

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 6.9 percent to 2,452. Pending Sales increased 3.6 percent to 2,429. Inventory decreased 11.3 percent to 8,841.

Median Sales Price increased 8.1 percent from \$675,000 to \$730,000. Average Sales Price increased 14.3 percent to \$898,621. Months Supply of Inventory decreased 10.3 percent to 3.5.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Activity Snapshot

- 12.8%

One-Year Change in
Closed Sales
All Properties

+ 8.1%

One-Year Change in
Median Sales Price
All Properties

- 11.3%

One-Year Change in
Homes for Sale
All Properties

Residential activity in Nassau, Queens, Suffolk counties, and Out of Area composed of single-family homes, townhomes and co-ops combined. Percent changes are calculated using rounded figures.

Activity Overview

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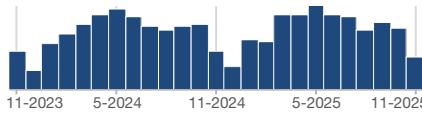
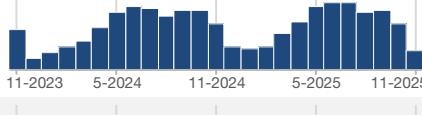
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Activity Overview

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



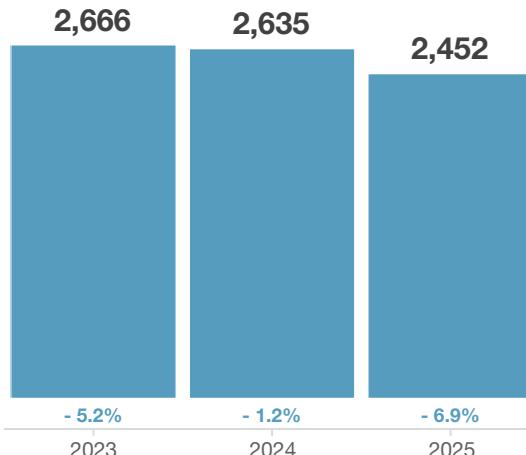
Key Metrics	Historical Sparkbars	11-2024		11-2025		% Change	YTD 2024		YTD 2025		% Change
		11-2024	11-2025	11-2024	11-2025		YTD 2024	YTD 2025	YTD 2025	YTD 2025	
New Listings		2,635	2,452	- 6.9%	40,701	41,430	+ 1.8%				
Closed Sales		2,548	2,223	- 12.8%	27,239	27,104	- 0.5%				
Median Sales Price		\$675,000	\$730,000	+ 8.1%	\$670,000	\$715,000	+ 6.7%				
Average Sales Price		\$786,034	\$898,621	+ 14.3%	\$795,133	\$857,790	+ 7.9%				
Pending Sales		2,344	2,429	+ 3.6%	28,787	28,799	+ 0.0%				
Housing Affordability Index		68	66	- 2.9%	69	68	- 1.4%				
Inventory of Homes for Sale		9,964	8,841	- 11.3%	—	—	—				
Months Supply of Inventory		3.9	3.5	- 10.3%	—	—	—				

New Listings

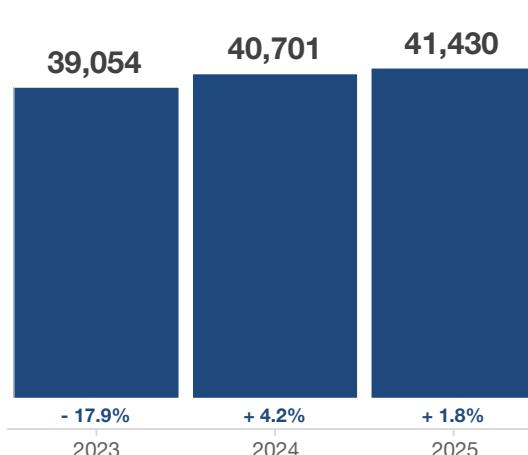
A count of the properties that have been newly listed on the market in a given month.



