

Quarterly Indicators

Provided by OneKey® MLS



Bronx County

Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were up 14.8 percent to 124.
- Condos Closed Sales were down 2.1 percent to 47.
- Co-ops Closed Sales were down 2.8 percent to 141.

- Single-Family Median Sales Price increased 8.9 percent to \$697,000.
- Condos Median Sales Price increased 16.0 percent to \$345,000.
- Co-ops Median Sales Price increased 0.8 percent to \$250,000.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

+ 3.7% **- 4.3%** **+ 10.3%**

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 County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15



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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		259	225	- 13.1%	259	225	- 13.1%
Pending Sales		97	131	+ 35.1%	97	131	+ 35.1%
Closed Sales		108	124	+ 14.8%	108	124	+ 14.8%
Days on Market		76	70	- 7.9%	76	70	- 7.9%
Median Pending Price		\$673,000	\$685,000	+ 1.8%	\$673,000	\$685,000	+ 1.8%
Median Sales Price		\$640,000	\$697,000	+ 8.9%	\$640,000	\$697,000	+ 8.9%
Pct. of Orig. Price Received		94.2%	96.4%	+ 2.3%	94.2%	96.4%	+ 2.3%
Housing Affordability Index		34	33	- 2.9%	34	33	- 2.9%
Inventory of Homes for Sale		257	219	- 14.8%	--	--	--
Months Supply of Inventory		6.6	4.6	- 30.3%	--	--	--

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		85	105	+ 23.5%	85	105	+ 23.5%
Pending Sales		44	55	+ 25.0%	44	55	+ 25.0%
Closed Sales		48	47	- 2.1%	48	47	- 2.1%
Days on Market		85	59	- 30.6%	85	59	- 30.6%
Median Pending Price		\$294,750	\$346,000	+ 17.4%	\$294,750	\$346,000	+ 17.4%
Median Sales Price		\$297,500	\$345,000	+ 16.0%	\$297,500	\$345,000	+ 16.0%
Pct. of Orig. Price Received		98.1%	99.3%	+ 1.2%	98.1%	99.3%	+ 1.2%
Housing Affordability Index		74	67	- 9.5%	74	67	- 9.5%
Inventory of Homes for Sale		69	76	+ 10.1%	--	--	--
Months Supply of Inventory		3.9	4.0	+ 2.6%	--	--	--

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.

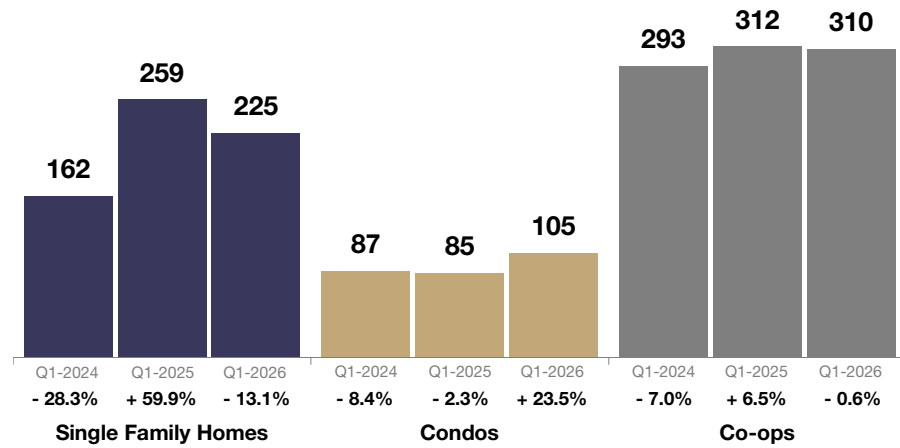


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		312	310	- 0.6%	312	310	- 0.6%
Pending Sales		139	192	+ 38.1%	139	192	+ 38.1%
Closed Sales		145	141	- 2.8%	145	141	- 2.8%
Days on Market		141	106	- 24.8%	141	106	- 24.8%
Median Pending Price		\$250,000	\$225,000	- 10.0%	\$250,000	\$225,000	- 10.0%
Median Sales Price		\$248,000	\$250,000	+ 0.8%	\$248,000	\$250,000	+ 0.8%
Pct. of Orig. Price Received		96.2%	96.9%	+ 0.7%	96.2%	96.9%	+ 0.7%
Housing Affordability Index		89	93	+ 4.5%	89	93	+ 4.5%
Inventory of Homes for Sale		495	491	- 0.8%	--	--	--
Months Supply of Inventory		10.0	9.6	- 4.0%	--	--	--

