Quarterly Indicators

Provided by OneKey® MLS

Rockland 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 0.6 percent to 357.
- Condos Closed Sales were down 0.9 percent to 111.
- Co-ops Closed Sales were down 11.8 percent to 15.

- Single-Family Median Sales Price increased 5.7 percent to $800,000.
- Condos Median Sales Price increased 13.3 percent to $460,000.
- Co-ops Median Sales Price decreased 13.7 percent to $151,000.

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

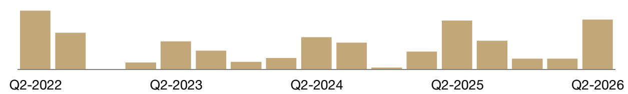
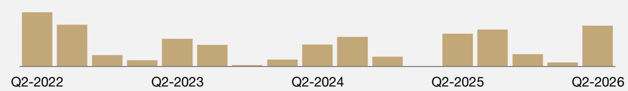
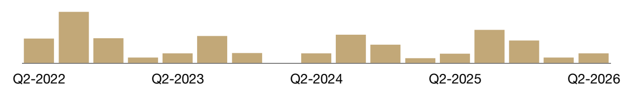
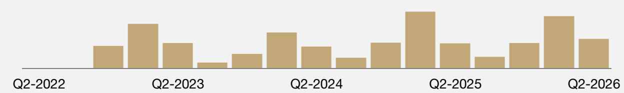
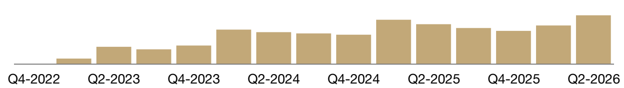
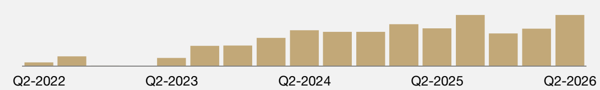
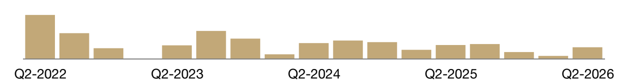
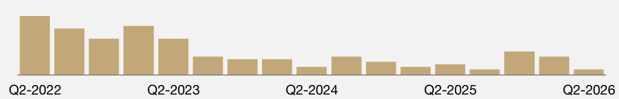
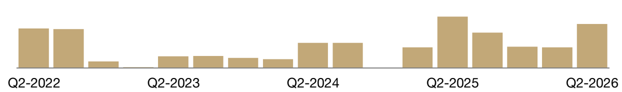
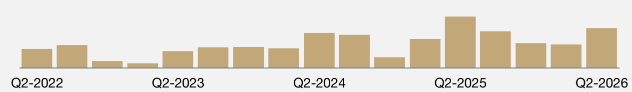
- 0.2%	+ 2.5%	+ 8.1%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity in Rockland County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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.

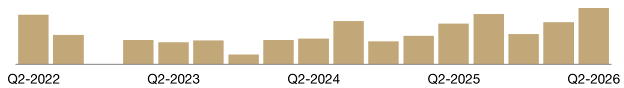
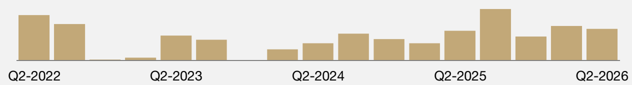
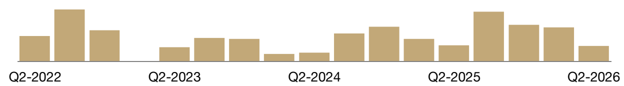
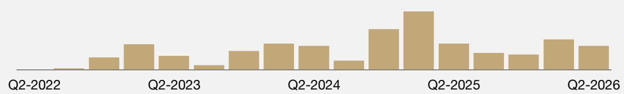
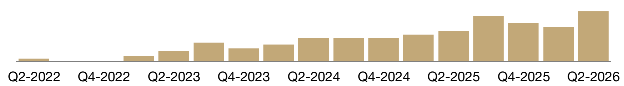
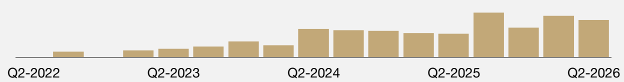
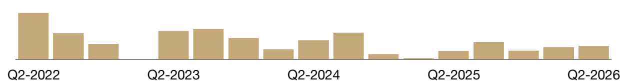
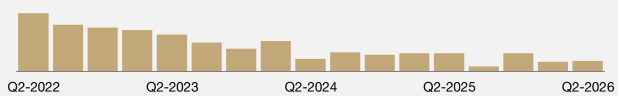
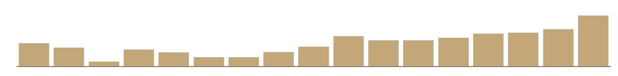
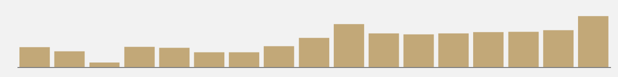
Rockland County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		804	**812**	+ 1.0%	1,317	**1,259**	- 4.4%
Pending Sales		484	**528**	+ 9.1%	784	**851**	+ 8.5%
Closed Sales		355	**357**	+ 0.6%	680	**685**	+ 0.7%
Days on Market		43	**45**	+ 4.7%	50	**51**	+ 2.0%
Median Pending Price		$780,000	**$815,000**	+ 4.5%	$781,000	**$800,000**	+ 2.4%
Median Sales Price		$756,521	**$800,000**	+ 5.7%	$760,000	**$785,000**	+ 3.3%
Pct. of Orig. Price Received		100.2%	**99.8%**	- 0.4%	99.8%	**99.1%**	- 0.7%
Housing Affordability Index		64	**62**	- 3.1%	63	**63**	0.0%
Inventory of Homes for Sale		545	**508**	- 6.8%	--	**--**	--
Months Supply of Inventory		4.1	**3.5**	- 14.6%	--	**--**	--

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.

OneKey MLS
Rockland County

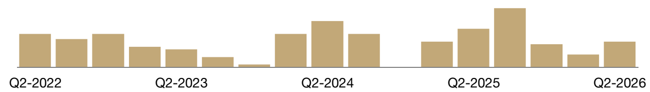
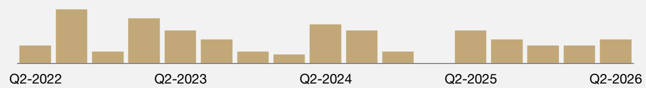
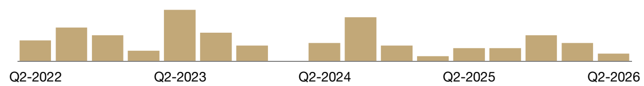
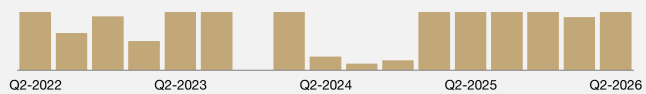
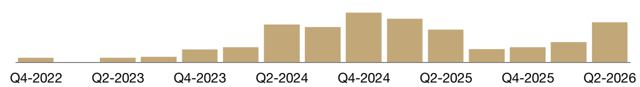
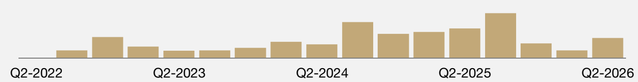
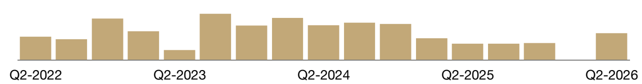
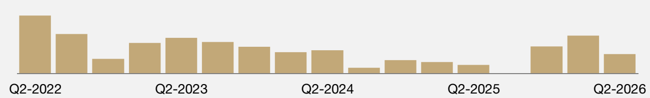
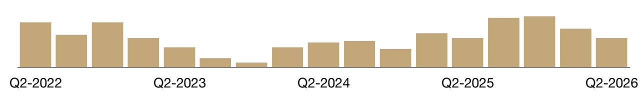
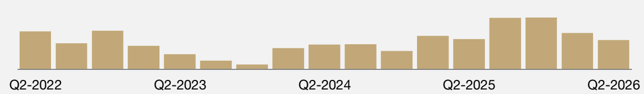
Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		188	**227**	+ 20.7%	345	**418**	+ 21.2%
Pending Sales		138	**141**	+ 2.2%	258	**286**	+ 10.9%
Closed Sales		112	**111**	- 0.9%	234	**252**	+ 7.7%
Days on Market		40	**39**	- 2.5%	49	**41**	- 16.3%
Median Pending Price		$438,000	**$517,450**	+ 18.1%	$430,000	**$493,250**	+ 14.7%
Median Sales Price		$406,000	**$460,000**	+ 13.3%	$406,000	**$469,000**	+ 15.5%
Pct. of Orig. Price Received		99.1%	**99.6%**	+ 0.5%	98.7%	**99.5%**	+ 0.8%
Housing Affordability Index		118	**108**	- 8.5%	118	**106**	- 10.2%
Inventory of Homes for Sale		109	**163**	+ 49.5%	--	**--**	--
Months Supply of Inventory		2.5	**3.3**	+ 32.0%	--	**--**	--

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.

