

Quarterly Indicators

Provided by OneKey® MLS

Bronx County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly \$430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were up 25.5 percent to 128.
- Condos Closed Sales were up 5.4 percent to 39.
- Co-ops Closed Sales were up 11.3 percent to 157.
- Single-Family Median Sales Price increased 5.3 percent to \$700,000.
- Condos Median Sales Price increased 40.4 percent to \$358,000.
- Co-ops Median Sales Price increased 0.3 percent to \$235,800.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.



Quarterly Snapshot

+ 15.7% **- 7.4%** **+ 9.3%**

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		285	271	- 4.9%	544	505	- 7.2%
Pending Sales		155	185	+ 19.4%	251	307	+ 22.3%
Closed Sales		102	128	+ 25.5%	210	253	+ 20.5%
Days on Market		64	54	- 15.6%	70	62	- 11.4%
Median Pending Price		\$665,000	\$700,000	+ 5.3%	\$670,000	\$700,000	+ 4.5%
Median Sales Price		\$665,000	\$700,000	+ 5.3%	\$659,000	\$700,000	+ 6.2%
Pct. of Orig. Price Received		97.8%	98.3%	+ 0.5%	95.9%	97.4%	+ 1.6%
Housing Affordability Index		33	32	- 3.0%	33	32	- 3.0%
Inventory of Homes for Sale		287	207	- 27.9%	--	--	--
Months Supply of Inventory		7.0	4.2	- 40.0%	--	--	--

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		102	99	- 2.9%	187	206	+ 10.2%
Pending Sales		62	65	+ 4.8%	106	115	+ 8.5%
Closed Sales		37	39	+ 5.4%	85	87	+ 2.4%
Days on Market		45	70	+ 55.6%	67	64	- 4.5%
Median Pending Price		\$327,450	\$350,000	+ 6.9%	\$304,500	\$350,000	+ 14.9%
Median Sales Price		\$255,000	\$358,000	+ 40.4%	\$280,000	\$355,000	+ 26.8%
Pct. of Orig. Price Received		97.1%	95.9%	- 1.2%	97.6%	97.7%	+ 0.1%
Housing Affordability Index		86	63	- 26.7%	78	64	- 17.9%
Inventory of Homes for Sale		81	99	+ 22.2%	--	--	--
Months Supply of Inventory		4.7	5.2	+ 10.6%	--	--	--

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.

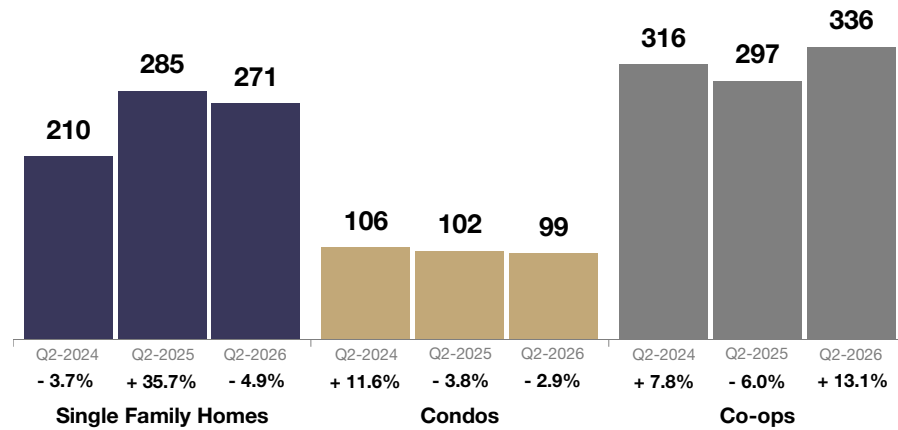


Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		297	336	+ 13.1%	609	654	+ 7.4%
Pending Sales		122	193	+ 58.2%	262	368	+ 40.5%
Closed Sales		141	157	+ 11.3%	286	302	+ 5.6%
Days on Market		103	122	+ 18.4%	123	116	- 5.7%
Median Pending Price		\$220,000	\$229,000	+ 4.1%	\$226,500	\$229,500	+ 1.3%
Median Sales Price		\$235,000	\$235,800	+ 0.3%	\$240,000	\$239,500	- 0.2%
Pct. of Orig. Price Received		95.4%	95.7%	+ 0.3%	95.8%	96.2%	+ 0.4%
Housing Affordability Index		93	96	+ 3.2%	91	95	+ 4.4%
Inventory of Homes for Sale		554	548	- 1.1%	--	--	--
Months Supply of Inventory		11.7	10.0	- 14.5%	--	--	--

