

# Monthly Indicators

Provided by OneKey® MLS

## Queens County



### September 2024

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over-year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

#### Locally:

- Single Family Closed Sales were down 14.5 percent to 236.
- Condo Closed Sales were up 15.9 percent to 80.
- Co-Op Closed Sales remained flat at 221.
- All Properties Closed Sales were down 5.1 percent to 537.
  
- Single Family Median Sales Price increased 13.3 percent to \$861,000.
- Condo Median Sales Price increased 0.2 percent to \$561,000.
- Co-Op Median Sales Price decreased 3.2 percent to \$305,000.
- All Properties Median Sales Price decreased 3.0 percent to \$565,000.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

### Monthly Snapshot

**- 5.1%**

One-Year Change in Closed Sales  
All Properties

**- 15.5%**

One-Year Change in Homes for Sale  
All Properties

**- 3.0%**

One-Year Change in Median Sales Price  
All Properties

Residential real estate activity in Queens County comprised of single family properties, condominiums, and co-ops

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# Single-Family Homes Activity Overview

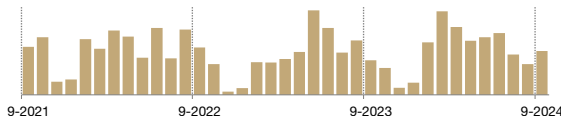
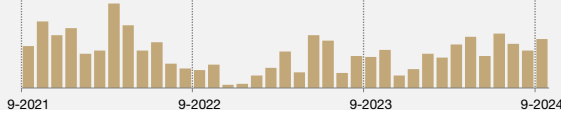
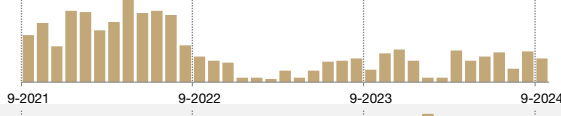
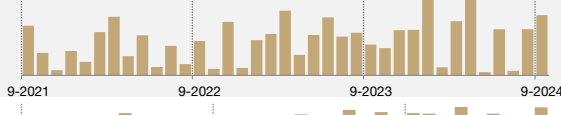
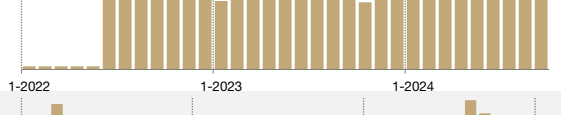


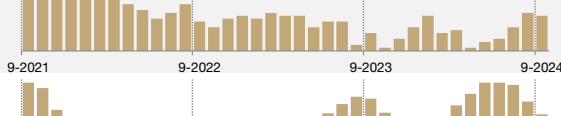

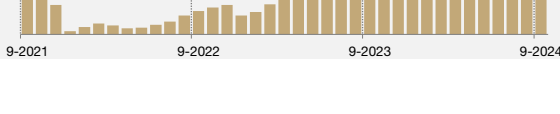
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	9-2023	9-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		376	<b>406</b>	+ 8.0%	3,627	<b>3,684</b>	+ 1.6%
<b>Pending Sales</b>		240	<b>262</b>	+ 9.2%	2,281	<b>2,440</b>	+ 7.0%
<b>Closed Sales</b>		276	<b>236</b>	- 14.5%	2,115	<b>2,091</b>	- 1.1%
<b>Days on Market</b>		65	<b>56</b>	- 13.8%	74	<b>68</b>	- 8.1%
<b>Median Pending Price</b>		\$798,500	<b>\$815,500</b>	+ 2.1%	\$780,000	<b>\$821,000</b>	+ 5.3%
<b>Median Sales Price</b>		\$760,000	<b>\$861,000</b>	+ 13.3%	\$770,000	<b>\$828,000</b>	+ 7.5%
<b>Pct. of Orig. Price Received</b>		95.1%	<b>96.2%</b>	+ 1.2%	94.4%	<b>95.3%</b>	0.0%
<b>Affordability Index</b>		43	<b>42</b>	- 2.3%	43	<b>44</b>	+ 2.3%
<b>Homes for Sale</b>		1,339	<b>1,107</b>	- 17.3%	--	<b>--</b>	--
<b>Months Supply</b>		5.5	<b>4.3</b>	- 21.8%	--	<b>--</b>	--

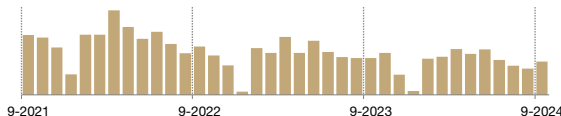
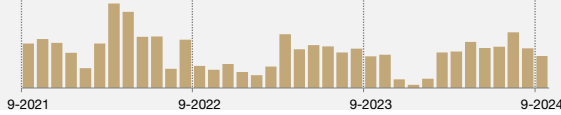
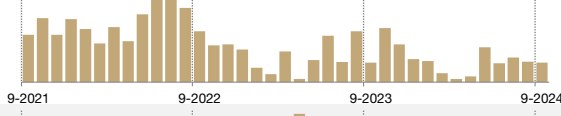
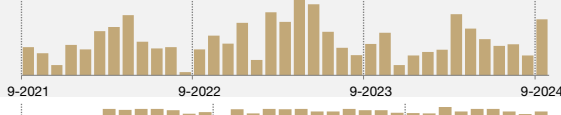
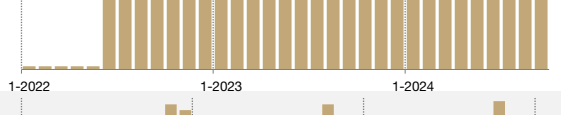
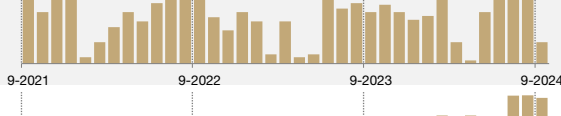
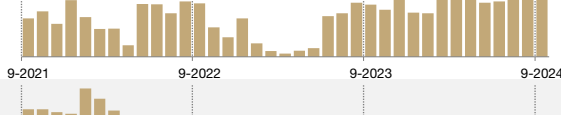
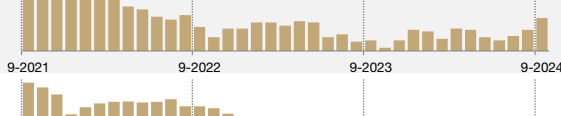
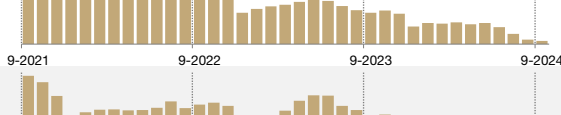
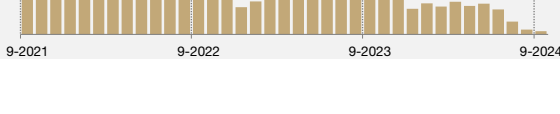
# Condos Activity Overview

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

Key Metrics	Historical Sparklines	9-2023	9-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		191	<b>213</b>	+ 11.5%	1,991	<b>2,145</b>	+ 7.7%
<b>Pending Sales</b>		84	<b>107</b>	+ 27.4%	734	<b>880</b>	+ 19.9%
<b>Closed Sales</b>		69	<b>80</b>	+ 15.9%	622	<b>693</b>	+ 11.4%
<b>Days on Market</b>		90	<b>105</b>	+ 16.7%	96	<b>97</b>	+ 1.0%
<b>Median Pending Price</b>		\$625,000	<b>\$645,000</b>	+ 3.2%	\$570,000	<b>\$595,000</b>	+ 4.4%
<b>Median Sales Price</b>		\$560,000	<b>\$561,000</b>	+ 0.2%	\$555,000	<b>\$575,000</b>	+ 3.6%
<b>Pct. of Orig. Price Received</b>		95.7%	<b>94.3%</b>	- 1.5%	94.4%	<b>95.1%</b>	+ 0.7%
<b>Affordability Index</b>		59	<b>65</b>	+ 10.2%	59	<b>64</b>	+ 8.5%
<b>Homes for Sale</b>		990	<b>930</b>	- 6.1%	--	--	--
<b>Months Supply</b>		13.1	<b>10.1</b>	- 22.9%	--	--	--

