

Quarterly Indicators

Provided by OneKey® MLS

Rockland 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 down 2.1 percent to 508.
- Condos Closed Sales were down 11.4 percent to 147.
- Co-ops Closed Sales were up 23.5 percent to 21.
- Single-Family Median Sales Price increased 0.1 percent to \$800,000.
- Condos Median Sales Price increased 5.4 percent to \$516,500.
- Co-ops Median Sales Price decreased 28.4 percent to \$152,500.

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

- 3.7% **+ 13.2%** **+ 1.6%**

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	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	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		616	607	- 1.5%	1,934	1,876	- 3.0%
Pending Sales		507	465	- 8.3%	1,290	1,297	+ 0.5%
Closed Sales		519	508	- 2.1%	1,199	1,194	- 0.4%
Days on Market		36	40	+ 11.1%	44	46	+ 4.5%
Median Pending Price		\$766,500	\$810,000	+ 5.7%	\$775,000	\$800,000	+ 3.2%
Median Sales Price		\$799,450	\$800,000	+ 0.1%	\$778,750	\$793,950	+ 2.0%
Pct. of Orig. Price Received		100.3%	99.9%	- 0.4%	100.0%	99.4%	- 0.6%
Housing Affordability Index		62	60	- 3.2%	63	61	- 3.2%
Inventory of Homes for Sale		464	495	+ 6.7%	--	--	--
Months Supply of Inventory		3.4	3.6	+ 5.9%	--	--	--

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		212	236	+ 11.3%	557	662	+ 18.9%
Pending Sales		170	165	- 2.9%	428	443	+ 3.5%
Closed Sales		166	147	- 11.4%	400	400	0.0%
Days on Market		35	42	+ 20.0%	43	41	- 4.7%
Median Pending Price		\$499,500	\$475,000	- 4.9%	\$449,000	\$482,500	+ 7.5%
Median Sales Price		\$490,000	\$516,500	+ 5.4%	\$440,000	\$480,000	+ 9.1%
Pct. of Orig. Price Received		99.9%	99.0%	- 0.9%	99.2%	99.3%	+ 0.1%
Housing Affordability Index		101	93	- 7.9%	112	100	- 10.7%
Inventory of Homes for Sale		119	177	+ 48.7%	--	--	--
Months Supply of Inventory		2.6	3.7	+ 42.3%	--	--	--

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.

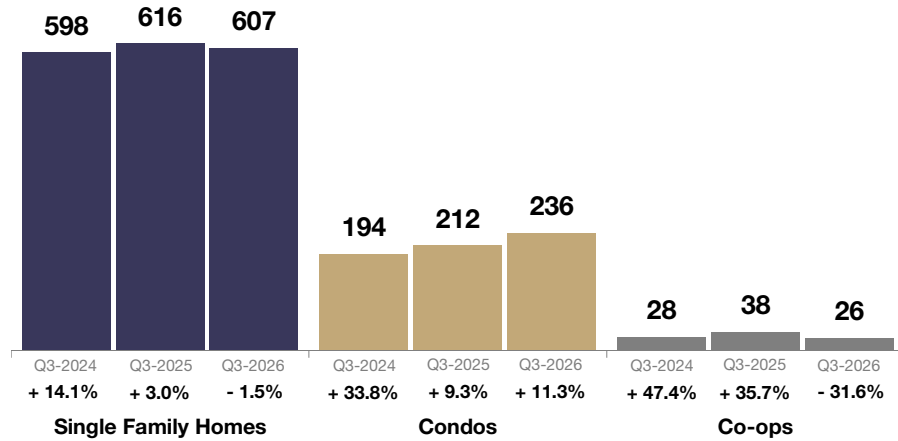


Key Metrics	Historical Sparkbars	Q3-2025	Q3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		38	26	- 31.6%	93	71	- 23.7%
Pending Sales		20	17	- 15.0%	55	51	- 7.3%
Closed Sales		17	21	+ 23.5%	48	55	+ 14.6%
Days on Market		67	71	+ 6.0%	80	71	- 11.3%
Median Pending Price		\$137,500	\$179,999	+ 30.9%	\$155,000	\$151,000	- 2.6%
Median Sales Price		\$213,000	\$152,500	- 28.4%	\$172,500	\$150,000	- 13.0%
Pct. of Orig. Price Received		96.6%	96.5%	- 0.1%	96.9%	96.1%	- 0.8%
Housing Affordability Index		231	316	+ 36.8%	286	322	+ 12.6%
Inventory of Homes for Sale		37	30	- 18.9%	--	--	--
Months Supply of Inventory		6.3	5.2	- 17.5%	--	--	--

