

Monthly Indicators

Provided by OneKey® MLS

OneKey® MLS Service Area



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

Locally:

- Single Family Closed Sales were down 9.2 percent to 2,151.
- Condo Closed Sales were down 7.1 percent to 459.
- Co-Op Closed Sales were down 7.9 percent to 467.
- All Properties Closed Sales were down 8.7 percent to 3,077.

- Single Family Median Sales Price increased 5.7 percent to \$760,000.
- Condo Median Sales Price increased 9.0 percent to \$545,000.
- Co-Op Median Sales Price decreased 3.0 percent to \$290,000.
- All Properties Median Sales Price increased 5.4 percent to \$680,000.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

- 8.7% **- 1.7%** **+ 5.4%**

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, Dutchess, Manhattan (New York County), Nassau, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, and Westchester counties comprised of single family properties, condominiums, and co-ops.

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Single Family Homes Activity Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		5,178	5,739	+ 10.8%	16,458	16,015	- 2.7%
Pending Sales		3,161	3,400	+ 7.6%	10,453	10,346	- 1.0%
Closed Sales		2,369	2,151	- 9.2%	9,503	9,092	- 4.3%
Days on Market		55	59	+ 7.3%	64	60	- 6.3%
Median Pending Price		\$760,000	\$800,000	+ 5.3%	\$749,000	\$773,025	+ 3.2%
Median Sales Price		\$719,000	\$760,000	+ 5.7%	\$720,000	\$750,000	+ 4.2%
Pct. of Orig. Price Received		99.6%	99.3%	- 0.3%	98.9%	98.3%	- 0.6%
Affordability Index		63	61	- 3.2%	63	62	- 1.6%
Homes for Sale		10,192	9,782	- 4.0%	--	--	--
Months Supply		3.5	3.3	- 5.7%	--	--	--

Condos Activity Overview

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



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Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		921	972	+ 5.5%	3,242	3,550	+ 9.5%
Pending Sales		542	631	+ 16.4%	1,894	2,062	+ 8.9%
Closed Sales		494	459	- 7.1%	1,812	1,822	+ 0.6%
Days on Market		58	62	+ 6.9%	69	64	- 7.2%
Median Pending Price		\$525,000	\$550,000	+ 4.8%	\$525,000	\$550,000	+ 4.8%
Median Sales Price		\$500,000	\$545,000	+ 9.0%	\$520,000	\$533,500	+ 2.6%
Pct. of Orig. Price Received		98.7%	98.1%	- 0.6%	98.0%	97.7%	- 0.3%
Affordability Index		91	88	- 3.3%	88	90	+ 2.3%
Homes for Sale		2,440	2,482	+ 1.7%	--	--	--
Months Supply		4.8	4.5	- 6.3%	--	--	--

Co-Op Activity Overview

Key metrics for Co-Op Properties Only for the report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		855	942	+ 10.2%	3,266	3,413	+ 4.5%
Pending Sales		598	661	+ 10.5%	2,065	2,184	+ 5.8%
Closed Sales		507	467	- 7.9%	1,953	1,863	- 4.6%
Days on Market		82	79	- 3.7%	85	77	- 9.4%
Median Pending Price		\$295,350	\$295,000	- 0.1%	\$295,000	\$295,000	0.0%
Median Sales Price		\$299,000	\$290,000	- 3.0%	\$290,000	\$298,500	+ 2.9%
Pct. of Orig. Price Received		97.1%	97.1%	0.0%	97.0%	97.1%	+ 0.1%
Affordability Index		153	165	+ 7.8%	157	161	+ 2.5%
Homes for Sale		2,868	2,974	+ 3.7%	--	--	--
Months Supply		5.4	5.7	+ 5.6%	--	--	--

