

Quarterly Indicators

Westchester County



Q2-2022

The second quarter marked a turning point in the U.S. housing market, as rising inflation, skyrocketing sales prices, and surging mortgage interest rates finally caught up to market participants. Mortgage rates exceeded expectations and hit a 14-year high in June, having jumped nearly 3 percentage points since January, while national existing-home sales prices topped \$400,000 for the first time ever. Buyer demand has cooled rapidly amid the rising costs of home ownership, as many Americans have lost mortgage eligibility or are now unable to afford a home in the current economic climate.

- Single-Family Closed Sales were down 14.0 percent to 1,579.
- Condos Closed Sales were up 5.7 percent to 424.
- Co-ops Closed Sales were up 14.9 percent to 587.
- Single-Family Median Sales Price increased 5.9 percent to \$885,000.
- Condos Median Sales Price increased 11.1 percent to \$450,000.
- Co-ops Median Sales Price increased 6.6 percent to \$202,500.

As market dynamics shift, talks of a housing correction have intensified. Although opinions are mixed on where the market is headed, many economists agree that the housing boom of the last two years has peaked. Mortgage applications are down considerably from this time last year, while undeterred buyers are having to pay significantly more per month to own a home. As a result, home sales continued to decline nationwide in Q2, largely returning to pre-pandemic levels, according to Lawrence Yun, Chief Economist at the National Association of REALTORS®. With demand moderating, housing supply has been improving in recent months, a sign the market is transitioning toward a more balanced market.

Quarterly Snapshot

- 5.7% **- 25.9%** **+ 0.8%**

| One-Year Change in Closed Sales All Properties | One-Year Change in Homes for Sale All Properties | One-Year Change in Median Sales Price All Properties |
|--|--|--|
|--|--|--|

Residential real estate activity composed of Single-Family, Condo and Co-op properties. Percent changes are calculated using rounded figures.

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Single-Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Westchester County

| Key Metrics | Historical Sparkbars | Q2-2021 | Q2-2022 | Percent Change | YTD 2021 | YTD 2022 | Percent Change |
|-------------------------------------|---|-------------|--------------------|----------------|-------------|--------------------|----------------|
| New Listings | <p>2,179 (Q3-2019), 1,256 (Q1-2020), 2,240 (Q3-2020), 2,336 (Q1-2021), 3,099 (Q3-2021), 1,680 (Q1-2022), 2,074 (Q3-2022), 3,125 (Q1-2023), 2,029 (Q3-2023), 1,287 (Q1-2024), 1,910 (Q3-2024), 2,723 (Q1-2025)</p> | 3,125 | 2,723 | - 12.9% | 5,199 | 4,633 | - 10.9% |
| Pending Sales | <p>1,435 (Q3-2019), 1,333 (Q1-2020), 1,231 (Q3-2020), 1,542 (Q1-2021), 2,501 (Q3-2021), 1,831 (Q1-2022), 1,625 (Q3-2022), 2,278 (Q1-2023), 1,665 (Q3-2023), 1,525 (Q1-2024), 1,429 (Q3-2024), 1,920 (Q1-2025)</p> | 2,278 | 1,920 | - 15.7% | 3,903 | 3,349 | - 14.2% |
| Closed Sales | <p>1,940 (Q3-2019), 1,415 (Q1-2020), 1,060 (Q3-2020), 1,184 (Q1-2021), 2,174 (Q3-2021), 2,227 (Q1-2022), 1,500 (Q3-2022), 1,835 (Q1-2023), 2,373 (Q3-2023), 1,675 (Q1-2024), 1,242 (Q3-2024), 1,579 (Q1-2025)</p> | 1,835 | 1,579 | - 14.0% | 3,335 | 2,821 | - 15.4% |
| Days on Market | <p>66 (Q3-2019), 82 (Q1-2020), 99 (Q3-2020), 82 (Q1-2021), 69 (Q3-2021), 60 (Q1-2022), 65 (Q3-2022), 54 (Q1-2023), 35 (Q3-2023), 48 (Q1-2024), 52 (Q3-2024), 35 (Q1-2025)</p> | 54 | 35 | - 35.2% | 59 | 42 | - 28.8% |
| Median Sales Price | <p>\$698,000 (Q3-2019), \$615,000 (Q1-2020), \$640,000 (Q3-2020), \$710,000 (Q1-2021), \$810,000 (Q3-2021), \$732,000 (Q1-2022), \$710,000 (Q3-2022), \$936,000 (Q1-2023), \$558,000 (Q3-2023), \$725,000 (Q1-2024), \$727,000 (Q3-2024), \$885,000 (Q1-2025)</p> | \$836,000 | \$885,000 | + 5.9% | \$769,000 | \$810,000 | + 5.3% |
| Average Sales Price | <p>\$906,677 (Q3-2019), \$602,000 (Q1-2020), \$795,902 (Q3-2020), \$920,466 (Q1-2021), \$1,024,778 (Q3-2021), \$961,551 (Q1-2022), \$908,408 (Q3-2022), \$1,122,366 (Q1-2023), \$1,115,298 (Q3-2023), \$979,668 (Q1-2024), \$998,165 (Q3-2024), \$1,229,266 (Q1-2025)</p> | \$1,122,366 | \$1,229,266 | + 9.5% | \$1,026,172 | \$1,127,484 | + 9.9% |
| Pct. of Orig. Price Received | <p>96.0% (Q3-2019), 93.9% (Q1-2020), 93.5% (Q3-2020), 95.7% (Q1-2021), 97.8% (Q3-2021), 98.1% (Q1-2022), 97.5% (Q3-2022), 99.8% (Q1-2023), 101.0% (Q3-2023), 98.9% (Q1-2024), 99.4% (Q3-2024), 104.4% (Q1-2025)</p> | 99.8% | 104.4% | + 4.6% | 98.8% | 102.2% | + 3.4% |
| Housing Affordability Index | <p>53 (Q3-2019), 60 (Q1-2020), 61 (Q3-2020), 57 (Q1-2021), 51 (Q3-2021), 58 (Q1-2022), 95 (Q3-2022), 80 (Q1-2023), 77 (Q3-2023), 91 (Q1-2024), 82 (Q3-2024), 59 (Q1-2025)</p> | 80 | 59 | - 26.3% | 87 | 64 | - 26.4% |
| Inventory of Homes for Sale | <p>3,004 (Q3-2019), 1,804 (Q1-2020), 2,181 (Q3-2020), 2,402 (Q1-2021), 2,216 (Q3-2021), 1,360 (Q1-2022), 1,382 (Q3-2022), 1,737 (Q1-2023), 1,507 (Q3-2023), 810 (Q1-2024), 1,018 (Q3-2024), 1,388 (Q1-2025)</p> | 1,737 | 1,388 | - 20.1% | -- | -- | -- |
| Months Supply of Inventory | <p>6.2 (Q3-2019), 3.6 (Q1-2020), 4.4 (Q3-2020), 5.2 (Q1-2021), 4.0 (Q3-2021), 2.3 (Q1-2022), 2.2 (Q3-2022), 2.5 (Q1-2023), 2.4 (Q3-2023), 1.4 (Q1-2024), 1.8 (Q3-2024), 2.5 (Q1-2025)</p> | 2.5 | 2.5 | 0.0% | -- | -- | -- |

