

Quarterly Indicators

Provided by OneKey® MLS

Bronx County

Q3-2026

The U.S. housing market slowed during July and August, the latest third-quarter sales data available. Existing-home sales declined in both months, easing from a seasonally adjusted annual rate of 4.06 million in July to 3.98 million in August, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). August sales were 1.2% below a year earlier. NAR Chief Economist Lawrence Yun said high mortgage rates contributed to the mild dip in homebuying activity, noting that mortgage rates and home sales move in opposite directions. In August, the median existing-home price rose 1.6% year-over-year to \$429,100, the 38th consecutive month of annual gains.

- Single-Family Closed Sales were up 1.3 percent to 151.
- Condos Closed Sales were up 2.9 percent to 71.
- Co-ops Closed Sales were up 9.8 percent to 134.
- Single-Family Median Sales Price increased 3.6 percent to \$710,000.
- Condos Median Sales Price decreased 1.0 percent to \$340,000.
- Co-ops Median Sales Price increased 5.9 percent to \$243,500.

Borrowing costs climbed over the course of the quarter. The Federal Reserve raised the target range for the federal funds rate by a quarter point on September 16 to 3.75%–4%, its first increase since July 2023. The 30-year fixed-rate mortgage averaged 7.03% as of September 24, up from an August average of 6.67%, according to Freddie Mac. Inventory reached 1.62 million units in August, the first time it exceeded 1.6 million since November 2019, while supply rose from 4.6 months in July to 4.9 months at the current sales pace. Yun described the 4.9-month supply as the highest level in over ten years and said the ample supply is giving buyers better opportunities to negotiate. In August, pending home sales were 4.7% below a year earlier, with contract signings declining in all four regions. Nationally, contract signings are running roughly 30% below where they were in the years leading up to the pandemic, according to Yun.



Quarterly Snapshot

+ 4.7% **+ 5.3%** **- 3.9%**

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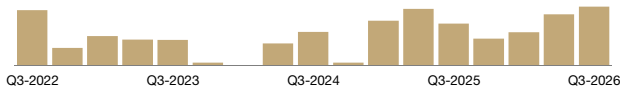
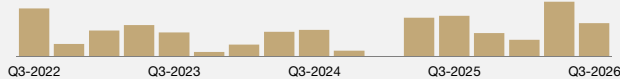
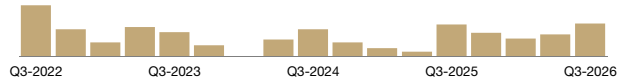
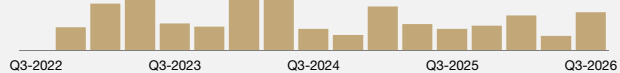
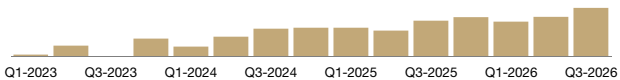
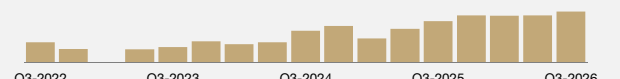
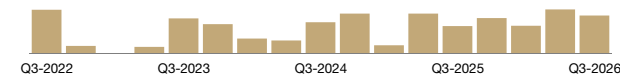
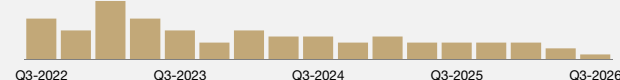
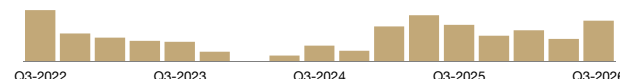
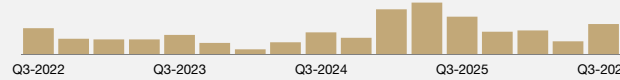
Residential real estate activity in Bronx County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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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	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		253	290	+ 14.6%	797	797	0.0%
Pending Sales		156	145	- 7.1%	405	442	+ 9.1%
Closed Sales		149	151	+ 1.3%	359	408	+ 13.6%
Days on Market		60	72	+ 20.0%	66	66	0.0%
Median Pending Price		\$690,000	\$722,500	+ 4.7%	\$679,500	\$705,500	+ 3.8%
Median Sales Price		\$685,000	\$710,000	+ 3.6%	\$670,000	\$700,000	+ 4.5%
Pct. of Orig. Price Received		96.4%	97.6%	+ 1.2%	96.1%	97.5%	+ 1.5%
Housing Affordability Index		33	31	- 6.1%	34	31	- 8.8%
Inventory of Homes for Sale		262	273	+ 4.2%	--	--	--
Months Supply of Inventory		6.2	5.7	- 8.1%	--	--	--

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.

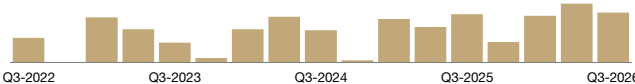
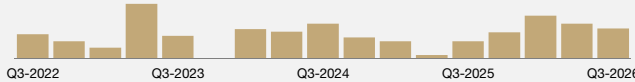
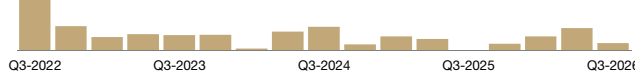
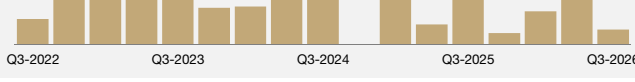
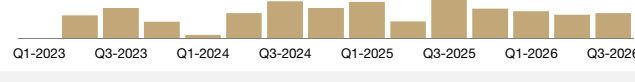
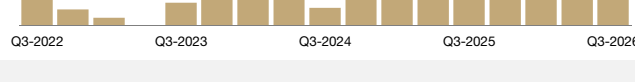
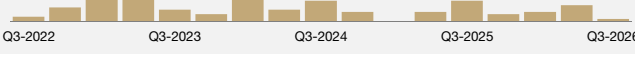
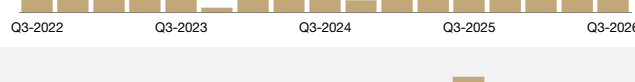
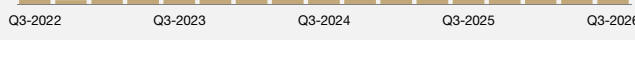


Key Metrics	Historical Sparkbars	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		64	107	+ 67.2%	251	315	+ 25.5%
Pending Sales		60	59	- 1.7%	166	169	+ 1.8%
Closed Sales		69	71	+ 2.9%	154	158	+ 2.6%
Days on Market		59	51	- 13.6%	64	58	- 9.4%
Median Pending Price		\$349,500	\$345,000	- 1.3%	\$330,000	\$350,000	+ 6.1%
Median Sales Price		\$343,500	\$340,000	- 1.0%	\$325,000	\$347,500	+ 6.9%
Pct. of Orig. Price Received		98.1%	96.6%	- 1.5%	97.9%	97.2%	- 0.7%
Housing Affordability Index		65	65	0.0%	69	63	- 8.7%
Inventory of Homes for Sale		65	106	+ 63.1%	--	--	--
Months Supply of Inventory		3.8	5.8	+ 52.6%	--	--	--

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.