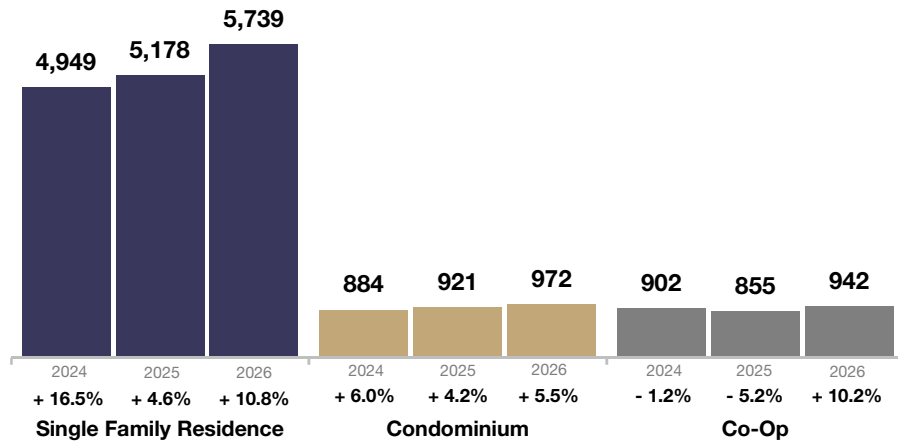
New Listings

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

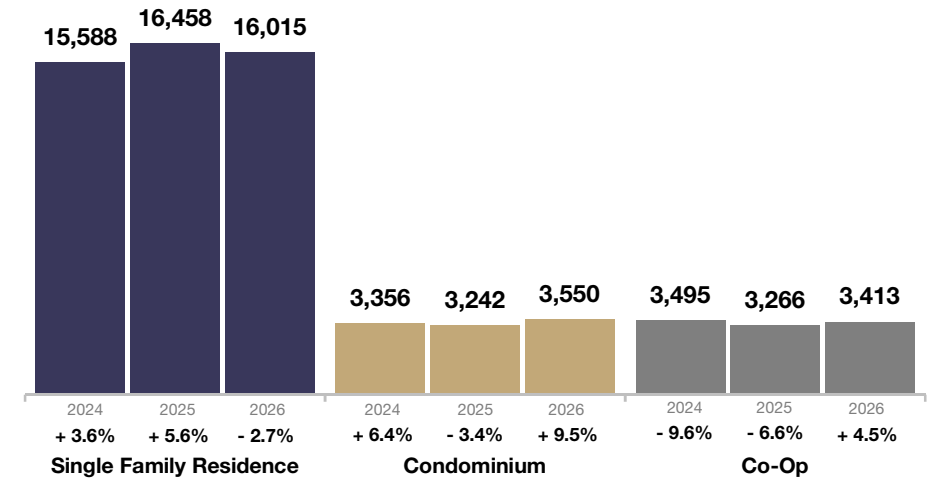


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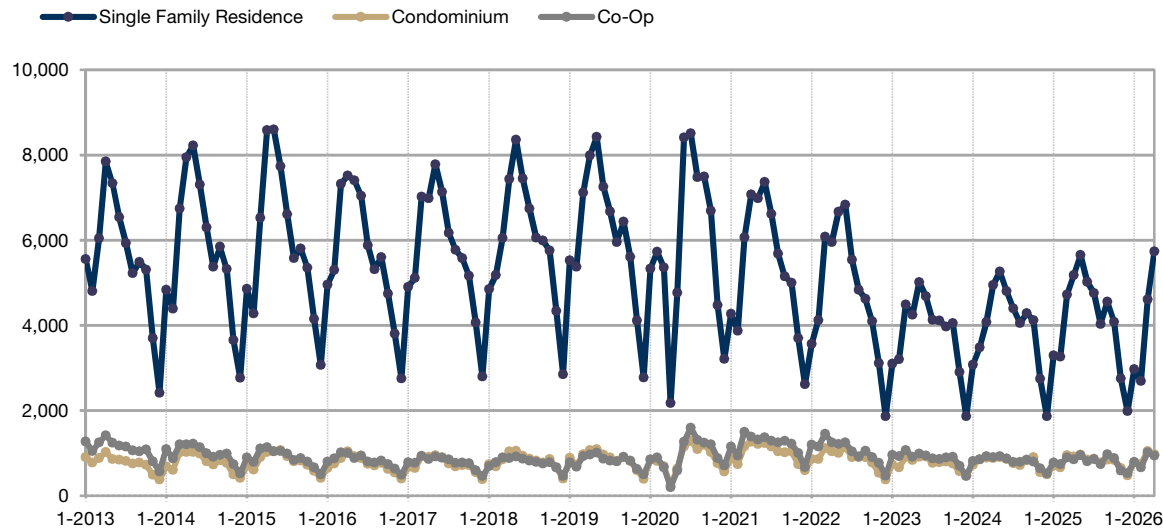
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Historical New Listings by Month



	Single Family	Condominium	Co-Op
May 2025	5,652	967	952
June 2025	5,019	842	807
July 2025	4,756	869	859
August 2025	4,029	778	742
September 2025	4,556	841	970
October 2025	4,086	836	879
November 2025	2,754	646	589
December 2025	1,984	479	528
January 2026	2,969	788	790
February 2026	2,695	745	662
March 2026	4,612	1,045	1,019
April 2026	5,739	972	942
12-Month Avg.	4,071	817	812

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

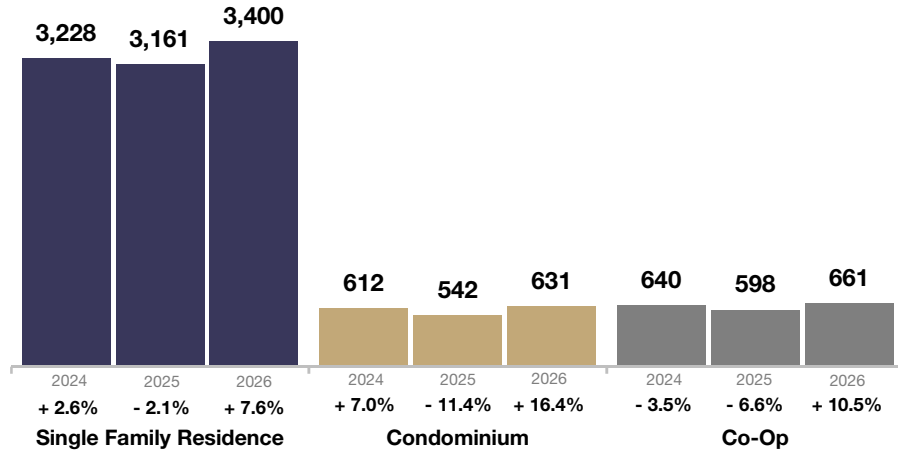
Pending Sales

A count of the properties on which contracts have been accepted in a given month.

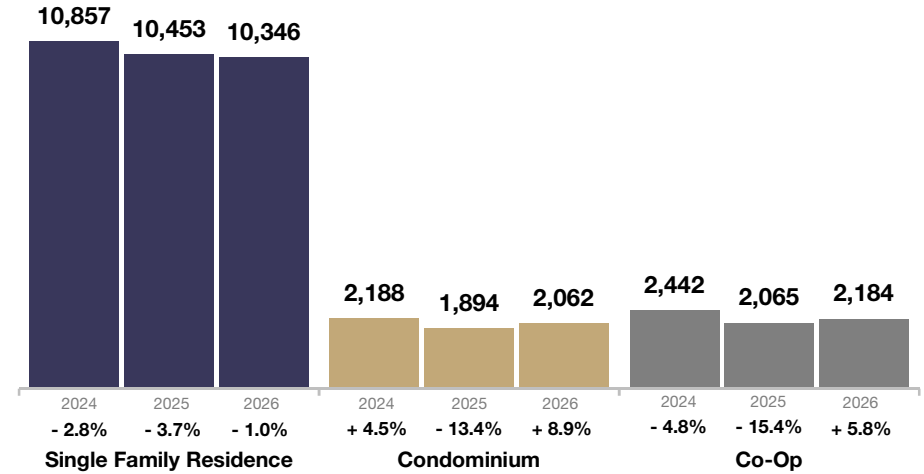


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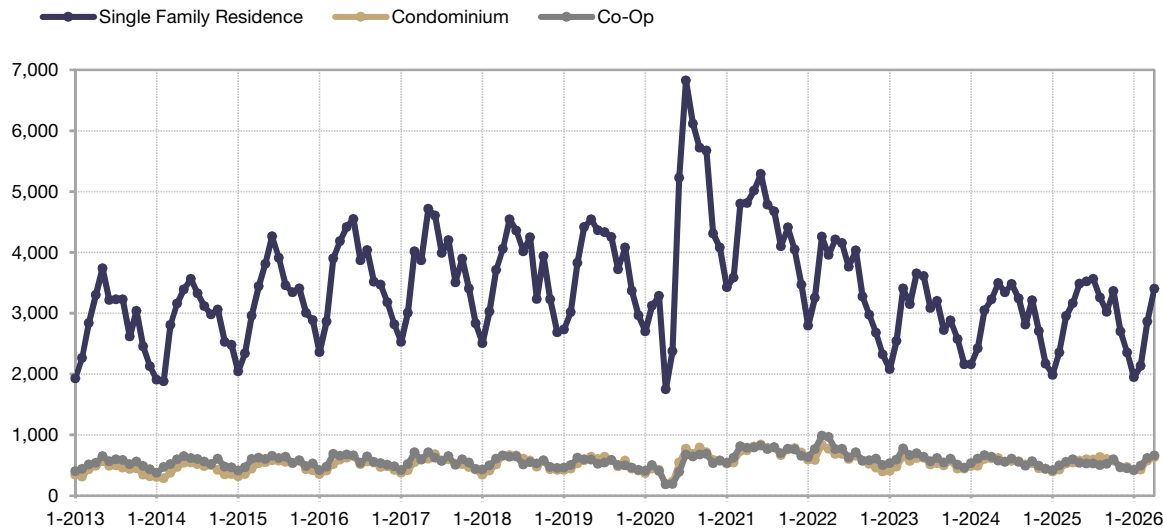
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Historical Pending Sales by Month



	Single Family	Condominium	Co-Op
May 2025	3,482	577	537
June 2025	3,519	595	527
July 2025	3,565	592	526
August 2025	3,258	631	503
September 2025	3,020	600	524
October 2025	3,363	577	596
November 2025	2,703	464	463
December 2025	2,351	469	447
January 2026	1,951	427	419
February 2026	2,133	426	489
March 2026	2,862	578	615
April 2026	3,400	631	661
12-Month Avg.	2,967	547	526

