

Quarterly Indicators

Provided by OneKey® MLS

Queens County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were down 6.7 percent to 735.
- Condos Closed Sales were up 8.9 percent to 268.
- Co-ops Closed Sales were down 7.5 percent to 655.
- Single-Family Median Sales Price increased 6.6 percent to \$899,500.
- Condos Median Sales Price increased 10.1 percent to \$620,900.
- Co-ops Median Sales Price increased 1.6 percent to \$325,000.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

- 4.8%

- 2.7%

+ 6.5%

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 Queens 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.

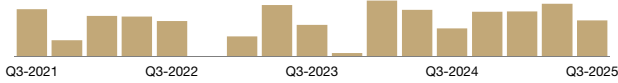
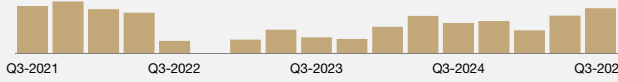
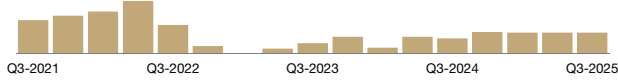
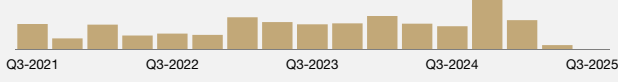
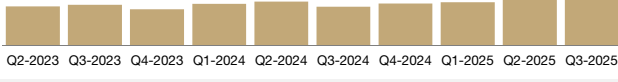
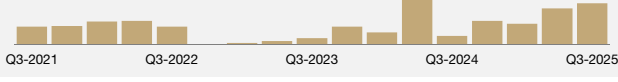
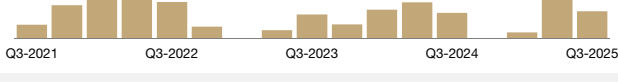
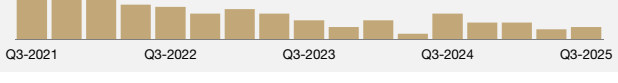
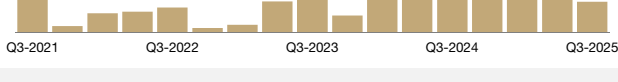
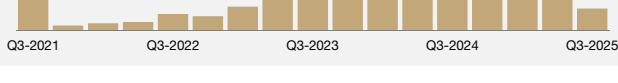


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,194	1,325	+ 11.0%	3,697	3,922	+ 6.1%
Pending Sales		814	881	+ 8.2%	2,368	2,345	- 1.0%
Closed Sales		788	735	- 6.7%	2,120	2,100	- 0.9%
Days on Market		57	55	- 3.5%	69	62	- 10.1%
Median Pending Price		\$825,000	\$860,000	+ 4.2%	\$825,000	\$860,000	+ 4.2%
Median Sales Price		\$844,000	\$899,500	+ 6.6%	\$825,000	\$860,000	+ 4.2%
Pct. of Orig. Price Received		96.1%	96.6%	+ 0.5%	95.3%	96.5%	+ 1.3%
Housing Affordability Index		42	39	- 7.1%	43	41	- 4.7%
Inventory of Homes for Sale		1,253	1,228	- 2.0%	--	--	--
Months Supply of Inventory		5.0	4.8	- 4.0%	--	--	--

Condos Market Overview

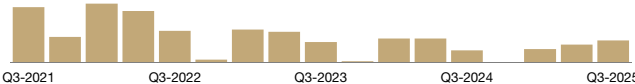
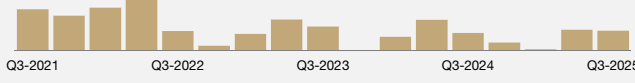
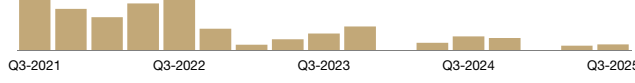
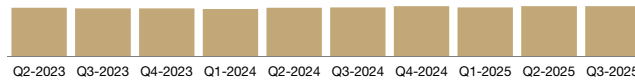
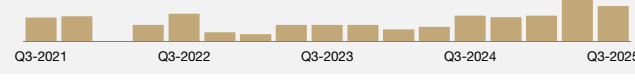
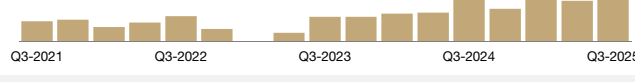
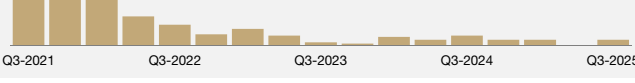
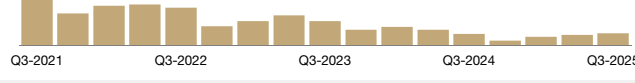
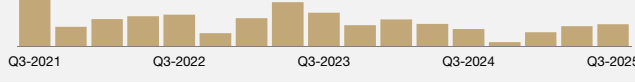
Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		601	655	+ 9.0%	2,117	2,139	+ 1.0%
Pending Sales		281	336	+ 19.6%	855	898	+ 5.0%
Closed Sales		246	268	+ 8.9%	708	804	+ 13.6%
Days on Market		93	76	- 18.3%	95	84	- 11.6%
Median Pending Price		\$568,000	\$635,000	+ 11.8%	\$583,000	\$625,000	+ 7.2%
Median Sales Price		\$564,000	\$620,900	+ 10.1%	\$580,000	\$600,000	+ 3.4%
Pct. of Orig. Price Received		95.0%	95.0%	0.0%	95.2%	95.0%	- 0.2%
Housing Affordability Index		63	57	- 9.5%	61	59	- 3.3%
Inventory of Homes for Sale		1,003	916	- 8.7%	--	--	--
Months Supply of Inventory		11.2	9.3	- 17.0%	--	--	--

Co-ops Market Overview

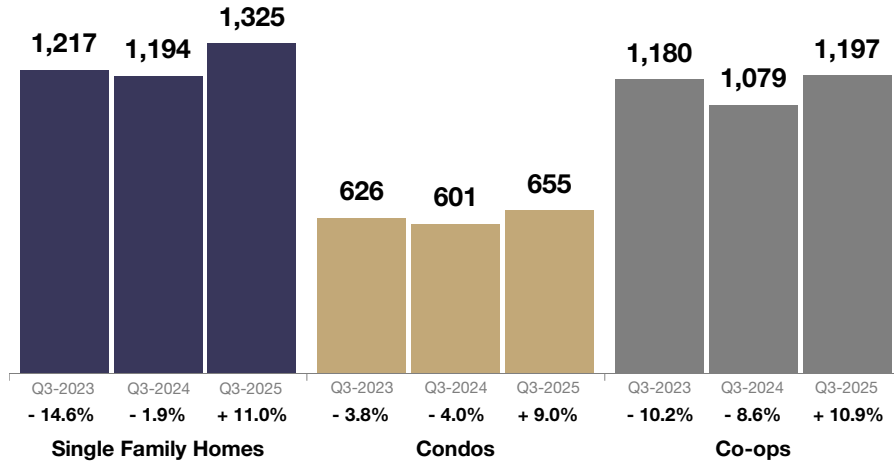
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,079	1,197	+ 10.9%	3,518	3,438	- 2.3%
Pending Sales		713	726	+ 1.8%	2,197	2,071	- 5.7%
Closed Sales		708	655	- 7.5%	1,989	1,918	- 3.6%
Days on Market		104	89	- 14.4%	105	90	- 14.3%
Median Pending Price		\$321,500	\$330,000	+ 2.6%	\$319,000	\$329,000	+ 3.1%
Median Sales Price		\$320,000	\$325,000	+ 1.6%	\$315,000	\$325,000	+ 3.2%
Pct. of Orig. Price Received		96.6%	96.8%	+ 0.2%	96.0%	96.6%	+ 0.6%
Housing Affordability Index		111	108	- 2.7%	113	108	- 4.4%
Inventory of Homes for Sale		1,514	1,524	+ 0.7%	--	--	--
Months Supply of Inventory		6.5	6.7	+ 3.1%	--	--	--