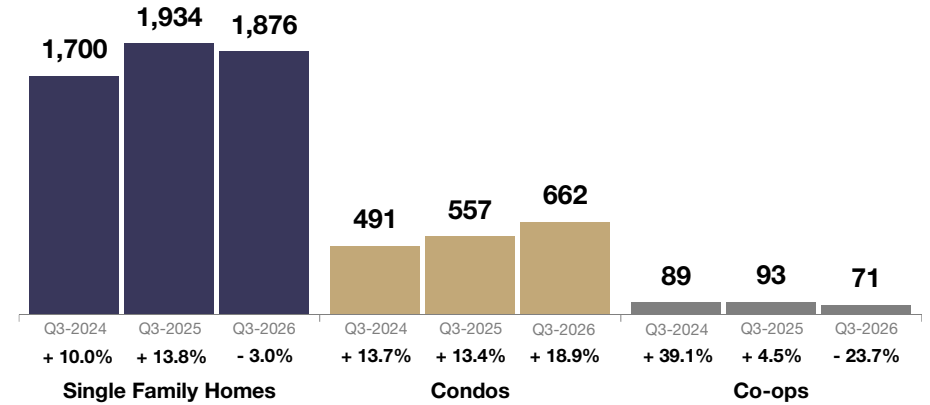
New Listings

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

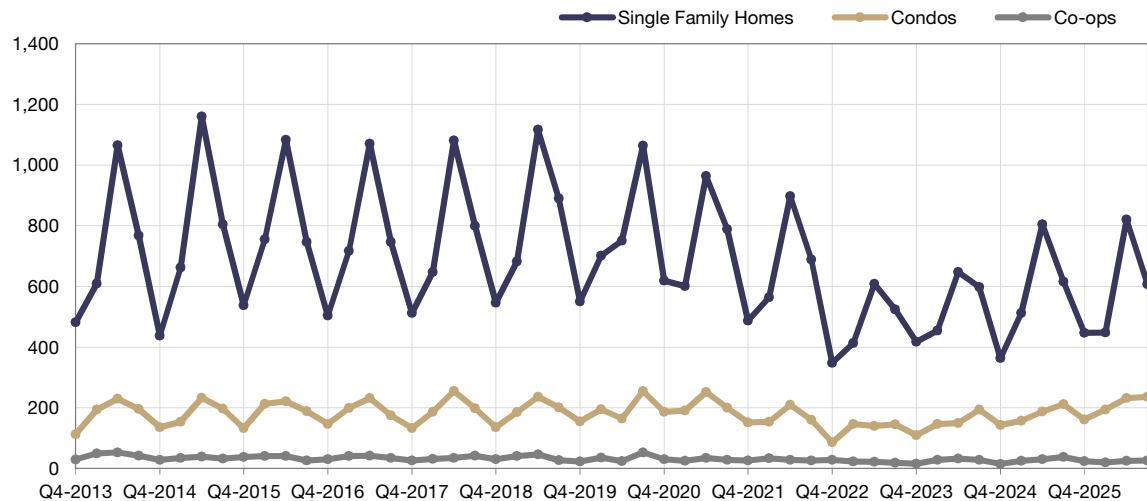
Q3-2026



Year to Date



Historical New Listings by Quarter



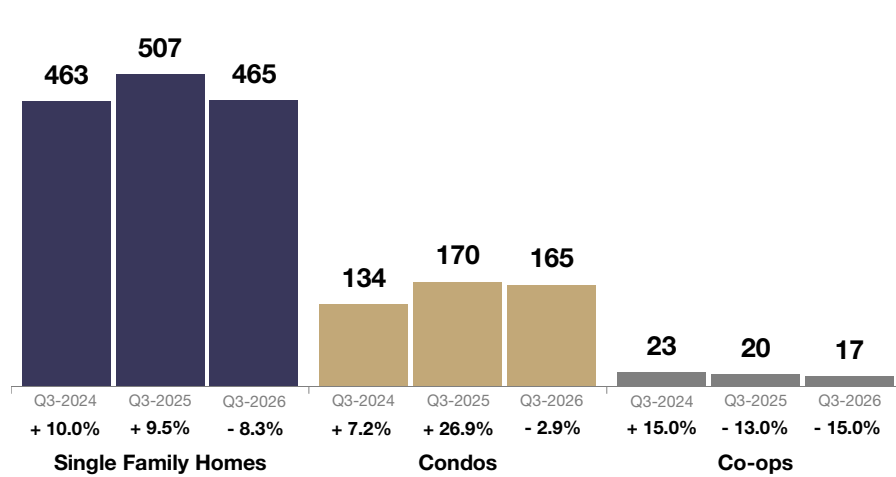
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	418	110	16
Q1-2024	454	147	28
Q2-2024	648	150	33
Q3-2024	598	194	28
Q4-2024	364	143	15
Q1-2025	513	157	25
Q2-2025	805	188	30
Q3-2025	616	212	38
Q4-2025	447	161	24
Q1-2026	448	194	20
Q2-2026	821	232	25
Q3-2026	607	236	26