# Co-Op Activity Overview

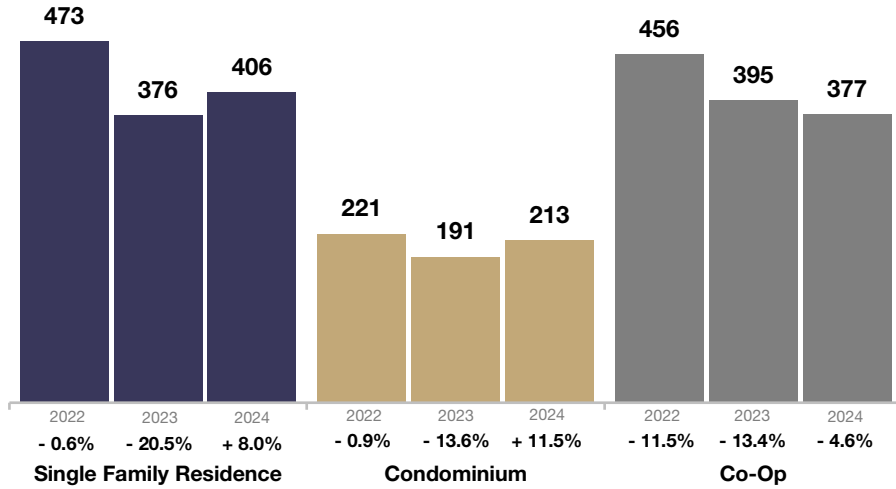
Key metrics for **Co-Op Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	9-2023	9-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		395	<b>377</b>	- 4.6%	3,902	<b>3,555</b>	- 8.9%
<b>Pending Sales</b>		245	<b>246</b>	+ 0.4%	2,287	<b>2,333</b>	+ 2.0%
<b>Closed Sales</b>		221	<b>221</b>	0.0%	2,067	<b>1,953</b>	- 5.5%
<b>Days on Market</b>		103	<b>115</b>	+ 11.7%	109	<b>105</b>	- 3.7%
<b>Median Pending Price</b>		\$320,000	<b>\$310,000</b>	- 3.1%	\$315,000	<b>\$313,500</b>	- 0.5%
<b>Median Sales Price</b>		\$315,000	<b>\$305,000</b>	- 3.2%	\$312,000	<b>\$315,000</b>	+ 1.0%
<b>Pct. of Orig. Price Received</b>		95.5%	<b>96.6%</b>	+ 1.2%	94.6%	<b>96.0%</b>	+ 1.5%
<b>Affordability Index</b>		105	<b>120</b>	+ 14.3%	106	<b>116</b>	+ 9.4%
<b>Homes for Sale</b>		1,729	<b>1,390</b>	- 19.6%	--	--	--
<b>Months Supply</b>		7.1	<b>5.7</b>	- 19.7%	--	--	--

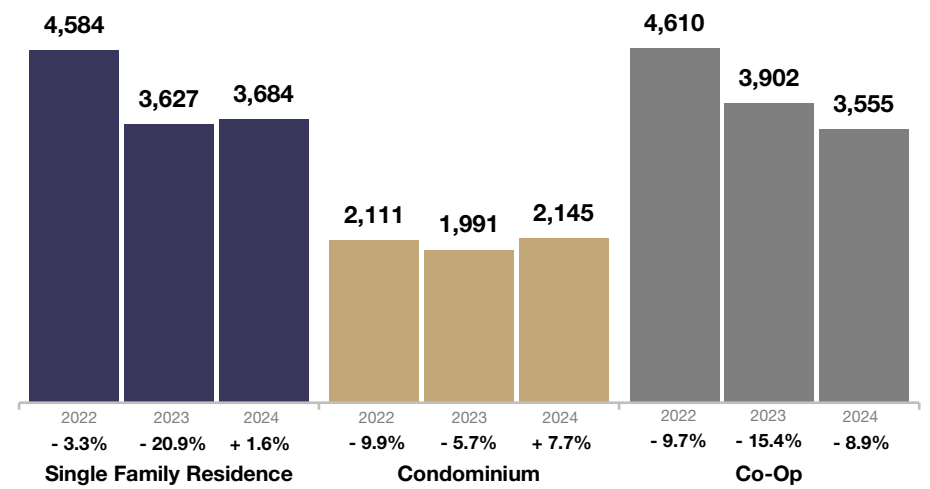
# New Listings

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

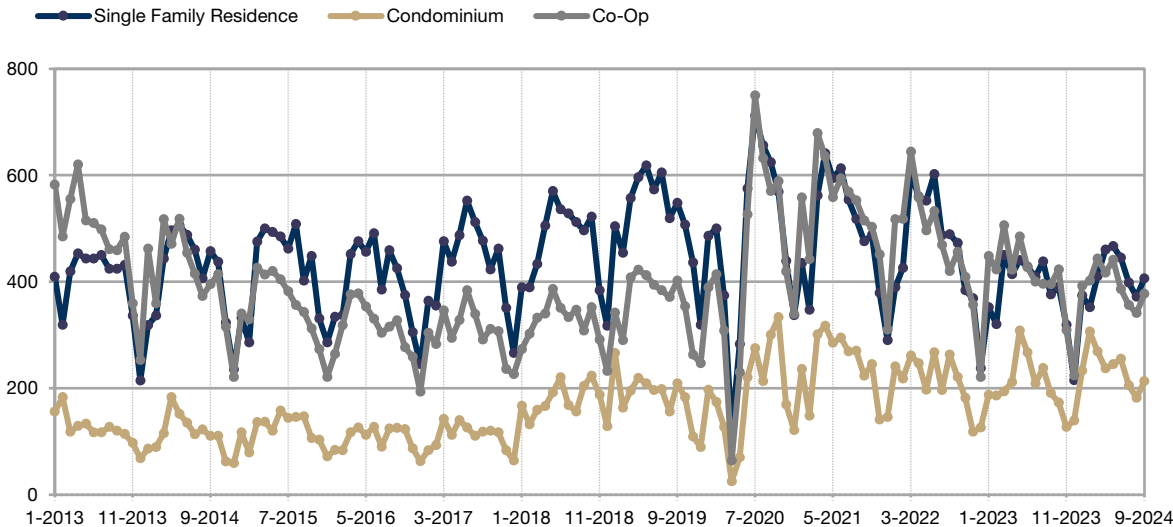
## September



## Year to Date



## Historical New Listings by Month



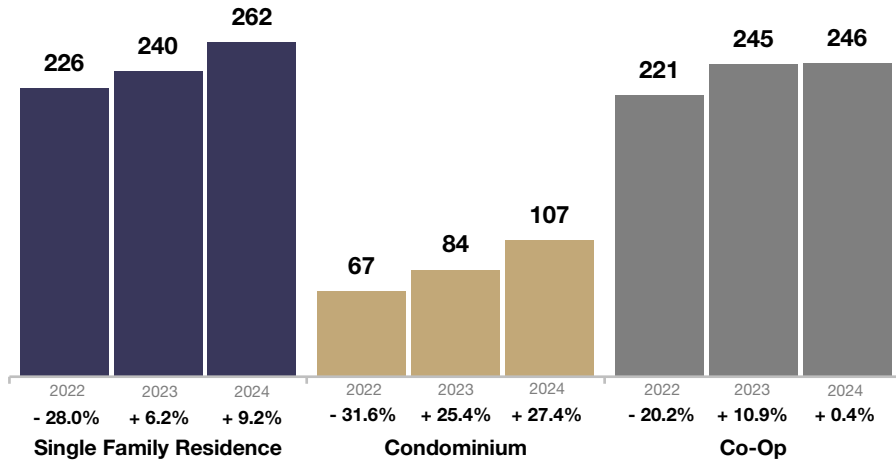
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2023	390	173	423
November 2023	319	127	309
December 2023	215	139	224
January 2024	374	233	392
February 2024	352	306	402
March 2024	410	269	443
April 2024	460	237	417
May 2024	467	245	441
June 2024	445	255	386
July 2024	398	205	356
August 2024	372	182	341
<b>September 2024</b>	<b>406</b>	<b>213</b>	<b>377</b>
12-Month Avg.	384	215	376