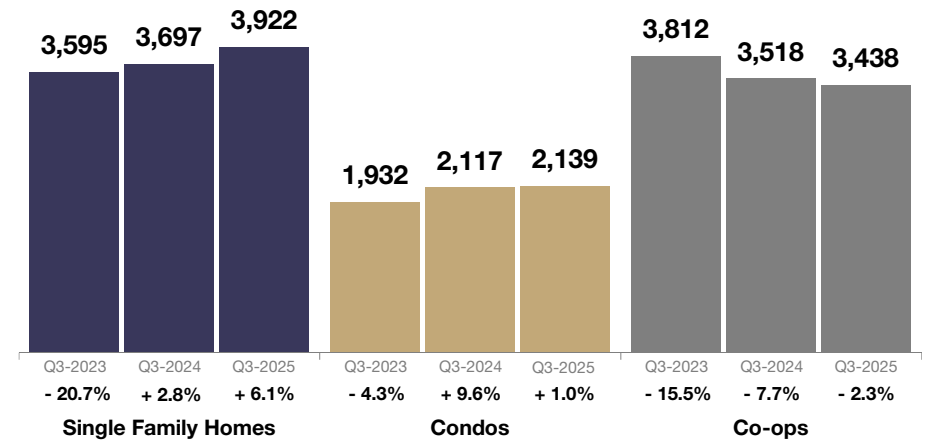
New Listings

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

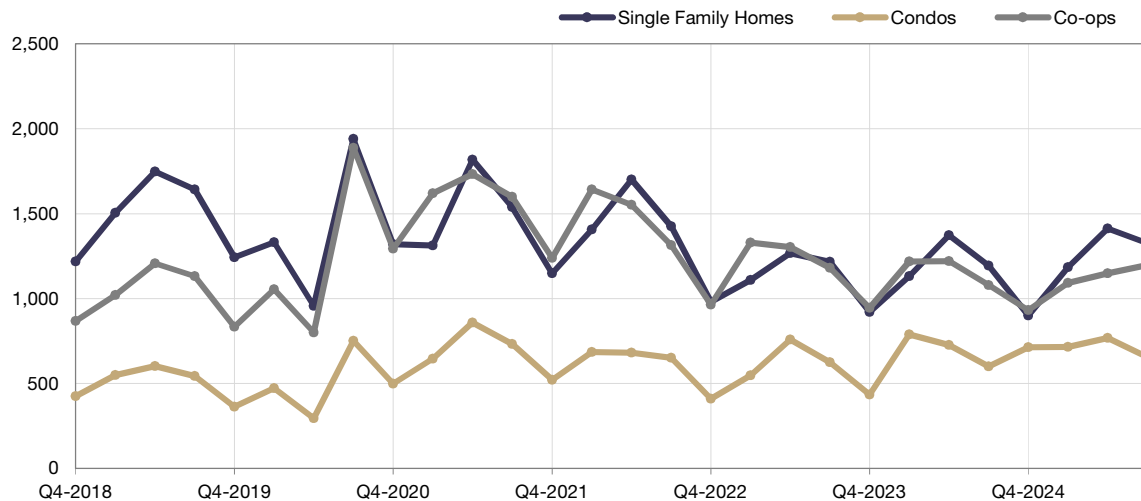
Q3-2025



Year to Date



Historical New Listings by Quarter



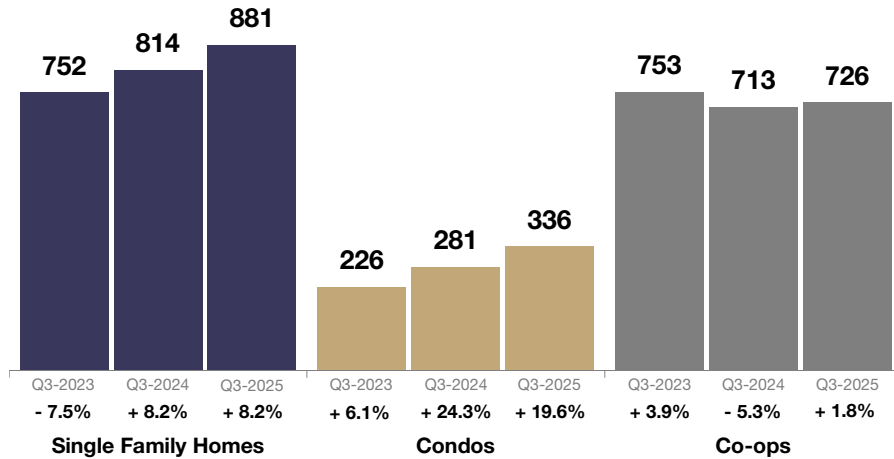
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	981	410	964
Q1-2023	1,110	547	1,329
Q2-2023	1,268	759	1,303
Q3-2023	1,217	626	1,180
Q4-2023	920	435	946
Q1-2024	1,131	789	1,219
Q2-2024	1,372	727	1,220
Q3-2024	1,194	601	1,079
Q4-2024	901	713	933
Q1-2025	1,184	715	1,092
Q2-2025	1,413	769	1,149
Q3-2025	1,325	655	1,197