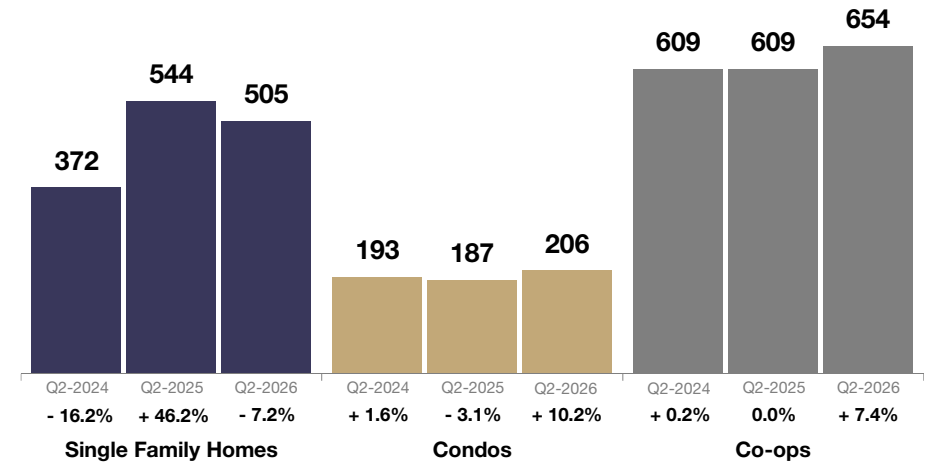
New Listings

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

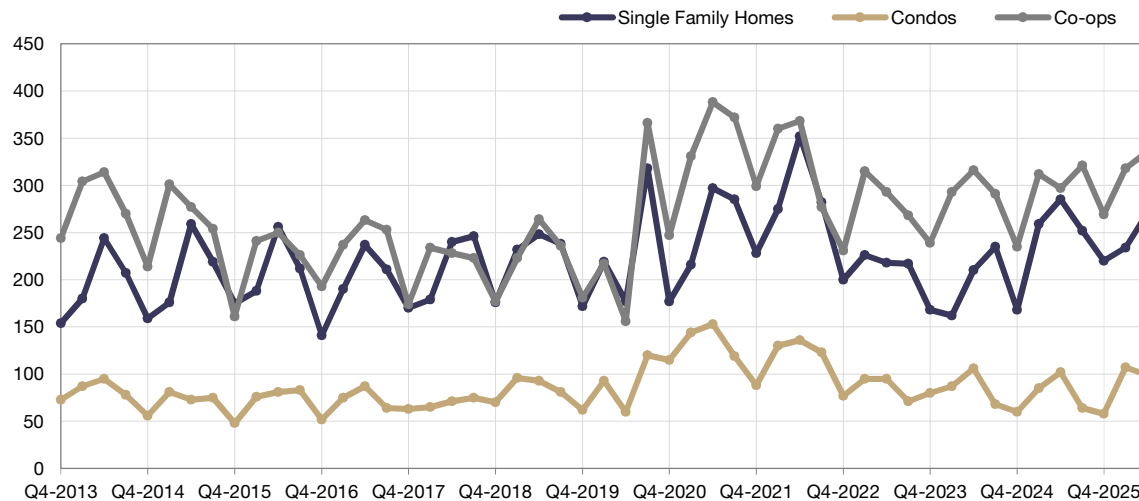
Q2-2026



Year to Date



Historical New Listings by Quarter



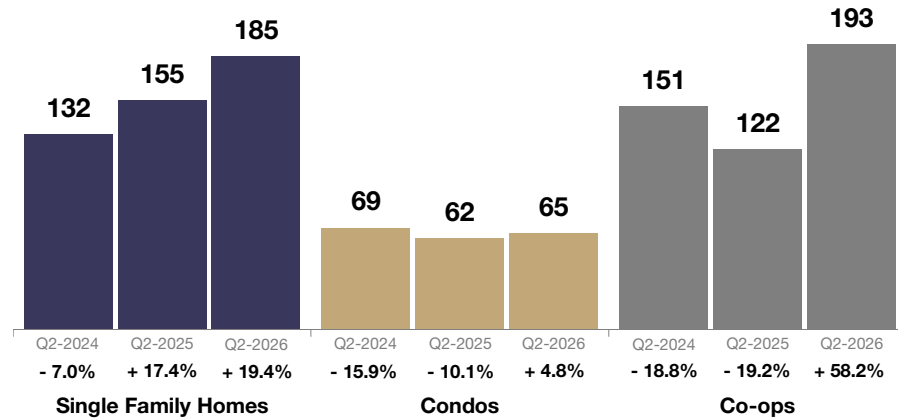
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	252	64	321
Q4-2025	220	58	269
Q1-2026	234	107	318
Q2-2026	271	99	336

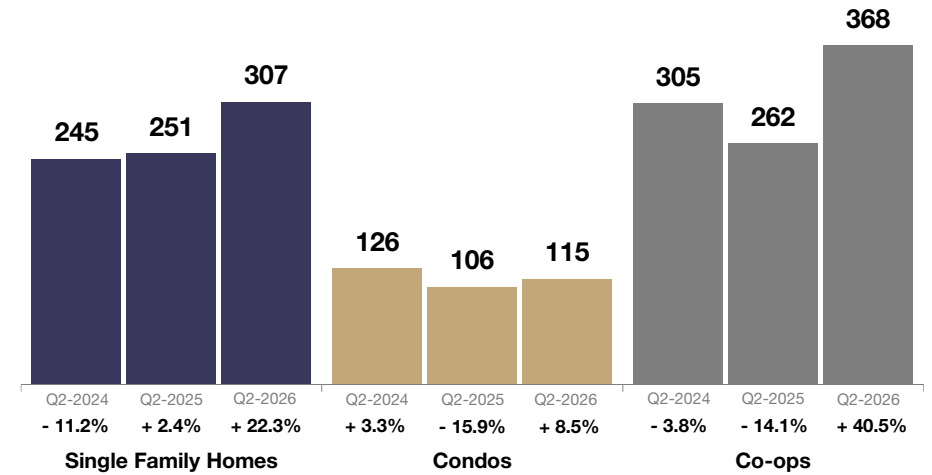
Pending Sales

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

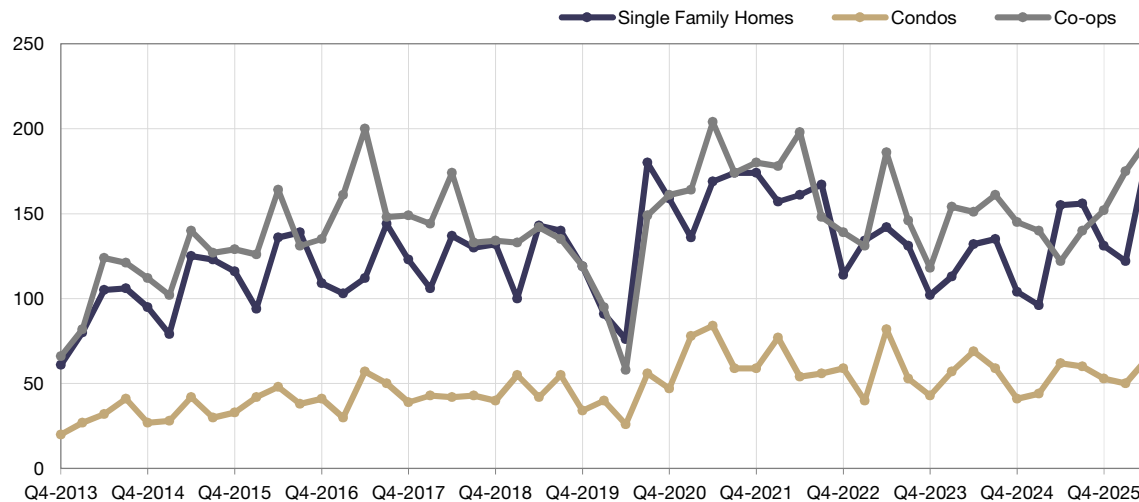
Q2-2026



Year to Date



Historical Pending Sales by Quarter



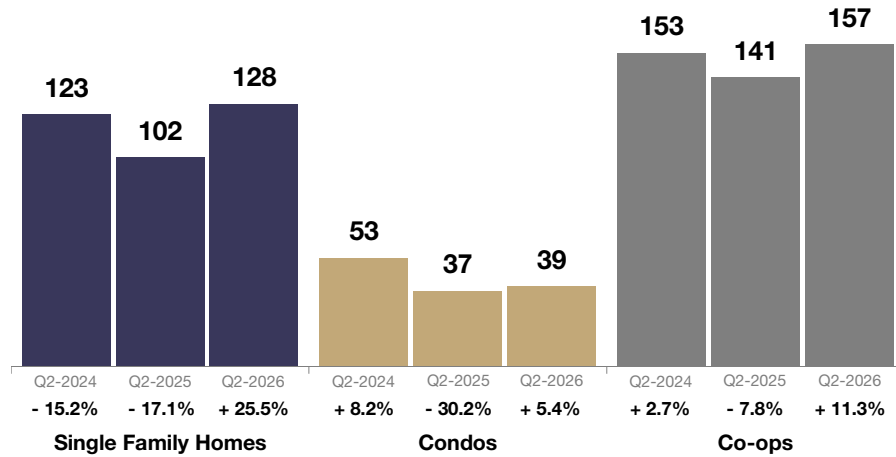
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	131	53	146
Q4-2023	102	43	118
Q1-2024	113	57	154
Q2-2024	132	69	151
Q3-2024	135	59	161
Q4-2024	104	41	145
Q1-2025	96	44	140
Q2-2025	155	62	122
Q3-2025	156	60	140
Q4-2025	131	53	152
Q1-2026	122	50	175
Q2-2026	185	65	193

