

New York City Real Estate Market

Residential Brief 3Q-2025

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.
Real Estate Appraisers & Consultants

NEW YORK CITY									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$1,342,821	1.3%	\$1,325,693	9.6%	\$1,224,928	11.2%	\$1,207,922	11.4%	\$1,205,188
Median Sales Price	\$875,000	3.2%	\$848,000	8.7%	\$805,000	9.5%	\$799,000	9.4%	\$800,000
Number of Sales (closed)	10,537	3.4%	10,187	-0.2%	10,560	0.0%	10,536	-23.9%	13,841
Listing Inventory	18,372	-2.3%	18,805	3.6%	17,736	2.0%	18,019	-9.4%	20,279
Months of Supply	5.2	-5.5%	5.5	4.0%	5.0	2.0%	5.1	18.2%	4.4
Sales Volume	\$14,149,304,877	4.8%	\$13,504,834,591	9.4%	\$12,935,239,680	11.2%	\$12,726,666,192	-15.2%	\$16,681,007,108
BRONX									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$642,298	2.3%	\$627,647	7.4%	\$598,288	10.2%	\$583,105	8.8%	\$590,088
Median Sales Price	\$613,500	2.0%	\$601,348	4.1%	\$589,500	11.1%	\$552,000	5.8%	\$580,000
Number of Sales (closed)	728	-6.2%	776	-14.4%	850	-7.8%	790	-29.9%	1,039
Listing Inventory	2,276	5.6%	2,155	42.6%	1,596	23.2%	1,848	12.0%	2,032
Months of Supply	9.4	13.3%	8.3	67.9%	5.6	34.3%	7.0	59.3%	5.9
Sales Volume	\$467,592,944	-4.0%	\$487,054,072	-8.1%	\$508,544,800	1.5%	\$460,652,950	-23.7%	\$613,101,432
Market Share by Unit	6.9%		7.6%		8.0%		7.5%		7.5%
Market Share by Volume	3.3%		3.6%		3.9%		3.6%		3.7%
BROOKLYN									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$1,388,463	4.9%	\$1,323,118	11.6%	\$1,244,397	13.6%	\$1,222,627	13.4%	\$1,223,976
Median Sales Price	\$1,050,000	5.5%	\$995,000	7.7%	\$975,000	10.5%	\$950,000	9.5%	\$959,000
Number of Sales (closed)	2,705	11.4%	2,428	7.1%	2,525	2.8%	2,632	-23.7%	3,543
Listing Inventory	3,417	1.6%	3,363	16.3%	2,939	31.8%	2,592	8.7%	3,143
Months of Supply	3.8	-9.5%	4.2	8.6%	3.5	26.7%	3.0	40.7%	2.7
Sales Volume	\$3,755,792,415	16.9%	\$3,212,530,504	19.5%	\$3,142,102,425	16.7%	\$3,217,954,264	-13.4%	\$4,336,546,968
Market Share by Unit	25.7%		23.8%		23.9%		25.0%		25.6%
Market Share by Volume	26.5%		23.8%		24.3%		25.3%		26.0%
MANHATTAN									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$2,123,365	-3.2%	\$2,194,663	0.3%	\$2,116,705	2.9%	\$2,064,380	3.5%	\$2,051,063
Median Sales Price	\$1,200,000	-2.0%	\$1,225,000	4.3%	\$1,150,000	2.1%	\$1,175,000	3.9%	\$1,154,625
Number of Sales (closed)	3,233	3.8%	3,115	13.4%	2,851	11.1%	2,909	-13.9%	3,757
Listing Inventory	8,171	-6.9%	8,780	7.7%	7,588	7.7%	7,588	1.0%	8,094
Months of Supply	7.6	-10.6%	8.5	-5.0%	8.0	-2.6%	7.8	16.9%	6.5
Sales Volume	\$6,864,839,045	0.4%	\$6,836,375,245	13.8%	\$6,034,725,955	14.3%	\$6,005,281,420	-10.9%	\$7,705,843,691
Market Share by Unit	30.7%		30.6%		27.0%		27.6%		27.1%
Market Share by Volume	48.5%		50.6%		46.7%		47.2%		46.2%
QUEENS									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$794,621	3.0%	\$771,441	3.7%	\$765,961	7.6%	\$738,217	6.3%	\$747,686
Median Sales Price	\$730,000	2.2%	\$714,383	2.1%	\$715,000	5.4%	\$692,410	5.0%	\$695,000
Number of Sales (closed)	3,081	7.5%	2,866	-1.6%	3,130	-0.2%	3,087	-24.3%	4,072
Listing Inventory	3,577	4.6%	3,420	-23.9%	4,703	-27.5%	4,933	-35.6%	5,553
Months of Supply	3.5	-2.8%	3.6	-22.2%	4.5	-27.1%	4.8	-14.6%	4.1
Sales Volume	\$2,448,227,301	10.7%	\$2,210,949,906	2.1%	\$2,397,457,930	7.4%	\$2,278,875,879	-19.6%	\$3,044,577,392
Market Share by Unit	29.2%		28.1%		29.6%		29.3%		29.4%
Market Share by Volume	17.3%		16.4%		18.5%		17.9%		18.3%
STATEN ISLAND									
	3Q-2025	%Chg QOQ	2Q-2025	%Chg YOY	3Q-2024	%Chg 2YOY	3Q-2023	%Chg 3YOY	3Q-2022
Average Sales Price	\$775,760	2.6%	\$756,416	9.6%	\$707,983	13.5%	\$683,277	13.1%	\$685,973
Median Sales Price	\$725,000	2.1%	\$710,000	8.2%	\$670,300	11.5%	\$650,000	11.5%	\$650,000
Number of Sales (closed)	790	-21.2%	1,002	-34.4%	1,204	-29.3%	1,118	-44.8%	1,430
Listing Inventory	931	-14.4%	1,087	2.3%	910	-12.0%	1,058	-36.1%	1,457
Months of Supply	3.5	6.1%	3.3	52.2%	2.3	25.0%	2.8	12.9%	3.1
Sales Volume	\$612,850,400	-19.1%	\$757,928,832	-28.1%	\$852,411,532	-19.8%	\$763,903,686	-37.5%	\$980,941,390
Market Share by Unit	7.5%		9.8%		11.4%		10.6%		10.3%
Market Share by Volume	4.3%		5.6%		6.6%		6.0%		5.9%

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