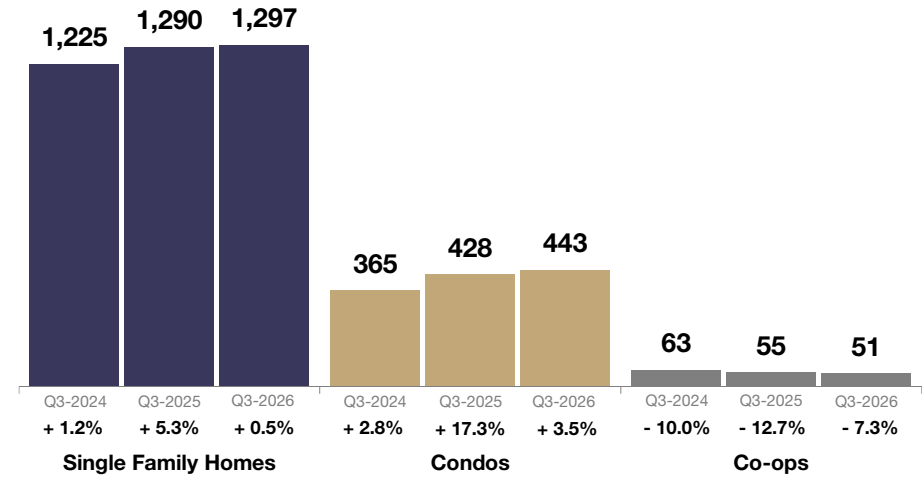
Pending Sales

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

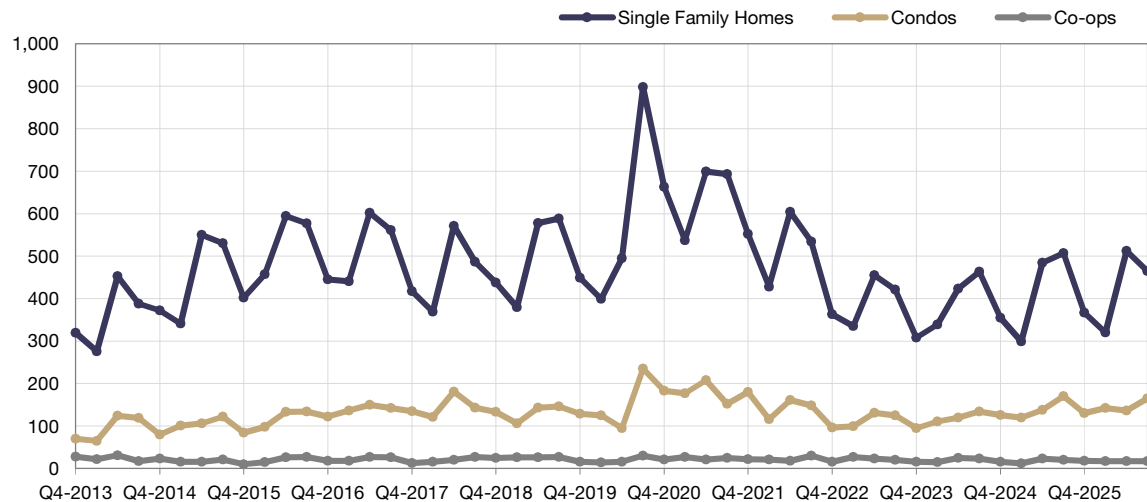
Q3-2026



Year to Date



Historical Pending Sales by Quarter



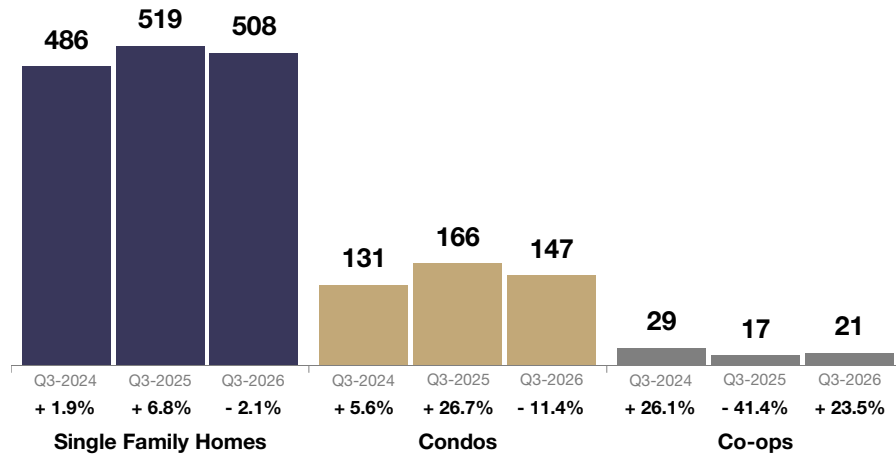
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	308	95	16
Q1-2024	339	111	15
Q2-2024	423	120	25
Q3-2024	463	134	23
Q4-2024	355	126	16
Q1-2025	299	120	12
Q2-2025	484	138	23
Q3-2025	507	170	20
Q4-2025	367	130	18
Q1-2026	320	142	17
Q2-2026	512	136	17
Q3-2026	465	165	17

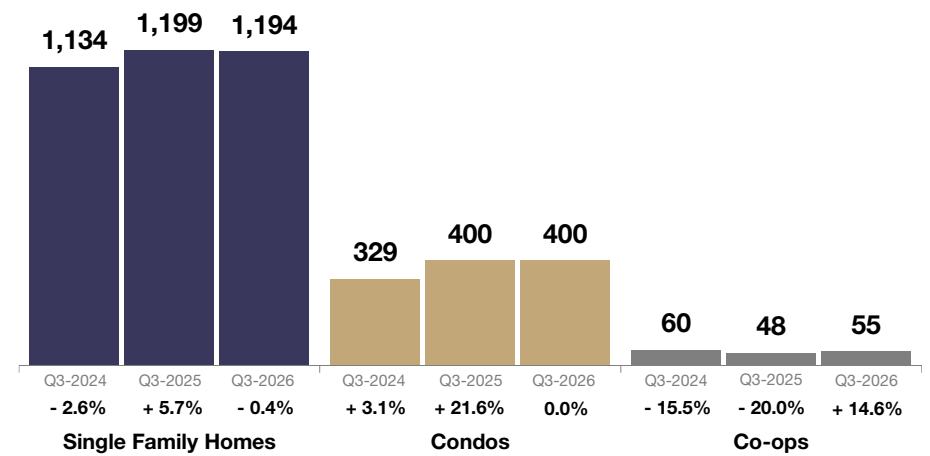
Closed Sales

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

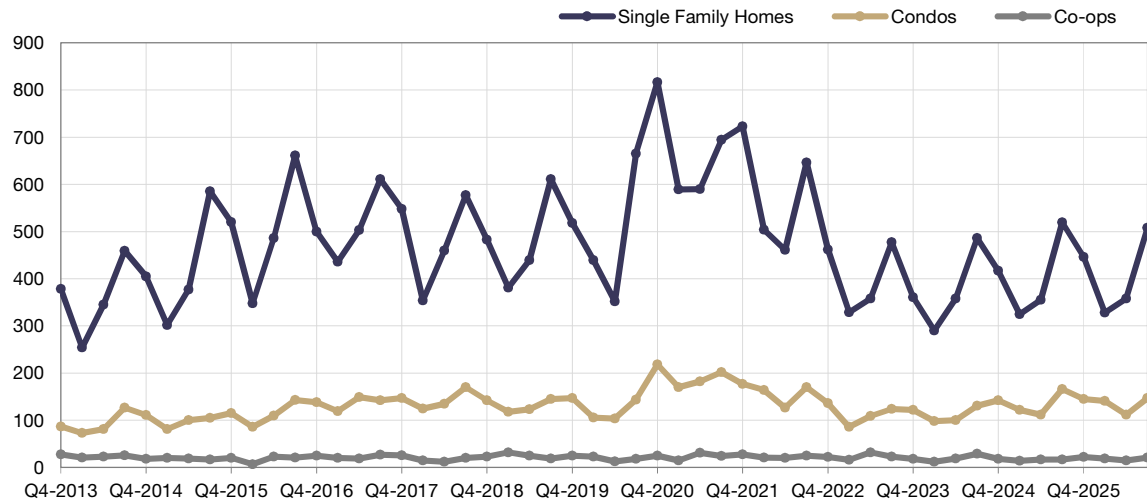
Q3-2026



Year to Date



Historical Closed Sales by Quarter



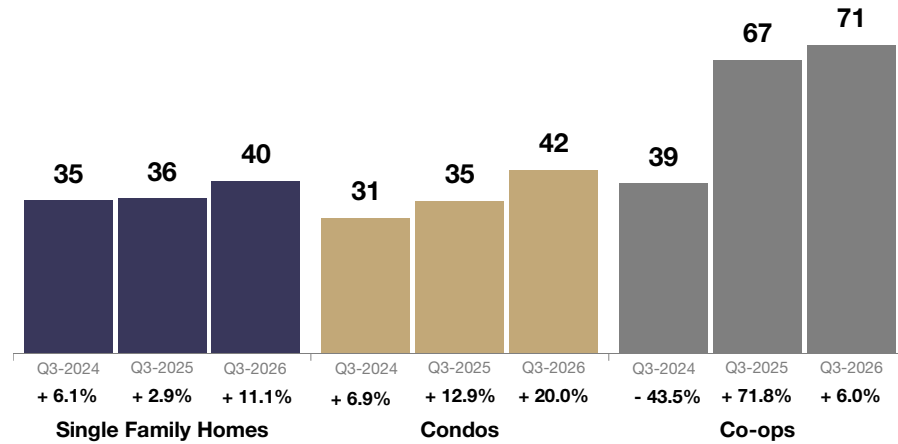
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	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	358	112	15
Q3-2026	508	147	21