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

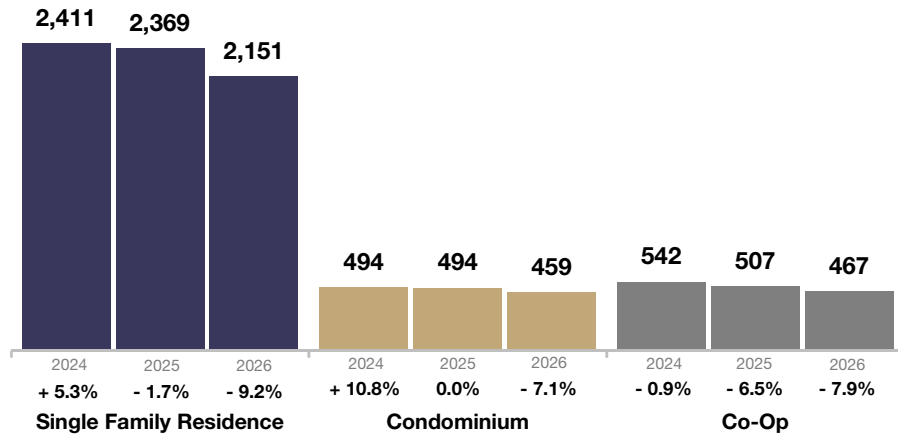
Closed Sales

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

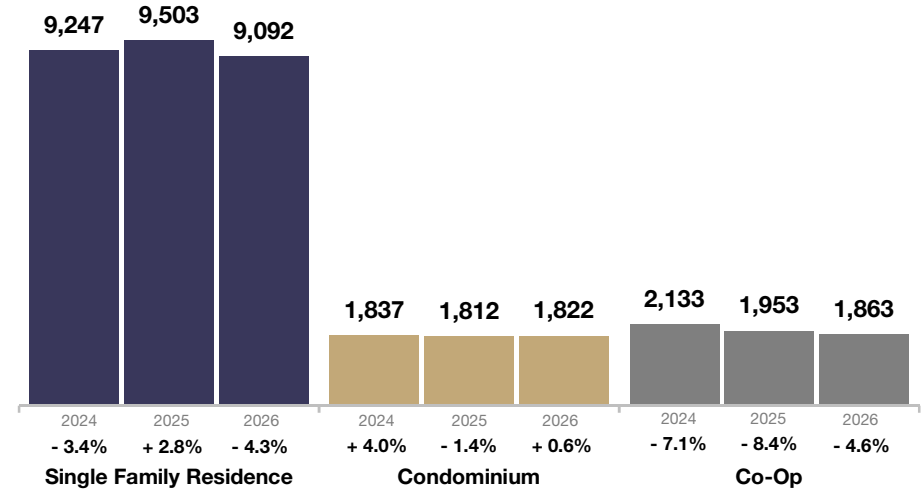


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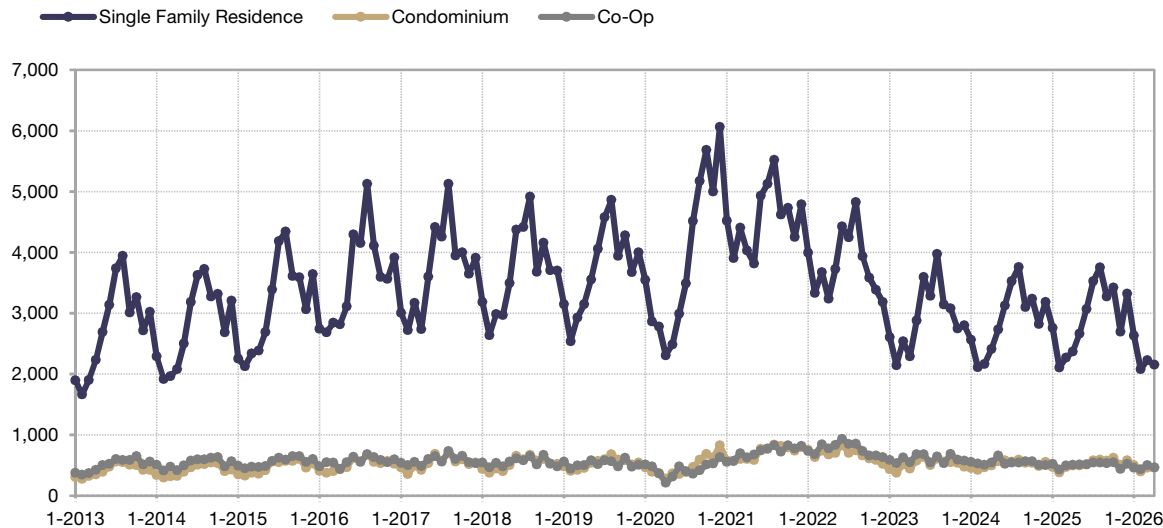
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Year to Date



Historical Closed Sales by Month



	Single Family	Condominium	Co-Op
May 2025	2,662	499	514
June 2025	3,071	517	511
July 2025	3,529	580	545
August 2025	3,751	589	542
September 2025	3,276	577	532
October 2025	3,419	624	551
November 2025	2,693	507	439
December 2025	3,321	581	521
January 2026	2,634	502	459
February 2026	2,080	399	433
March 2026	2,227	462	504
April 2026	2,151	459	467
12-Month Avg.	2,901	525	502