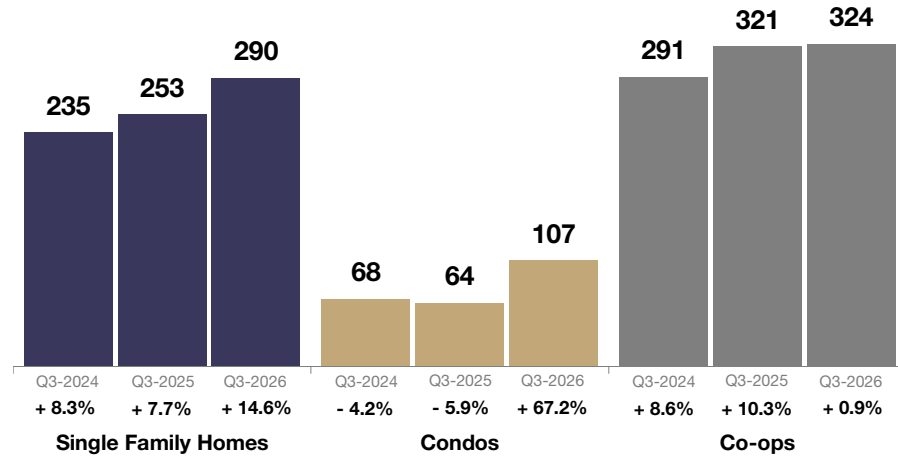


Key Metrics	Historical Sparkbars	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		321	324	+ 0.9%	930	983	+ 5.7%
Pending Sales		139	155	+ 11.5%	400	487	+ 21.8%
Closed Sales		122	134	+ 9.8%	408	438	+ 7.4%
Days on Market		113	101	- 10.6%	120	111	- 7.5%
Median Pending Price		\$270,000	\$232,500	- 13.9%	\$250,000	\$230,000	- 8.0%
Median Sales Price		\$230,000	\$243,500	+ 5.9%	\$240,000	\$240,000	0.0%
Pct. of Orig. Price Received		96.5%	96.0%	- 0.5%	96.0%	96.2%	+ 0.2%
Housing Affordability Index		98	90	- 8.2%	94	92	- 2.1%
Inventory of Homes for Sale		581	577	- 0.7%	--	--	--
Months Supply of Inventory		12.8	10.9	- 14.8%	--	--	--

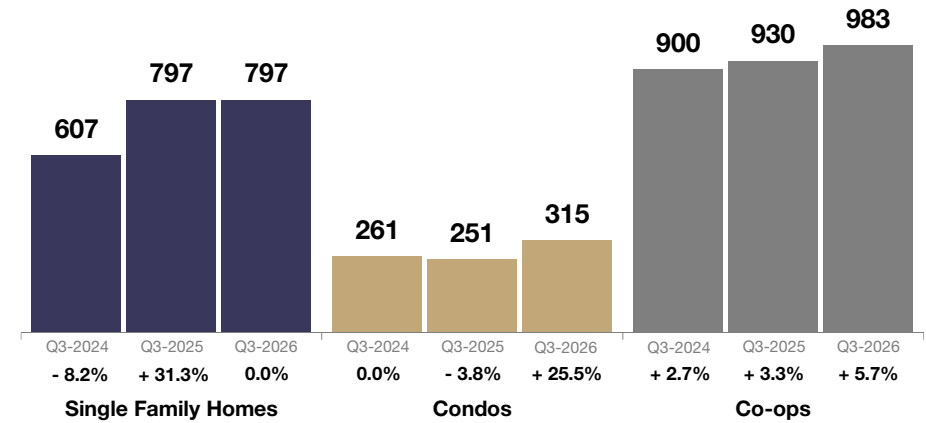
New Listings

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

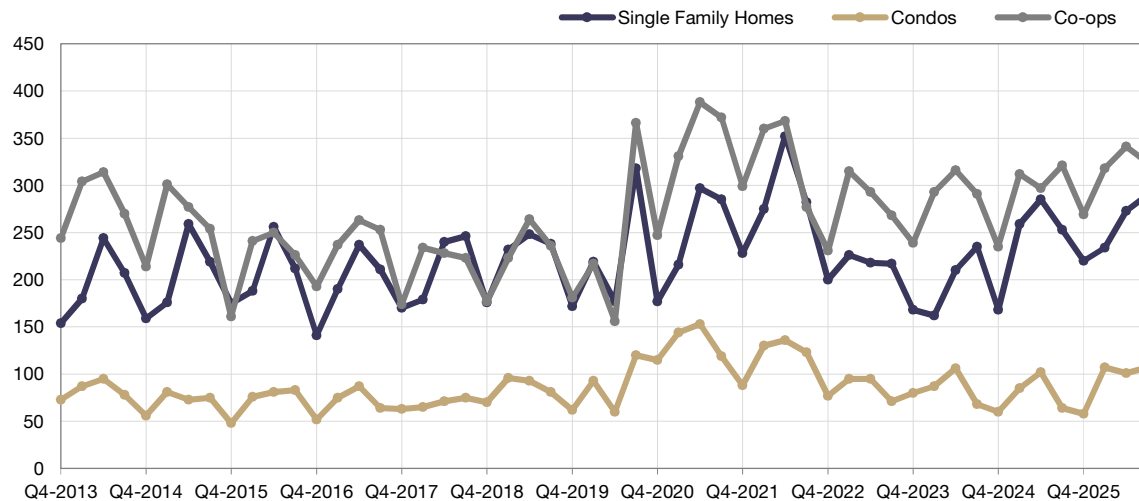
Q3-2026



Year to Date



Historical New Listings by Quarter



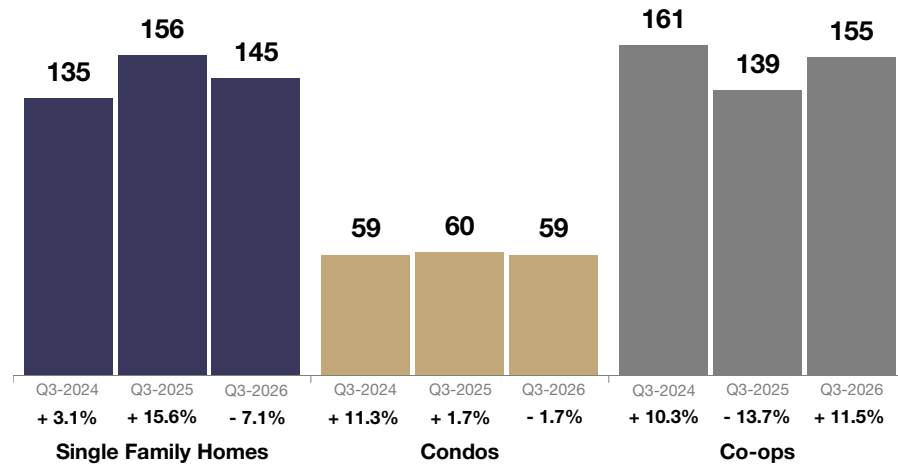
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	253	64	321
Q4-2025	220	58	269
Q1-2026	234	107	318
Q2-2026	273	101	341
Q3-2026	290	107	324