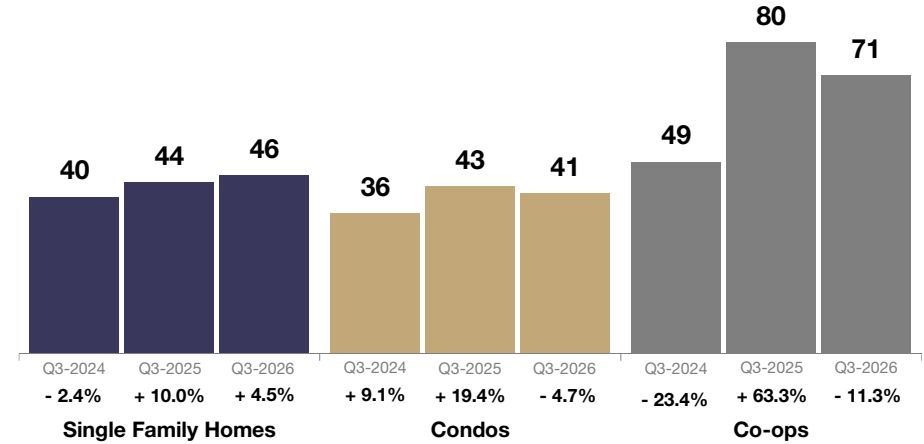
Days on Market Until Sale

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

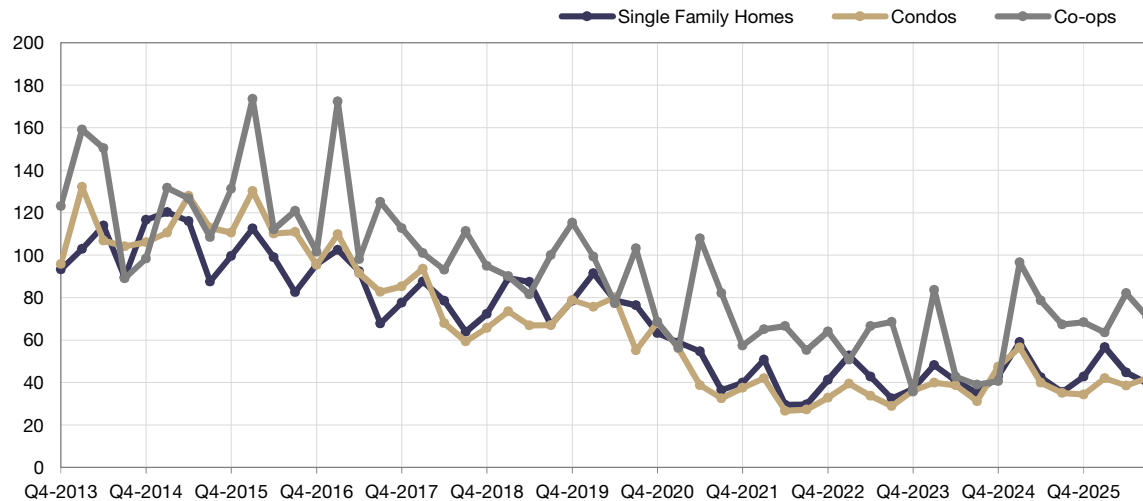
Q3-2026



Year to Date



Historical Days on Market Until Sale by Quarter



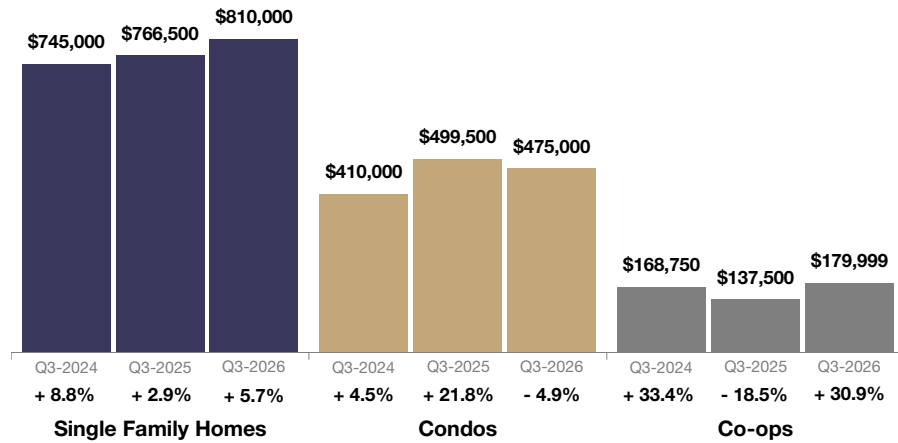
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	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
Q3-2026	40	42	71

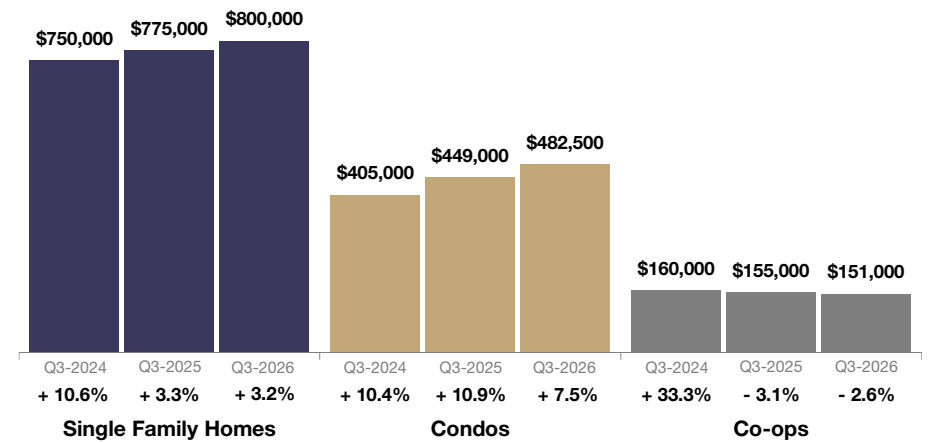
Median Pending Price

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.

