

Quarterly Indicators

Provided by OneKey® MLS

Rockland 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 6.2 percent to 516.
- Condos Closed Sales were up 26.0 percent to 165.
- Co-ops Closed Sales were down 41.4 percent to 17.
- Single-Family Median Sales Price increased 7.4 percent to \$800,000.
- Condos Median Sales Price increased 16.7 percent to \$490,000.
- Co-ops Median Sales Price increased 11.5 percent to \$213,000.

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

+ 8.0% **+ 2.2%** **+ 11.1%**

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 Rockland 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

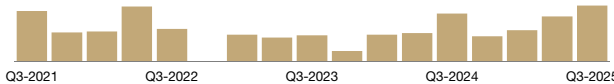
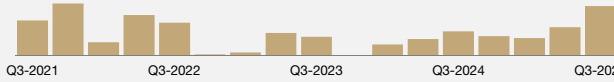
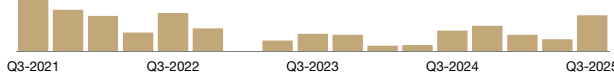
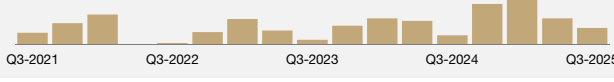
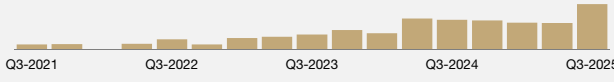
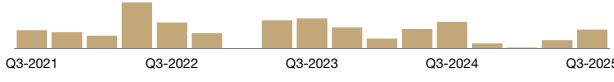
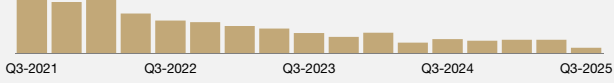
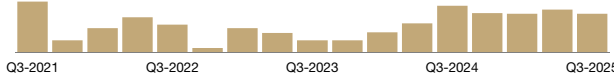
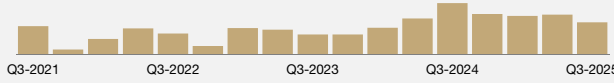
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		597	606	+ 1.5%	1,699	1,915	+ 12.7%
Pending Sales		465	507	+ 9.0%	1,227	1,293	+ 5.4%
Closed Sales		486	516	+ 6.2%	1,134	1,195	+ 5.4%
Days on Market		35	36	+ 2.9%	40	44	+ 10.0%
Median Pending Price		\$745,000	\$766,500	+ 2.9%	\$750,000	\$775,000	+ 3.3%
Median Sales Price		\$745,000	\$800,000	+ 7.4%	\$740,000	\$780,000	+ 5.4%
Pct. of Orig. Price Received		101.0%	100.3%	- 0.7%	100.2%	100.0%	- 0.2%
Housing Affordability Index		65	60	- 7.7%	65	61	- 6.2%
Inventory of Homes for Sale		412	427	+ 3.6%	--	--	--
Months Supply of Inventory		3.2	3.1	- 3.1%	--	--	--

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		194	212	+ 9.3%	491	557	+ 13.4%
Pending Sales		134	176	+ 31.3%	367	440	+ 19.9%
Closed Sales		131	165	+ 26.0%	328	399	+ 21.6%
Days on Market		31	35	+ 12.9%	36	43	+ 19.4%
Median Pending Price		\$410,000	\$500,000	+ 22.0%	\$405,000	\$450,000	+ 11.1%
Median Sales Price		\$420,000	\$490,000	+ 16.7%	\$405,000	\$440,000	+ 8.6%
Pct. of Orig. Price Received		100.8%	100.0%	- 0.8%	100.1%	99.3%	- 0.8%
Housing Affordability Index		115	97	- 15.7%	119	108	- 9.2%
Inventory of Homes for Sale		113	101	- 10.6%	--	--	--
Months Supply of Inventory		2.9	2.1	- 27.6%	--	--	--

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.

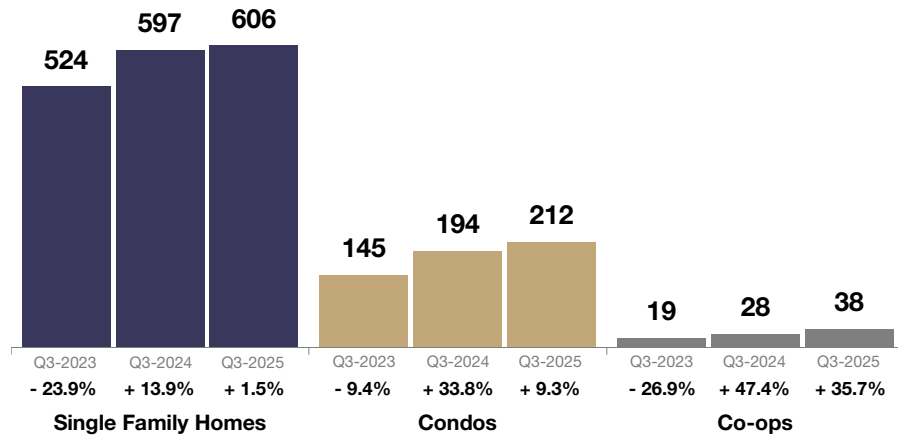


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		28	38	+ 35.7%	89	93	+ 4.5%
Pending Sales		23	23	0.0%	63	60	- 4.8%
Closed Sales		29	17	- 41.4%	60	48	- 20.0%
Days on Market		39	67	+ 71.8%	49	80	+ 63.3%
Median Pending Price		\$168,750	\$135,000	- 20.0%	\$160,000	\$150,500	- 5.9%
Median Sales Price		\$191,000	\$213,000	+ 11.5%	\$156,250	\$172,500	+ 10.4%
Pct. of Orig. Price Received		100.3%	96.6%	- 3.7%	100.3%	96.9%	- 3.4%
Housing Affordability Index		252	224	- 11.1%	308	276	- 10.4%
Inventory of Homes for Sale		22	31	+ 40.9%	--	--	--
Months Supply of Inventory		3.3	4.9	+ 48.5%	--	--	--

