

Annual Report for OneKeyMLS®

A RESEARCH TOOL PROVIDED BY ONEKEY MLS®



2025

The U.S. housing market navigated a challenging landscape throughout 2025. Mortgage rates remained elevated compared with recent years, and home prices continued to rise nationwide. Demand for affordable housing far outpaced supply, and with fewer buyers able to keep up with rising costs, sales of previously owned homes were subdued. Younger buyers faced steep hurdles as high rents, inflation, and student loan debt limited their ability to save for a down payment. By mid-2025, first-time buyers accounted for just 21% of all home purchases, while the typical age of a first-time buyer reached a record high of 40, according to the National Association of REALTORS® (NAR). This aging trend extended across the broader market, as the median age of all homebuyers reached 59. NAR data show that homeowners also set a record, staying in their homes a median of 11 years before selling.

With sales activity down, inventory continued to edge higher, and homes spent more time on the market compared with the previous year, signaling a shift toward more balanced market conditions. The rise in supply has given buyers more options and reduced the sense of urgency that characterized the post-pandemic market, while sellers have rediscovered the importance of strategic pricing, especially in areas where inventory growth is strongest. Although price appreciation has slowed, home values remain roughly 50% higher than pre-pandemic levels, stretching budgets and prompting many would-be buyers to delay their home search until affordability increases.

Sales: Pending Sales were up 0.7 percent to 50,541 over last year, while closed sales were down 0.6 percent to finish the year at 48,833.

Prices: Home prices were up compared to last year. The overall median sales price increased 5.9 percent to \$675,000 for the year. Single Family Residence prices were up 5.7 percent compared to last year. Sales prices for Condominium properties were up 3.8 percent, while Co-Op properties were up 3.4 percent.

Listings: Year-over-year, the number of homes available for sale was down compared to last year. There were 12,794 active listings at the end of 2025 compared to 13,942 listings at the end of 2024, a decrease of 8.2 percent. New listings increased by 3.3 percent to finish the year at 71,079.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2025, properties with 3 bedrooms saw the greatest increase at 6.3 percent. The highest percent of list price received at sale also went to properties with 3 bedrooms at 100.0 percent of the original list price received.

Sales by Price Range: The number of homes sold in the \$389,000 to \$582,999 price range fell 12.1 percent to 11,664 homes. Meanwhile, homes sold in the \$849,000 or More price range were up 11.4 percent to 15,511 homes.

List Price Received: Sellers received, on average, 99.2 percent of their original list price at sale, which was unchanged from last year. Single Family Residence properties received 99.6 percent of their list price, while Condominium properties received 98.3 percent, and Co-Op properties received 97.4 percent in 2025.

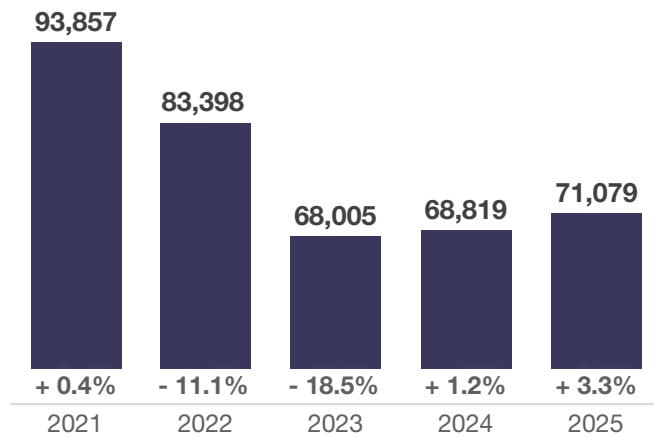
Looking ahead to 2026, experts are forecasting an improvement in market activity. Mortgage rates declined through the second half of 2025 and are expected to stay in the 6% range in the year ahead, supporting incremental gains in affordability. As inventory builds, sales volume is projected to increase. Economists anticipate modest increases in home prices, well below the rapid appreciation of recent years. While conditions should become somewhat more favorable for buyers, affordability constraints and the effects of a decade-long supply shortfall will continue to shape the market. Taken together, these trends suggest 2026 will be a year of stabilization and recovery, rather than dramatic change.