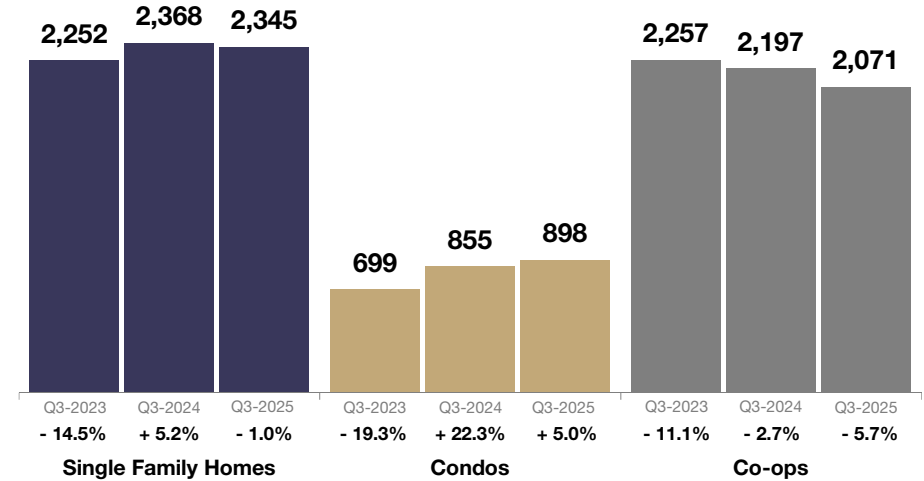
Pending Sales

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

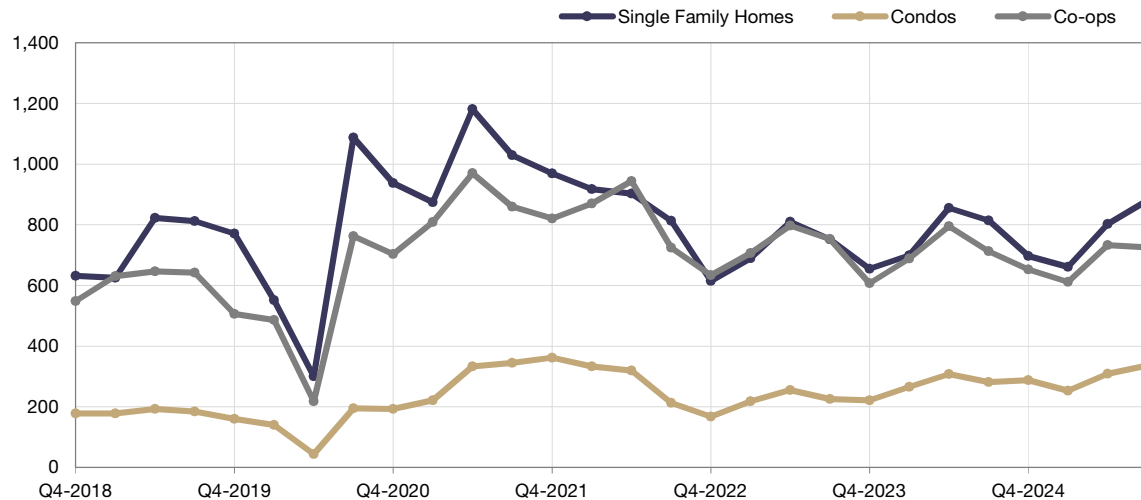
Q3-2025



Year to Date



Historical Pending Sales by Quarter



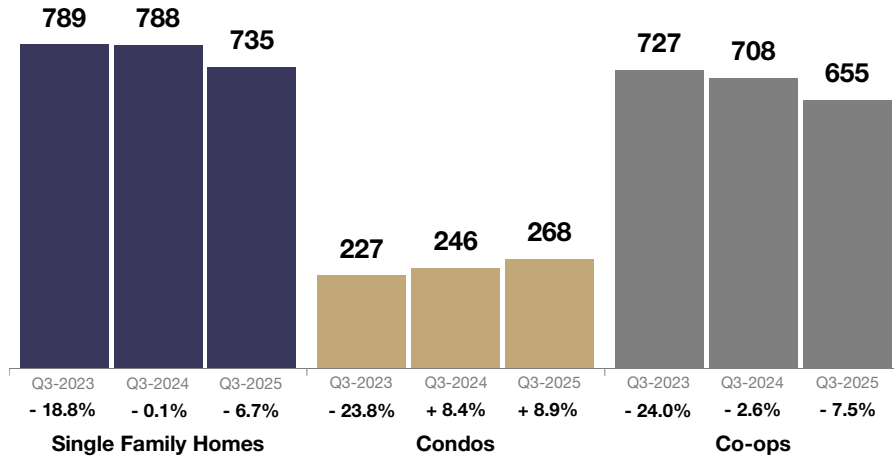
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	615	168	634
Q1-2023	690	218	707
Q2-2023	810	255	797
Q3-2023	752	226	753
Q4-2023	655	221	607
Q1-2024	699	266	689
Q2-2024	855	308	795
Q3-2024	814	281	713
Q4-2024	697	288	653
Q1-2025	661	253	612
Q2-2025	803	309	733
Q3-2025	881	336	726