OneKey MLS

Rockland County

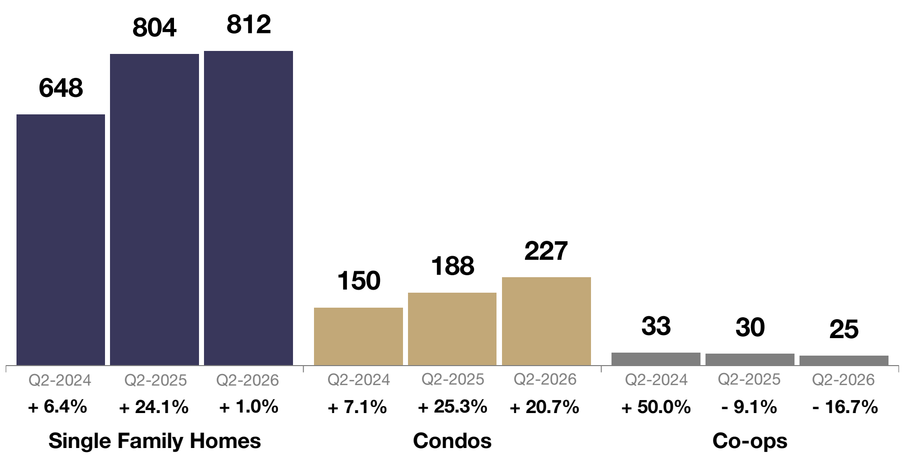
Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		30	**25**	- 16.7%	55	**45**	- 18.2%
Pending Sales		23	**20**	- 13.0%	35	**38**	+ 8.6%
Closed Sales		17	**15**	- 11.8%	31	**34**	+ 9.7%
Days on Market		79	**82**	+ 3.8%	87	**72**	- 17.2%
Median Pending Price		$165,000	**$175,500**	+ 6.4%	$170,000	**$150,500**	- 11.5%
Median Sales Price		$175,000	**$151,000**	- 13.7%	$170,000	**$143,250**	- 15.7%
Pct. of Orig. Price Received		96.6%	**98.5%**	+ 2.0%	97.0%	**95.8%**	- 1.2%
Housing Affordability Index		275	**330**	+ 20.0%	283	**347**	+ 22.6%
Inventory of Homes for Sale		24	**24**	0.0%	--	**--**	--
Months Supply of Inventory		3.9	**3.8**	- 2.6%	--	**--**	--

New Listings

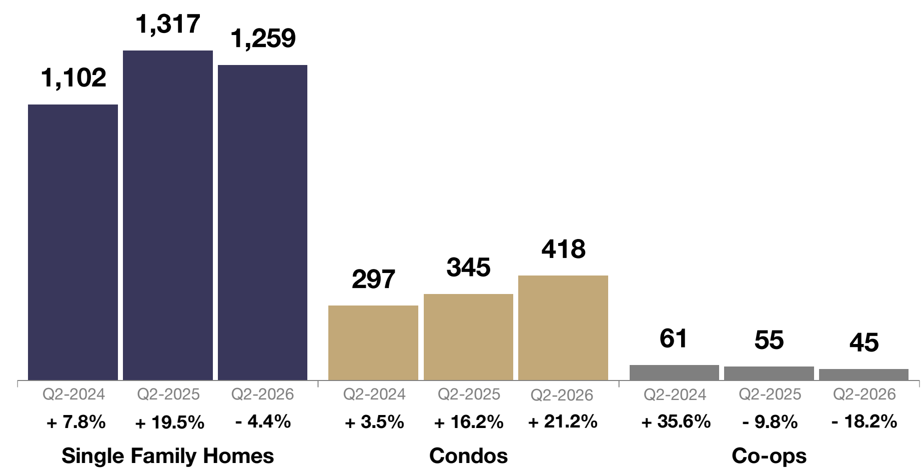
A count of the properties that have been newly listed on the market in a given quarter.

Rockland County

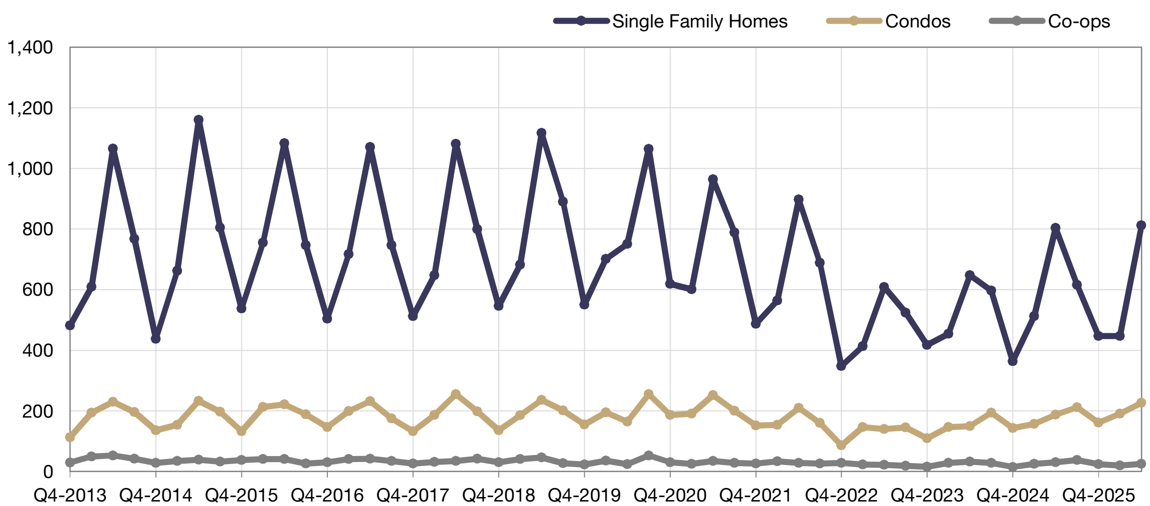
Q2-2026



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.