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Quick Facts

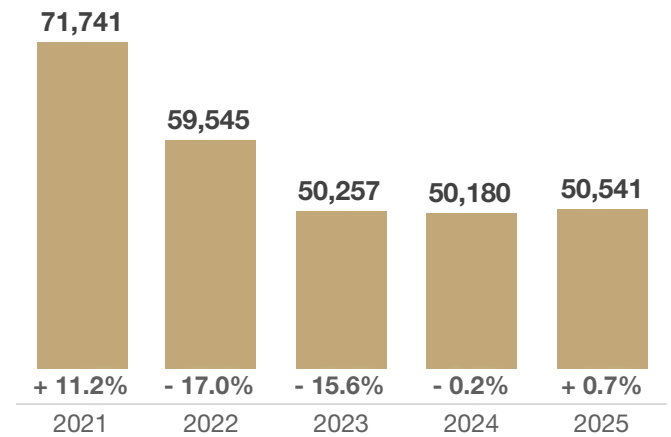
New Listings



Top 10 Areas: Change in New Listings from 2024

Putnam County	+ 18.1%
Rockland County	+ 14.6%
Sullivan County	+ 14.3%
Bronx County	+ 12.8%
Brooklyn (Kings County)	+ 10.7%
Ulster County	+ 5.6%
Dutchess County	+ 4.3%
Orange County	+ 3.9%
Westchester County	+ 3.9%
Nassau County	+ 2.3%

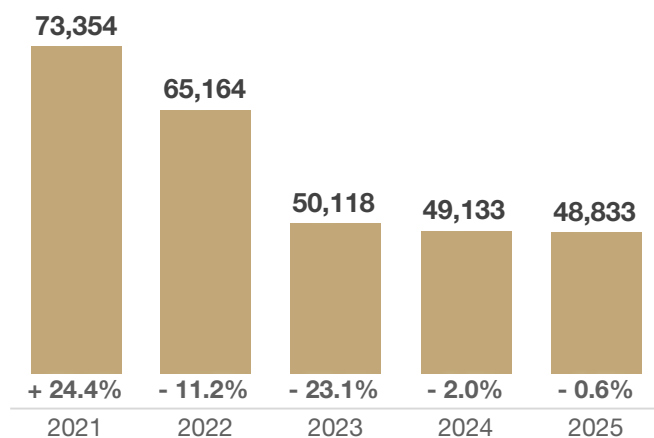
Pending Sales



Top 10 Areas: Change in Pending Sales from 2024

Putnam County	+ 22.8%
Sullivan County	+ 8.3%
Ulster County	+ 7.4%
Rockland County	+ 7.2%
Westchester County	+ 5.0%
Bronx County	+ 4.0%
Suffolk County	+ 0.5%
Nassau County	+ 0.5%
Dutchess County	0.0%
Queens County	- 0.4%