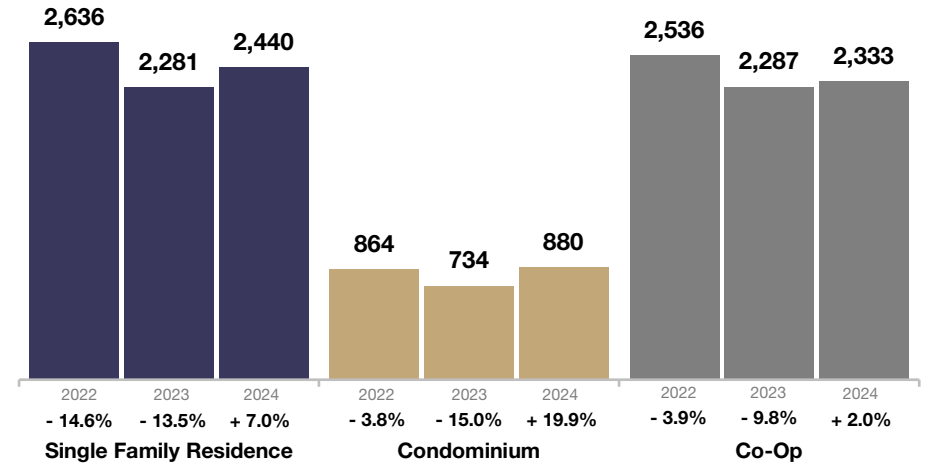
# Pending Sales

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

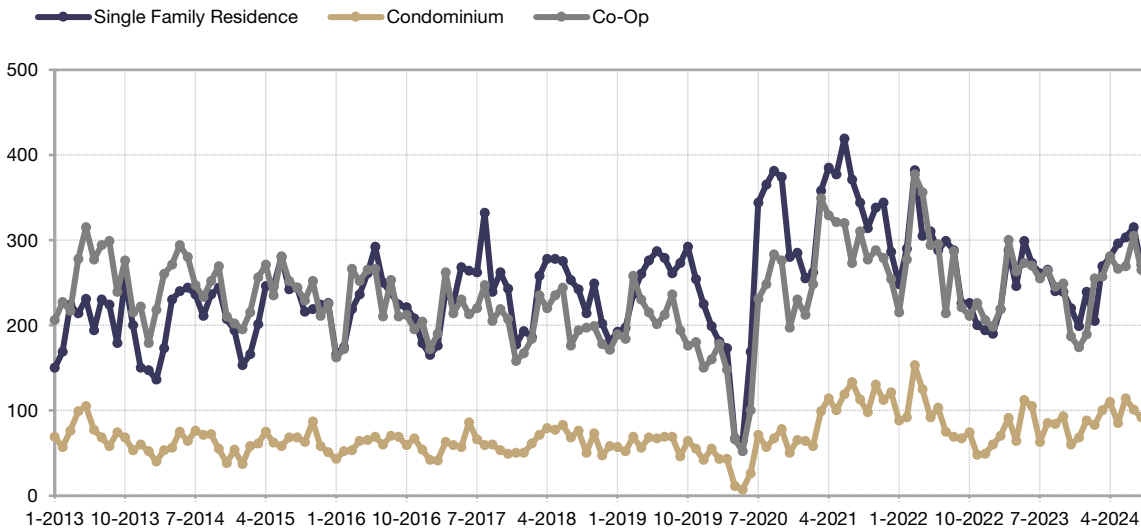
## September



## Year to Date



## Historical Pending Sales by Month



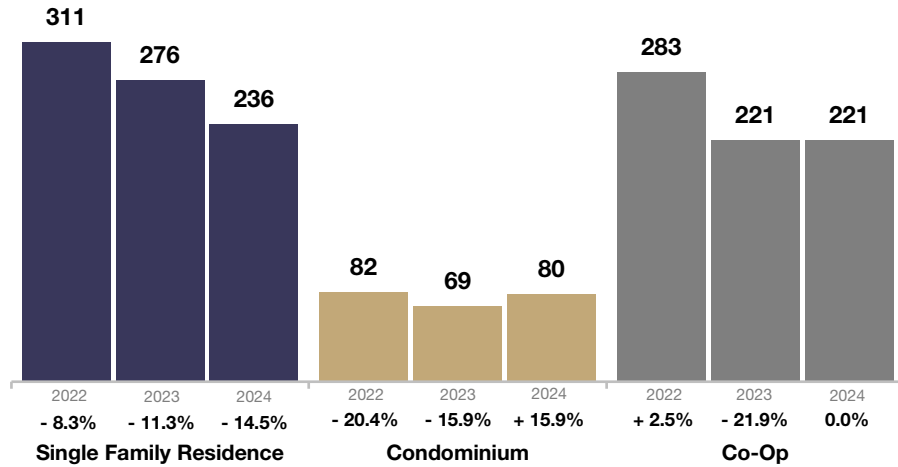
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2023	239	93	249
November 2023	220	60	187
December 2023	199	68	174
January 2024	239	88	189
February 2024	205	83	255
March 2024	269	100	257
April 2024	280	110	281
May 2024	296	85	266
June 2024	303	114	269
July 2024	315	101	305
August 2024	271	92	265
<b>September 2024</b>	<b>262</b>	<b>107</b>	<b>246</b>
12-Month Avg.	258	92	245