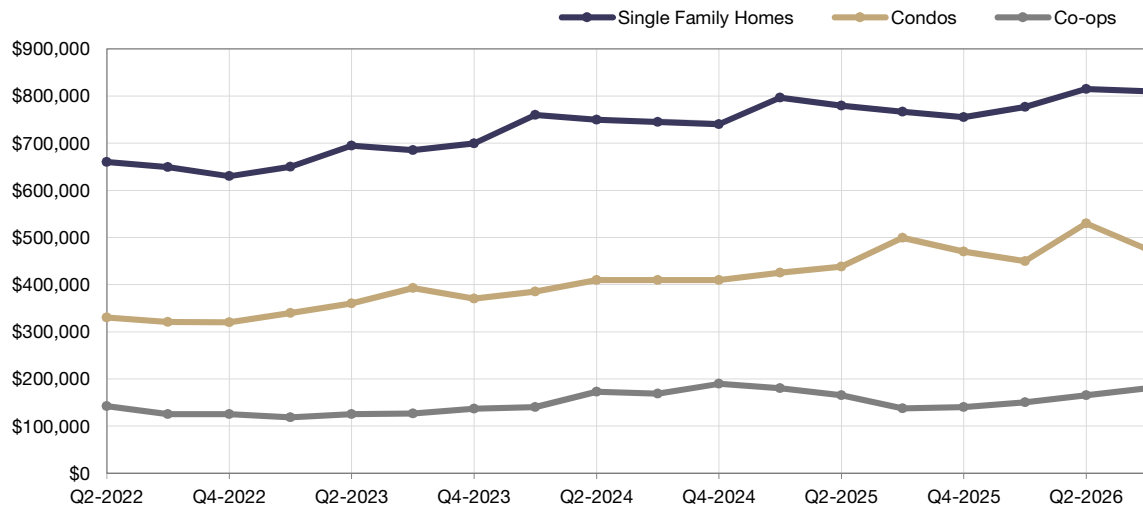
Q3-2026



Year to Date



Historical Median Pending Price by Quarter



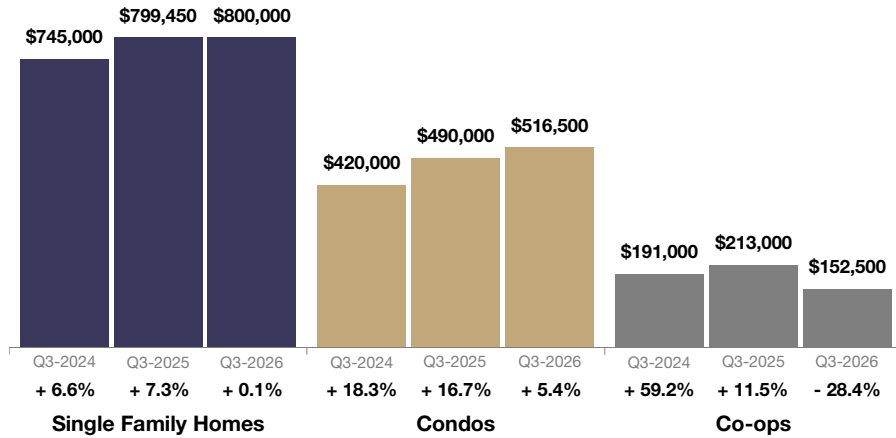
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	\$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	\$796,500	\$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	\$777,000	\$450,000	\$150,000
Q2-2026	\$815,000	\$530,000	\$165,000
Q3-2026	\$810,000	\$475,000	\$179,999

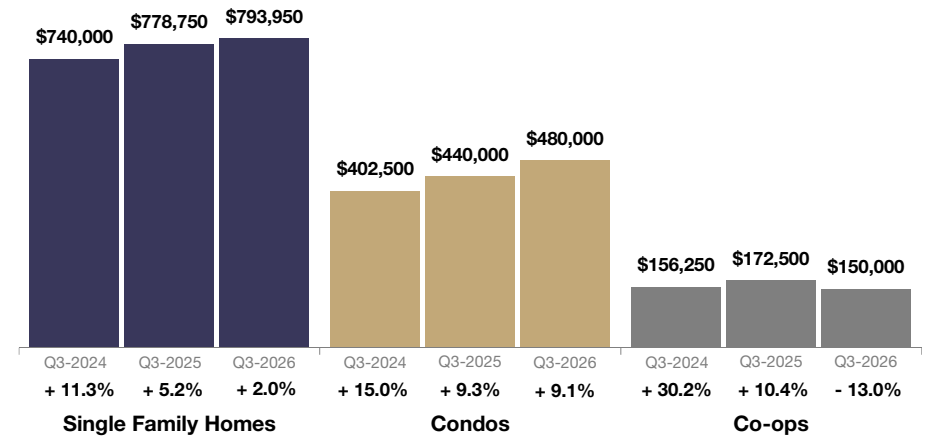
Median Sales Price

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

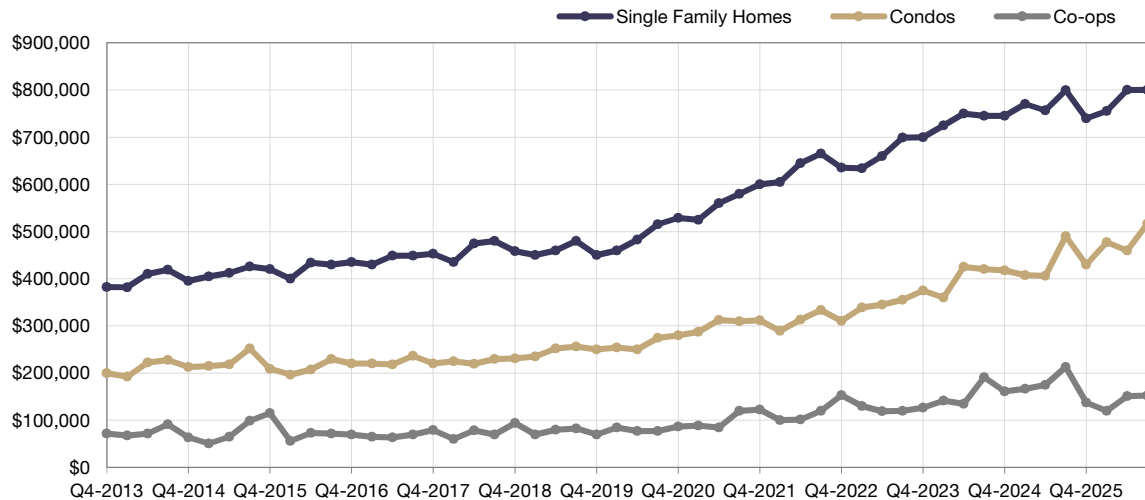
Q3-2026



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

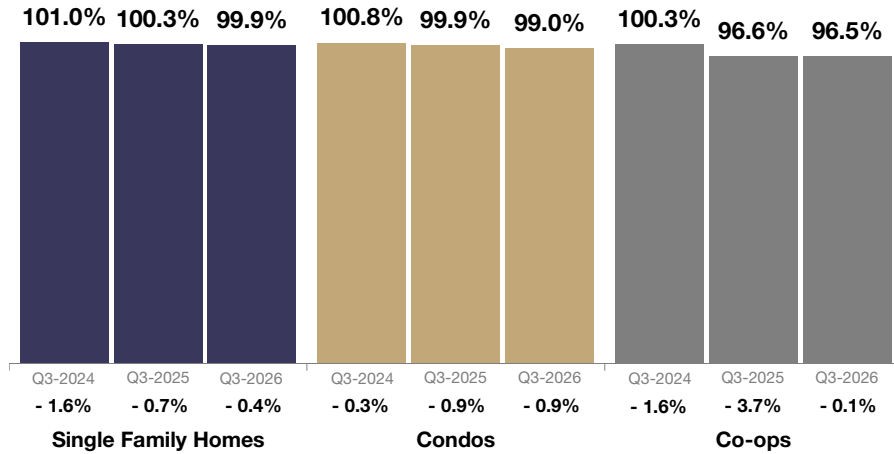
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	\$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
Q3-2026	\$800,000	\$516,500	\$152,500