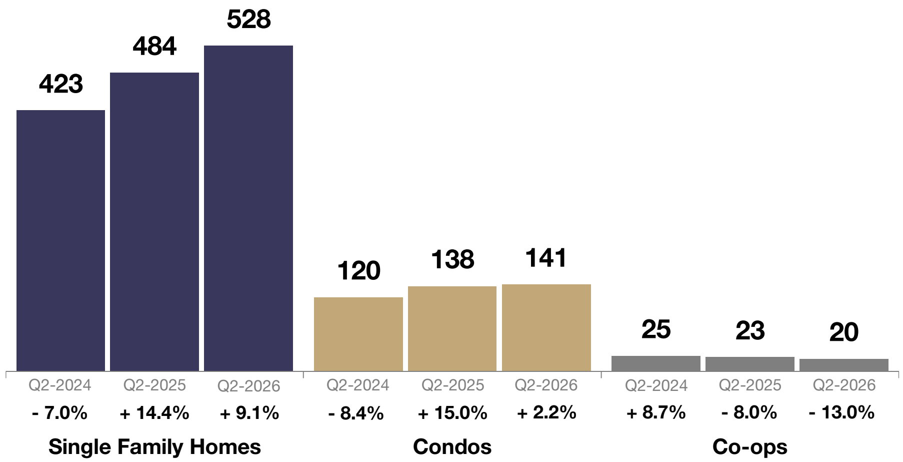
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	524	145	19
Q4-2023	418	110	16
Q1-2024	454	147	28
Q2-2024	648	150	33
Q3-2024	597	194	28
Q4-2024	364	143	15
Q1-2025	513	157	25
Q2-2025	804	188	30
Q3-2025	616	212	38
Q4-2025	447	161	24
Q1-2026	447	191	20
Q2-2026	**812**	**227**	**25**

Pending Sales

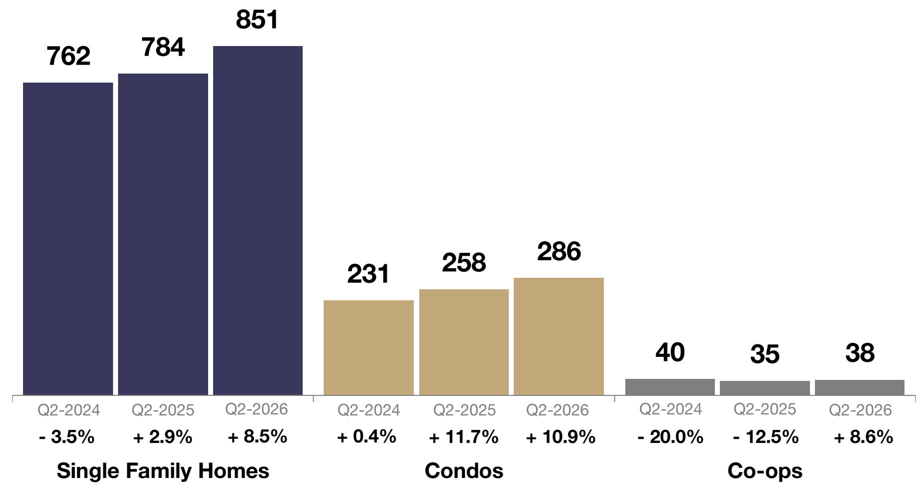
A count of the properties on which offers have been accepted in a given quarter.

OneKey MLS
Rockland County

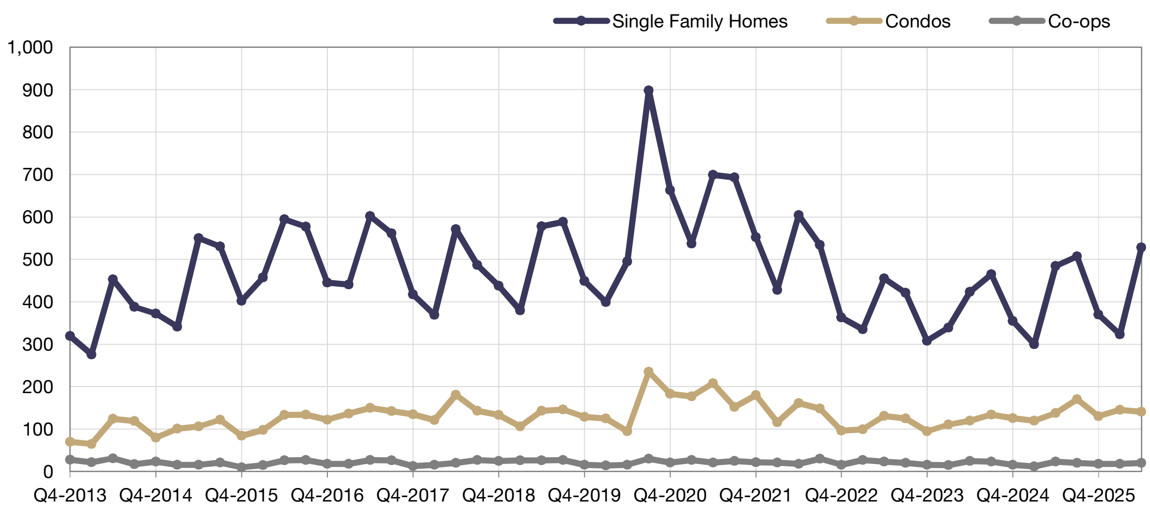
Q2-2026



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.

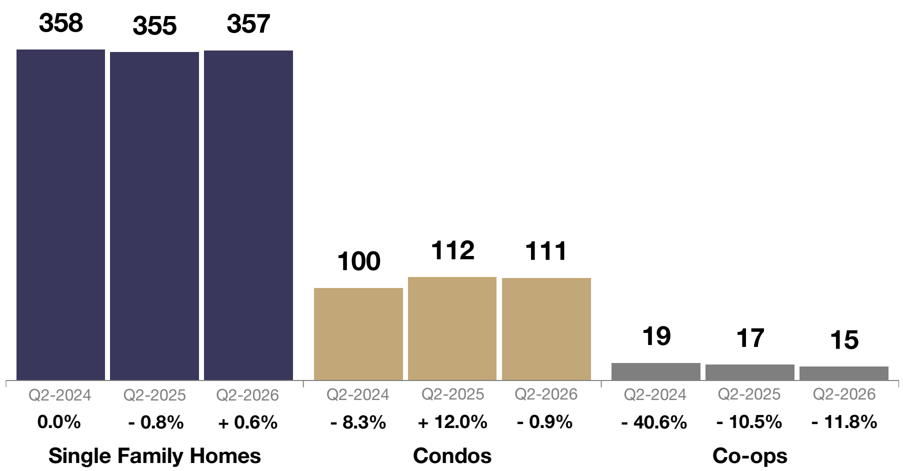
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	421	125	20
Q4-2023	308	95	16
Q1-2024	339	111	15
Q2-2024	423	120	25
Q3-2024	465	134	23
Q4-2024	355	126	16
Q1-2025	300	120	12
Q2-2025	484	138	23
Q3-2025	507	170	20
Q4-2025	370	130	18
Q1-2026	323	145	18
Q2-2026	**528**	**141**	**20**

Closed Sales

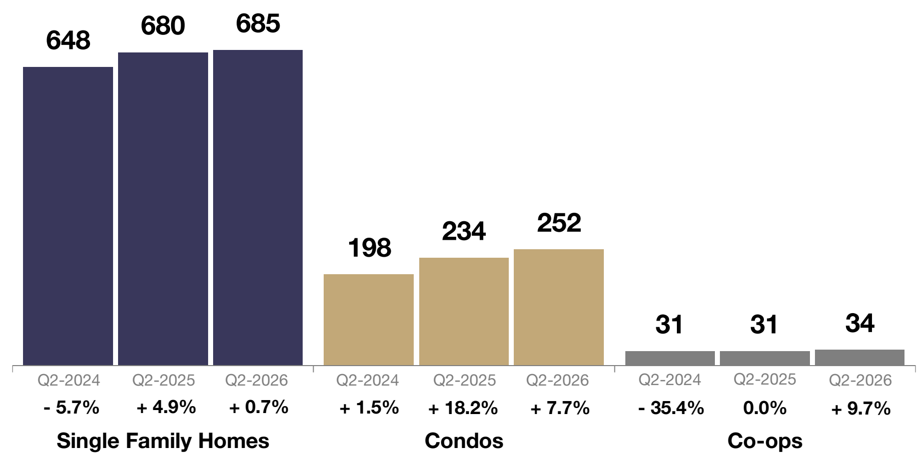
A count of the actual sales that closed in a given quarter.