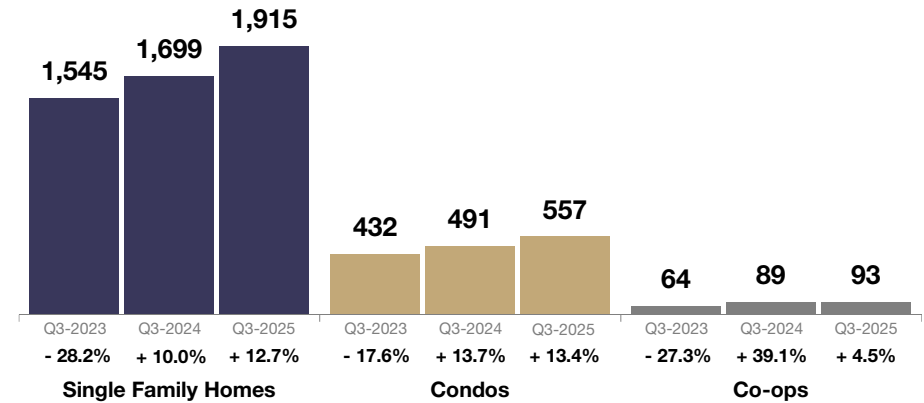
New Listings

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

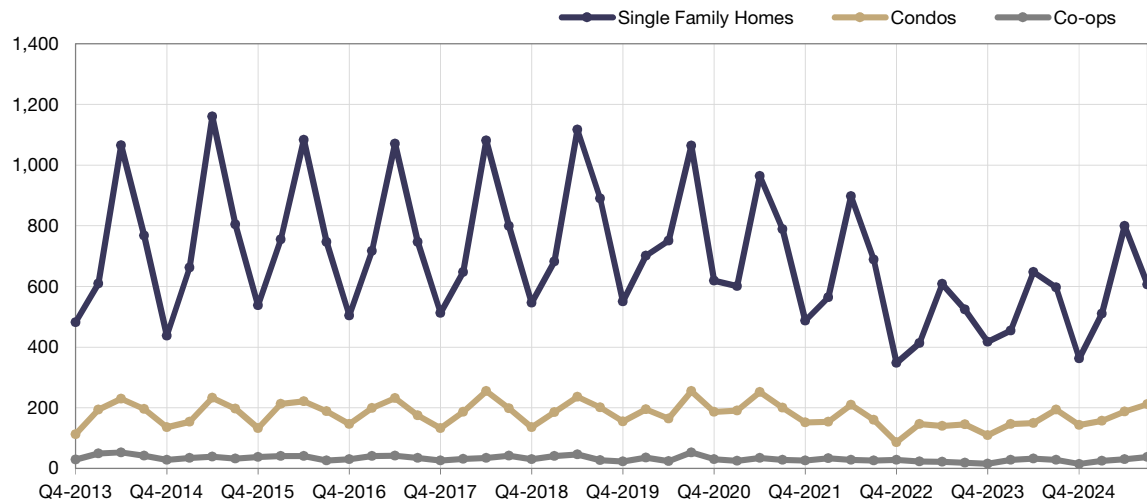
Q3-2025



Year to Date



Historical New Listings by Quarter



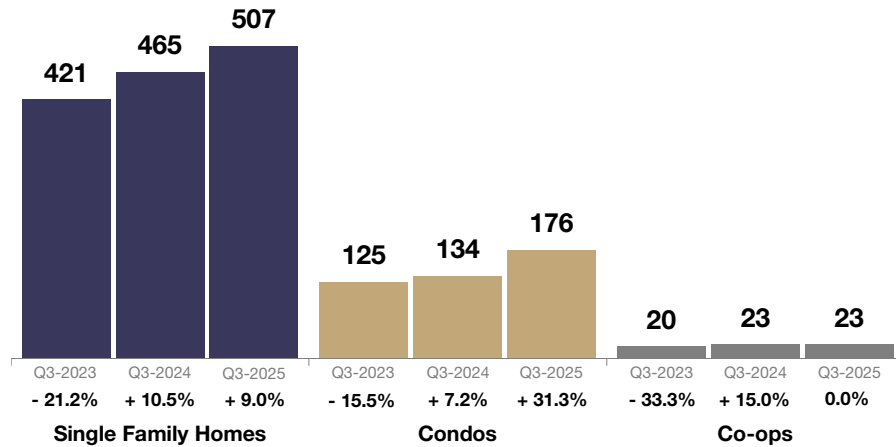
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	348	86	28
Q1-2023	413	147	23
Q2-2023	608	140	22
Q3-2023	524	145	19
Q4-2023	418	110	16
Q1-2024	454	147	28
Q2-2024	648	150	33
Q3-2024	597	194	28
Q4-2024	363	143	15
Q1-2025	510	157	25
Q2-2025	799	188	30
Q3-2025	606	212	38