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

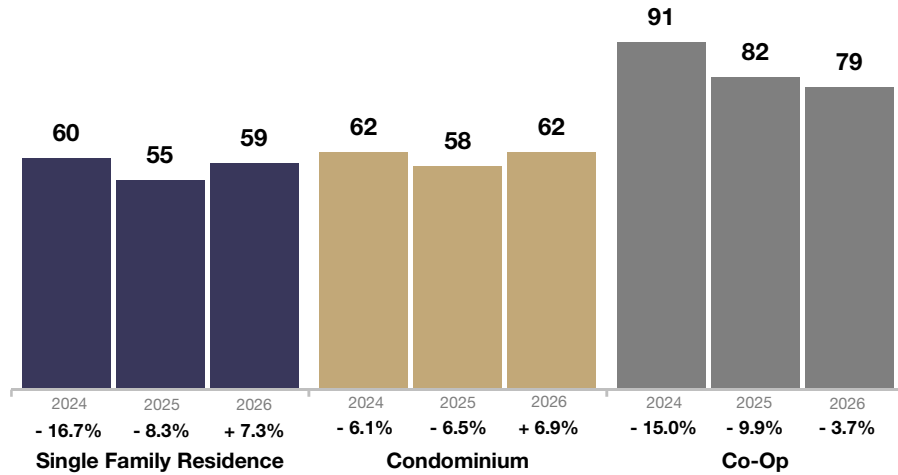
Days on Market Until Sale

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

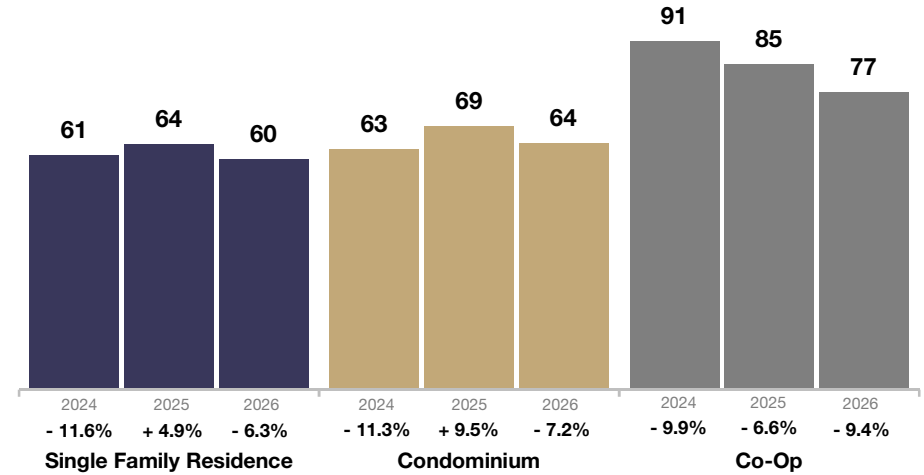


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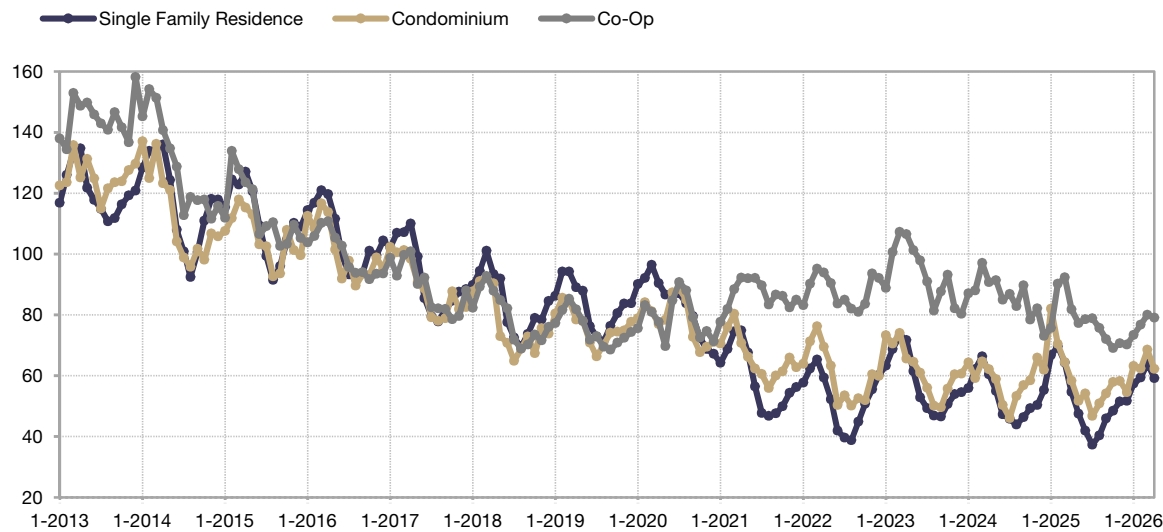
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Historical Days on Market Until Sale by Month



	Single Family	Condominium	Co-Op
May 2025	48	52	77
June 2025	42	54	79
July 2025	37	47	79
August 2025	40	51	76
September 2025	46	54	72
October 2025	48	58	69
November 2025	52	58	71
December 2025	52	55	70
January 2026	57	63	73
February 2026	59	62	77
March 2026	64	69	80
April 2026	59	62	79
12-Month Avg.*	49	57	75

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

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Median Pending Price

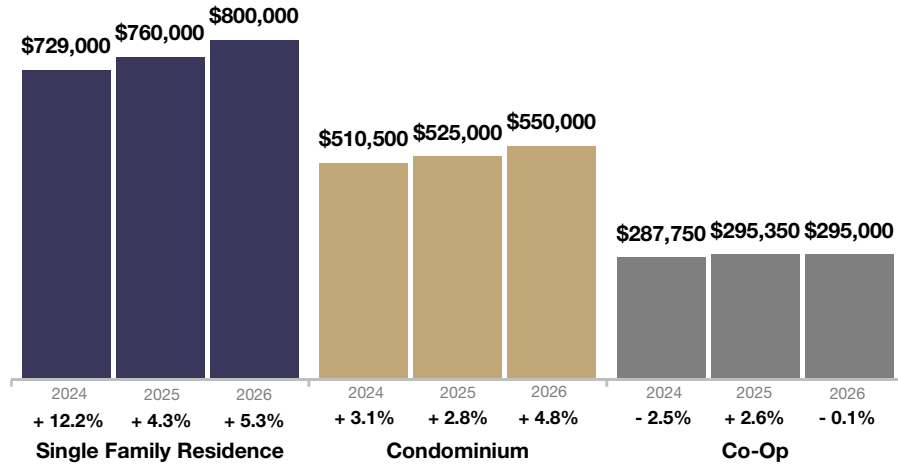
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.



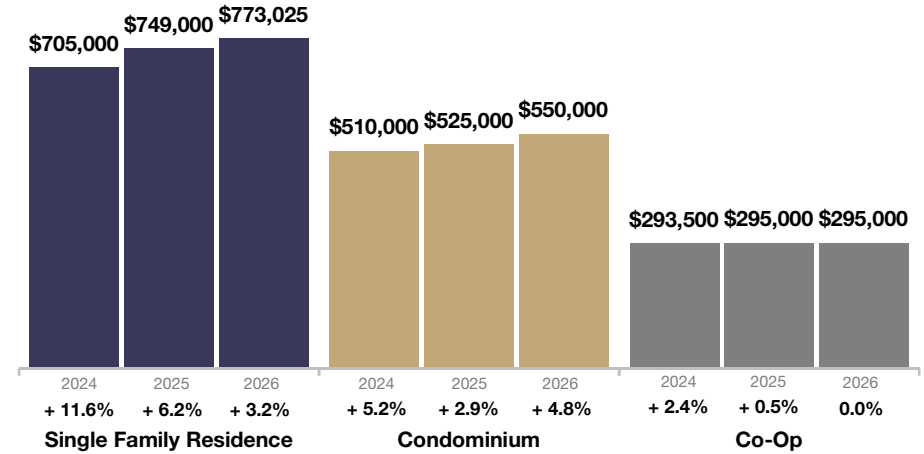
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Sales Reported in Millions Where Applicable