Condos Market Overview

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



| Key Metrics | Historical Sparkbars | Q2-2021 | Q2-2022 | Percent Change | YTD 2021 | YTD 2022 | Percent Change |
|-------------------------------------|----------------------|-----------|------------------|----------------|-----------|------------------|----------------|
| New Listings | | 659 | 468 | - 29.0% | 1,130 | 897 | - 20.6% |
| Pending Sales | | 500 | 404 | - 19.2% | 856 | 772 | - 9.8% |
| Closed Sales | | 401 | 424 | + 5.7% | 707 | 818 | + 15.7% |
| Days on Market | | 57 | 47 | - 17.5% | 60 | 56 | - 6.7% |
| Median Sales Price | | \$405,000 | \$450,000 | + 11.1% | \$395,000 | \$450,000 | + 13.9% |
| Average Sales Price | | \$492,841 | \$582,083 | + 18.1% | \$471,851 | \$582,882 | + 23.5% |
| Pct. of Orig. Price Received | | 98.1% | 100.3% | + 2.2% | 97.4% | 99.0% | + 1.6% |
| Housing Affordability Index | | 165 | 115 | - 30.3% | 169 | 115 | - 32.0% |
| Inventory of Homes for Sale | | 451 | 244 | - 45.9% | -- | -- | -- |
| Months Supply of Inventory | | 3.1 | 1.8 | - 41.9% | -- | -- | -- |

Co-ops Market Overview

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

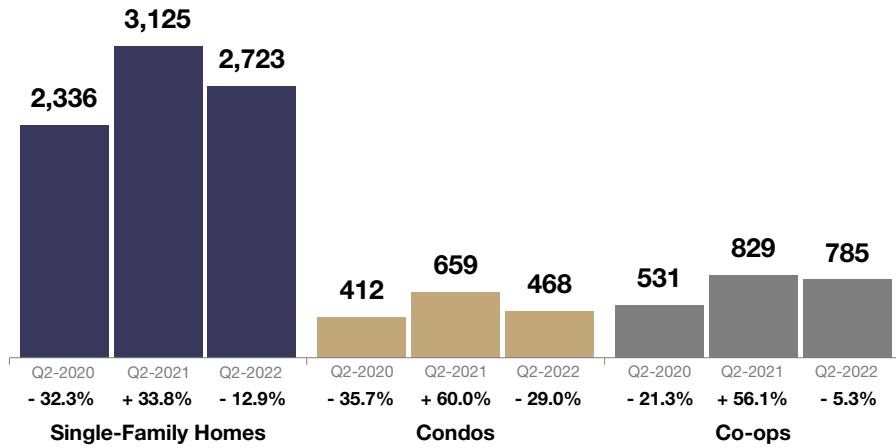


| Key Metrics | Historical Sparkbars | Q2-2021 | Q2-2022 | Percent Change | YTD 2021 | YTD 2022 | Percent Change |
|-------------------------------------|---|-----------|-----------|----------------|-----------|-----------|----------------|
| New Listings | <p>613, 470, 597, 531, 946, 650, 842, 829, 768, 580, 784, 785</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 829 | 785 | - 5.3% | 1,671 | 1,569 | - 6.1% |
| Pending Sales | <p>463, 398, 413, 266, 547, 483, 484, 613, 499, 513, 553, 666</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 613 | 656 | + 7.0% | 1,097 | 1,209 | + 10.2% |
| Closed Sales | <p>456, 473, 381, 346, 340, 496, 495, 511, 568, 549, 501, 587</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 511 | 587 | + 14.9% | 1,006 | 1,088 | + 8.2% |
| Days on Market | <p>57, 62, 67, 68, 72, 60, 67, 75, 68, 77, 79, 69</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 75 | 69 | - 8.0% | 71 | 74 | + 4.2% |
| Median Sales Price | <p>\$180,000, \$168,999, \$176,000, \$190,000, \$180,000, \$185,000, \$192,500, \$190,000, \$200,000, \$190,400, \$189,900, \$202,500</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | \$190,000 | \$202,500 | + 6.6% | \$190,000 | \$195,000 | + 2.6% |
| Average Sales Price | <p>\$212,055, \$194,422, \$208,663, \$231,292, \$224,958, \$217,033, \$218,736, \$219,866, \$228,602, \$224,886, \$220,685, \$237,574</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | \$219,866 | \$237,574 | + 8.1% | \$219,310 | \$229,751 | + 4.8% |
| Pct. of Orig. Price Received | <p>98.0%, 97.2%, 96.6%, 96.4%, 96.4%, 96.6%, 96.1%, 95.7%, 96.1%, 95.6%, 95.6%, 96.7%</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 95.7% | 96.7% | + 1.0% | 95.9% | 96.2% | + 0.3% |
| Housing Affordability Index | <p>206, 217, 223, 212, 230, 228, 351, 351, 332, 345, 314, 257</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 351 | 257 | - 26.8% | 351 | 266 | - 24.2% |
| Inventory of Homes for Sale | <p>562, 494, 546, 680, 874, 785, 918, 896, 886, 692, 722, 652</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 896 | 652 | - 27.2% | -- | -- | -- |
| Months Supply of Inventory | <p>3.6, 3.3, 3.7, 5.3, 6.5, 5.5, 6.2, 5.1, 5.1, 3.9, 4.0, 3.5</p> <p>Q3-2019, Q1-2020, Q3-2020, Q1-2021, Q3-2021, Q1-2022</p> | 5.1 | 3.5 | - 31.4% | -- | -- | -- |