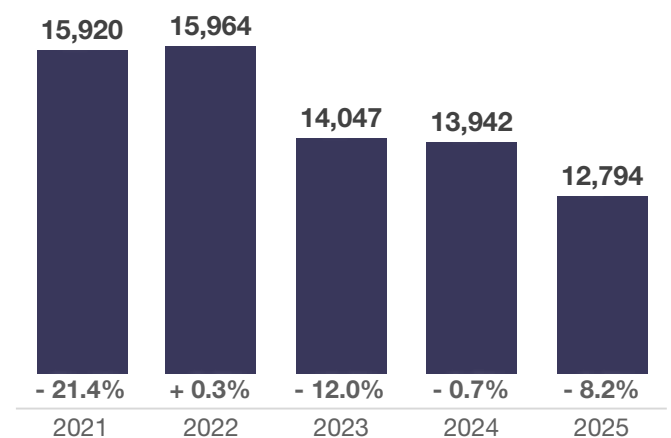
Closed Sales



Top 10 Areas: Change in Closed Sales from 2024

Putnam County	+ 15.6%
Ulster County	+ 8.3%
Rockland County	+ 7.5%
Westchester County	+ 5.1%
Sullivan County	+ 3.9%
Nassau County	- 0.0%
Suffolk County	- 0.4%
Queens County	- 0.6%
Dutchess County	- 1.7%
Orange County	- 2.1%

Inventory of Homes for Sale

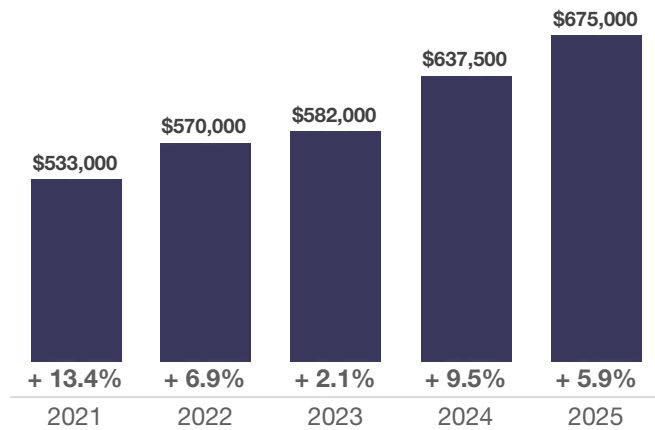


Top 10 Areas: Change in Homes for Sale from 2024

Rockland County	+ 26.0%
Manhattan (New York County)	+ 13.0%
Brooklyn (Kings County)	+ 9.3%
Bronx County	+ 8.0%
Sullivan County	+ 2.6%
Orange County	+ 0.9%
Ulster County	- 0.3%
Dutchess County	- 0.4%
Putnam County	- 4.5%
Westchester County	- 11.5%

Quick Facts

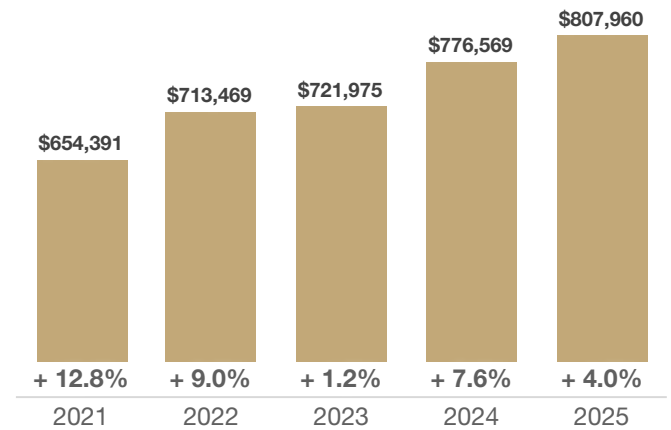
Median Sales Price



Top 10 Areas: Change in Median Sales Price from 2024

Bronx County	+ 12.3%
Sullivan County	+ 12.1%
Putnam County	+ 7.6%
Rockland County	+ 7.3%
Suffolk County	+ 7.1%
Queens County	+ 7.1%
Nassau County	+ 5.9%
Westchester County	+ 5.4%
Dutchess County	+ 4.3%
Orange County	+ 3.4%