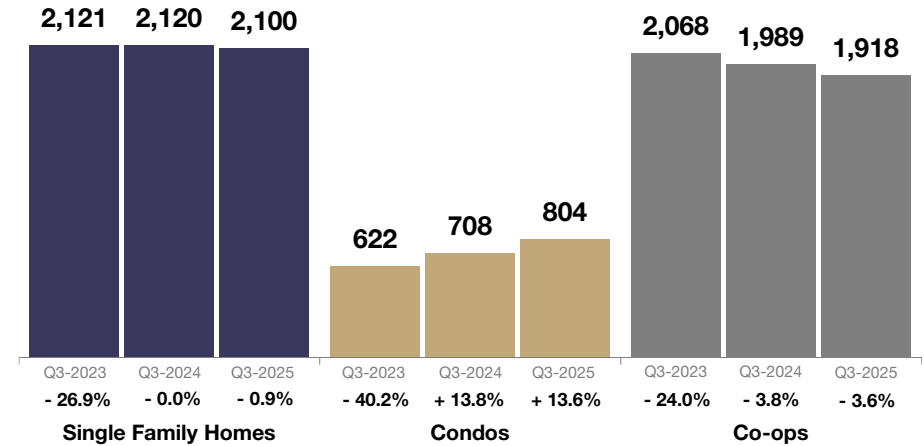
Closed Sales

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

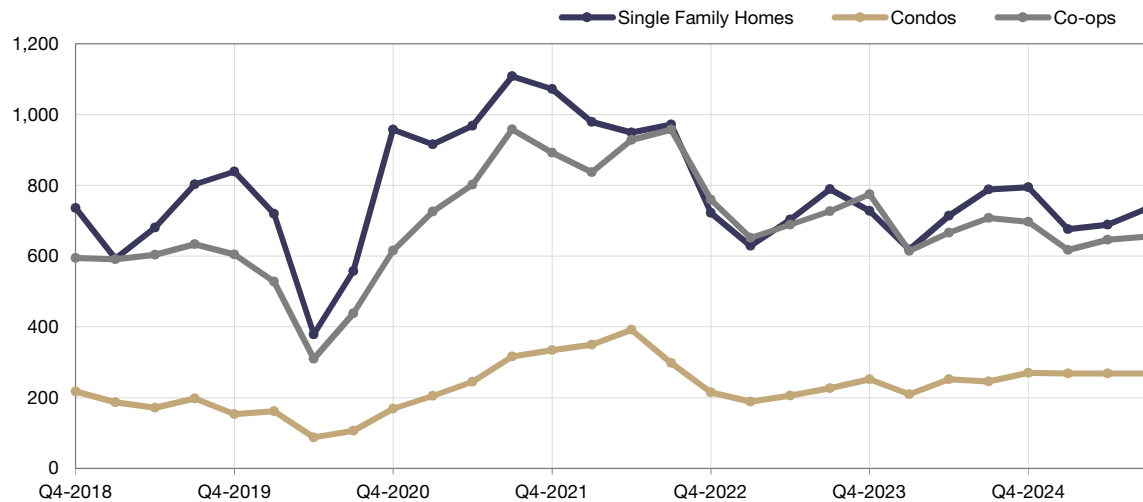
Q3-2025



Year to Date



Historical Closed Sales by Quarter



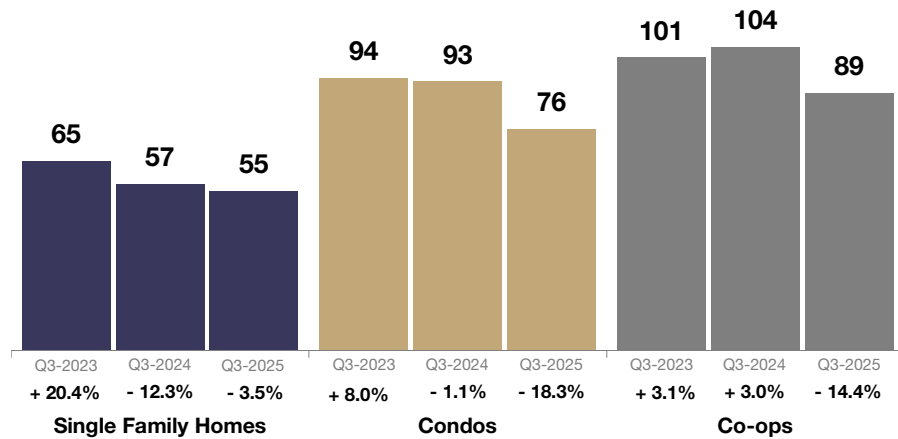
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	722	215	759
Q1-2023	629	189	652
Q2-2023	703	206	689
Q3-2023	789	227	727
Q4-2023	728	252	775
Q1-2024	618	210	615
Q2-2024	714	252	666
Q3-2024	788	246	708
Q4-2024	795	270	697
Q1-2025	676	268	617
Q2-2025	689	268	646
Q3-2025	735	268	655

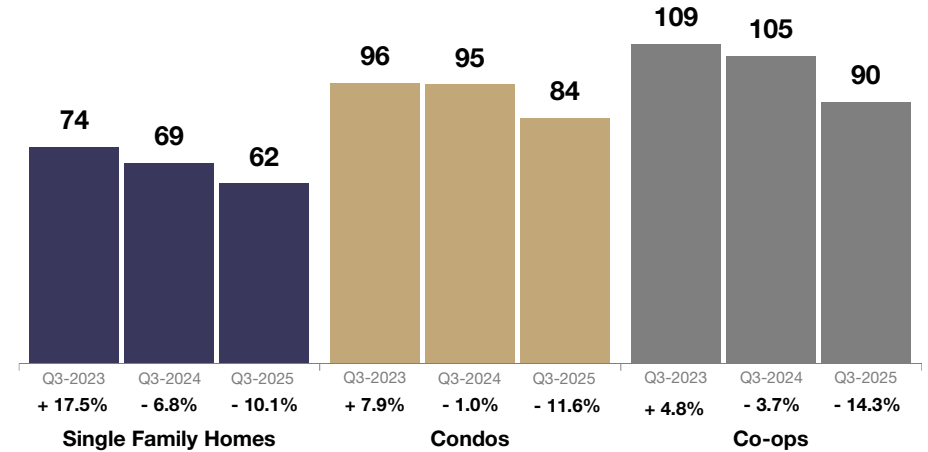
Days on Market Until Sale

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

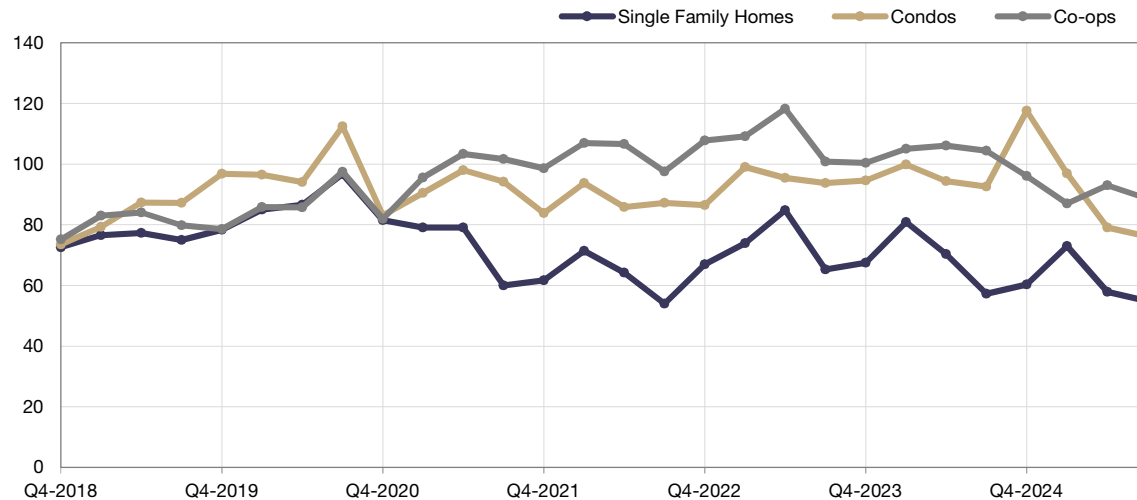
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



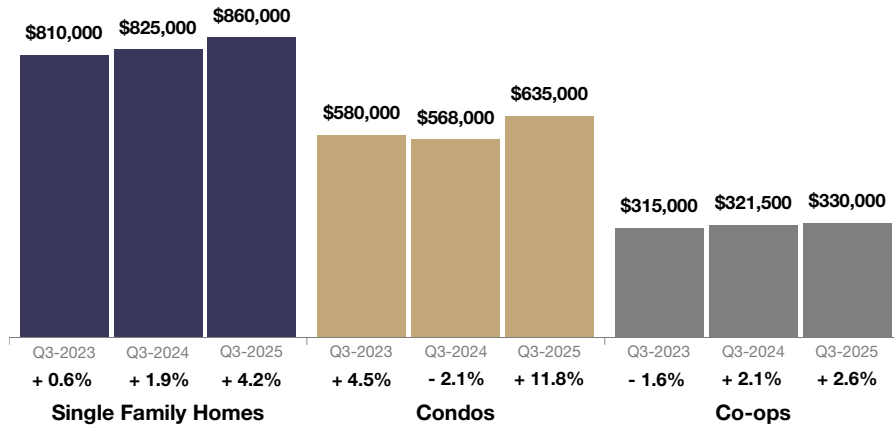
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	67	86	108
Q1-2023	74	99	109
Q2-2023	85	95	118
Q3-2023	65	94	101
Q4-2023	67	95	100
Q1-2024	81	100	105
Q2-2024	70	94	106
Q3-2024	57	93	104
Q4-2024	60	118	96
Q1-2025	73	97	87
Q2-2025	58	79	93
Q3-2025	55	76	89

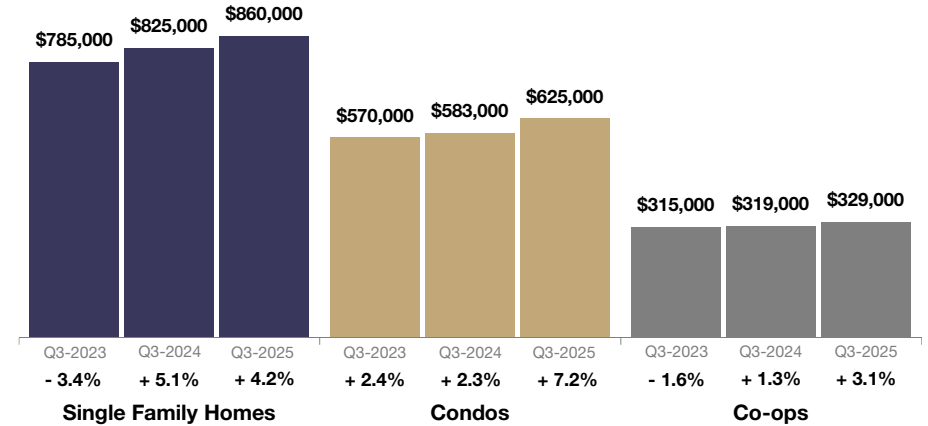
Median Pending Price

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.