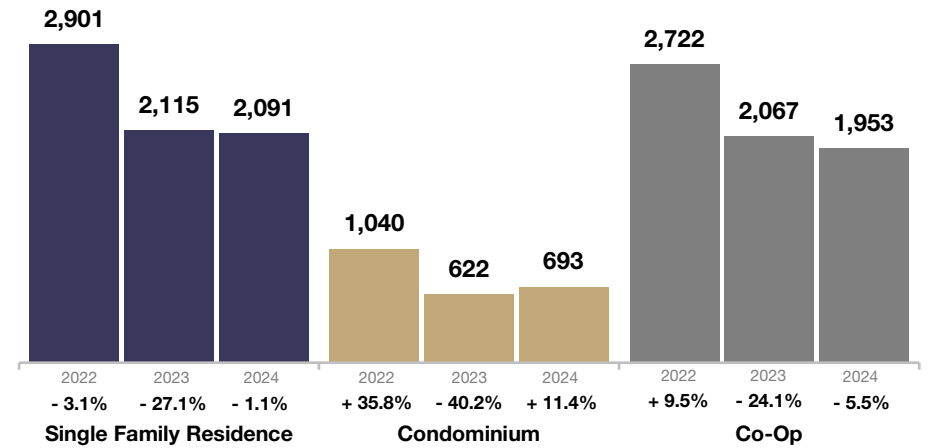
# Closed Sales

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

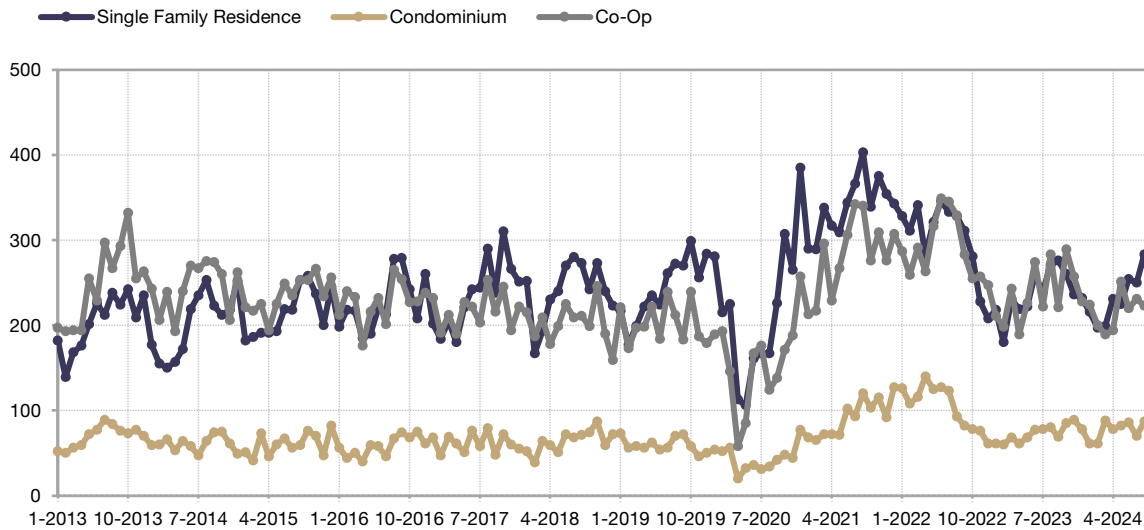
## September



## Year to Date



## Historical Closed Sales by Month



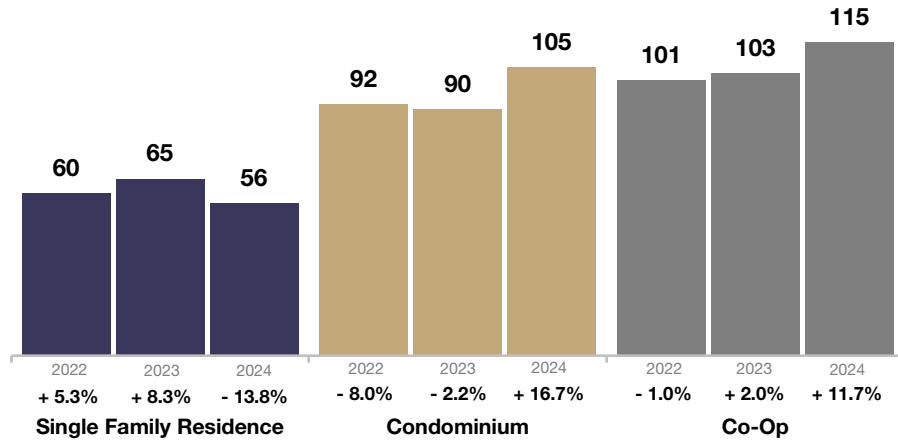
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2023	260	85	289
November 2023	236	89	257
December 2023	232	78	228
January 2024	216	61	224
February 2024	197	61	200
March 2024	199	88	189
April 2024	231	78	194
May 2024	225	82	251
June 2024	254	86	220
July 2024	250	70	231
August 2024	283	87	223
<b>September 2024</b>	<b>236</b>	<b>80</b>	<b>221</b>
12-Month Avg.	235	79	227

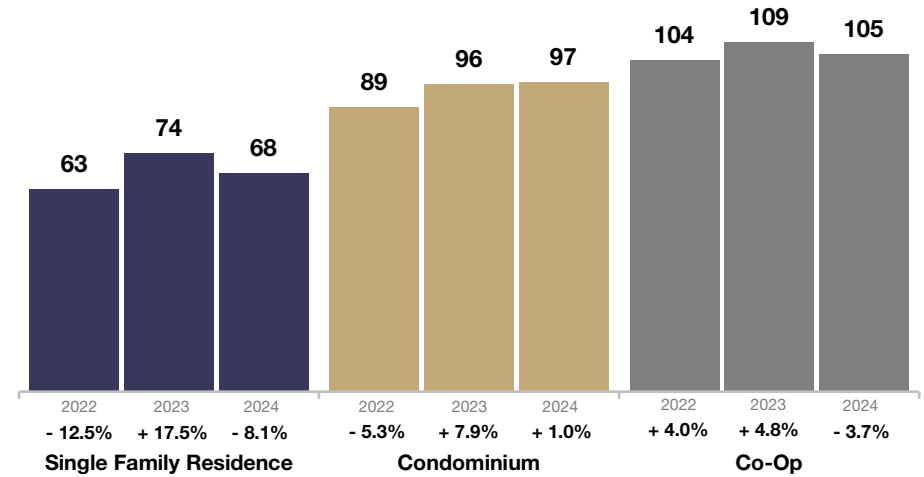
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

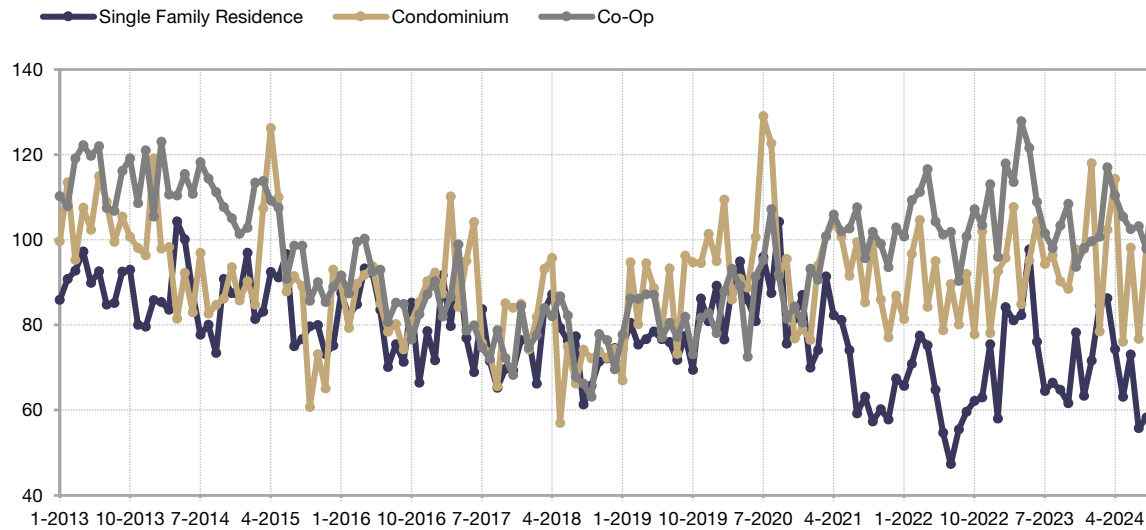
## September



## Year to Date



## Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2023	62	88	108
November 2023	78	98	94
December 2023	63	98	98
January 2024	72	118	100
February 2024	85	78	101
March 2024	86	102	117
April 2024	74	114	110
May 2024	63	76	105
June 2024	73	98	102
July 2024	56	77	103
August 2024	58	98	98
<b>September 2024</b>	<b>56</b>	<b>105</b>	<b>115</b>
12-Month Avg.*	68	96	104

\* Days on Market for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

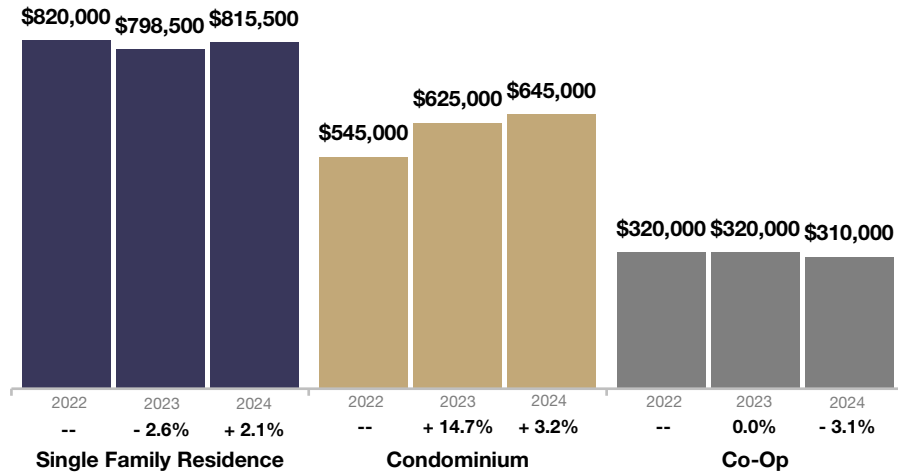


# Median Pending Price

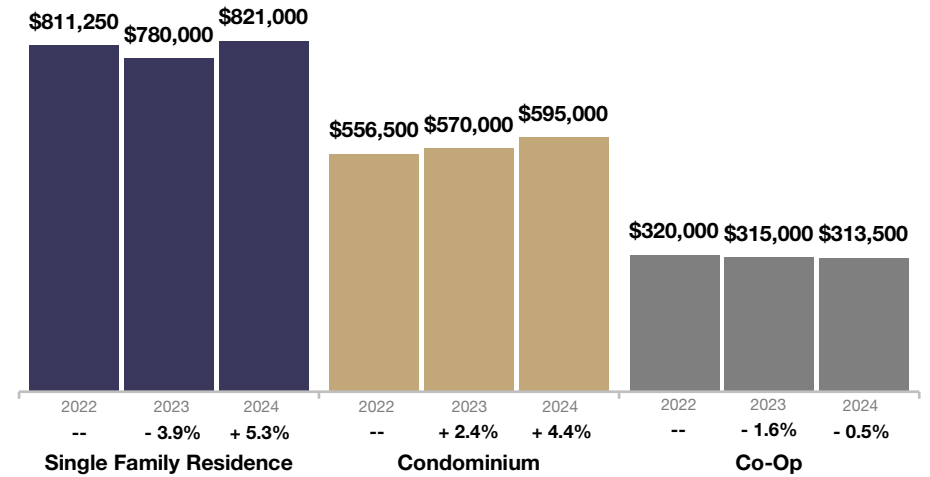
Point at which half of the pending sales have a contract price for more and half have a contract price for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