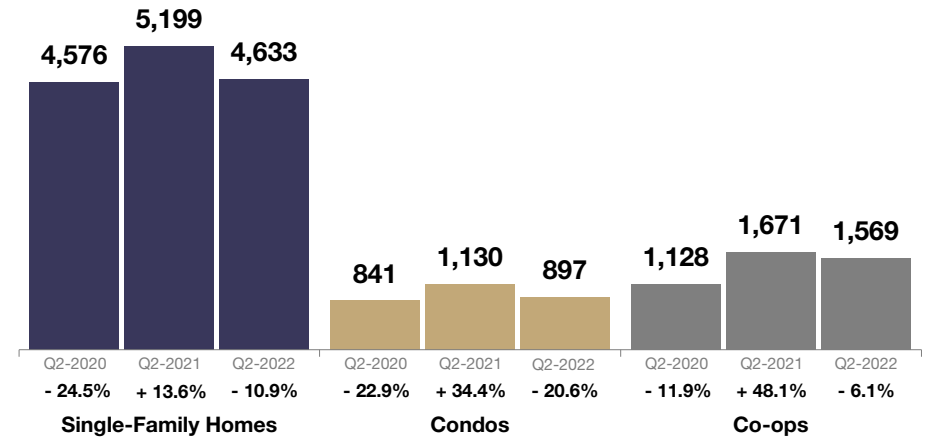
New Listings

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

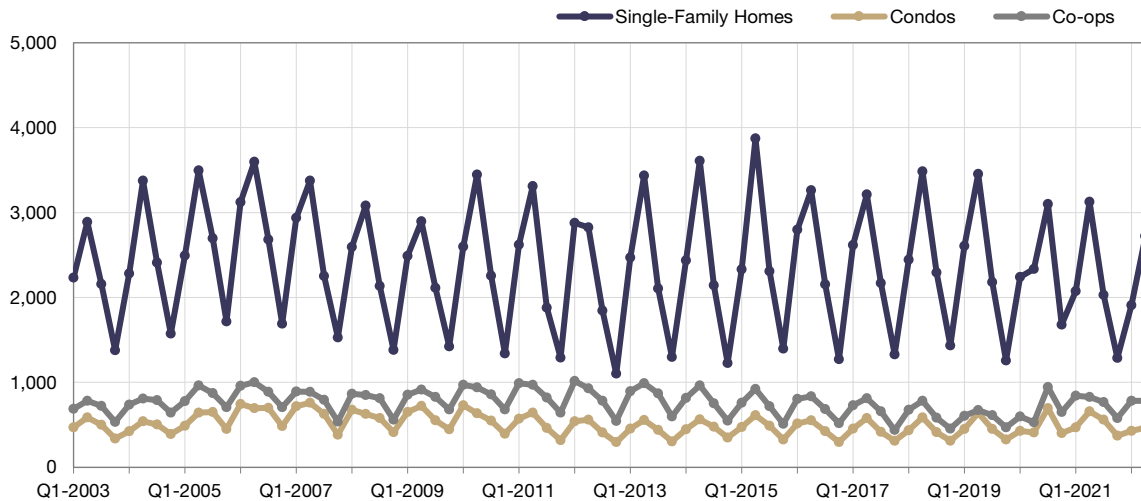
Q2-2022



Year to Date



Historical New Listings by Quarter



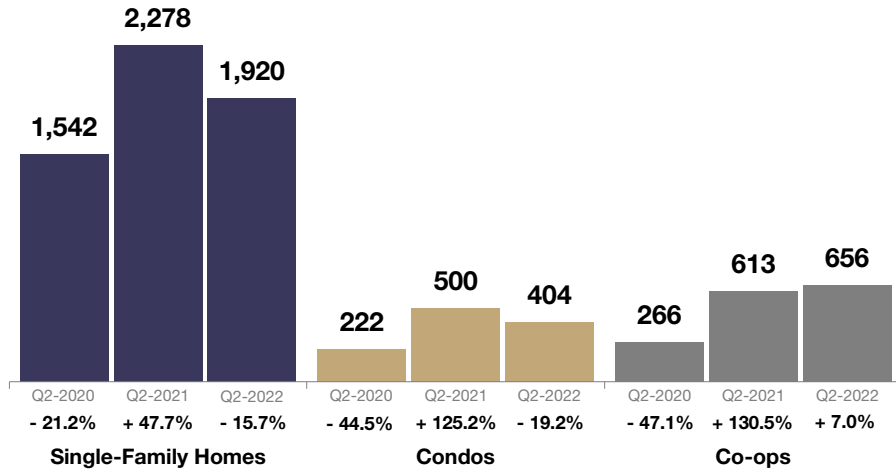
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 2,179 | 452 | 613 |
| Q4-2019 | 1,256 | 327 | 470 |
| Q1-2020 | 2,240 | 429 | 597 |
| Q2-2020 | 2,336 | 412 | 531 |
| Q3-2020 | 3,099 | 695 | 946 |
| Q4-2020 | 1,680 | 403 | 650 |
| Q1-2021 | 2,074 | 471 | 842 |
| Q2-2021 | 3,125 | 659 | 829 |
| Q3-2021 | 2,029 | 560 | 768 |
| Q4-2021 | 1,287 | 372 | 580 |
| Q1-2022 | 1,910 | 429 | 784 |
| Q2-2022 | 2,723 | 468 | 785 |

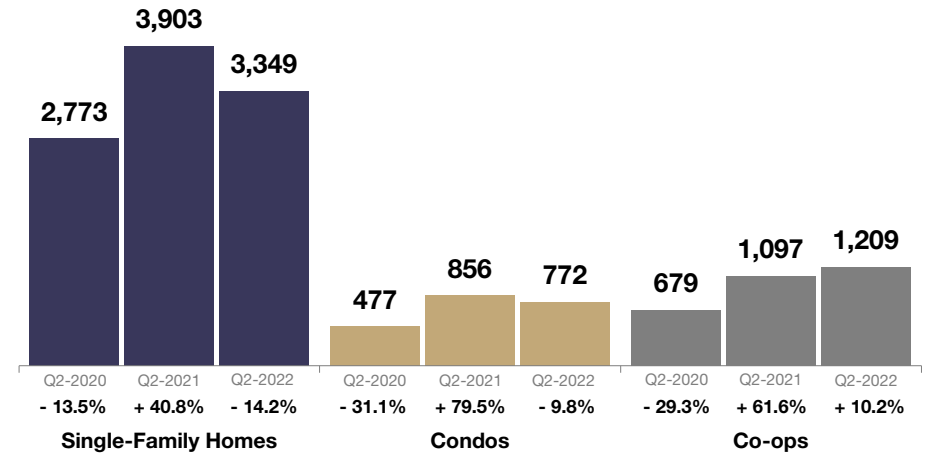
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