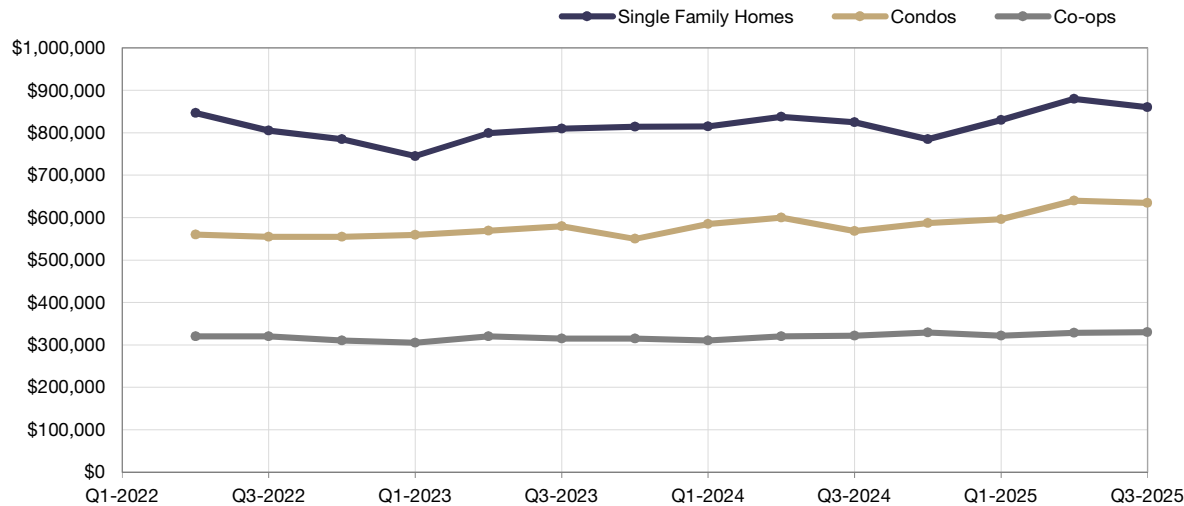
Q3-2025



Year to Date



Historical Median Pending Price by Quarter



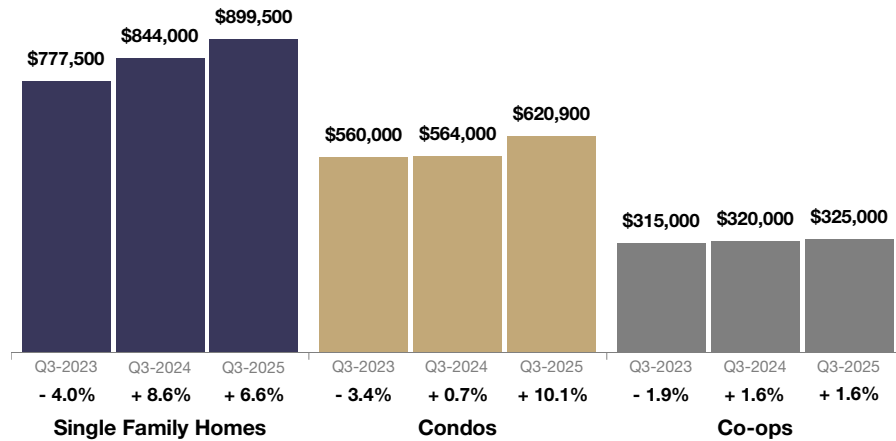
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q1-2023	\$745,000	\$559,000	\$305,000
Q2-2023	\$799,500	\$569,000	\$320,000
Q3-2023	\$810,000	\$580,000	\$315,000
Q4-2023	\$814,000	\$550,000	\$315,000
Q1-2024	\$815,000	\$585,000	\$310,000
Q2-2024	\$838,000	\$600,000	\$320,000
Q3-2024	\$825,000	\$568,000	\$321,500
Q4-2024	\$785,000	\$587,000	\$329,250
Q1-2025	\$830,000	\$596,500	\$322,000
Q2-2025	\$880,000	\$640,000	\$328,500
Q3-2025	\$860,000	\$635,000	\$330,000

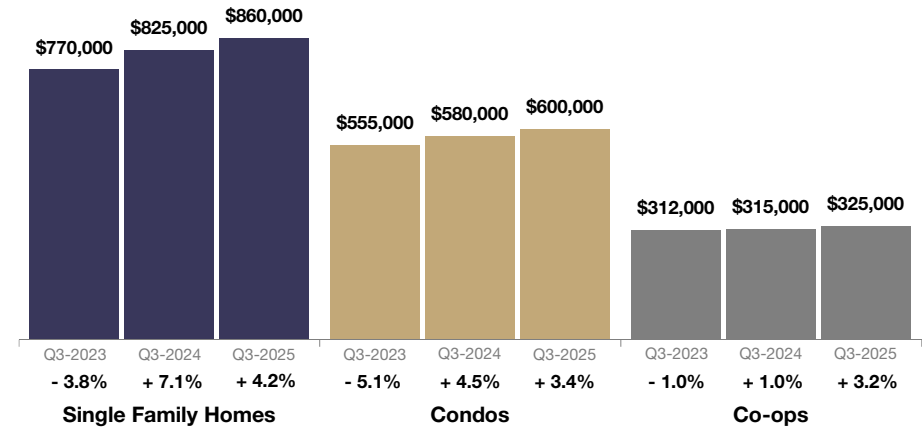
Median Sales Price

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

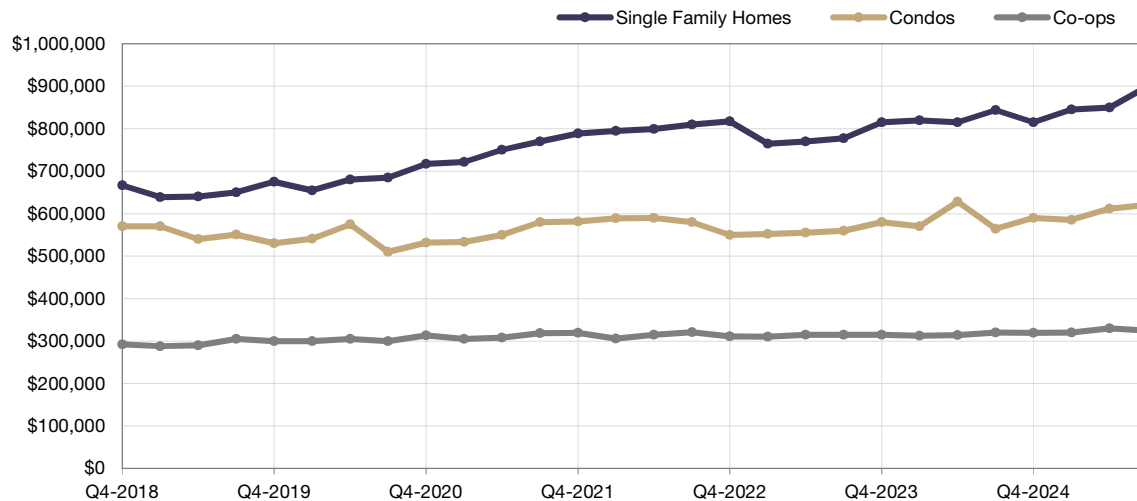
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