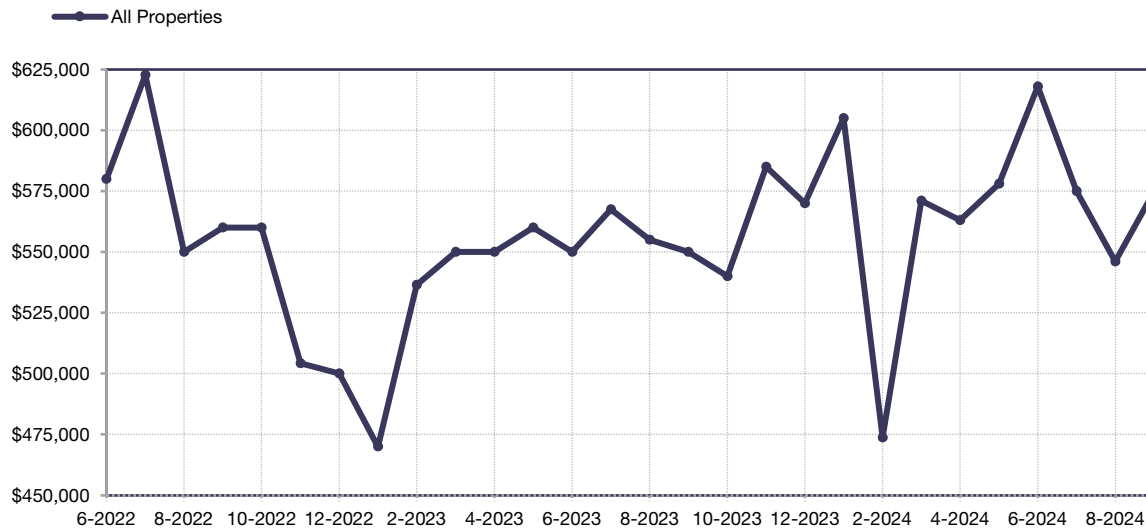
## September



## Year to Date



## Historical Median Pending Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Condominium	Co-Op
October 2023	\$813,000	\$510,000	\$315,000
November 2023	\$832,500	\$608,000	\$315,000
December 2023	\$787,500	\$572,500	\$305,500
January 2024	\$808,000	\$599,000	\$304,000
February 2024	\$775,000	\$595,500	\$302,500
March 2024	\$824,898	\$574,000	\$328,000
April 2024	\$820,000	\$647,500	\$310,000
May 2024	\$800,000	\$575,000	\$320,000
June 2024	\$850,000	\$594,000	\$320,000
July 2024	\$848,000	\$581,000	\$310,000
August 2024	\$840,000	\$559,000	\$300,000
<b>September 2024</b>	<b>\$815,500</b>	<b>\$645,000</b>	<b>\$310,000</b>
12-Month Med.*	\$820,000	\$581,000	\$314,450

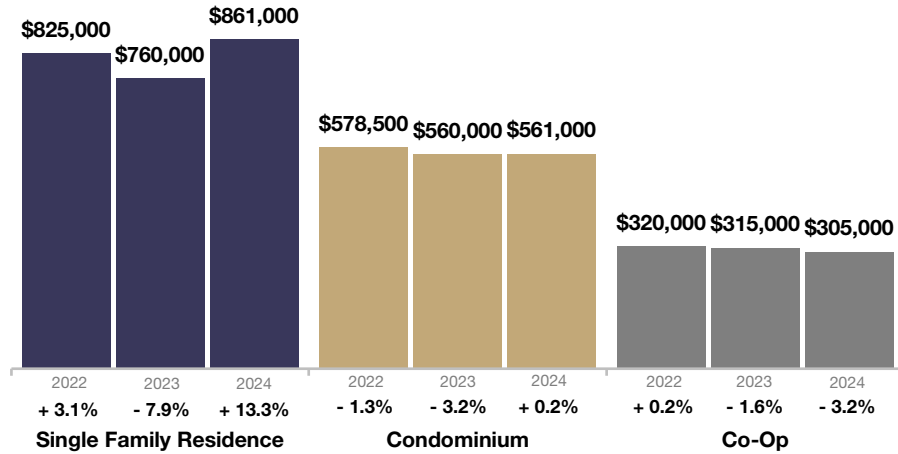
\* Median Pending Price for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

# Median Sales Price

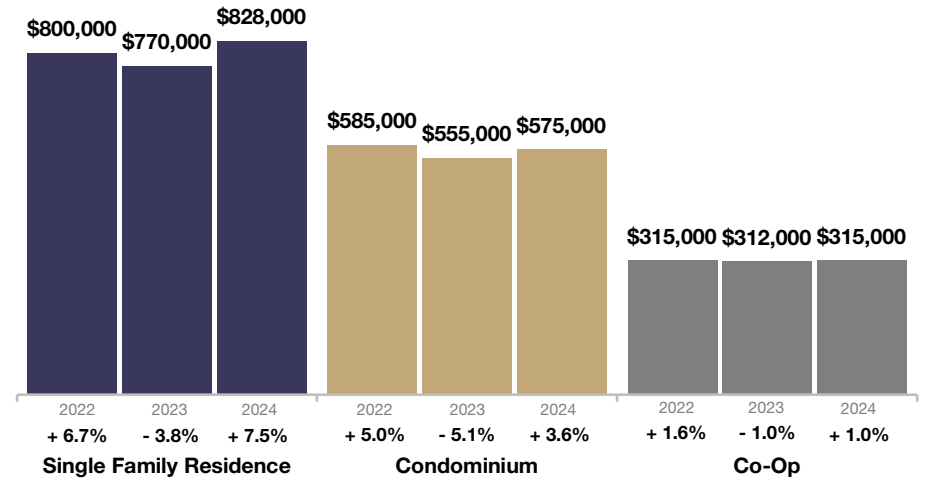
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Sales Reported in Millions Where Applicable

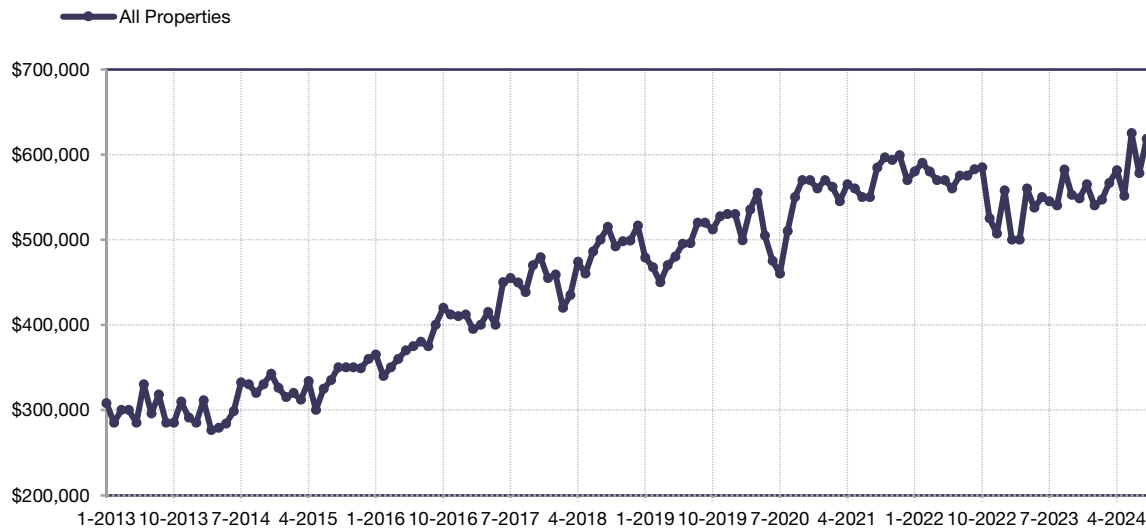
## September



## Year to Date



## Historical Median Sales Price by Month



	Single Family	Condominium	Co-Op
October 2023	\$810,000	\$590,000	\$317,500
November 2023	\$825,000	\$575,000	\$315,000
December 2023	\$800,000	\$575,000	\$312,500
January 2024	\$835,000	\$534,000	\$313,775
February 2024	\$845,000	\$575,000	\$320,000
March 2024	\$789,700	\$577,500	\$305,000
April 2024	\$800,000	\$621,500	\$299,000
May 2024	\$798,975	\$607,500	\$315,000
June 2024	\$846,000	\$602,000	\$326,000
July 2024	\$850,000	\$565,500	\$320,000
August 2024	\$830,000	\$545,000	\$320,000
<b>September 2024</b>	<b>\$861,000</b>	<b>\$561,000</b>	<b>\$305,000</b>
12-Month Med.*	\$825,000	\$580,000	\$315,000