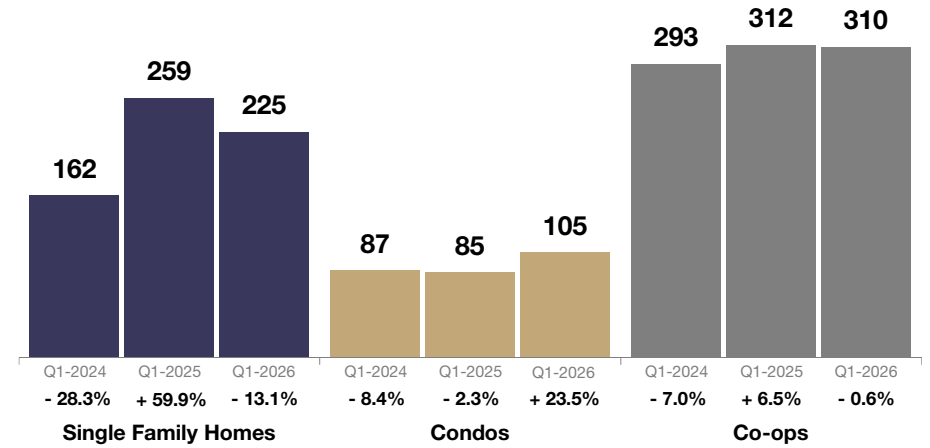
New Listings

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

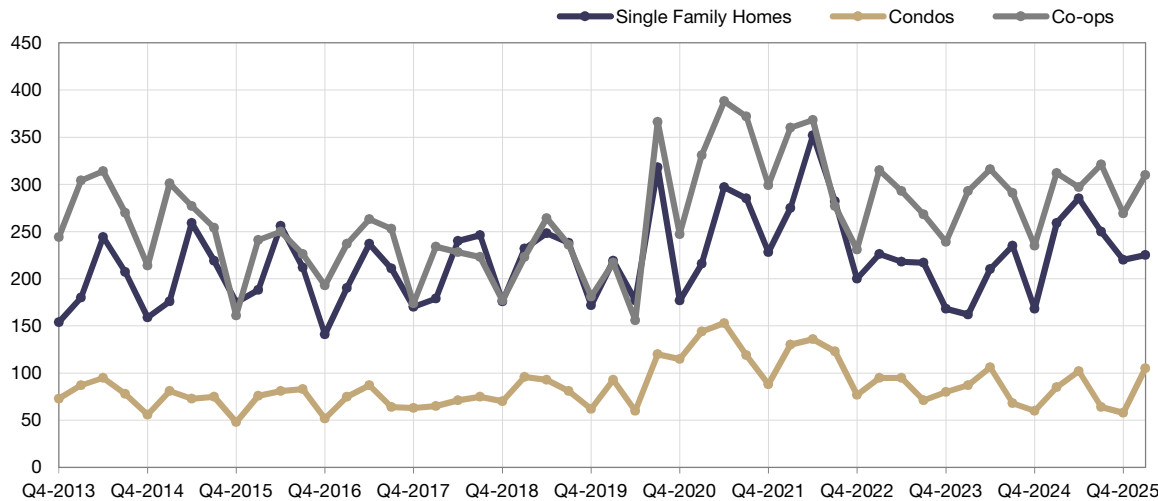
Q1-2026



Year to Date



Historical New Listings by Quarter



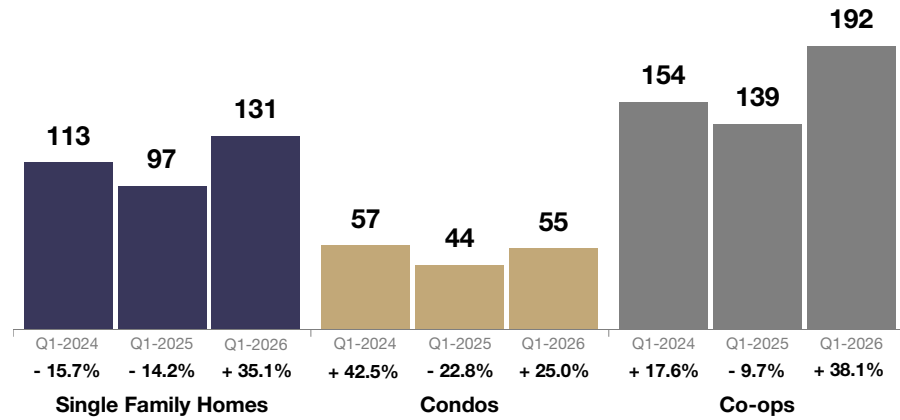
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	218	95	293
Q3-2023	217	71	268
Q4-2023	168	80	239
Q1-2024	162	87	293
Q2-2024	210	106	316
Q3-2024	235	68	291
Q4-2024	168	60	235
Q1-2025	259	85	312
Q2-2025	285	102	297
Q3-2025	250	64	321
Q4-2025	220	58	269
Q1-2026	225	105	310