November



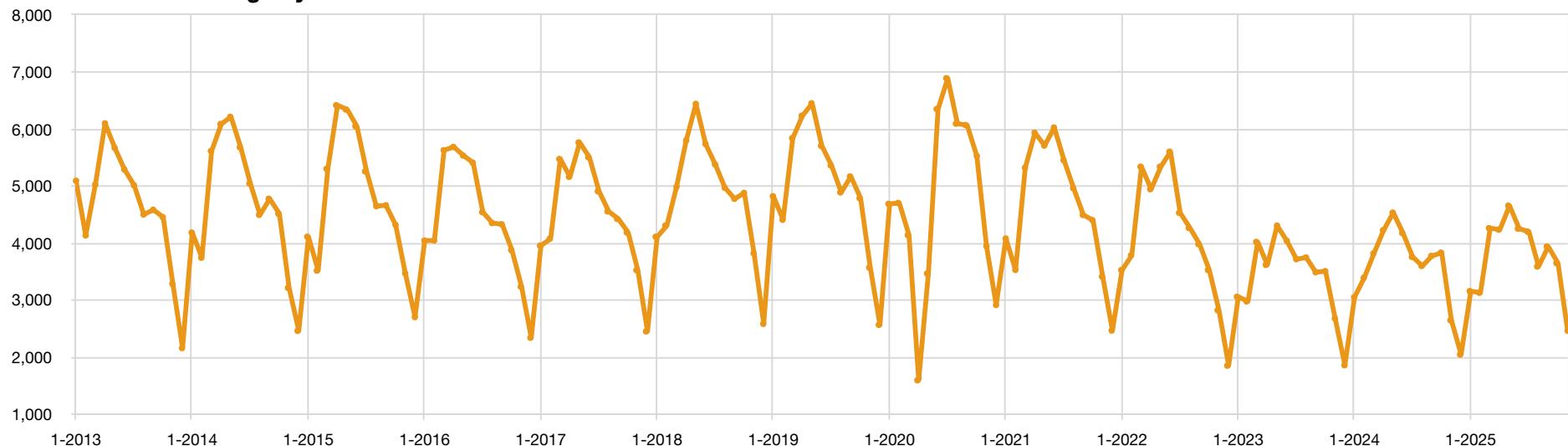
Year to Date



New Listings

	New Listings	Prior Year	Percent Change
December 2024	2,032	1,845	+ 10.1%
January 2025	3,147	3,041	+ 3.5%
February 2025	3,118	3,382	- 7.8%
March 2025	4,253	3,809	+ 11.7%
April 2025	4,227	4,217	+ 0.2%
May 2025	4,648	4,526	+ 2.7%
June 2025	4,244	4,166	+ 1.9%
July 2025	4,192	3,748	+ 11.8%
August 2025	3,580	3,589	- 0.3%
September 2025	3,930	3,765	+ 4.4%
October 2025	3,639	3,823	- 4.8%
November 2025	2,452	2,635	- 6.9%
12-Month Avg	3,622	3,546	+ 2.1%

Historical New Listings by Month

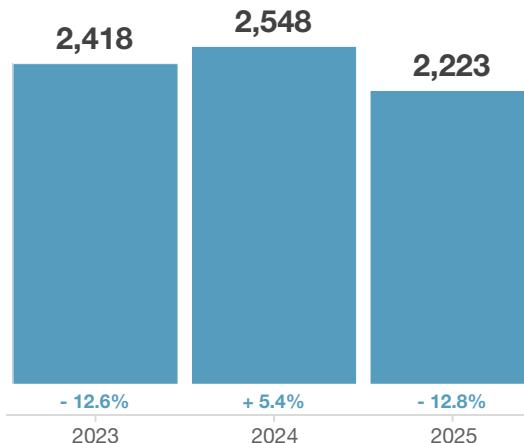


Closed Sales

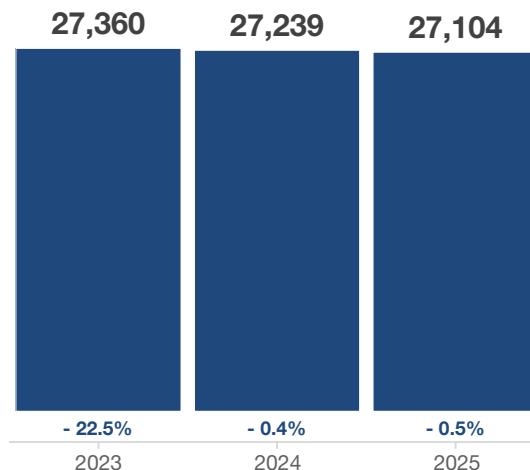
A count of the actual sales that closed in a given month.



