

Quarterly Indicators

Provided by OneKey® MLS



Rockland 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 0.6 percent to 327.
- Condos Closed Sales were up 14.8 percent to 140.
- Co-ops Closed Sales were up 35.7 percent to 19.

- Single-Family Median Sales Price decreased 1.9 percent to \$755,000.
- Condos Median Sales Price increased 16.6 percent to \$475,000.
- Co-ops Median Sales Price decreased 27.9 percent to \$120,000.

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

+ 5.4% **- 10.0%** **+ 1.1%**

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		513	435	- 15.2%	513	435	- 15.2%
Pending Sales		300	334	+ 11.3%	300	334	+ 11.3%
Closed Sales		325	327	+ 0.6%	325	327	+ 0.6%
Days on Market		59	56	- 5.1%	59	56	- 5.1%
Median Pending Price		\$798,000	\$777,000	- 2.6%	\$798,000	\$777,000	- 2.6%
Median Sales Price		\$770,000	\$755,000	- 1.9%	\$770,000	\$755,000	- 1.9%
Pct. of Orig. Price Received		99.3%	98.3%	- 1.0%	99.3%	98.3%	- 1.0%
Housing Affordability Index		63	67	+ 6.3%	63	67	+ 6.3%
Inventory of Homes for Sale		388	329	- 15.2%	--	--	--
Months Supply of Inventory		3.0	2.3	- 23.3%	--	--	--

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		157	185	+ 17.8%	157	185	+ 17.8%
Pending Sales		120	150	+ 25.0%	120	150	+ 25.0%
Closed Sales		122	140	+ 14.8%	122	140	+ 14.8%
Days on Market		57	42	- 26.3%	57	42	- 26.3%
Median Pending Price		\$425,000	\$450,000	+ 5.9%	\$425,000	\$450,000	+ 5.9%
Median Sales Price		\$407,500	\$475,000	+ 16.6%	\$407,500	\$475,000	+ 16.6%
Pct. of Orig. Price Received		98.4%	99.4%	+ 1.0%	98.4%	99.4%	+ 1.0%
Housing Affordability Index		118	107	- 9.3%	118	107	- 9.3%
Inventory of Homes for Sale		103	110	+ 6.8%	--	--	--
Months Supply of Inventory		2.5	2.2	- 12.0%	--	--	--

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.

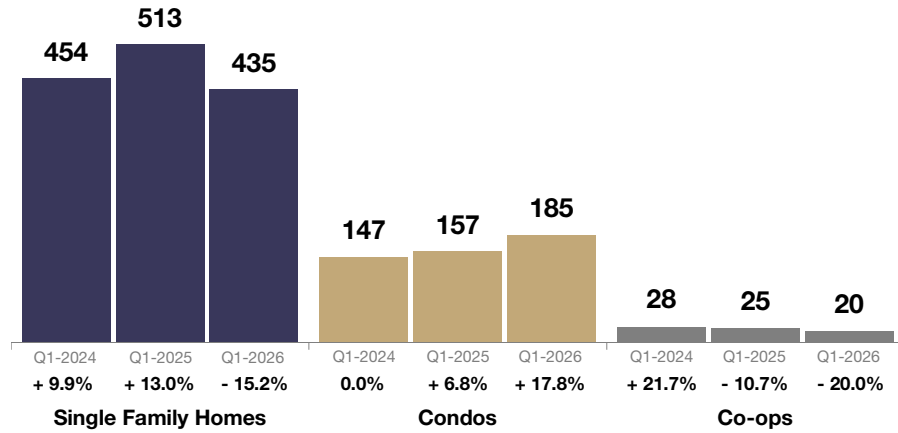


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		25	20	- 20.0%	25	20	- 20.0%
Pending Sales		12	22	+ 83.3%	12	22	+ 83.3%
Closed Sales		14	19	+ 35.7%	14	19	+ 35.7%
Days on Market		97	64	- 34.0%	97	64	- 34.0%
Median Pending Price		\$180,500	\$140,000	- 22.4%	\$180,500	\$140,000	- 22.4%
Median Sales Price		\$166,500	\$120,000	- 27.9%	\$166,500	\$120,000	- 27.9%
Pct. of Orig. Price Received		97.6%	93.7%	- 4.0%	97.6%	93.7%	- 4.0%
Housing Affordability Index		290	424	+ 46.2%	290	424	+ 46.2%
Inventory of Homes for Sale		27	27	0.0%	--	--	--
Months Supply of Inventory		4.3	3.9	- 9.3%	--	--	--

