

Quarterly Indicators

Provided by OneKey® MLS

Bronx County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were up 2.8 percent to 145.
- Condos Closed Sales were up 1.5 percent to 66.
- Co-ops Closed Sales were down 24.8 percent to 121.
- Single-Family Median Sales Price increased 3.8 percent to \$685,000.
- Condos Median Sales Price increased 26.5 percent to \$348,000.
- Co-ops Median Sales Price decreased 1.3 percent to \$230,000.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

- 9.5% **+ 10.2%** **+ 25.4%**

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 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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		234	241	+ 3.0%	602	766	+ 27.2%
Pending Sales		135	163	+ 20.7%	381	420	+ 10.2%
Closed Sales		141	145	+ 2.8%	357	354	- 0.8%
Days on Market		60	60	0.0%	74	66	- 10.8%
Median Pending Price		\$670,000	\$690,000	+ 3.0%	\$649,500	\$675,000	+ 3.9%
Median Sales Price		\$660,000	\$685,000	+ 3.8%	\$640,000	\$671,650	+ 4.9%
Pct. of Orig. Price Received		96.8%	96.4%	- 0.4%	95.6%	96.1%	+ 0.5%
Housing Affordability Index		33	31	- 6.1%	34	32	- 5.9%
Inventory of Homes for Sale		204	233	+ 14.2%	--	--	--
Months Supply of Inventory		5.1	5.3	+ 3.9%	--	--	--

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.

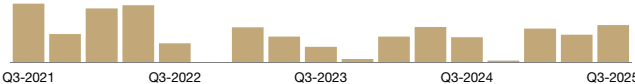
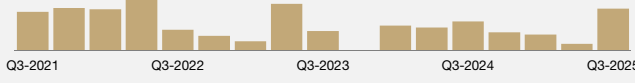
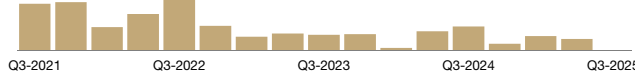
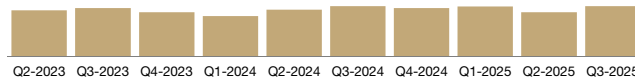
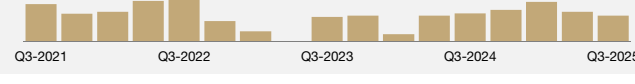
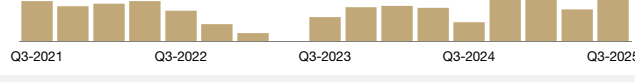
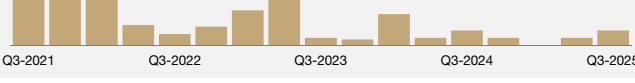
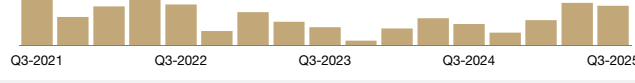
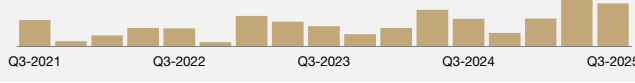


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		68	64	- 5.9%	261	251	- 3.8%
Pending Sales		59	64	+ 8.5%	186	170	- 8.6%
Closed Sales		65	66	+ 1.5%	169	150	- 11.2%
Days on Market		61	60	- 1.6%	72	64	- 11.1%
Median Pending Price		\$280,000	\$349,500	+ 24.8%	\$285,000	\$330,000	+ 15.8%
Median Sales Price		\$275,000	\$348,000	+ 26.5%	\$290,000	\$325,000	+ 12.1%
Pct. of Orig. Price Received		97.4%	98.4%	+ 1.0%	97.2%	97.9%	+ 0.7%
Housing Affordability Index		79	62	- 21.5%	75	66	- 12.0%
Inventory of Homes for Sale		72	62	- 13.9%	--	--	--
Months Supply of Inventory		3.8	3.5	- 7.9%	--	--	--

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.

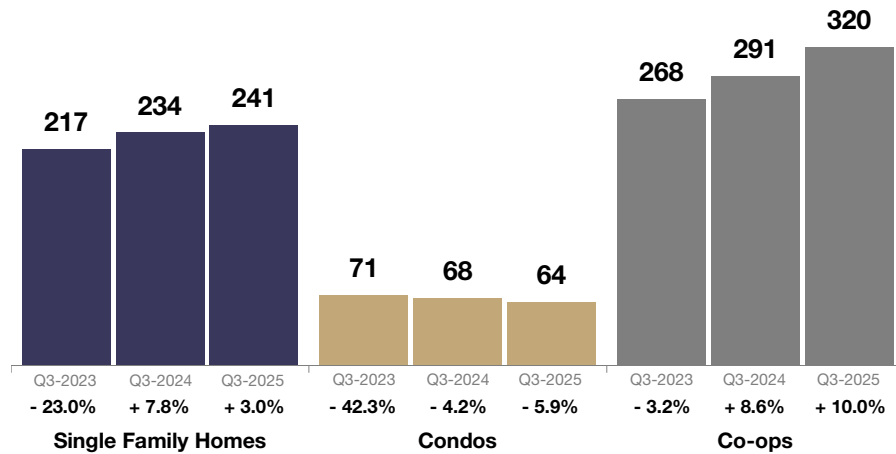


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		291	320	+ 10.0%	900	929	+ 3.2%
Pending Sales		160	179	+ 11.9%	465	447	- 3.9%
Closed Sales		161	121	- 24.8%	439	406	- 7.5%
Days on Market		129	113	- 12.4%	124	119	- 4.0%
Median Pending Price		\$250,000	\$250,000	0.0%	\$230,000	\$237,500	+ 3.3%
Median Sales Price		\$233,000	\$230,000	- 1.3%	\$229,000	\$235,000	+ 2.6%
Pct. of Orig. Price Received		94.5%	96.5%	+ 2.1%	95.2%	96.0%	+ 0.8%
Housing Affordability Index		93	93	0.0%	95	91	- 4.2%
Inventory of Homes for Sale		481	539	+ 12.1%	--	--	--
Months Supply of Inventory		9.9	10.9	+ 10.1%	--	--	--