November



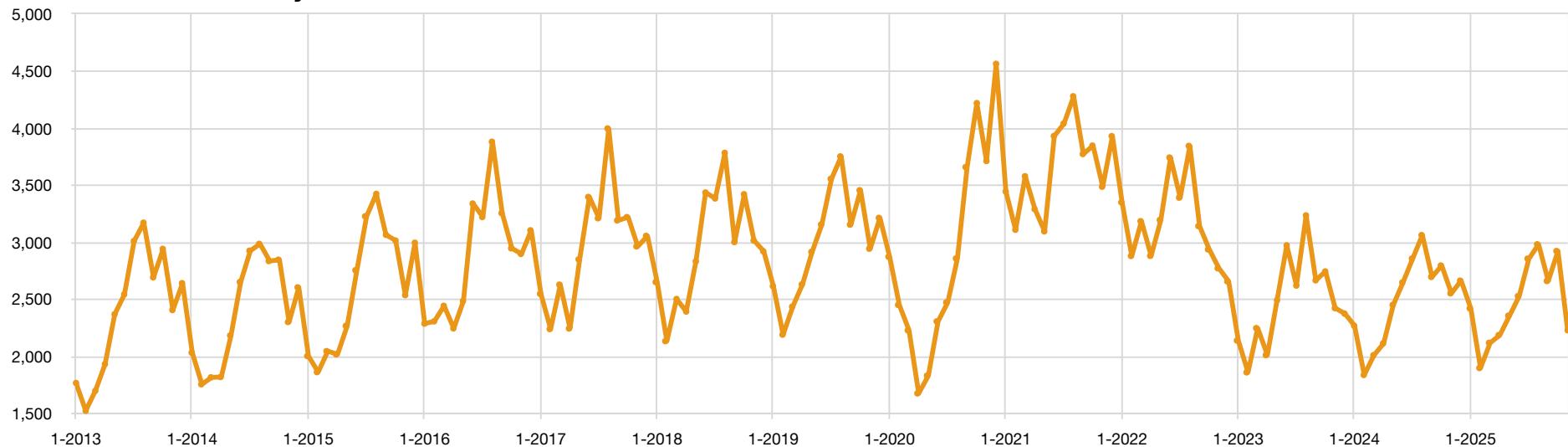
Year to Date



Closed Sales

	Prior Year	Percent Change
December 2024	2,659	+ 12.2%
January 2025	2,416	+ 6.8%
February 2025	1,892	+ 3.3%
March 2025	2,113	+ 5.4%
April 2025	2,181	+ 3.5%
May 2025	2,351	- 3.9%
June 2025	2,523	- 4.5%
July 2025	2,852	- 0.0%
August 2025	2,978	- 2.6%
September 2025	2,656	- 1.3%
October 2025	2,919	+ 4.5%
November 2025	2,223	- 12.8%
12-Month Avg	2,480	+ 0.5%

