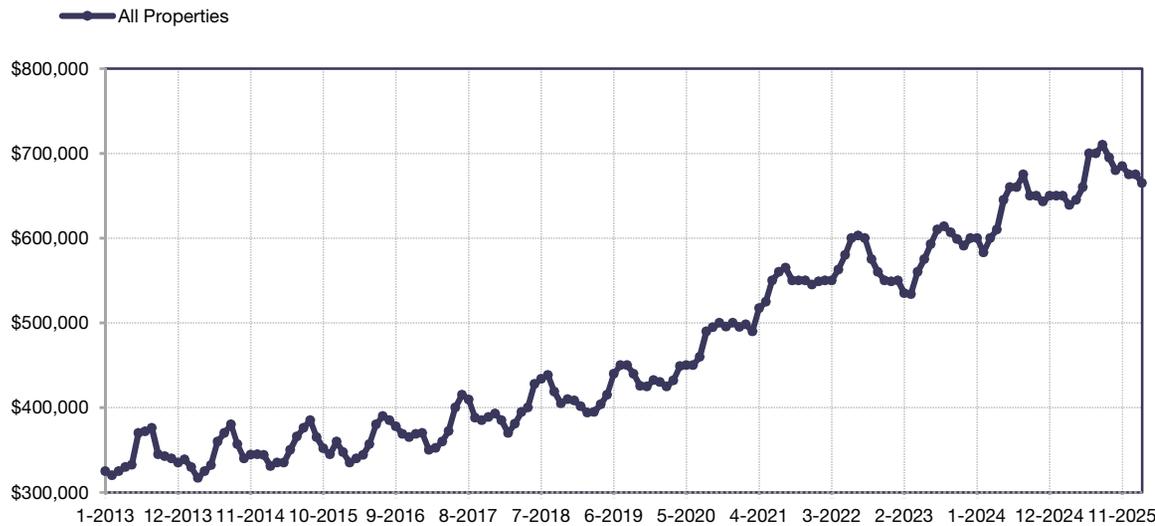
February



Year to Date



Historical Median Sales Price by Month



	Single Family	Condominium	Co-Op
March 2025	\$726,000	\$512,500	\$285,000
April 2025	\$719,500	\$500,000	\$299,000
May 2025	\$740,000	\$539,660	\$300,000
June 2025	\$770,000	\$515,000	\$299,500
July 2025	\$770,000	\$525,000	\$300,000
August 2025	\$772,500	\$540,000	\$300,000
September 2025	\$750,000	\$537,250	\$299,325
October 2025	\$740,000	\$525,000	\$299,500
November 2025	\$750,000	\$530,000	\$295,000
December 2025	\$740,000	\$550,000	\$310,000
January 2026	\$748,500	\$535,000	\$303,500
February 2026	\$744,000	\$562,500	\$294,500
12-Month Med.*	\$750,000	\$530,000	\$300,000

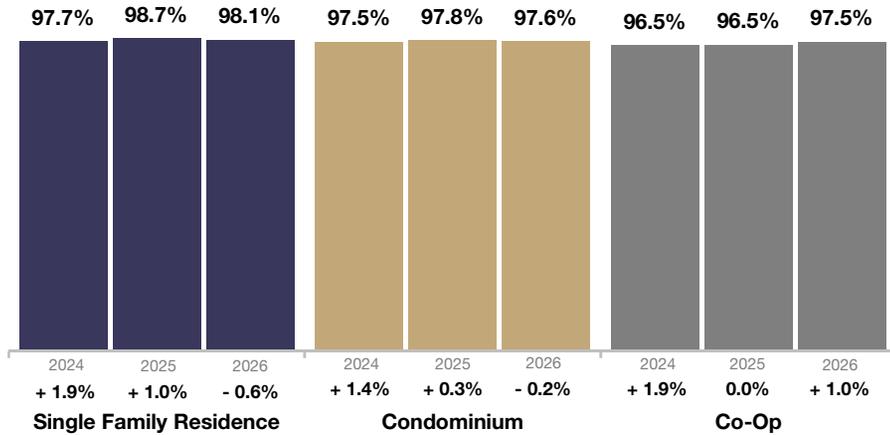
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* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