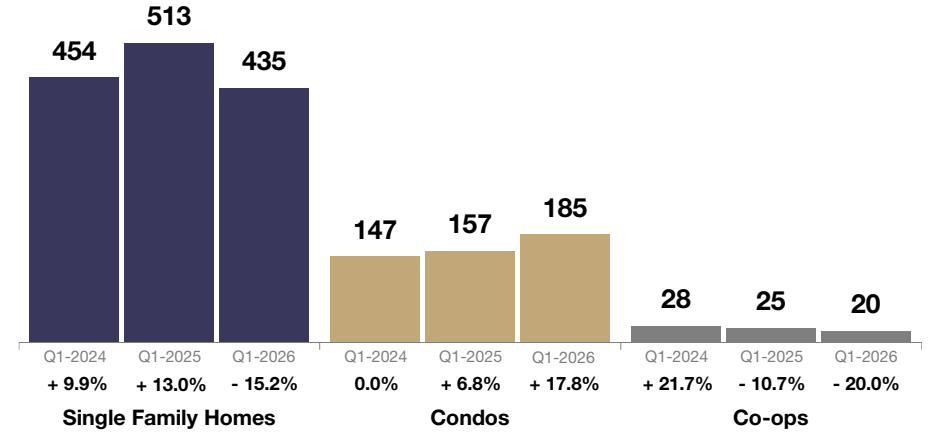
New Listings

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

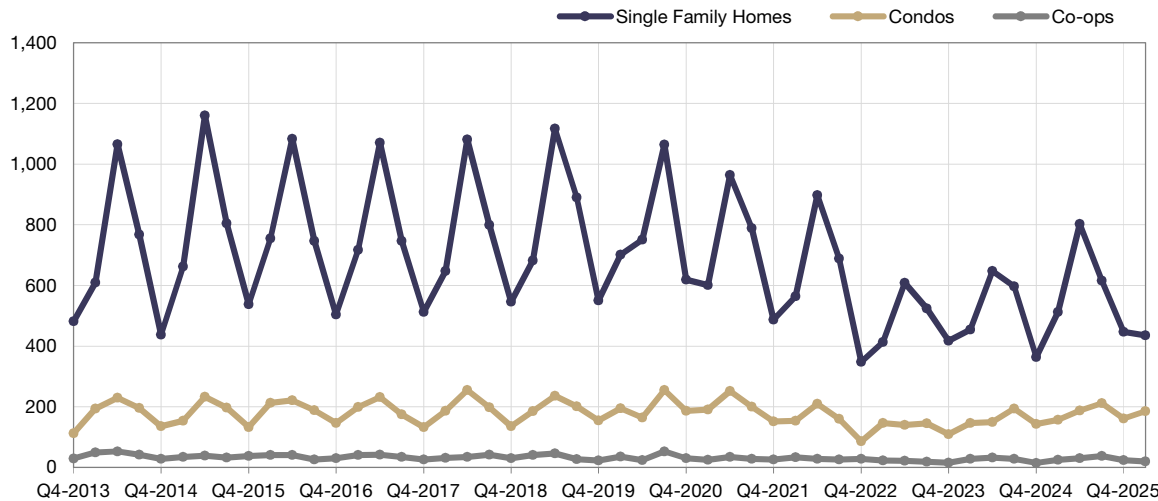
Q1-2026



Year to Date



Historical New Listings by Quarter



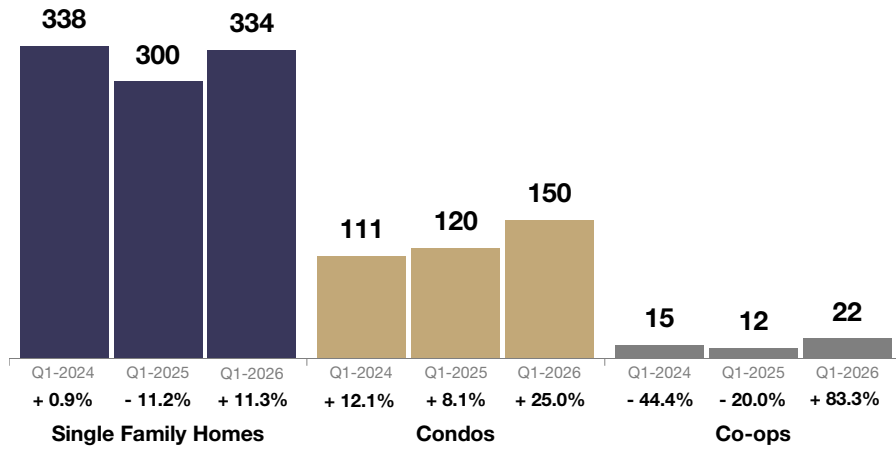
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	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	364	143	15
Q1-2025	513	157	25
Q2-2025	803	188	30
Q3-2025	616	212	38
Q4-2025	447	161	24
Q1-2026	435	185	20