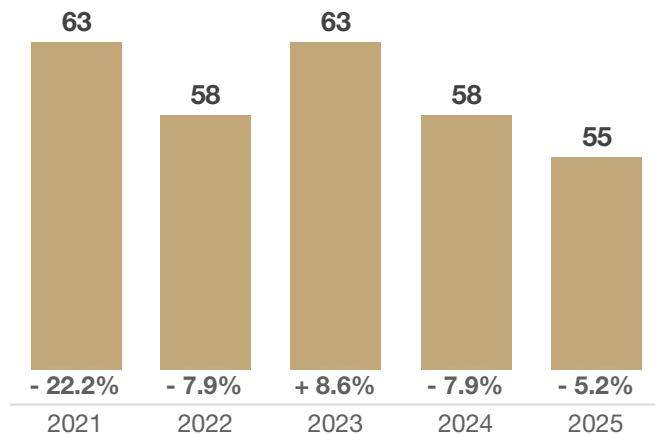
Average Sales Price



Top 10 Areas: Change in Avg. Sales Price from 2024

Suffolk County	+ 8.8%
Bronx County	+ 7.5%
Sullivan County	+ 7.4%
Queens County	+ 6.9%
Westchester County	+ 5.7%
Nassau County	+ 5.0%
Rockland County	+ 4.7%
Orange County	+ 4.1%
Putnam County	+ 3.5%
Ulster County	+ 3.3%

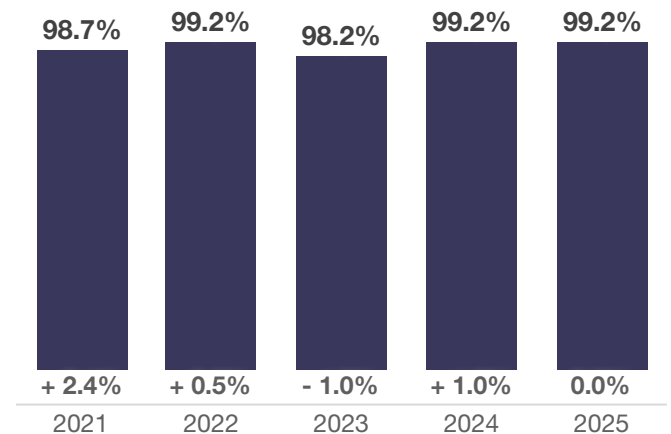
Days on Market Until Sale



Top 10 Areas: Change in Days on Market from 2024

Ulster County	+ 10.9%
Rockland County	+ 7.3%
Orange County	+ 7.3%
Manhattan (New York County)	+ 3.6%
Dutchess County	+ 3.6%
Sullivan County	+ 2.3%
Westchester County	+ 2.3%
Putnam County	+ 2.0%
Brooklyn (Kings County)	- 1.1%
Suffolk County	- 2.0%

Percent of Original List Price Received



Top 10 Areas: Change in Pct. of Orig. Price Received from 2024

Queens County	+ 0.7%
Bronx County	+ 0.6%
Westchester County	+ 0.3%
Dutchess County	+ 0.1%
Putnam County	- 0.1%
Nassau County	- 0.2%
Suffolk County	- 0.5%
Orange County	- 0.5%
Rockland County	- 0.7%
Sullivan County	- 1.3%