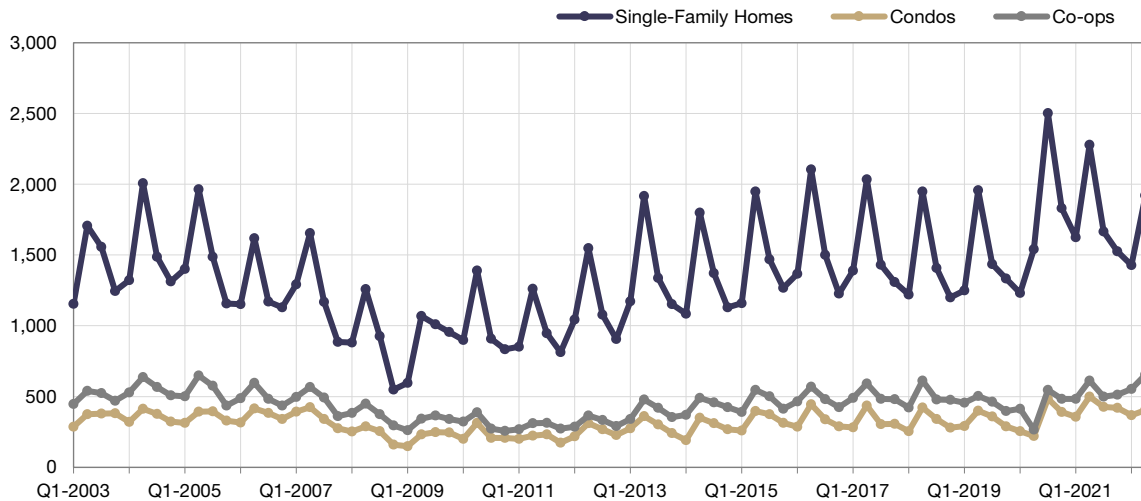
Q2-2022



Year to Date



Historical Pending Sales by Quarter



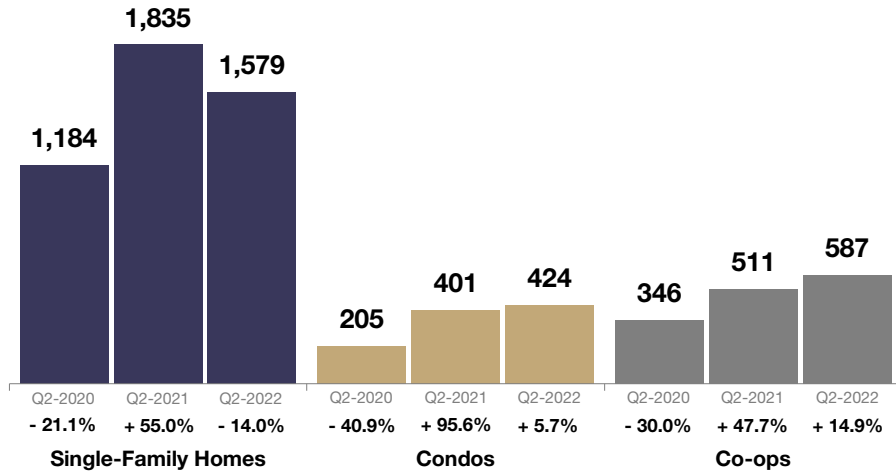
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 1,435 | 360 | 463 |
| Q4-2019 | 1,333 | 290 | 398 |
| Q1-2020 | 1,231 | 255 | 413 |
| Q2-2020 | 1,542 | 222 | 266 |
| Q3-2020 | 2,501 | 485 | 547 |
| Q4-2020 | 1,831 | 391 | 483 |
| Q1-2021 | 1,625 | 356 | 484 |
| Q2-2021 | 2,278 | 500 | 613 |
| Q3-2021 | 1,665 | 426 | 499 |
| Q4-2021 | 1,525 | 420 | 513 |
| Q1-2022 | 1,429 | 368 | 553 |
| Q2-2022 | 1,920 | 404 | 656 |

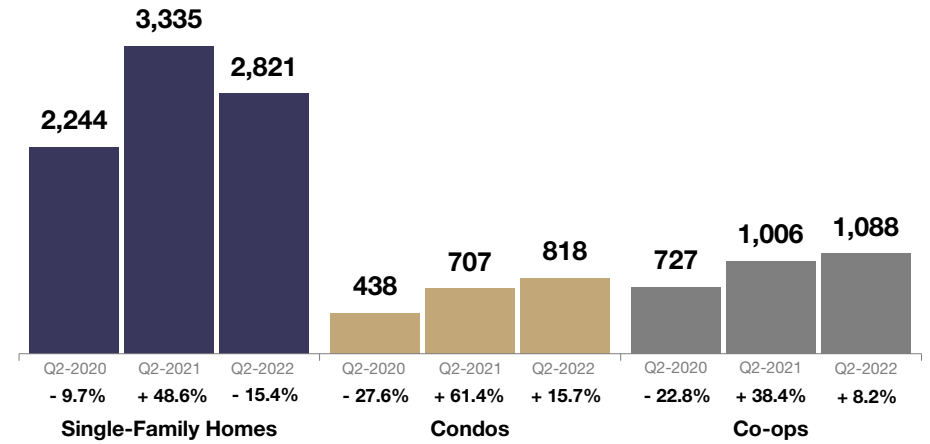
Closed Sales

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

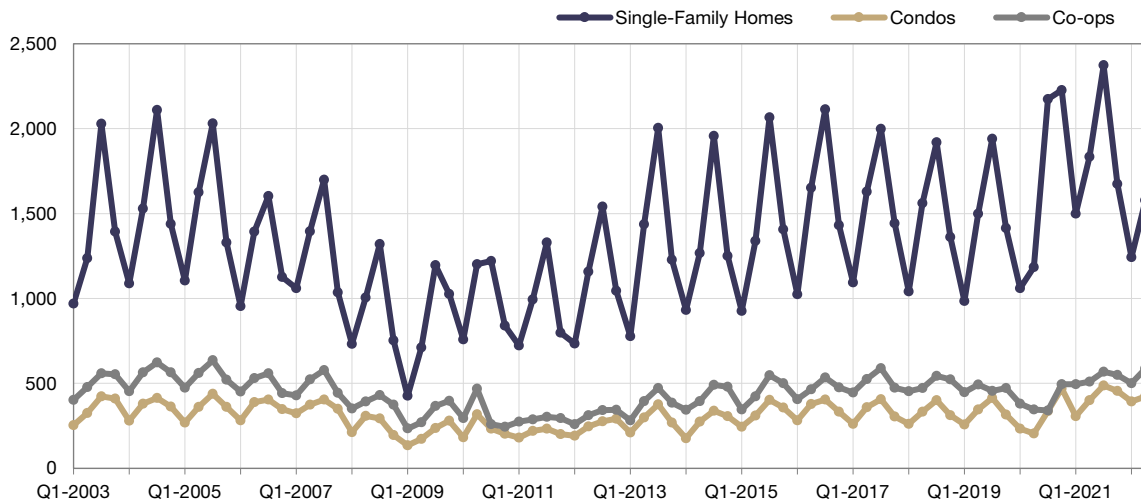
Q2-2022



Year to Date



Historical Closed Sales by Quarter



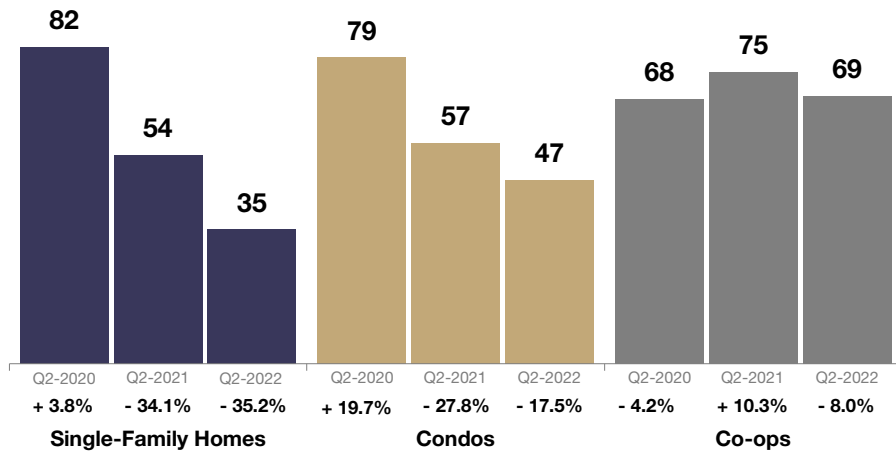
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 1,940 | 415 | 456 |
| Q4-2019 | 1,415 | 317 | 473 |
| Q1-2020 | 1,060 | 233 | 381 |
| Q2-2020 | 1,184 | 205 | 346 |
| Q3-2020 | 2,174 | 336 | 340 |
| Q4-2020 | 2,227 | 471 | 496 |
| Q1-2021 | 1,500 | 306 | 495 |
| Q2-2021 | 1,835 | 401 | 511 |
| Q3-2021 | 2,373 | 488 | 568 |
| Q4-2021 | 1,675 | 455 | 549 |
| Q1-2022 | 1,242 | 394 | 501 |
| Q2-2022 | 1,579 | 424 | 587 |