Rockland County

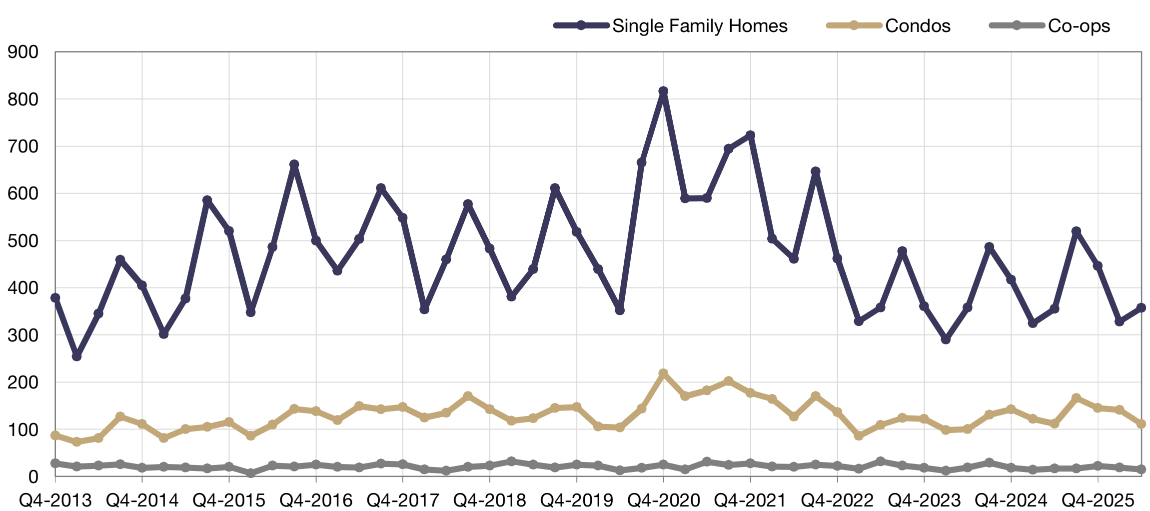
Q2-2026



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.

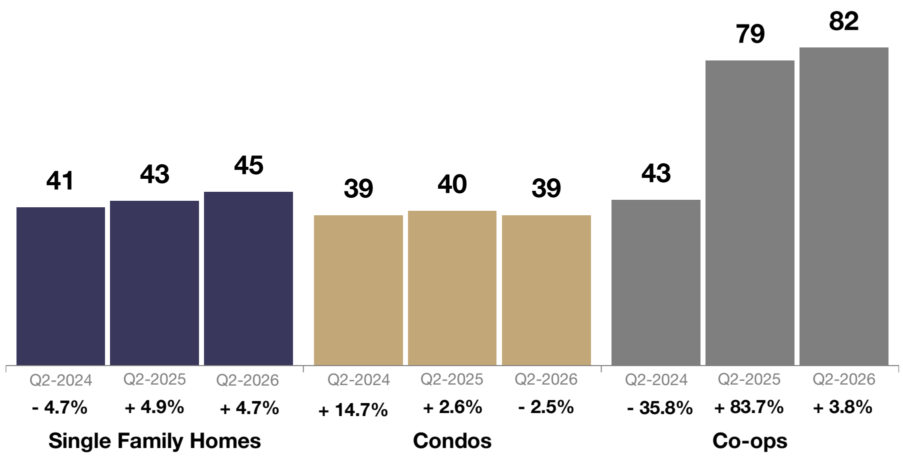
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	477	124	23
Q4-2023	361	122	18
Q1-2024	290	98	12
Q2-2024	358	100	19
Q3-2024	486	131	29
Q4-2024	417	142	18
Q1-2025	325	122	14
Q2-2025	355	112	17
Q3-2025	519	166	17
Q4-2025	446	145	22
Q1-2026	328	141	19
Q2-2026	**357**	**111**	**15**

Days on Market Until Sale

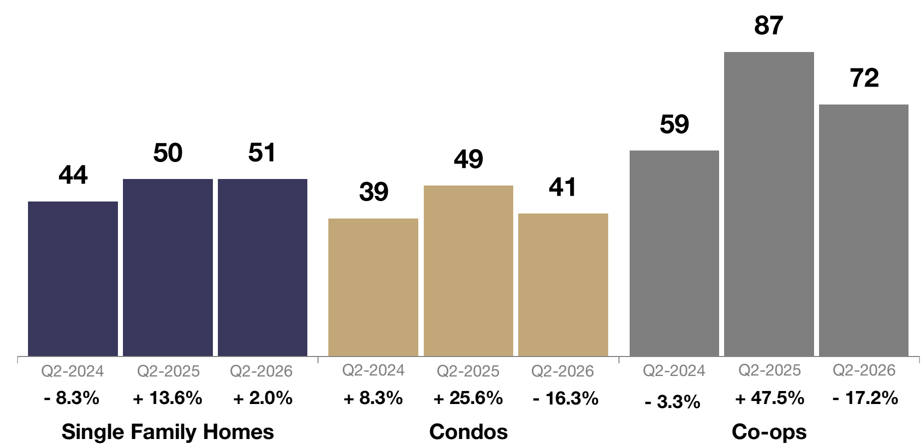
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Rockland County

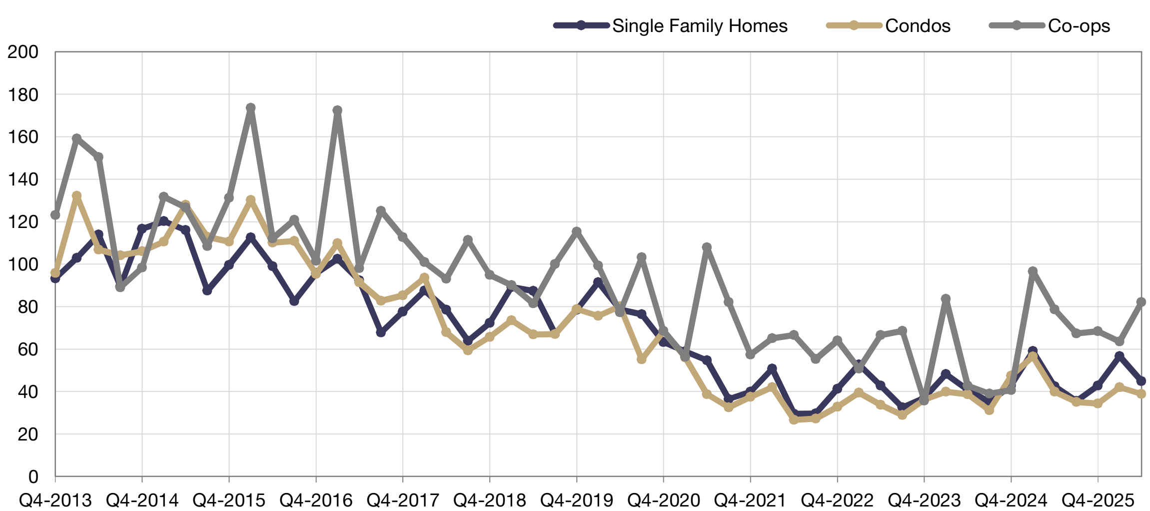
Q2-2026



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.

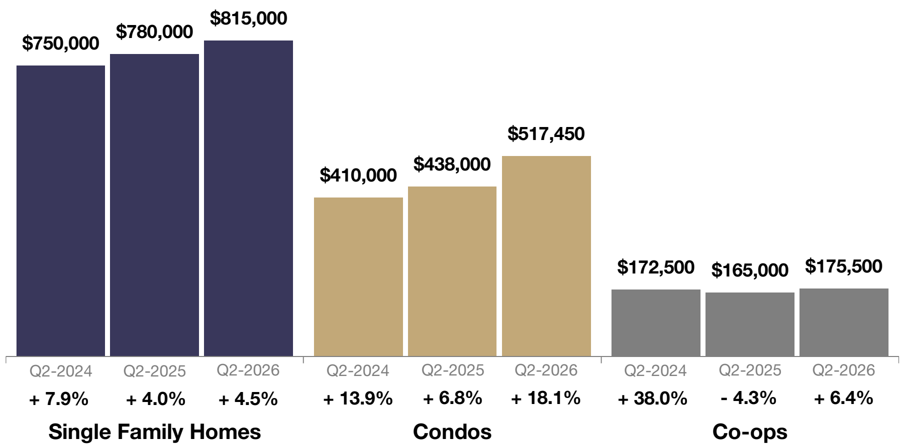
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	33	29	69
Q4-2023	37	36	36
Q1-2024	48	40	84
Q2-2024	41	39	43
Q3-2024	35	31	39
Q4-2024	43	47	41
Q1-2025	59	57	97
Q2-2025	43	40	79
Q3-2025	36	35	67
Q4-2025	43	34	68
Q1-2026	57	42	64
Q2-2026	**45**	**39**	82