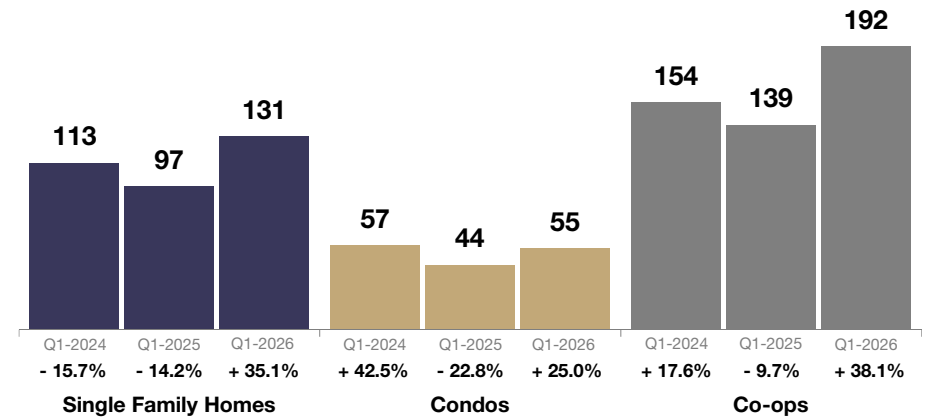
Pending Sales

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

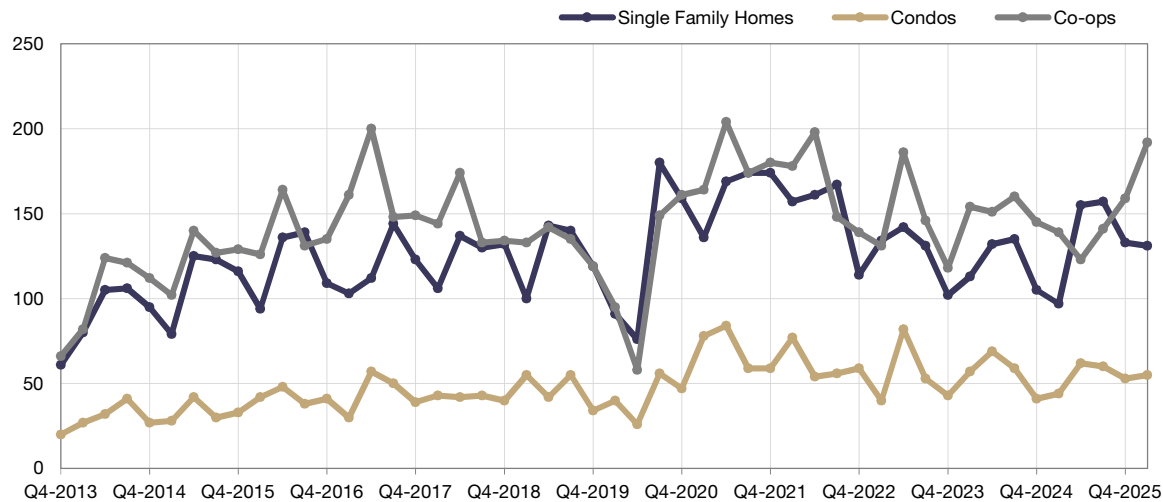
Q1-2026



Year to Date



Historical Pending Sales by Quarter



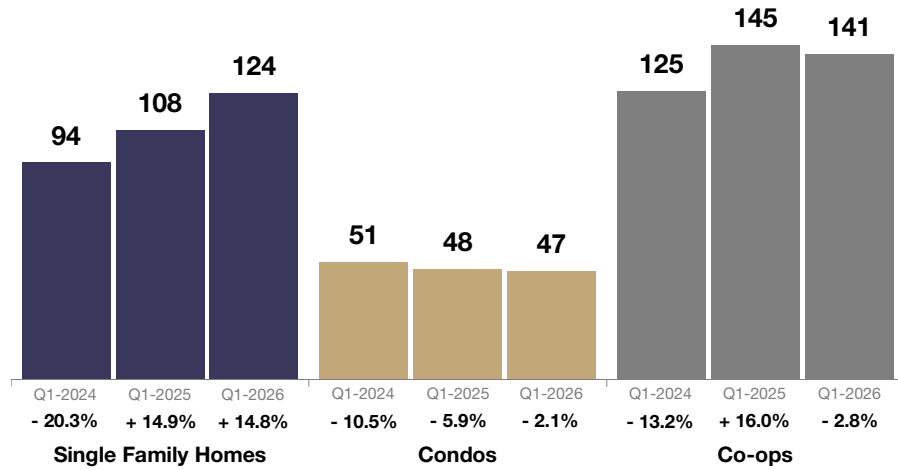
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	142	82	186
Q3-2023	131	53	146
Q4-2023	102	43	118
Q1-2024	113	57	154
Q2-2024	132	69	151
Q3-2024	135	59	160
Q4-2024	105	41	145
Q1-2025	97	44	139
Q2-2025	155	62	123
Q3-2025	157	60	141
Q4-2025	133	53	159
Q1-2026	131	55	192

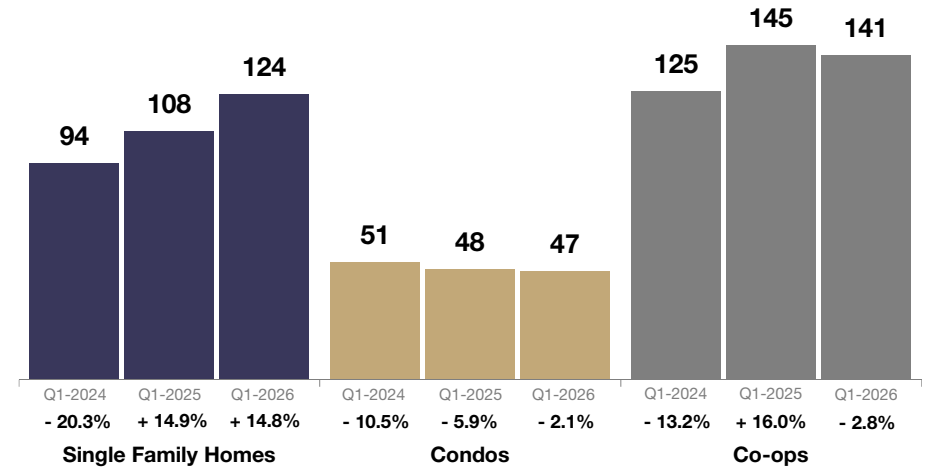
Closed Sales

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

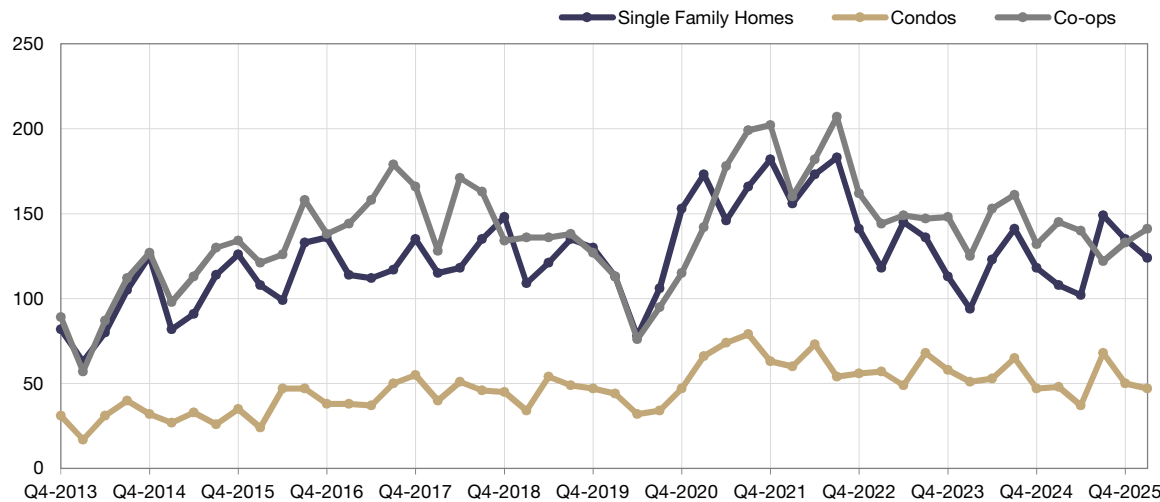
Q1-2026



Year to Date



Historical Closed Sales by Quarter



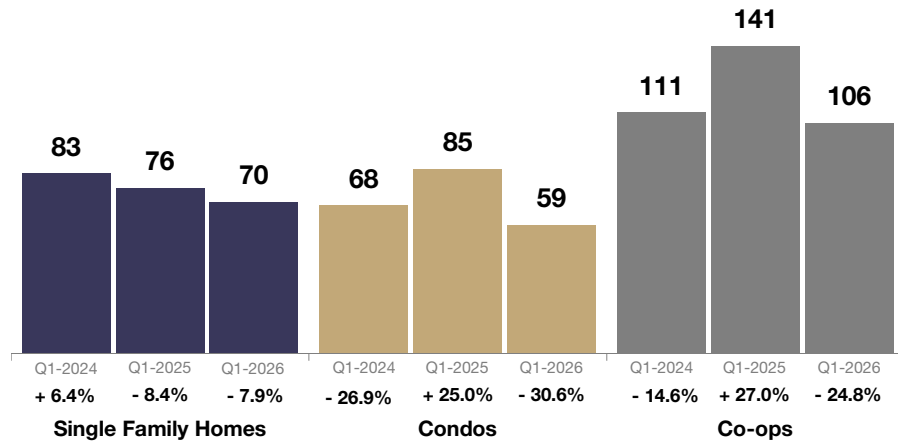
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	145	49	149
Q3-2023	136	68	147
Q4-2023	113	58	148
Q1-2024	94	51	125
Q2-2024	123	53	153
Q3-2024	141	65	161
Q4-2024	118	47	132
Q1-2025	108	48	145
Q2-2025	102	37	140
Q3-2025	149	68	122
Q4-2025	135	50	133
Q1-2026	124	47	141