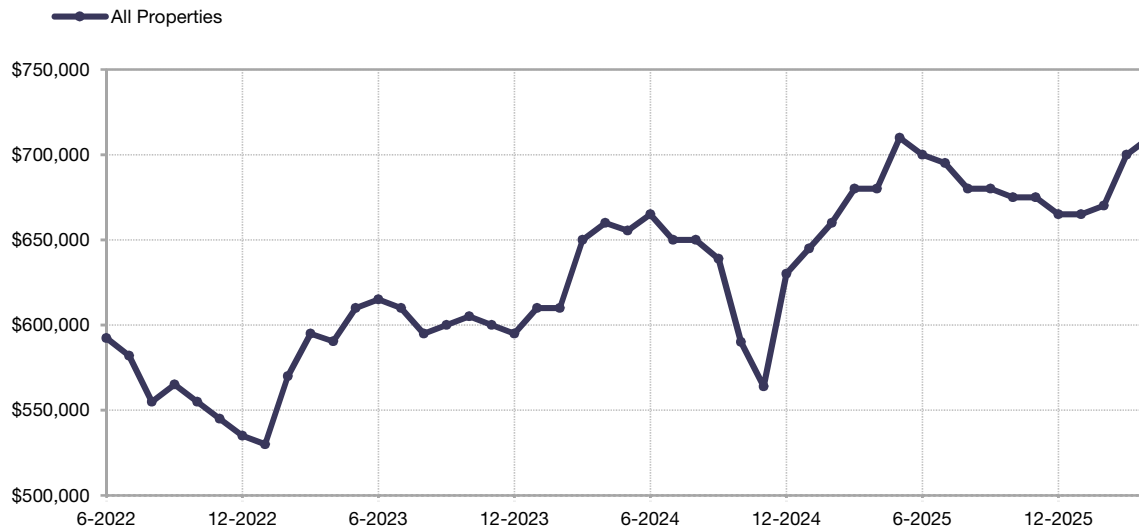
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Year to Date



Historical Median Pending Price by Month



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

	Single Family	Condominium	Co-Op
May 2025	\$770,000	\$525,000	\$299,500
June 2025	\$770,000	\$537,250	\$295,500
July 2025	\$750,000	\$542,000	\$300,000
August 2025	\$740,000	\$545,000	\$305,000
September 2025	\$750,000	\$552,500	\$315,000
October 2025	\$750,000	\$520,000	\$290,000
November 2025	\$749,000	\$495,000	\$299,000
December 2025	\$731,500	\$570,000	\$300,000
January 2026	\$739,990	\$550,000	\$296,000
February 2026	\$755,000	\$527,500	\$290,000
March 2026	\$780,000	\$589,500	\$290,000
April 2026	\$800,000	\$550,000	\$295,000
12-Month Med.*	\$755,000	\$540,000	\$300,000

* Median Pending Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Median Sales Price

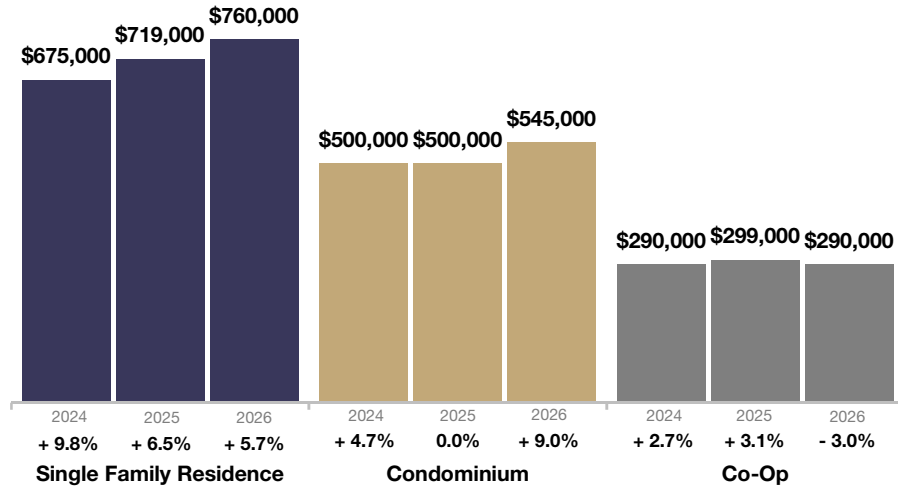
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



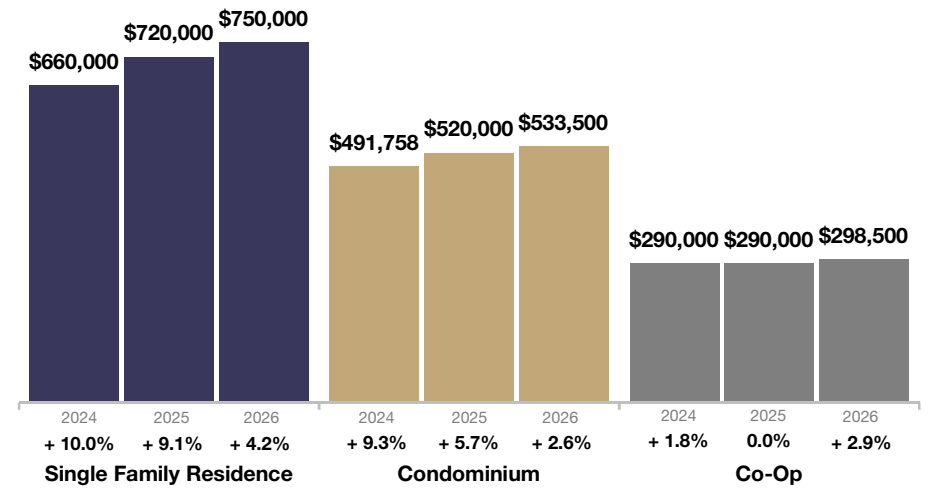
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Sales Reported in Millions Where Applicable

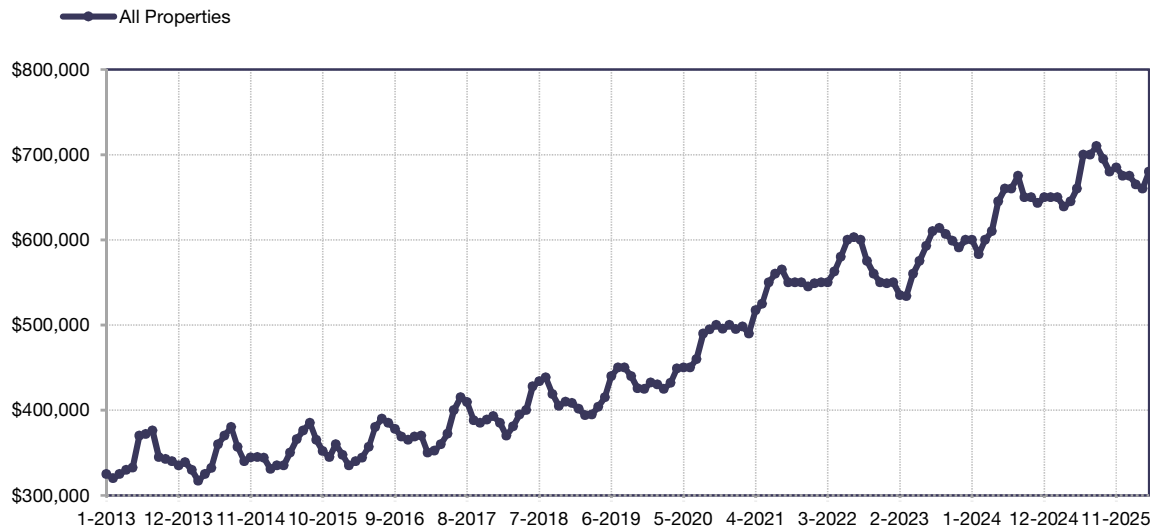
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Historical Median Sales Price by Month