Median Pending Price

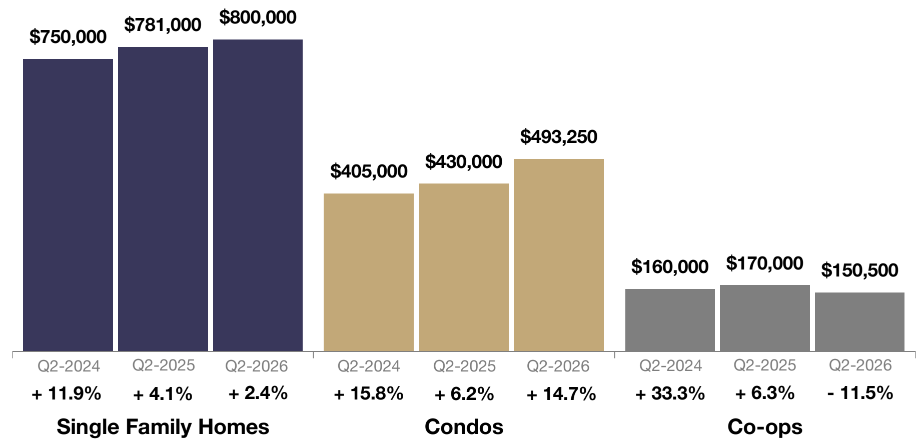
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Rockland County

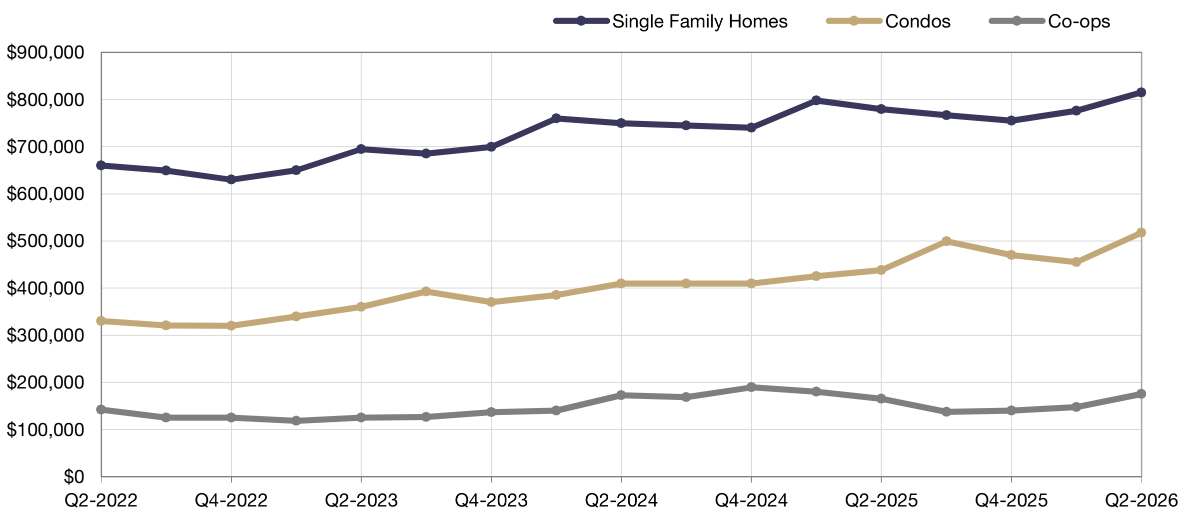
Q2-2026



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.

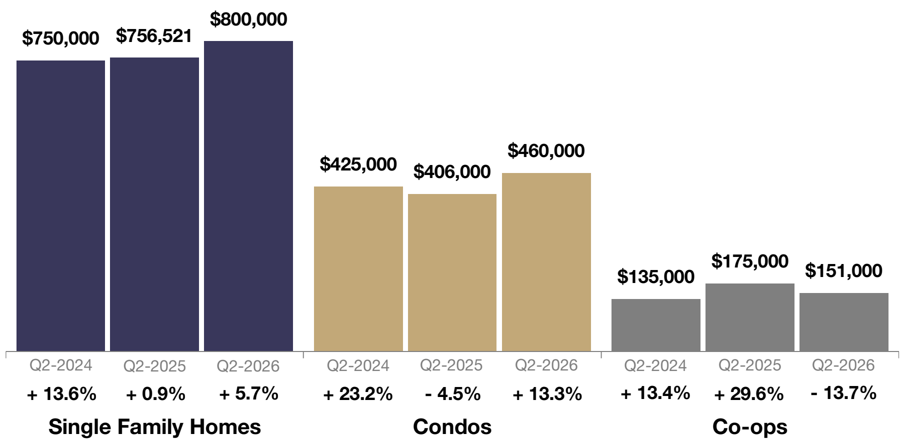
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$685,000	$392,500	$126,500
Q4-2023	$699,500	$370,000	$137,000
Q1-2024	$760,000	$385,500	$140,000
Q2-2024	$750,000	$410,000	$172,500
Q3-2024	$745,000	$410,000	$168,750
Q4-2024	$740,000	$410,000	$189,450
Q1-2025	$798,000	$425,000	$180,500
Q2-2025	$780,000	$438,000	$165,000
Q3-2025	$766,500	$499,500	$137,500
Q4-2025	$755,000	$470,000	$140,000
Q1-2026	$776,000	$455,000	$147,500
Q2-2026	**$815,000**	**$517,450**	**$175,500**

Median Sales Price

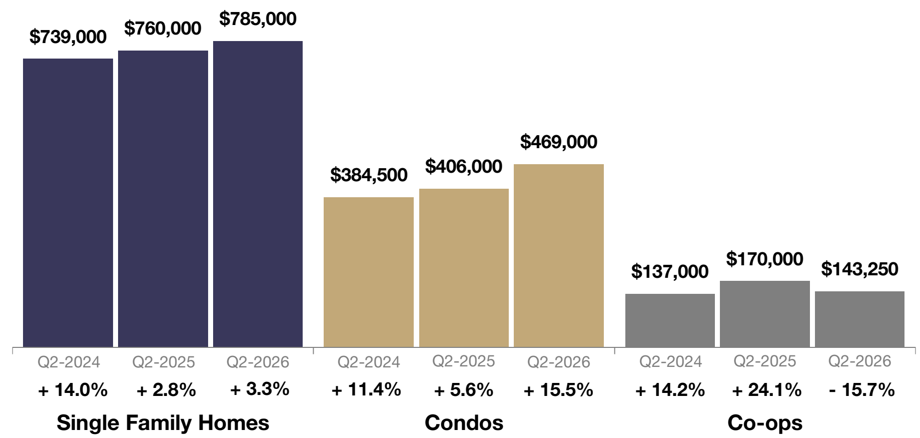
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Rockland County

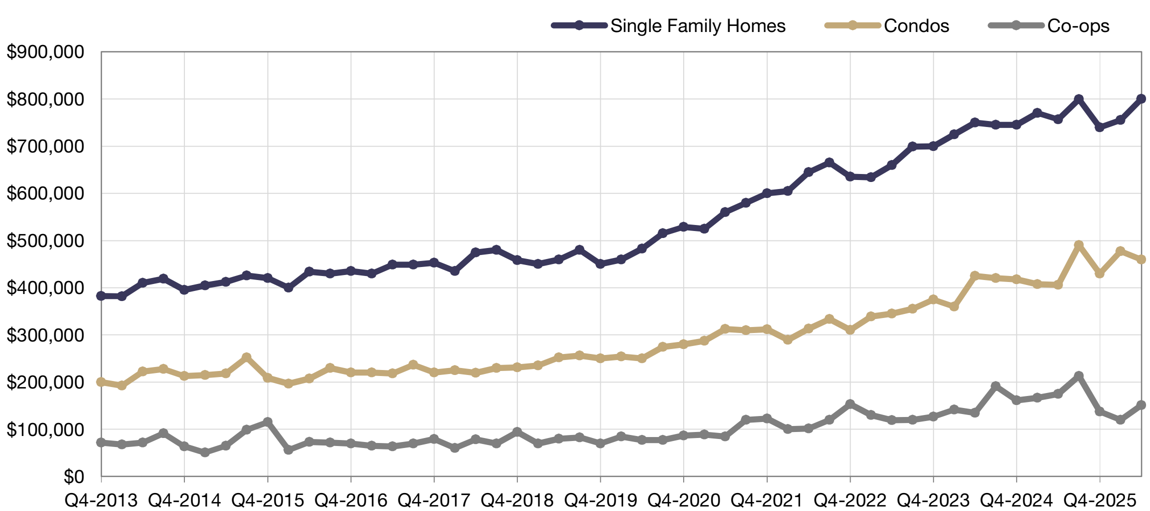
Q2-2026



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.