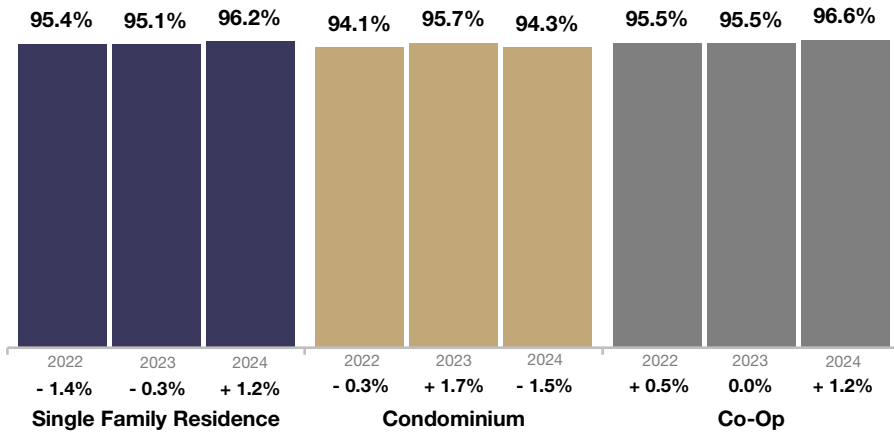
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

\* Median Sales Price for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

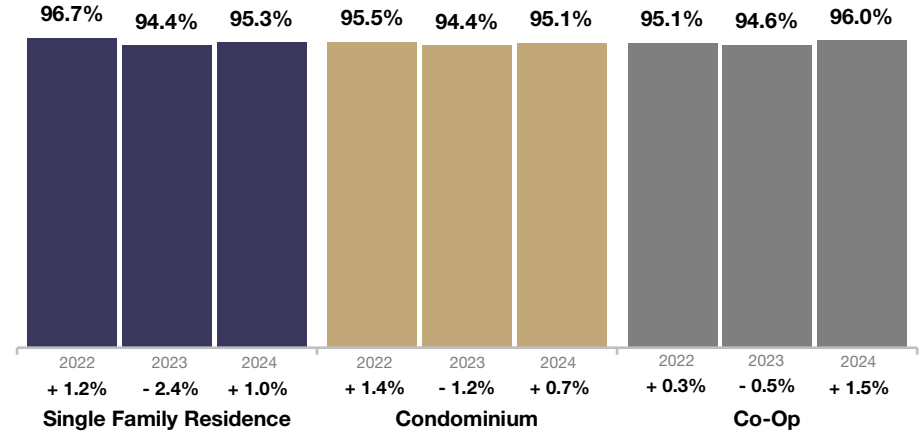
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

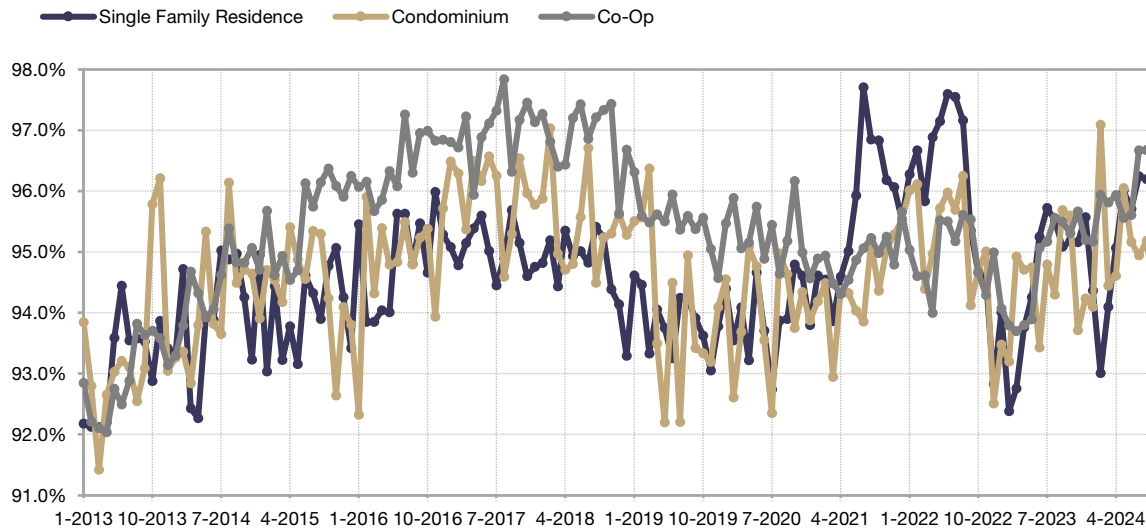
## September



## Year to Date



## Historical Percent of Original List Price Received by Month



	Single Family	Condominium	Co-Op
October 2023	95.2%	95.6%	95.3%
November 2023	95.2%	93.7%	95.7%
December 2023	95.6%	94.2%	95.2%
January 2024	94.4%	94.1%	95.2%
February 2024	93.0%	97.1%	95.9%
March 2024	94.1%	94.4%	95.8%
April 2024	95.1%	94.6%	95.9%
May 2024	96.0%	96.0%	95.6%
June 2024	95.7%	95.2%	95.6%
July 2024	96.2%	94.9%	96.7%
August 2024	96.2%	95.2%	96.7%
<b>September 2024</b>	<b>96.2%</b>	<b>94.3%</b>	<b>96.6%</b>
12-Month Avg.*	95.3%	94.9%	95.8%

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

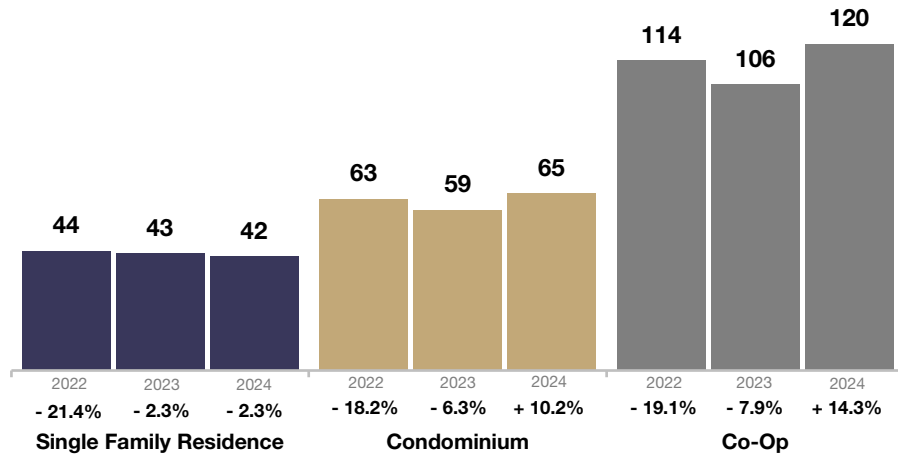
\* Pct. of Orig. Price Received for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