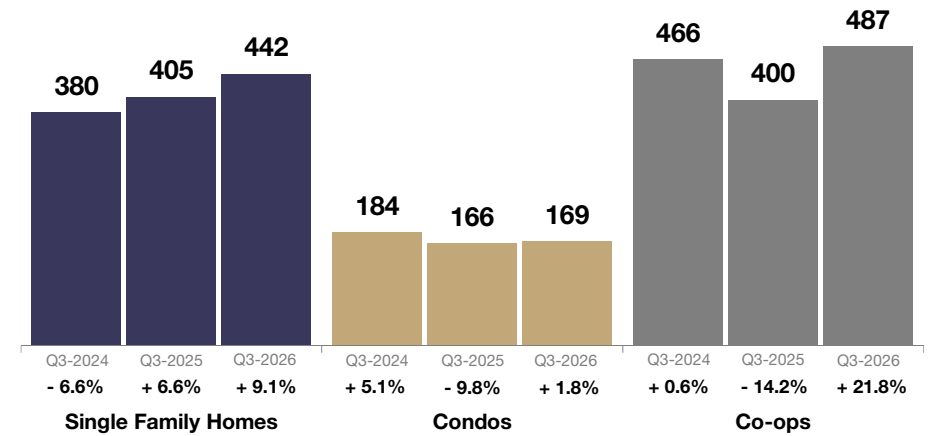
Pending Sales

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

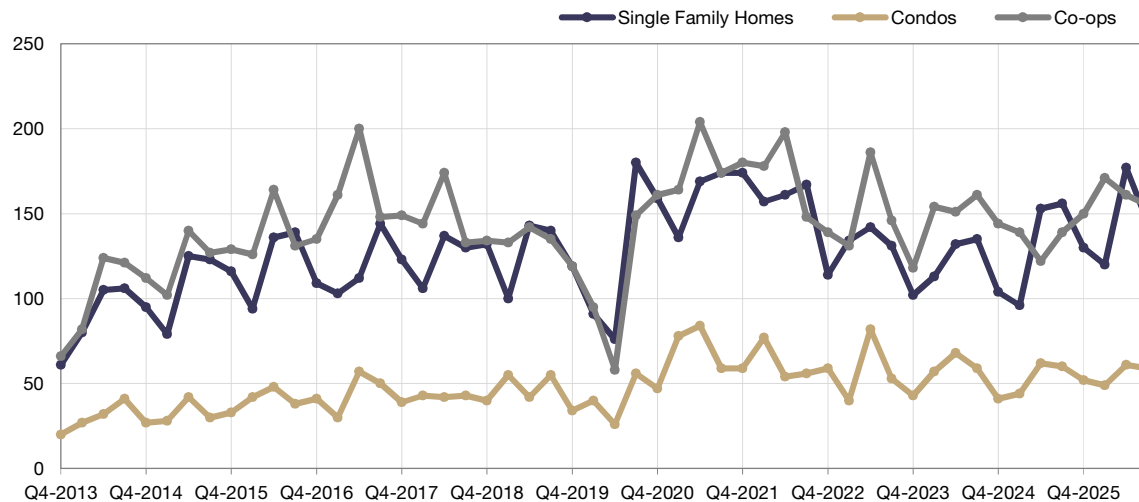
Q3-2026



Year to Date



Historical Pending Sales by Quarter



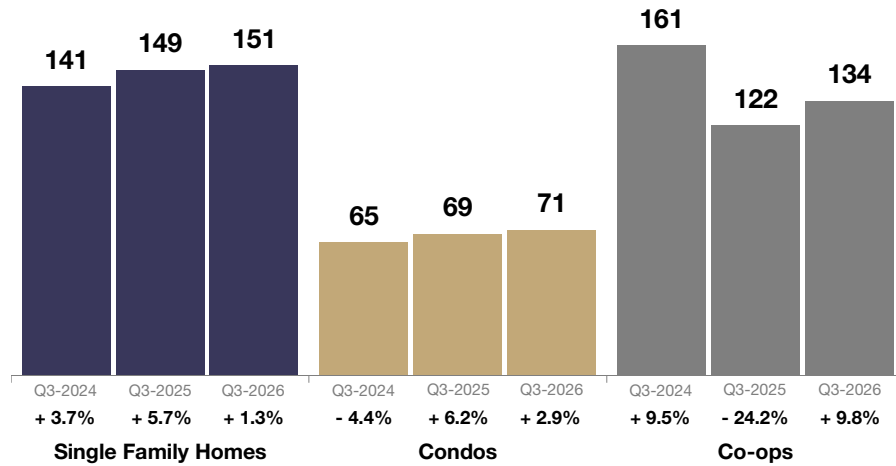
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	102	43	118
Q1-2024	113	57	154
Q2-2024	132	68	151
Q3-2024	135	59	161
Q4-2024	104	41	144
Q1-2025	96	44	139
Q2-2025	153	62	122
Q3-2025	156	60	139
Q4-2025	130	52	150
Q1-2026	120	49	171
Q2-2026	177	61	161
Q3-2026	145	59	155