**\$583,000 to
\$848,999**

Price Range with
Shortest Average
Days on Market Until Sale

**\$388,999 or
Less**

Price Range with
Longest Average
Days on Market Until Sale

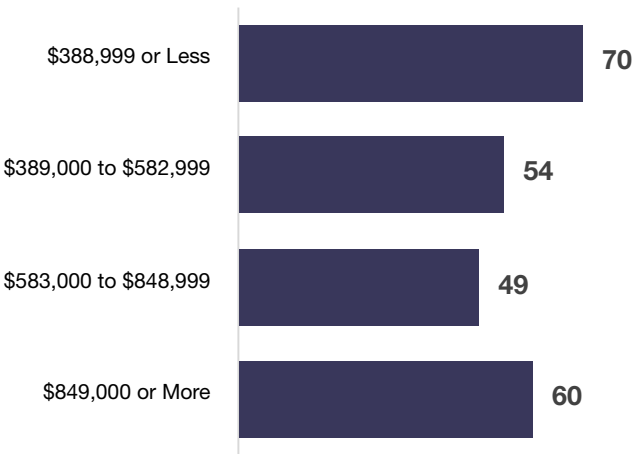
17.5%

of Sales at Year End
Priced \$389,000 to \$582,999

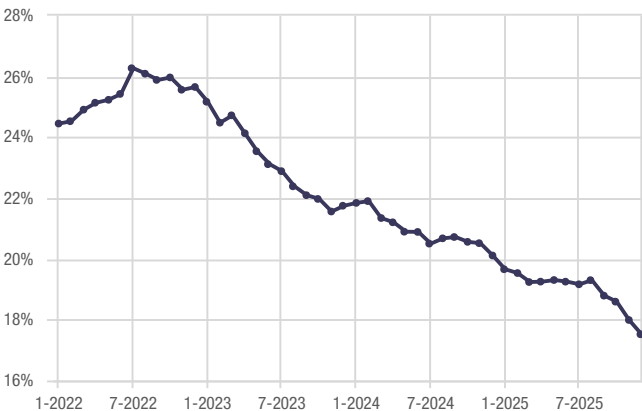
- 12.9%

One-Year Change
in Homes for Sale Priced
\$389,000 to \$582,999

Days on Market Until Sale by Price Range



Share of Homes for Sale \$389,000 to \$582,999



**\$583,000 to
\$848,999**

Price Range with the
Most Closed Sales

+ 11.4%

Price Range with Strongest
One-Year Change in Sales:
\$849,000 or More

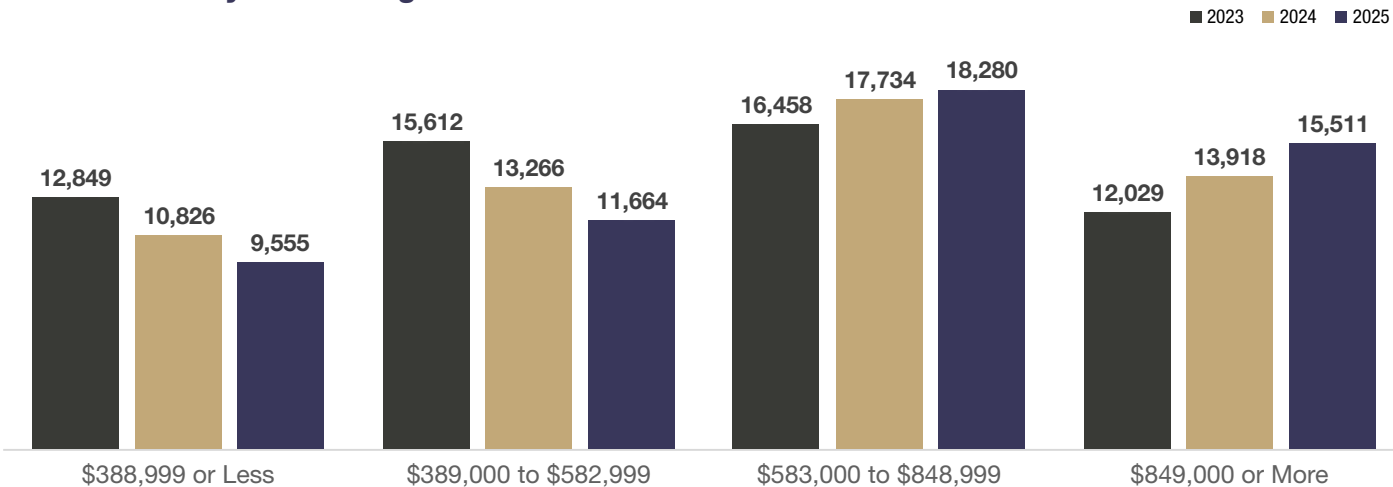
**\$388,999 or
Less**

Price Range with the
Fewest Closed Sales

- 12.1%

Price Range with Weakest
One-Year Change in Sales:
\$389,000 to \$582,999

Closed Sales by Price Range



Annual Report for OneKeyMLS®

Property Type Review



51

Average Days on Market
Single Family Residence

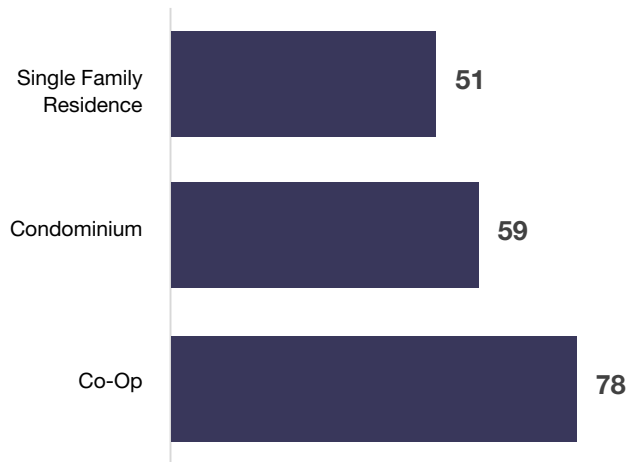
59

Average Days on Market