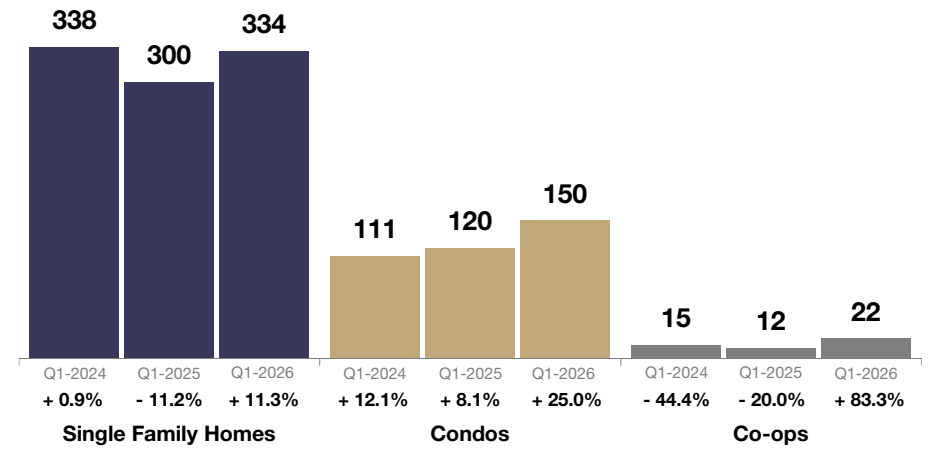
Pending Sales

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

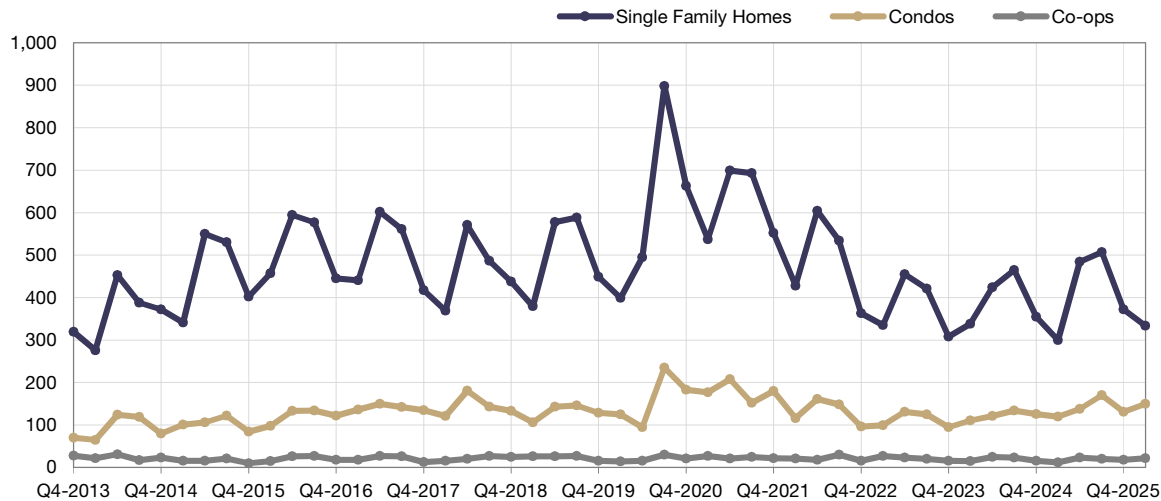
Q1-2026



Year to Date



Historical Pending Sales by Quarter



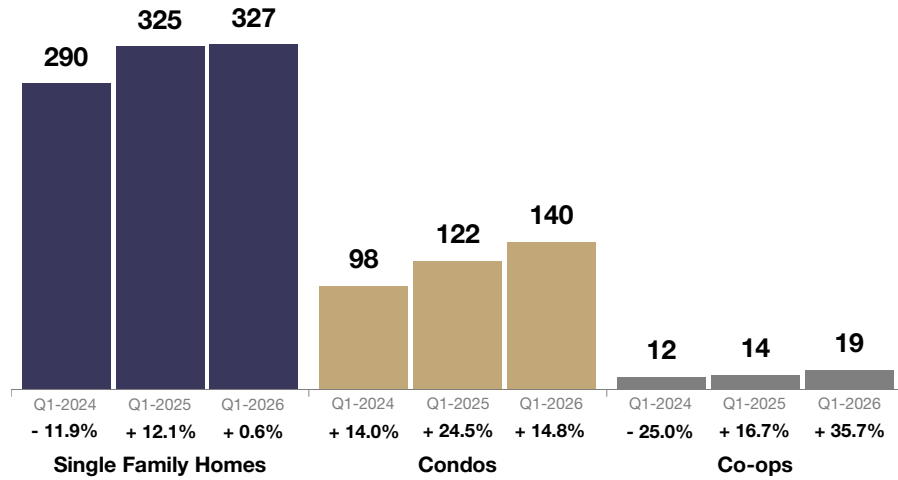
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	455	131	23
Q3-2023	421	125	20
Q4-2023	308	95	16
Q1-2024	338	111	15
Q2-2024	424	121	25
Q3-2024	465	134	23
Q4-2024	355	126	16
Q1-2025	300	120	12
Q2-2025	484	138	23
Q3-2025	507	170	20
Q4-2025	372	131	18
Q1-2026	334	150	22

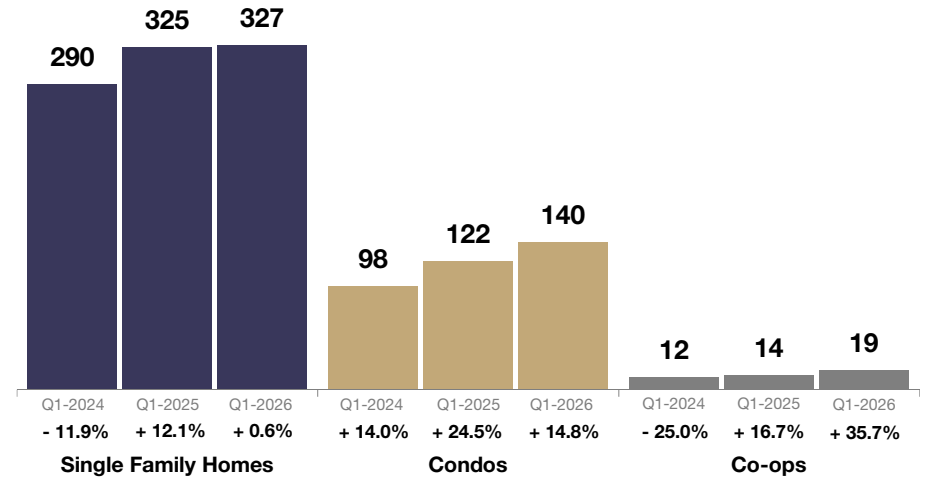
Closed Sales

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

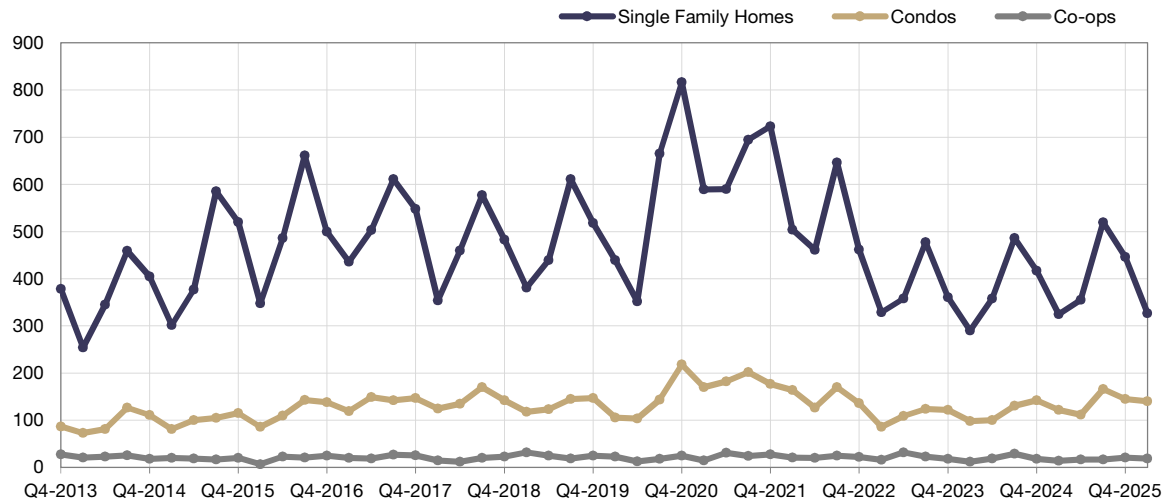
Q1-2026



Year to Date



Historical Closed Sales by Quarter



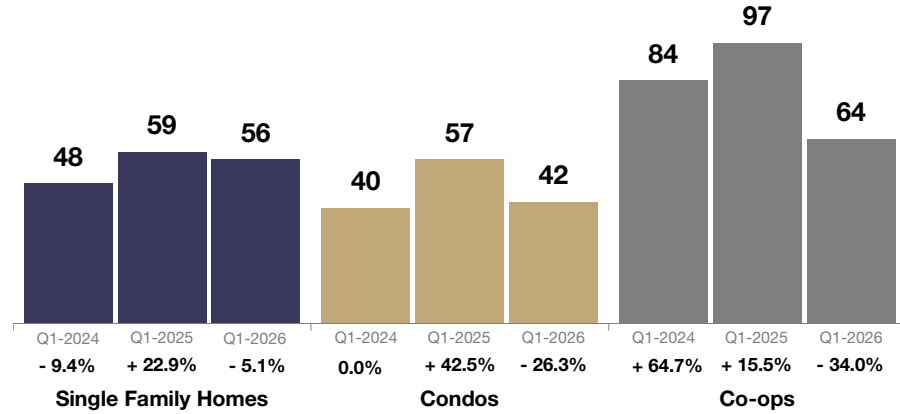
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	358	109	32
Q3-2023	477	124	23
Q4-2023	361	122	18
Q1-2024	290	98	12
Q2-2024	358	100	19
Q3-2024	486	131	29
Q4-2024	417	142	18
Q1-2025	325	122	14
Q2-2025	355	112	17
Q3-2025	519	166	17
Q4-2025	446	145	21
Q1-2026	327	140	19