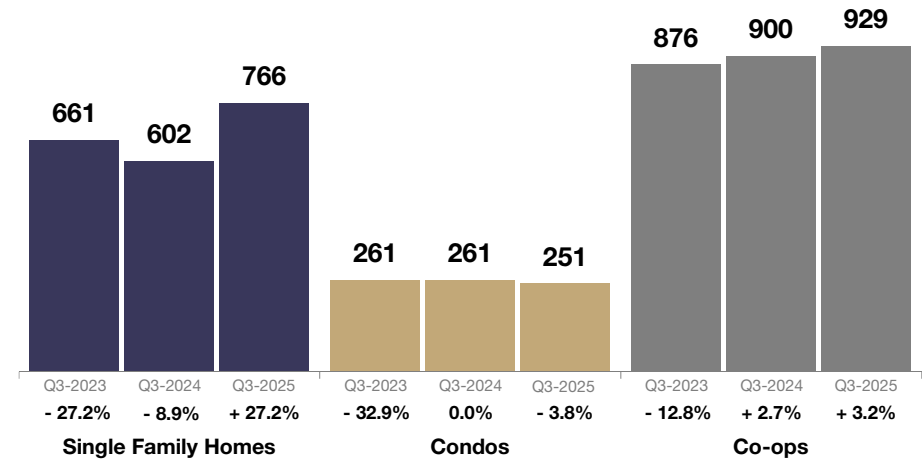
New Listings

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

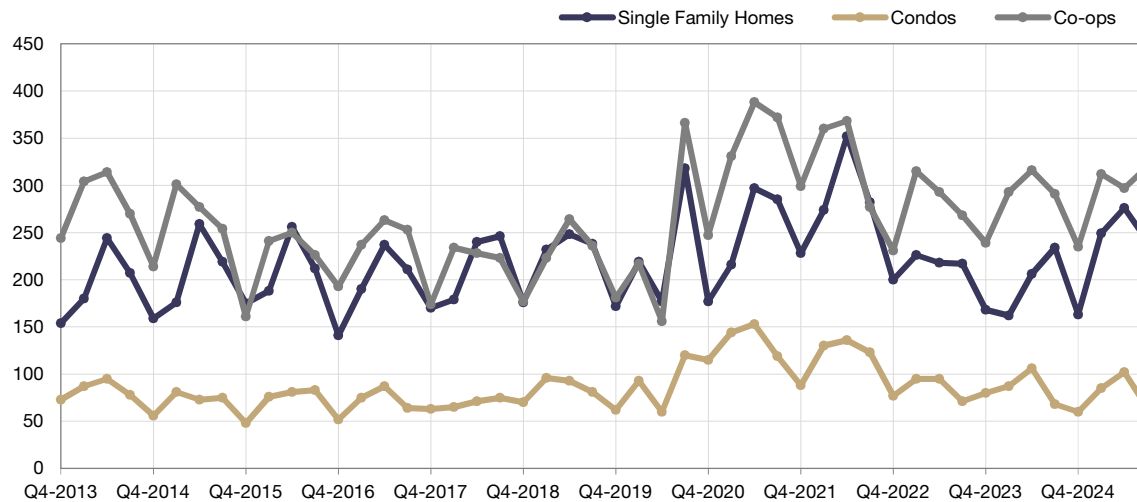
Q3-2025



Year to Date



Historical New Listings by Quarter



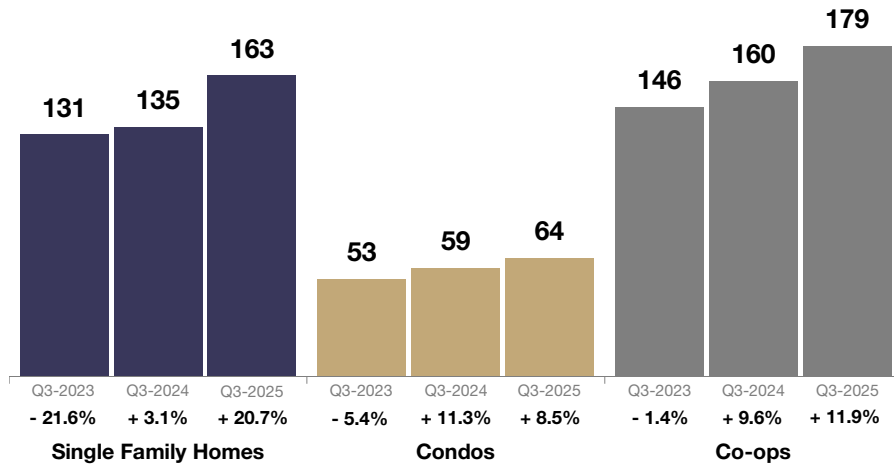
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	200	77	231
Q1-2023	226	95	315
Q2-2023	218	95	293
Q3-2023	217	71	268
Q4-2023	168	80	239
Q1-2024	162	87	293
Q2-2024	206	106	316
Q3-2024	234	68	291
Q4-2024	163	60	235
Q1-2025	249	85	312
Q2-2025	276	102	297
Q3-2025	241	64	320