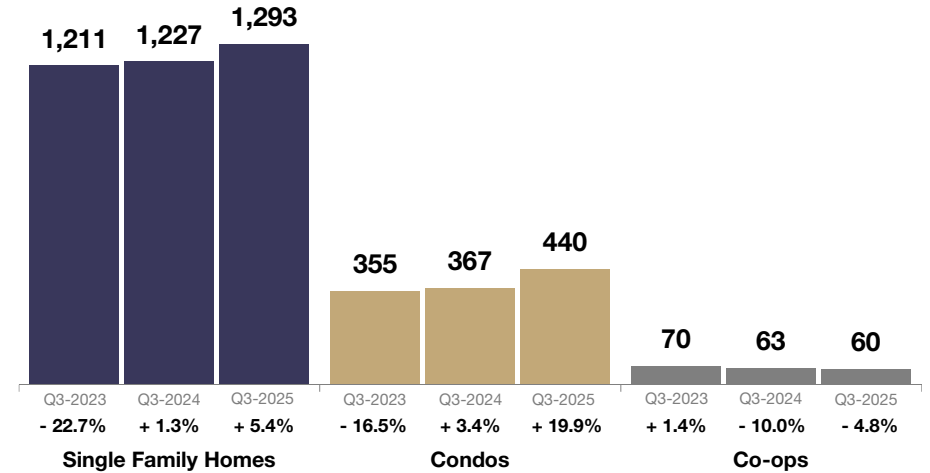
Pending Sales

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

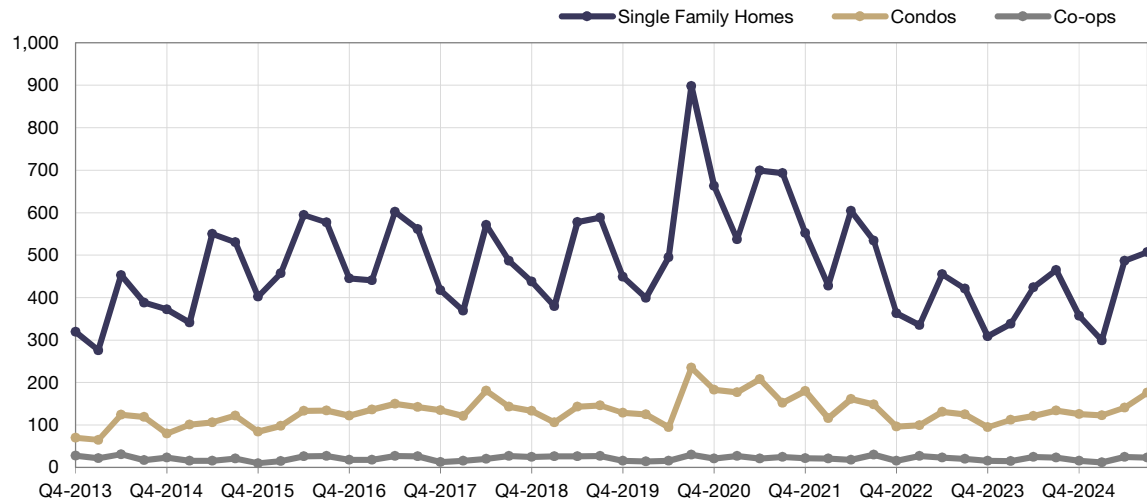
Q3-2025



Year to Date



Historical Pending Sales by Quarter



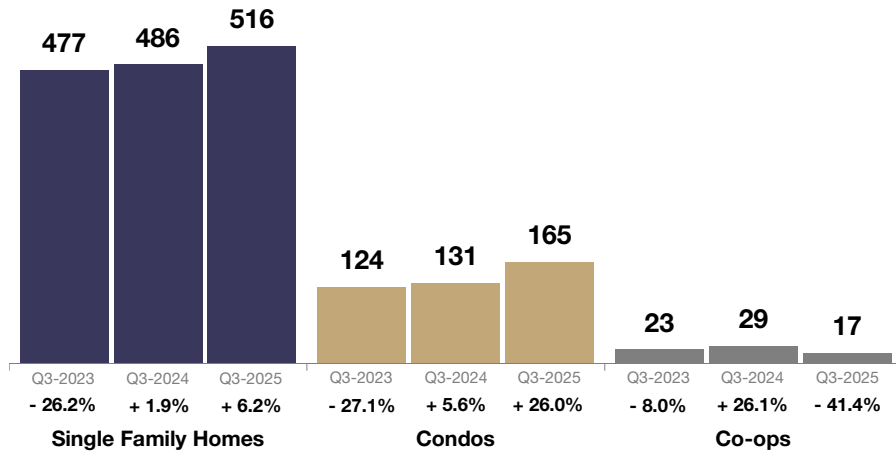
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	363	96	16
Q1-2023	335	99	27
Q2-2023	455	131	23
Q3-2023	421	125	20
Q4-2023	309	95	16
Q1-2024	338	112	15
Q2-2024	424	121	25
Q3-2024	465	134	23
Q4-2024	357	126	16
Q1-2025	299	123	12
Q2-2025	487	141	25
Q3-2025	507	176	23

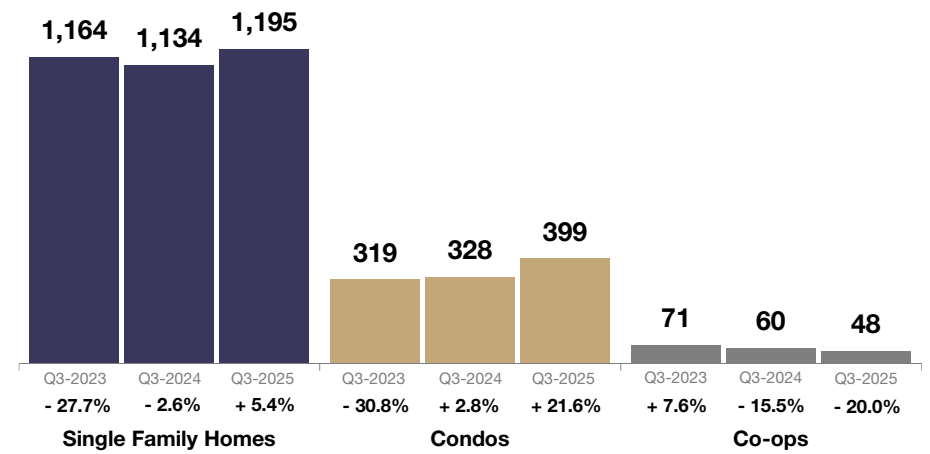
Closed Sales

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

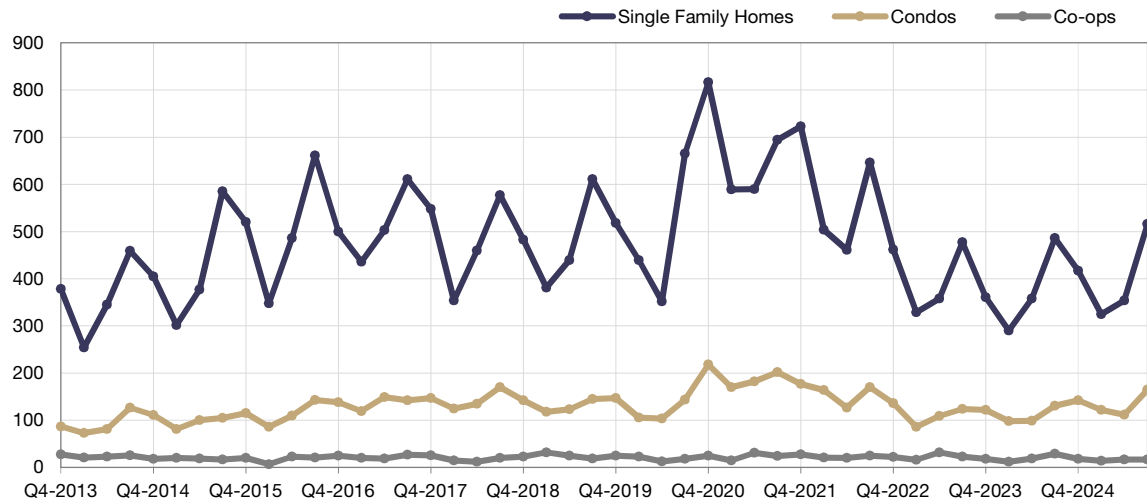
Q3-2025



Year to Date



Historical Closed Sales by Quarter



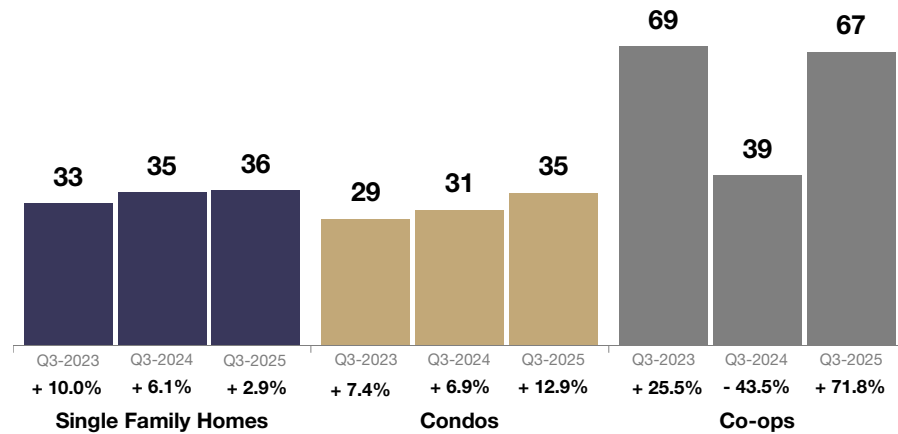
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	462	136	22
Q1-2023	329	86	16
Q2-2023	358	109	32
Q3-2023	477	124	23
Q4-2023	361	122	18
Q1-2024	290	98	12
Q2-2024	358	99	19
Q3-2024	486	131	29
Q4-2024	417	142	18
Q1-2025	325	122	14
Q2-2025	354	112	17
Q3-2025	516	165	17

