

Local Market Update – December 2025

Provided by OneKey® MLS



Rockland County

Single-Family Homes

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	77	108	+ 40.3%	2,063	2,377	+ 15.2%
Closed Sales	147	164	+ 11.6%	1,551	1,645	+ 6.1%
Days on Market Until Sale	49	45	- 8.2%	41	44	+ 7.3%
Median Sales Price*	\$718,000	\$725,000	+ 1.0%	\$740,000	\$770,000	+ 4.1%
Percent of Original List Price Received*	100.5%	99.3%	- 1.2%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	285	362	+ 27.0%	363	437	+ 20.4%

Condos

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	36	50	+ 38.9%	634	717	+ 13.1%
Closed Sales	63	45	- 28.6%	471	543	+ 15.3%
Days on Market Until Sale	55	32	- 41.8%	39	41	+ 5.1%
Median Sales Price*	\$415,000	\$470,000	+ 13.3%	\$410,000	\$440,000	+ 7.3%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	102	114	+ 11.8%	90	109	+ 21.1%

Co-Ops

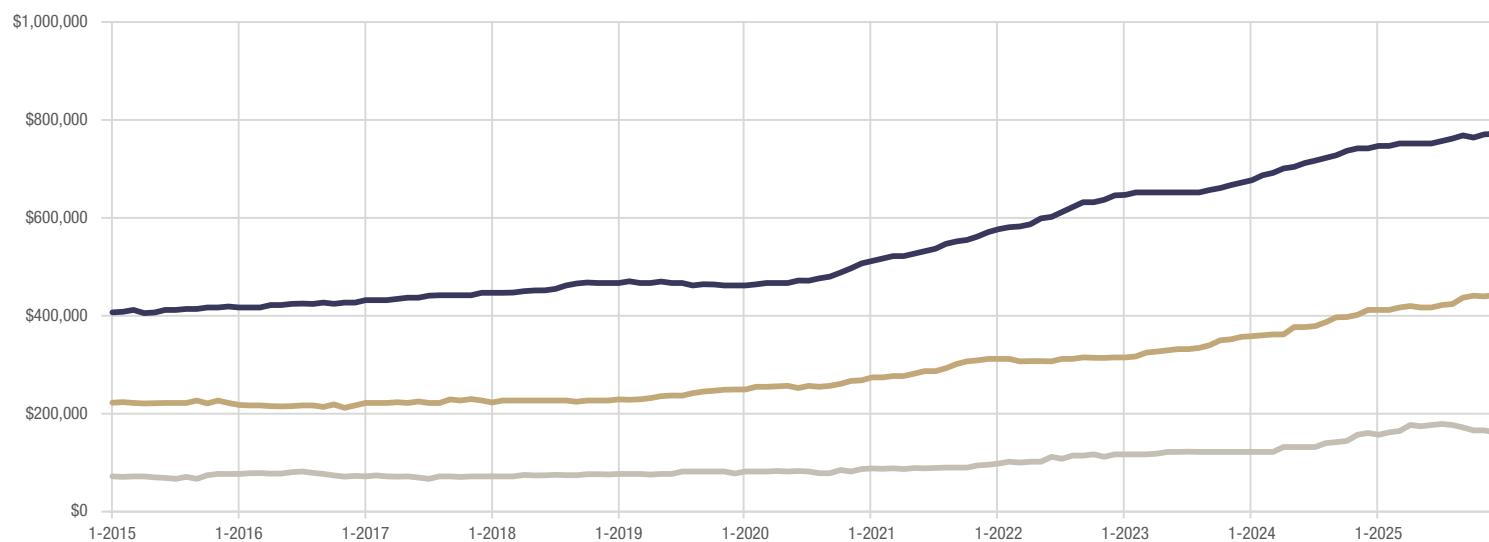
Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	9	+ 200.0%	104	117	+ 12.5%
Closed Sales	7	6	- 14.3%	78	69	- 11.5%
Days on Market Until Sale	59	86	+ 45.8%	47	77	+ 63.8%
Median Sales Price*	\$140,000	\$122,450	- 12.5%	\$158,700	\$160,000	+ 0.8%
Percent of Original List Price Received*	99.6%	96.9%	- 2.7%	100.3%	96.8%	- 3.5%
Inventory of Homes for Sale	17	33	+ 94.1%	19	28	+ 47.4%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops — Condos — Single-Family Homes —



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.