	Single Family	Condominium	Co-Op
May 2025	\$740,000	\$539,660	\$299,500
June 2025	\$770,000	\$515,000	\$299,500
July 2025	\$770,000	\$525,000	\$300,000
August 2025	\$772,000	\$540,000	\$300,000
September 2025	\$750,750	\$537,250	\$299,950
October 2025	\$740,000	\$525,000	\$299,500
November 2025	\$750,000	\$530,000	\$299,000
December 2025	\$740,500	\$550,000	\$310,000
January 2026	\$747,000	\$534,250	\$303,000
February 2026	\$744,500	\$569,500	\$295,000
March 2026	\$743,500	\$500,000	\$301,250
April 2026	\$760,000	\$545,000	\$290,000
12-Month Med.*	\$750,000	\$534,500	\$300,000

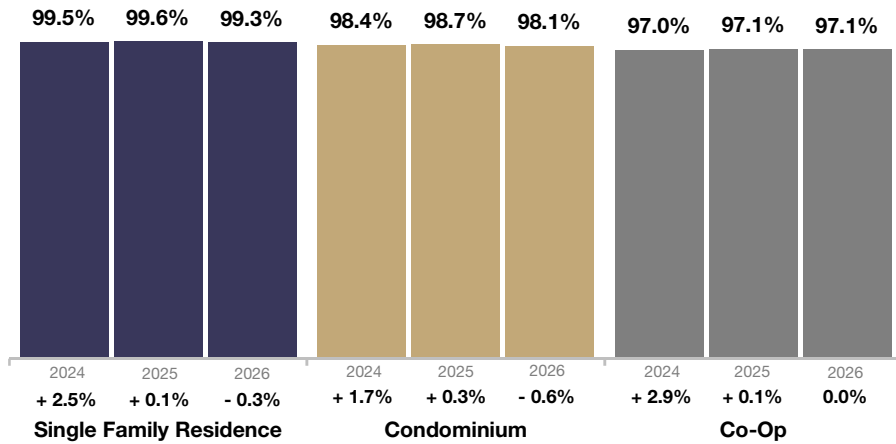
* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Percent of Original List Price Received

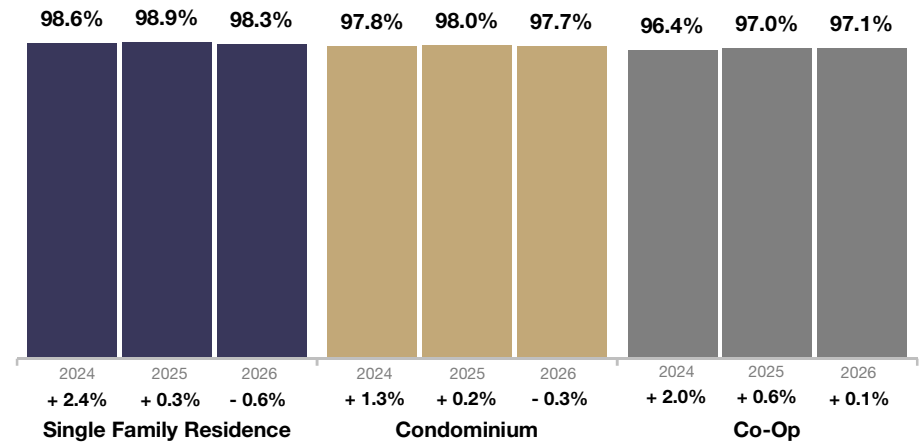
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



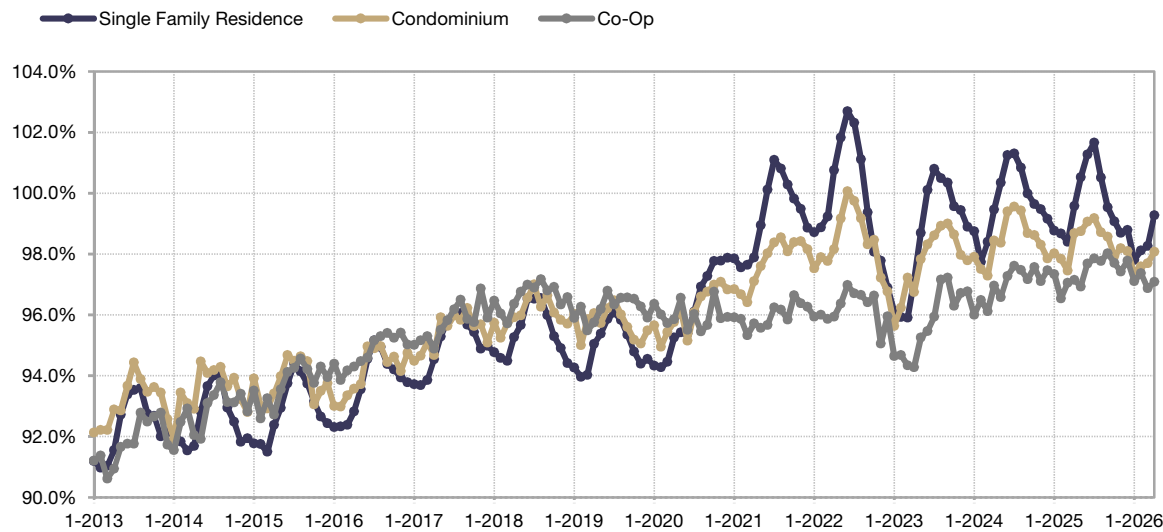
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Year to Date



Historical Percent of Original List Price Received by Month



	Single Family	Condominium	Co-Op
May 2025	100.5%	98.7%	96.9%
June 2025	101.3%	99.1%	97.7%
July 2025	101.7%	99.2%	97.9%
August 2025	100.5%	98.7%	97.8%
September 2025	99.5%	98.6%	98.0%
October 2025	99.1%	97.9%	97.7%
November 2025	98.7%	98.2%	97.4%
December 2025	98.8%	98.1%	97.8%
January 2026	97.8%	97.4%	97.1%
February 2026	98.1%	97.6%	97.4%
March 2026	98.3%	97.7%	96.9%
April 2026	99.3%	98.1%	97.1%
12-Month Avg.*	99.6%	98.3%	97.5%

* Pct. of Orig. Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

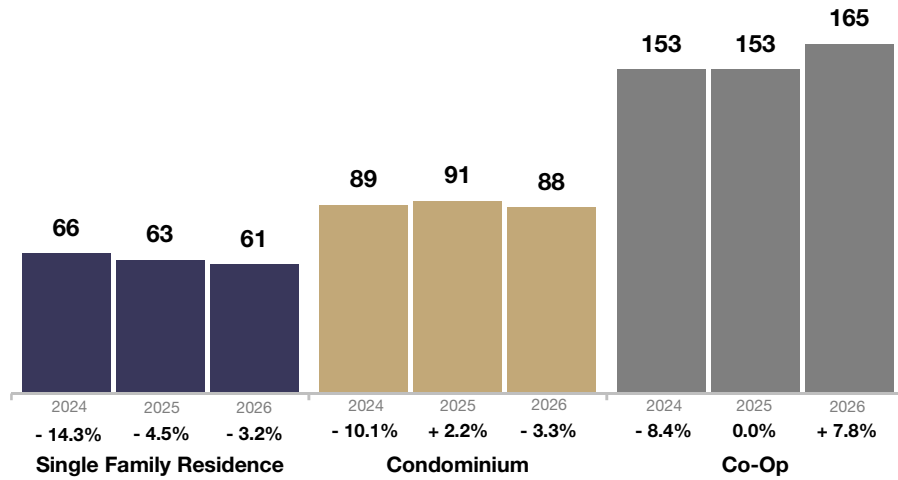
Housing Affordability Index

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.