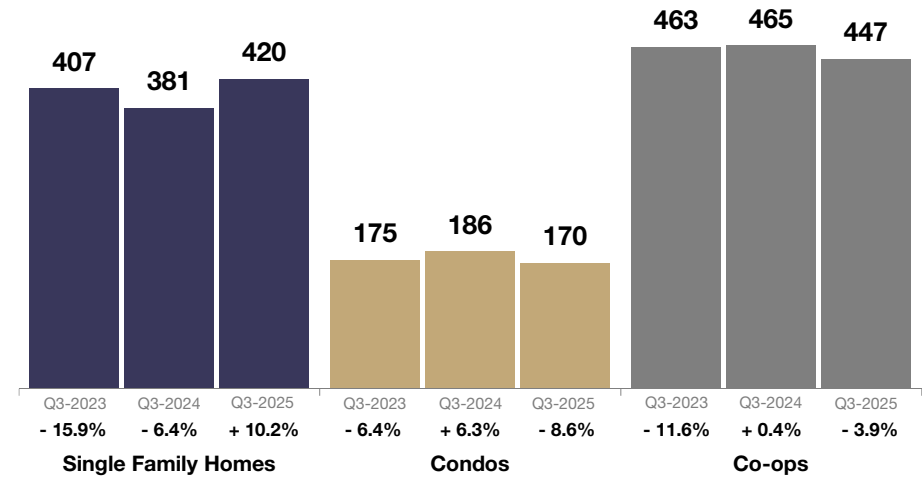
Pending Sales

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

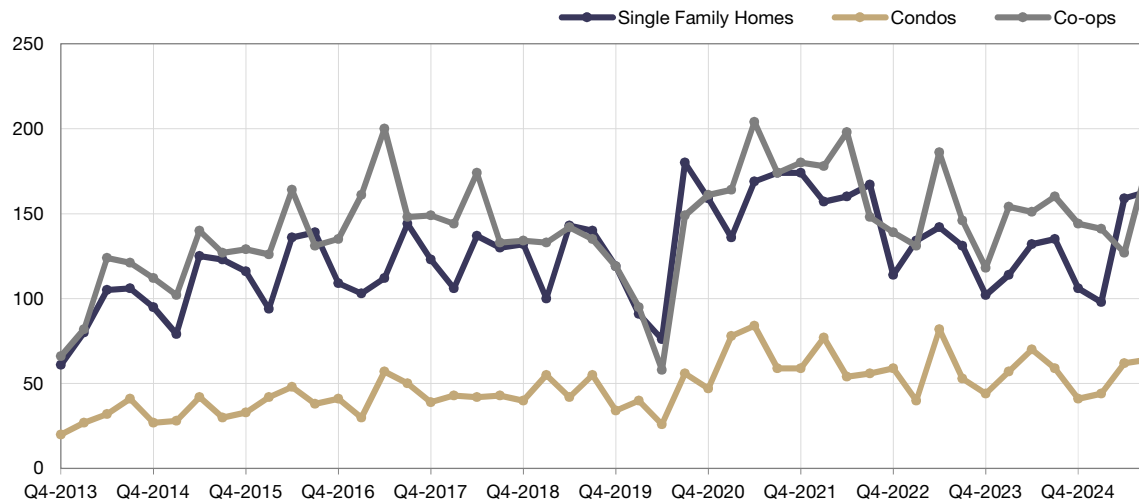
Q3-2025



Year to Date



Historical Pending Sales by Quarter

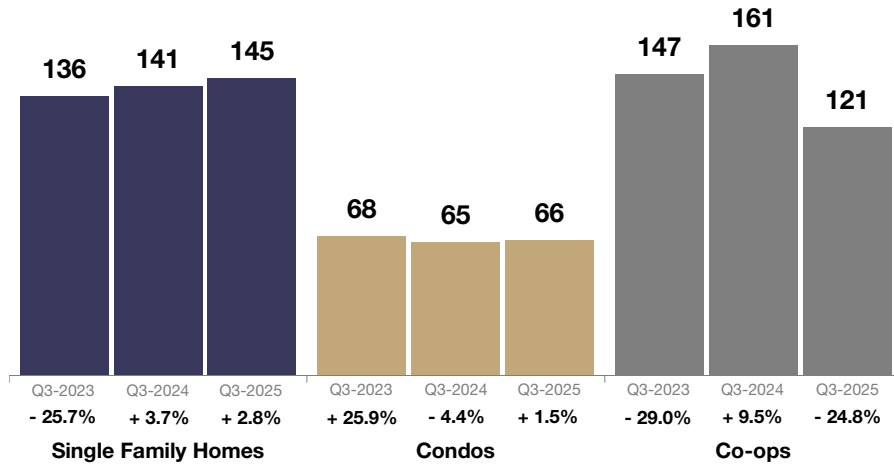


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	114	59	139
Q1-2023	134	40	131
Q2-2023	142	82	186
Q3-2023	131	53	146
Q4-2023	102	44	118
Q1-2024	114	57	154
Q2-2024	132	70	151
Q3-2024	135	59	160
Q4-2024	106	41	144
Q1-2025	98	44	141
Q2-2025	159	62	127
Q3-2025	163	64	179

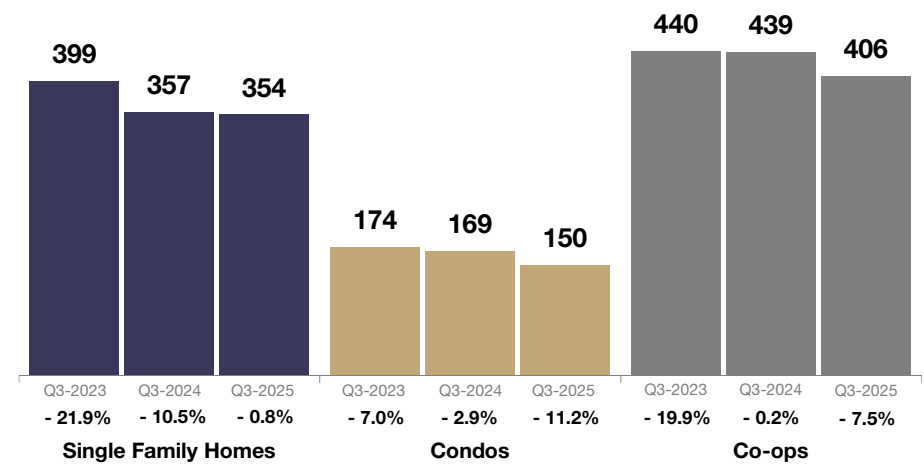
Closed Sales

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

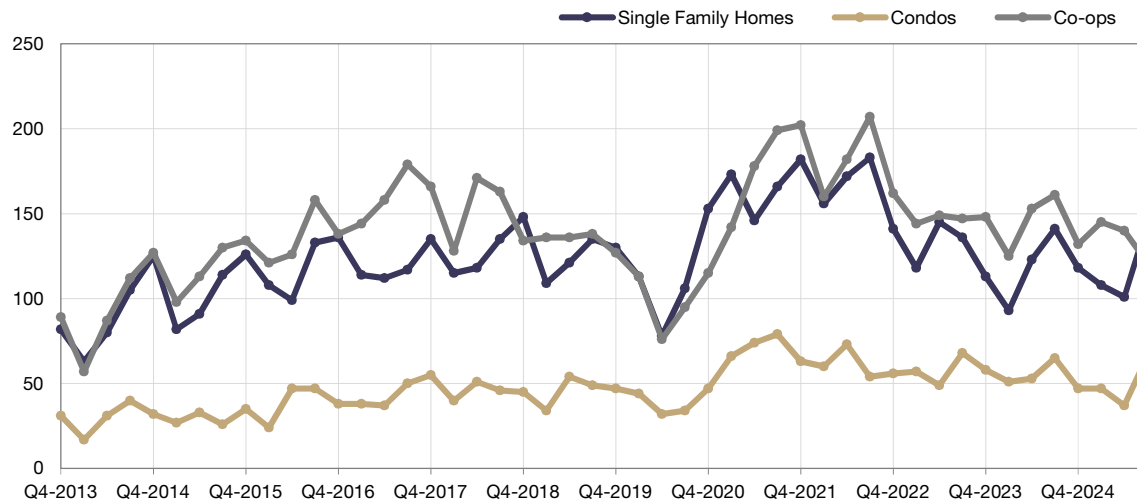
Q3-2025



Year to Date



Historical Closed Sales by Quarter



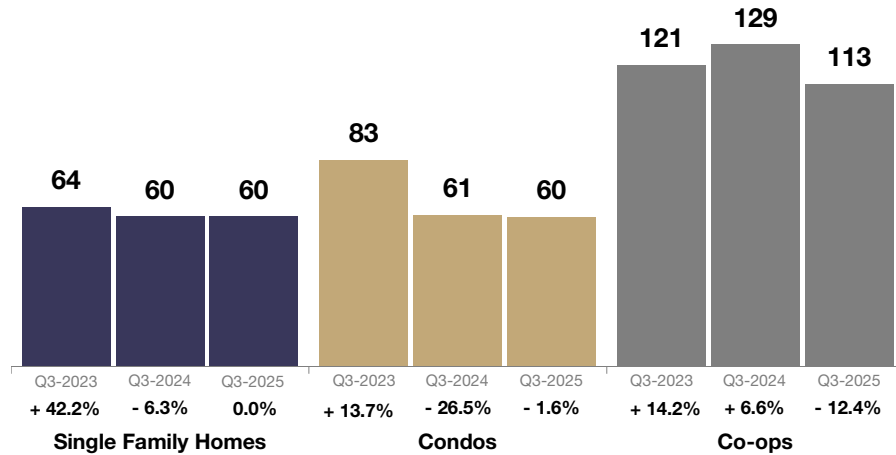
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	141	56	162
Q1-2023	118	57	144
Q2-2023	145	49	149
Q3-2023	136	68	147
Q4-2023	113	58	148
Q1-2024	93	51	125
Q2-2024	123	53	153
Q3-2024	141	65	161
Q4-2024	118	47	132
Q1-2025	108	47	145
Q2-2025	101	37	140
Q3-2025	145	66	121