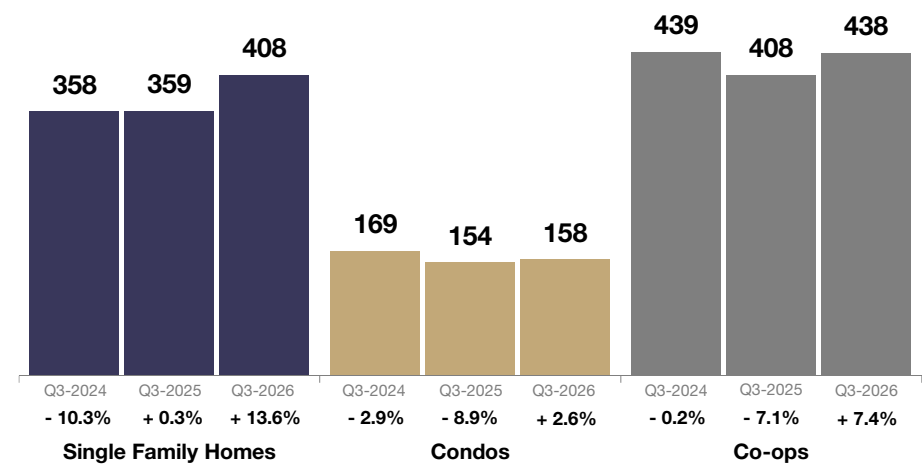
Closed Sales

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

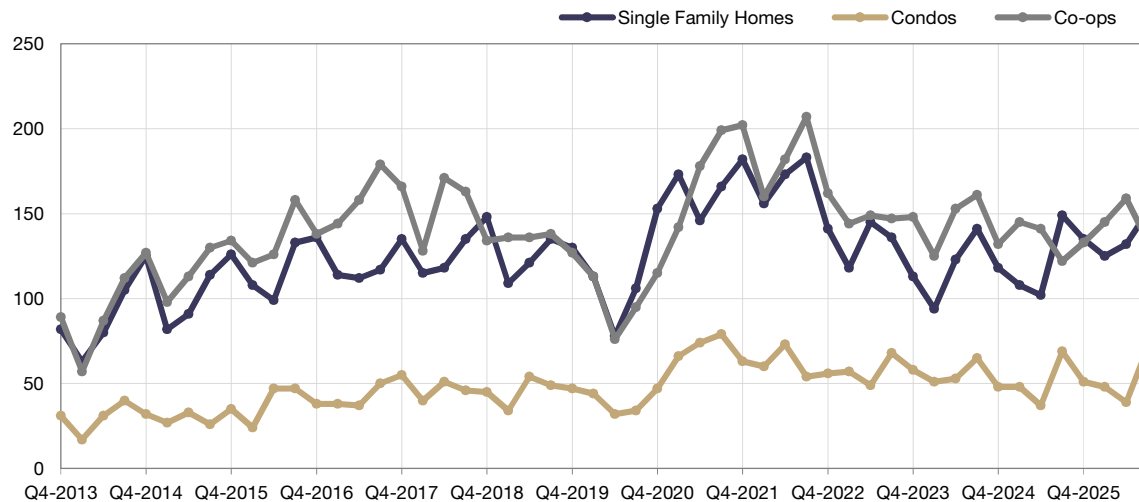
Q3-2026



Year to Date



Historical Closed Sales by Quarter



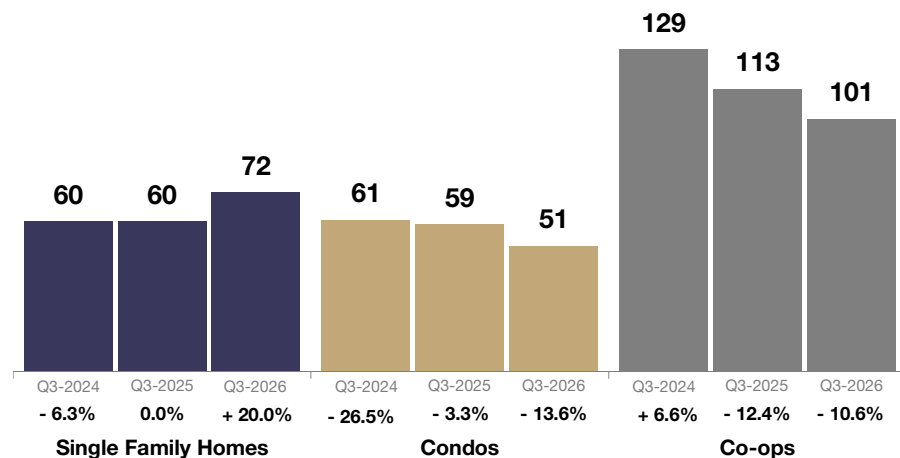
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	113	58	148
Q1-2024	94	51	125
Q2-2024	123	53	153
Q3-2024	141	65	161
Q4-2024	118	48	132
Q1-2025	108	48	145
Q2-2025	102	37	141
Q3-2025	149	69	122
Q4-2025	135	51	133
Q1-2026	125	48	145
Q2-2026	132	39	159
Q3-2026	151	71	134

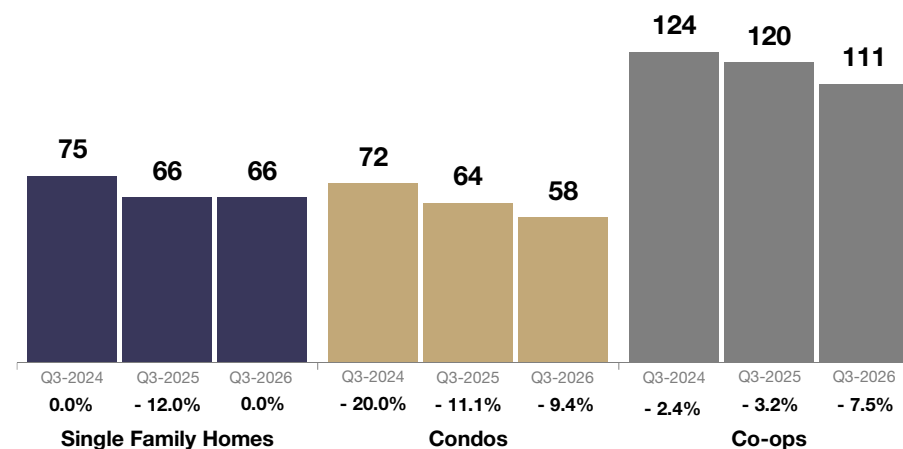
Days on Market Until Sale

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

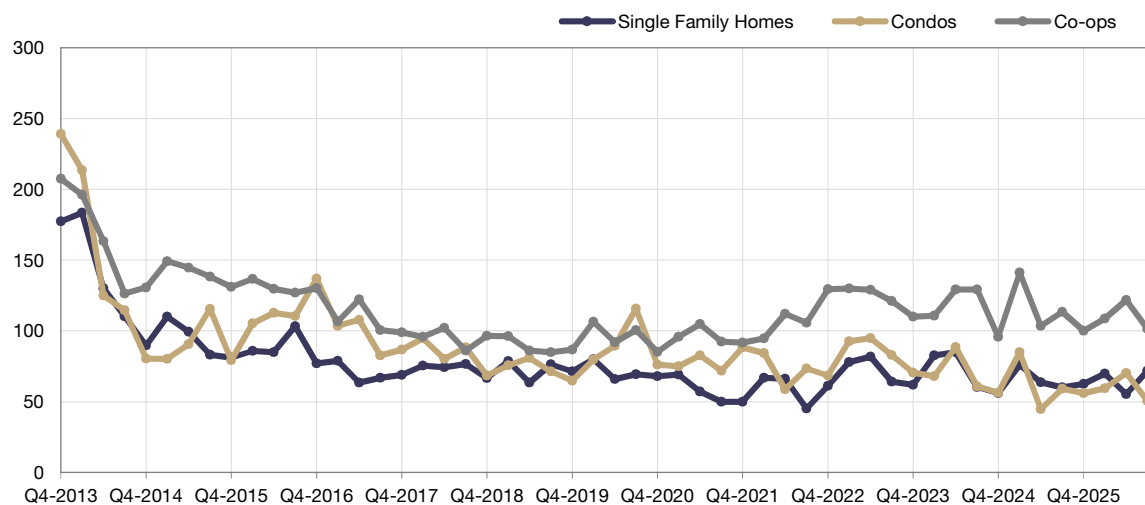
Q3-2026



Year to Date



Historical Days on Market Until Sale by Quarter



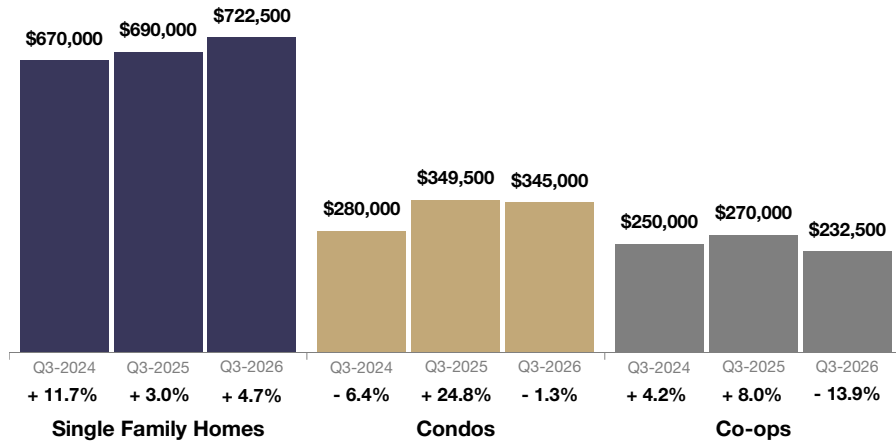
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	62	71	110
Q1-2024	83	68	111
Q2-2024	85	89	129
Q3-2024	60	61	129
Q4-2024	56	56	96
Q1-2025	76	85	141
Q2-2025	64	45	103
Q3-2025	60	59	113
Q4-2025	63	56	100
Q1-2026	70	59	109
Q2-2026	55	70	122
Q3-2026	72	51	101

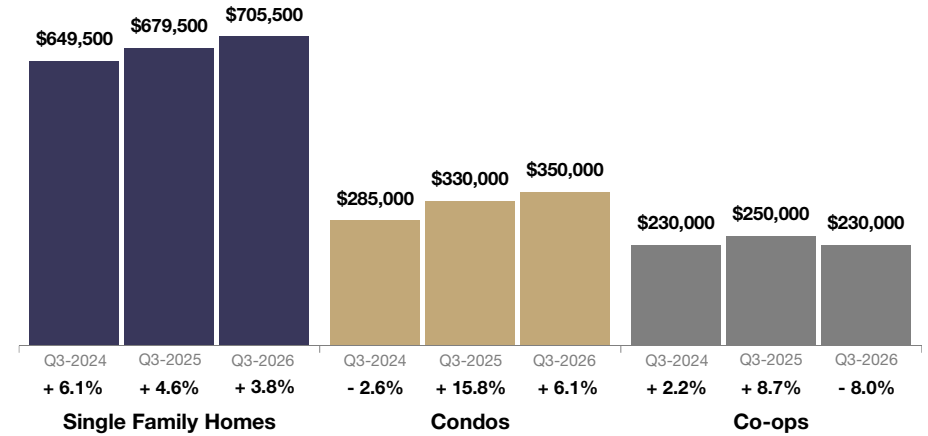
Median Pending Price

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.