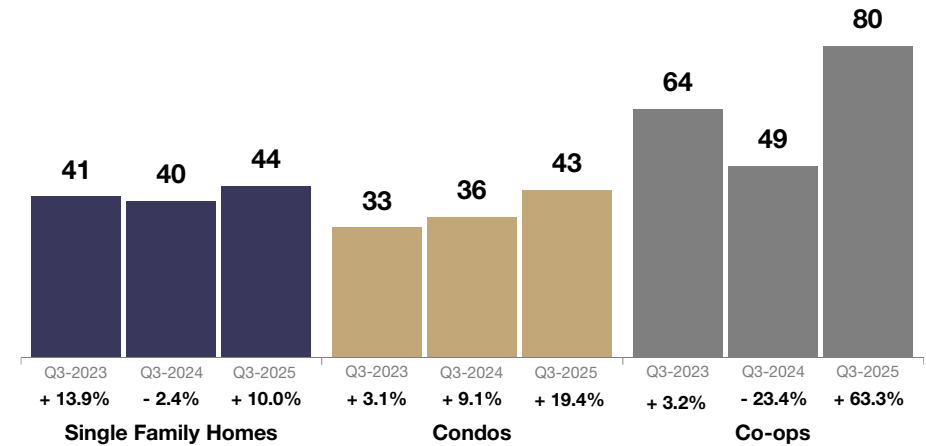
Days on Market Until Sale

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

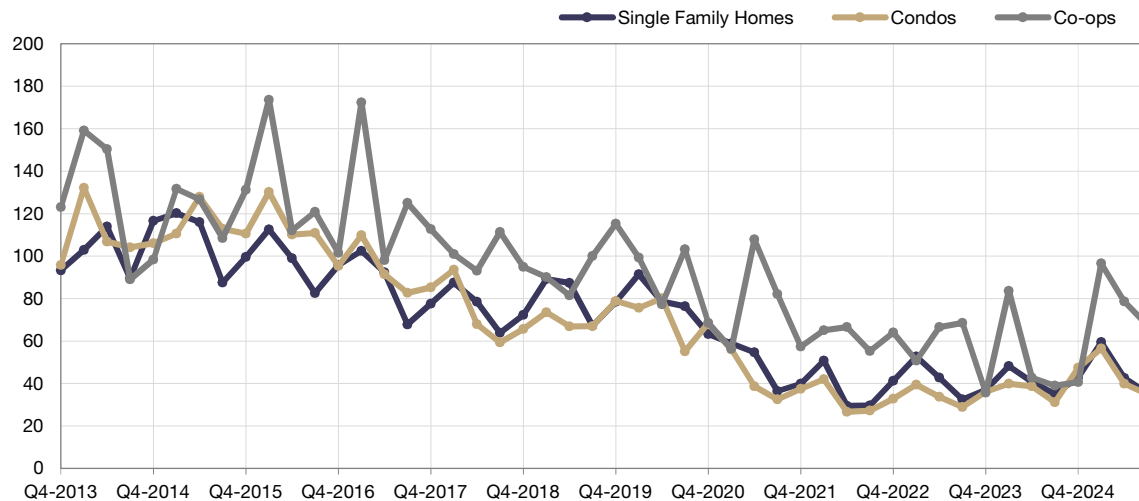
Q3-2025



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.

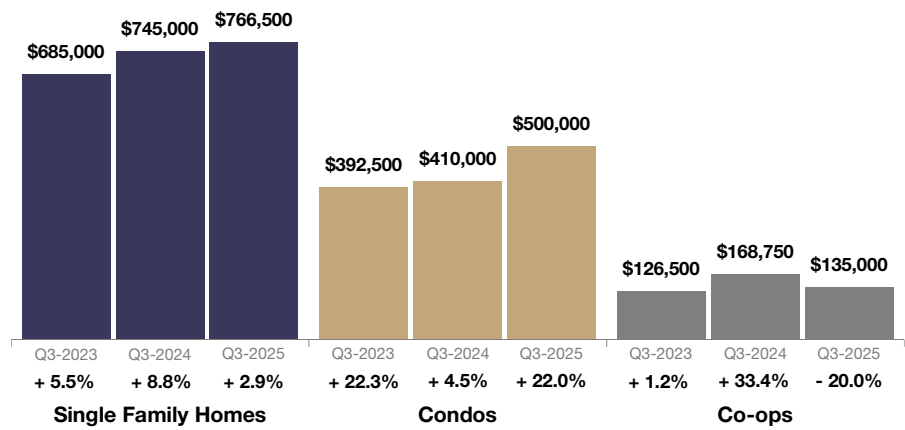
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	41	33	64
Q1-2023	53	40	51
Q2-2023	43	34	67
Q3-2023	33	29	69
Q4-2023	37	36	36
Q1-2024	48	40	84
Q2-2024	41	39	43
Q3-2024	35	31	39
Q4-2024	43	47	41
Q1-2025	60	57	97
Q2-2025	43	40	79
Q3-2025	36	35	67

Median Pending Price

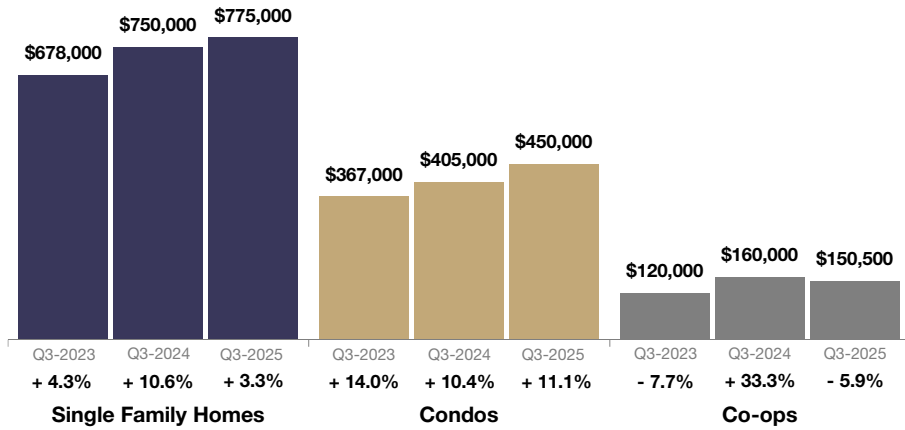
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



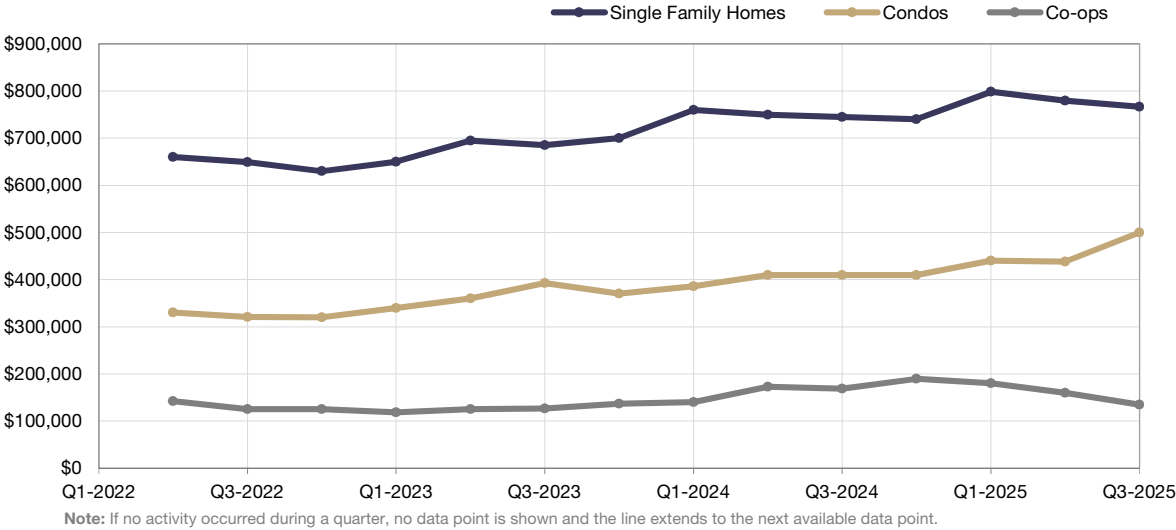
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