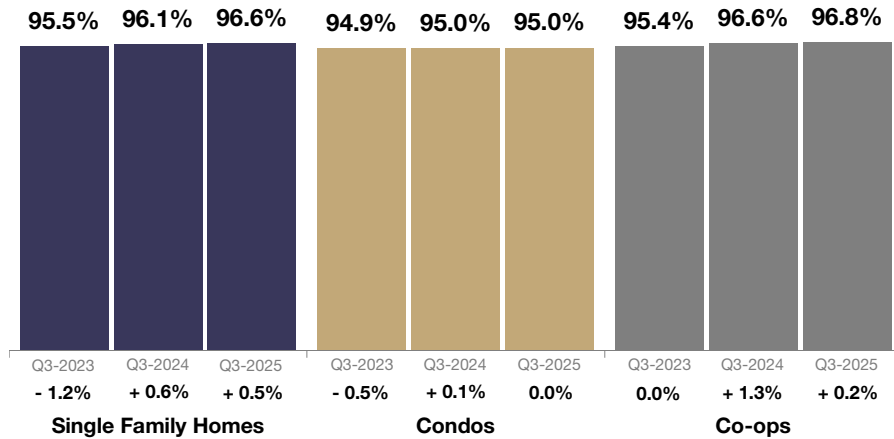
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	\$817,750	\$550,000	\$311,000
Q1-2023	\$765,000	\$552,000	\$310,000
Q2-2023	\$770,000	\$555,000	\$315,000
Q3-2023	\$777,500	\$560,000	\$315,000
Q4-2023	\$815,000	\$580,000	\$315,000
Q1-2024	\$820,000	\$570,000	\$312,550
Q2-2024	\$815,000	\$628,000	\$314,000
Q3-2024	\$844,000	\$564,000	\$320,000
Q4-2024	\$815,000	\$590,000	\$319,000
Q1-2025	\$845,000	\$584,955	\$320,000
Q2-2025	\$850,000	\$612,000	\$330,000
Q3-2025	\$899,500	\$620,900	\$325,000

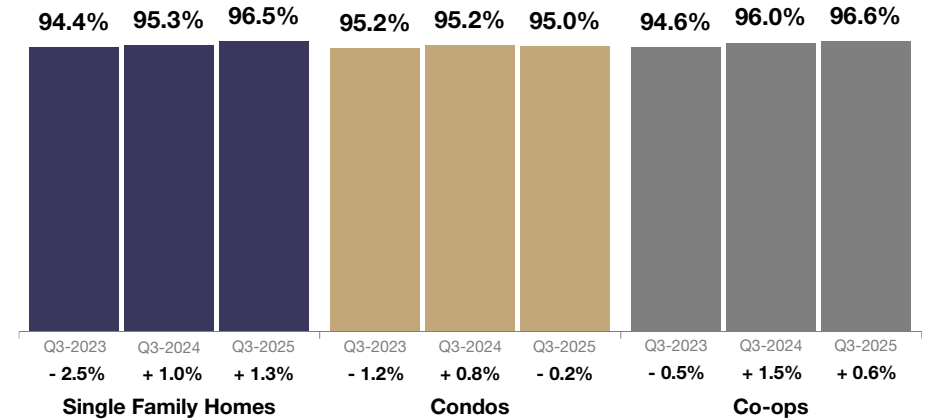
Percent of Original List Price Received

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.

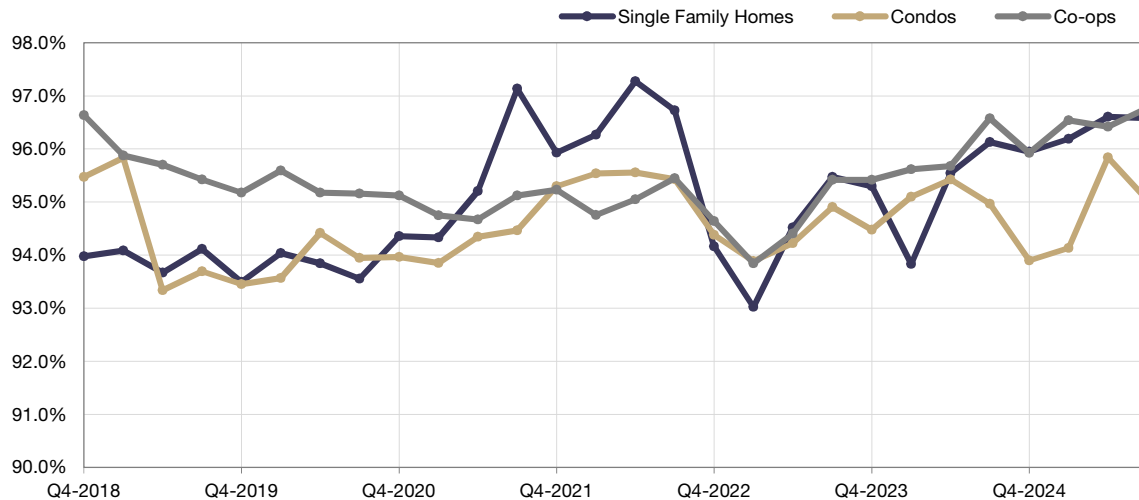
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



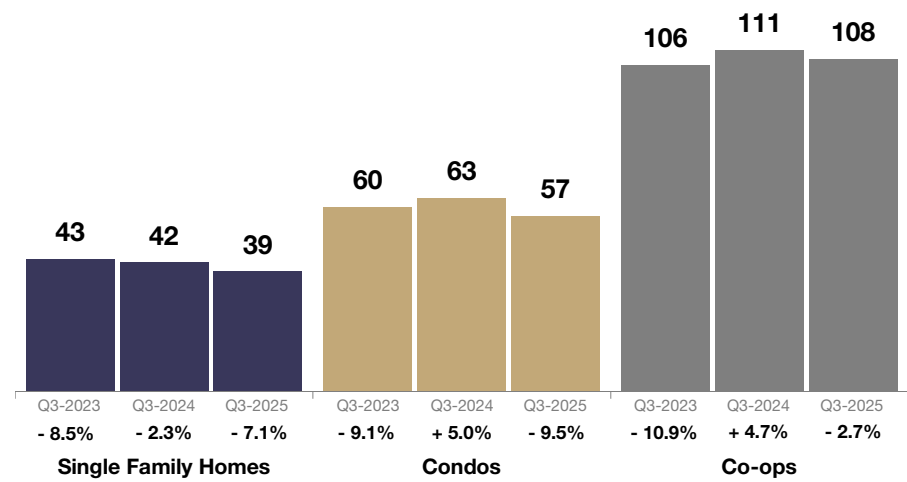
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	94.2%	94.4%	94.6%
Q1-2023	93.0%	93.9%	93.8%
Q2-2023	94.5%	94.2%	94.4%
Q3-2023	95.5%	94.9%	95.4%
Q4-2023	95.3%	94.5%	95.4%
Q1-2024	93.8%	95.1%	95.6%
Q2-2024	95.5%	95.4%	95.7%
Q3-2024	96.1%	95.0%	96.6%
Q4-2024	95.9%	93.9%	95.9%
Q1-2025	96.2%	94.1%	96.5%
Q2-2025	96.6%	95.8%	96.4%
Q3-2025	96.6%	95.0%	96.8%