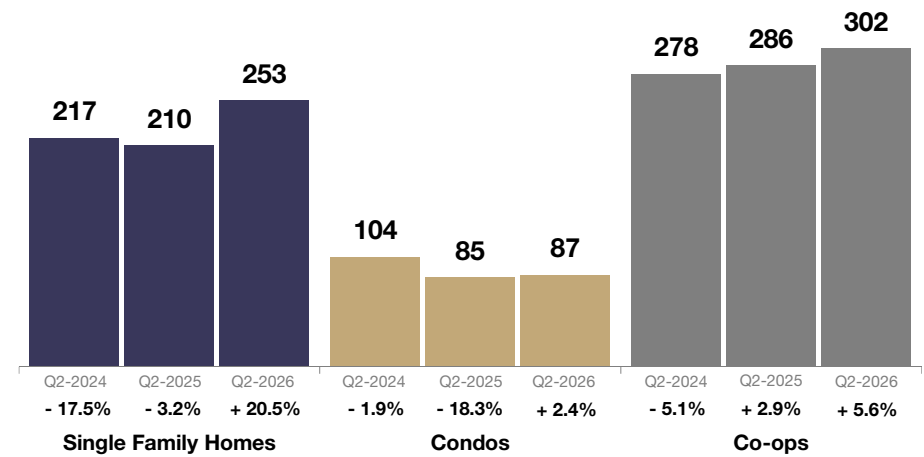
Closed Sales

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

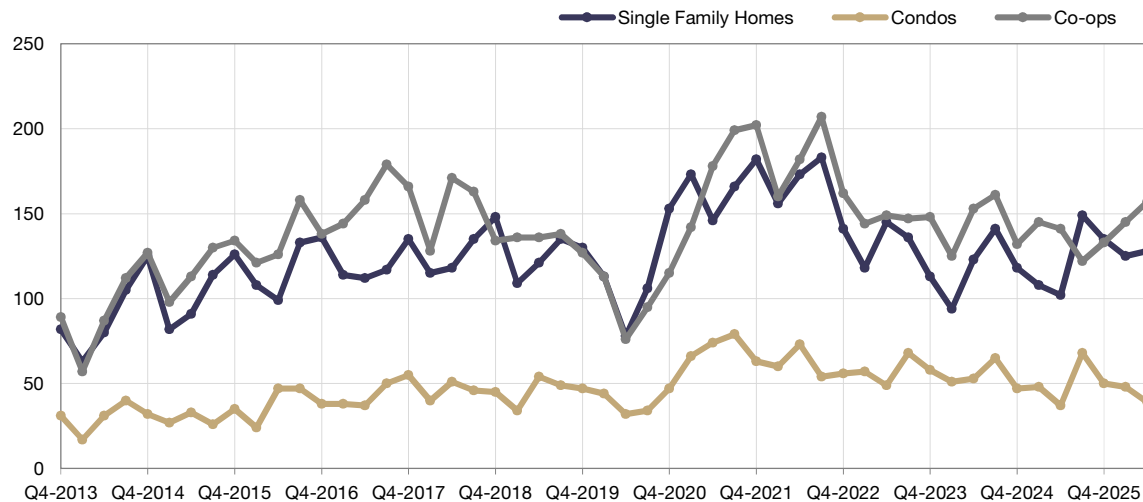
Q2-2026



Year to Date



Historical Closed Sales by Quarter



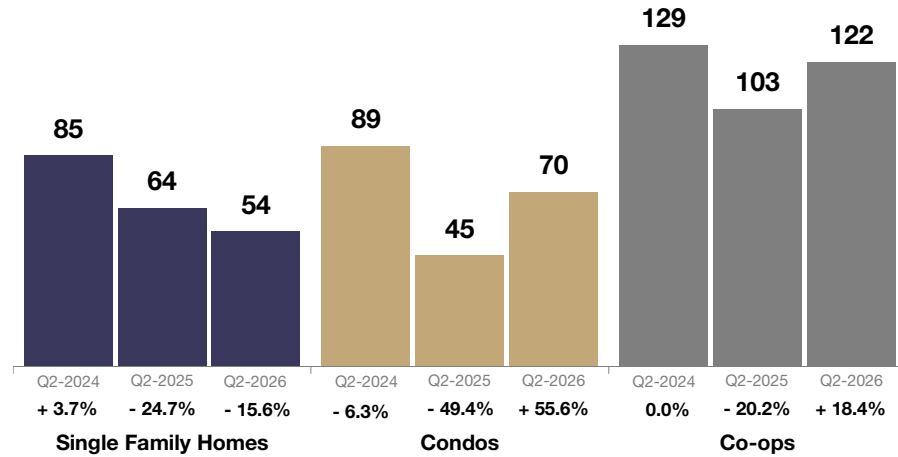
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	141
Q3-2025	149	68	122
Q4-2025	135	50	133
Q1-2026	125	48	145
Q2-2026	128	39	157