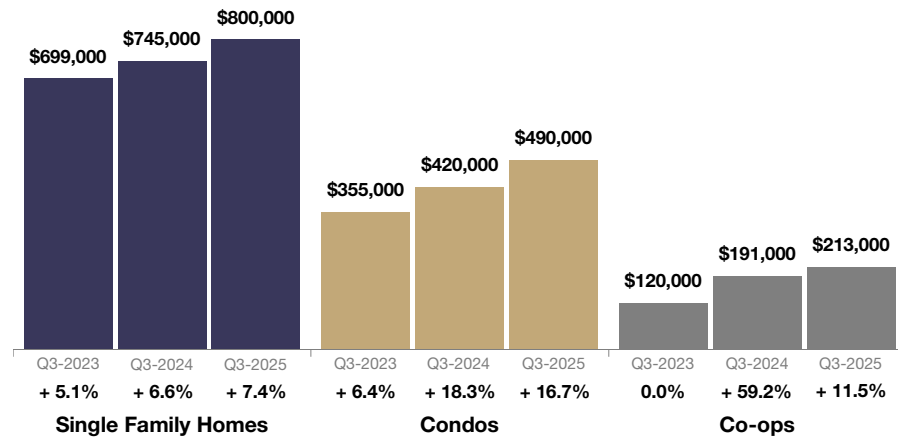


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q1-2023	\$650,000	\$340,000	\$118,500
Q2-2023	\$695,000	\$360,000	\$125,000
Q3-2023	\$685,000	\$392,500	\$126,500
Q4-2023	\$700,000	\$370,000	\$137,000
Q1-2024	\$760,000	\$386,000	\$140,000
Q2-2024	\$750,000	\$410,000	\$172,500
Q3-2024	\$745,000	\$410,000	\$168,750
Q4-2024	\$740,000	\$410,000	\$189,450
Q1-2025	\$798,500	\$439,900	\$180,500
Q2-2025	\$780,000	\$438,500	\$160,000
Q3-2025	\$766,500	\$500,000	\$135,000

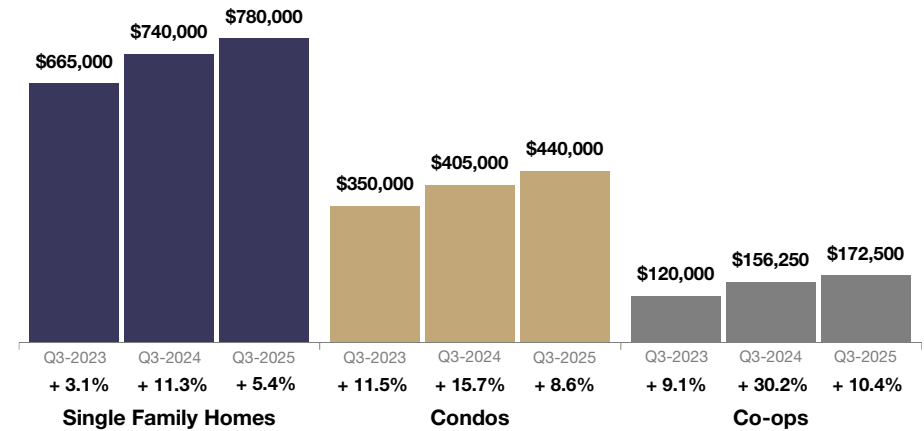
Median Sales Price

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

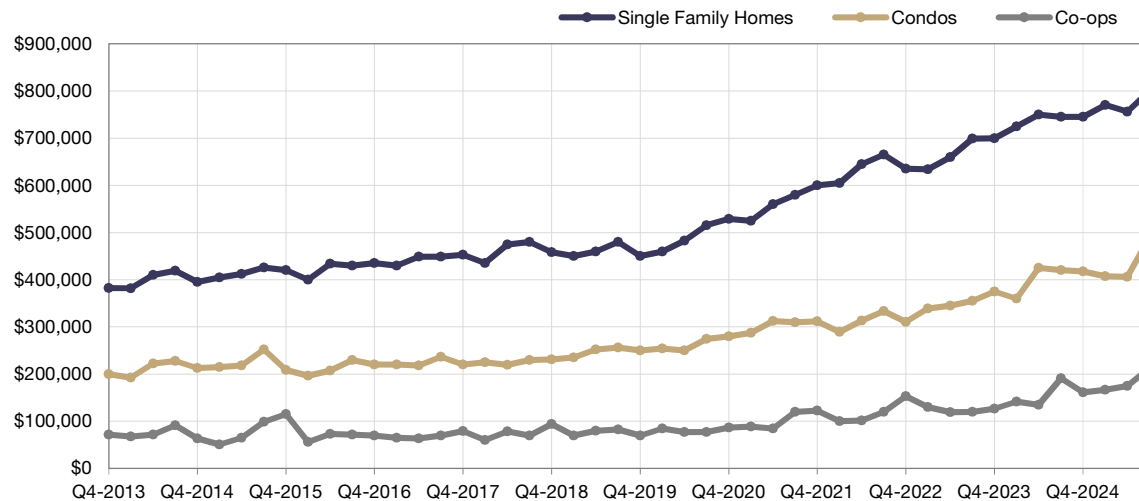
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



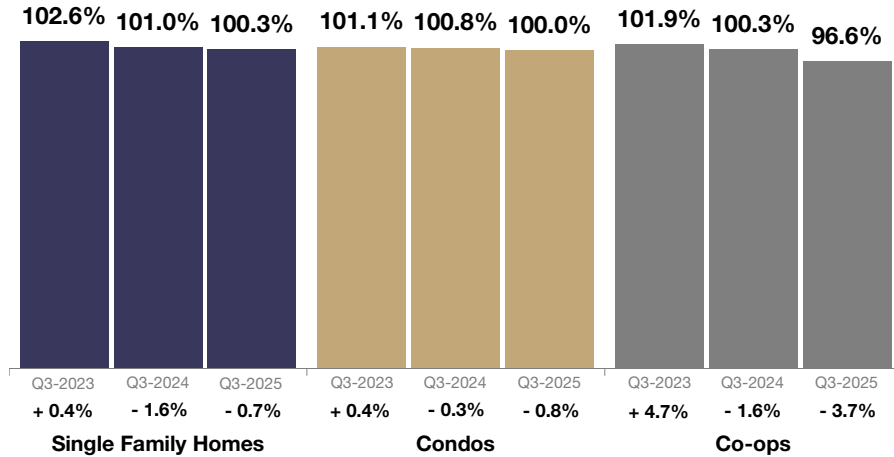
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	\$635,000	\$310,500	\$153,500
Q1-2023	\$634,000	\$339,000	\$130,000
Q2-2023	\$660,000	\$345,000	\$119,000
Q3-2023	\$699,000	\$355,000	\$120,000
Q4-2023	\$700,000	\$375,000	\$126,500
Q1-2024	\$725,000	\$360,000	\$141,500
Q2-2024	\$750,000	\$425,000	\$135,000
Q3-2024	\$745,000	\$420,000	\$191,000
Q4-2024	\$745,000	\$417,500	\$161,200
Q1-2025	\$770,000	\$407,500	\$166,500
Q2-2025	\$755,761	\$406,000	\$175,000
Q3-2025	\$800,000	\$490,000	\$213,000