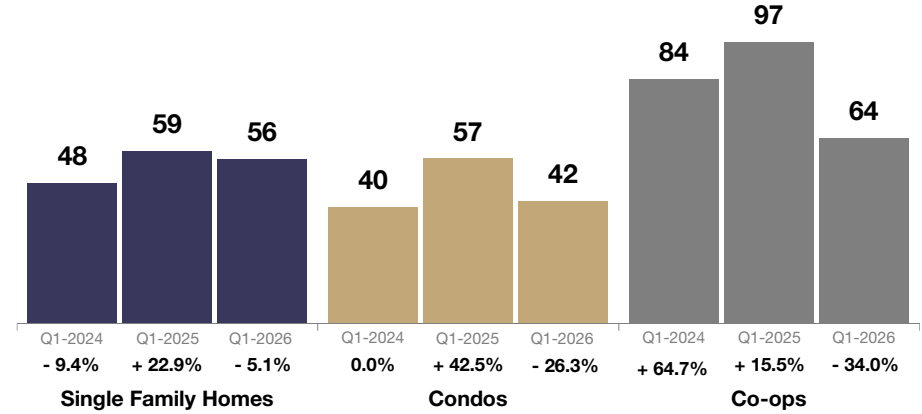
Days on Market Until Sale

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

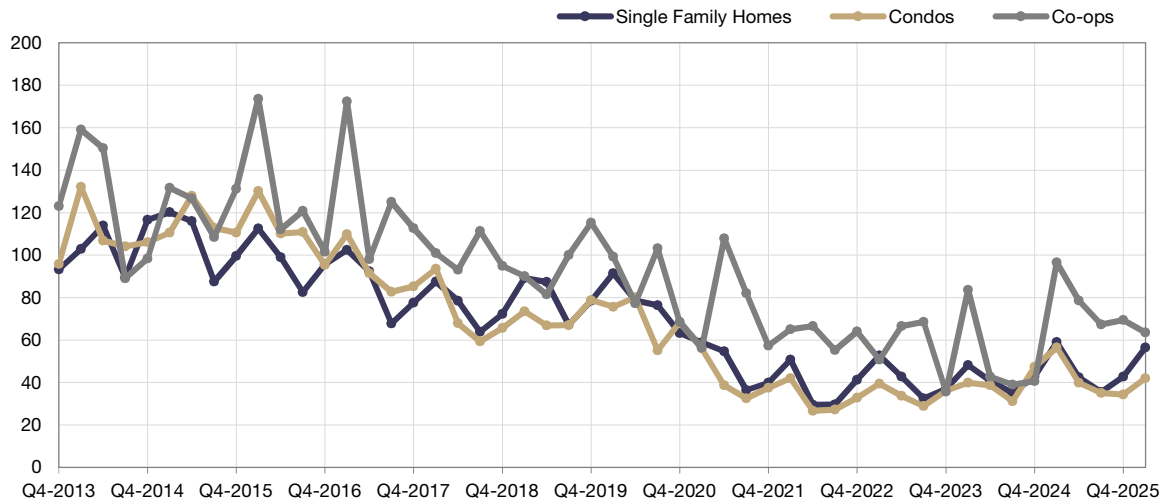
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



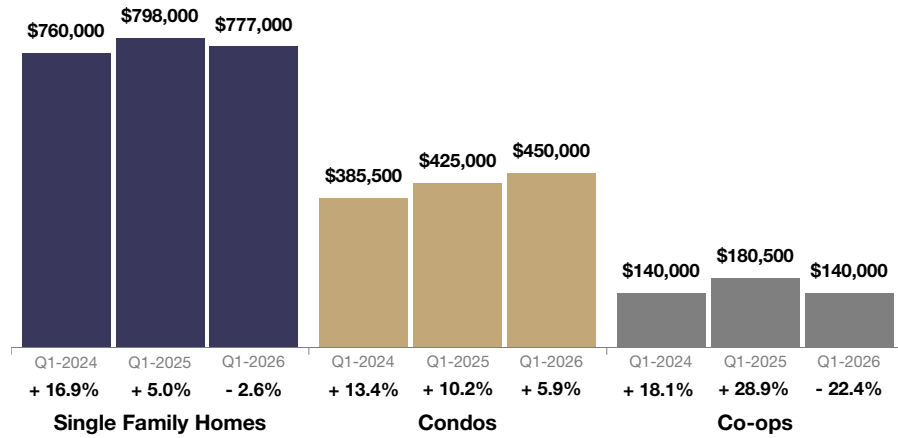
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	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	59	57	97
Q2-2025	43	40	79
Q3-2025	36	35	67
Q4-2025	43	34	69
Q1-2026	56	42	64

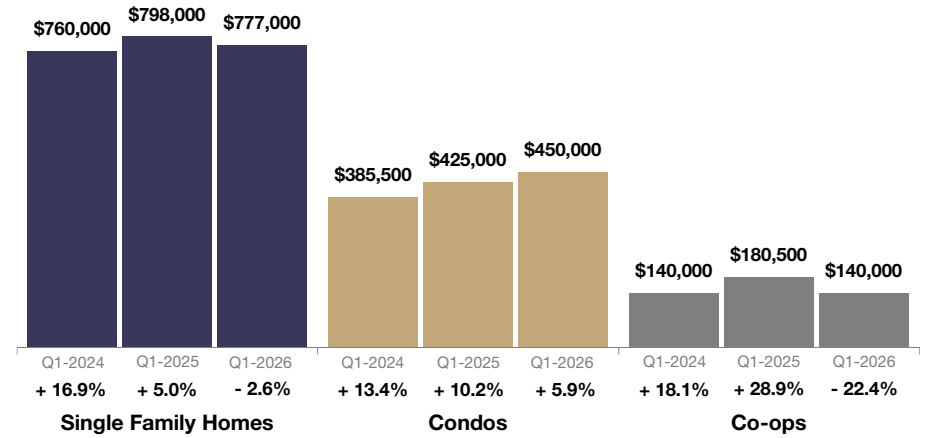
Median Pending Price

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.