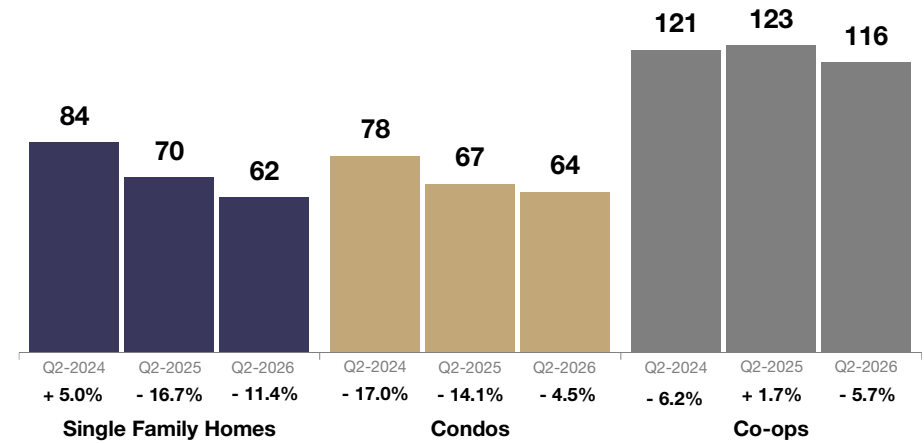
Days on Market Until Sale

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

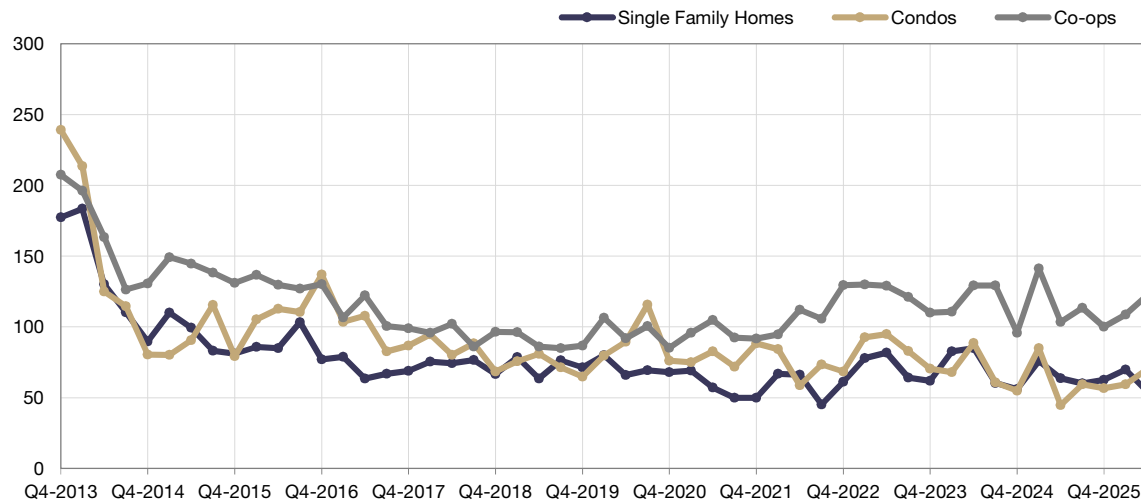
Q2-2026



Year to Date



Historical Days on Market Until Sale by Quarter



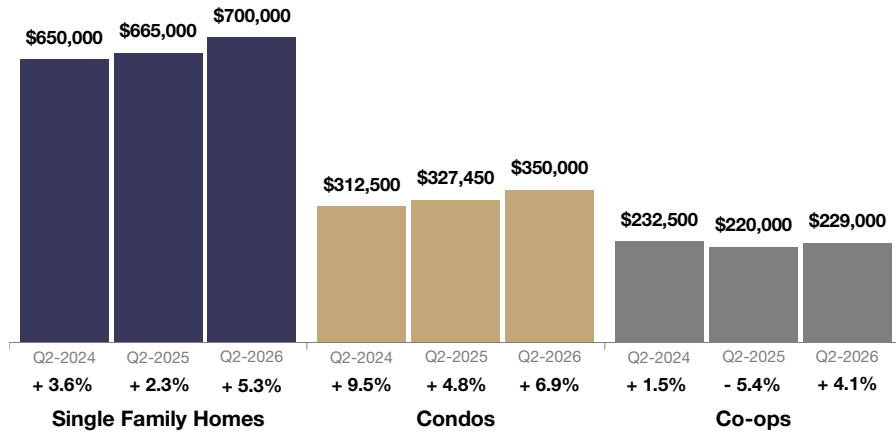
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	103
Q3-2025	60	59	113
Q4-2025	63	57	100
Q1-2026	70	59	109
Q2-2026	54	70	122

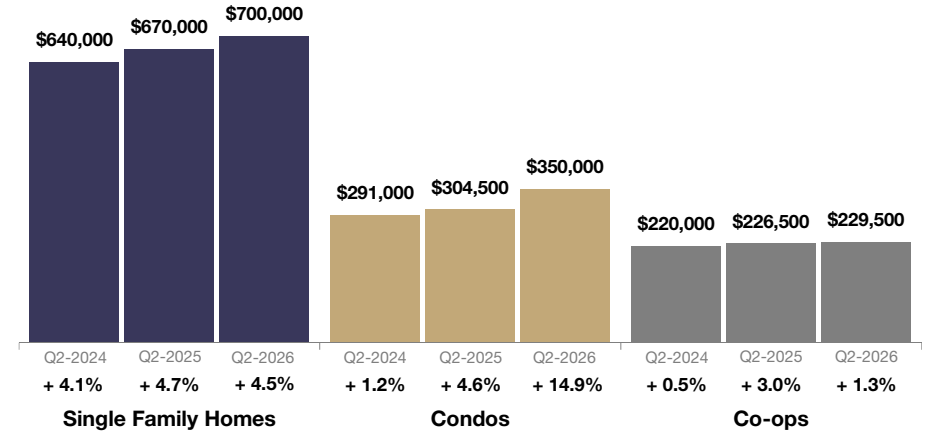
Median Pending Price

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.