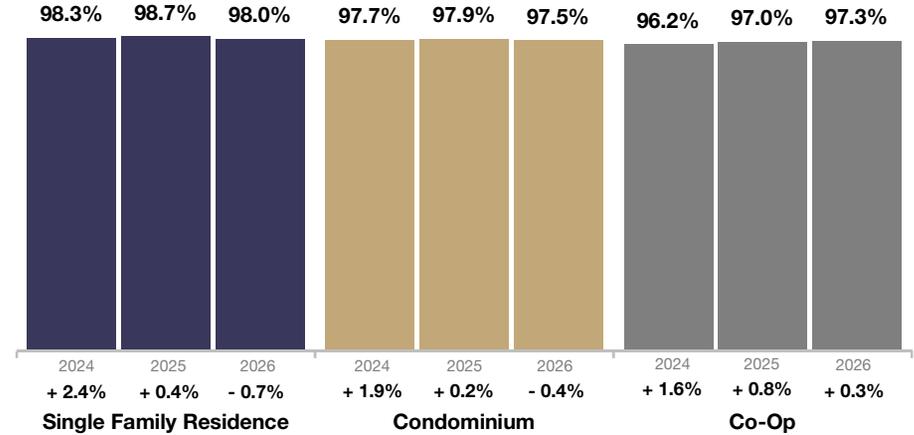
Percent of Original List Price Received

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.

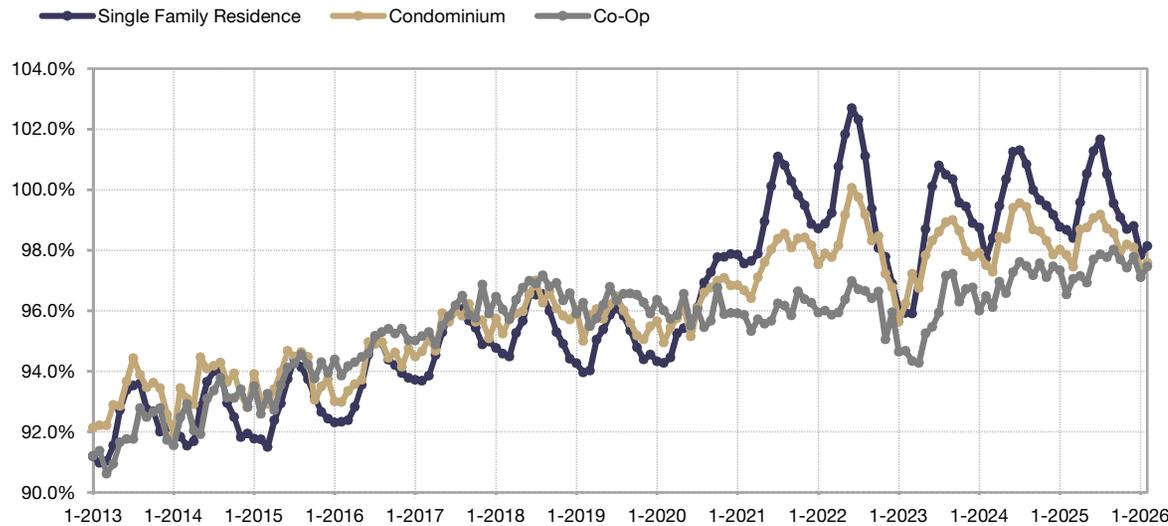
February



Year to Date



Historical Percent of Original List Price Received by Month



	Single Family	Condominium	Co-Op
March 2025	98.4%	97.5%	97.1%
April 2025	99.6%	98.7%	97.1%
May 2025	100.5%	98.7%	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%
January 2026	97.8%	97.4%	97.1%
February 2026	98.1%	97.6%	97.5%
12-Month Avg.*	99.6%	98.3%	97.5%

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

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

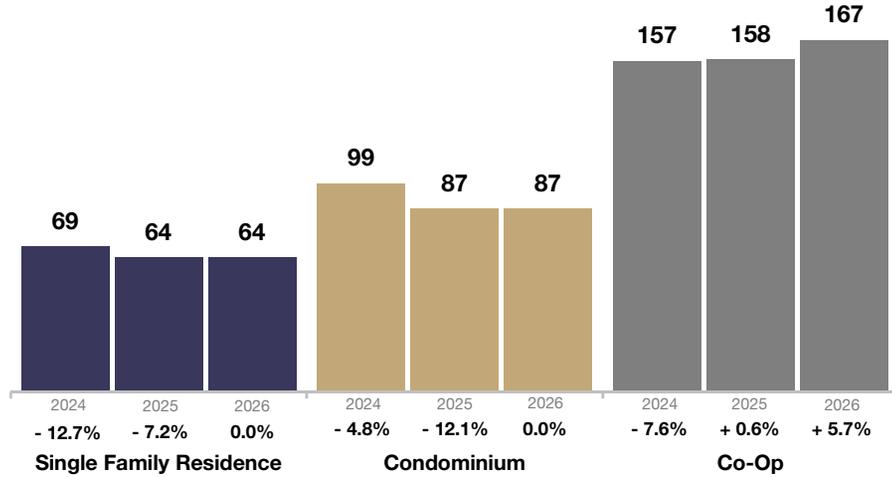
Housing Affordability Index

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.