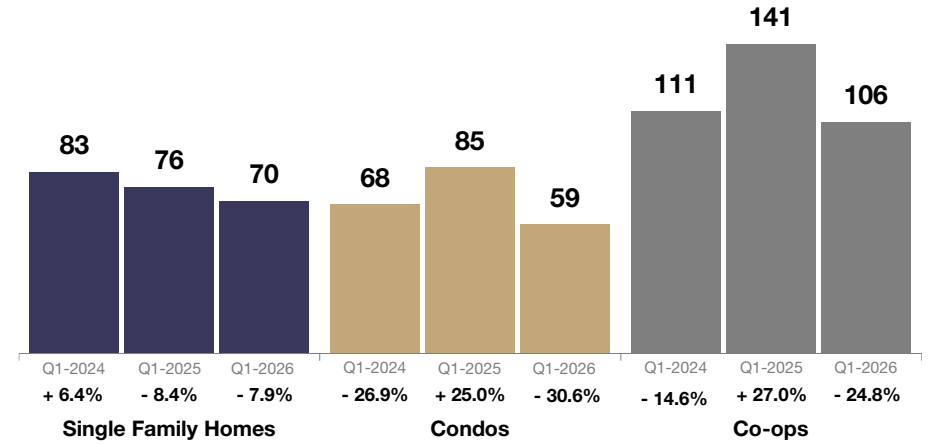
Days on Market Until Sale

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

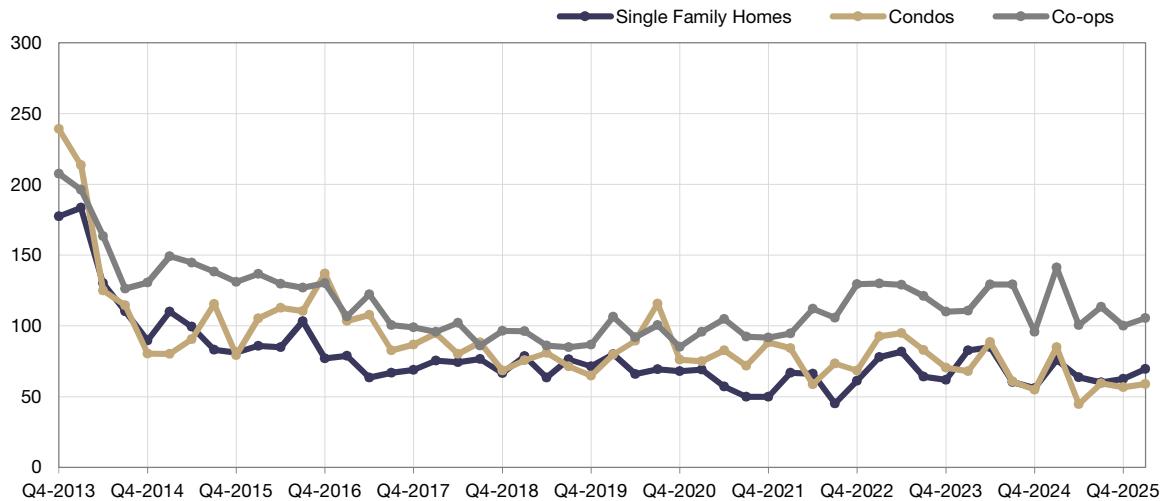
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



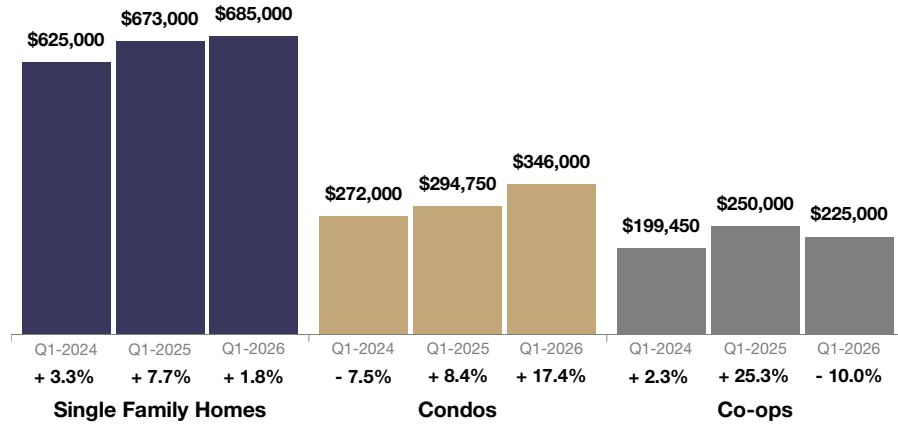
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	82	95	129
Q3-2023	64	83	121
Q4-2023	62	71	110
Q1-2024	83	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	55	96
Q1-2025	76	85	141
Q2-2025	64	45	101
Q3-2025	60	59	113
Q4-2025	63	57	100
Q1-2026	70	59	106

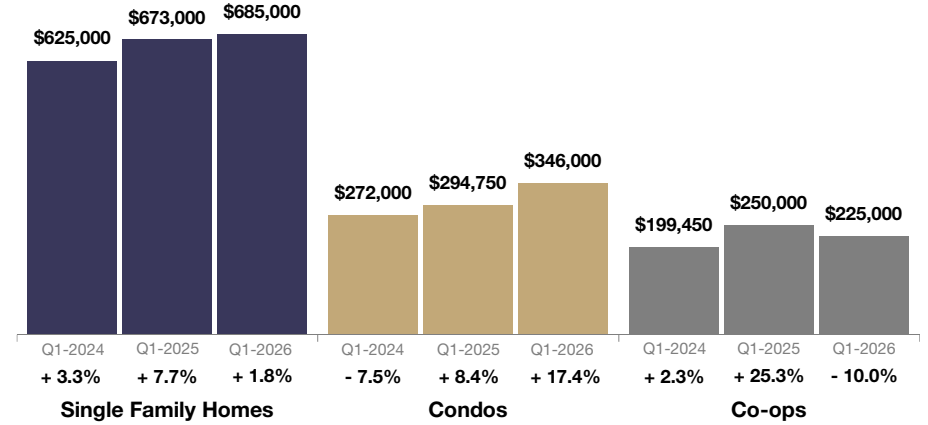
Median Pending Price

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.

