

Quarterly Indicators

Provided by OneKey® MLS

Sullivan 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 down 2.0 percent to 193.
- Condos Closed Sales remained flat at 2.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price increased 13.4 percent to \$380,000.
- Condos Median Sales Price increased 14.3 percent to \$173,750.
- A Median Sales Price could not be calculated this quarter.

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

- 2.0% **+ 24.1%** **+ 13.8%**

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 Sullivan 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.

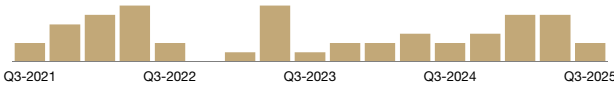
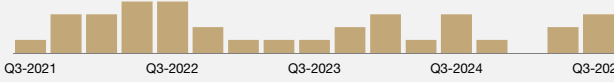
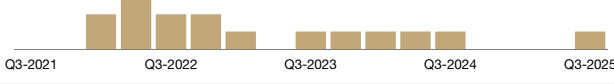
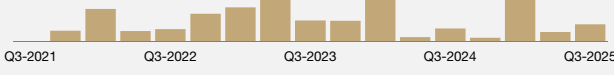
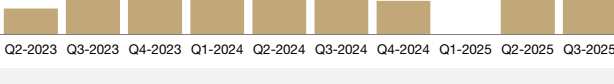
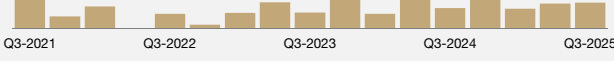
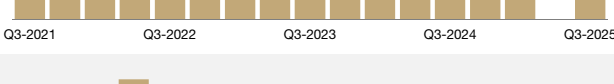
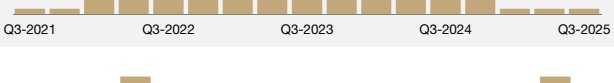
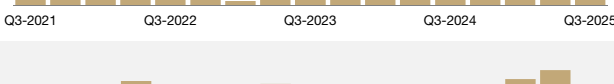
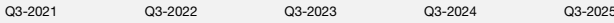


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		417	448	+ 7.4%	1,030	1,185	+ 15.0%
Pending Sales		219	236	+ 7.8%	542	572	+ 5.5%
Closed Sales		197	193	- 2.0%	496	521	+ 5.0%
Days on Market		82	71	- 13.4%	89	91	+ 2.2%
Median Pending Price		\$343,250	\$365,000	+ 6.3%	\$329,000	\$366,000	+ 11.2%
Median Sales Price		\$335,000	\$380,000	+ 13.4%	\$320,000	\$365,000	+ 14.1%
Pct. of Orig. Price Received		96.1%	93.9%	- 2.3%	94.6%	93.6%	- 1.1%
Housing Affordability Index		94	82	- 12.8%	99	86	- 13.1%
Inventory of Homes for Sale		504	621	+ 23.2%	--	--	--
Months Supply of Inventory		8.6	10.0	+ 16.3%	--	--	--

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	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	2	2	0.0%	7	12	+ 71.4%
Pending Sales	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	3	3	0.0%	7	5	- 28.6%
Closed Sales	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	2	2	0.0%	6	4	- 33.3%
Days on Market	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	58	67	+ 15.5%	73	81	+ 11.0%
Median Pending Price	 Q2-2023 Q3-2023 Q4-2023 Q1-2024 Q2-2024 Q3-2024 Q4-2024 Q1-2025 Q2-2025 Q3-2025	\$224,000	\$182,500	- 18.5%	\$189,000	\$182,500	- 3.4%
Median Sales Price	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	\$152,000	\$173,750	+ 14.3%	\$177,000	\$167,500	- 5.4%
Pct. of Orig. Price Received	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	83.7%	93.9%	+ 12.2%	90.9%	85.5%	- 5.9%
Housing Affordability Index	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	208	0	- 100.0%	179	0	- 100.0%
Inventory of Homes for Sale	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	 Q3-2021 Q3-2022 Q3-2023 Q3-2024 Q3-2025	1.3	3.3	+ 153.8%	--	--	--

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.

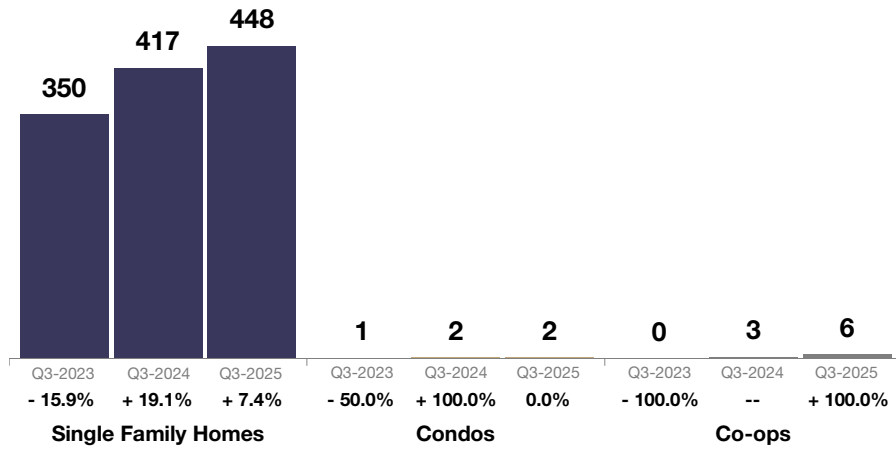


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3	6	+ 100.0%	5	7	+ 40.0%
Pending Sales		1	0	- 100.0%	1	0	- 100.0%
Closed Sales		0	0	--	0	1	--
Days on Market		--	--	--	--	90	--
Median Pending Price		\$130,000	--	--	\$130,000	--	--
Median Sales Price		--	--	--	--	\$85,000	--
Pct. of Orig. Price Received		--	--	--	--	94.4%	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		4	8	+ 100.0%	--	--	--
Months Supply of Inventory		4.0	8.0	+ 100.0%	--	--	--