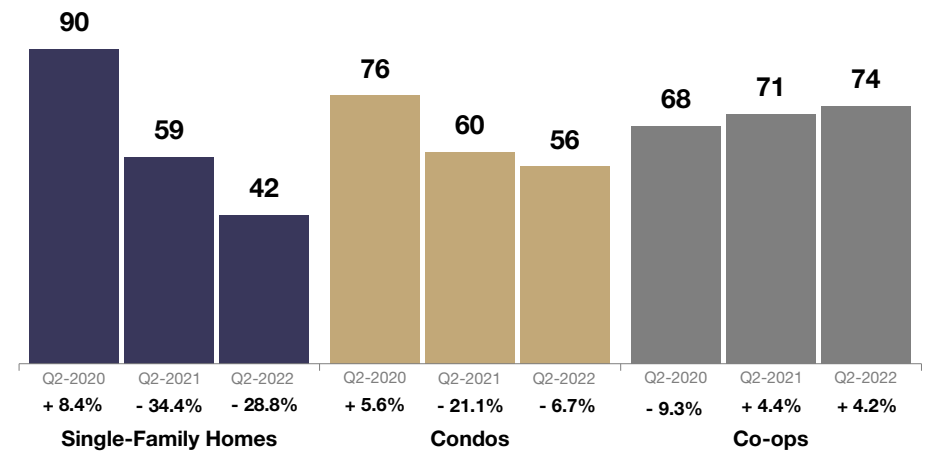
Days on Market Until Sale

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

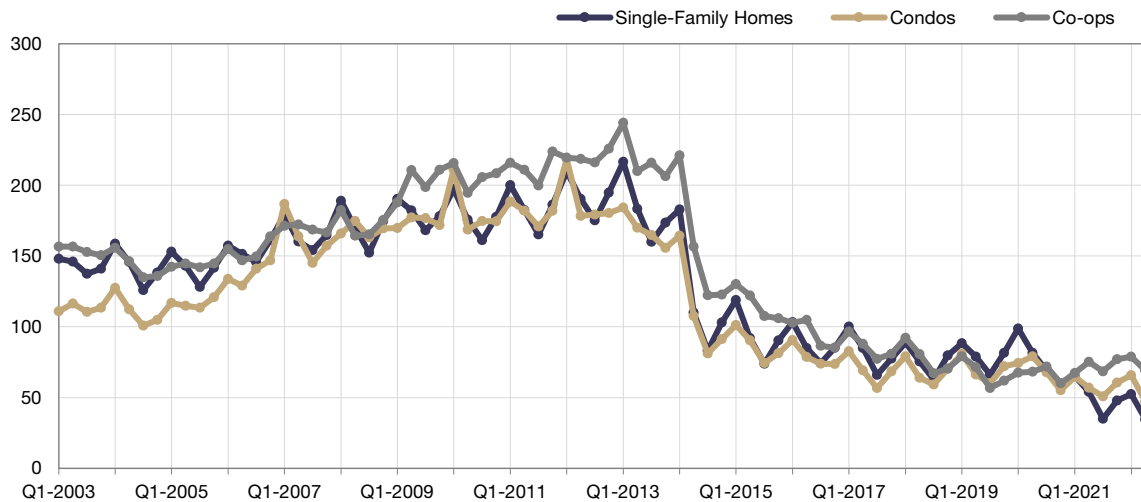
Q2-2022



Year to Date



Historical Days on Market Until Sale by Quarter



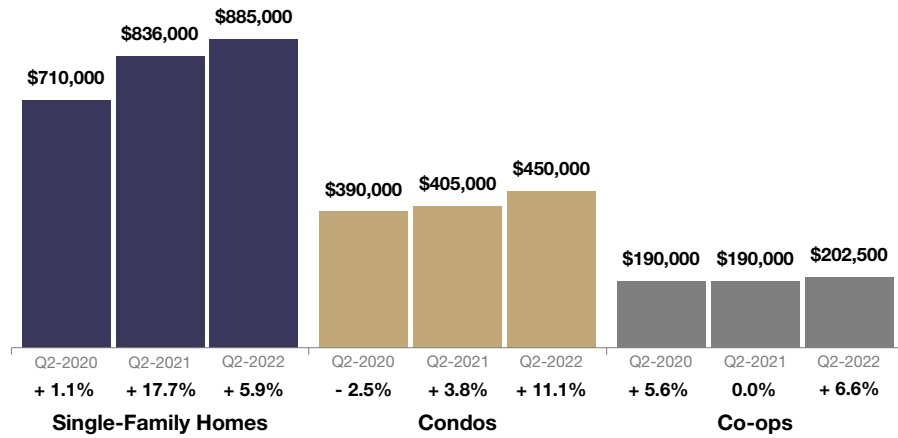
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|-----------|-----------|
| Q3-2019 | 66 | 60 | 57 |
| Q4-2019 | 82 | 72 | 62 |
| Q1-2020 | 99 | 74 | 67 |
| Q2-2020 | 82 | 79 | 68 |
| Q3-2020 | 69 | 68 | 72 |
| Q4-2020 | 60 | 55 | 60 |
| Q1-2021 | 65 | 65 | 67 |
| Q2-2021 | 54 | 57 | 75 |
| Q3-2021 | 35 | 51 | 68 |
| Q4-2021 | 48 | 61 | 77 |
| Q1-2022 | 52 | 66 | 79 |
| Q2-2022 | 35 | 47 | 69 |