Historical Closed Sales by Month

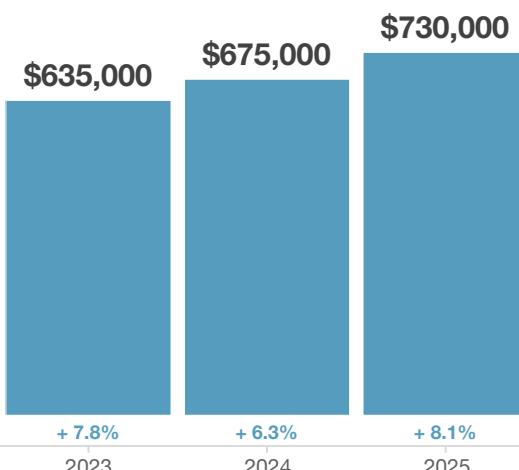


Median Sales Price

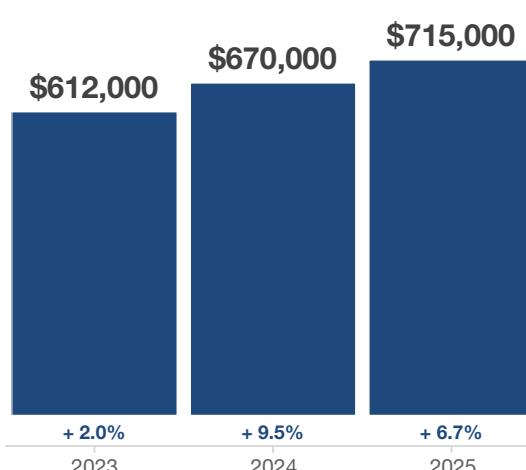
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



Year to Date



Median Sales Price

	Median Sales Price	Prior Year	Percent Change
December 2024	\$699,995	\$625,000	+ 12.0%
January 2025	\$689,000	\$630,000	+ 9.4%
February 2025	\$690,000	\$625,000	+ 10.4%
March 2025	\$675,000	\$630,000	+ 7.1%
April 2025	\$680,000	\$646,500	+ 5.2%
May 2025	\$695,000	\$665,000	+ 4.5%
June 2025	\$725,000	\$687,000	+ 5.5%
July 2025	\$727,500	\$685,000	+ 6.2%
August 2025	\$740,000	\$700,000	+ 5.7%
September 2025	\$735,000	\$699,000	+ 5.2%
October 2025	\$721,000	\$689,073	+ 4.6%
November 2025	\$730,000	\$675,000	+ 8.1%
12-Month Avg*	\$710,000	\$665,000	+ 6.8%

* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

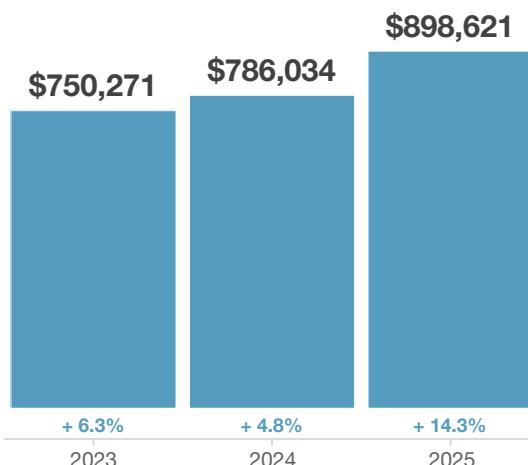


Average Sales Price

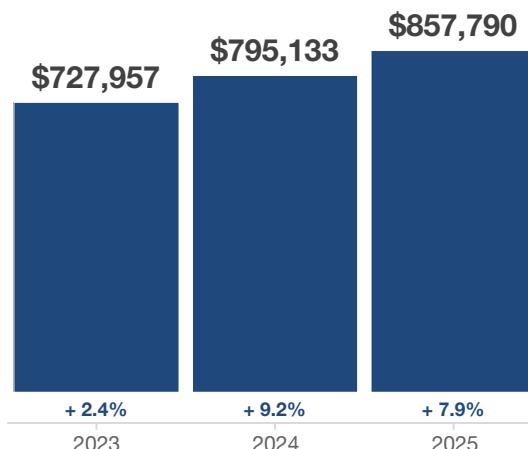
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