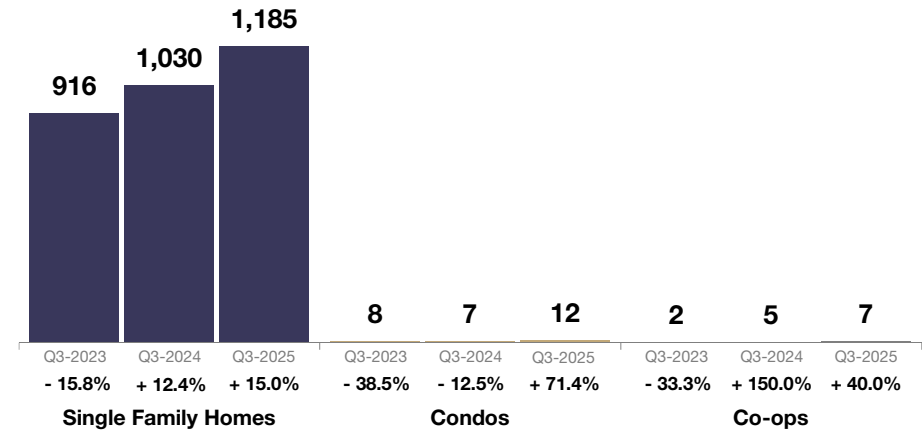
New Listings

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

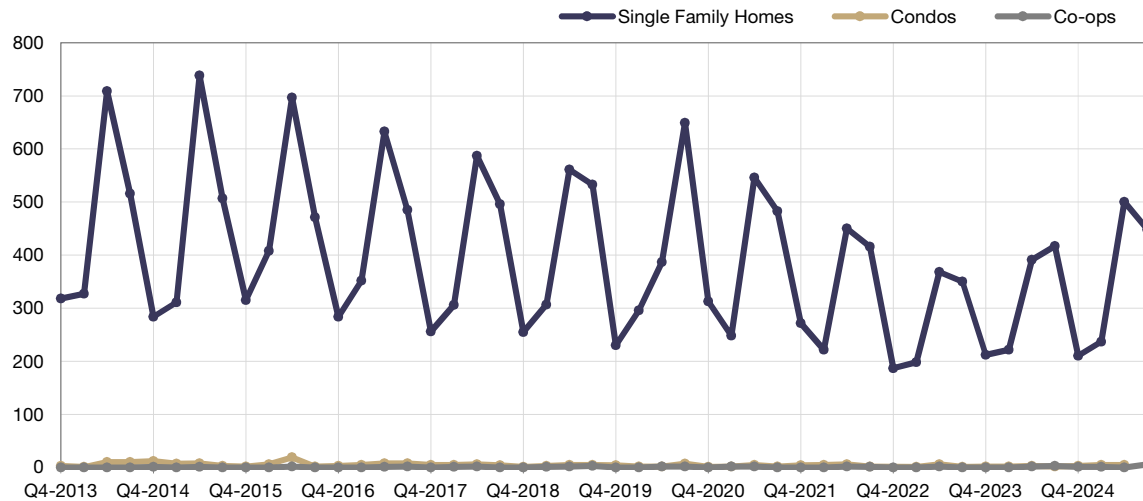
Q3-2025



Year to Date



Historical New Listings by Quarter



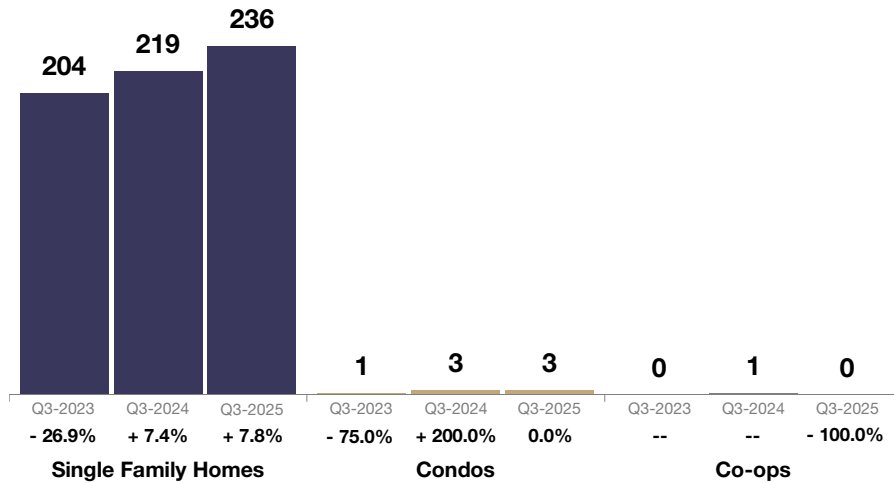
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	187	0	0
Q1-2023	198	1	0
Q2-2023	368	6	2
Q3-2023	350	1	0
Q4-2023	212	2	0
Q1-2024	222	2	0
Q2-2024	391	3	2
Q3-2024	417	2	3
Q4-2024	210	3	1
Q1-2025	237	5	1
Q2-2025	500	5	0
Q3-2025	448	2	6