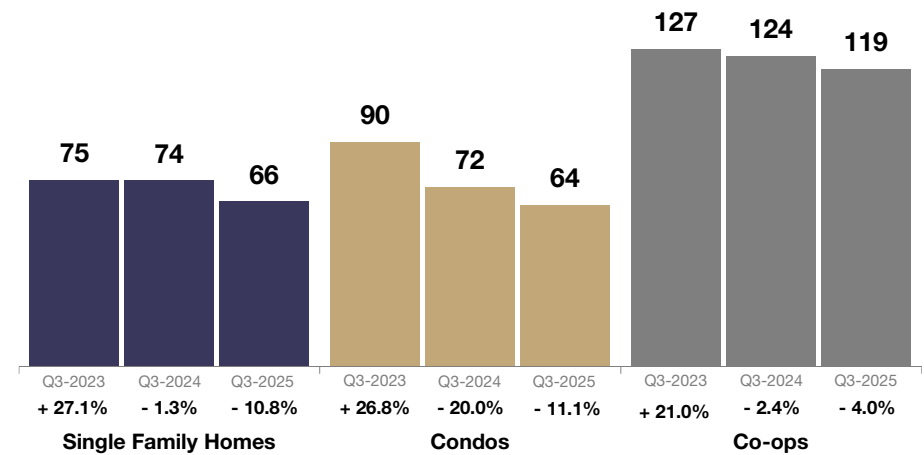
Days on Market Until Sale

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

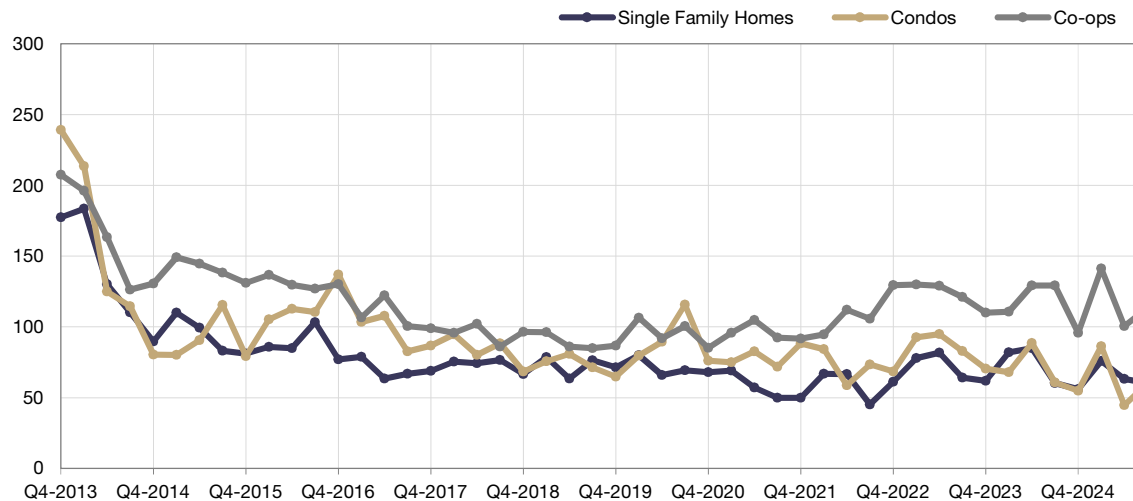
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



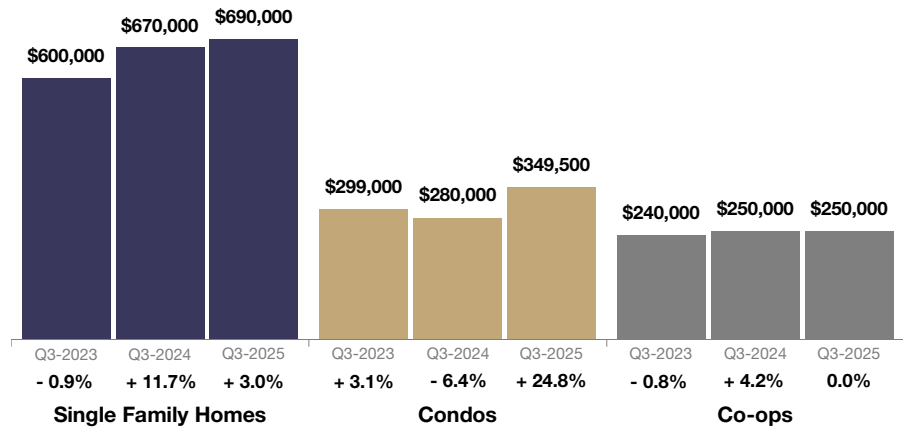
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	61	68	129
Q1-2023	78	93	130
Q2-2023	82	95	129
Q3-2023	64	83	121
Q4-2023	62	71	110
Q1-2024	82	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	55	96
Q1-2025	76	86	141
Q2-2025	63	45	101
Q3-2025	60	60	113

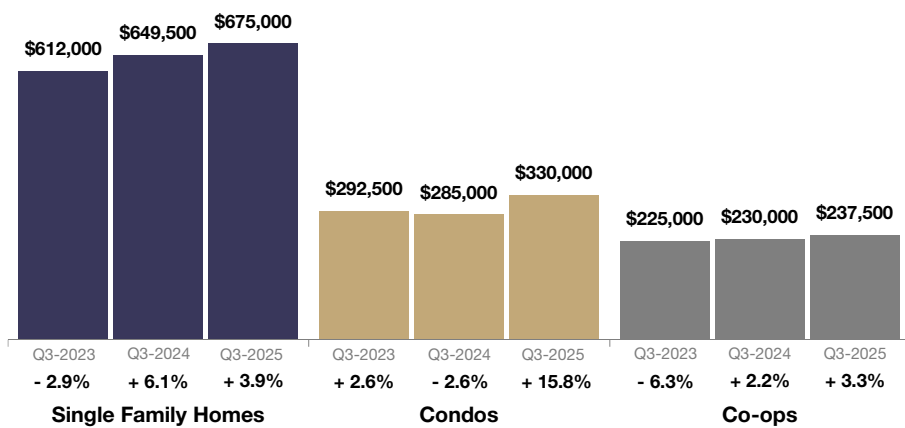
Median Pending Price

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.