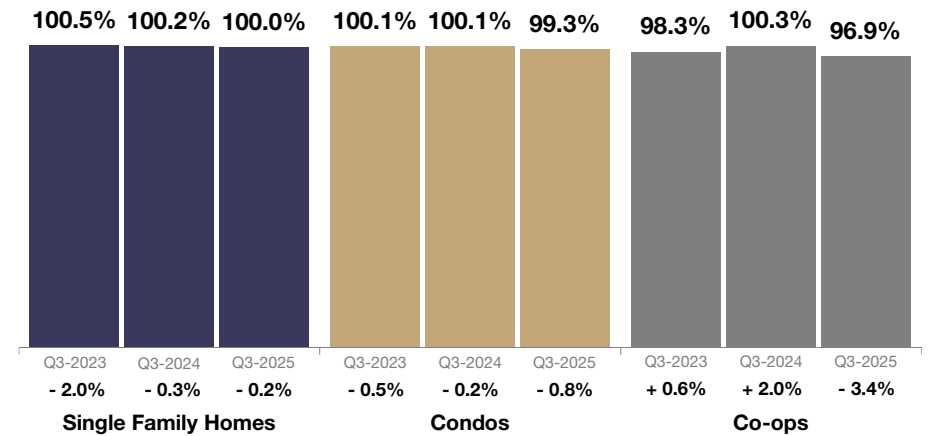
Percent of Original List Price Received

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.

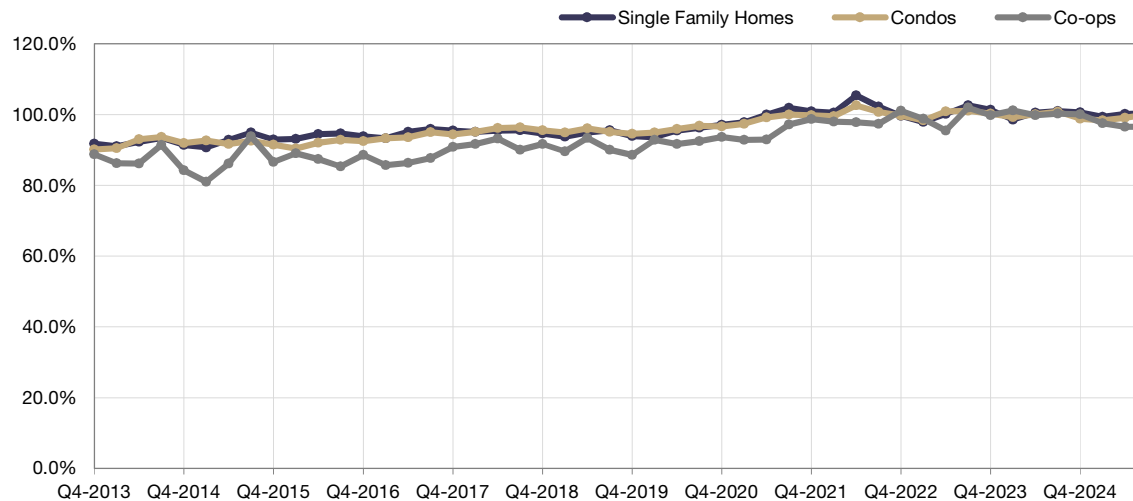
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



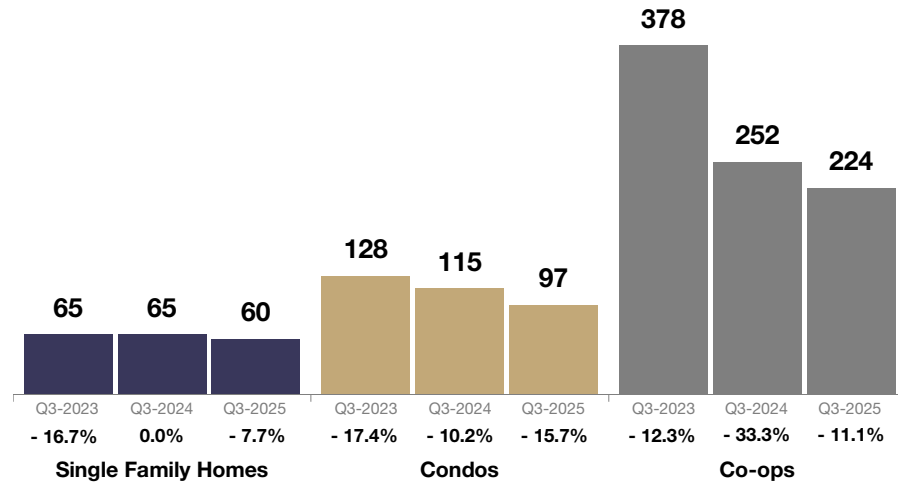
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	99.6%	99.7%	101.1%
Q1-2023	97.9%	98.3%	98.8%
Q2-2023	100.1%	100.9%	95.4%
Q3-2023	102.6%	101.1%	101.9%
Q4-2023	101.3%	100.2%	99.8%
Q1-2024	98.6%	99.2%	101.2%
Q2-2024	100.5%	100.1%	99.8%
Q3-2024	101.0%	100.8%	100.3%
Q4-2024	100.7%	98.8%	100.1%
Q1-2025	99.3%	98.4%	97.6%
Q2-2025	100.2%	99.1%	96.6%
Q3-2025	100.3%	100.0%	96.6%

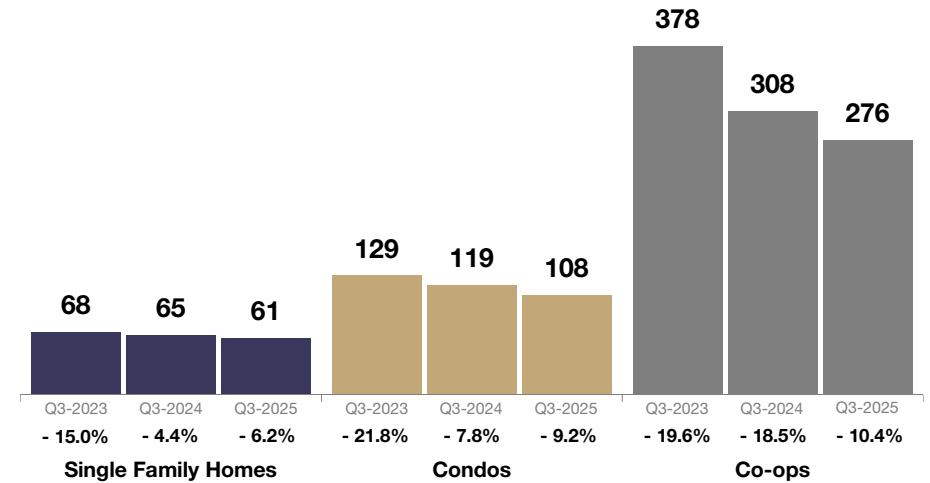
Housing Affordability Index

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.