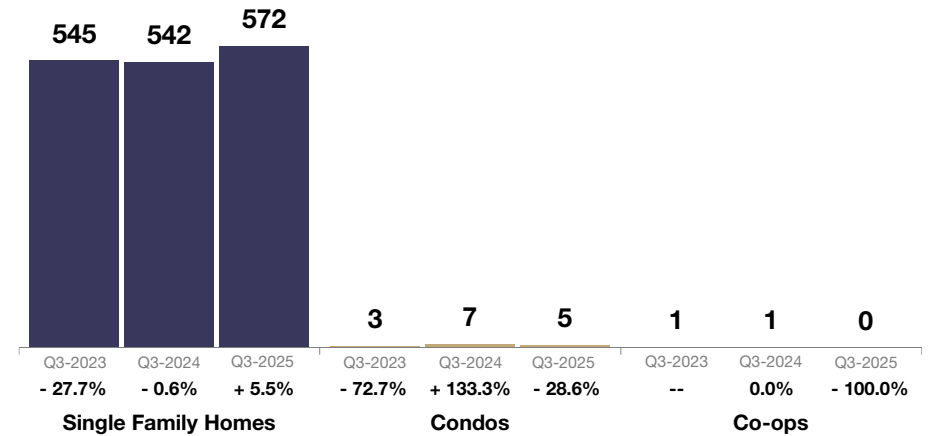
Pending Sales

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

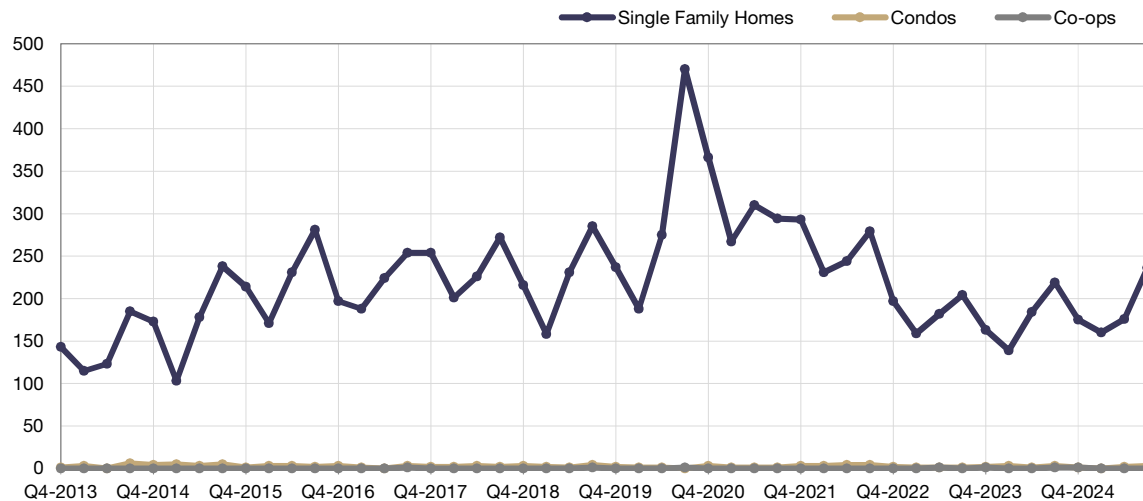
Q3-2025



Year to Date



Historical Pending Sales by Quarter



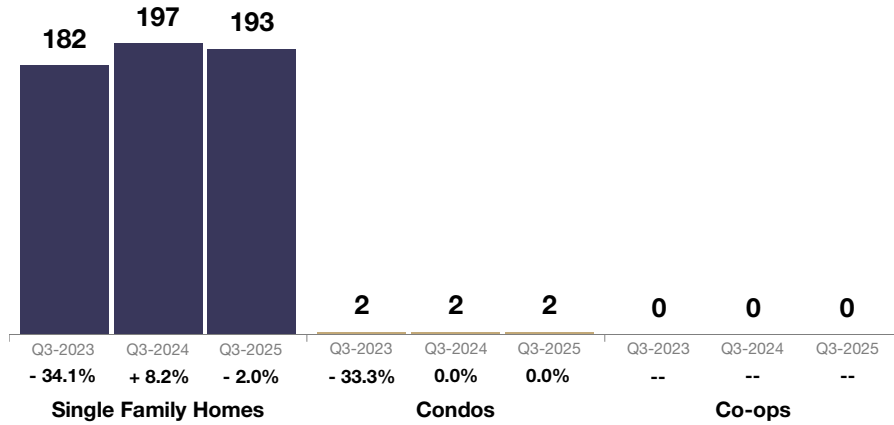
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	197	2	0
Q1-2023	159	1	0
Q2-2023	182	1	1
Q3-2023	204	1	0
Q4-2023	163	2	1
Q1-2024	139	3	0
Q2-2024	184	1	0
Q3-2024	219	3	1
Q4-2024	175	1	1
Q1-2025	160	0	0
Q2-2025	176	2	0
Q3-2025	236	3	0

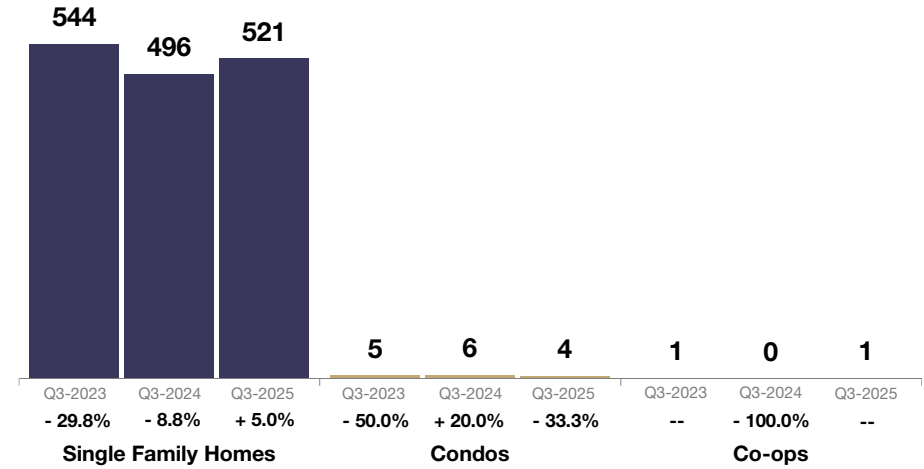
Closed Sales

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

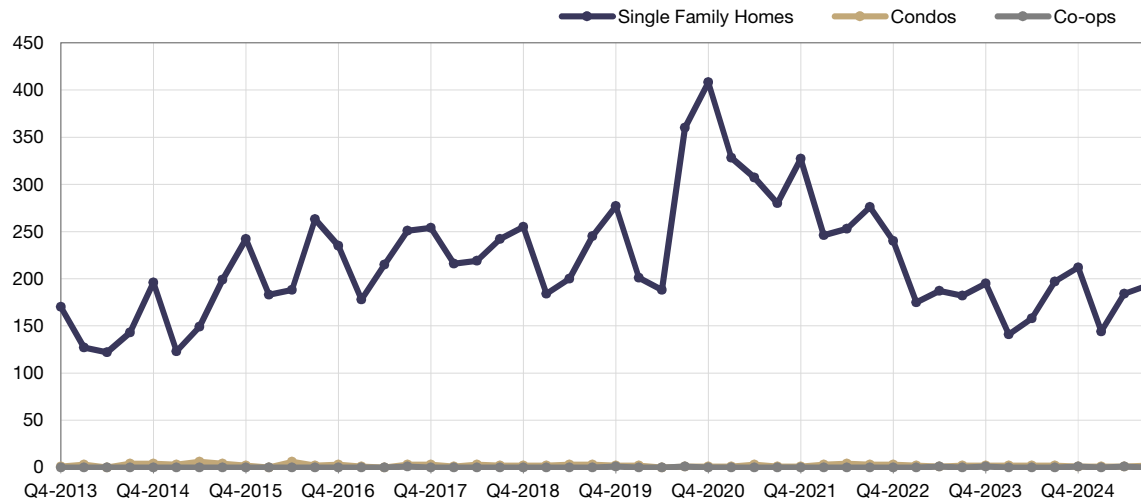
Q3-2025



Year to Date



Historical Closed Sales by Quarter



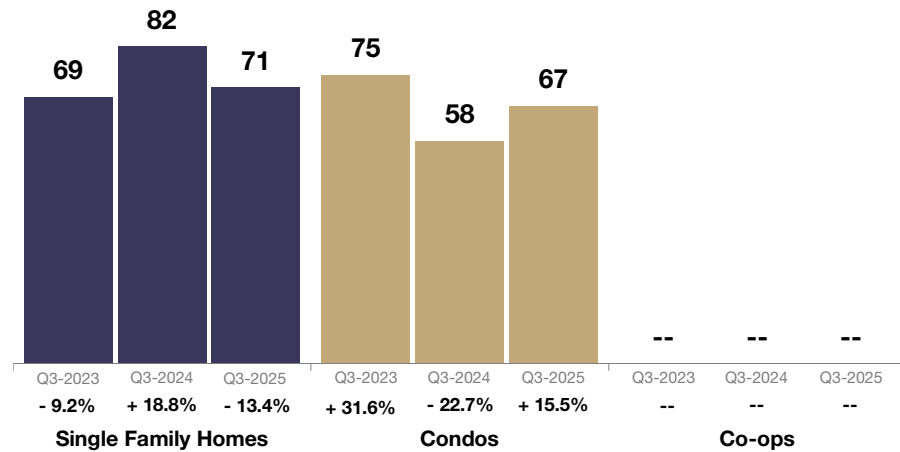
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	240	3	0
Q1-2023	175	2	0
Q2-2023	187	1	1
Q3-2023	182	2	0
Q4-2023	195	2	1
Q1-2024	141	2	0
Q2-2024	158	2	0
Q3-2024	197	2	0
Q4-2024	212	1	1
Q1-2025	144	1	0
Q2-2025	184	1	1
Q3-2025	193	2	0