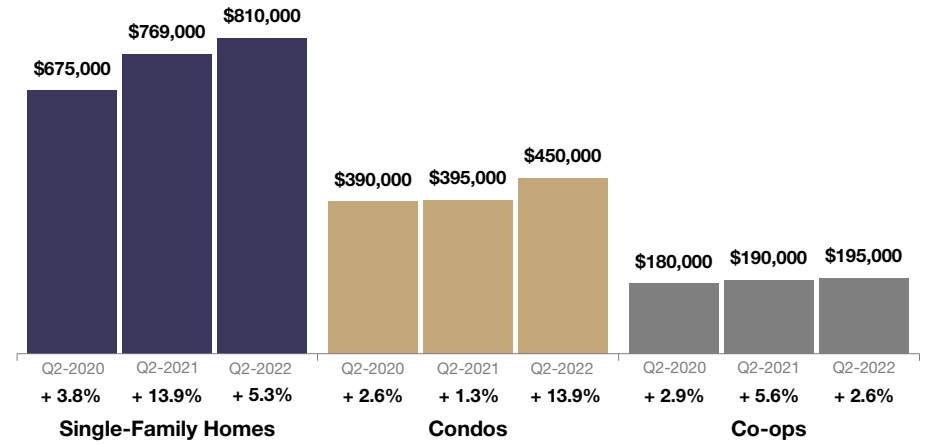
Median Sales Price

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

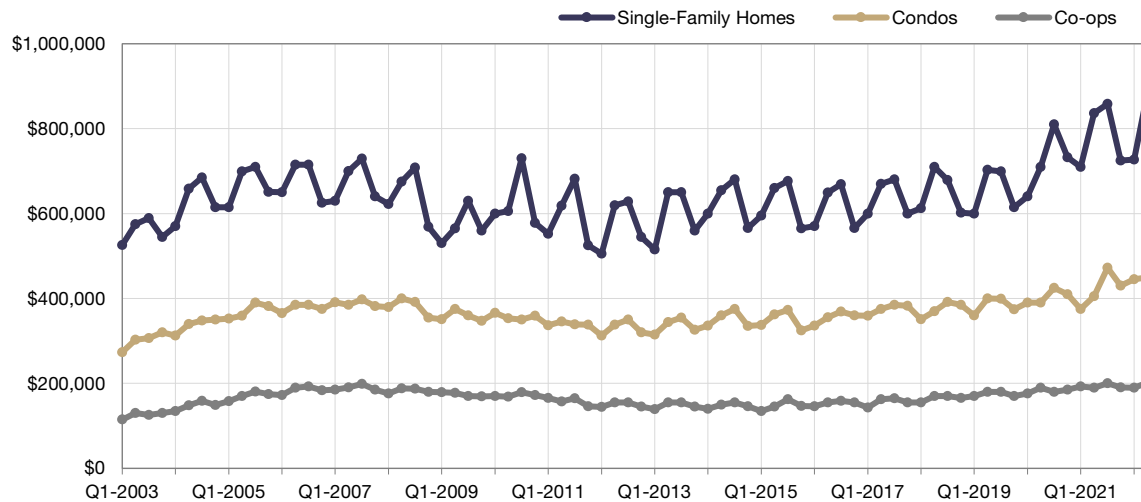
Q2-2022



Year to Date



Historical Median Sales Price by Quarter



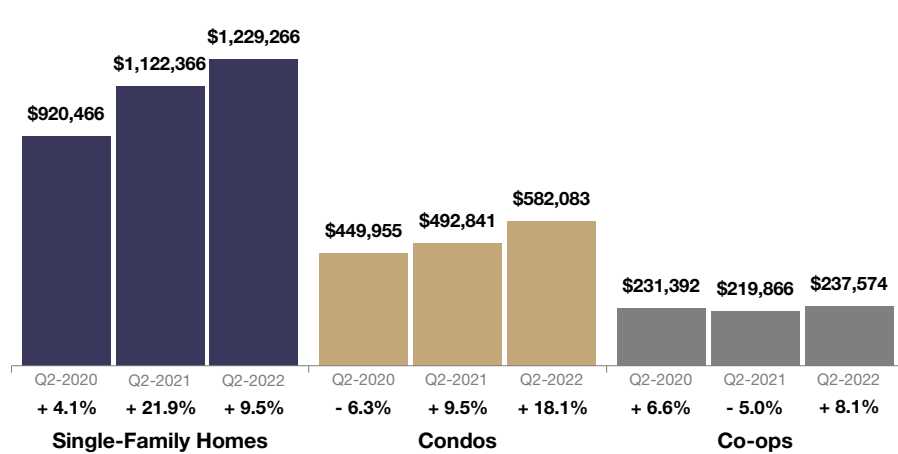
| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------------|------------------|
| Q3-2019 | \$699,000 | \$399,500 | \$180,000 |
| Q4-2019 | \$615,000 | \$374,000 | \$169,999 |
| Q1-2020 | \$640,000 | \$390,000 | \$176,000 |
| Q2-2020 | \$710,000 | \$390,000 | \$190,000 |
| Q3-2020 | \$810,000 | \$424,500 | \$180,000 |
| Q4-2020 | \$732,000 | \$410,000 | \$185,000 |
| Q1-2021 | \$710,000 | \$375,000 | \$192,500 |
| Q2-2021 | \$836,000 | \$405,000 | \$190,000 |
| Q3-2021 | \$858,000 | \$472,500 | \$200,000 |
| Q4-2021 | \$725,000 | \$430,000 | \$190,400 |
| Q1-2022 | \$727,000 | \$445,000 | \$189,900 |
| Q2-2022 | \$885,000 | \$450,000 | \$202,500 |

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

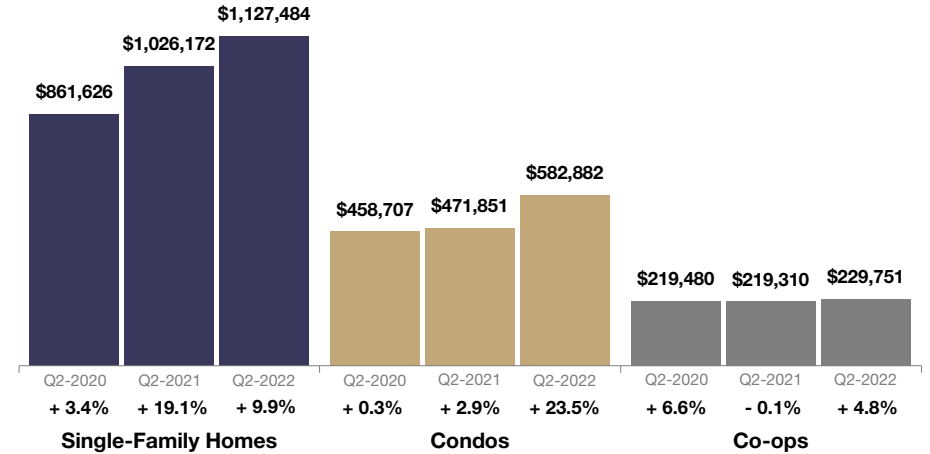
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