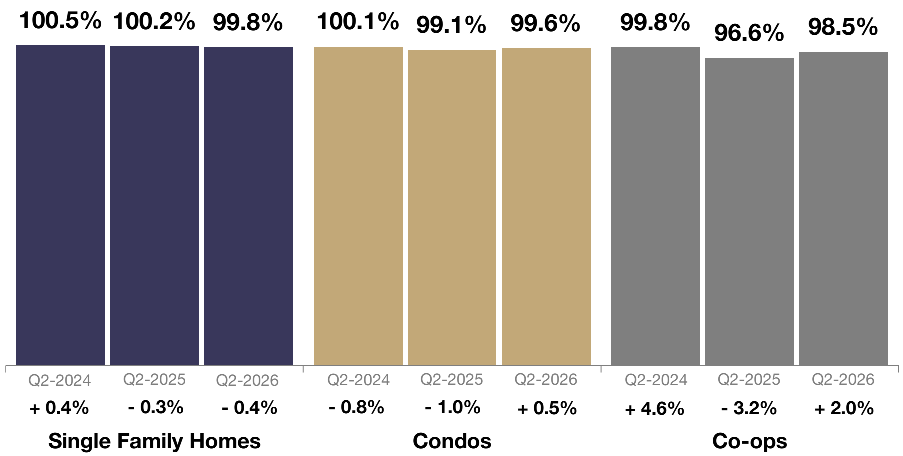
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$699,000	$355,000	$120,000
Q4-2023	$700,000	$375,000	$126,500
Q1-2024	$725,000	$360,000	$141,500
Q2-2024	$750,000	$425,000	$135,000
Q3-2024	$745,000	$420,000	$191,000
Q4-2024	$745,000	$417,500	$161,200
Q1-2025	$770,000	$407,500	$166,500
Q2-2025	$756,521	$406,000	$175,000
Q3-2025	$799,450	$490,000	$213,000
Q4-2025	$740,000	$430,000	$137,450
Q1-2026	$755,000	$477,500	$120,000
Q2-2026	**$800,000**	**$460,000**	**$151,000**

Percent of Original List Price Received

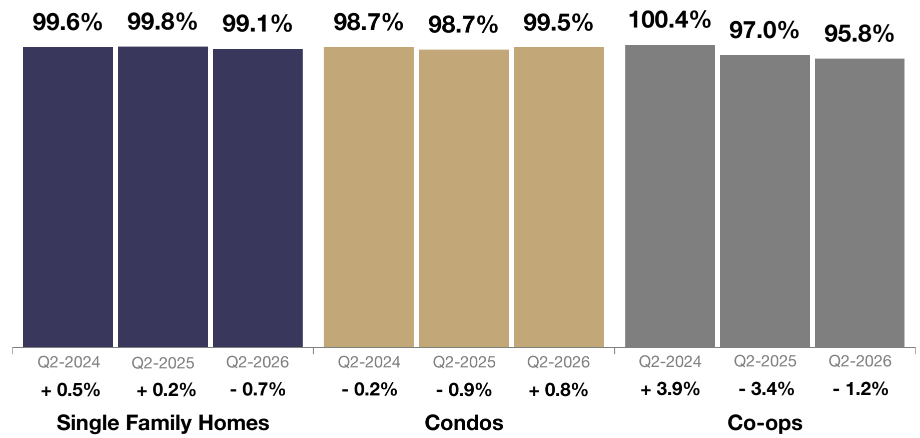
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Rockland County

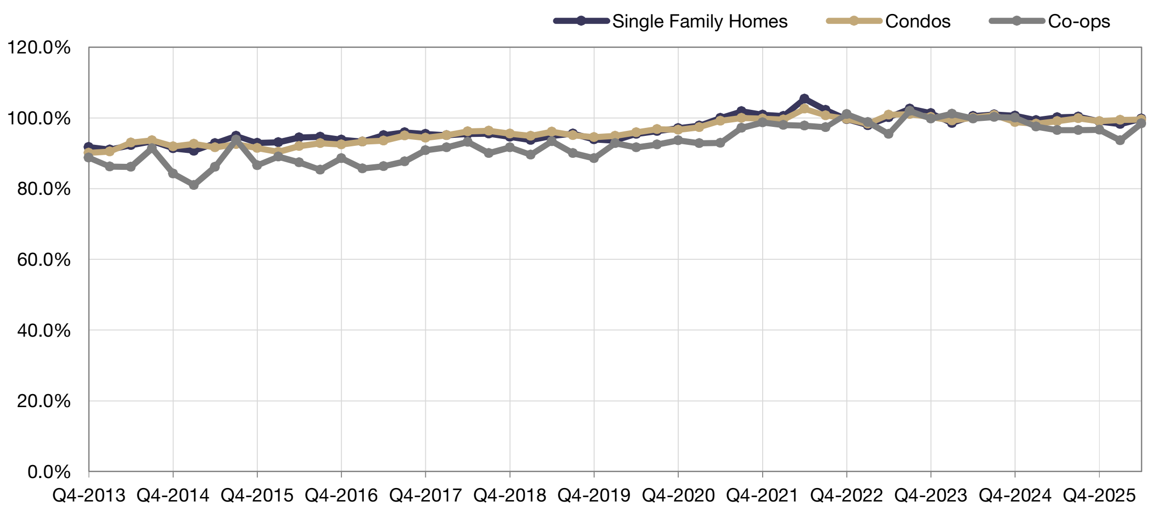
Q2-2026



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.

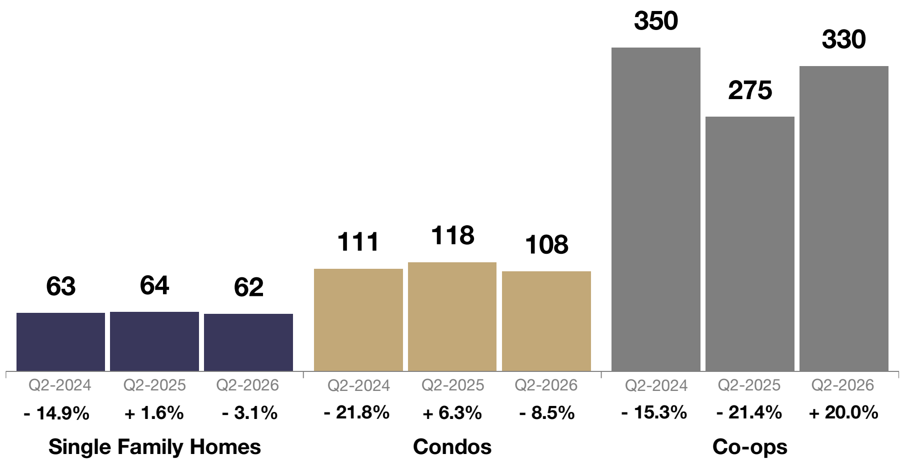
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	102.6%	101.1%	101.9%
Q4-2023	101.3%	100.2%	99.8%
Q1-2024	98.6%	99.2%	101.2%
Q2-2024	100.5%	100.1%	99.8%
Q3-2024	101.0%	100.8%	100.3%
Q4-2024	100.7%	98.8%	100.1%
Q1-2025	99.3%	98.4%	97.6%
Q2-2025	100.2%	99.1%	96.6%
Q3-2025	100.3%	99.9%	96.6%
Q4-2025	99.0%	99.1%	96.7%
Q1-2026	98.3%	99.4%	93.7%
Q2-2026	**99.8%**	**99.6%**	98.5%

