

New York City Real Estate Market

Residential Brief 2Q-2025

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.
Real Estate Appraisers & Consultants

NEW YORK CITY									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$1,350,283	3.7%	\$1,301,655	9.8%	\$1,230,198	13.2%	\$1,192,477	5.9%	\$1,275,642
Median Sales Price	\$850,000	3.7%	\$820,000	10.4%	\$770,000	9.7%	\$775,000	4.9%	\$810,000
Number of Sales (closed)	9,787	2.7%	9,529	-1.7%	9,961	-0.9%	9,874	-32.3%	14,461
Listing Inventory (active)	18,805	12.4%	16,732	-1.8%	19,155	0.7%	18,669	-8.8%	20,627
Absorption Rate (mo)	5.8	9.4%	5.3	0.0%	5.8	1.8%	5.7	34.9%	4.3
Sales Volume (\$)	\$13,215,219,721	6.5%	\$12,403,470,495	7.8%	\$12,254,002,278	12.2%	\$11,774,517,898	-28.4%	\$18,447,058,962
BRONX									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$625,748	3.0%	\$607,453	6.7%	\$586,662	11.1%	\$563,454	5.1%	\$595,444
Median Sales Price	\$600,000	3.4%	\$580,000	3.4%	\$580,000	9.1%	\$550,000	3.8%	\$578,000
Number of Sales (closed)	688	-13.7%	797	-14.7%	807	-17.7%	836	-39.5%	1,138
Listing Inventory (active)	2,155	8.7%	1,983	38.2%	1,559	50.6%	1,431	4.1%	2,071
Absorption Rate (mo)	9.4	25.3%	7.5	62.1%	5.8	84.3%	5.1	70.9%	5.5
Sales Volume (\$)	\$430,514,624	-11.1%	\$484,140,041	-9.1%	\$473,436,234	-8.6%	\$471,047,544	-36.5%	\$677,615,272
Market Share by Unit	7.0%		8.4%		8.1%		8.5%		7.9%
Market Share by Volume	3.3%		3.9%		3.9%		4.0%		3.7%
BROOKLYN									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$1,323,118	3.2%	\$1,281,704	5.1%	\$1,258,799	7.0%	\$1,237,119	3.4%	\$1,280,183
Median Sales Price	\$995,000	0.0%	\$995,000	0.5%	\$990,000	4.7%	\$950,000	1.0%	\$985,000
Number of Sales (closed)	2,428	5.5%	2,301	0.5%	2,415	-4.4%	2,540	-34.8%	3,726
Listing Inventory (active)	3,363	27.6%	2,635	0.5%	3,345	15.1%	2,922	4.1%	3,231
Absorption Rate (mo)	4.2	23.5%	3.4	0.0%	4.2	20.0%	3.5	61.5%	2.6
Sales Volume (\$)	\$3,212,530,504	8.9%	\$2,949,200,904	5.7%	\$3,039,999,585	2.2%	\$3,142,282,260	-32.7%	\$4,769,961,858
Market Share by Unit	24.8%		24.1%		24.2%		25.7%		25.8%
Market Share by Volume	24.3%		23.8%		24.8%		26.7%		25.9%
MANHATTAN									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$2,194,663	-5.4%	\$2,319,085	1.7%	\$2,157,939	0.1%	\$2,191,583	-2.3%	\$2,246,847
Median Sales Price	\$1,200,000	3.0%	\$1,165,000	-4.0%	\$1,250,000	0.0%	\$1,200,000	-4.0%	\$1,250,000
Number of Sales (closed)	3,115	18.6%	2,626	16.1%	2,683	30.6%	2,385	-20.4%	3,915
Listing Inventory (active)	8,780	12.1%	7,833	3.7%	8,464	8.5%	8,090	5.4%	8,327
Absorption Rate (mo)	8.5	-4.5%	8.9	-10.5%	9.5	-16.7%	10.2	32.8%	6.4
Sales Volume (\$)	\$6,836,375,245	12.3%	\$6,089,917,210	18.1%	\$5,789,750,337	30.8%	\$5,226,925,455	-22.3%	\$8,796,406,005
Market Share by Unit	31.8%		27.6%		26.9%		24.2%		27.1%
Market Share by Volume	51.7%		49.1%		47.2%		44.4%		47.7%
QUEENS									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$771,441	0.7%	\$766,174	4.5%	\$738,256	4.9%	\$735,514	0.9%	\$764,318
Median Sales Price	\$714,383	2.1%	\$700,000	4.1%	\$686,500	4.3%	\$685,000	2.3%	\$698,500
Number of Sales (closed)	2,866	2.4%	2,799	-7.1%	3,084	-4.6%	3,004	-31.4%	4,178
Listing Inventory (active)	3,420	2.9%	3,323	-30.1%	4,891	-32.6%	5,071	-38.1%	5,523
Absorption Rate (mo)	768,839.0	0.3%	766,174.0	5.2%	730,783.0	5.6%	728,030.0	0.4%	765,769.0
Sales Volume (\$)	\$2,210,949,906	3.1%	\$2,144,521,026	-2.9%	\$2,276,781,504	0.1%	\$2,209,484,056	-30.8%	\$3,193,320,604
Market Share by Unit	29.3%		29.4%		31.0%		30.4%		28.9%
Market Share by Volume	16.7%		17.3%		18.6%		18.8%		17.3%
STATEN ISLAND									
	2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-2022
Average Sales Price	\$760,654	4.0%	\$731,307	9.7%	\$693,452	16.4%	\$653,544	13.3%	\$671,384
Median Sales Price	\$710,000	1.4%	\$700,000	7.6%	\$660,000	14.1%	\$622,000	9.3%	\$649,500
Number of Sales (closed)	690	-31.4%	1,006	-29.0%	972	-37.8%	1,109	-54.1%	1,504
Listing Inventory (active)	1,087	13.5%	958	21.3%	896	-5.9%	1,155	-26.3%	1,475
Absorption Rate (mo)	4.7	62.1%	2.9	67.9%	2.8	51.6%	3.1	62.1%	2.9
Sales Volume (\$)	\$524,851,260	-28.7%	\$735,694,842	-22.1%	\$674,035,344	-27.6%	\$724,780,296	-48.0%	\$1,009,761,536
Market Share by Unit	7.1%		10.6%		9.8%		11.2%		10.4%
Market Share by Volume	4.0%		5.9%		5.5%		6.2%		5.5%

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