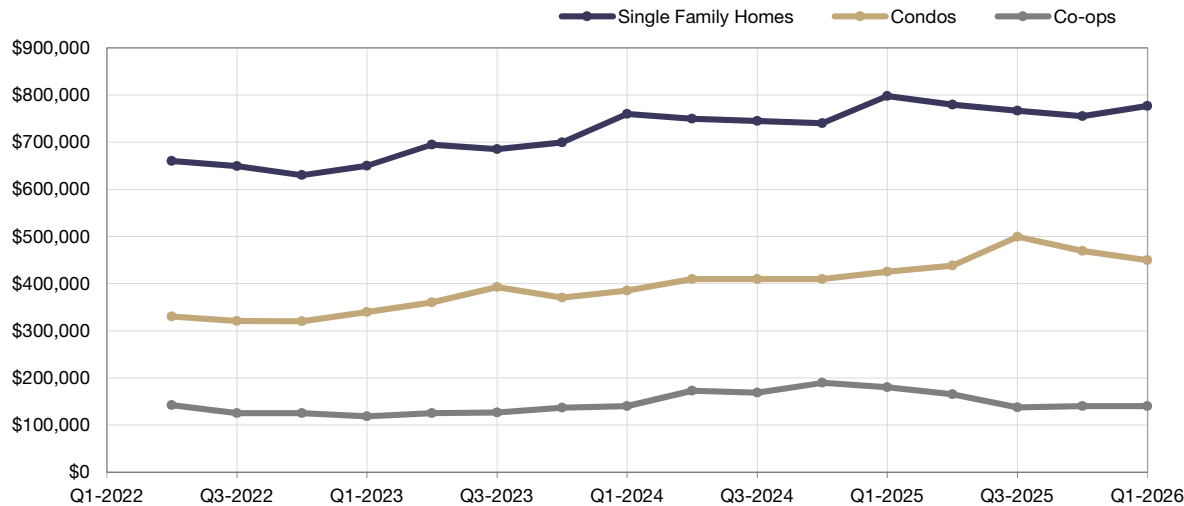
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



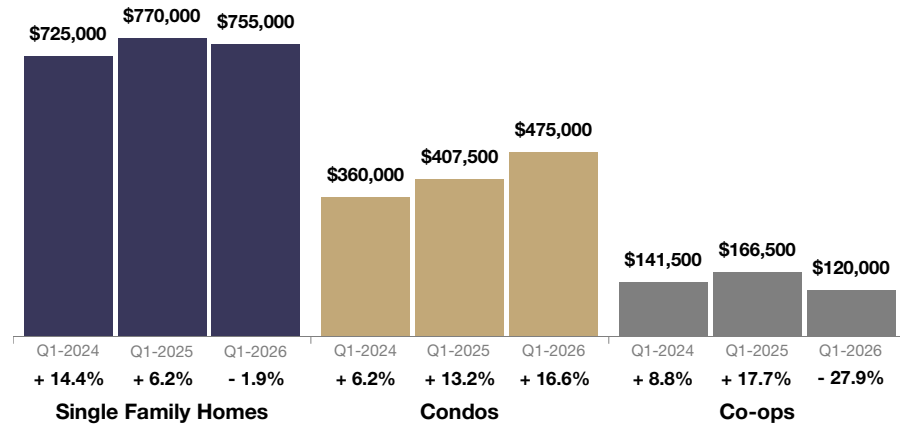
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q3-2023	\$685,000	\$392,500	\$126,500
Q4-2023	\$699,500	\$370,000	\$137,000
Q1-2024	\$760,000	\$385,500	\$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	\$798,000	\$425,000	\$180,500
Q2-2025	\$780,000	\$438,000	\$165,000
Q3-2025	\$766,500	\$499,500	\$137,500
Q4-2025	\$755,000	\$469,500	\$140,000
Q1-2026	\$777,000	\$450,000	\$140,000

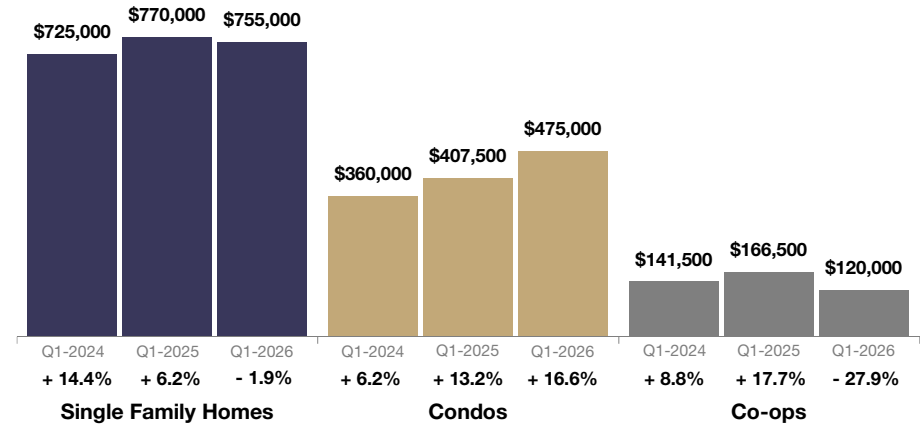
Median Sales Price

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

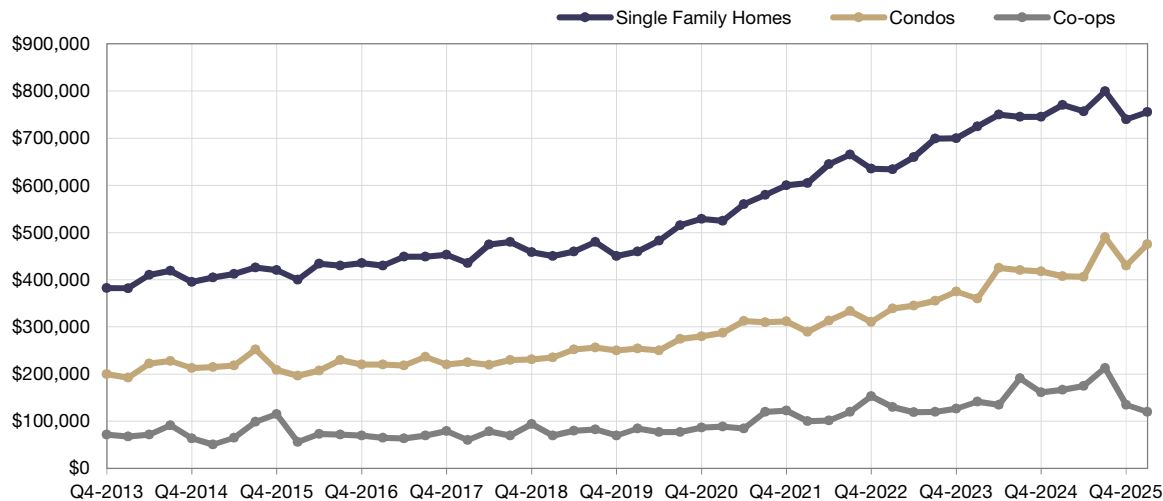
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