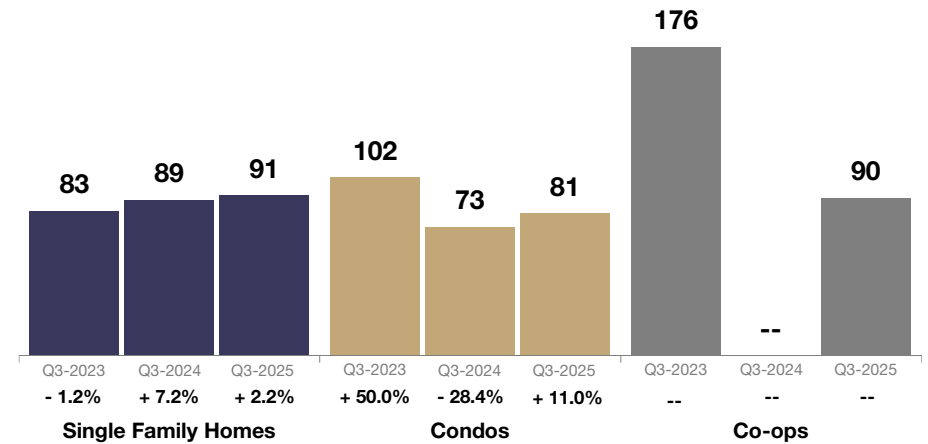
Days on Market Until Sale

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

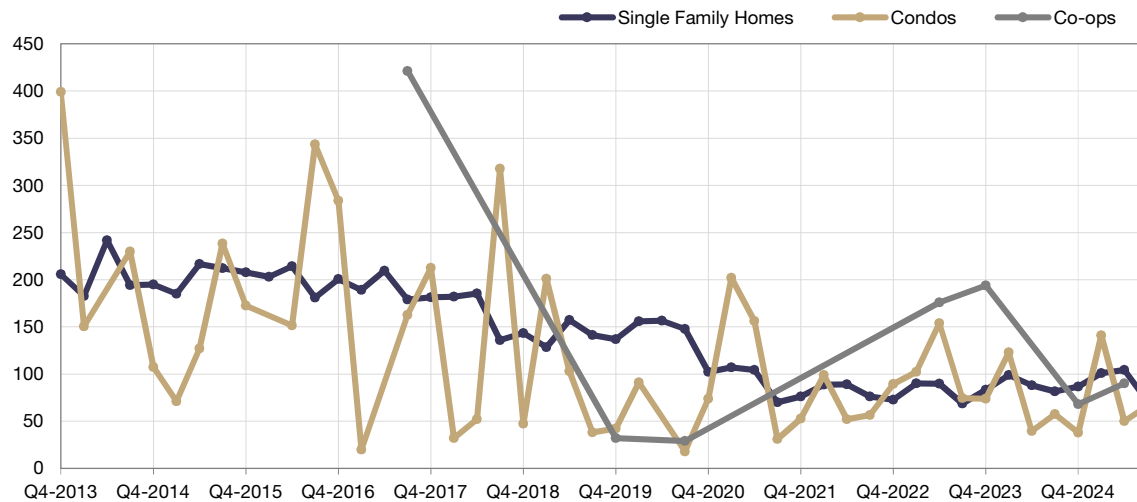
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



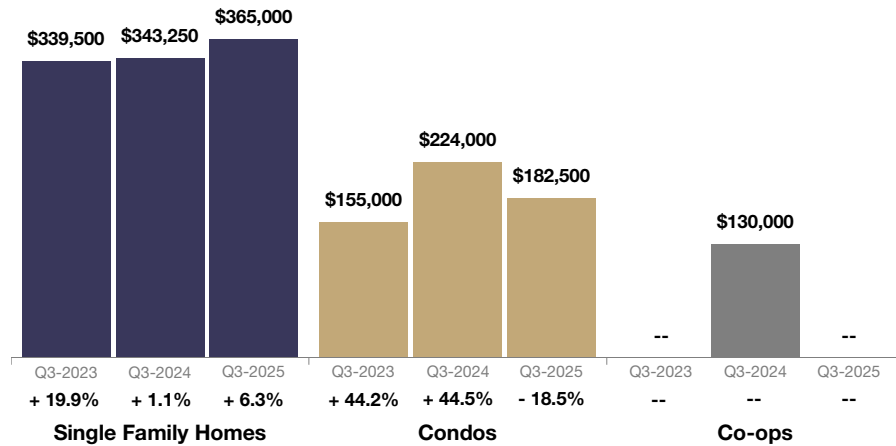
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	73	89	--
Q1-2023	90	103	--
Q2-2023	90	154	176
Q3-2023	69	75	--
Q4-2023	83	74	194
Q1-2024	99	123	--
Q2-2024	88	40	--
Q3-2024	82	58	--
Q4-2024	87	38	68
Q1-2025	101	141	--
Q2-2025	104	50	90
Q3-2025	71	67	--

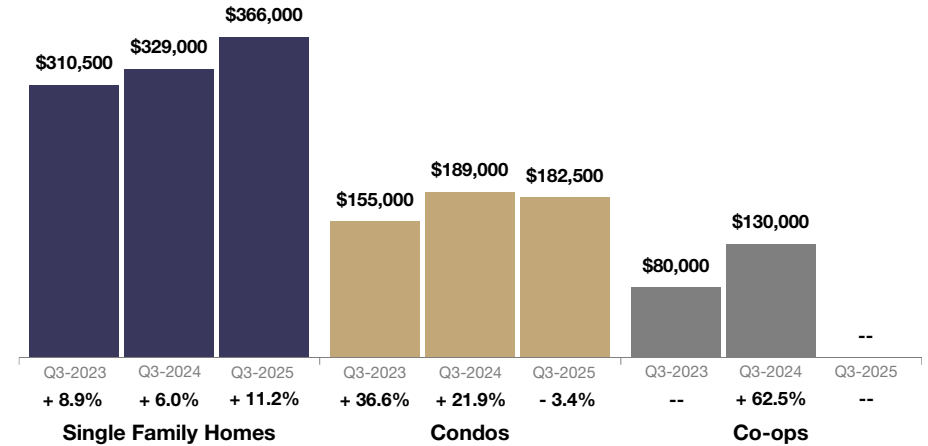
Median Pending Price

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.

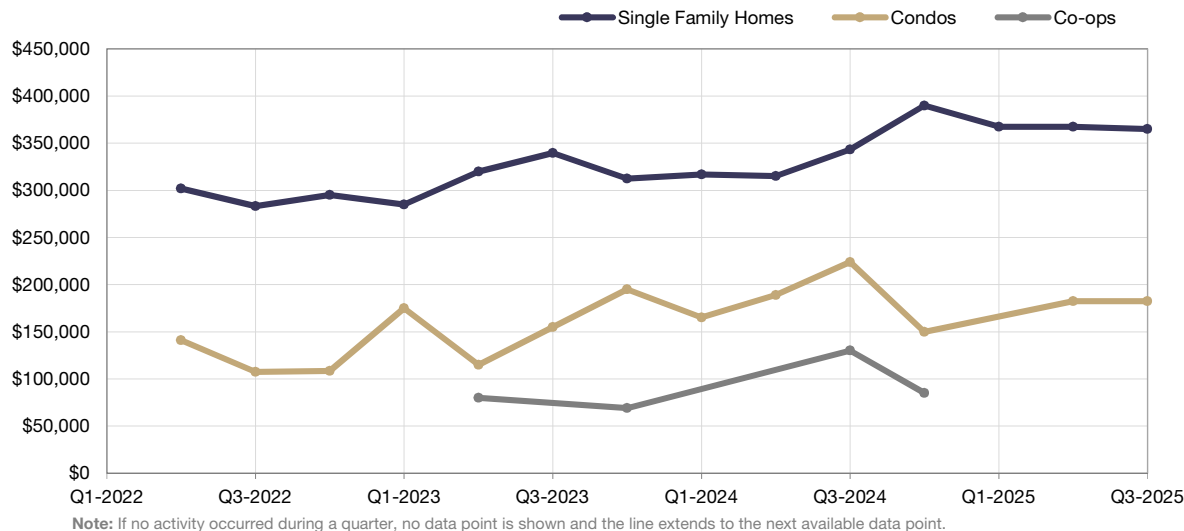
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