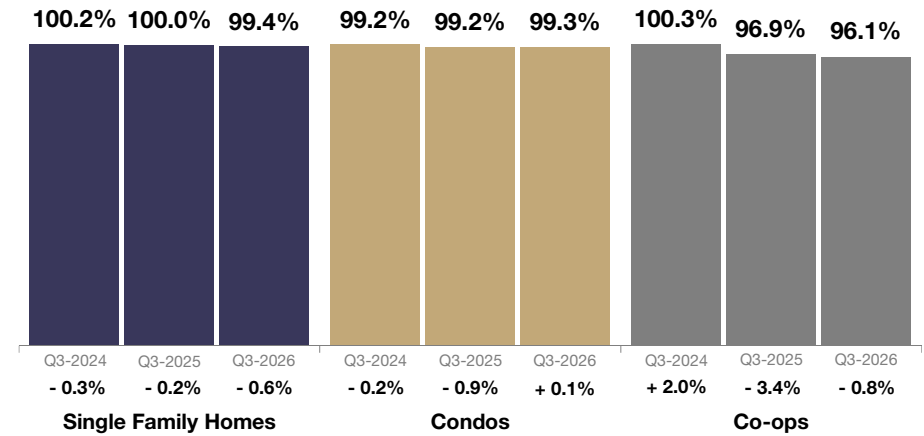
Percent of Original List Price Received

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.

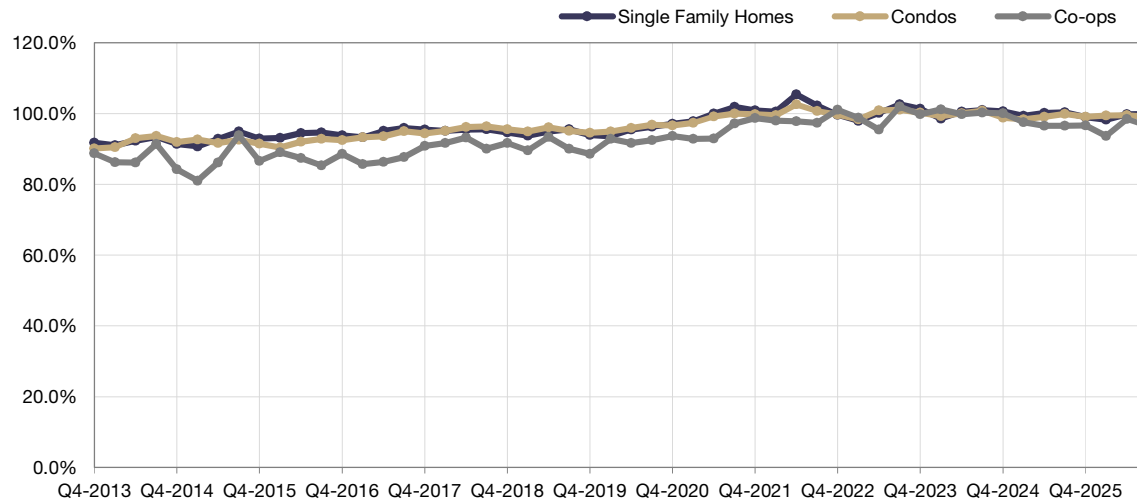
Q3-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



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

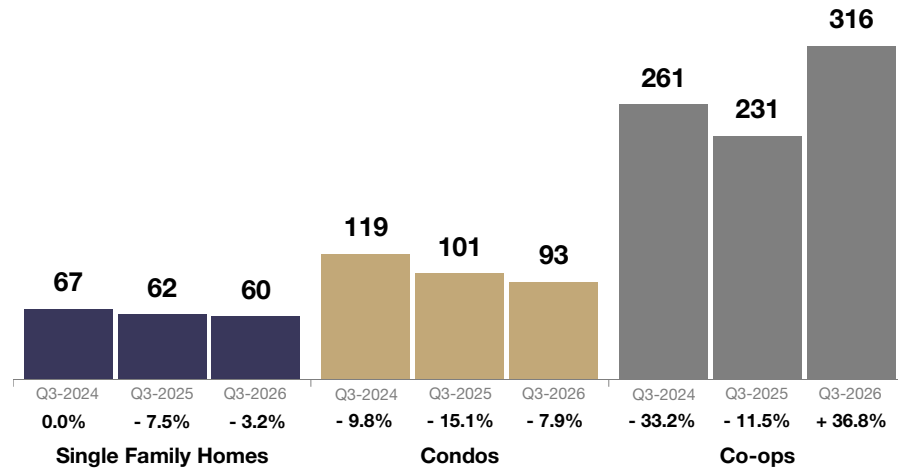
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	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%
Q3-2026	99.9%	99.0%	96.5%

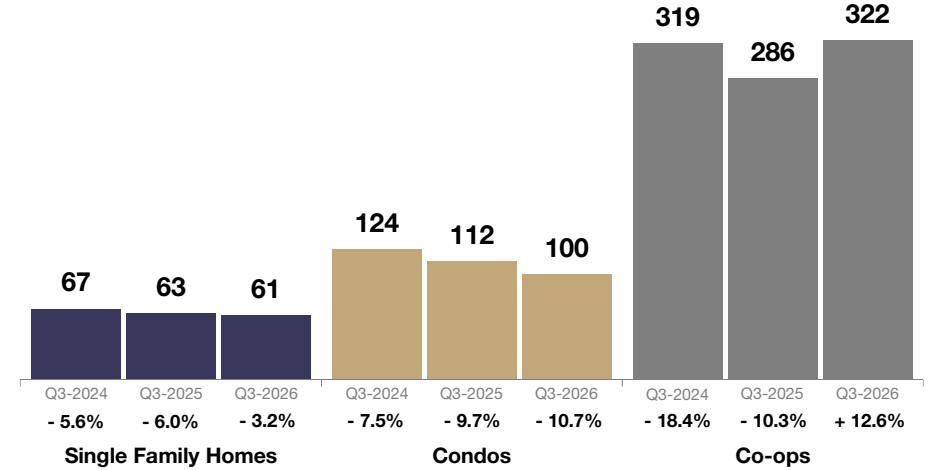
Housing Affordability Index

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.