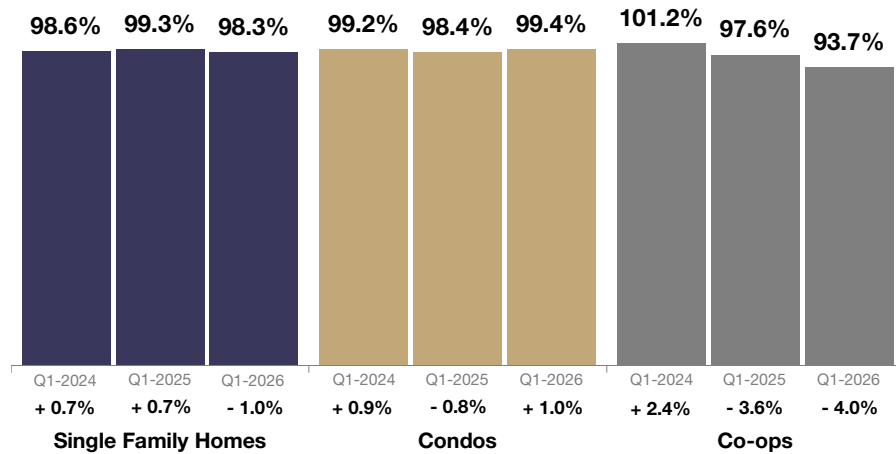
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	\$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	\$756,521	\$406,000	\$175,000
Q3-2025	\$799,450	\$490,000	\$213,000
Q4-2025	\$740,000	\$430,000	\$135,000
Q1-2026	\$755,000	\$475,000	\$120,000

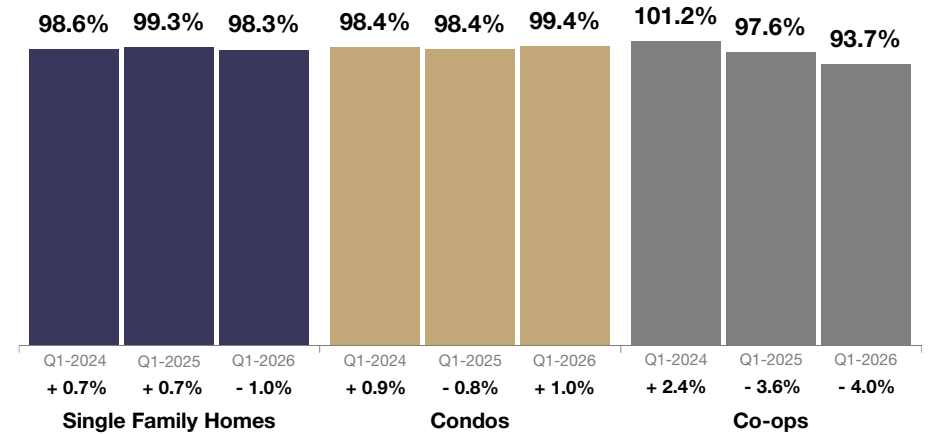
Percent of Original List Price Received

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.

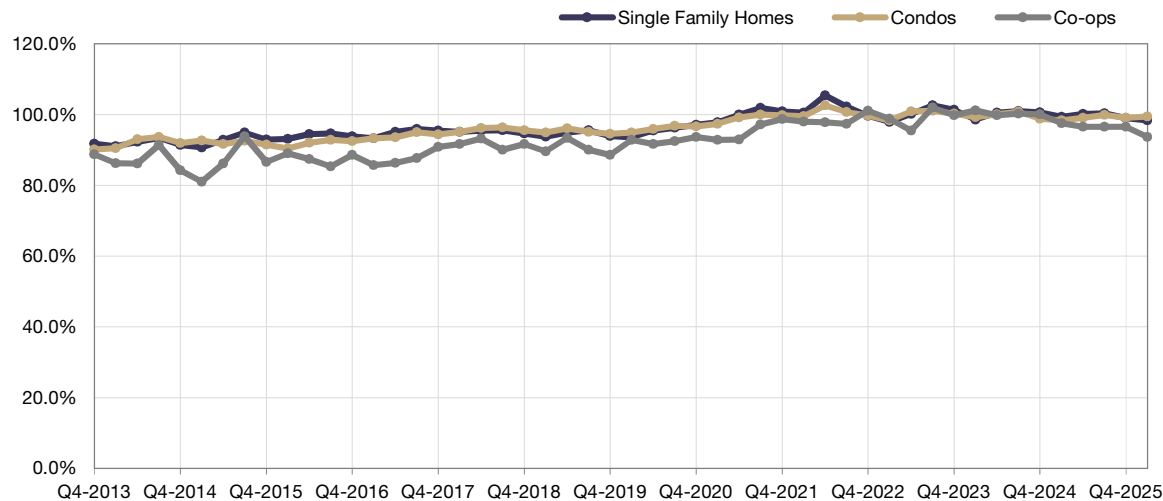
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



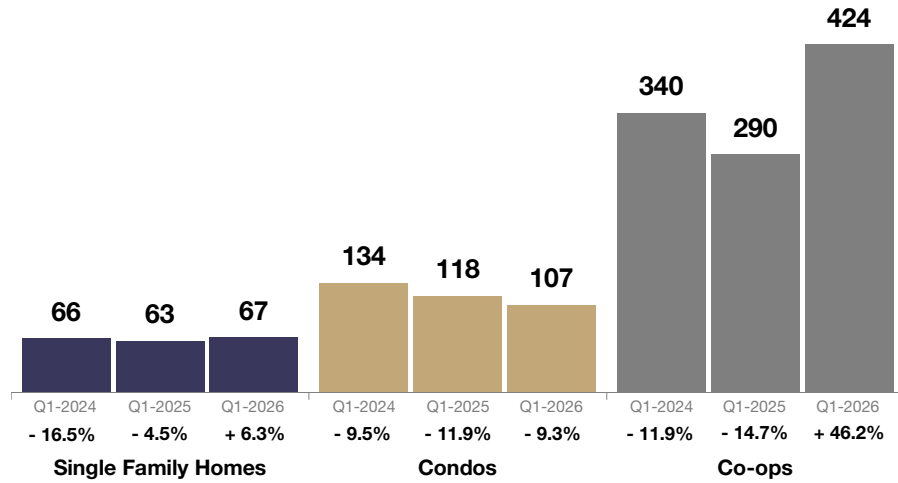
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	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%	99.9%	96.6%
Q4-2025	99.0%	99.1%	96.5%
Q1-2026	98.3%	99.4%	93.7%