Condominium

78

Average Days on Market
Co-Op

Days on Market



+ 5.7%

One-Year Change in
Price
Single Family Residence

+ 3.8%

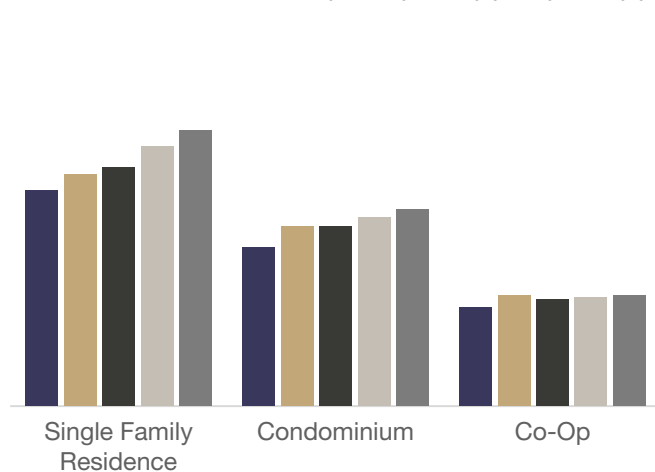
One-Year Change in
Price
Condominium

+ 3.4%

One-Year Change in
Price
Co-Op

Median Sales Price

■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025



Top Areas: Condominium Market Share in 2025

Manhattan (New York County)	39.9%
Rockland County	24.1%
Brooklyn (Kings County)	22.0%
Queens County	16.7%
Bronx County	16.5%
Westchester County	16.0%
Putnam County	13.4%
Dutchess County	12.8%
Suffolk County	12.6%
Orange County	12.2%
Nassau County	7.5%
Ulster County	2.6%
Sullivan County	0.9%

99.6%

Percent of Original List
Price Received
in 2025 for
Single Family Residence

98.3%

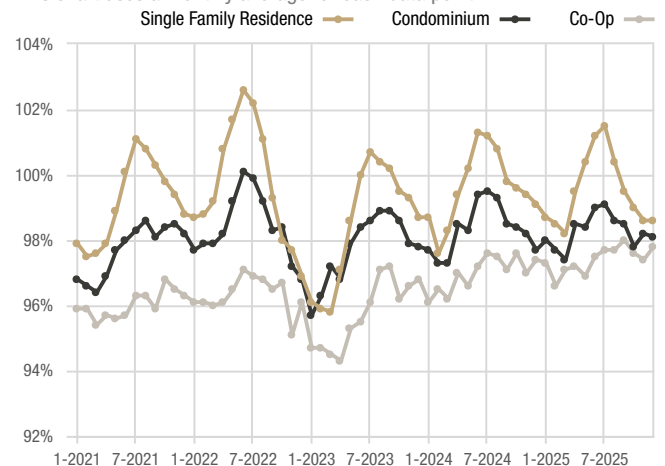
Percent of Original List
Price Received
in 2025 for
Condominium

97.4%

Percent of Original List
Price Received
in 2025 for
Co-Op

Percent of Original List Price Received

This chart uses a monthly average for each data point.