Year to Date



Avg. Sales Price

	Avg. Sales Price	Prior Year	Percent Change
December 2024	\$839,462	\$744,391	+ 12.8%
January 2025	\$833,479	\$750,283	+ 11.1%
February 2025	\$817,168	\$745,920	+ 9.6%
March 2025	\$793,226	\$731,349	+ 8.5%
April 2025	\$811,054	\$743,756	+ 9.0%
May 2025	\$843,739	\$801,537	+ 5.3%
June 2025	\$884,293	\$842,306	+ 5.0%
July 2025	\$875,521	\$802,850	+ 9.1%
August 2025	\$887,109	\$852,343	+ 4.1%
September 2025	\$886,120	\$814,434	+ 8.8%
October 2025	\$870,266	\$816,893	+ 6.5%
November 2025	\$898,621	\$786,034	+ 14.3%
12-Month Avg*	\$856,154	\$791,068	+ 8.2%

* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

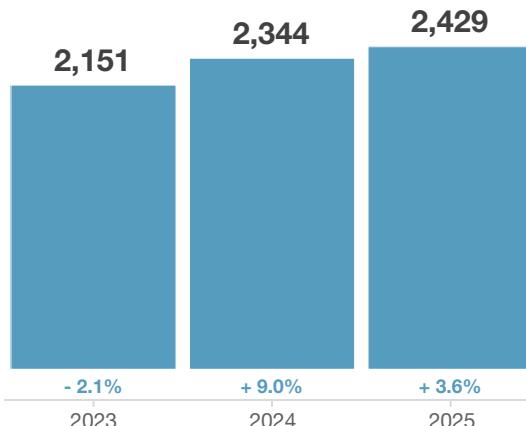


Pending Sales

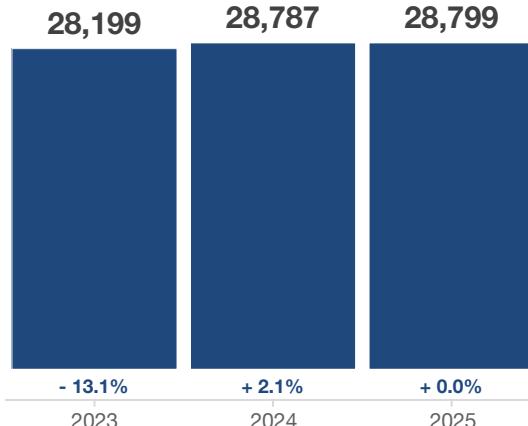
A count of the properties on which offers have been accepted in a given month.



November



Year to Date



Pending Sales

	Pending Sales	Prior Year	Percent Change
December 2024	1,931	1,847	+ 4.5%
January 2025	1,819	1,946	- 6.5%
February 2025	2,173	2,210	- 1.7%
March 2025	2,541	2,667	- 4.7%
April 2025	2,718	2,825	- 3.8%
May 2025	2,840	2,932	- 3.1%
June 2025	2,908	2,891	+ 0.6%
July 2025	2,934	2,945	- 0.4%
August 2025	2,862	2,796	+ 2.4%
September 2025	2,644	2,489	+ 6.2%
October 2025	2,931	2,742	+ 6.9%
November 2025	2,429	2,344	+ 3.6%
12-Month Avg	2,561	2,553	+ 0.3%