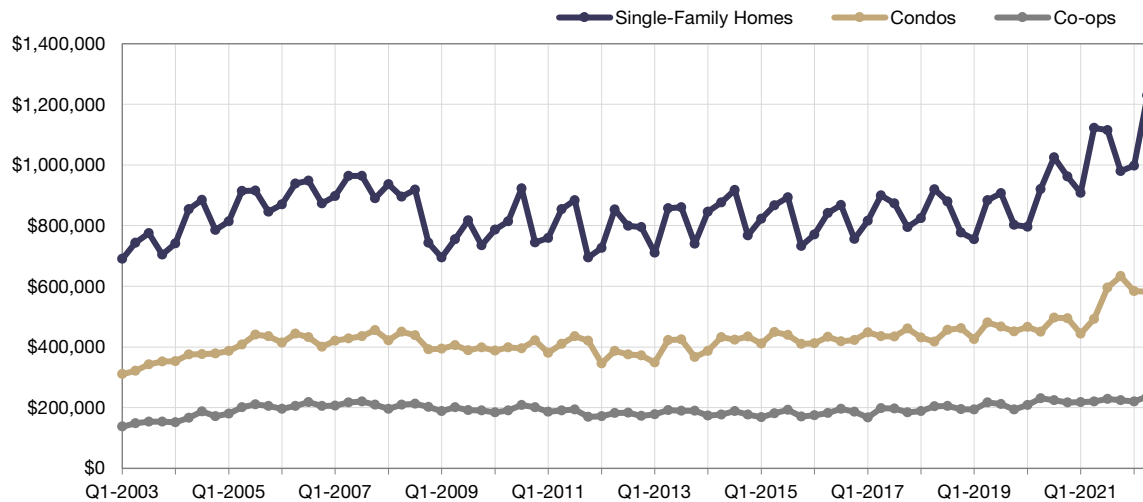
Q2-2022



Year to Date



Historical Average Sales Price by Quarter



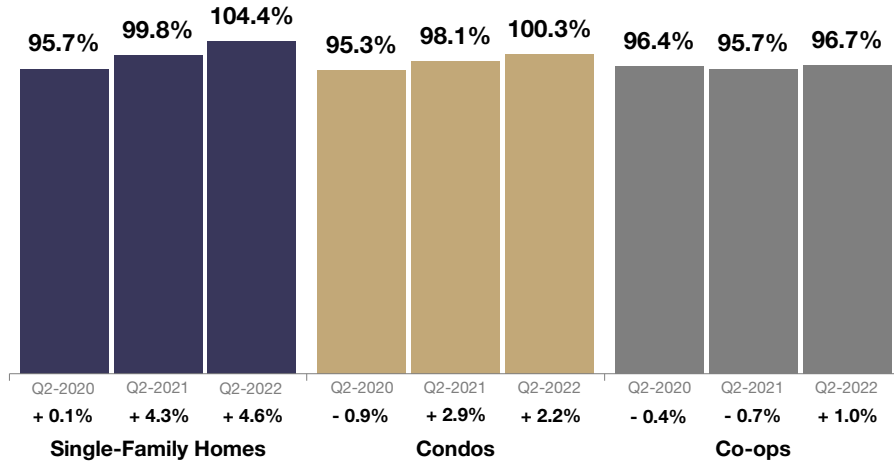
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------------|------------------|
| Q3-2019 | \$906,877 | \$466,804 | \$212,055 |
| Q4-2019 | \$802,990 | \$451,005 | \$194,422 |
| Q1-2020 | \$795,902 | \$466,408 | \$208,663 |
| Q2-2020 | \$920,466 | \$449,955 | \$231,392 |
| Q3-2020 | \$1,024,778 | \$496,333 | \$224,958 |
| Q4-2020 | \$961,551 | \$494,650 | \$217,033 |
| Q1-2021 | \$908,495 | \$444,344 | \$218,736 |
| Q2-2021 | \$1,122,366 | \$492,841 | \$219,866 |
| Q3-2021 | \$1,115,298 | \$595,469 | \$228,602 |
| Q4-2021 | \$979,668 | \$633,405 | \$224,886 |
| Q1-2022 | \$998,165 | \$583,742 | \$220,585 |
| Q2-2022 | \$1,229,266 | \$582,083 | \$237,574 |

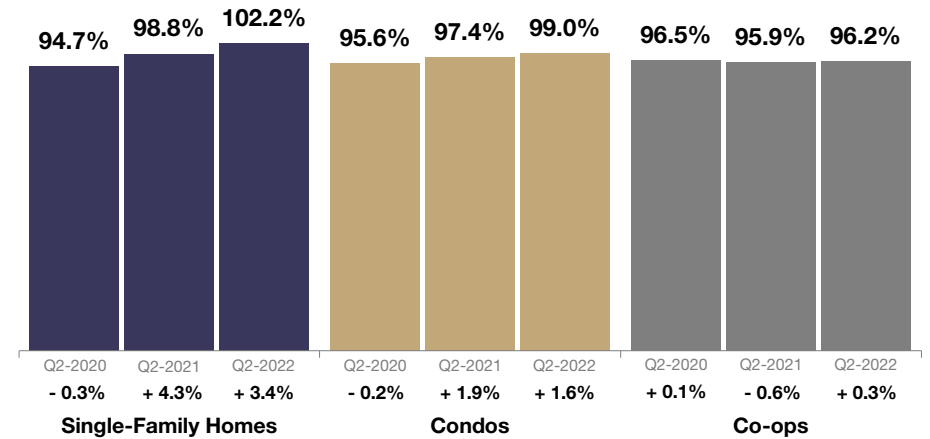
Percent of Original List Price Received

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.