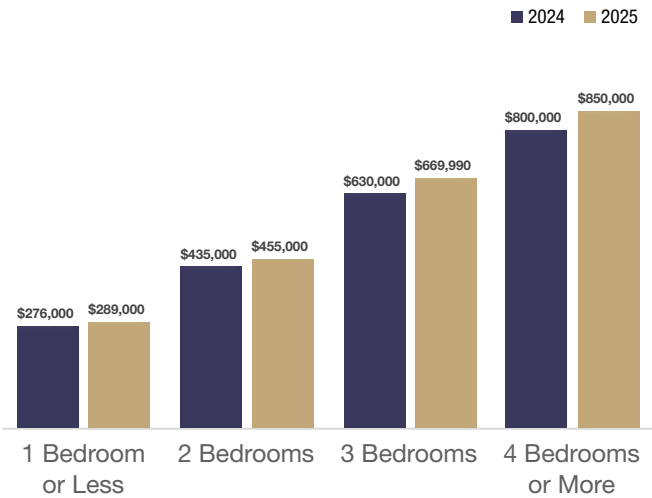
+ 4.7%

Growth in
1 Bedroom or Less

+ 6.3%

Growth in
3 Bedrooms

Median Sales Price



Top Areas: 3 Bedrooms Market Share in 2025

Ulster County	51.4%
Sullivan County	49.2%
Dutchess County	47.9%
Orange County	47.3%
Putnam County	42.2%
Suffolk County	35.3%
Brooklyn (Kings County)	34.7%
Nassau County	31.6%
Bronx County	31.1%
Queens County	29.6%
Westchester County	27.5%
Rockland County	22.5%
Manhattan (New York County)	10.3%

97.1%

Percent of Original List Price
Received
in 2025 for
1 Bedroom or Less

98.4%

Percent of Original List Price
Received
in 2025 for
2 Bedrooms

100.0%

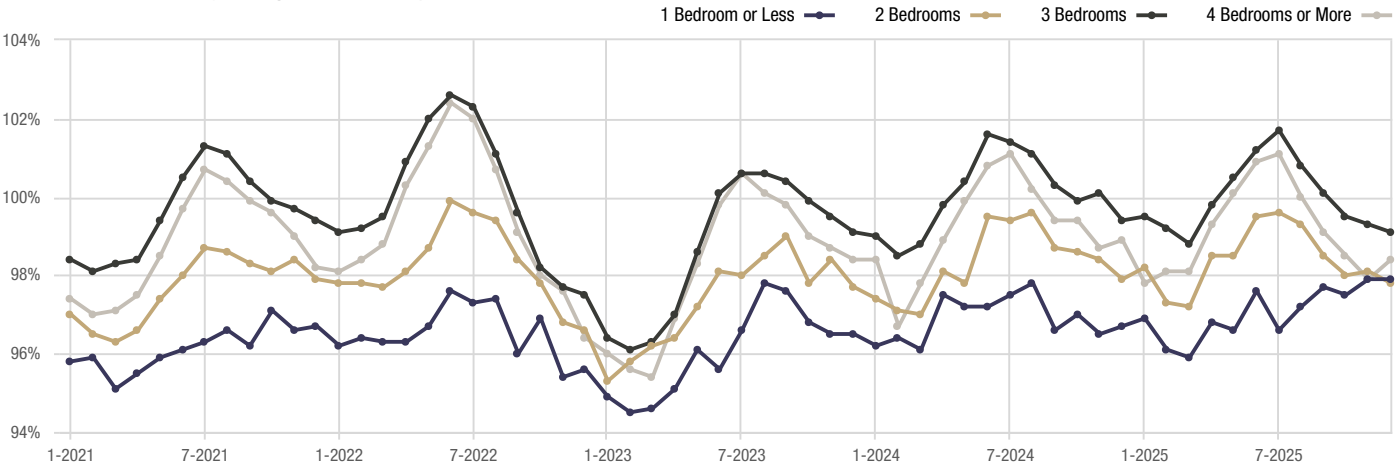
Percent of Original List Price
Received
in 2025 for
3 Bedrooms