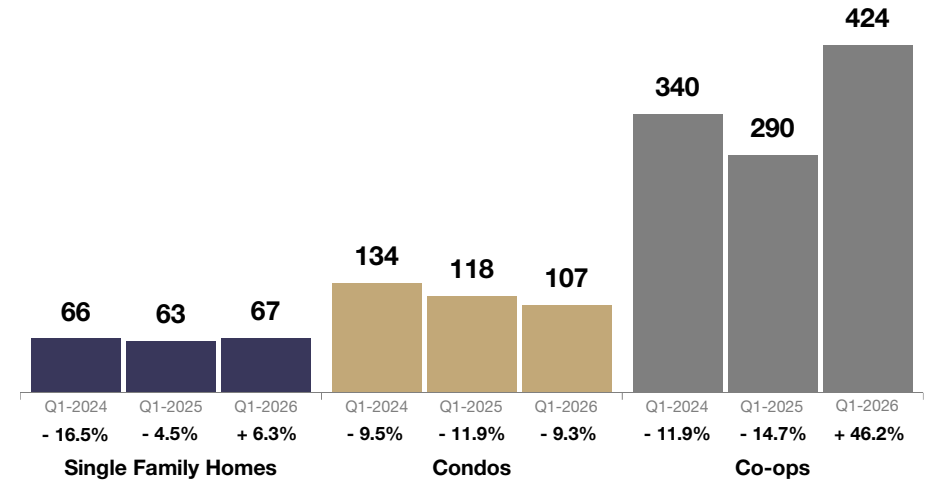
Housing Affordability Index

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.

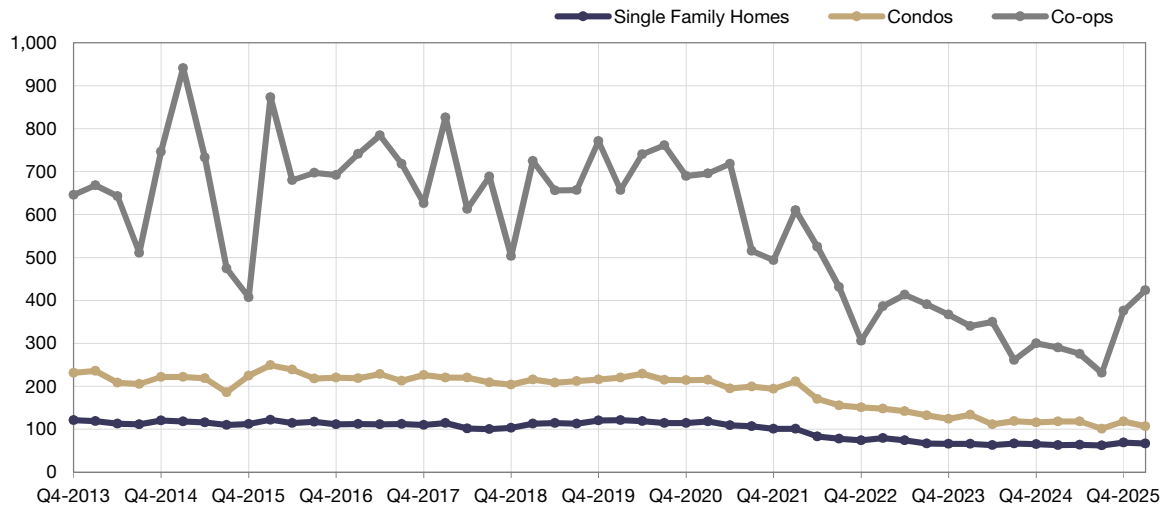
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter



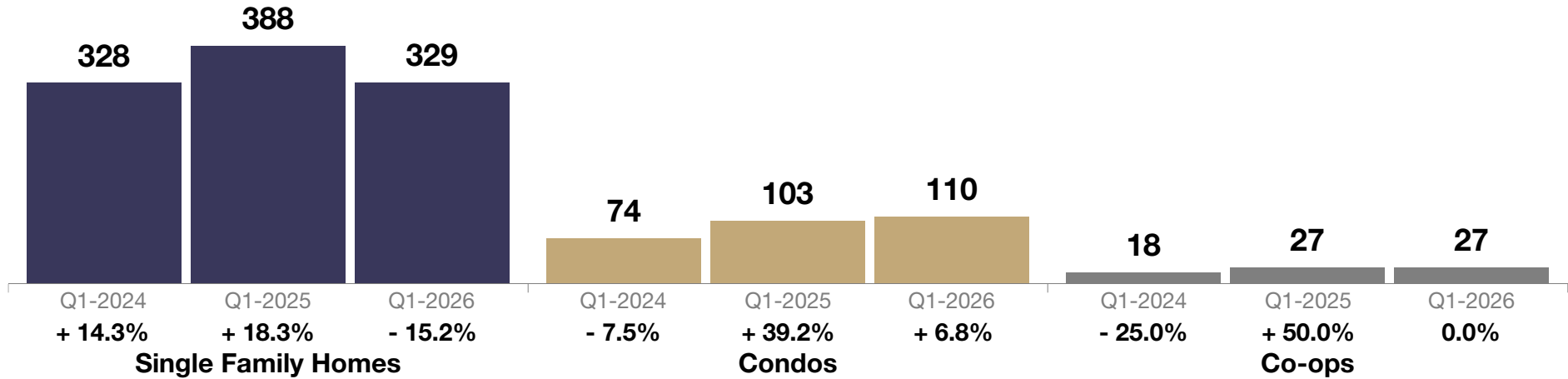
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	74	142	413
Q3-2023	67	132	391
Q4-2023	66	124	367
Q1-2024	66	134	340
Q2-2024	63	111	350
Q3-2024	67	119	261
Q4-2024	65	116	300
Q1-2025	63	118	290
Q2-2025	64	118	275
Q3-2025	62	101	231
Q4-2025	69	118	376
Q1-2026	67	107	424