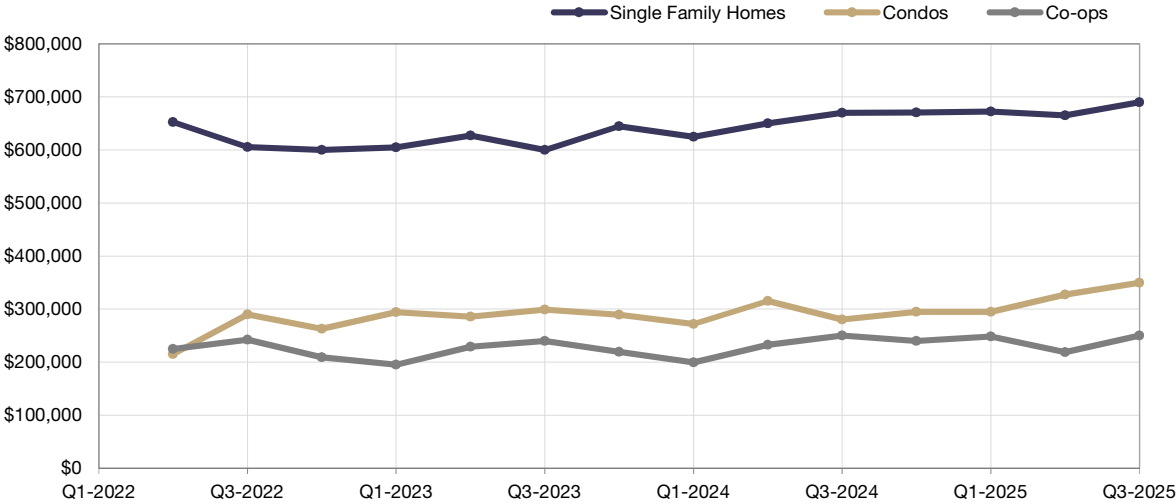
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

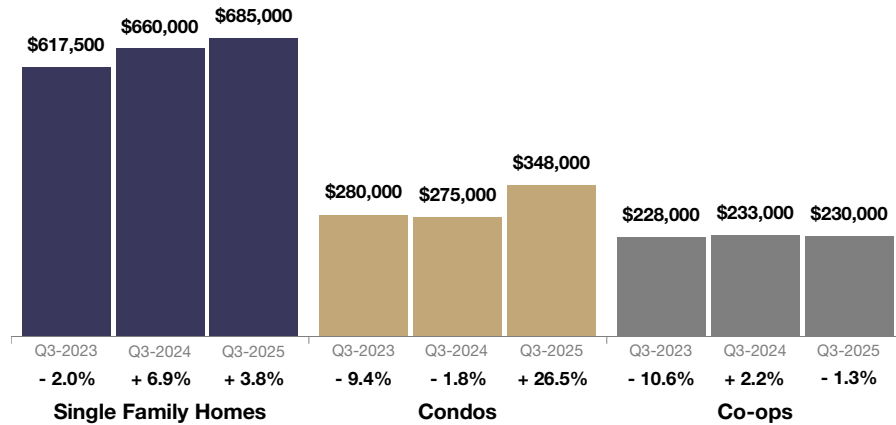


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q1-2023	\$605,000	\$294,000	\$195,000
Q2-2023	\$627,500	\$285,500	\$229,000
Q3-2023	\$600,000	\$299,000	\$240,000
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$315,000	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$670,500	\$295,000	\$240,000
Q1-2025	\$672,250	\$294,750	\$248,000
Q2-2025	\$665,000	\$327,450	\$218,500
Q3-2025	\$690,000	\$349,500	\$250,000

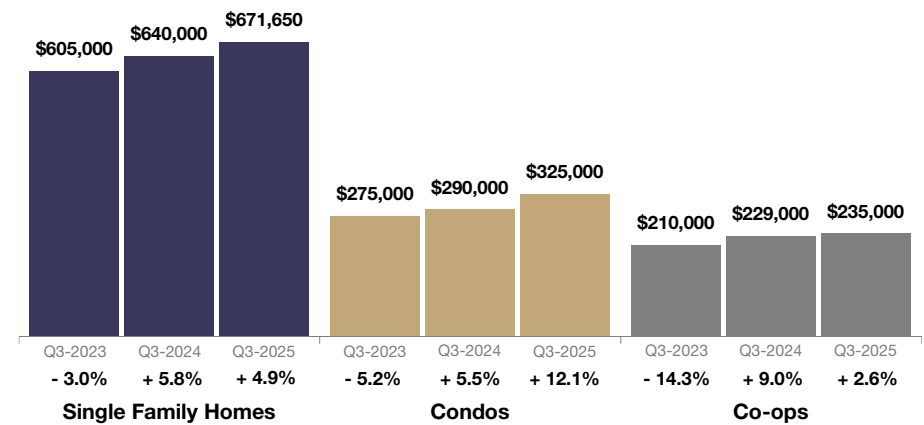
Median Sales Price

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

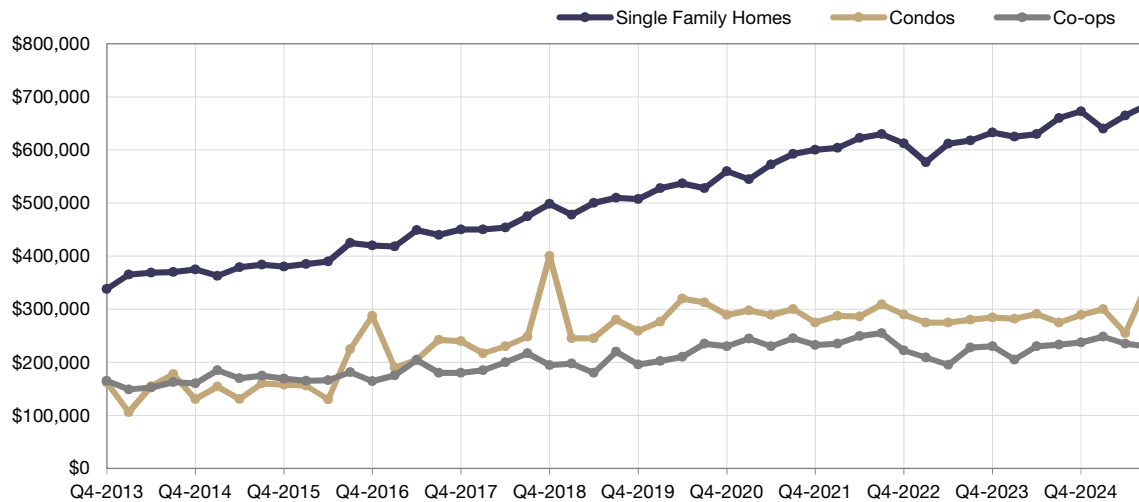
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



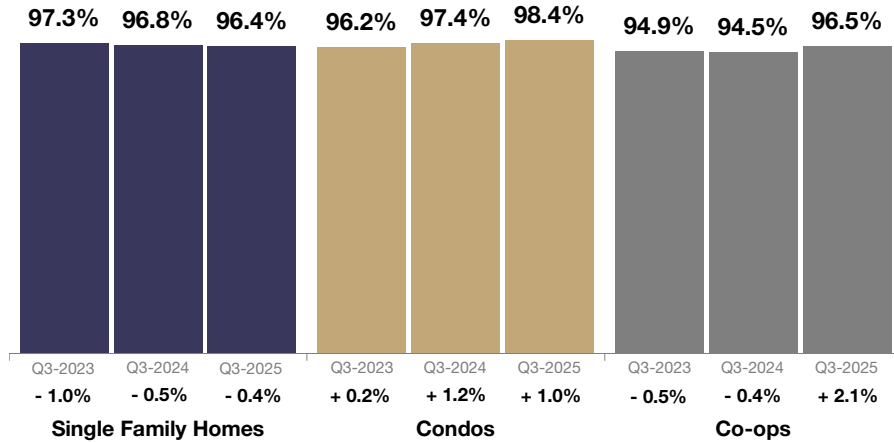
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	\$612,500	\$290,000	\$222,500
Q1-2023	\$577,000	\$275,000	\$209,000
Q2-2023	\$612,000	\$275,000	\$195,000
Q3-2023	\$617,500	\$280,000	\$228,000
Q4-2023	\$633,000	\$284,500	\$230,000
Q1-2024	\$625,000	\$282,000	\$205,000
Q2-2024	\$630,000	\$291,000	\$230,000
Q3-2024	\$660,000	\$275,000	\$233,000
Q4-2024	\$672,500	\$289,000	\$237,500
Q1-2025	\$640,000	\$300,000	\$248,000
Q2-2025	\$665,000	\$255,000	\$235,000
Q3-2025	\$685,000	\$348,000	\$230,000