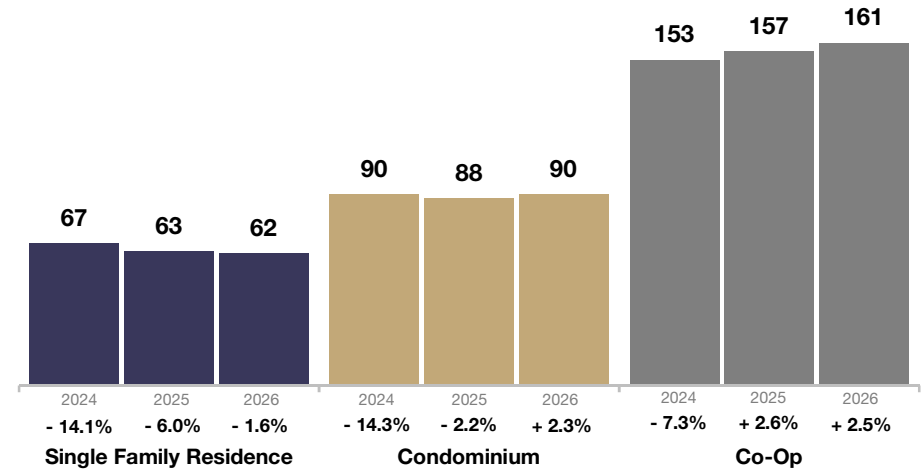


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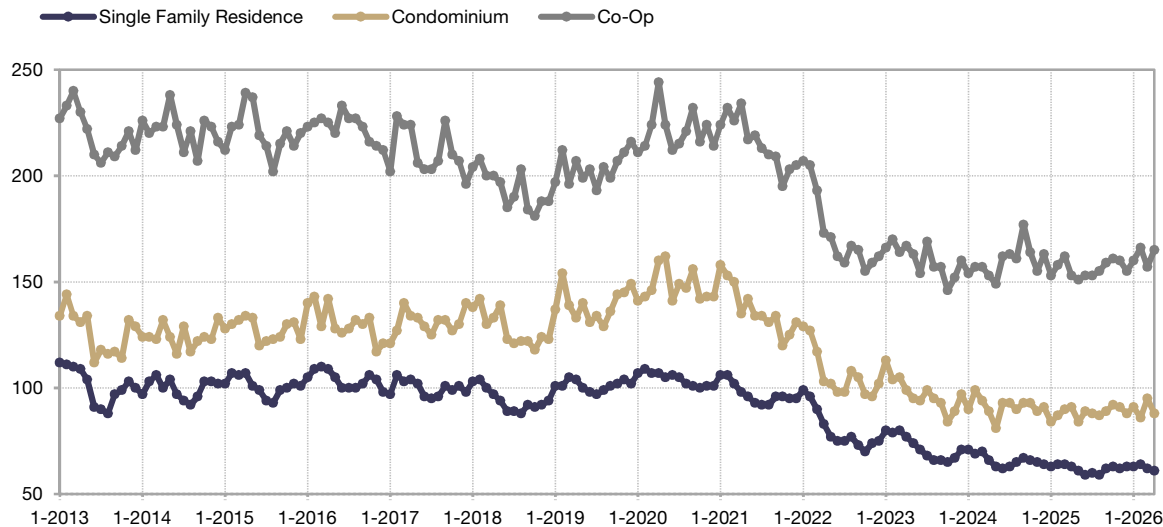
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Year to Date



Historical Housing Affordability Index by Month



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

	Single Family	Condominium	Co-Op
May 2025	61	84	151
June 2025	59	89	153
July 2025	60	88	153
August 2025	59	87	155
September 2025	62	89	159
October 2025	63	92	161
November 2025	62	91	160
December 2025	63	88	155
January 2026	63	91	160
February 2026	64	86	166
March 2026	62	95	157
April 2026	61	88	165
12-Month Avg.*	62	89	158

* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

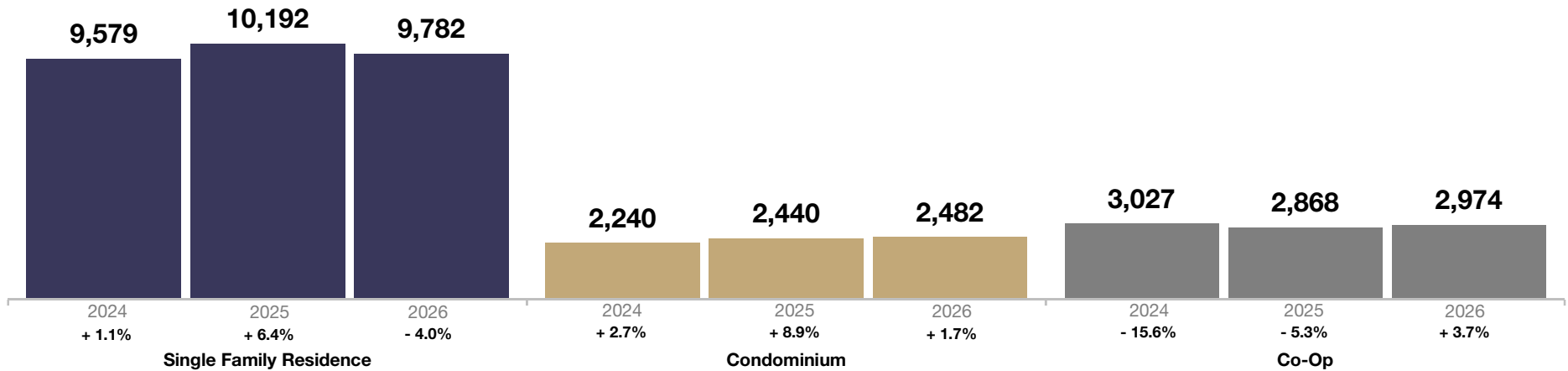
Inventory of Homes for Sale

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

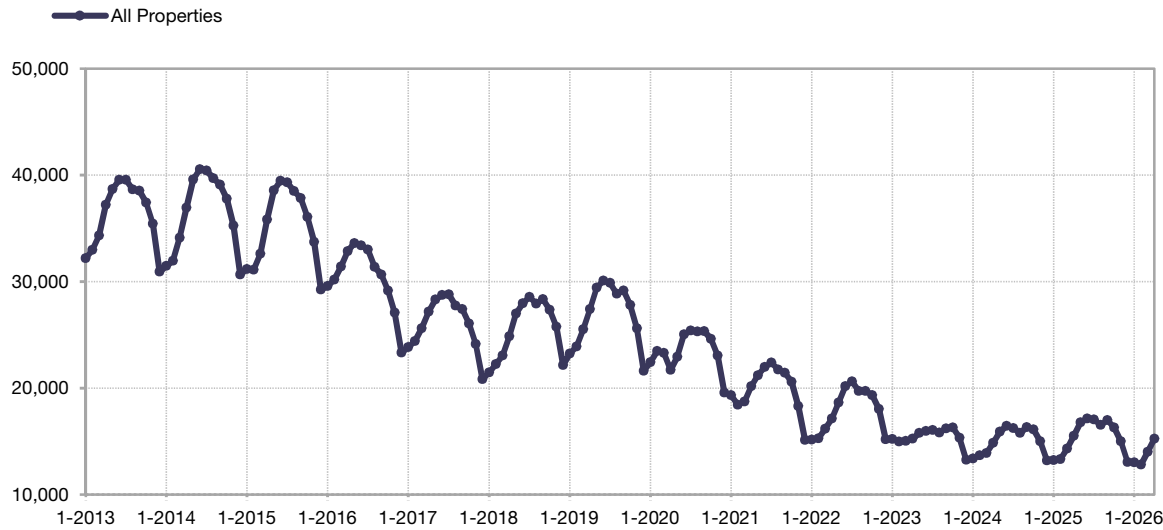


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Historical Inventory of Homes for Sale by Month