# Housing Affordability Index

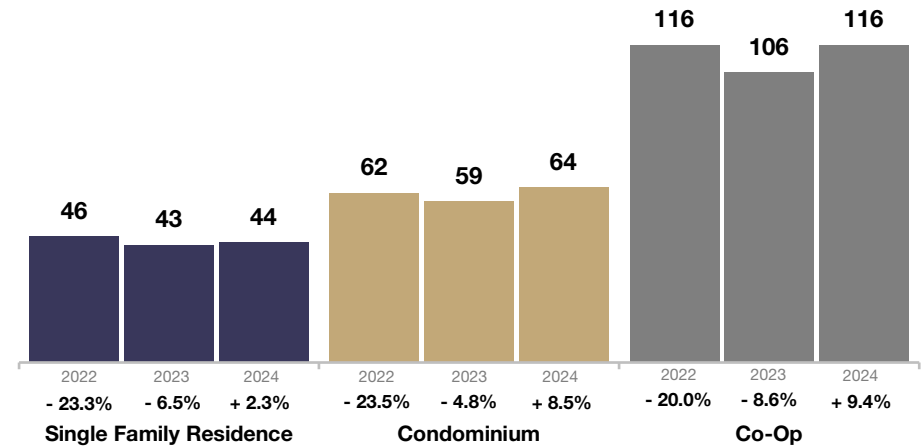
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



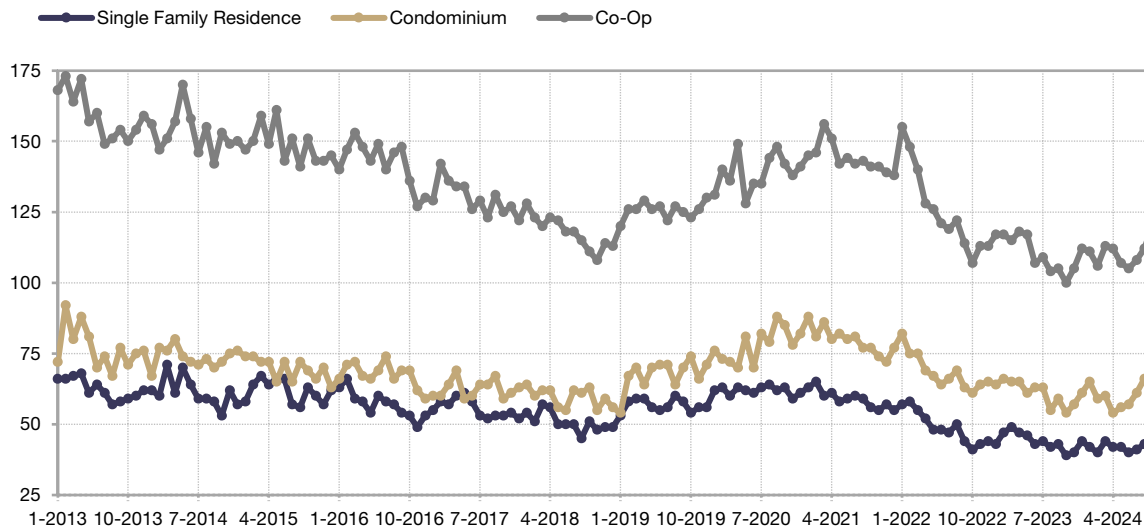
## September



## Year to Date



## Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

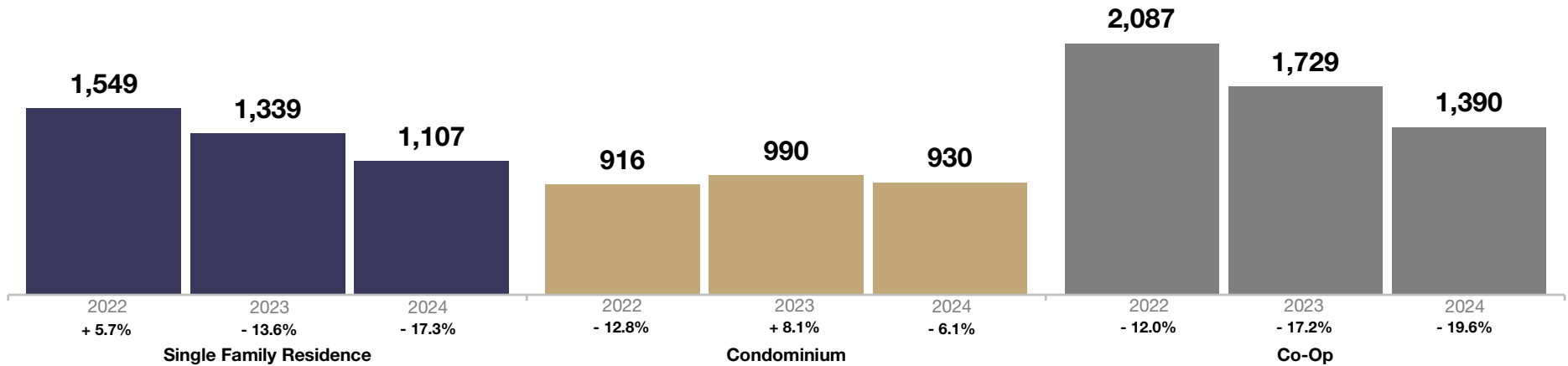
	Single Family	Condominium	Co-Op
October 2023	39	54	100
November 2023	40	57	105
December 2023	44	61	112
January 2024	42	65	111
February 2024	40	59	106
March 2024	44	60	113
April 2024	42	54	112
May 2024	42	56	107
June 2024	40	57	105
July 2024	41	61	108
August 2024	43	66	112
<b>September 2024</b>	<b>42</b>	<b>65</b>	<b>120</b>
12-Month Avg.*	42	60	109

\* Affordability Index for all properties from October 2023 through September 2024. This is not the average of the individual figures above.