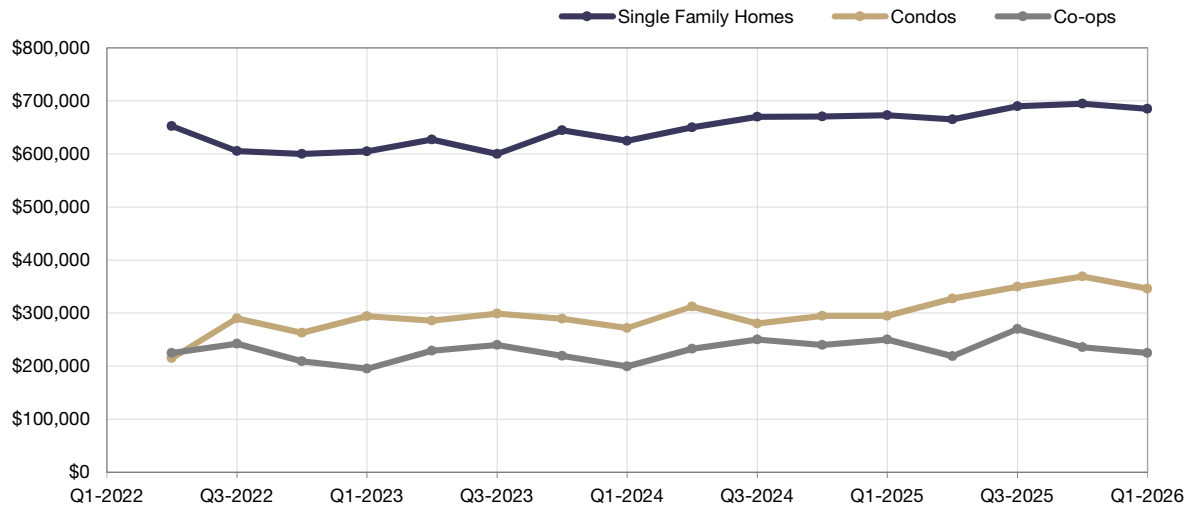
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



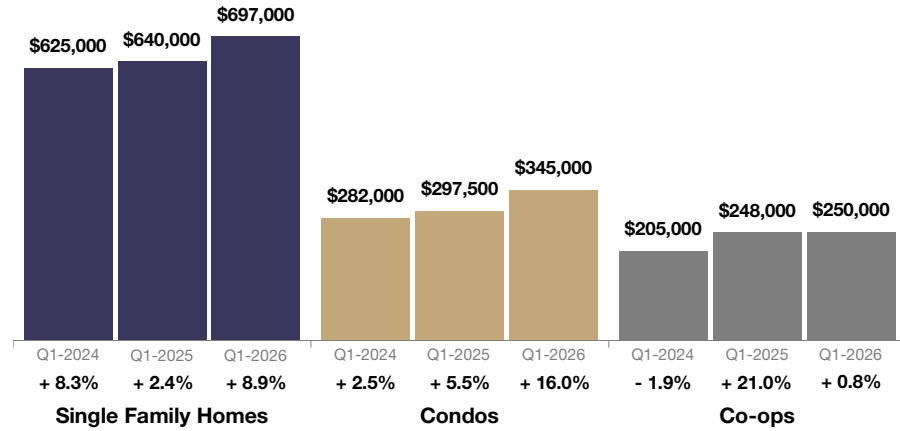
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
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	\$312,500	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$671,000	\$295,000	\$240,000
Q1-2025	\$673,000	\$294,750	\$250,000
Q2-2025	\$665,000	\$327,450	\$218,500
Q3-2025	\$690,000	\$349,500	\$270,000
Q4-2025	\$695,000	\$368,910	\$235,800
Q1-2026	\$685,000	\$346,000	\$225,000

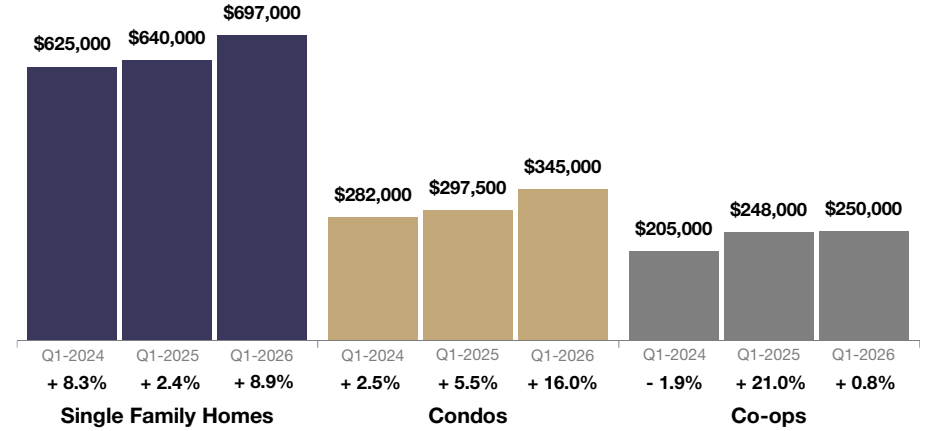
Median Sales Price

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

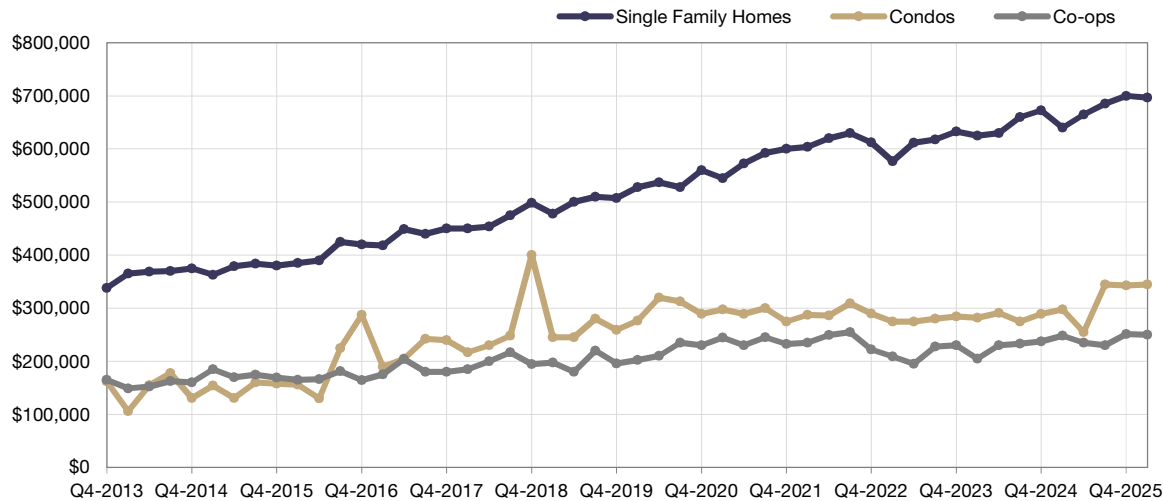
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