Historical Pending Sales by Month

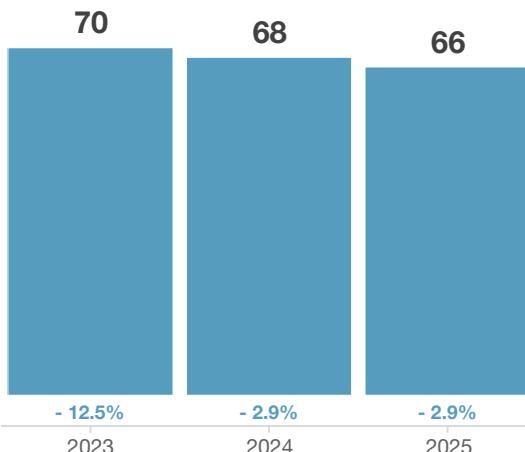


Housing Affordability Index

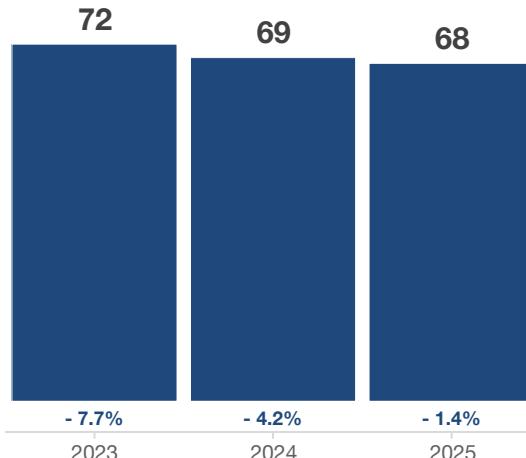
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November



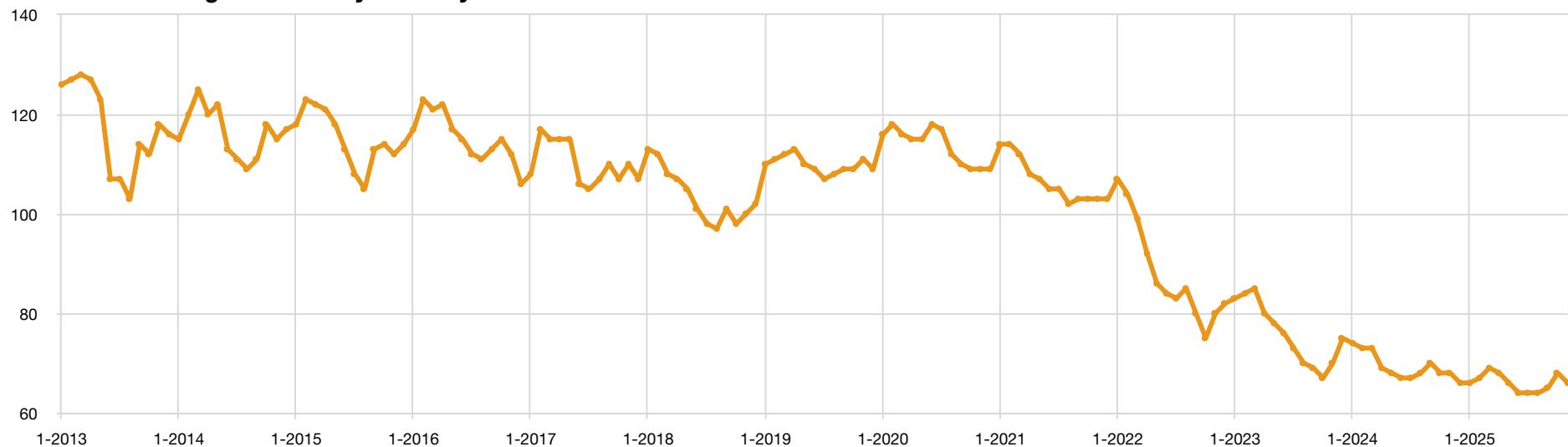
Year to Date



Affordability Index

	Prior Year	Percent Change
December 2024	66	-12.0%
January 2025	66	-10.8%
February 2025	67	-8.2%
March 2025	69	-5.5%
April 2025	68	-1.4%
May 2025	66	-2.9%
June 2025	64	-4.5%
July 2025	64	-4.5%
August 2025	64	-5.9%
September 2025	65	-7.1%
October 2025	68	0.0%
November 2025	66	-2.9%
12-Month Avg	66	-5.7%