99.2%

Percent of Original List Price
Received
in 2025 for
4 Bedrooms or More

Percent of Original List Price Received

This chart uses a monthly average for each data point.



Area Historical Median Prices

	2021	2022	2023	2024	2025	Change from 2024	Change from 2021
Bronx County	\$400,000	\$405,000	\$369,000	\$365,000	\$410,000	+ 12.3%	+ 2.5%
Brooklyn (Kings County)	\$772,000	\$785,000	\$760,000	\$696,500	\$670,000	- 3.8%	- 13.2%
Dutchess County	\$375,000	\$395,000	\$411,600	\$453,350	\$473,000	+ 4.3%	+ 26.1%
Manhattan (New York County)	\$1,050,000	\$1,050,000	\$1,050,000	\$910,000	\$620,000	- 31.9%	- 41.0%
Nassau County	\$639,000	\$675,000	\$690,000	\$760,000	\$805,000	+ 5.9%	+ 26.0%
Orange County	\$352,000	\$390,000	\$407,000	\$435,000	\$450,000	+ 3.4%	+ 27.8%
Putnam County	\$420,000	\$459,000	\$466,750	\$525,000	\$565,000	+ 7.6%	+ 34.5%
Queens County	\$570,000	\$570,000	\$549,000	\$579,000	\$620,000	+ 7.1%	+ 8.8%
Rockland County	\$525,000	\$575,000	\$610,000	\$675,000	\$724,200	+ 7.3%	+ 37.9%
Suffolk County	\$505,000	\$550,000	\$570,000	\$630,000	\$675,000	+ 7.1%	+ 33.7%
Sullivan County	\$250,250	\$285,000	\$300,000	\$330,000	\$370,000	+ 12.1%	+ 47.9%
Ulster County	\$339,900	\$377,838	\$402,500	\$435,000	\$437,000	+ 0.5%	+ 28.6%
Westchester County	\$620,000	\$625,000	\$640,000	\$715,000	\$753,700	+ 5.4%	+ 21.6%

Area Overviews

	Total Closed Sales	Change from 2024	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Bronx County	1,234	- 2.3%	2,514	86	766	6.7	96.6%
Brooklyn (Kings County)	546	- 28.9%	1,466	89	495	9.3	94.4%
Dutchess County	2,321	- 1.7%	3,164	58	506	2.5	98.9%
Manhattan (New York County)	173	- 77.7%	760	114	375	22.3	92.0%
Nassau County	9,799	- 0.0%	13,182	49	1,801	2.2	99.3%
Orange County	2,861	- 2.1%	4,182	59	819	3.4	98.1%
Putnam County	983	+ 15.6%	1,270	50	149	1.7	99.8%
Queens County	6,541	- 0.6%	11,982	76	3,136	5.4	96.3%
Rockland County	2,257	+ 7.5%	3,211	44	509	2.6	99.5%
Suffolk County	12,967	- 0.4%	17,232	49	2,486	2.2	100.3%
Sullivan County	744	+ 3.9%	1,437	90	427	6.5	93.0%
Ulster County	914	+ 8.3%	1,374	71	306	3.9	96.7%
Westchester County	7,493	+ 5.1%	9,305	45	1,019	1.6	101.7%