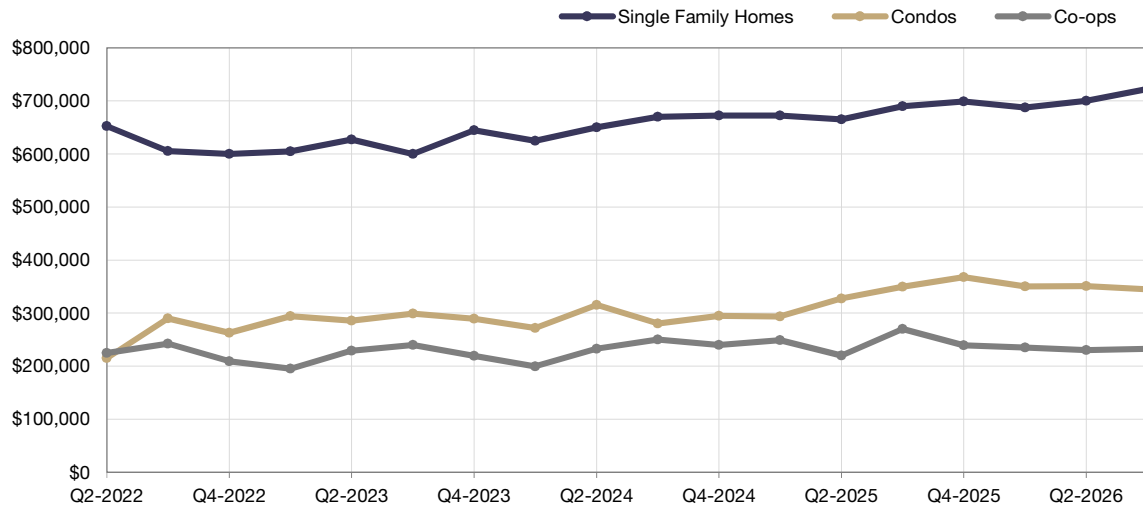
Q3-2026



Year to Date



Historical Median Pending Price by Quarter

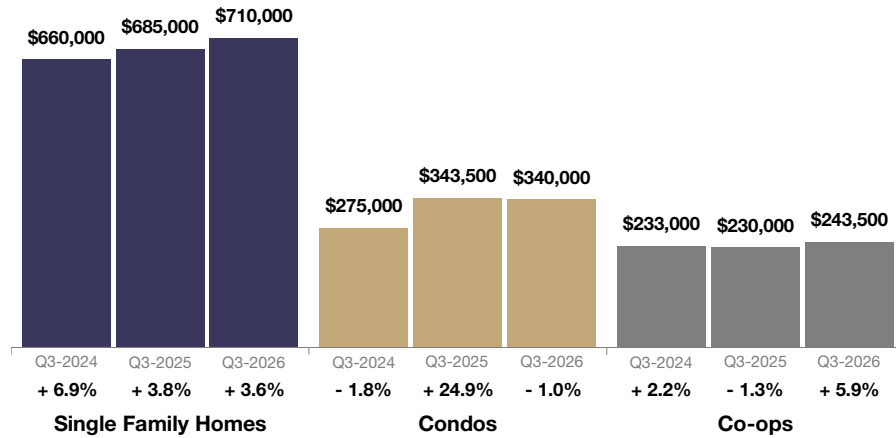


Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	\$645,000	\$289,500	\$219,500
Q1-2024	\$625,000	\$272,000	\$199,450
Q2-2024	\$650,000	\$315,000	\$232,500
Q3-2024	\$670,000	\$280,000	\$250,000
Q4-2024	\$672,500	\$295,000	\$240,000
Q1-2025	\$672,250	\$293,750	\$249,000
Q2-2025	\$665,000	\$327,450	\$220,000
Q3-2025	\$690,000	\$349,500	\$270,000
Q4-2025	\$699,000	\$367,820	\$239,000
Q1-2026	\$687,500	\$350,000	\$235,000
Q2-2026	\$700,000	\$351,000	\$230,000
Q3-2026	\$722,500	\$345,000	\$232,500

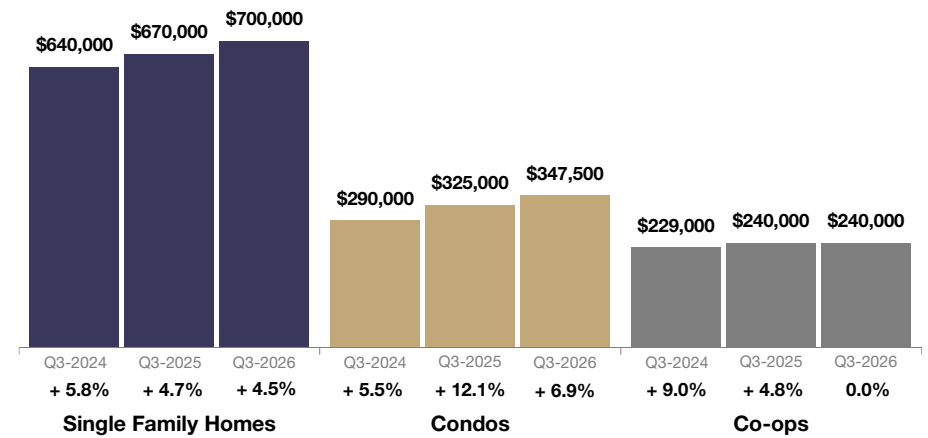
Median Sales Price

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

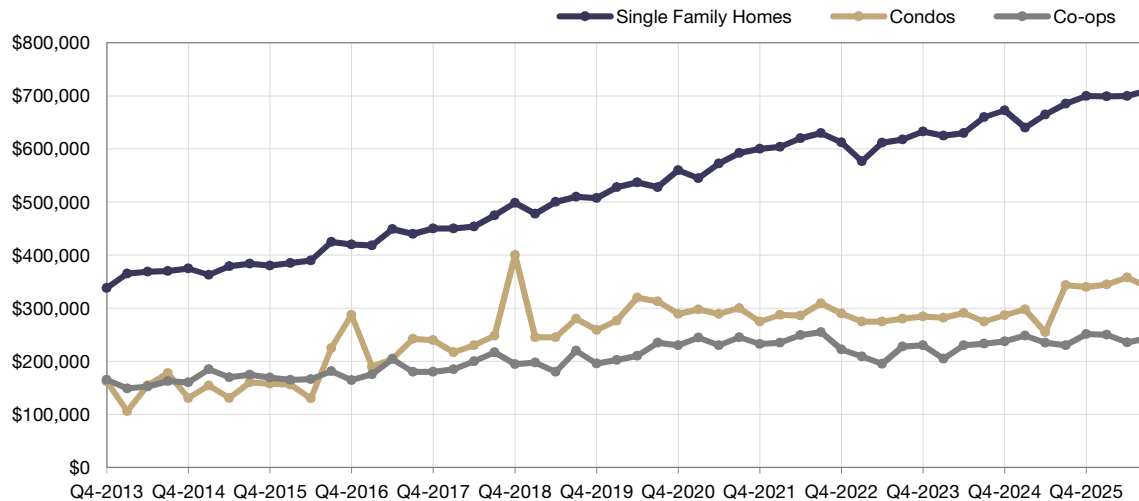
Q3-2026



Year to Date



Historical Median Sales Price by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