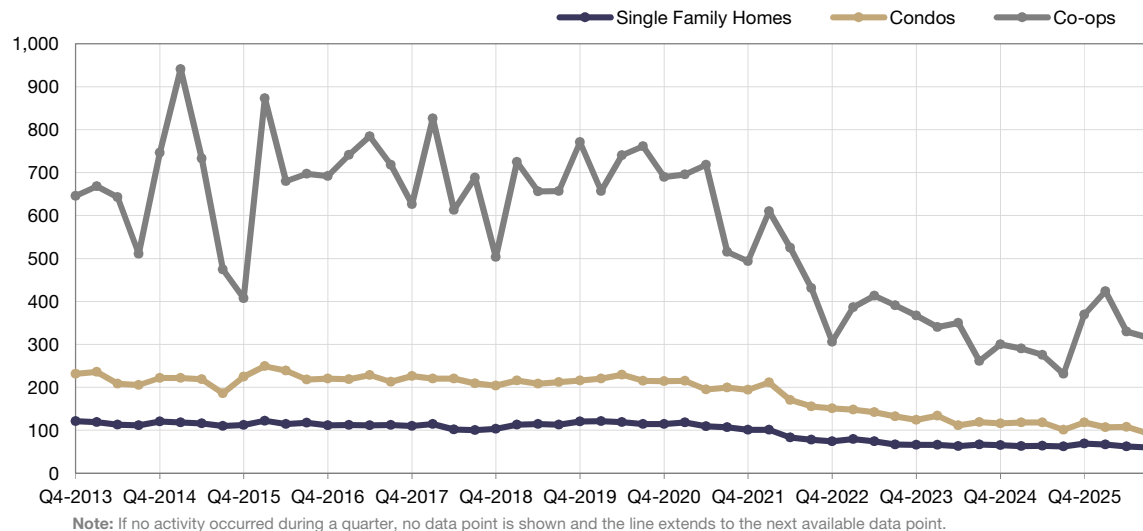
Q3-2026



Year to Date



Historical Housing Affordability Index by Quarter

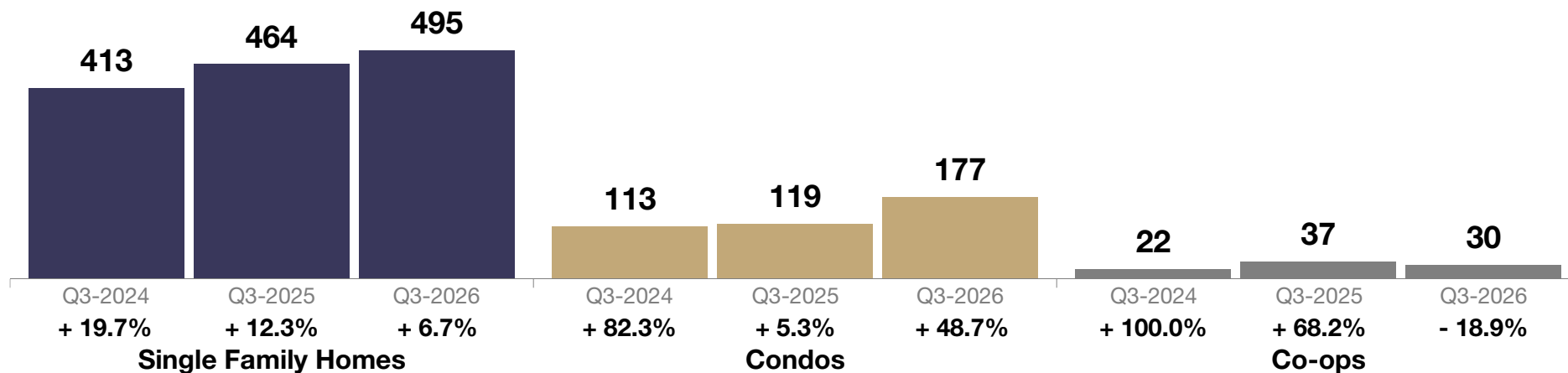


Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	66	124	367
Q1-2024	66	134	340
Q2-2024	63	111	350
Q3-2024	67	119	261
Q4-2024	65	116	300
Q1-2025	63	118	290
Q2-2025	64	118	275
Q3-2025	62	101	231
Q4-2025	69	118	369
Q1-2026	67	107	424
Q2-2026	62	108	330
Q3-2026	60	93	316