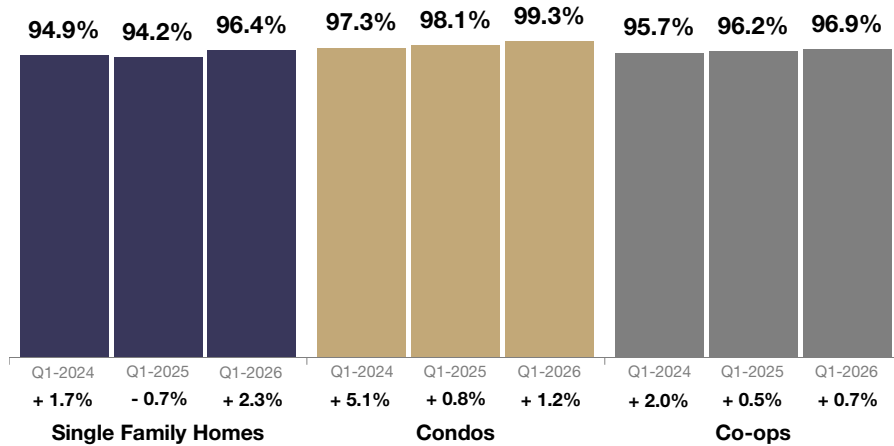
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$297,500	\$248,000
Q2-2025	\$665,000	\$255,000	\$235,000
Q3-2025	\$685,000	\$345,000	\$230,000
Q4-2025	\$700,000	\$343,000	\$251,000
Q1-2026	\$697,000	\$345,000	\$250,000

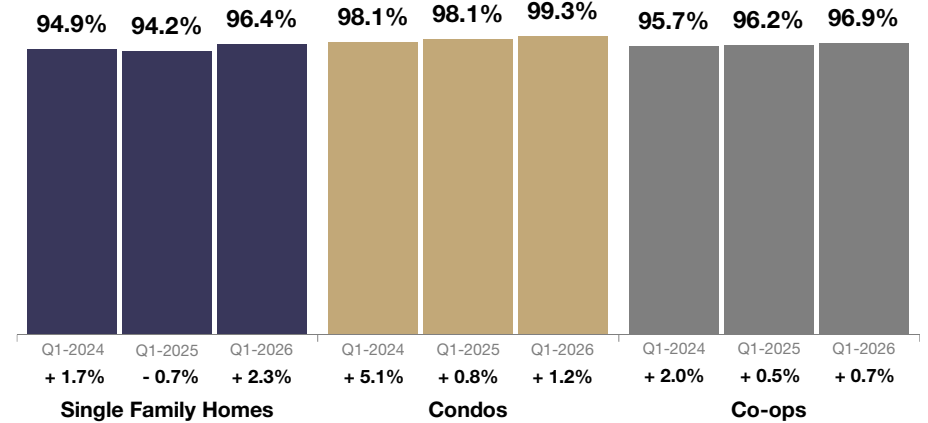
Percent of Original List Price Received

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.

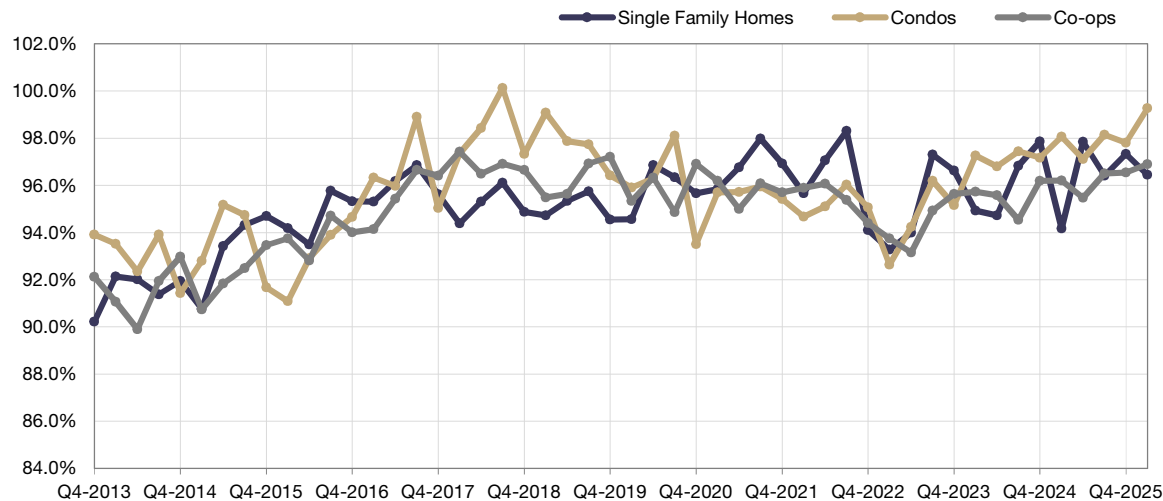
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



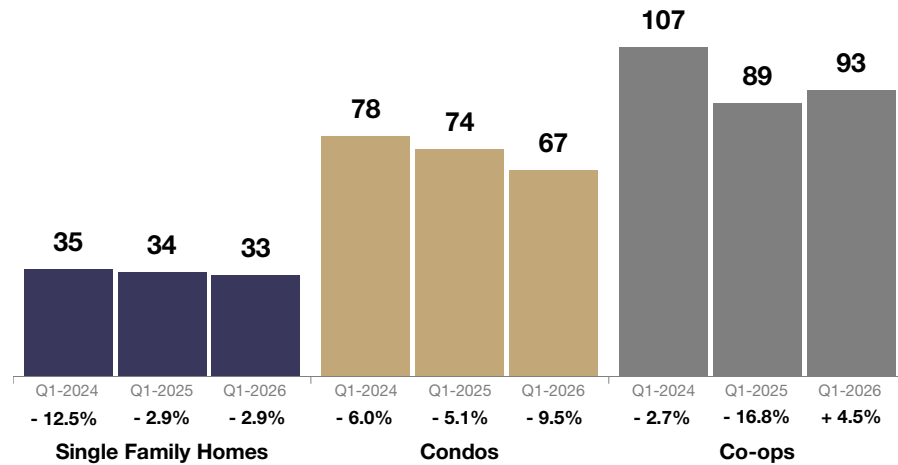
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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%	98.1%	96.2%
Q2-2025	97.8%	97.1%	95.5%
Q3-2025	96.4%	98.1%	96.5%
Q4-2025	97.3%	97.8%	96.5%
Q1-2026	96.4%	99.3%	96.9%