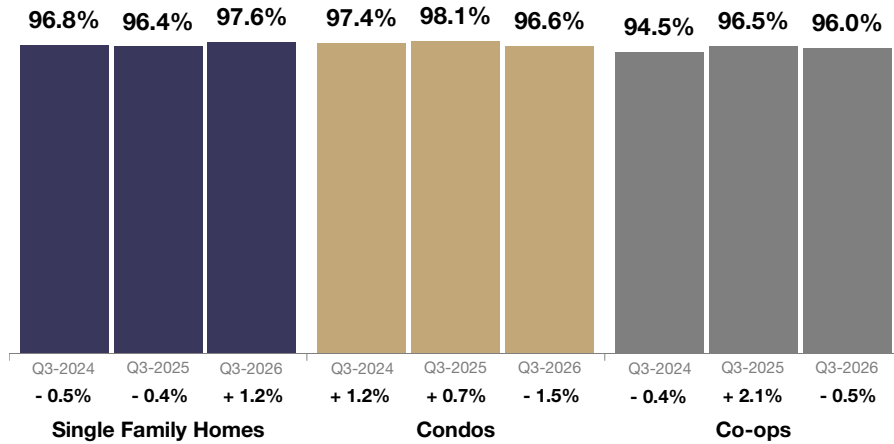
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	\$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	\$287,000	\$237,500
Q1-2025	\$640,000	\$297,500	\$248,000
Q2-2025	\$665,000	\$255,000	\$235,000
Q3-2025	\$685,000	\$343,500	\$230,000
Q4-2025	\$700,000	\$340,000	\$251,000
Q1-2026	\$699,000	\$345,000	\$250,000
Q2-2026	\$700,000	\$358,000	\$235,800
Q3-2026	\$710,000	\$340,000	\$243,500

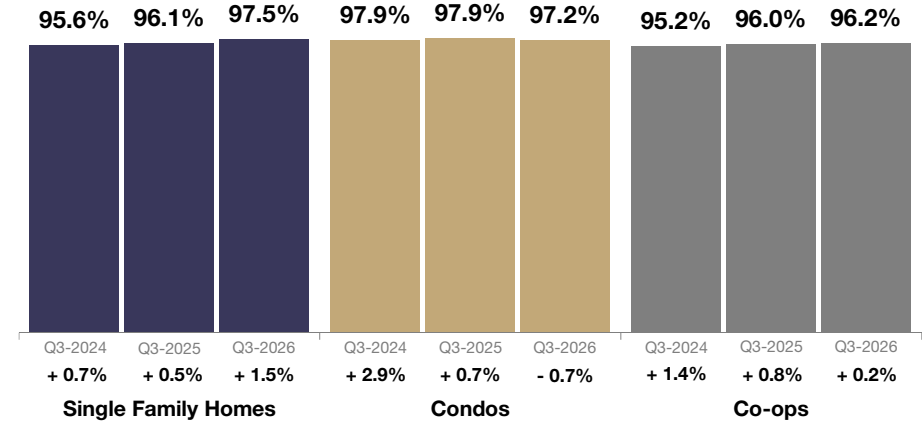
Percent of Original List Price Received

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.

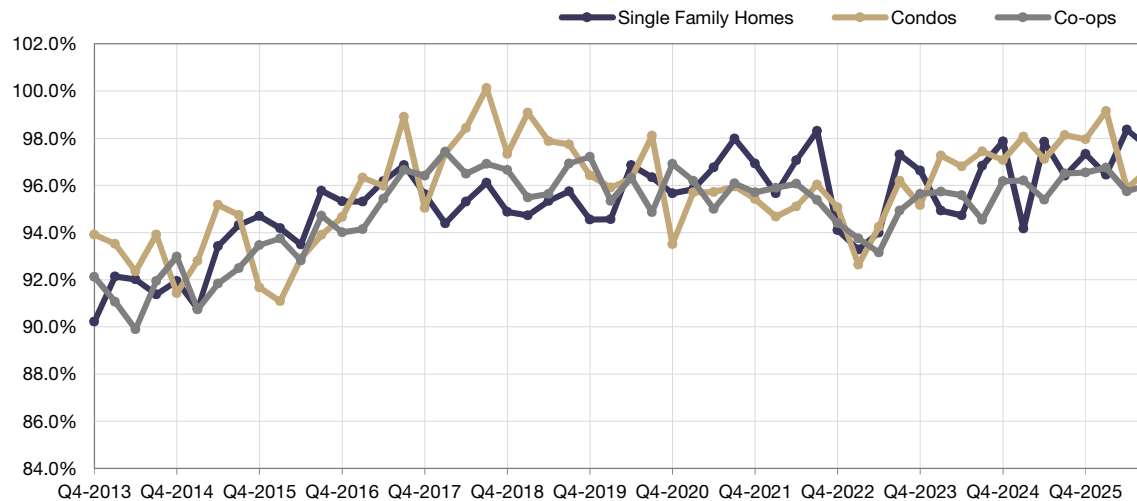
Q3-2026



Year to Date



Historical Percent of Original List Price Received by Quarter

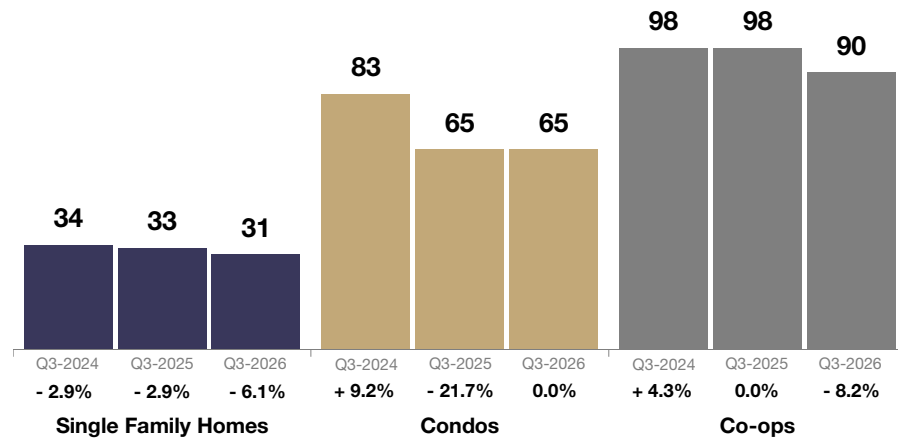


Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	96.6%	95.2%	95.6%
Q1-2024	94.9%	97.3%	95.7%
Q2-2024	94.7%	96.8%	95.6%
Q3-2024	96.8%	97.4%	94.5%
Q4-2024	97.9%	97.1%	96.2%
Q1-2025	94.2%	98.1%	96.2%
Q2-2025	97.8%	97.1%	95.4%
Q3-2025	96.4%	98.1%	96.5%
Q4-2025	97.3%	98.0%	96.5%
Q1-2026	96.5%	99.1%	96.7%
Q2-2026	98.4%	95.9%	95.7%
Q3-2026	97.6%	96.6%	96.0%