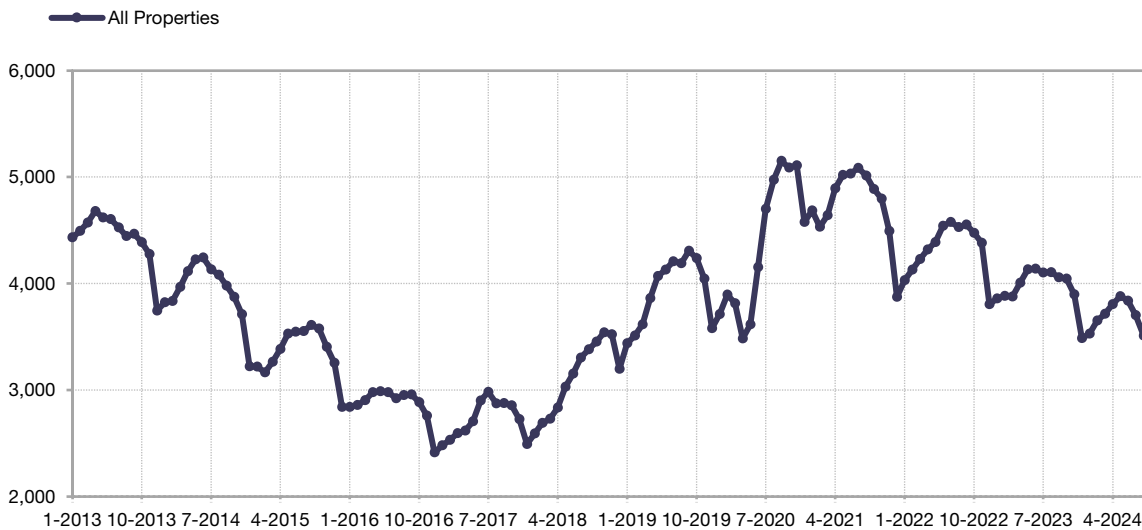
# Inventory of Homes for Sale

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

## September



## Historical Inventory of Homes for Sale by Month



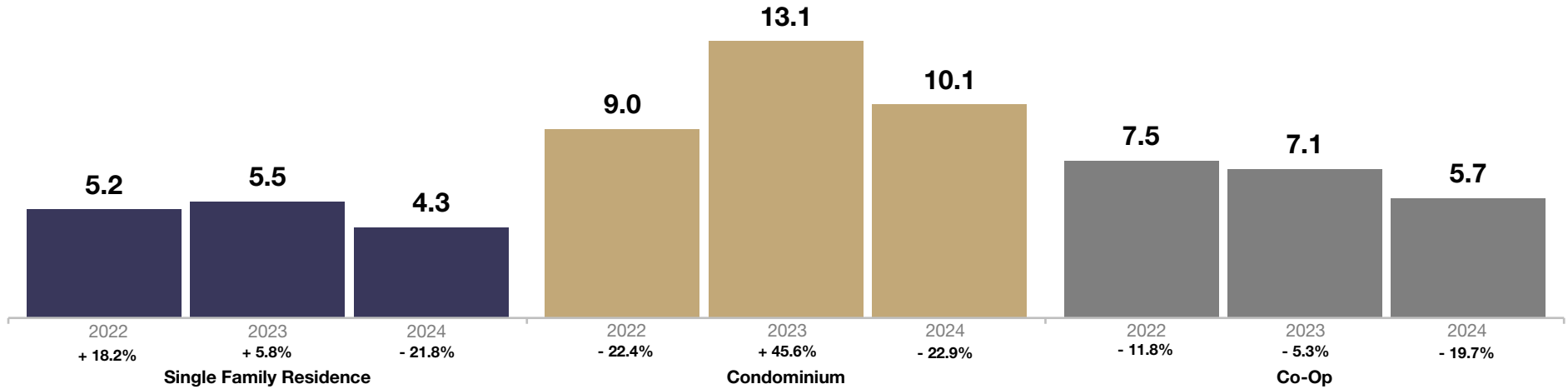
	Single Family	Condominium	Co-Op
October 2023	1,352	937	1,756
November 2023	1,287	894	1,717
December 2023	1,115	808	1,564
January 2024	1,102	822	1,605
February 2024	1,130	923	1,597
March 2024	1,135	965	1,615
April 2024	1,205	1,008	1,591
May 2024	1,224	1,051	1,605
June 2024	1,233	1,051	1,554
July 2024	1,187	1,043	1,474
August 2024	1,128	979	1,403
<b>September 2024</b>	<b>1,107</b>	<b>930</b>	<b>1,390</b>

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

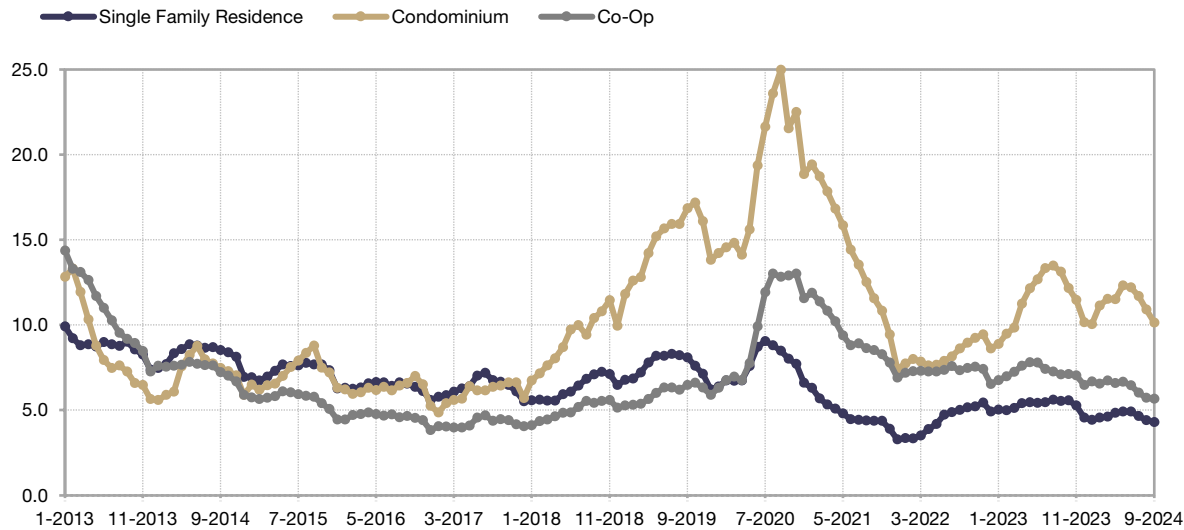
# Months Supply of Inventory

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.

## September



## Historical Months Supply of Inventory by Month

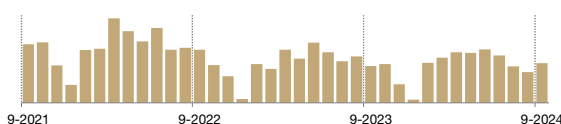
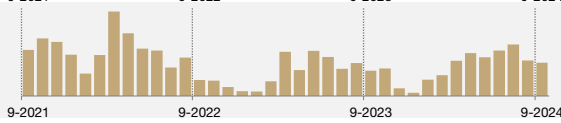
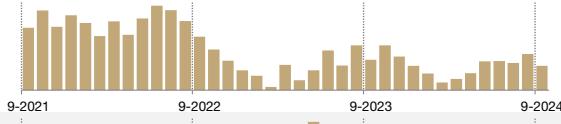
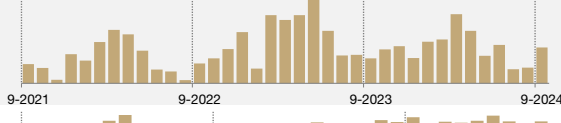
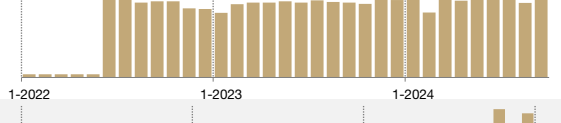
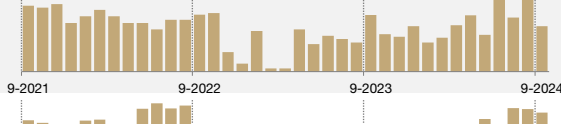
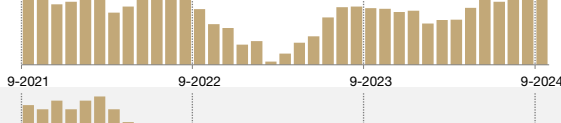
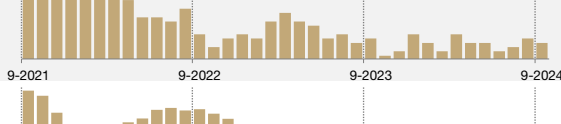
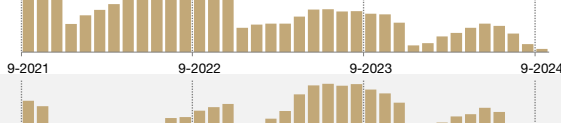
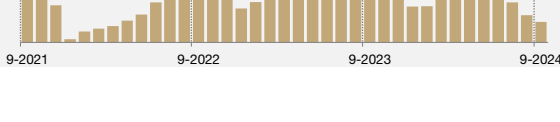


	Single Family	Condominium	Co-Op
October 2023	5.6	12.2	7.1
November 2023	5.3	11.5	7.0
December 2023	4.6	10.2	6.5
January 2024	4.4	10.0	6.7
February 2024	4.6	11.1	6.6
March 2024	4.6	11.5	6.7
April 2024	4.8	11.5	6.6
May 2024	4.9	12.3	6.7
June 2024	4.9	12.2	6.5
July 2024	4.6	11.7	6.0
August 2024	4.4	10.9	5.7
<b>September 2024</b>	<b>4.3</b>	<b>10.1</b>	<b>5.7</b>

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# Total Market Overview

Key metrics for single-family properties, condominiums, and co-op properties combined, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	9-2023	9-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		962	<b>996</b>	+ 3.5%	9,520	<b>9,384</b>	- 1.4%
<b>Pending Sales</b>		569	<b>615</b>	+ 8.1%	5,302	<b>5,653</b>	+ 6.6%
<b>Closed Sales</b>		566	<b>537</b>	- 5.1%	4,804	<b>4,737</b>	- 1.4%
<b>Days on Market</b>		83	<b>87</b>	+ 4.8%	92	<b>88</b>	- 4.3%
<b>Median Pending Price</b>		\$550,000	<b>\$575,000</b>	+ 4.5%	\$547,000	<b>\$570,000</b>	+ 4.2%
<b>Median Sales Price</b>		\$582,200	<b>\$565,000</b>	- 3.0%	\$544,000	<b>\$573,500</b>	+ 5.4%
<b>Pct. of Orig. Price Received</b>		95.3%	<b>96.1%</b>	+ 0.8%	94.5%	<b>95.6%</b>	+ 1.2%
<b>Affordability Index</b>		57	<b>65</b>	+ 14.0%	61	<b>64</b>	+ 4.9%
<b>Homes for Sale</b>		4,058	<b>3,427</b>	- 15.5%	--	--	--
<b>Months Supply</b>		7.2	<b>5.8</b>	- 19.4%	--	--	--