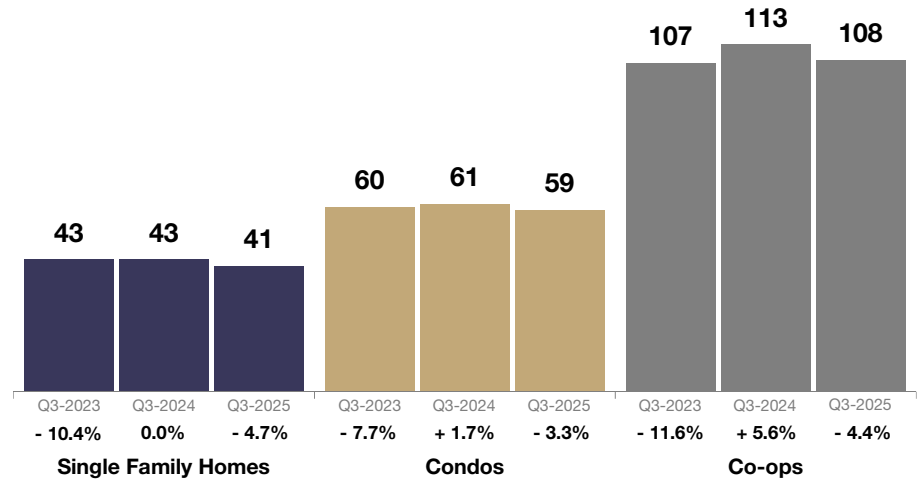
Housing Affordability Index

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.

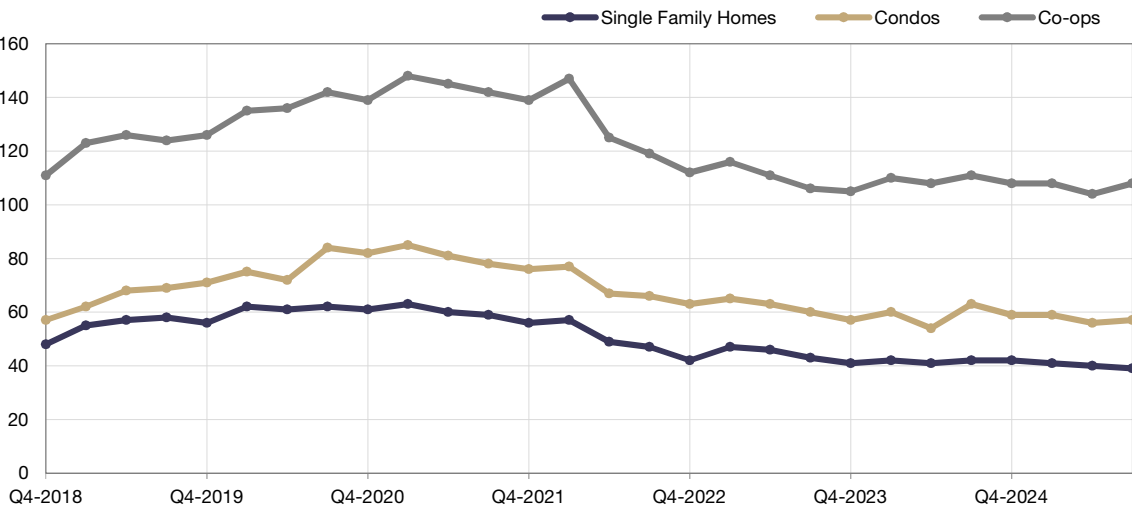
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter



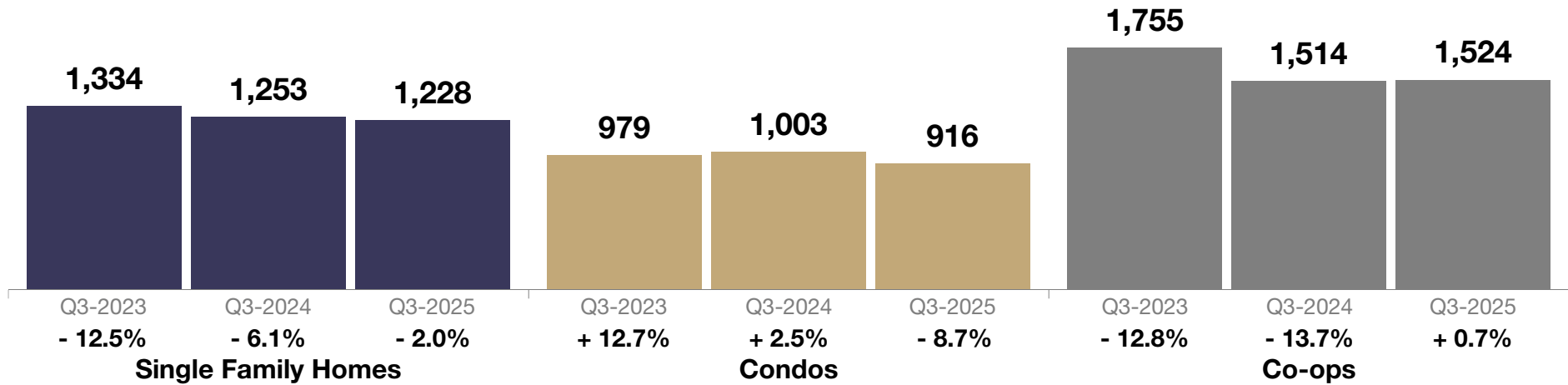
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	42	63	112
Q1-2023	47	65	116
Q2-2023	46	63	111
Q3-2023	43	60	106
Q4-2023	41	57	105
Q1-2024	42	60	110
Q2-2024	41	54	108
Q3-2024	42	63	111
Q4-2024	42	59	108
Q1-2025	41	59	108
Q2-2025	40	56	104
Q3-2025	39	57	108