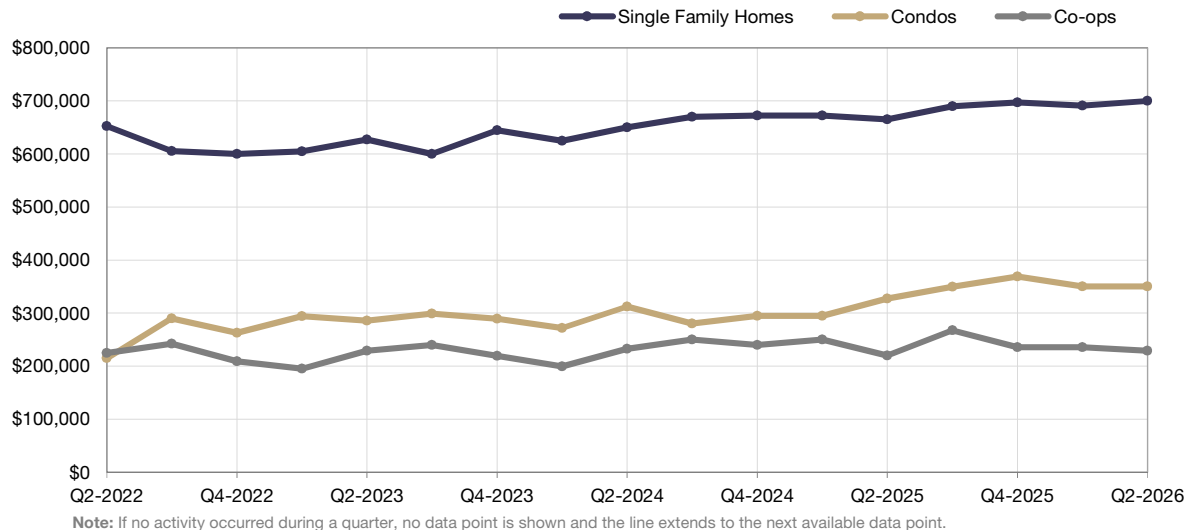
Q2-2026



Year to Date



Historical Median Pending Price by Quarter

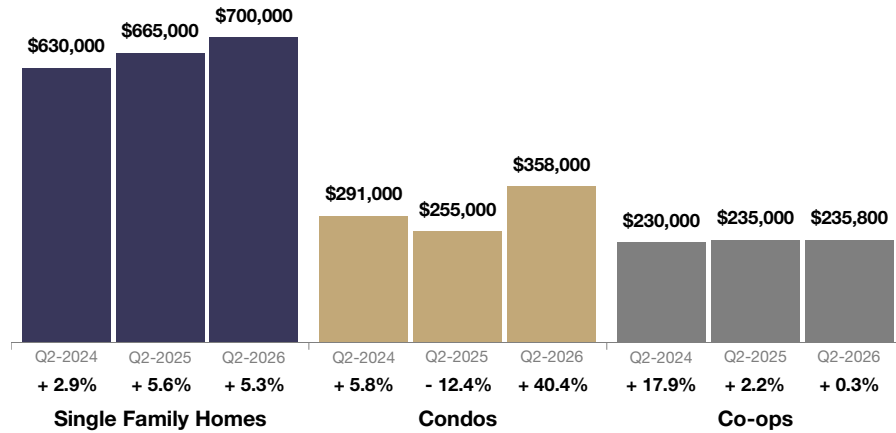


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$600,000	\$299,000	\$240,000
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$312,500	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$672,500	\$295,000	\$240,000
Q1-2025	\$672,250	\$294,750	\$250,000
Q2-2025	\$665,000	\$327,450	\$220,000
Q3-2025	\$690,000	\$349,500	\$267,500
Q4-2025	\$697,000	\$368,910	\$235,800
Q1-2026	\$691,000	\$350,000	\$235,800
Q2-2026	\$700,000	\$350,000	\$229,000

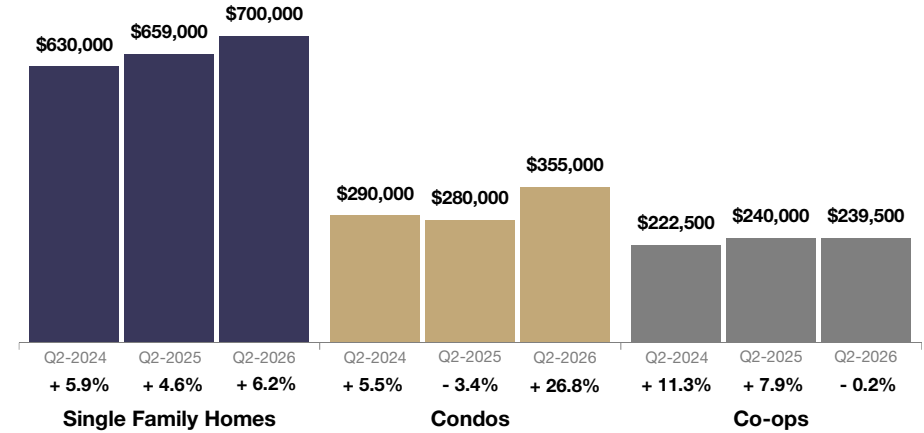
Median Sales Price

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

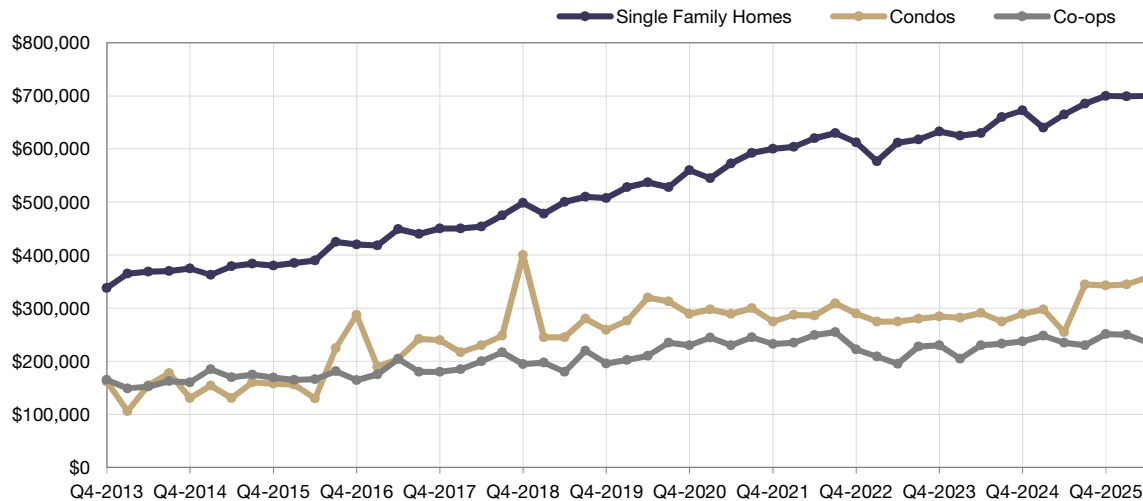
Q2-2026



Year to Date



Historical Median Sales Price by Quarter



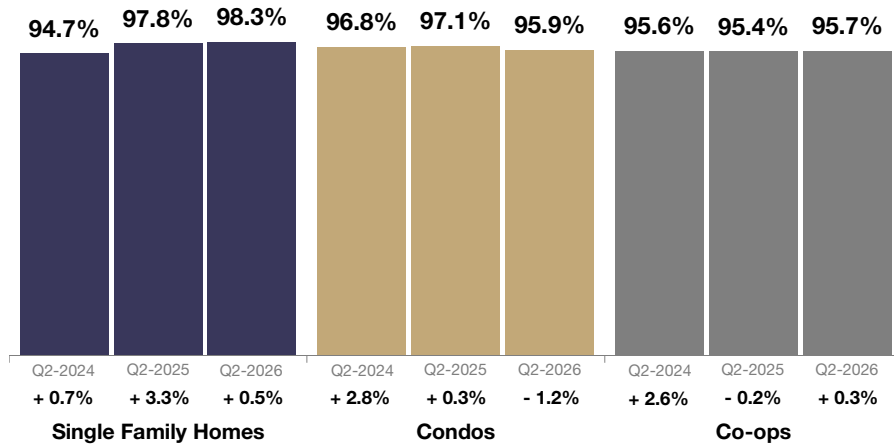
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$699,000	\$345,000	\$250,000
Q2-2026	\$700,000	\$358,000	\$235,800