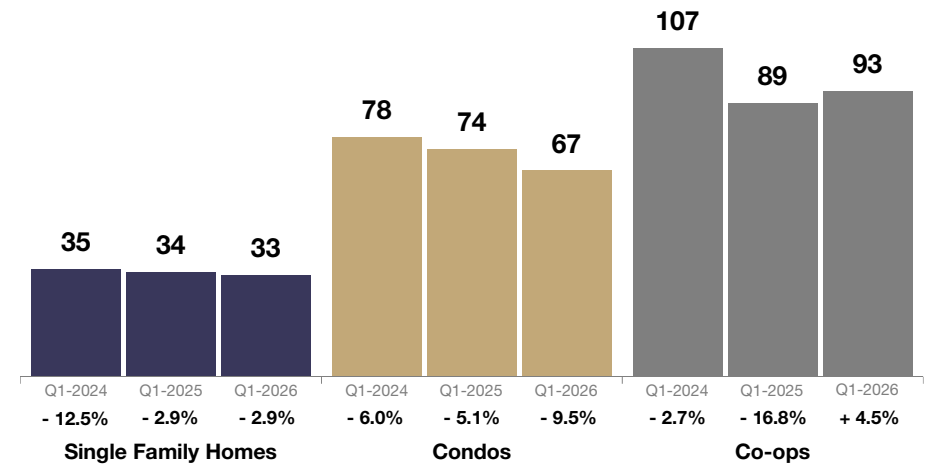
Housing Affordability Index

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.

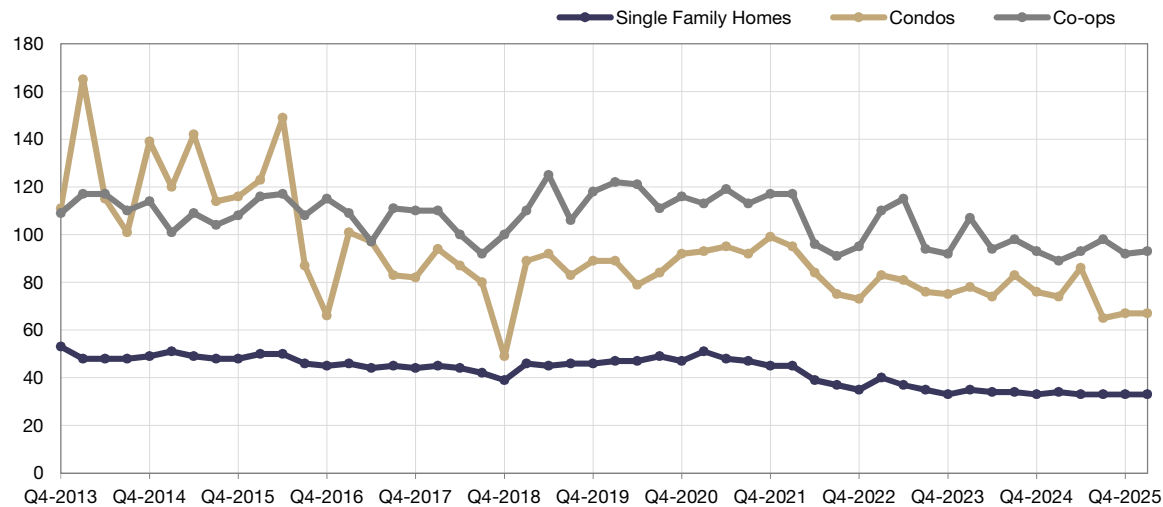
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter



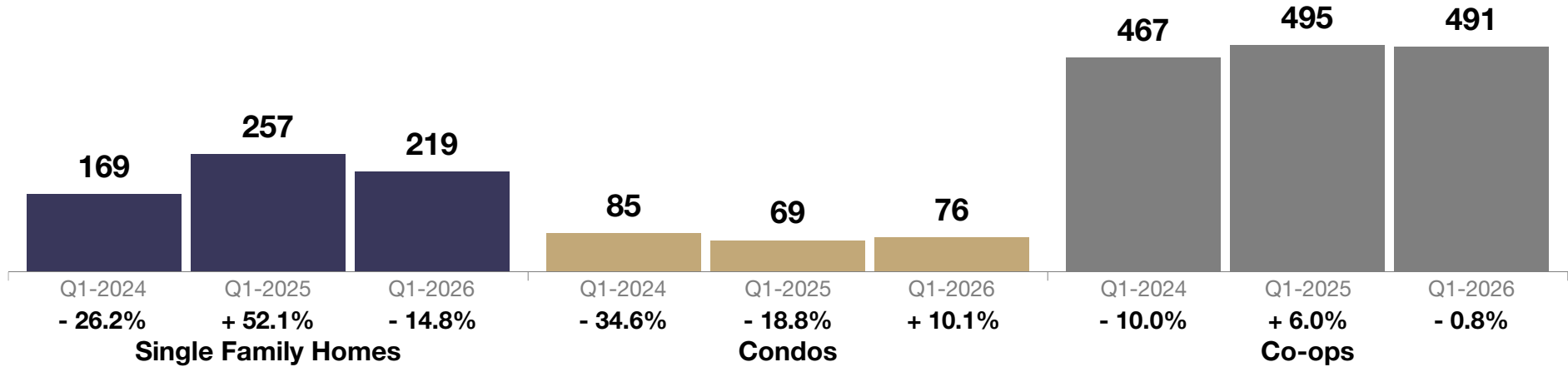
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	37	81	115
Q3-2023	35	76	94
Q4-2023	33	75	92
Q1-2024	35	78	107
Q2-2024	34	74	94
Q3-2024	34	83	98
Q4-2024	33	76	93
Q1-2025	34	74	89
Q2-2025	33	86	93
Q3-2025	33	65	98
Q4-2025	33	67	92
Q1-2026	33	67	93