Housing Affordability Index

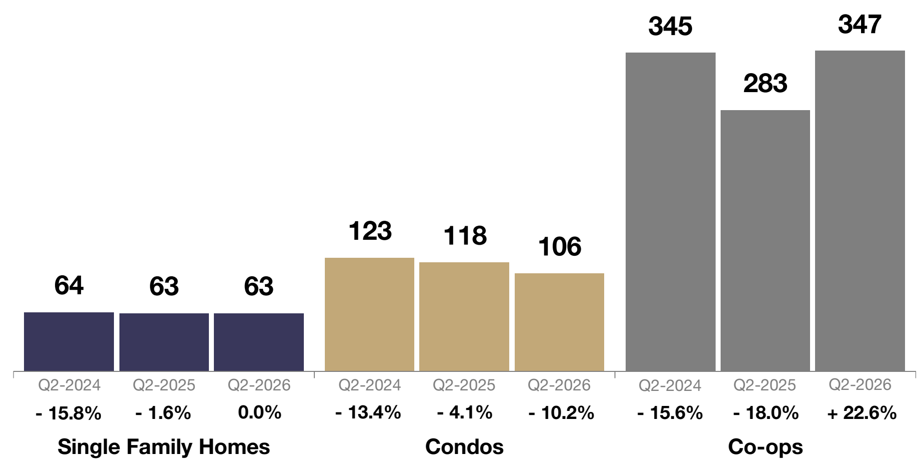
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

One Key MLS
Rockland County

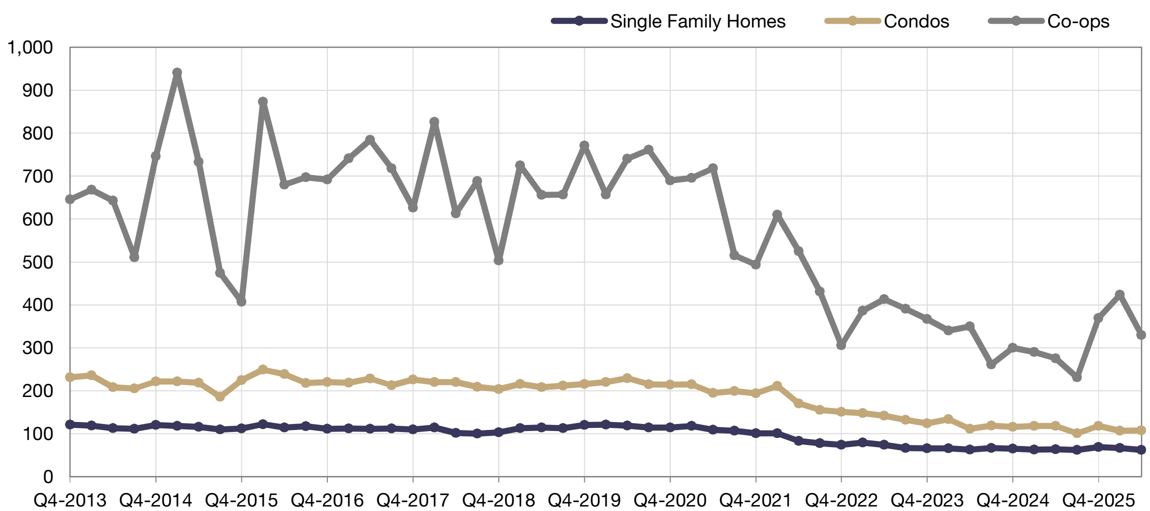
Q2-2026



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.

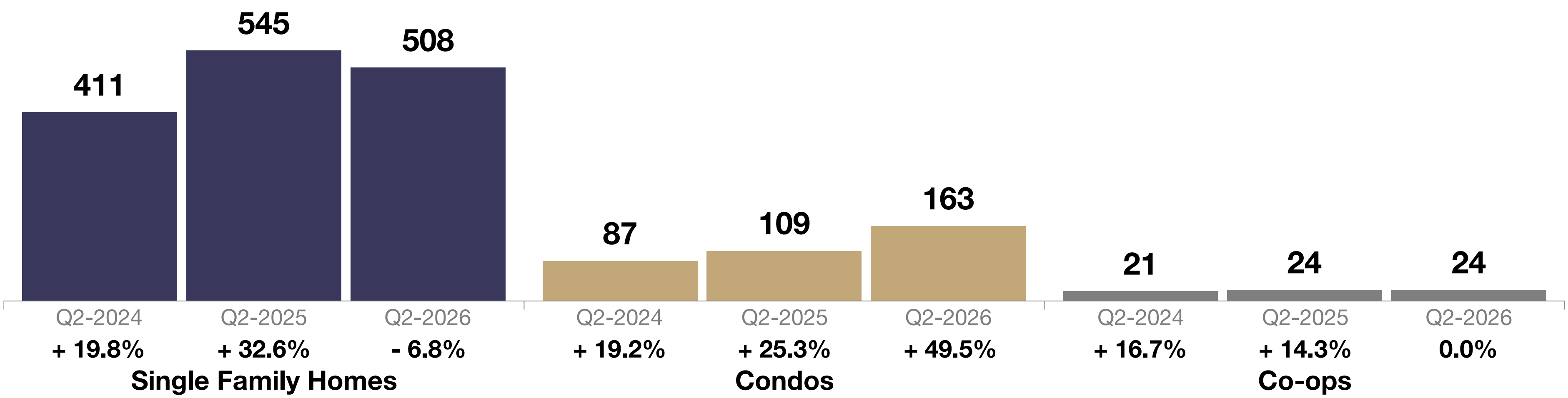
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	67	132	391
Q4-2023	66	124	367
Q1-2024	66	134	340
Q2-2024	63	111	350
Q3-2024	67	119	261
Q4-2024	65	116	300
Q1-2025	63	118	290
Q2-2025	64	118	275
Q3-2025	62	101	231
Q4-2025	69	118	369
Q1-2026	67	107	424
Q2-2026	**62**	**108**	330

Inventory of Homes for Sale

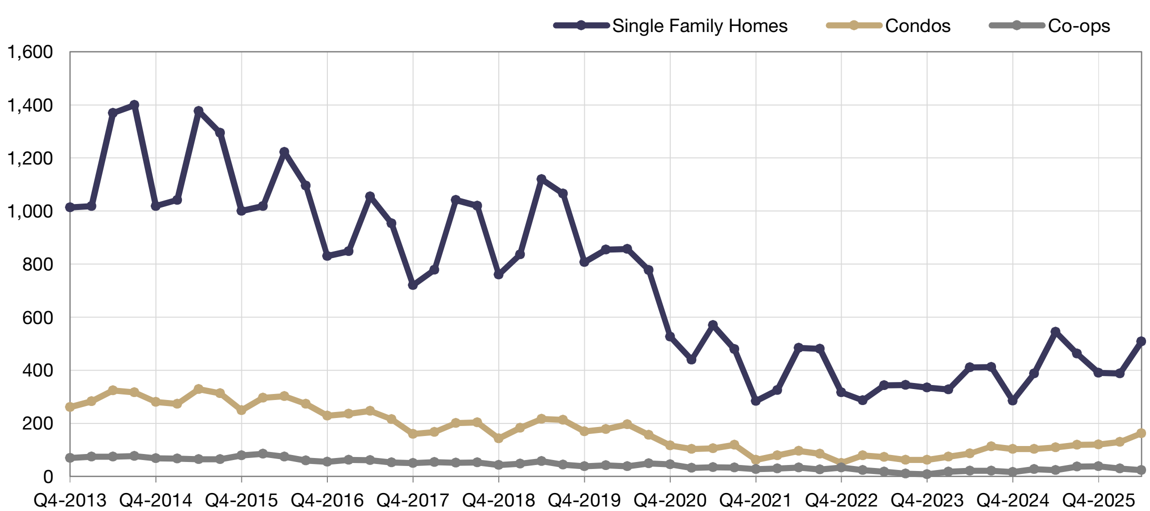
The number of properties available for sale in active status at the end of a given quarter.

