

New York City Real Estate Market Residential Brief 4Q-2025

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.
Real Estate Appraisers & Consultants

NEW YORK CITY									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$1,295,634	-1.8%	\$1,320,023	6.0%	\$1,222,148	9.6%	\$1,181,623	11.6%	\$1,160,488
Median Sales Price	\$842,250	-2.1%	\$860,000	5.7%	\$796,667	9.4%	\$770,000	8.0%	\$780,000
Number of Sales (closed)	9,483	-13.2%	10,925	-2.6%	9,738	0.4%	9,443	-8.5%	10,366
Listing Inventory	13,219	-28.0%	18,372	-7.8%	14,335	-17.0%	15,923	-24.9%	17,603
Months of Supply	4.2	-16.0%	5.0	-4.5%	4.4	-17.6%	5.1	-17.6%	5.1
Sales Volume	\$12,286,497,222	-14.8%	\$14,421,251,275	3.2%	\$11,901,277,224	10.1%	\$11,158,065,989	2.1%	\$12,029,618,608
BRONX									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$650,610	1.9%	\$638,722	3.1%	\$630,953	18.0%	\$551,495	15.5%	\$563,540
Median Sales Price	\$650,000	5.7%	\$615,000	6.6%	\$610,000	18.2%	\$550,000	18.2%	\$550,000
Number of Sales (closed)	705	-14.0%	820	-15.8%	837	-14.2%	822	-21.7%	900
Listing Inventory	1,525	-33.0%	2,276	-15.7%	1,809	2.3%	1,491	-15.6%	1,806
Months of Supply	6.5	-21.7%	8.3	0.0%	6.5	20.4%	5.4	8.3%	6.0
Sales Volume	\$458,680,050	-12.4%	\$523,752,040	-13.1%	\$528,107,661	1.2%	\$453,328,890	-9.6%	\$507,186,000
Market Share by Unit	7.4%		7.5%		8.6%		8.7%		8.7%
Market Share by Volume	3.7%		3.6%		4.4%		4.1%		4.2%
BROOKLYN									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$1,306,113	-5.9%	\$1,388,463	3.8%	\$1,258,231	11.3%	\$1,173,517	8.8%	\$1,200,814
Median Sales Price	\$990,000	-5.7%	\$1,050,000	0.1%	\$989,000	10.0%	\$900,000	4.2%	\$950,000
Number of Sales (closed)	2,271	-16.0%	2,705	-0.4%	2,281	6.4%	2,135	-12.8%	2,604
Listing Inventory	2,550	-25.4%	3,417	10.5%	2,307	15.6%	2,206	-1.2%	2,582
Months of Supply	3.4	-10.5%	3.8	13.3%	3.0	9.7%	3.1	13.3%	3.0
Sales Volume	\$2,966,182,623	-21.0%	\$3,755,792,415	3.4%	\$2,870,024,911	18.4%	\$2,505,458,795	-5.1%	\$3,126,919,656
Market Share by Unit	23.9%		24.8%		23.4%		22.6%		25.1%
Market Share by Volume	24.1%		26.0%		24.1%		22.5%		26.0%
MANHATTAN									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$2,182,334	2.8%	\$2,123,365	0.9%	\$2,162,799	1.5%	\$2,149,233	7.3%	\$2,034,027
Median Sales Price	\$1,150,000	-4.2%	\$1,200,000	3.1%	\$1,115,000	-2.3%	\$1,177,500	4.1%	\$1,104,944
Number of Sales (closed)	2,682	-17.0%	3,233	5.4%	2,544	8.9%	2,462	3.6%	2,588
Listing Inventory	6,257	-23.4%	8,171	-3.6%	6,492	-7.1%	6,737	-8.7%	6,850
Months of Supply	7.0	-7.9%	7.6	-9.1%	7.7	-14.6%	8.2	-11.4%	7.9
Sales Volume	\$5,853,019,788	-14.7%	\$6,864,839,045	6.4%	\$5,502,160,656	10.6%	\$5,291,411,646	11.2%	\$5,264,061,876
Market Share by Unit	28.3%		29.6%		26.1%		26.1%		25.0%
Market Share by Volume	47.6%		47.6%		46.2%		47.4%		43.8%
QUEENS									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$793,400	-0.2%	\$794,621	6.8%	\$743,138	8.1%	\$734,074	4.7%	\$758,006
Median Sales Price	\$739,053	1.2%	\$730,000	5.6%	\$700,000	9.5%	\$675,000	5.6%	\$700,000
Number of Sales (closed)	3,054	-0.9%	3,081	4.2%	2,932	3.8%	2,942	-1.7%	3,108
Listing Inventory	2,112	-41.0%	3,577	-27.1%	2,899	-53.1%	4,505	-58.9%	5,133
Months of Supply	2.1	-40.0%	3.5	-30.0%	3.0	-54.3%	4.6	-58.0%	5.0
Sales Volume	\$2,423,043,600	-1.0%	\$2,448,227,301	11.2%	\$2,178,880,616	12.2%	\$2,159,645,708	2.9%	\$2,355,882,648
Market Share by Unit	32.2%		28.2%		30.1%		31.2%		30.0%
Market Share by Volume	19.7%		17.0%		18.3%		19.4%		19.6%
STATEN ISLAND									
	4Q-2025	%Chg QOQ	3Q-2025	%Chg YOY	4Q-2024	%Chg 2YOY	4Q-2023	%Chg 3YOY	4Q-2022
Average Sales Price	\$759,492	-0.5%	\$763,021	5.7%	\$718,622	9.8%	\$691,515	14.2%	\$665,155
Median Sales Price	\$720,000	0.7%	\$715,000	2.9%	\$700,000	10.2%	\$653,137	13.4%	\$635,000
Number of Sales (closed)	771	-29.0%	1,086	-32.6%	1,144	-28.7%	1,082	-33.9%	1,166
Listing Inventory	775	-16.8%	931	-6.4%	828	-21.2%	984	-37.1%	1,232
Months of Supply	3.0	15.4%	2.6	36.4%	2.2	11.1%	2.7	-6.3%	3.2
Sales Volume	\$585,568,332	-29.3%	\$828,640,806	-28.8%	\$822,103,568	-21.7%	\$748,219,230	-24.5%	\$775,570,730
Market Share by Unit	8.1%		9.9%		11.7%		11.5%		11.2%
Market Share by Volume	4.8%		5.7%		6.9%		6.7%		6.4%

Compiled by Miller Samuel Inc. Unlike the Elliman Report series, data may be updated from prior reports.

© 2026 Miller Samuel Inc. All world wide rights reserved.

email report author at jmiller@millersamuel.com