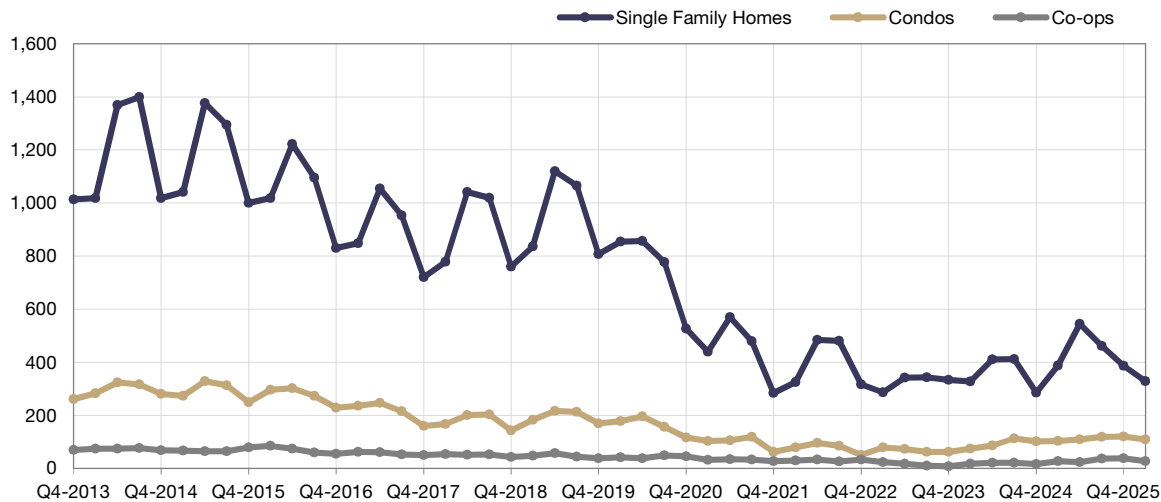
Inventory of Homes for Sale

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



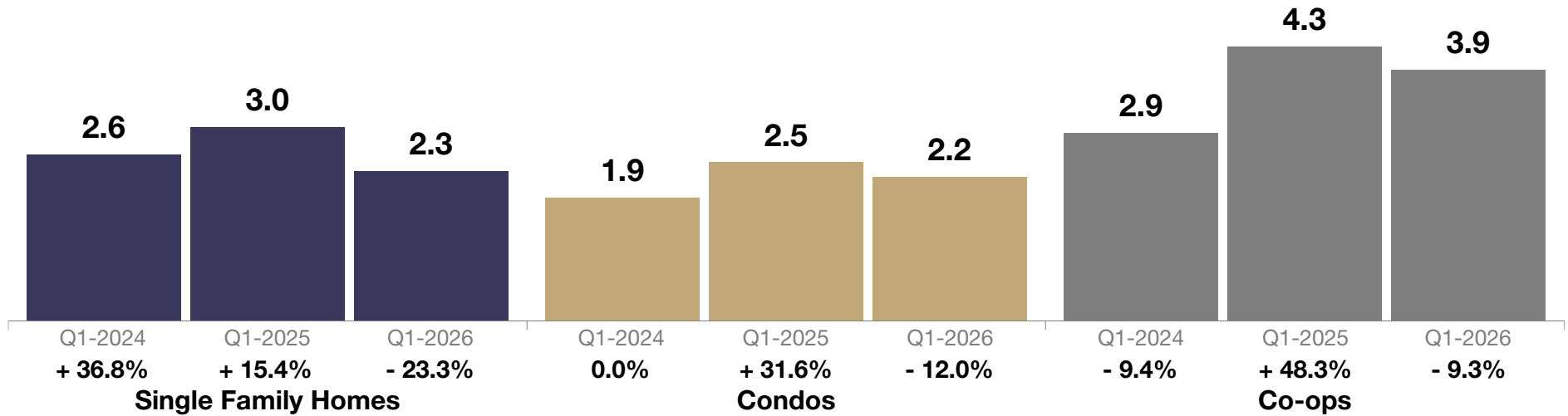
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	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	285	102	17
Q1-2025	388	103	27
Q2-2025	545	109	24
Q3-2025	462	119	37
Q4-2025	387	120	38
Q1-2026	329	110	27

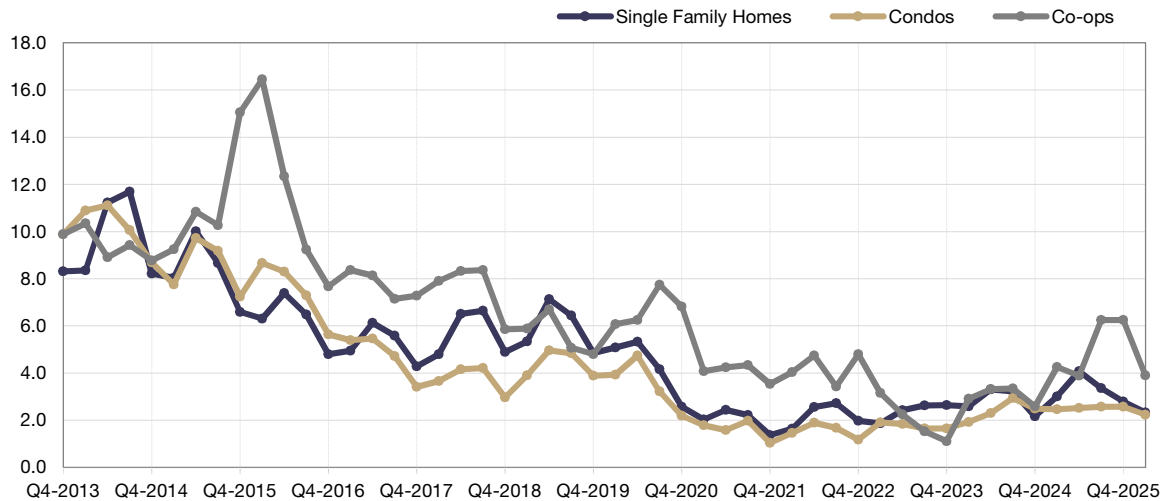
Months Supply of Inventory

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	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	2.5	4.3
Q2-2025	4.1	2.5	3.9
Q3-2025	3.4	2.6	6.3
Q4-2025	2.8	2.6	6.2
Q1-2026	2.3	2.2	3.9

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		695	640	- 7.9%	695	640	- 7.9%
Pending Sales		432	506	+ 17.1%	432	506	+ 17.1%
Closed Sales		461	486	+ 5.4%	461	486	+ 5.4%
Days on Market		60	53	- 11.7%	60	53	- 11.7%
Median Pending Price		\$715,000	\$715,000	0.0%	\$715,000	\$715,000	0.0%
Median Sales Price		\$710,000	\$717,500	+ 1.1%	\$710,000	\$717,500	+ 1.1%
Pct. of Orig. Price Received		99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%
Housing Affordability Index		68	71	+ 4.4%	68	71	+ 4.4%
Inventory of Homes for Sale		518	466	- 10.0%	--	--	--
Months Supply of Inventory		2.9	2.4	- 17.2%	--	--	--