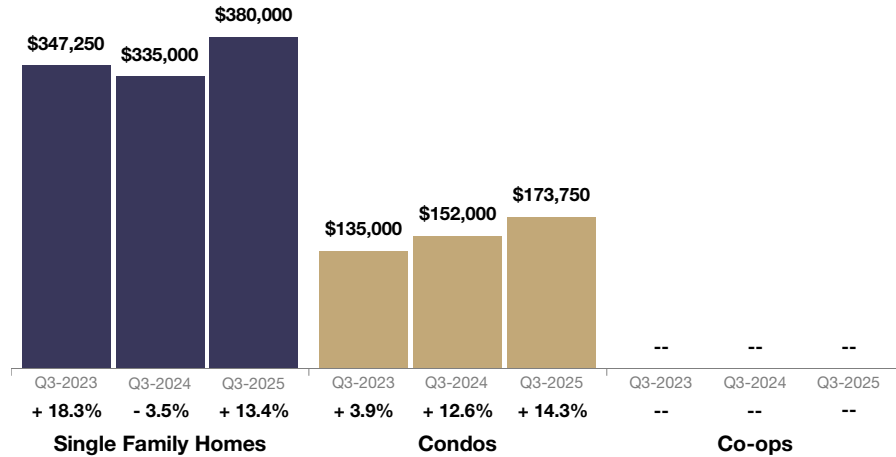


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q1-2023	\$284,900	\$175,000	--
Q2-2023	\$320,000	\$115,000	\$80,000
Q3-2023	\$339,500	\$155,000	--
Q4-2023	\$312,500	\$195,000	\$69,000
Q1-2024	\$317,000	\$165,000	--
Q2-2024	\$315,000	\$189,000	--
Q3-2024	\$343,250	\$224,000	\$130,000
Q4-2024	\$390,000	\$150,000	\$85,000
Q1-2025	\$367,500	\$0	--
Q2-2025	\$367,500	\$182,500	--
Q3-2025	\$365,000	\$182,500	--

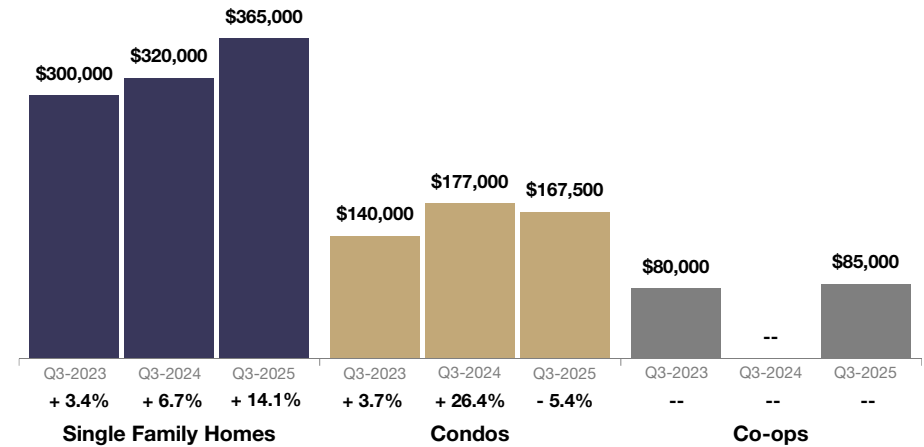
Median Sales Price

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

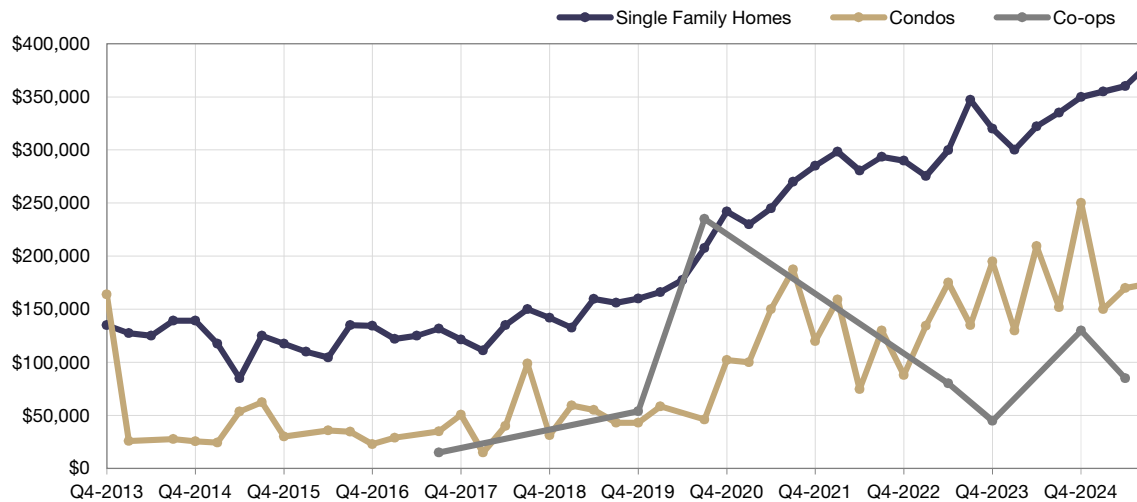
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



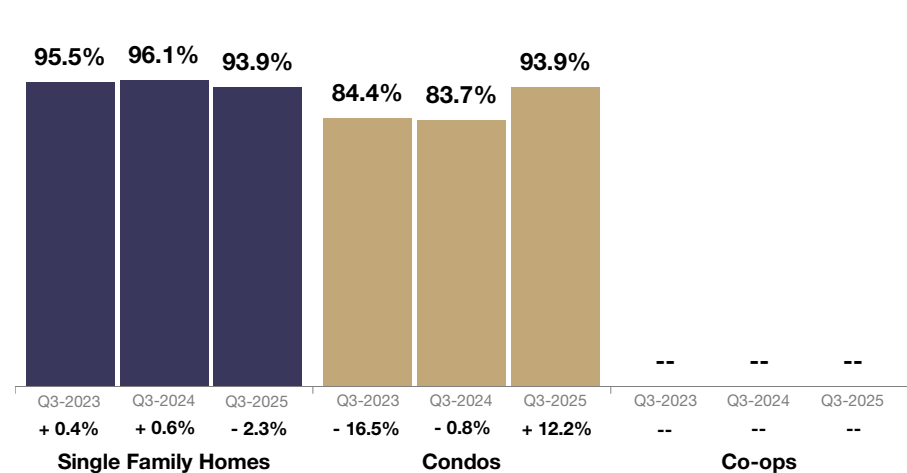
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	\$290,000	\$88,000	--
Q1-2023	\$275,500	\$134,500	--
Q2-2023	\$299,900	\$175,000	\$80,000
Q3-2023	\$347,250	\$135,000	--
Q4-2023	\$320,000	\$195,000	\$45,000
Q1-2024	\$300,000	\$130,000	--
Q2-2024	\$322,000	\$209,500	--
Q3-2024	\$335,000	\$152,000	--
Q4-2024	\$350,000	\$250,000	\$130,000
Q1-2025	\$355,000	\$150,000	--
Q2-2025	\$360,000	\$170,000	\$85,000
Q3-2025	\$380,000	\$173,750	--