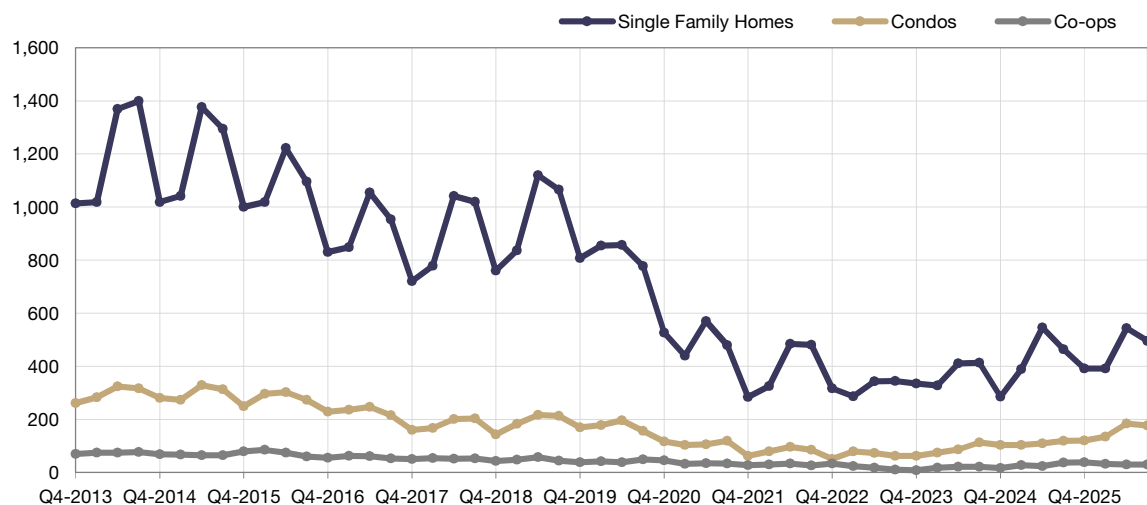
Inventory of Homes for Sale

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



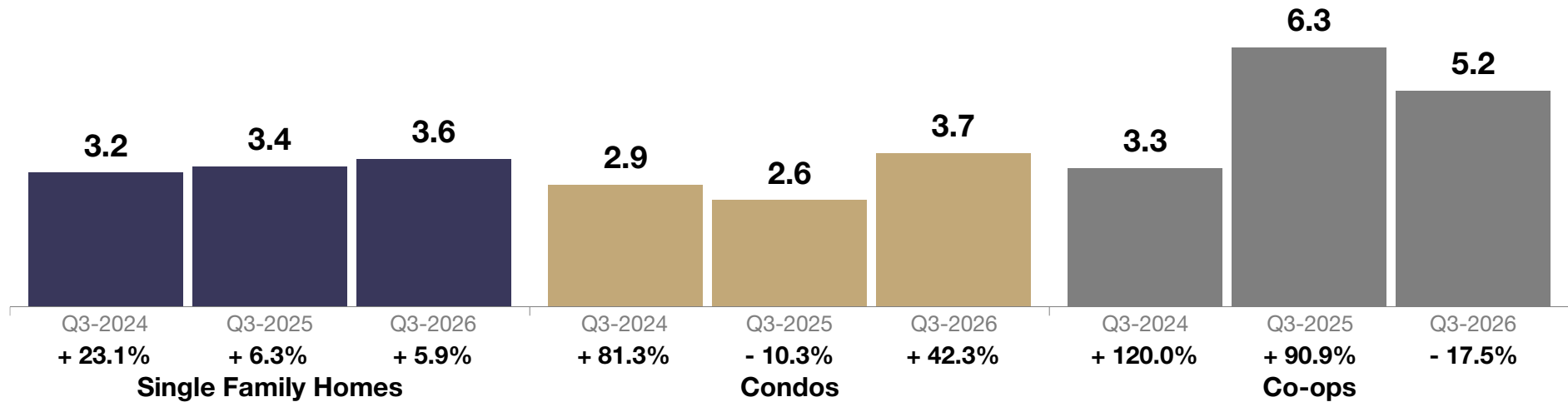
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	335	62	8
Q1-2024	328	74	18
Q2-2024	411	87	21
Q3-2024	413	113	22
Q4-2024	286	103	17
Q1-2025	389	103	27
Q2-2025	546	109	24
Q3-2025	464	119	37
Q4-2025	392	121	38
Q1-2026	392	135	32
Q2-2026	543	184	30
Q3-2026	495	177	30

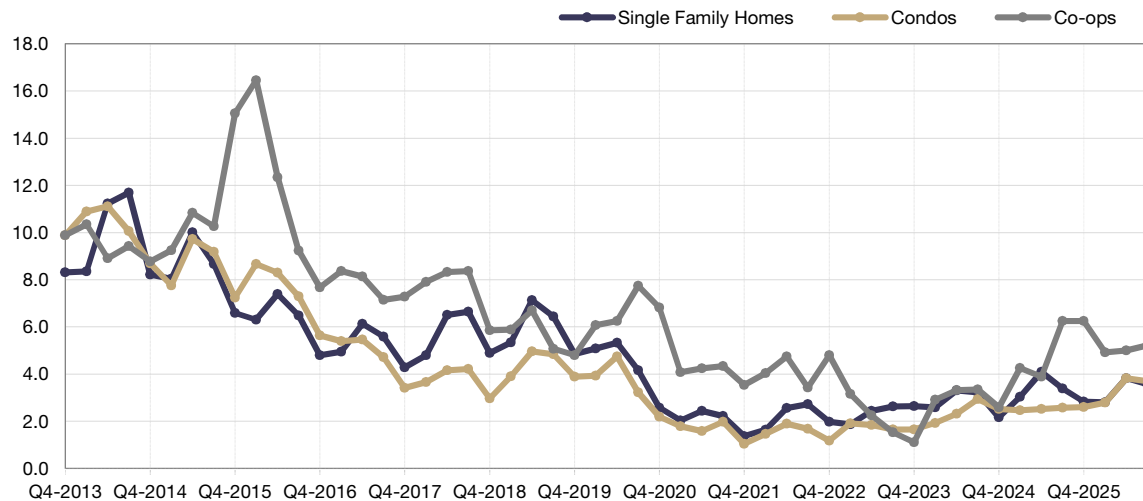
Months Supply of Inventory

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

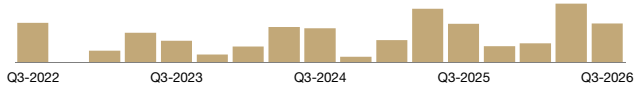
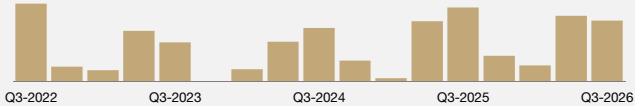
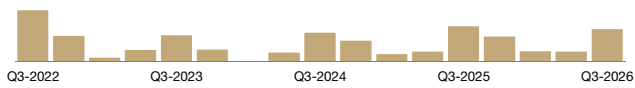
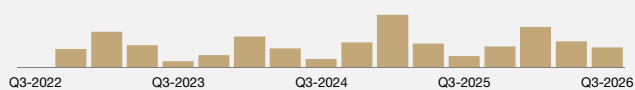
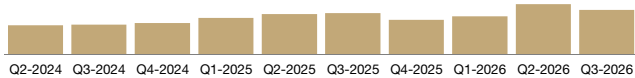
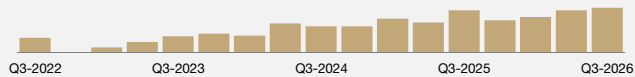
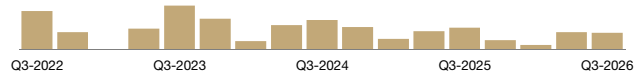
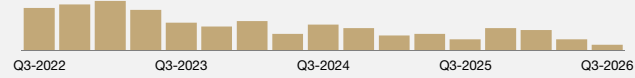
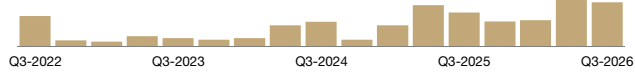
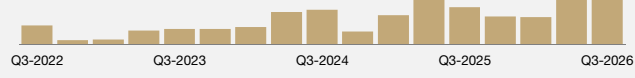


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2023	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	2.8	4.9
Q2-2026	3.8	3.8	5.0
Q3-2026	3.6	3.7	5.2

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		866	869	+ 0.3%	2,584	2,609	+ 1.0%
Pending Sales		697	647	- 7.2%	1,773	1,791	+ 1.0%
Closed Sales		702	676	- 3.7%	1,647	1,649	+ 0.1%
Days on Market		36	41	+ 13.9%	45	46	+ 2.2%
Median Pending Price		\$735,000	\$749,000	+ 1.9%	\$730,000	\$750,000	+ 2.7%
Median Sales Price		\$750,000	\$761,750	+ 1.6%	\$730,000	\$745,000	+ 2.1%
Pct. of Orig. Price Received		100.1%	99.6%	- 0.5%	99.7%	99.3%	- 0.4%
Housing Affordability Index		66	63	- 4.5%	67	65	- 3.0%
Inventory of Homes for Sale		620	702	+ 13.2%	--	--	--
Months Supply of Inventory		3.3	3.7	+ 12.1%	--	--	--