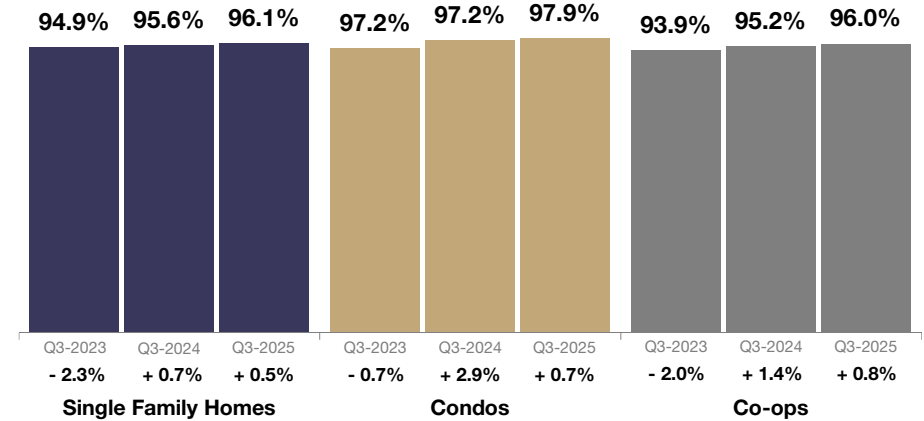
Percent of Original List Price Received

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.

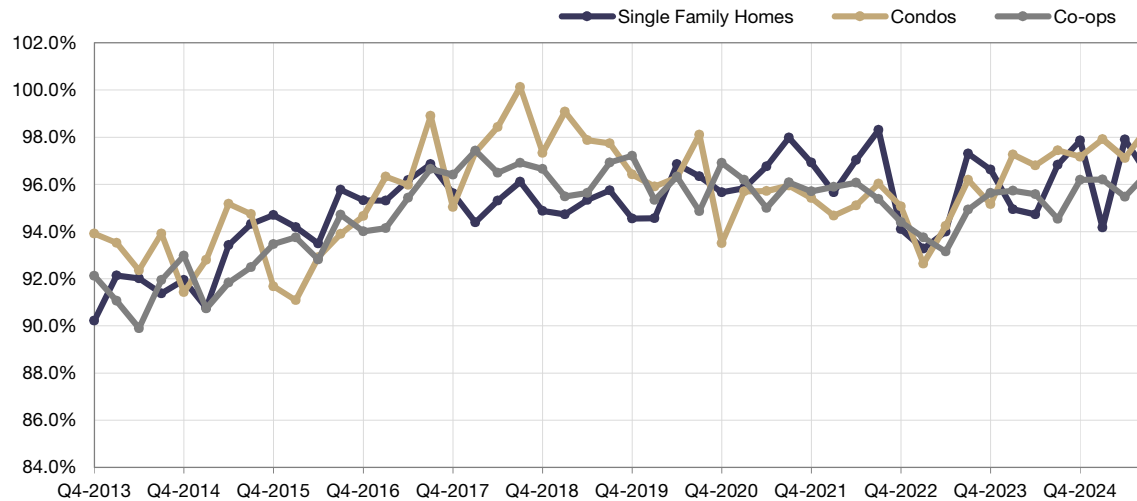
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

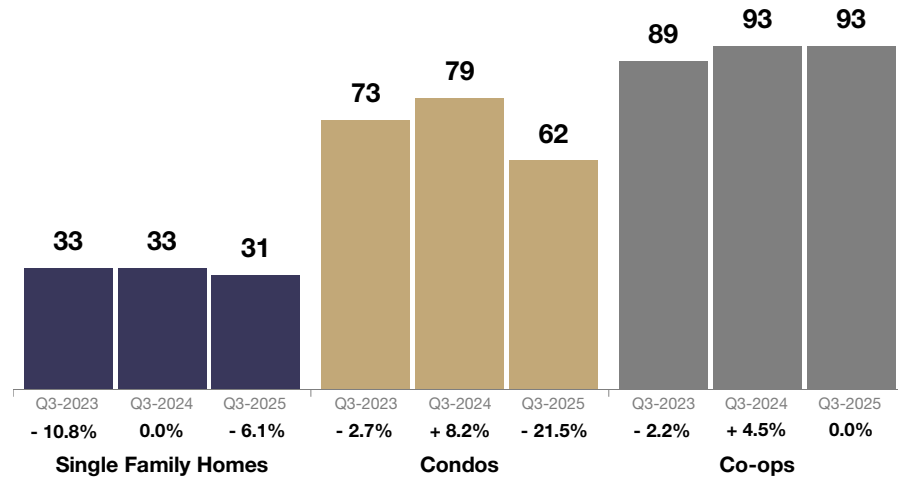


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	94.1%	95.1%	94.4%
Q1-2023	93.3%	92.6%	93.8%
Q2-2023	94.0%	94.2%	93.2%
Q3-2023	97.3%	96.2%	94.9%
Q4-2023	96.6%	95.2%	95.6%
Q1-2024	94.9%	97.3%	95.7%
Q2-2024	94.7%	96.8%	95.6%
Q3-2024	96.8%	97.4%	94.5%
Q4-2024	97.9%	97.2%	96.2%
Q1-2025	94.2%	97.9%	96.2%
Q2-2025	97.9%	97.1%	95.5%
Q3-2025	96.4%	98.4%	96.5%

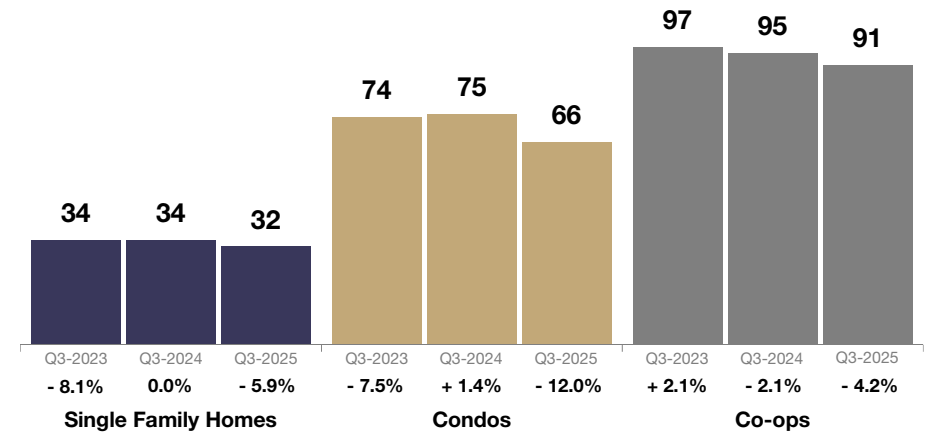
Housing Affordability Index

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.