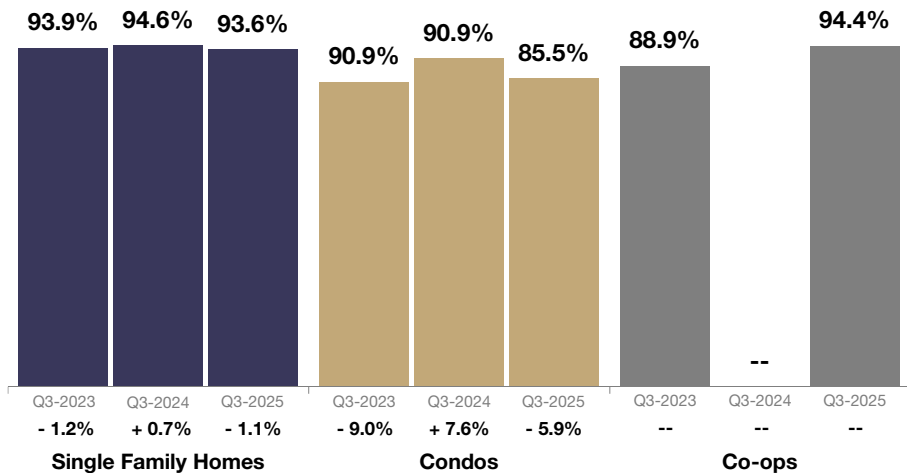
Percent of Original List Price Received

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.

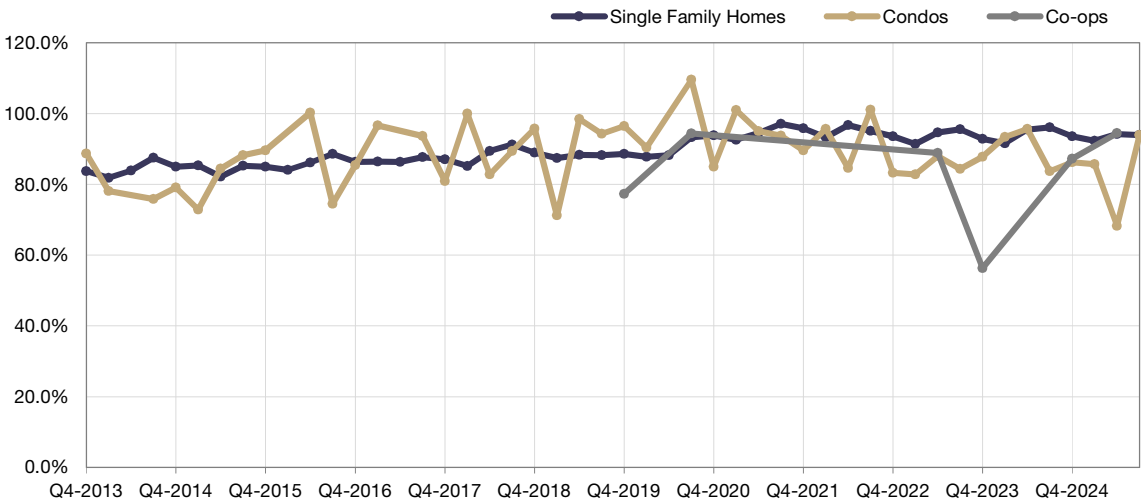
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



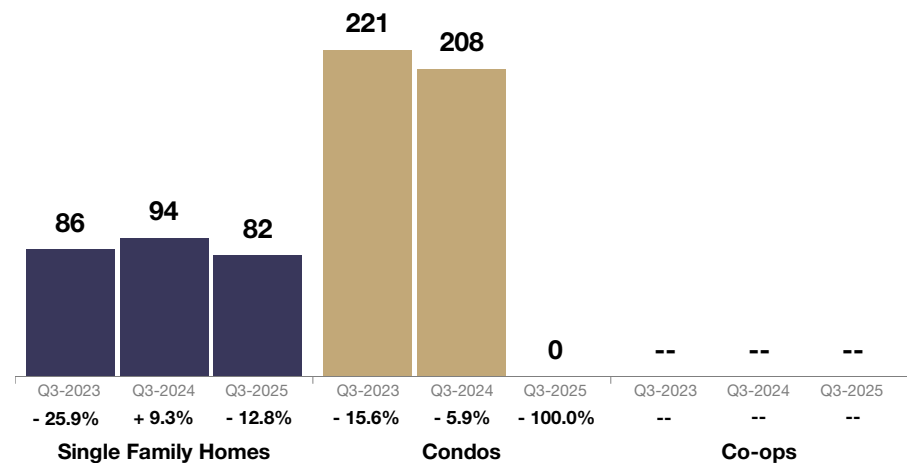
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	93.6%	83.3%	--
Q1-2023	91.4%	82.8%	--
Q2-2023	94.6%	87.9%	88.9%
Q3-2023	95.5%	84.4%	--
Q4-2023	92.9%	87.7%	56.3%
Q1-2024	91.6%	93.4%	--
Q2-2024	95.5%	95.6%	--
Q3-2024	96.1%	83.7%	--
Q4-2024	93.5%	86.2%	87.2%
Q1-2025	92.3%	85.7%	--
Q2-2025	94.2%	68.3%	94.4%
Q3-2025	93.9%	93.9%	--

Housing Affordability Index

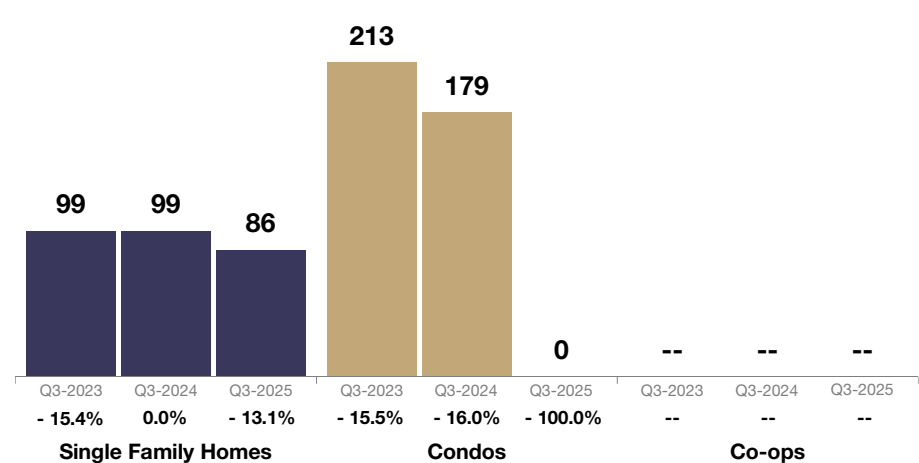
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