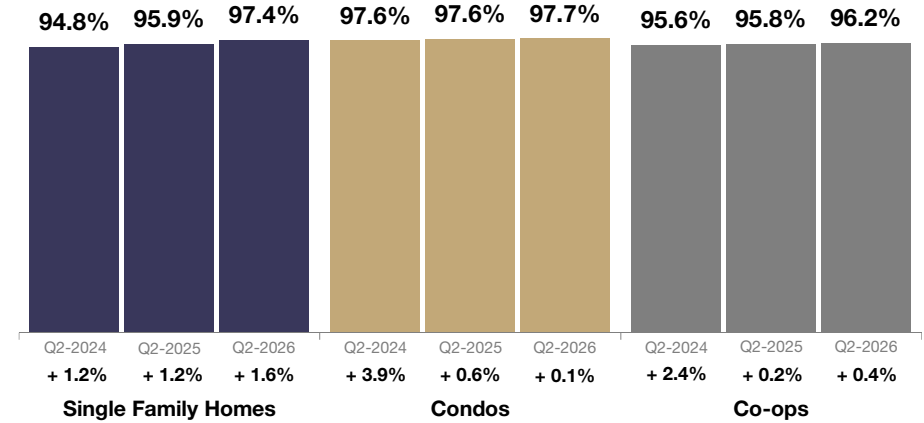
Percent of Original List Price Received

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.

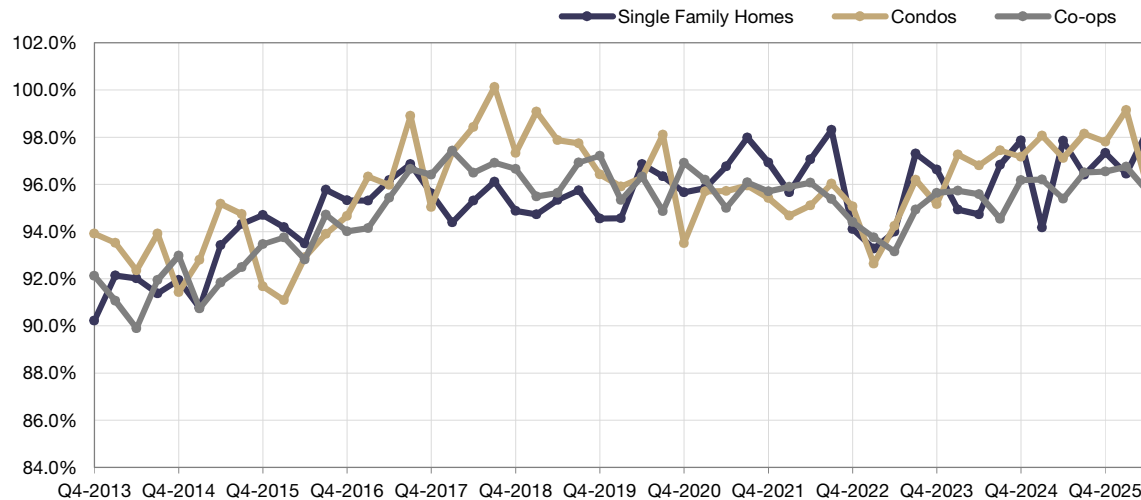
Q2-2026



Year to Date



Historical Percent of Original List Price Received by Quarter

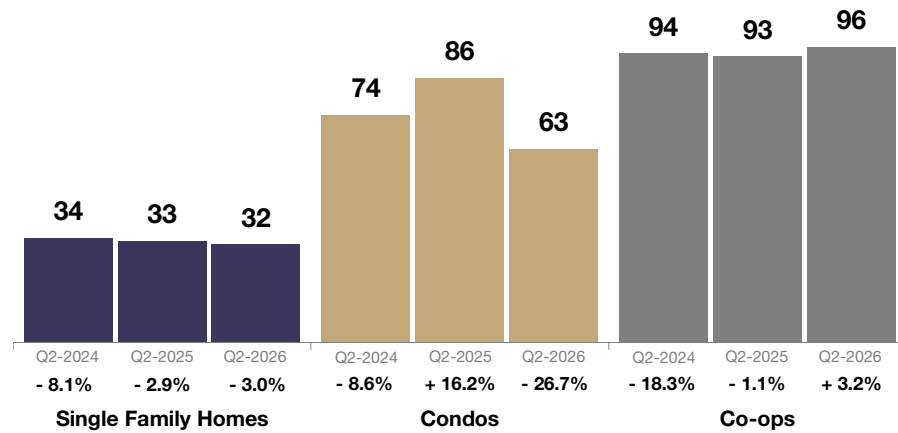


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	97.3%	96.2%	94.9%
Q4-2023	96.6%	95.2%	95.6%
Q1-2024	94.9%	97.3%	95.7%
Q2-2024	94.7%	96.8%	95.6%
Q3-2024	96.8%	97.4%	94.5%
Q4-2024	97.9%	97.2%	96.2%
Q1-2025	94.2%	98.1%	96.2%
Q2-2025	97.8%	97.1%	95.4%
Q3-2025	96.4%	98.1%	96.5%
Q4-2025	97.3%	97.8%	96.5%
Q1-2026	96.5%	99.1%	96.7%
Q2-2026	98.3%	95.9%	95.7%

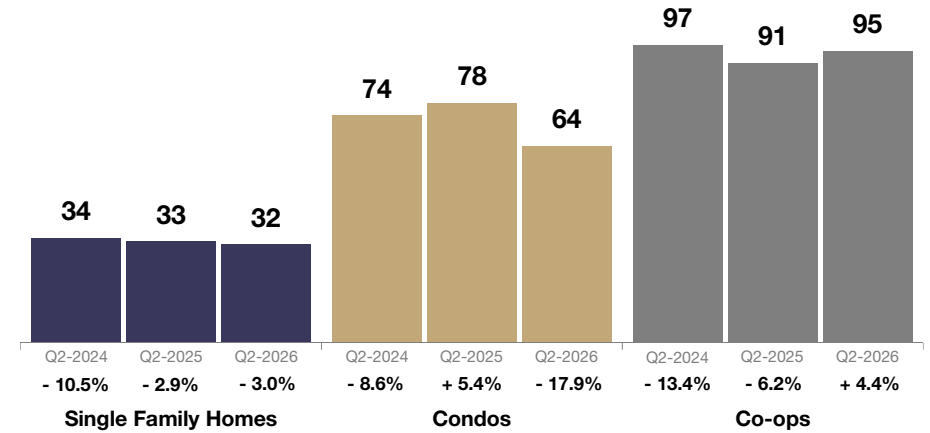
Housing Affordability Index

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.