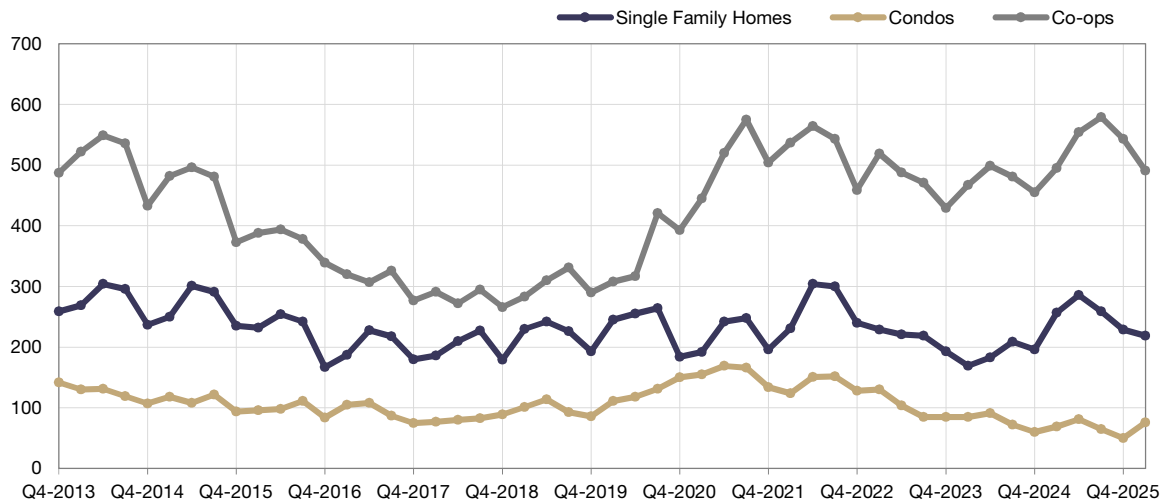
Inventory of Homes for Sale

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

Q1-2026



Historical Inventory of Homes for Sale by Quarter



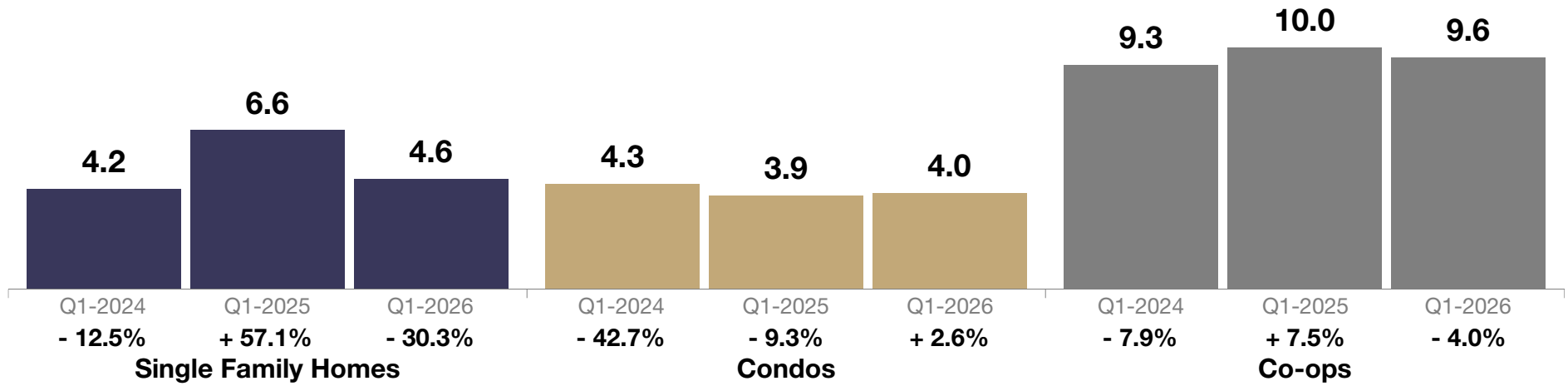
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	221	104	488
Q3-2023	219	85	471
Q4-2023	193	85	429
Q1-2024	169	85	467
Q2-2024	183	91	499
Q3-2024	209	72	481
Q4-2024	196	60	455
Q1-2025	257	69	495
Q2-2025	286	81	554
Q3-2025	259	65	579
Q4-2025	229	50	543
Q1-2026	219	76	491

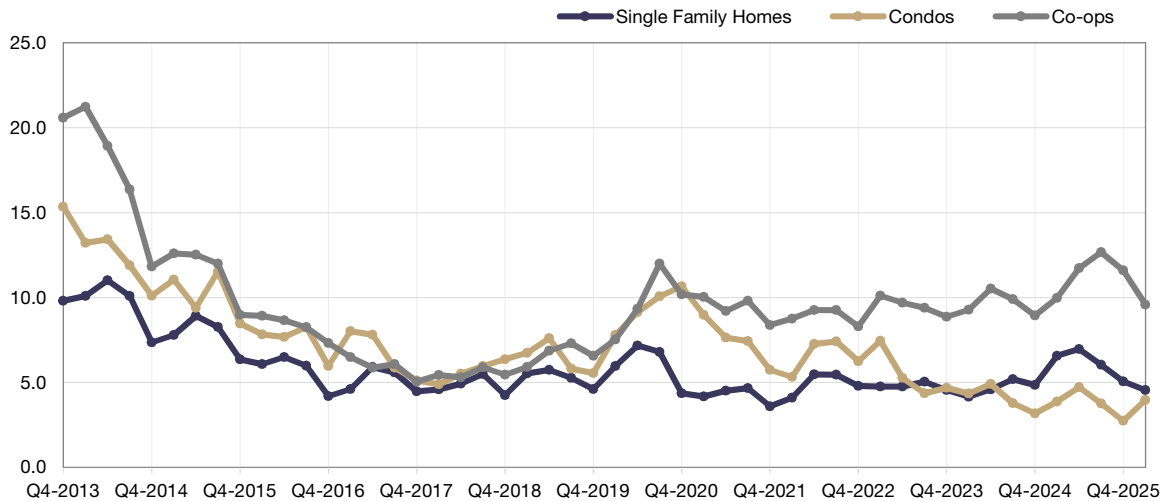
Months Supply of Inventory

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.

Q1-2026



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
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	4.2	4.3	9.3
Q2-2024	4.6	4.9	10.5
Q3-2024	5.2	3.8	9.9
Q4-2024	4.8	3.2	9.0
Q1-2025	6.6	3.9	10.0
Q2-2025	7.0	4.7	11.7
Q3-2025	6.0	3.8	12.7
Q4-2025	5.1	2.7	11.6
Q1-2026	4.6	4.0	9.6

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		656	640	- 2.4%	656	640	- 2.4%
Pending Sales		280	378	+ 35.0%	280	378	+ 35.0%
Closed Sales		301	312	+ 3.7%	301	312	+ 3.7%
Days on Market		109	84	- 22.9%	109	84	- 22.9%
Median Pending Price		\$351,203	\$365,000	+ 3.9%	\$351,203	\$365,000	+ 3.9%
Median Sales Price		\$360,000	\$397,000	+ 10.3%	\$360,000	\$397,000	+ 10.3%
Pct. of Orig. Price Received		95.8%	97.1%	+ 1.4%	95.8%	97.1%	+ 1.4%
Housing Affordability Index		61	59	- 3.3%	61	59	- 3.3%
Inventory of Homes for Sale		821	786	- 4.3%	--	--	--
Months Supply of Inventory		7.7	6.6	- 14.3%	--	--	--