Historical Housing Affordability Index by Month



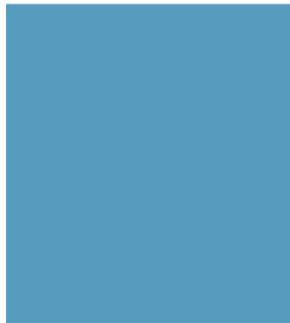
Inventory of Homes for Sale

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



November

9,718



- 13.9%

2023

9,964



+ 2.5%

2024

8,841

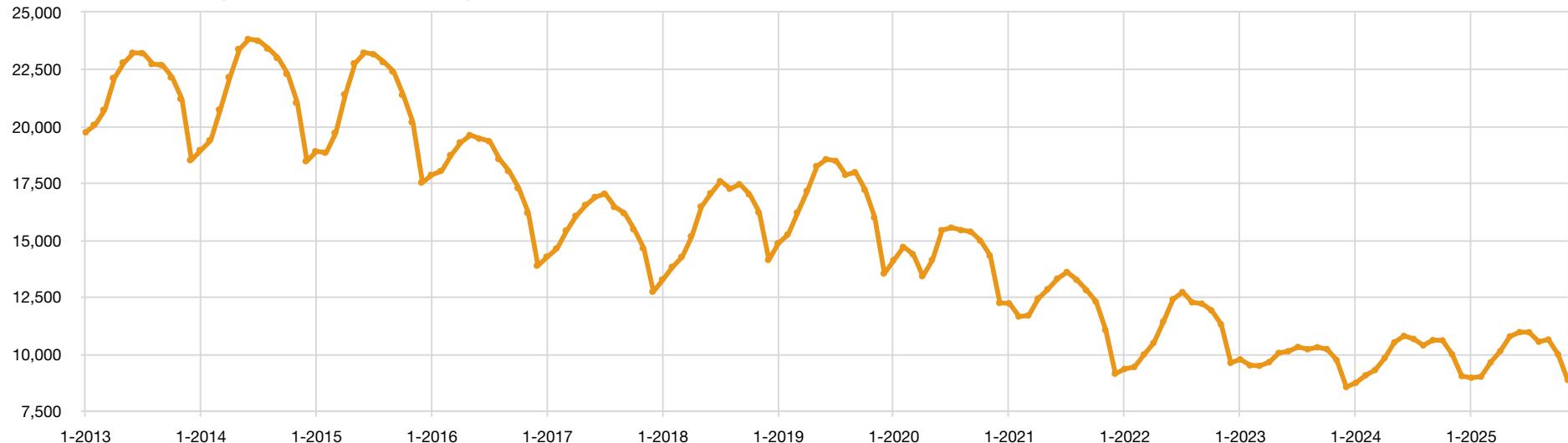


- 11.3%

2025

	Homes for Sale	Prior Year	Percent Change
December 2024	9,009	8,529	+ 5.6%
January 2025	8,936	8,713	+ 2.6%
February 2025	8,983	9,038	- 0.6%
March 2025	9,610	9,275	+ 3.6%
April 2025	10,106	9,803	+ 3.1%
May 2025	10,753	10,492	+ 2.5%
June 2025	10,938	10,774	+ 1.5%
July 2025	10,935	10,643	+ 2.7%
August 2025	10,519	10,359	+ 1.5%
September 2025	10,614	10,590	+ 0.2%
October 2025	9,967	10,578	- 5.8%
November 2025	8,841	9,964	- 11.3%
12-Month Avg	9,934	9,897	+ 0.4%

Historical Inventory of Homes for Sale by Month



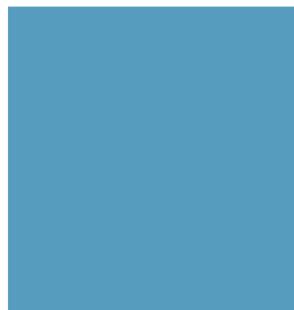
Months Supply of Inventory

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.



November

3.9



+ 2.6%

2023

3.9



0.0%

2024

3.5



- 10.3%

2025

Months Supply	Prior Year	Percent Change
December 2024	3.5	+ 2.9%
January 2025	3.5	0.0%
February 2025	3.5	- 2.8%
March 2025	3.8	+ 2.7%
April 2025	4.0	+ 2.6%
May 2025	4.3	+ 2.4%
June 2025	4.3	0.0%
July 2025	4.3	+ 2.4%
August 2025	4.2	+ 2.4%
September 2025	4.2	0.0%
October 2025	3.9	- 7.1%
November 2025	3.5	- 10.3%
12-Month Avg*	3.9	- 0.8%

* Months Supply for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