	Single Family	Condominium	Co-Op
May 2025	11,227	2,495	3,052
June 2025	11,651	2,419	3,071
July 2025	11,566	2,387	3,105
August 2025	11,136	2,332	3,069
September 2025	11,404	2,348	3,226
October 2025	10,764	2,312	3,224
November 2025	9,684	2,265	3,063
December 2025	8,124	2,038	2,894
January 2026	7,956	2,115	2,934
February 2026	7,716	2,212	2,879
March 2026	8,589	2,408	3,010
April 2026	9,782	2,482	2,974

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

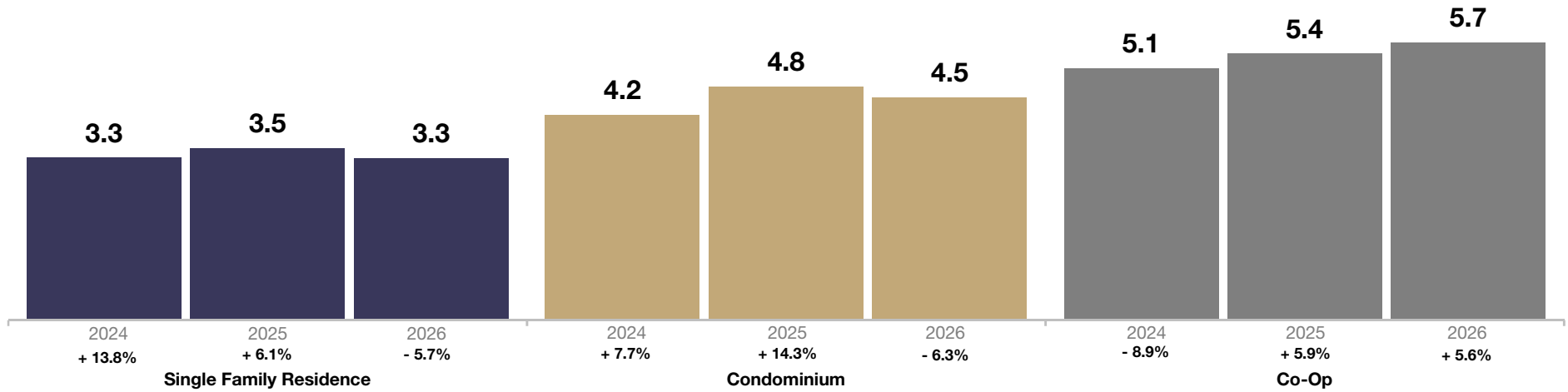
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

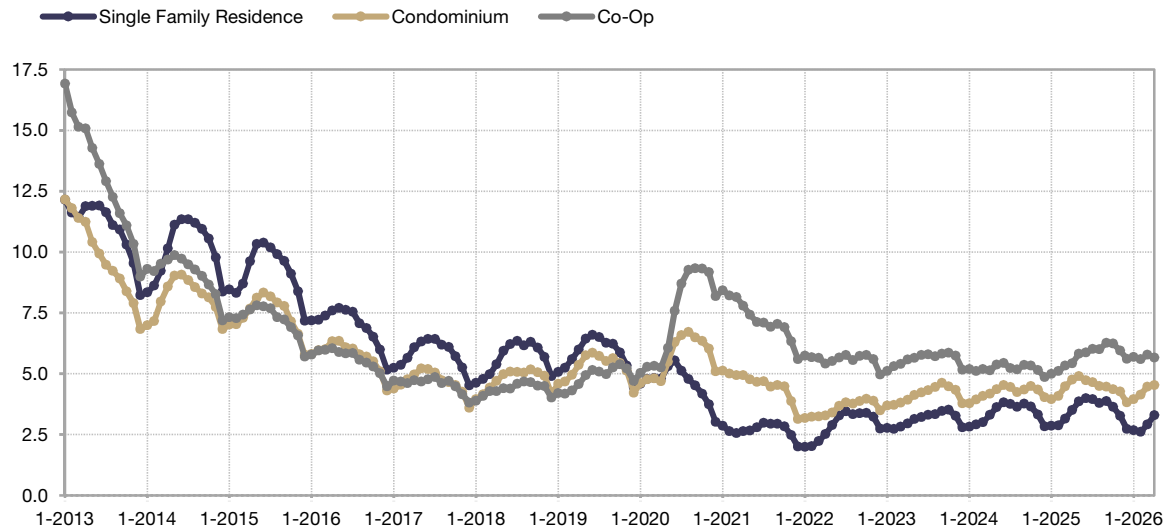


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Historical Months Supply of Inventory by Month



	Single Family	Condominium	Co-Op
May 2025	3.9	4.9	5.8
June 2025	4.0	4.7	5.9
July 2025	3.9	4.6	6.0
August 2025	3.8	4.5	6.0
September 2025	3.9	4.5	6.3
October 2025	3.6	4.4	6.2
November 2025	3.3	4.3	5.9
December 2025	2.7	3.8	5.6
January 2026	2.7	3.9	5.7
February 2026	2.6	4.1	5.6
March 2026	2.9	4.5	5.8
April 2026	3.3	4.5	5.7

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

Total Market Overview

Key metrics for single-family properties, condominiums, and co-op properties combined, for the report month and for year-to-date (YTD) starting from the first of the year.



OneKey® MLS Service Area

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		6,954	7,653	+ 10.1%	22,966	22,978	+ 0.1%
Pending Sales		4,301	4,692	+ 9.1%	14,412	14,592	+ 1.2%
Closed Sales		3,370	3,077	- 8.7%	13,268	12,777	- 3.7%
Days on Market		59	63	+ 6.8%	68	63	- 7.4%
Median Pending Price		\$680,000	\$710,000	+ 4.4%	\$670,000	\$690,000	+ 3.0%
Median Sales Price		\$645,000	\$680,000	+ 5.4%	\$645,825	\$670,000	+ 3.7%
Pct. of Orig. Price Received		99.1%	98.8%	- 0.3%	98.5%	98.1%	- 0.4%
Affordability Index		71	71	0.0%	71	72	+ 1.4%
Homes for Sale		15,500	15,238	- 1.7%	--	--	--
Months Supply		3.9	3.8	- 2.6%	--	--	--