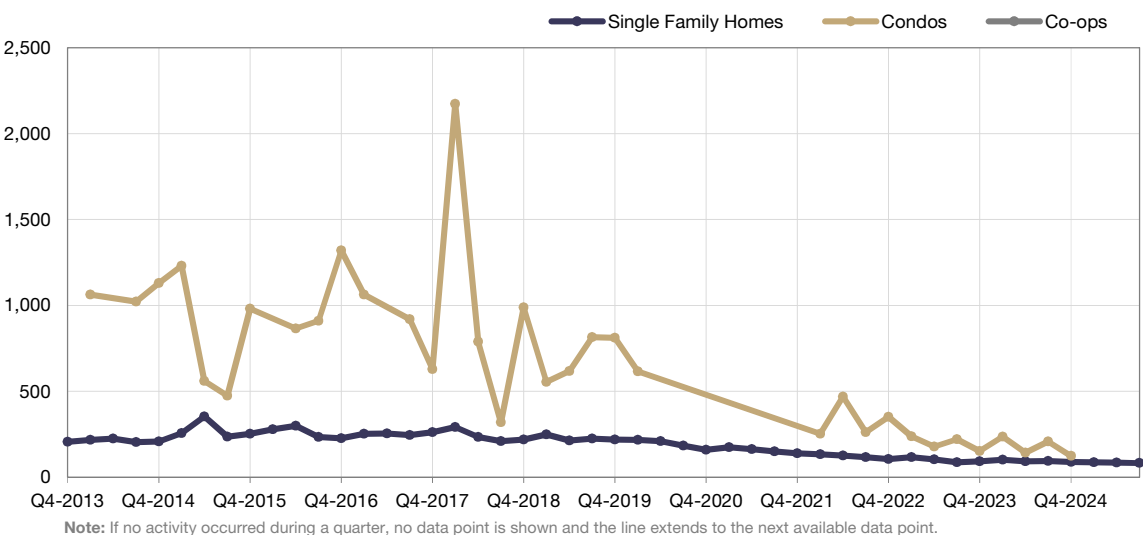
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Year to Date



Historical Housing Affordability Index by Quarter

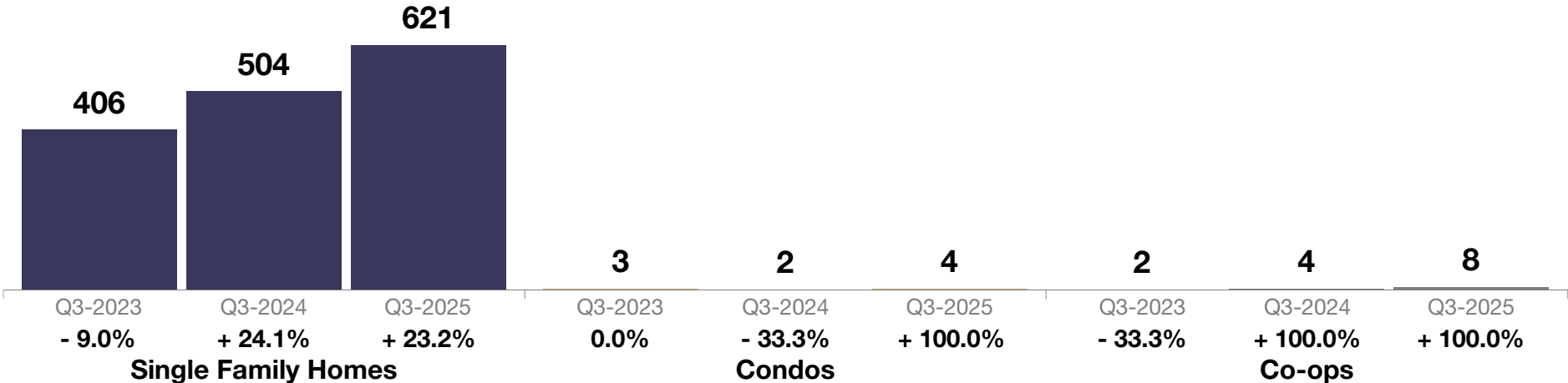


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	106	351	--
Q1-2023	116	237	--
Q2-2023	104	178	--
Q3-2023	86	221	--
Q4-2023	92	151	--
Q1-2024	102	235	--
Q2-2024	93	143	--
Q3-2024	94	208	--
Q4-2024	88	123	--
Q1-2025	86	0	--
Q2-2025	85	0	--
Q3-2025	82	0	--