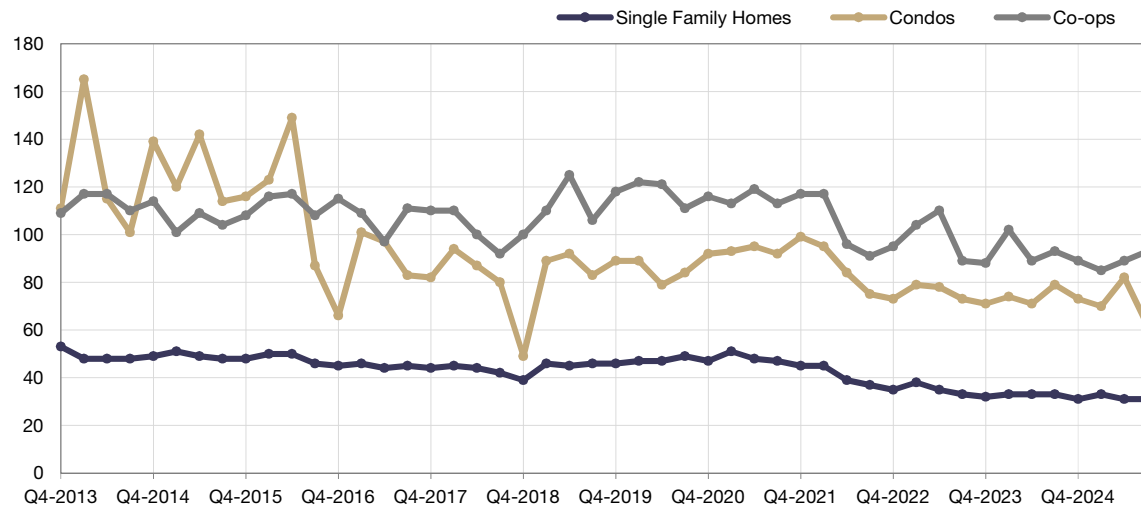
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter

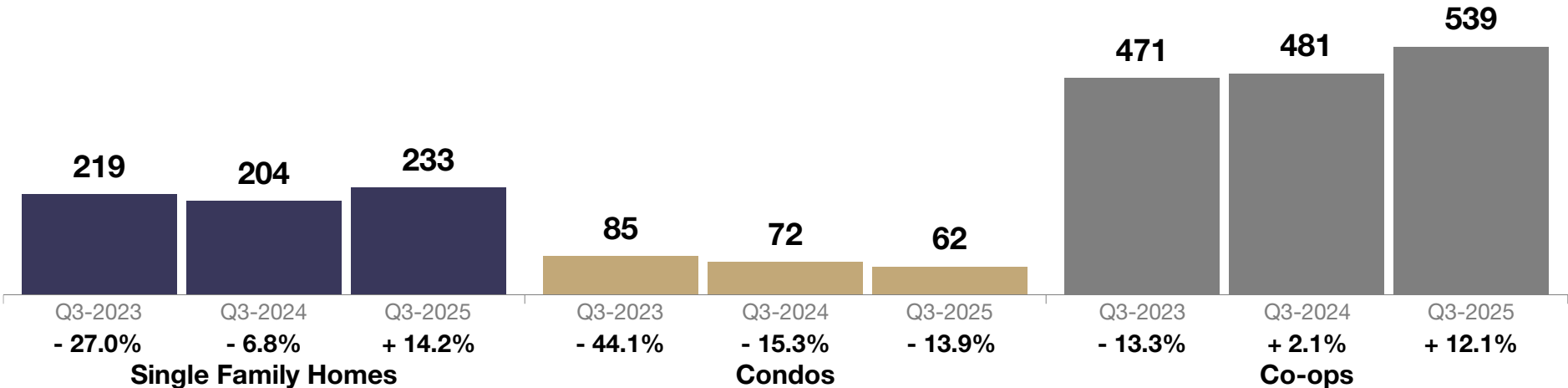


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	35	73	95
Q1-2023	38	79	104
Q2-2023	35	78	110
Q3-2023	33	73	89
Q4-2023	32	71	88
Q1-2024	33	74	102
Q2-2024	33	71	89
Q3-2024	33	79	93
Q4-2024	31	73	89
Q1-2025	33	70	85
Q2-2025	31	82	89
Q3-2025	31	62	93

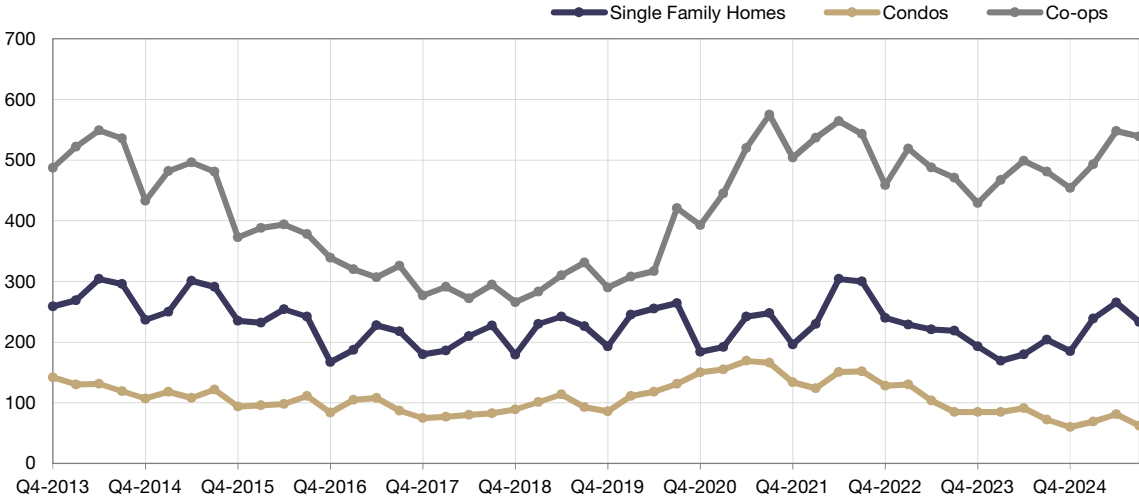
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter