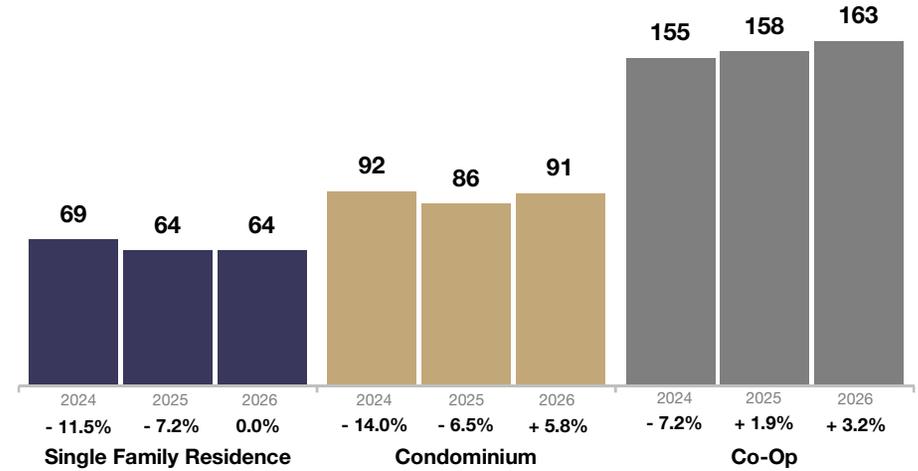


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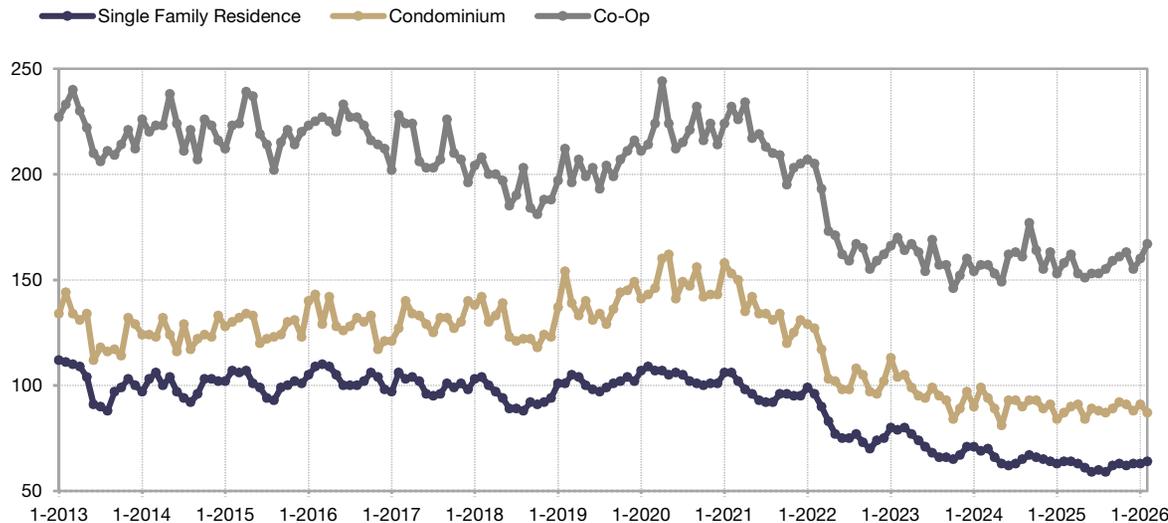
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Year to Date



Historical Housing Affordability Index by Month



	Single Family	Condominium	Co-Op
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	159
October 2025	63	92	161
November 2025	62	91	163
December 2025	63	88	155
January 2026	63	91	160
February 2026	64	87	167
12-Month Avg.*	62	89	158