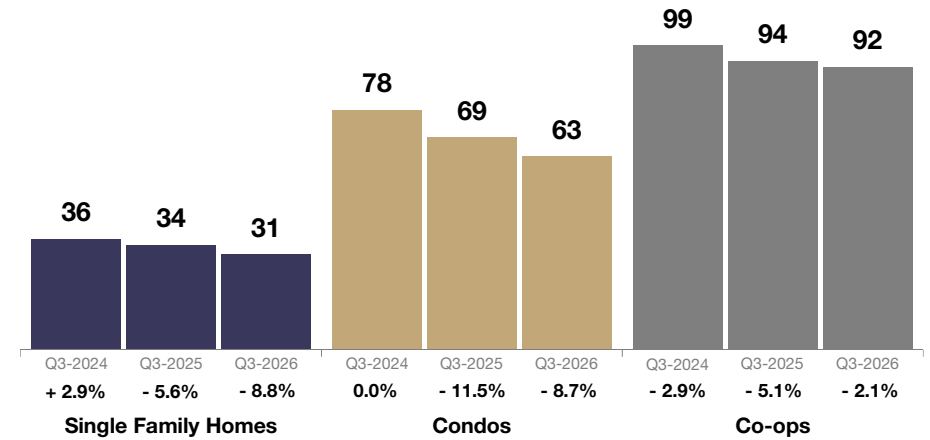
Housing Affordability Index

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.

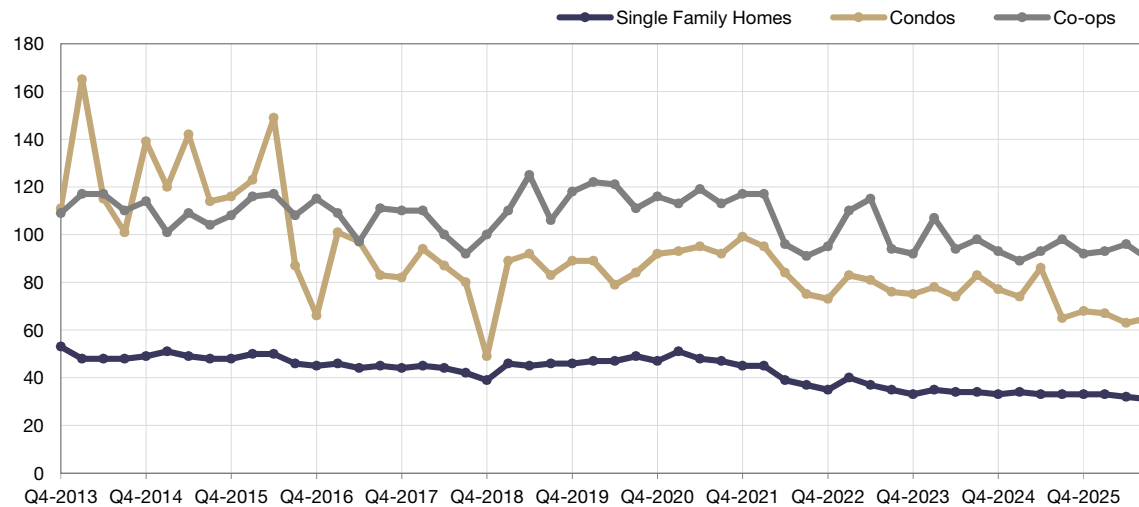
Q3-2026



Year to Date



Historical Housing Affordability Index by Quarter

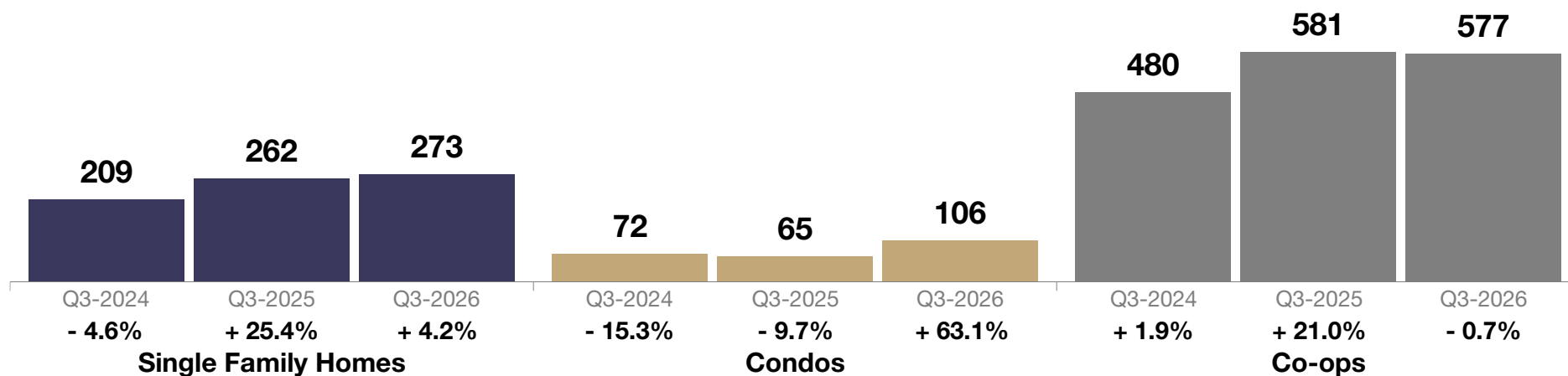


Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	33	75	92
Q1-2024	35	78	107
Q2-2024	34	74	94
Q3-2024	34	83	98
Q4-2024	33	77	93
Q1-2025	34	74	89
Q2-2025	33	86	93
Q3-2025	33	65	98
Q4-2025	33	68	92
Q1-2026	33	67	93
Q2-2026	32	63	96
Q3-2026	31	65	90