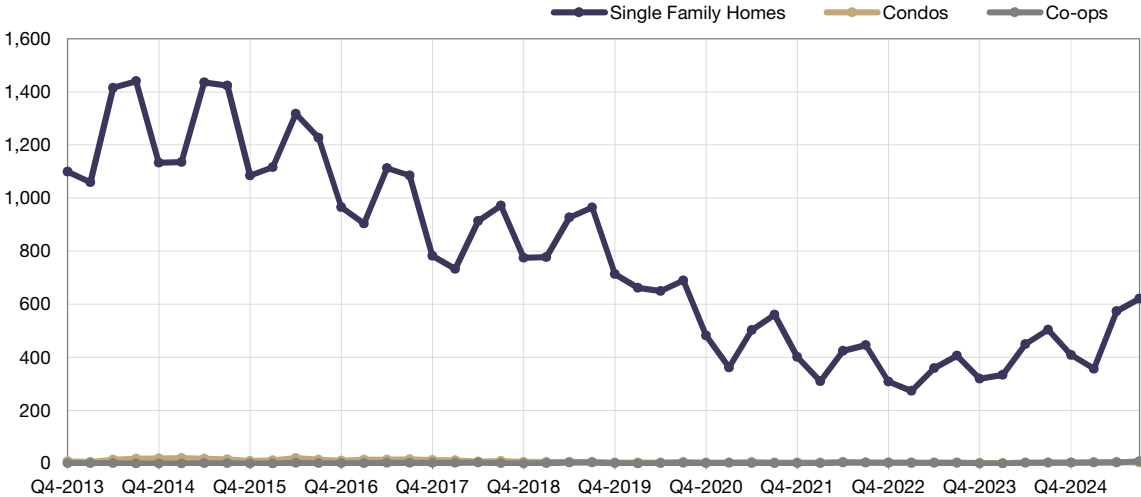
Inventory of Homes for Sale

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



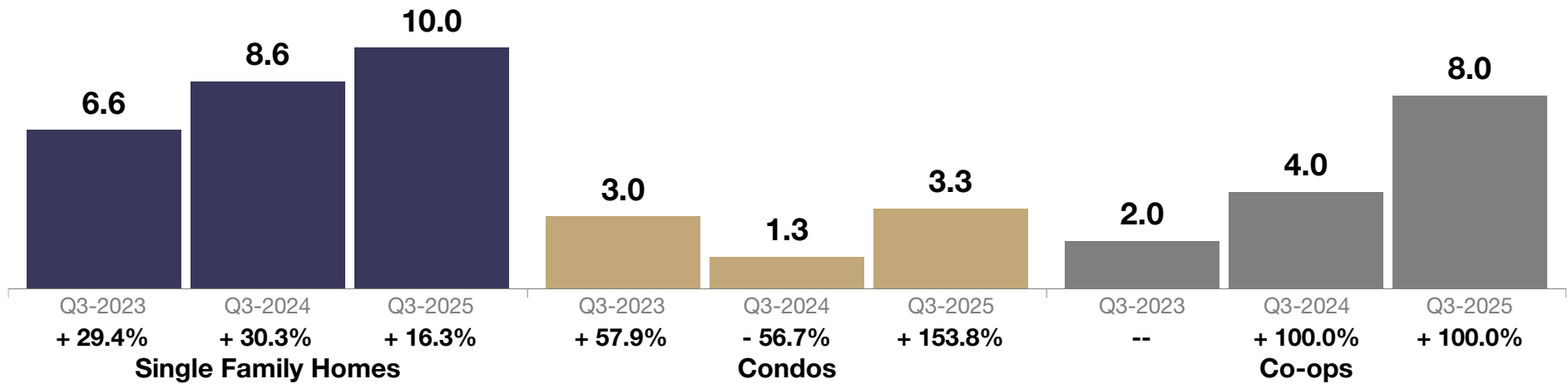
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	309	1	3
Q1-2023	273	0	3
Q2-2023	359	4	2
Q3-2023	406	3	2
Q4-2023	319	2	0
Q1-2024	334	1	0
Q2-2024	450	3	2
Q3-2024	504	2	4
Q4-2024	409	2	4
Q1-2025	357	5	4
Q2-2025	574	6	4
Q3-2025	621	4	8

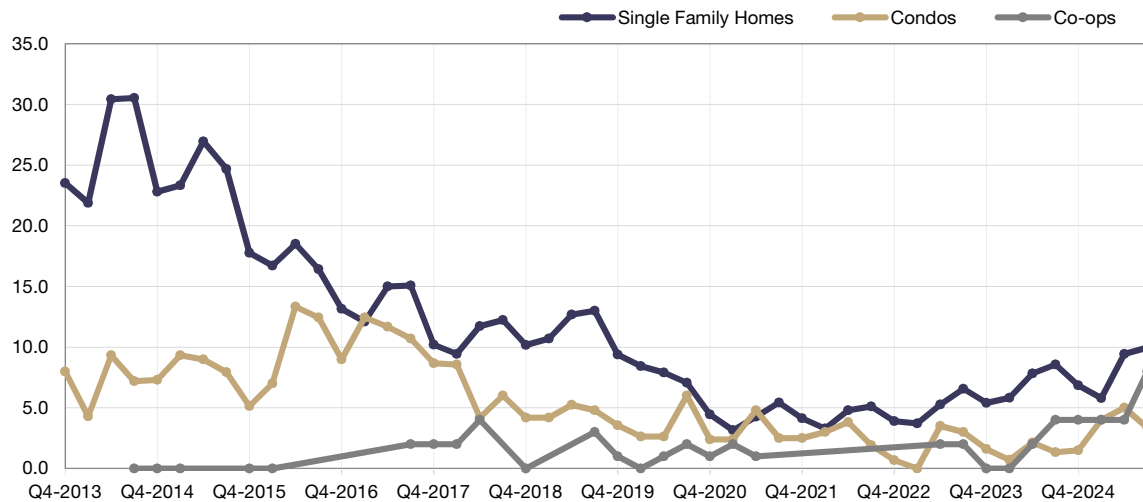
Months Supply of Inventory

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

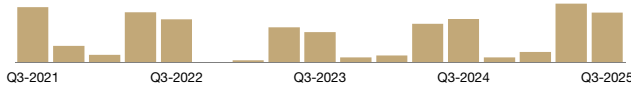
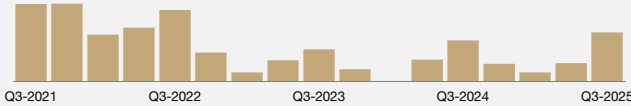
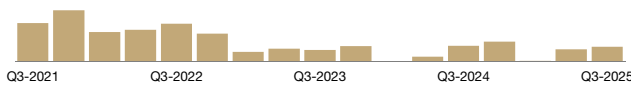
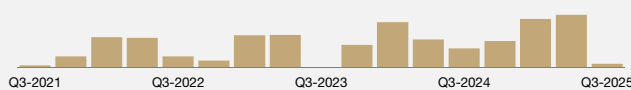
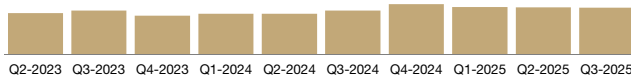
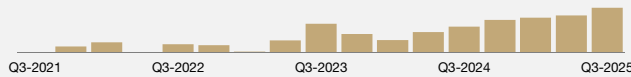
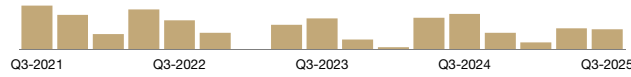
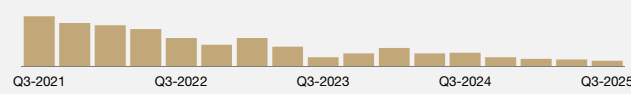
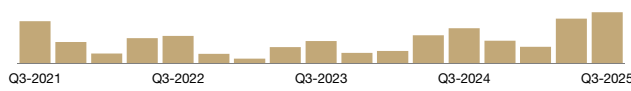
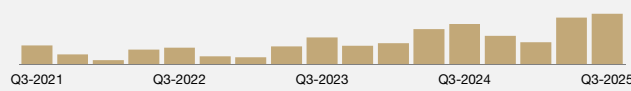


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	3.9	0.7	--
Q1-2023	3.7	0.0	--
Q2-2023	5.3	3.5	2.0
Q3-2023	6.6	3.0	2.0
Q4-2023	5.4	1.6	0.0
Q1-2024	5.8	0.7	0.0
Q2-2024	7.8	2.1	2.0
Q3-2024	8.6	1.3	4.0
Q4-2024	6.8	1.5	4.0
Q1-2025	5.8	4.0	4.0
Q2-2025	9.4	5.0	4.0
Q3-2025	10.0	3.3	8.0

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		422	456	+ 8.1%	1,042	1,204	+ 15.5%
Pending Sales		223	239	+ 7.2%	550	577	+ 4.9%
Closed Sales		199	195	- 2.0%	502	526	+ 4.8%
Days on Market		82	71	- 13.4%	88	91	+ 3.4%
Median Pending Price		\$340,000	\$362,500	+ 6.6%	\$325,000	\$365,000	+ 12.3%
Median Sales Price		\$333,000	\$379,000	+ 13.8%	\$320,000	\$360,000	+ 12.5%
Pct. of Orig. Price Received		96.0%	93.9%	- 2.2%	94.6%	93.5%	- 1.2%
Housing Affordability Index		95	83	- 12.6%	99	87	- 12.1%
Inventory of Homes for Sale		510	633	+ 24.1%	--	--	--
Months Supply of Inventory		8.5	10.1	+ 18.8%	--	--	--