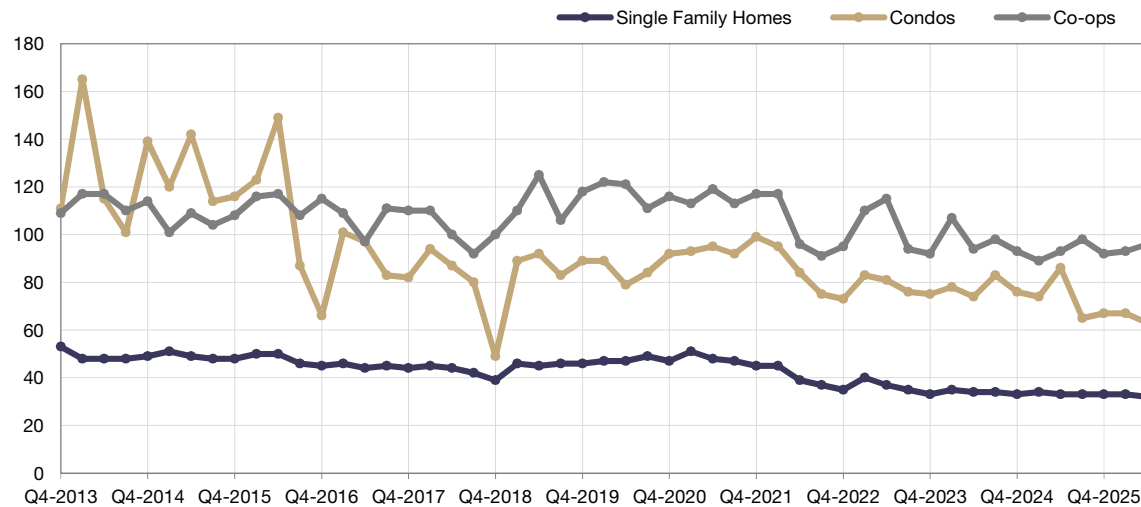
Q2-2026



Year to Date



Historical Housing Affordability Index by Quarter

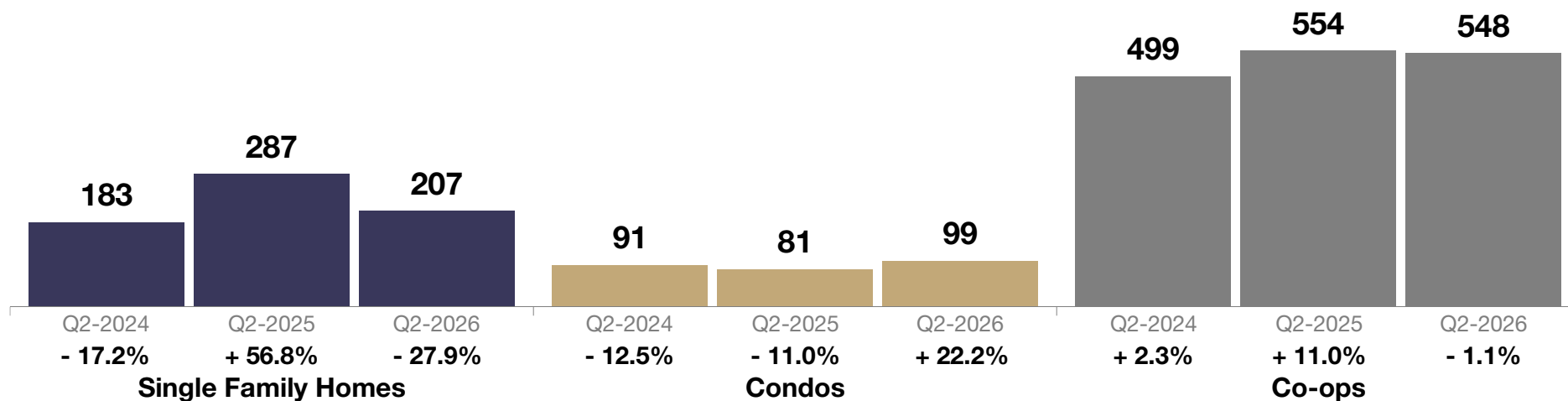


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	35	76	94
Q4-2023	33	75	92
Q1-2024	35	78	107
Q2-2024	34	74	94
Q3-2024	34	83	98
Q4-2024	33	76	93
Q1-2025	34	74	89
Q2-2025	33	86	93
Q3-2025	33	65	98
Q4-2025	33	67	92
Q1-2026	33	67	93
Q2-2026	32	63	96