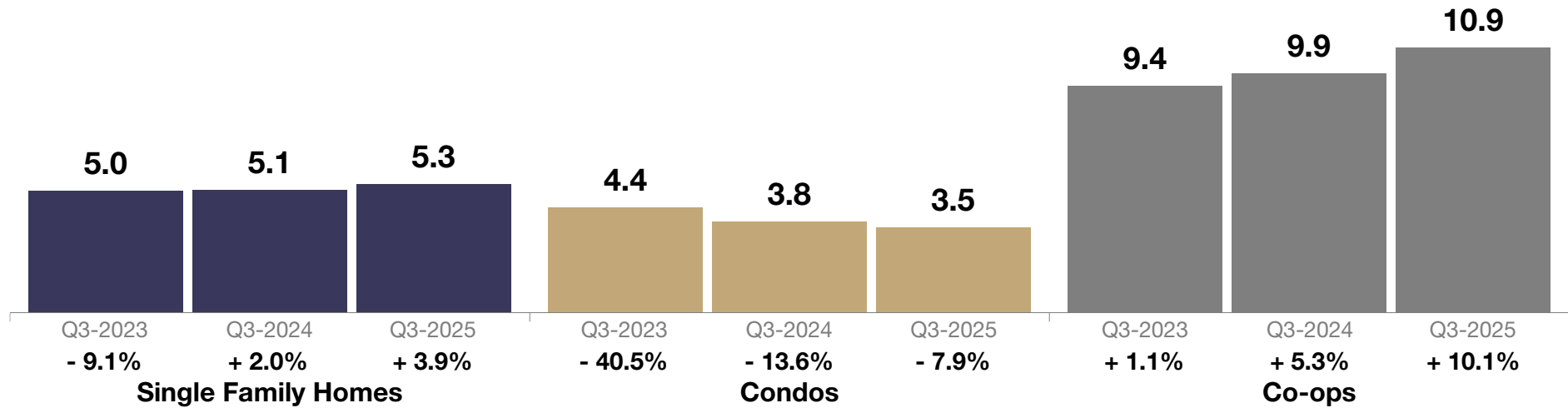
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	240	128	459
Q1-2023	229	130	519
Q2-2023	221	104	488
Q3-2023	219	85	471
Q4-2023	193	85	429
Q1-2024	169	85	467
Q2-2024	180	91	499
Q3-2024	204	72	481
Q4-2024	185	60	454
Q1-2025	239	69	493
Q2-2025	265	81	548
Q3-2025	233	62	539

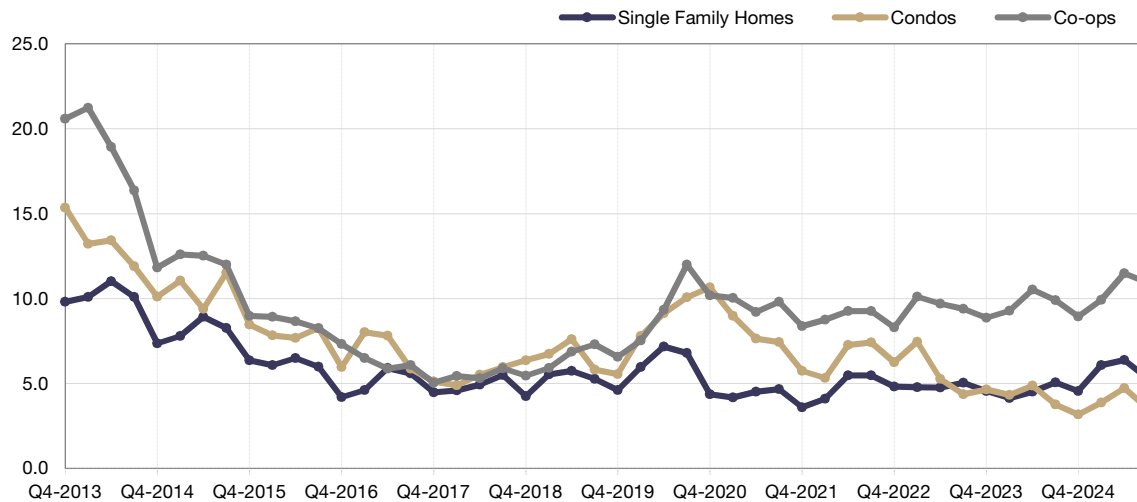
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter

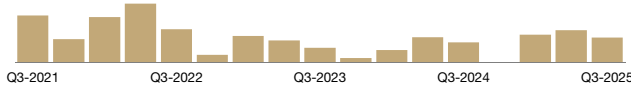
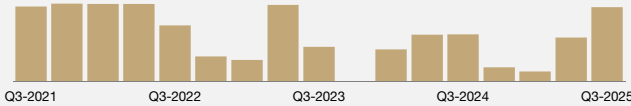
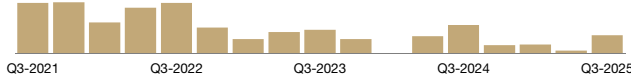
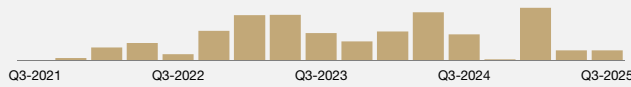
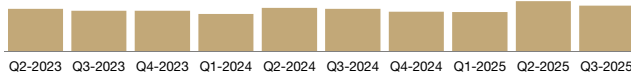
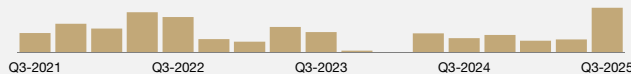
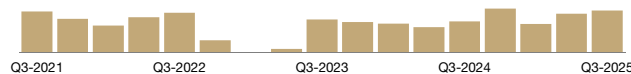
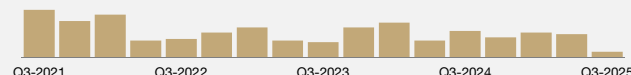
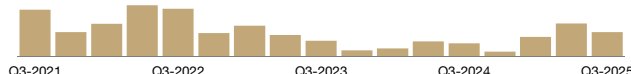
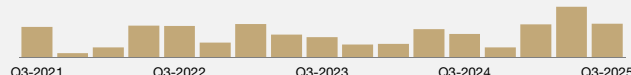


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	4.8	6.2	8.3
Q1-2023	4.8	7.5	10.1
Q2-2023	4.8	5.3	9.7
Q3-2023	5.0	4.4	9.4
Q4-2023	4.6	4.7	8.9
Q1-2024	4.1	4.3	9.3
Q2-2024	4.5	4.9	10.5
Q3-2024	5.1	3.8	9.9
Q4-2024	4.6	3.2	8.9
Q1-2025	6.1	3.9	9.9
Q2-2025	6.4	4.7	11.5
Q3-2025	5.3	3.5	10.9

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

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		593	625	+ 5.4%	1,763	1,946	+ 10.4%
Pending Sales		354	406	+ 14.7%	1,032	1,037	+ 0.5%
Closed Sales		367	332	- 9.5%	965	910	- 5.7%
Days on Market		91	80	- 12.1%	96	89	- 7.3%
Median Pending Price		\$380,000	\$410,000	+ 7.9%	\$368,000	\$400,000	+ 8.7%
Median Sales Price		\$370,000	\$464,000	+ 25.4%	\$360,000	\$399,000	+ 10.8%
Pct. of Orig. Price Received		95.9%	96.8%	+ 0.9%	95.7%	96.4%	+ 0.7%
Housing Affordability Index		59	46	- 22.0%	60	54	- 10.0%
Inventory of Homes for Sale		757	834	+ 10.2%	--	--	--
Months Supply of Inventory		7.0	7.5	+ 7.1%	--	--	--