

New York City Real Estate Market

Residential Brief 1Q-2025

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.
Real Estate Appraisers & Consultants

NEW YORK CITY									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$1,301,655	4.5%	\$1,245,935	15.9%	\$1,123,330	11.2%	\$1,170,299	5.7%	\$1,231,122
Median Sales Price	\$820,000	3.0%	\$796,342	7.9%	\$760,000	7.9%	\$760,000	2.2%	\$802,000
Number of Sales (closed)	9,529	2.3%	9,312	9.9%	8,667	7.4%	8,872	-31.2%	13,853
Listing Inventory	16,732	16.7%	14,335	1.2%	16,536	-5.0%	17,618	-6.8%	17,948
Months of Supply	5.3	15.2%	4.6	-7.0%	5.7	-11.7%	6.0	35.9%	3.9
Sales Volume	\$12,403,470,495	6.9%	\$11,602,146,720	27.4%	\$9,735,901,110	19.5%	\$10,382,892,728	-27.3%	\$17,054,733,066
BRONX									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$607,453	-2.4%	\$622,609	7.9%	\$562,886	13.7%	\$534,379	7.0%	\$567,863
Median Sales Price	\$580,000	-4.9%	\$610,000	6.4%	\$545,000	7.4%	\$540,000	0.7%	\$576,000
Number of Sales (closed)	797	9.3%	729	11.8%	713	5.0%	759	-23.7%	1,045
Listing Inventory	1,983	9.6%	1,809	41.0%	1,406	17.7%	1,685	8.9%	1,821
Months of Supply	7.5	1.4%	7.4	27.1%	5.9	11.9%	6.7	44.2%	5.2
Sales Volume	\$484,140,041	6.7%	\$453,881,961	20.6%	\$401,337,718	19.4%	\$405,593,661	-18.4%	\$593,416,835
Market Share by Unit	8.4%		7.8%		8.2%		8.6%		7.5%
Market Share by Volume	3.9%		3.9%		4.1%		3.9%		3.5%
BROOKLYN									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$1,281,704	1.9%	\$1,258,231	7.7%	\$1,189,678	7.0%	\$1,197,586	6.0%	\$1,208,929
Median Sales Price	\$995,000	0.6%	\$989,000	4.7%	\$950,000	4.7%	\$950,000	4.9%	\$948,500
Number of Sales (closed)	2,301	0.9%	2,281	4.2%	2,209	2.9%	2,236	-37.2%	3,666
Listing Inventory	2,635	14.2%	2,307	9.2%	2,413	-0.4%	2,645	-9.5%	2,913
Months of Supply	3.4	13.3%	3.0	3.0%	3.3	-2.9%	3.5	41.7%	2.4
Sales Volume	\$2,949,200,904	2.8%	\$2,870,024,911	12.2%	\$2,627,998,702	10.1%	\$2,677,802,296	-33.5%	\$4,431,933,714
Market Share by Unit	24.1%		24.5%		25.5%		25.2%		26.5%
Market Share by Volume	23.8%		24.7%		27.0%		25.8%		26.0%
MANHATTAN									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$2,319,085	7.2%	\$2,162,799	16.1%	\$1,997,371	11.4%	\$2,082,626	6.9%	\$2,169,257
Median Sales Price	\$1,165,000	5.9%	\$1,100,000	11.0%	\$1,049,399	8.4%	\$1,075,000	-2.1%	\$1,190,000
Number of Sales (closed)	2,626	3.2%	2,544	28.9%	2,037	14.6%	2,292	-28.7%	3,683
Listing Inventory	7,833	20.7%	6,492	8.6%	7,214	7.0%	7,320	8.9%	7,190
Months of Supply	8.9	15.6%	7.7	-16.0%	10.6	-7.3%	9.6	50.8%	5.9
Sales Volume	\$6,089,917,210	10.7%	\$5,502,160,656	49.7%	\$4,068,644,727	27.6%	\$4,773,378,792	-23.8%	\$7,989,373,531
Market Share by Unit	27.6%		27.3%		23.5%		25.8%		26.6%
Market Share by Volume	49.1%		47.4%		41.8%		46.0%		46.8%
QUEENS									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$766,174	3.1%	\$743,138	6.0%	\$722,575	6.4%	\$719,816	-0.1%	\$767,284
Median Sales Price	\$700,000	0.0%	\$700,000	4.6%	\$669,250	7.7%	\$650,000	-2.6%	\$718,444
Number of Sales (closed)	2,799	-4.5%	2,932	-0.3%	2,808	2.3%	2,737	-30.0%	4,000
Listing Inventory	3,323	14.6%	2,899	-26.2%	4,505	-29.9%	4,743	-32.4%	4,914
Months of Supply	3.6	20.0%	3.0	-25.0%	4.8	-30.8%	5.2	-2.7%	3.7
Sales Volume	\$2,144,521,026	-1.6%	\$2,178,880,616	5.7%	\$2,028,990,600	8.9%	\$1,970,136,392	-30.1%	\$3,069,136,000
Market Share by Unit	29.4%		31.5%		32.4%		30.8%		28.9%
Market Share by Volume	17.3%		18.8%		20.8%		19.0%		18.0%
STATEN ISLAND									
	1Q-2025	%Chg QOQ	4Q-2024	%Chg YOY	1Q-2024	%Chg 2YOY	1Q-2023	%Chg 3YOY	1Q-2022
Average Sales Price	\$731,307	1.1%	\$722,996	8.1%	\$676,591	11.5%	\$655,641	9.9%	\$665,434
Median Sales Price	\$700,000	0.0%	\$700,000	7.7%	\$650,000	12.5%	\$622,450	11.1%	\$630,000
Number of Sales (closed)	1,006	21.8%	826	11.8%	900	18.6%	848	-31.0%	1,459
Listing Inventory	958	15.7%	828	-4.0%	998	-21.8%	1,225	-13.7%	1,110
Months of Supply	2.9	-3.3%	3.0	-12.1%	3.3	-32.6%	4.3	26.1%	2.3
Sales Volume	\$735,694,842	23.2%	\$597,194,696	20.8%	\$608,931,900	32.3%	\$555,983,568	-24.2%	\$970,868,206
Market Share by Unit	10.6%		8.9%		10.4%		9.6%		10.5%
Market Share by Volume	5.9%		5.1%		6.3%		5.4%		5.7%

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