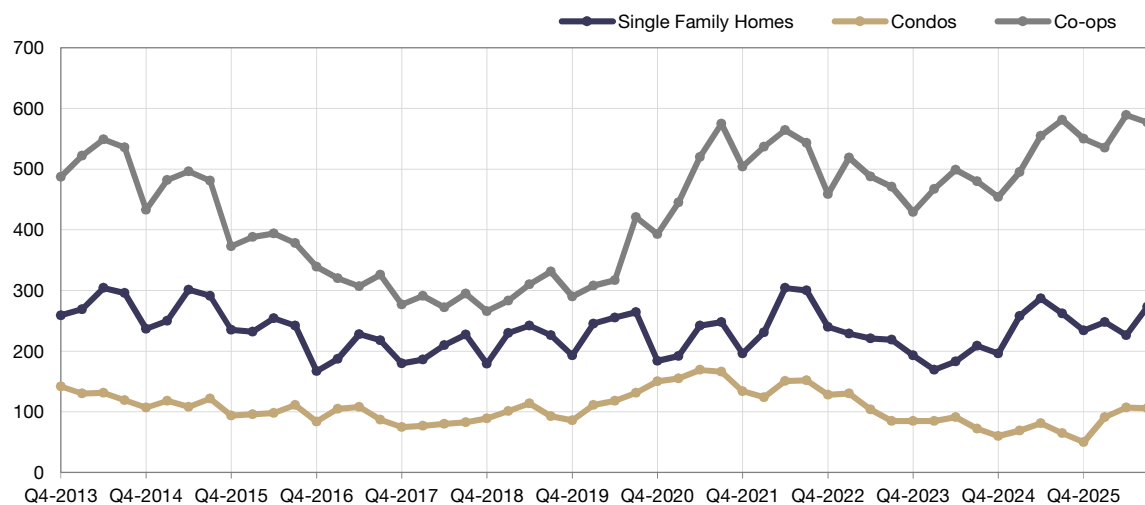
Inventory of Homes for Sale

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

Q3-2026



Historical Inventory of Homes for Sale by Quarter



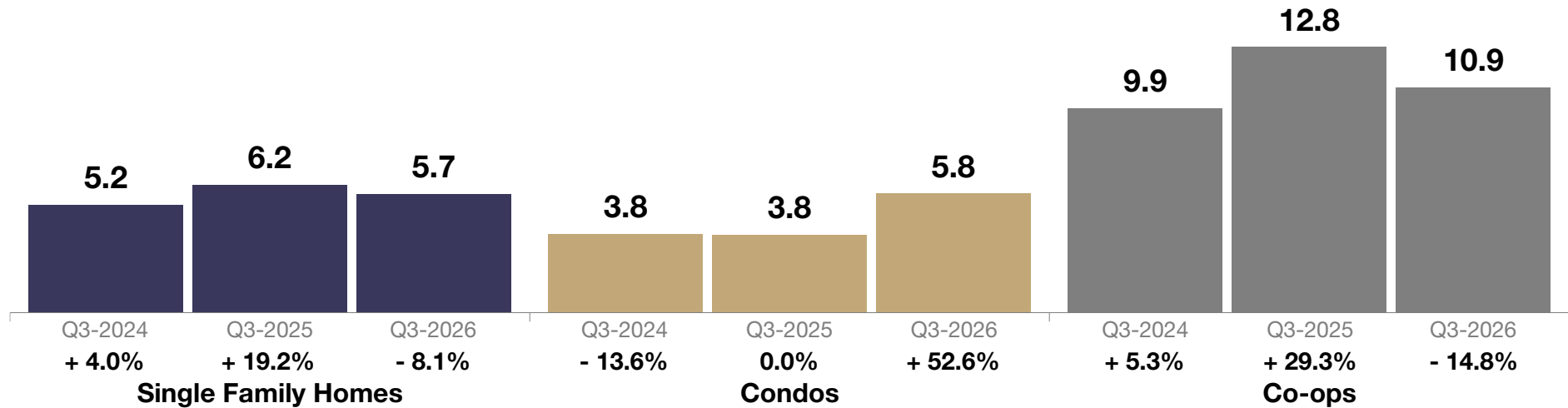
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	495
Q2-2025	287	81	555
Q3-2025	262	65	581
Q4-2025	234	50	550
Q1-2026	248	91	535
Q2-2026	226	107	589
Q3-2026	273	106	577

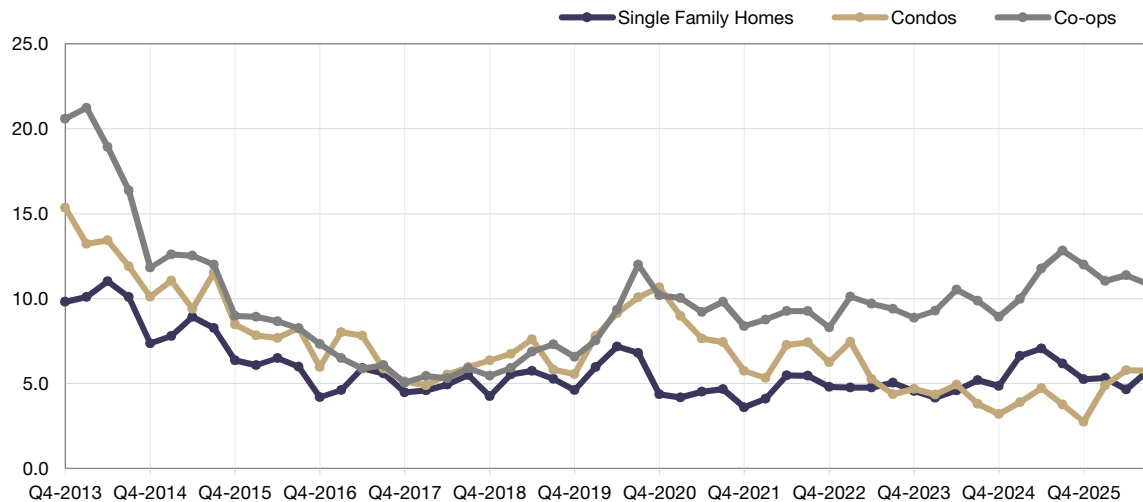
Months Supply of Inventory

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.

Q3-2026



Historical Months Supply of Inventory by Quarter

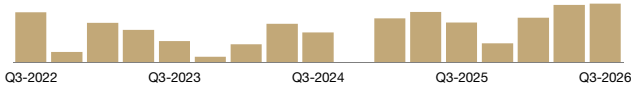
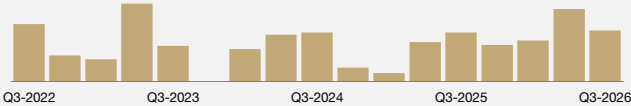
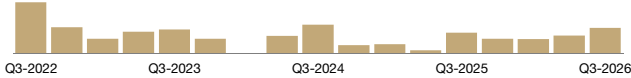
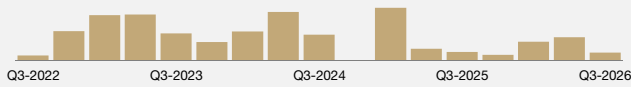
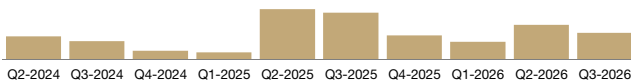
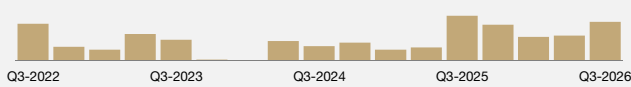
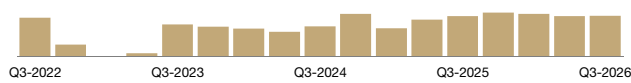
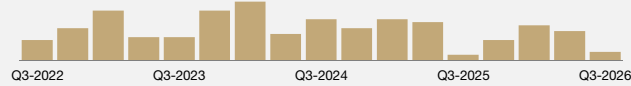
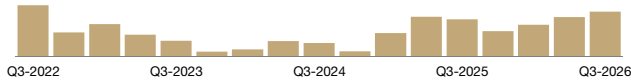
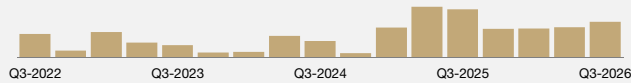


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	10.0
Q2-2025	7.1	4.7	11.8
Q3-2025	6.2	3.8	12.8
Q4-2025	5.2	2.8	12.0
Q1-2026	5.3	4.9	11.0
Q2-2026	4.7	5.8	11.4
Q3-2026	5.7	5.8	10.9

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	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		638	721	+ 13.0%	1,978	2,095	+ 5.9%
Pending Sales		355	359	+ 1.1%	971	1,098	+ 13.1%
Closed Sales		340	356	+ 4.7%	921	1,004	+ 9.0%
Days on Market		79	79	0.0%	89	84	- 5.6%
Median Pending Price		\$455,000	\$401,750	- 11.7%	\$420,000	\$401,750	- 4.3%
Median Sales Price		\$458,000	\$440,000	- 3.9%	\$394,000	\$405,000	+ 2.8%
Pct. of Orig. Price Received		96.8%	96.8%	0.0%	96.4%	96.9%	+ 0.5%
Housing Affordability Index		49	50	+ 2.0%	57	54	- 5.3%
Inventory of Homes for Sale		908	956	+ 5.3%	--	--	--
Months Supply of Inventory		8.6	8.0	- 7.0%	--	--	--