OneKey MLS
Rockland County

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.

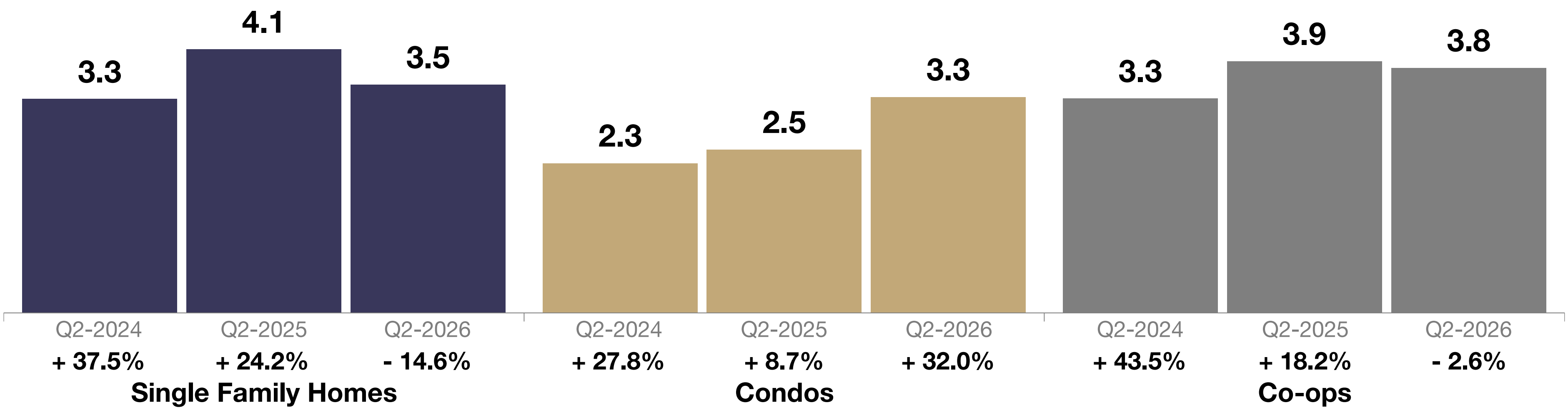
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	345	62	11
Q4-2023	335	62	8
Q1-2024	328	74	18
Q2-2024	411	87	21
Q3-2024	412	113	22
Q4-2024	285	103	17
Q1-2025	388	103	27
Q2-2025	545	109	24
Q3-2025	463	119	37
Q4-2025	391	121	38
Q1-2026	388	130	30
Q2-2026	**508**	**163**	**24**

Months Supply of Inventory

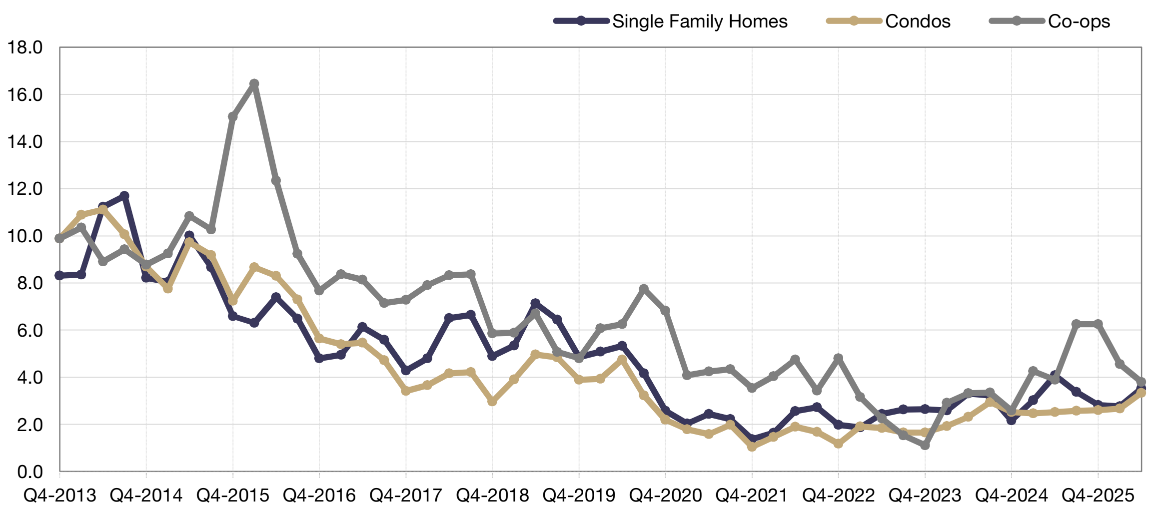
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Rockland County

Q2-2026



Historical Months Supply of Inventory by Quarter



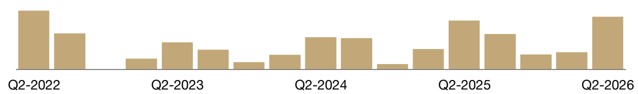
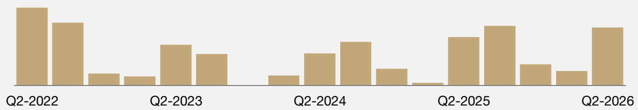
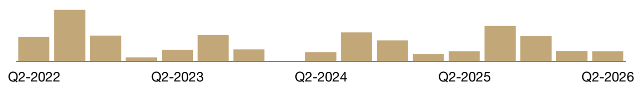
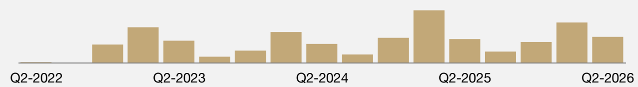
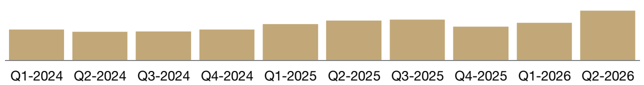
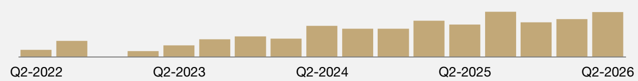
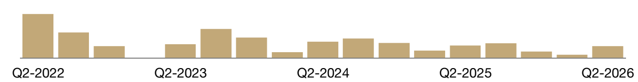
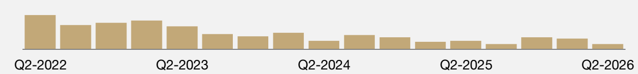
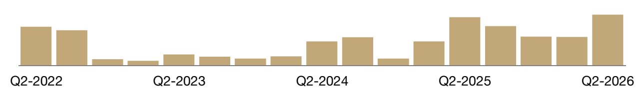
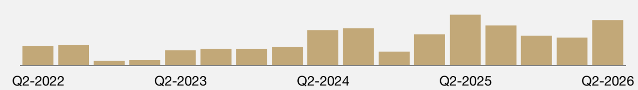
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	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	2.8	2.7	4.6
Q2-2026	**3.5**	**3.3**	3.8

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.

OneKey MLS
Rockland County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,022	**1,064**	+ 4.1%	1,717	**1,722**	+ 0.3%
Pending Sales		645	**689**	+ 6.8%	1,077	**1,175**	+ 9.1%
Closed Sales		484	**483**	- 0.2%	945	**971**	+ 2.8%
Days on Market		43	**45**	+ 4.7%	51	**49**	- 3.9%
Median Pending Price		$730,000	**$775,000**	+ 6.2%	$728,000	**$750,000**	+ 3.0%
Median Sales Price		$693,000	**$749,000**	+ 8.1%	$700,000	**$729,000**	+ 4.1%
Pct. of Orig. Price Received		99.8%	**99.7%**	- 0.1%	99.4%	**99.1%**	- 0.3%
Housing Affordability Index		69	**66**	- 4.3%	69	**68**	- 1.4%
Inventory of Homes for Sale		678	**695**	+ 2.5%	--	**--**	--
Months Supply of Inventory		3.7	**3.5**	- 5.4%	--	**--**	--