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

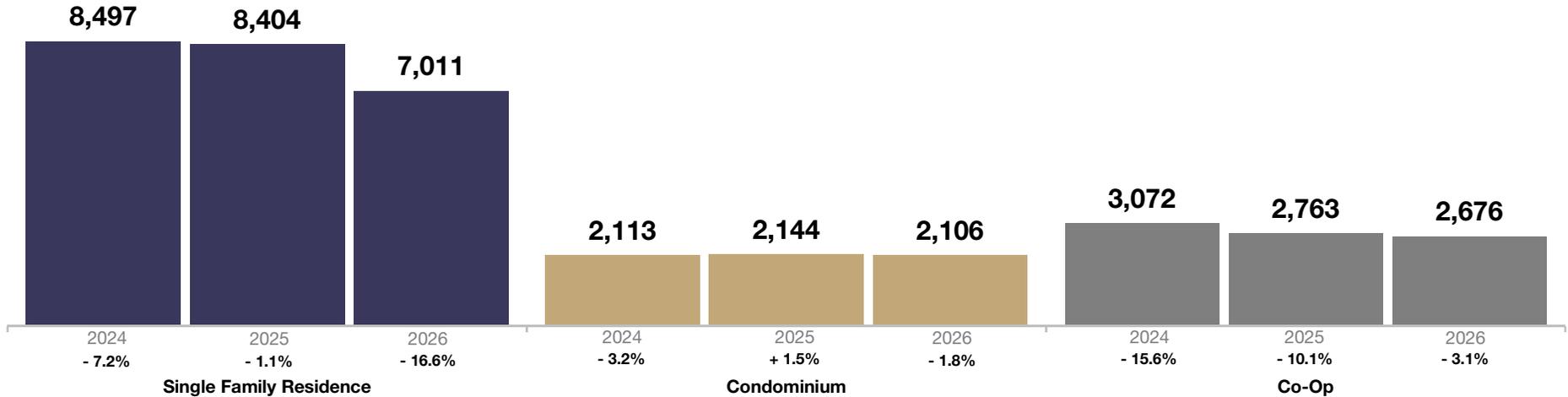
Inventory of Homes for Sale

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

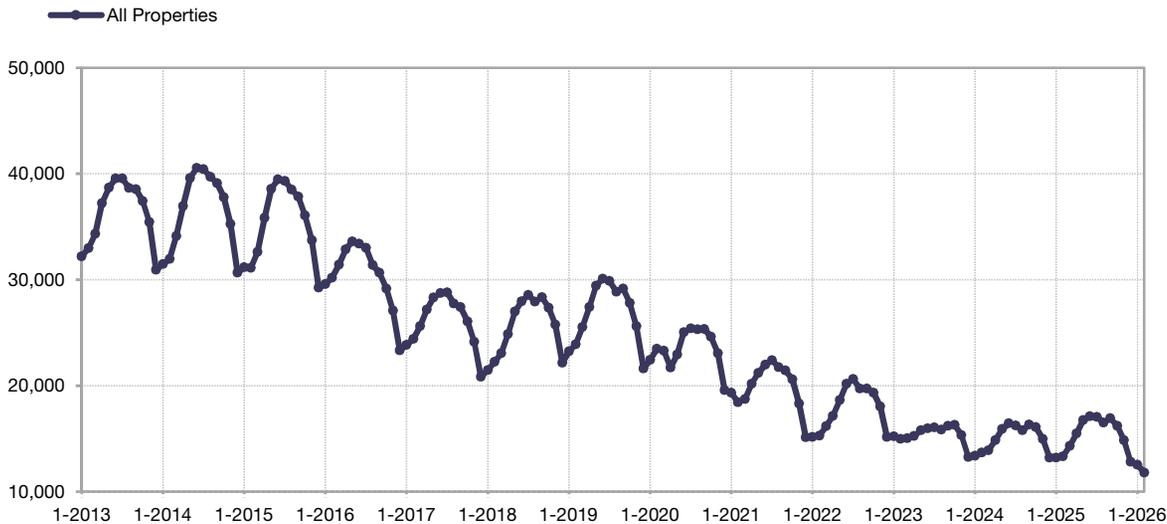


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Historical Inventory of Homes for Sale by Month



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
March 2025	9,154	2,319	2,834
April 2025	10,173	2,439	2,864
May 2025	11,214	2,494	3,047
June 2025	11,638	2,418	3,063
July 2025	11,554	2,385	3,097
August 2025	11,111	2,329	3,060
September 2025	11,357	2,344	3,214
October 2025	10,705	2,301	3,202
November 2025	9,587	2,249	3,028
December 2025	7,946	2,013	2,835
January 2026	7,653	2,071	2,824
February 2026	7,011	2,106	2,676