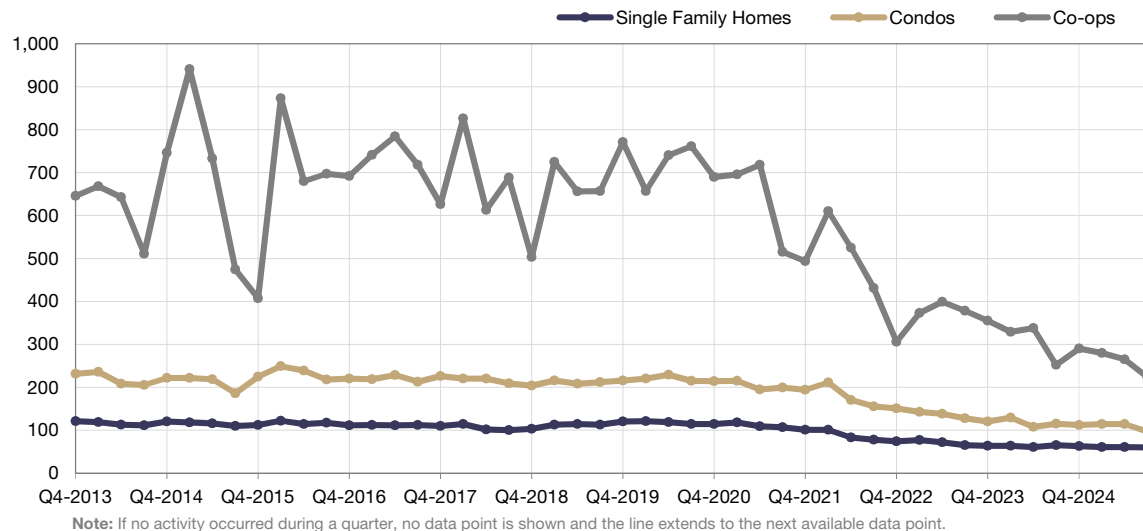
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter

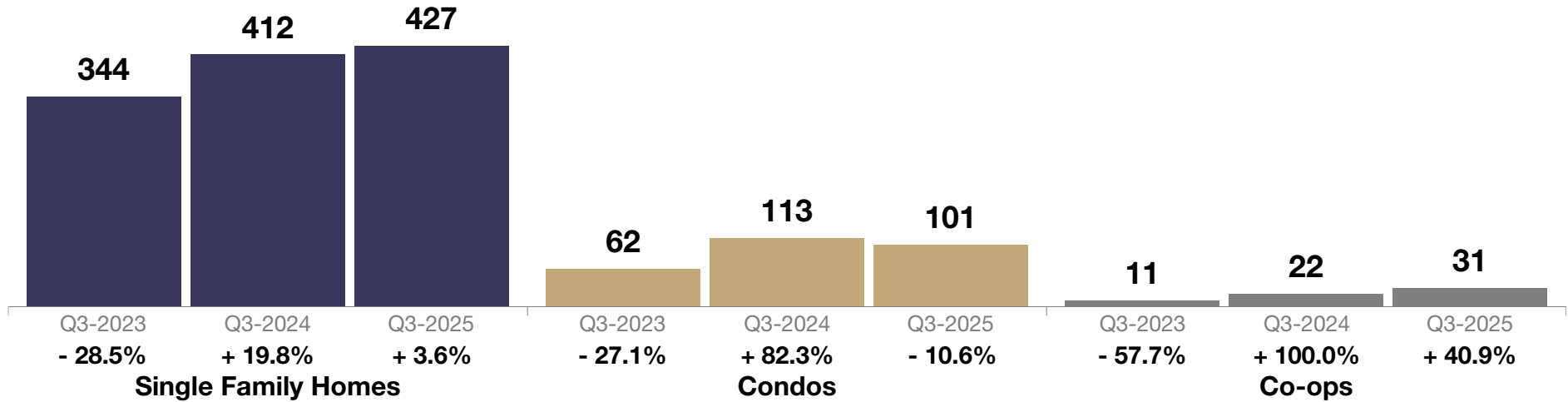


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	74	151	306
Q1-2023	77	143	373
Q2-2023	72	138	399
Q3-2023	65	128	378
Q4-2023	64	120	355
Q1-2024	64	129	329
Q2-2024	61	108	338
Q3-2024	65	115	252
Q4-2024	63	112	290
Q1-2025	61	114	280
Q2-2025	61	114	265
Q3-2025	60	97	224