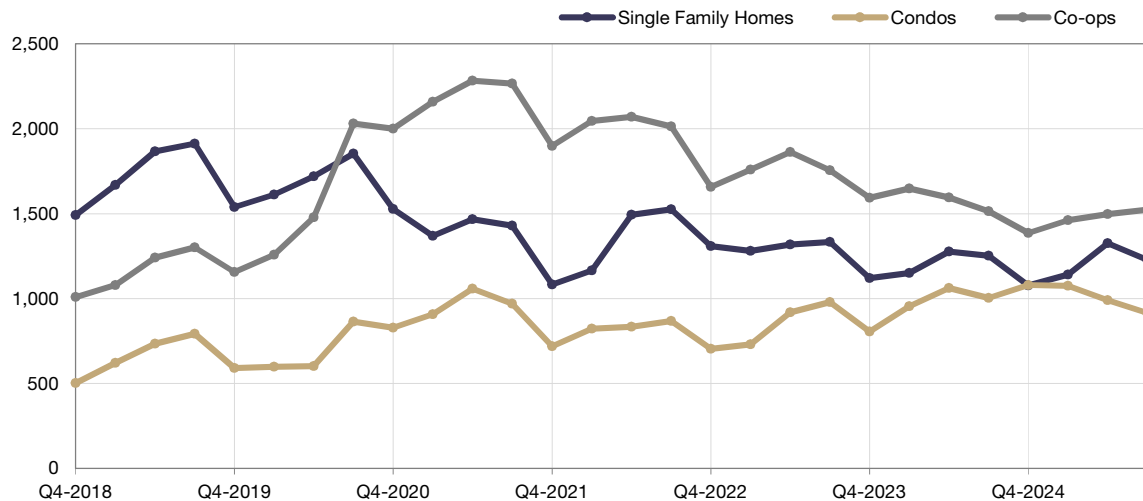
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter



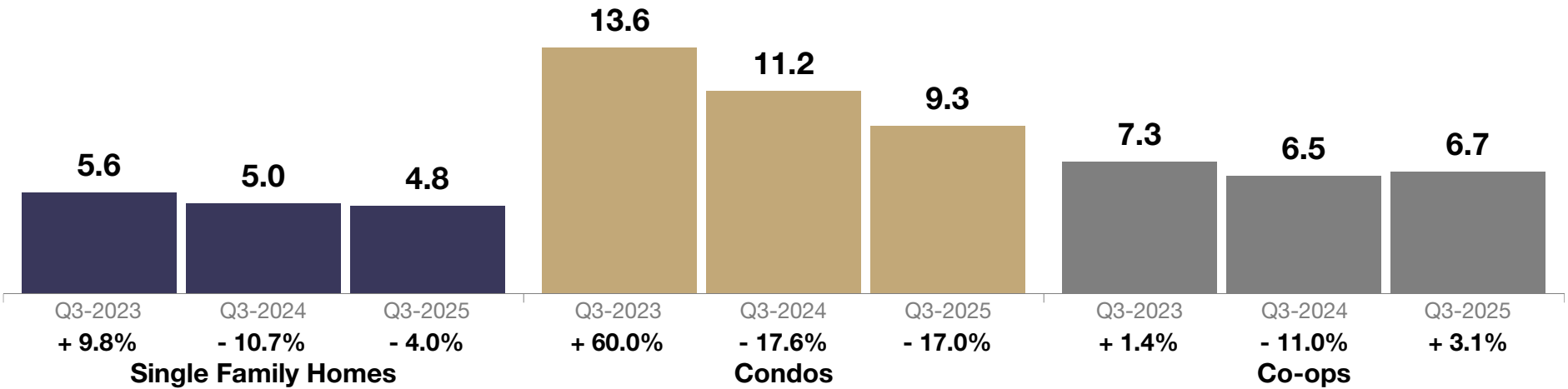
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	1,308	704	1,658
Q1-2023	1,280	731	1,759
Q2-2023	1,318	919	1,863
Q3-2023	1,334	979	1,755
Q4-2023	1,120	806	1,593
Q1-2024	1,150	954	1,648
Q2-2024	1,276	1,062	1,595
Q3-2024	1,253	1,003	1,514
Q4-2024	1,078	1,080	1,386
Q1-2025	1,142	1,076	1,462
Q2-2025	1,326	990	1,497
Q3-2025	1,228	916	1,524

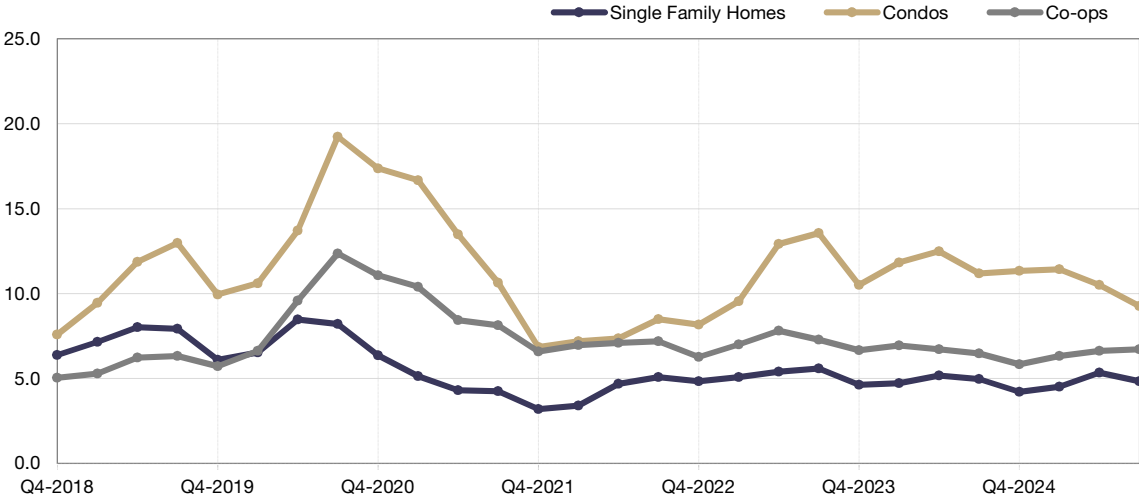
Months Supply of Inventory

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.

Q3-2025



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
Q4-2022	4.8	8.2	6.3
Q1-2023	5.1	9.5	7.0
Q2-2023	5.4	12.9	7.8
Q3-2023	5.6	13.6	7.3
Q4-2023	4.6	10.5	6.7
Q1-2024	4.7	11.8	6.9
Q2-2024	5.2	12.5	6.7
Q3-2024	5.0	11.2	6.5
Q4-2024	4.2	11.3	5.8
Q1-2025	4.5	11.4	6.3
Q2-2025	5.3	10.5	6.6
Q3-2025	4.8	9.3	6.7

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2,874	3,177	+ 10.5%	9,332	9,499	+ 1.8%
Pending Sales		1,808	1,943	+ 7.5%	5,420	5,314	- 2.0%
Closed Sales		1,742	1,658	- 4.8%	4,817	4,822	+ 0.1%
Days on Market		81	72	- 11.1%	88	76	- 13.6%
Median Pending Price		\$642,500	\$645,000	+ 0.4%	\$595,000	\$625,000	+ 5.0%
Median Sales Price		\$583,000	\$620,900	+ 6.5%	\$575,000	\$602,770	+ 4.8%
Pct. of Orig. Price Received		96.1%	96.4%	+ 0.3%	95.5%	96.3%	+ 0.8%
Housing Affordability Index		61	57	- 6.6%	62	58	- 6.5%
Inventory of Homes for Sale		3,770	3,668	- 2.7%	--	--	--
Months Supply of Inventory		6.6	6.3	- 4.5%	--	--	--