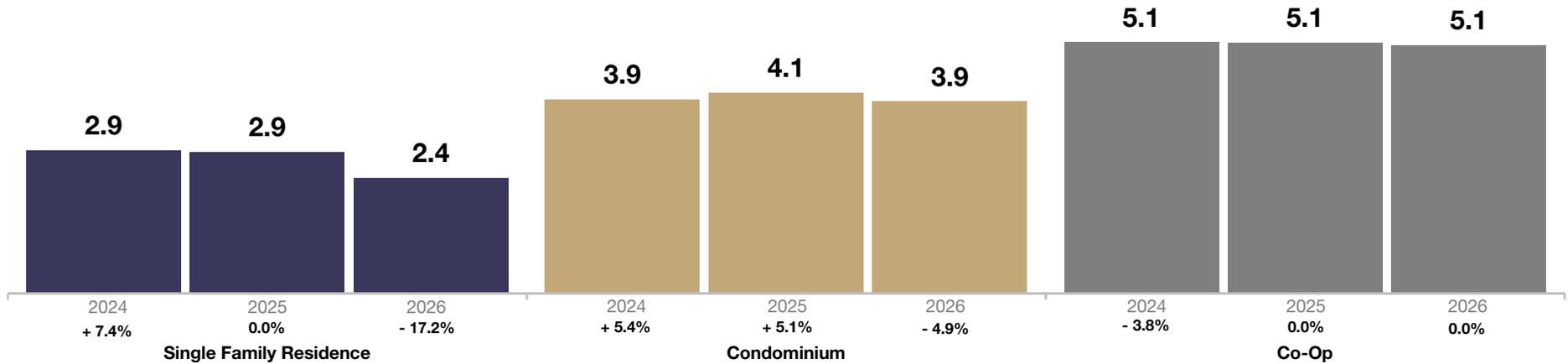
Months Supply of Inventory

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.

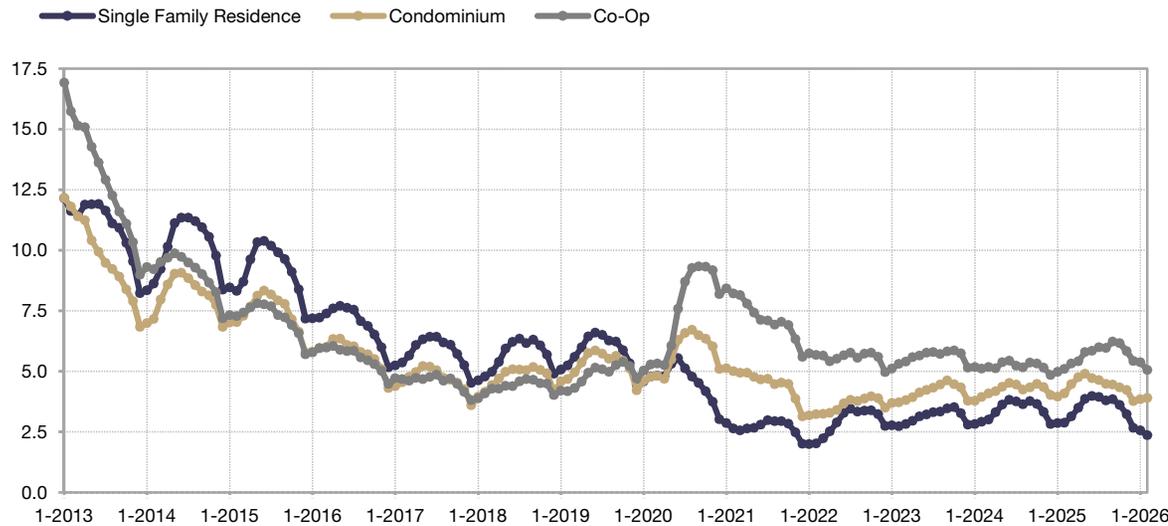


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Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
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	6.0
September 2025	3.8	4.4	6.2
October 2025	3.6	4.3	6.2
November 2025	3.2	4.2	5.8
December 2025	2.7	3.8	5.4
January 2026	2.6	3.8	5.4
February 2026	2.4	3.9	5.1

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

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		4,665	3,951	- 15.3%	9,439	8,473	- 10.2%
Pending Sales		3,285	3,203	- 2.5%	6,089	6,112	+ 0.4%
Closed Sales		2,910	2,854	- 1.9%	6,663	6,419	- 3.7%
Days on Market		73	62	- 15.1%	71	61	- 14.1%
Median Pending Price		\$660,000	\$664,000	+ 0.6%	\$650,000	\$660,000	+ 1.5%
Median Sales Price		\$650,000	\$665,000	+ 2.3%	\$650,000	\$674,000	+ 3.7%
Pct. of Orig. Price Received		98.2%	98.0%	- 0.2%	98.4%	97.8%	- 0.6%
Affordability Index		70	74	+ 5.7%	70	73	+ 4.3%
Homes for Sale		13,311	11,793	- 11.4%	--	--	--
Months Supply		3.3	2.9	- 12.1%	--	--	--