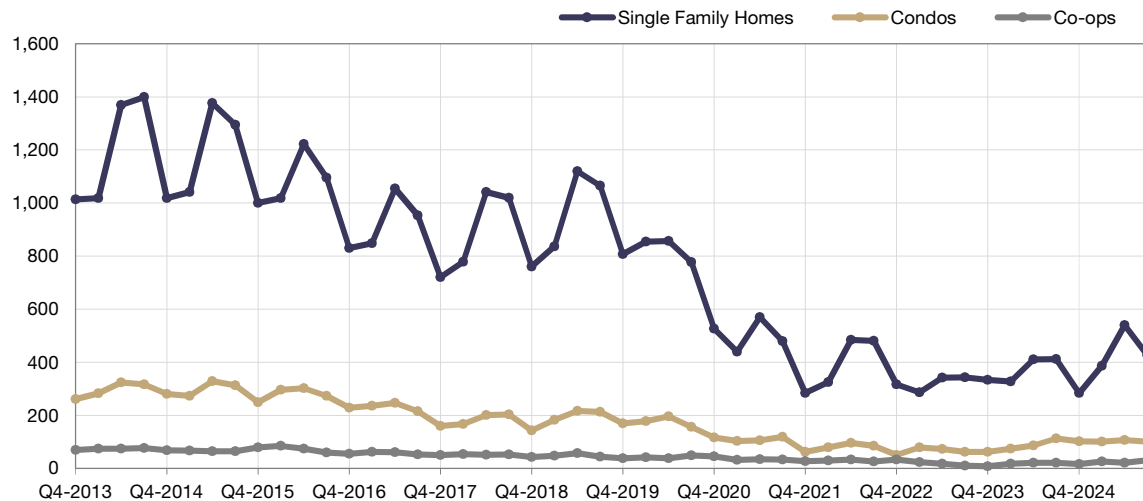
Inventory of Homes for Sale

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



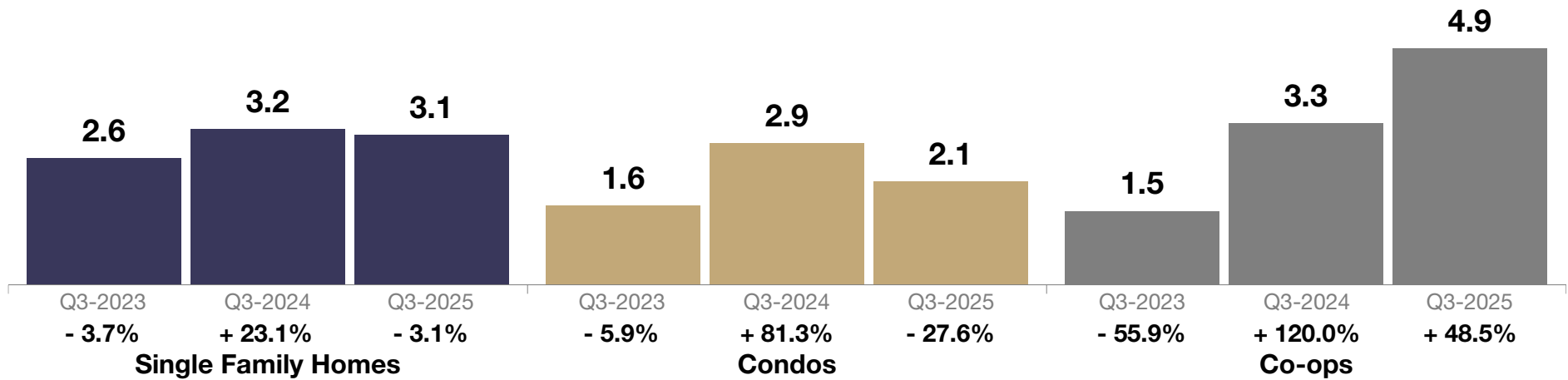
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	317	51	34
Q1-2023	287	80	24
Q2-2023	342	73	18
Q3-2023	344	62	11
Q4-2023	334	62	8
Q1-2024	328	74	18
Q2-2024	411	87	21
Q3-2024	412	113	22
Q4-2024	284	102	17
Q1-2025	387	101	26
Q2-2025	540	107	21
Q3-2025	427	101	31

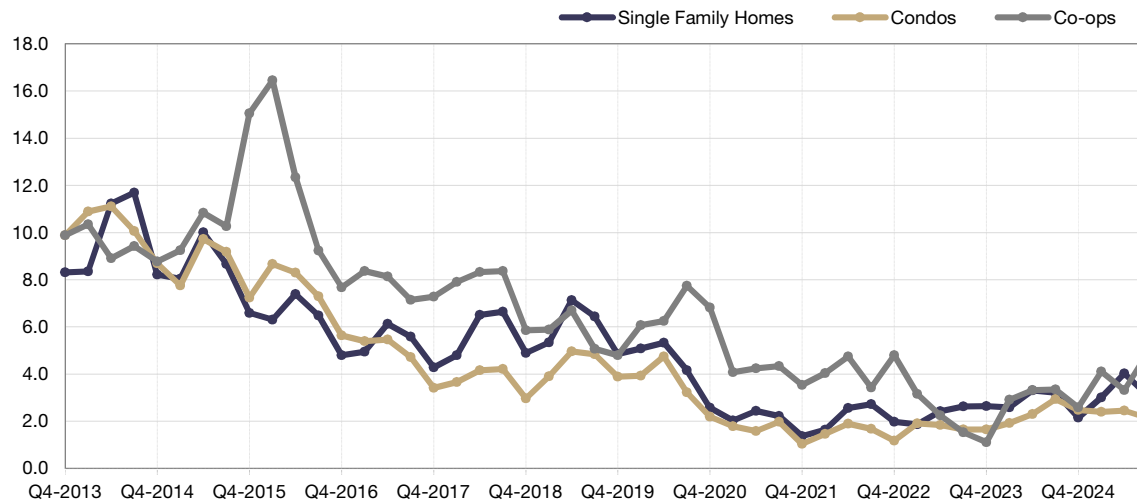
Months Supply of Inventory

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

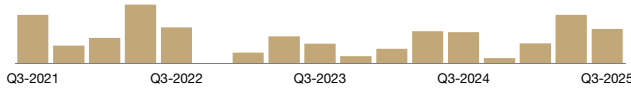
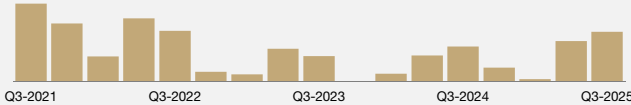
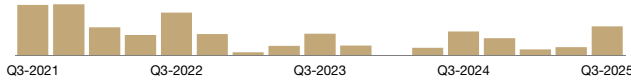
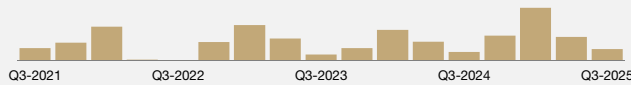
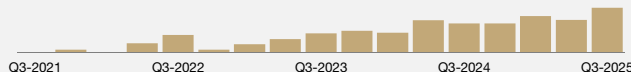
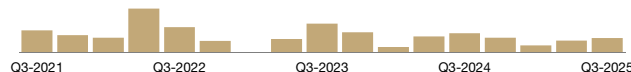
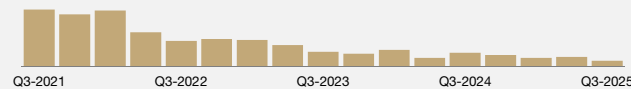
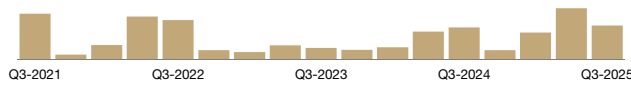
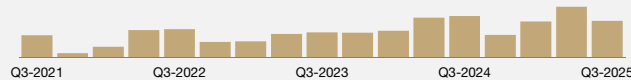


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	2.0	1.2	4.8
Q1-2023	1.9	1.9	3.2
Q2-2023	2.4	1.8	2.3
Q3-2023	2.6	1.6	1.5
Q4-2023	2.6	1.7	1.1
Q1-2024	2.6	1.9	2.9
Q2-2024	3.3	2.3	3.3
Q3-2024	3.2	2.9	3.3
Q4-2024	2.2	2.5	2.6
Q1-2025	3.0	2.4	4.1
Q2-2025	4.0	2.5	3.3
Q3-2025	3.1	2.1	4.9

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		819	856	+ 4.5%	2,279	2,565	+ 12.5%
Pending Sales		622	706	+ 13.5%	1,657	1,793	+ 8.2%
Closed Sales		646	698	+ 8.0%	1,522	1,642	+ 7.9%
Days on Market		35	36	+ 2.9%	40	45	+ 12.5%
Median Pending Price		\$681,000	\$732,500	+ 7.6%	\$681,000	\$730,000	+ 7.2%
Median Sales Price		\$675,000	\$750,000	+ 11.1%	\$675,000	\$730,000	+ 8.1%
Pct. of Orig. Price Received		100.9%	100.2%	- 0.7%	100.2%	99.7%	- 0.5%
Housing Affordability Index		71	63	- 11.3%	71	65	- 8.5%
Inventory of Homes for Sale		547	559	+ 2.2%	--	--	--
Months Supply of Inventory		3.2	2.9	- 9.4%	--	--	--