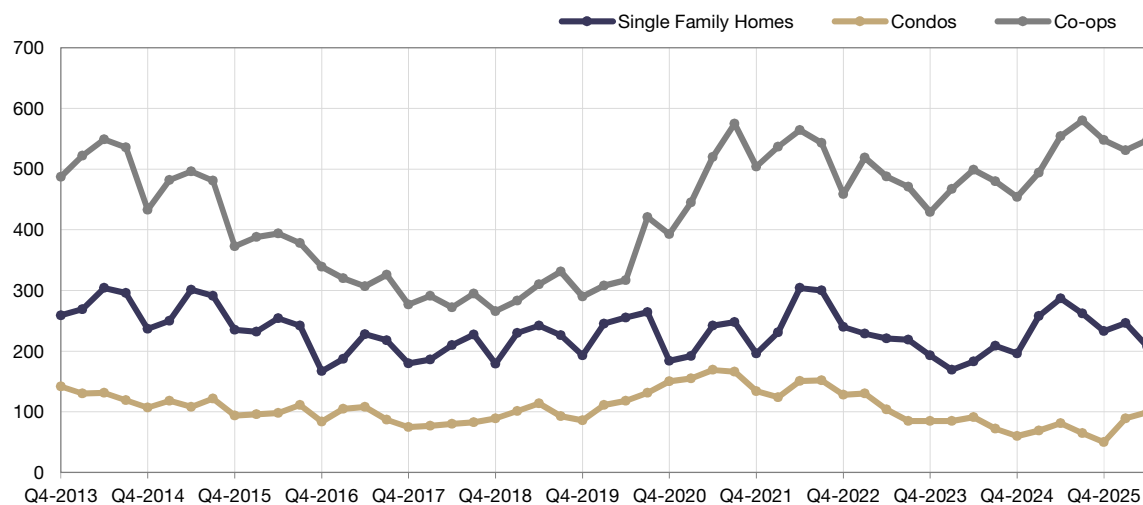
Inventory of Homes for Sale

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

Q2-2026



Historical Inventory of Homes for Sale by Quarter



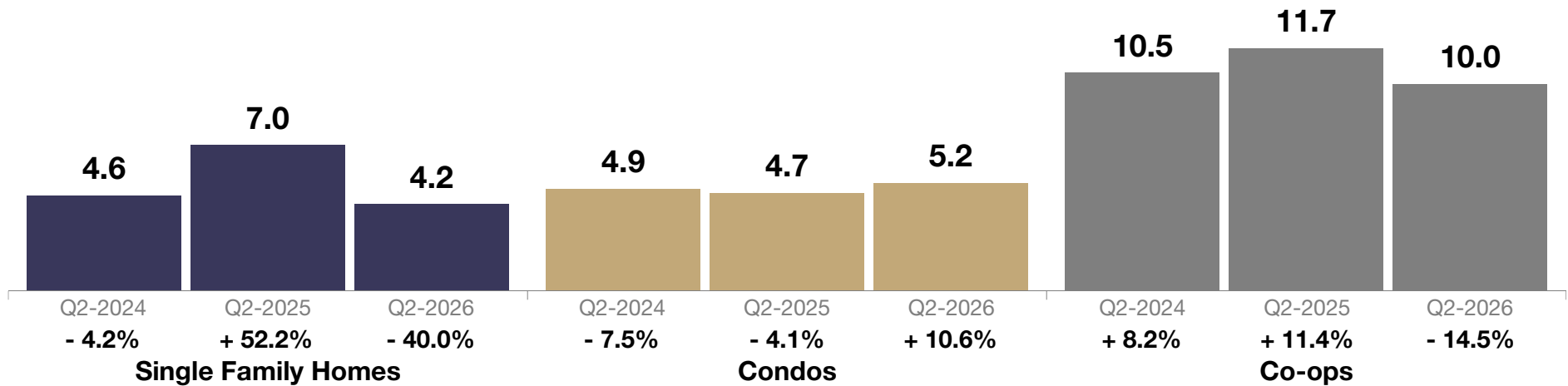
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	219	85	471
Q4-2023	193	85	429
Q1-2024	169	85	467
Q2-2024	183	91	499
Q3-2024	209	72	480
Q4-2024	196	60	454
Q1-2025	258	69	494
Q2-2025	287	81	554
Q3-2025	262	65	580
Q4-2025	233	50	548
Q1-2026	246	89	531
Q2-2026	207	99	548

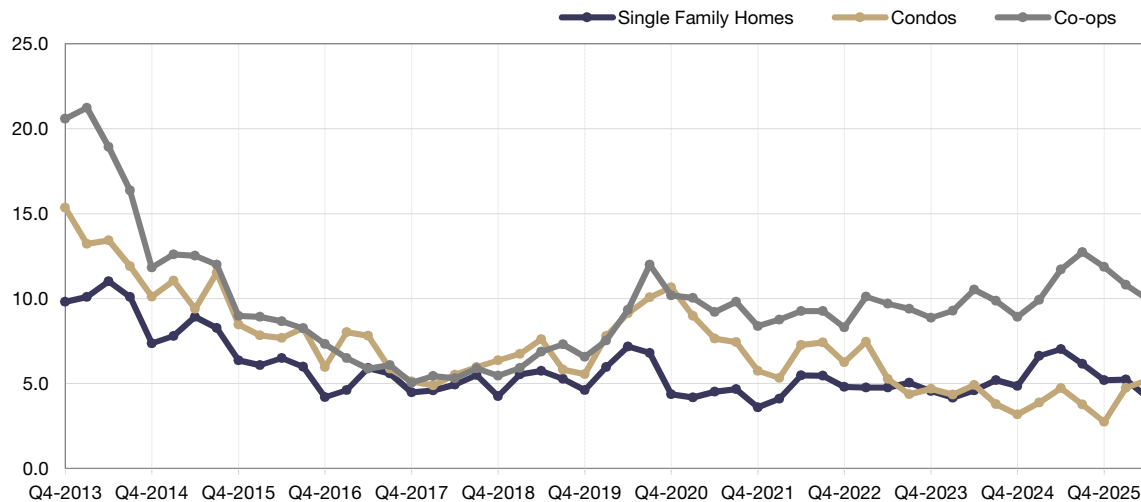
Months Supply of Inventory

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.

Q2-2026



Historical Months Supply of Inventory by Quarter

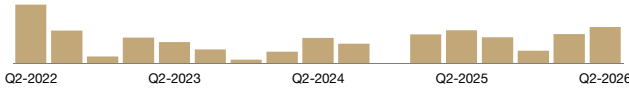
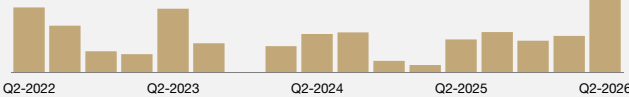
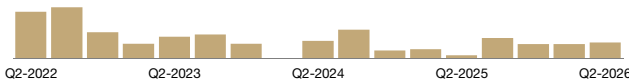
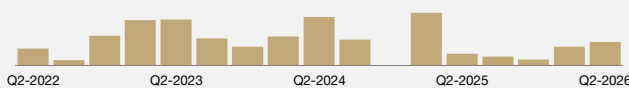
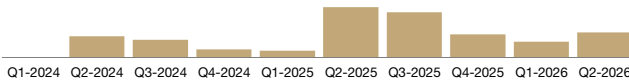
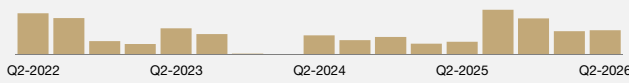
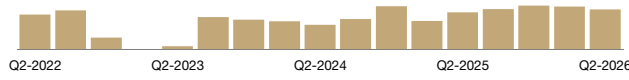
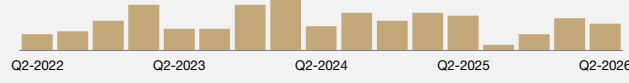
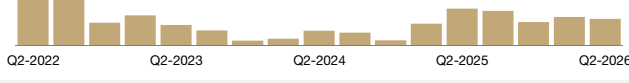
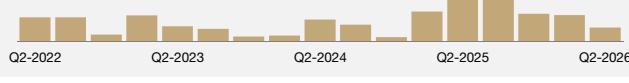


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	4.9	3.2	8.9
Q1-2025	6.6	3.9	9.9
Q2-2025	7.0	4.7	11.7
Q3-2025	6.2	3.8	12.7
Q4-2025	5.2	2.7	11.9
Q1-2026	5.2	4.7	10.8
Q2-2026	4.2	5.2	10.0

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		684	706	+ 3.2%	1,340	1,365	+ 1.9%
Pending Sales		339	443	+ 30.7%	619	790	+ 27.6%
Closed Sales		280	324	+ 15.7%	581	642	+ 10.5%
Days on Market		81	89	+ 9.9%	95	88	- 7.4%
Median Pending Price		\$469,000	\$400,000	- 14.7%	\$400,000	\$390,000	- 2.5%
Median Sales Price		\$366,000	\$400,000	+ 9.3%	\$365,000	\$400,000	+ 9.6%
Pct. of Orig. Price Received		96.5%	96.7%	+ 0.2%	96.1%	96.9%	+ 0.8%
Housing Affordability Index		60	57	- 5.0%	60	57	- 5.0%
Inventory of Homes for Sale		922	854	- 7.4%	--	--	--
Months Supply of Inventory		8.8	6.9	- 21.6%	--	--	--