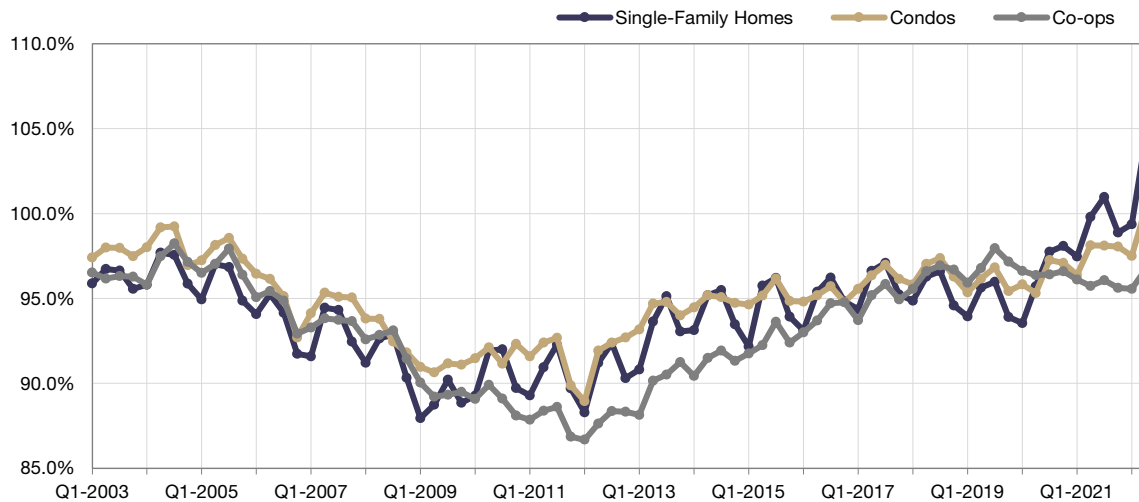
Q2-2022



Year to Date



Historical Percent of Original List Price Received by Quarter



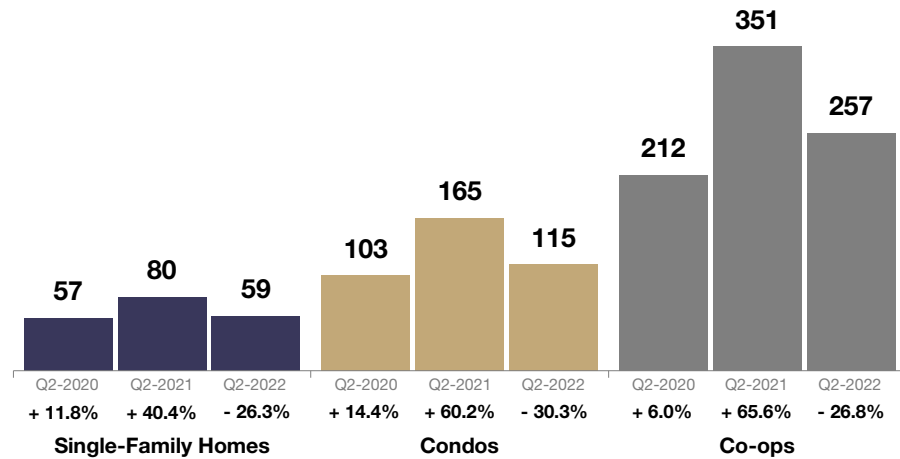
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|---------------|--------------|
| Q3-2019 | 96.0% | 96.8% | 98.0% |
| Q4-2019 | 93.9% | 95.4% | 97.2% |
| Q1-2020 | 93.5% | 95.8% | 96.6% |
| Q2-2020 | 95.7% | 95.3% | 96.4% |
| Q3-2020 | 97.8% | 97.3% | 96.4% |
| Q4-2020 | 98.1% | 97.1% | 96.6% |
| Q1-2021 | 97.5% | 96.4% | 96.1% |
| Q2-2021 | 99.8% | 98.1% | 95.7% |
| Q3-2021 | 101.0% | 98.1% | 96.1% |
| Q4-2021 | 98.9% | 98.0% | 95.6% |
| Q1-2022 | 99.4% | 97.5% | 95.6% |
| Q2-2022 | 104.4% | 100.3% | 96.7% |

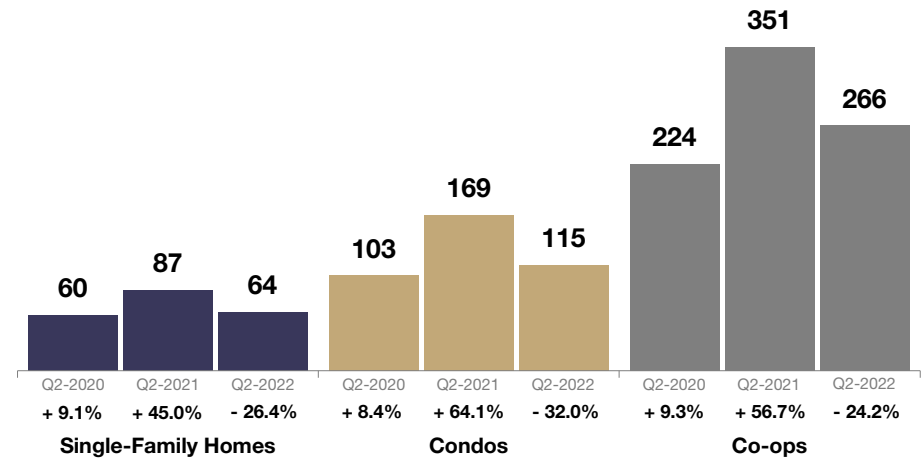
Housing Affordability Index

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.

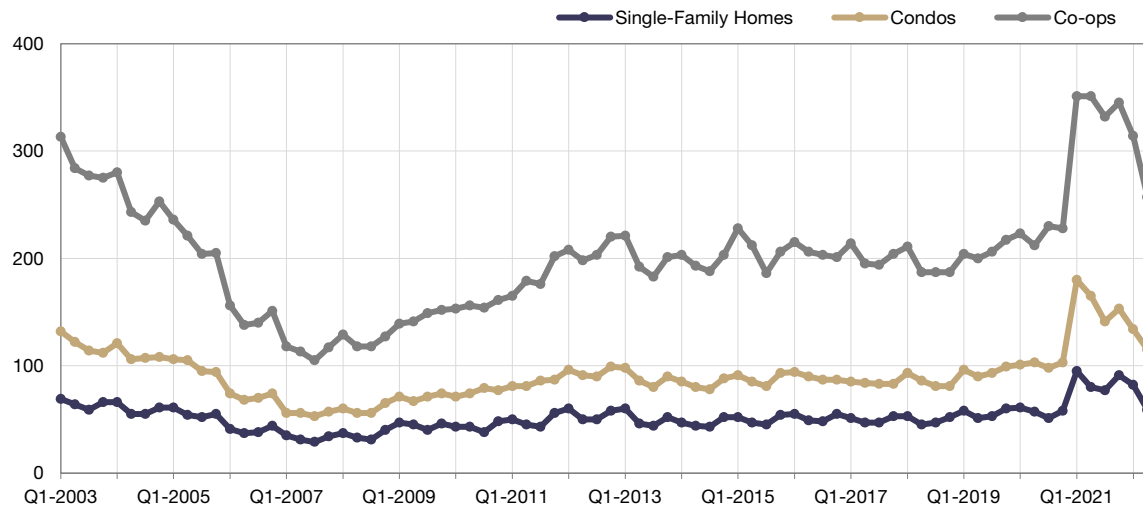
Q2-2022



Year to Date



Historical Housing Affordability Index by Quarter



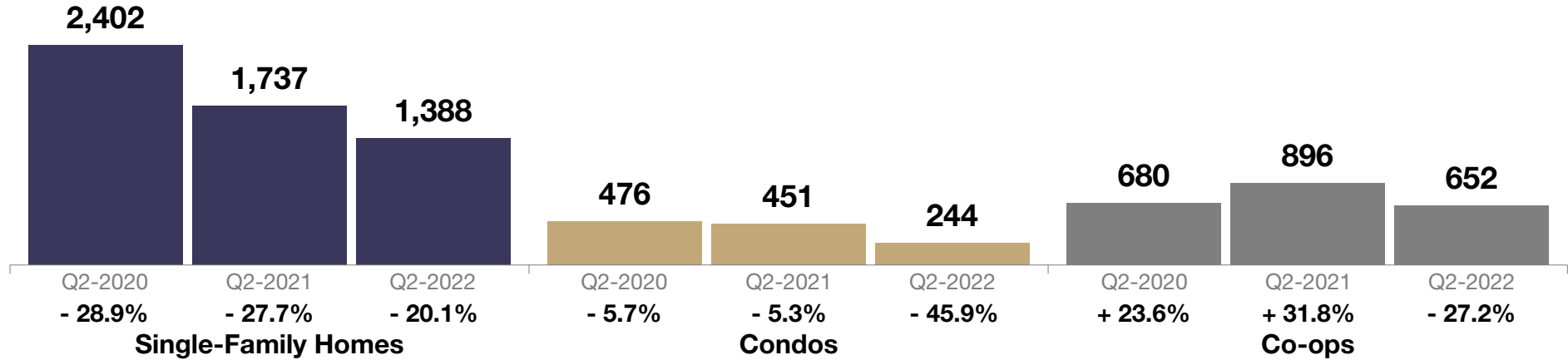
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 53 | 93 | 206 |
| Q4-2019 | 60 | 99 | 217 |
| Q1-2020 | 61 | 101 | 223 |
| Q2-2020 | 57 | 103 | 212 |
| Q3-2020 | 51 | 98 | 230 |
| Q4-2020 | 58 | 103 | 228 |
| Q1-2021 | 95 | 180 | 351 |
| Q2-2021 | 80 | 165 | 351 |
| Q3-2021 | 77 | 141 | 332 |
| Q4-2021 | 91 | 153 | 345 |
| Q1-2022 | 82 | 134 | 314 |
| Q2-2022 | 59 | 115 | 257 |

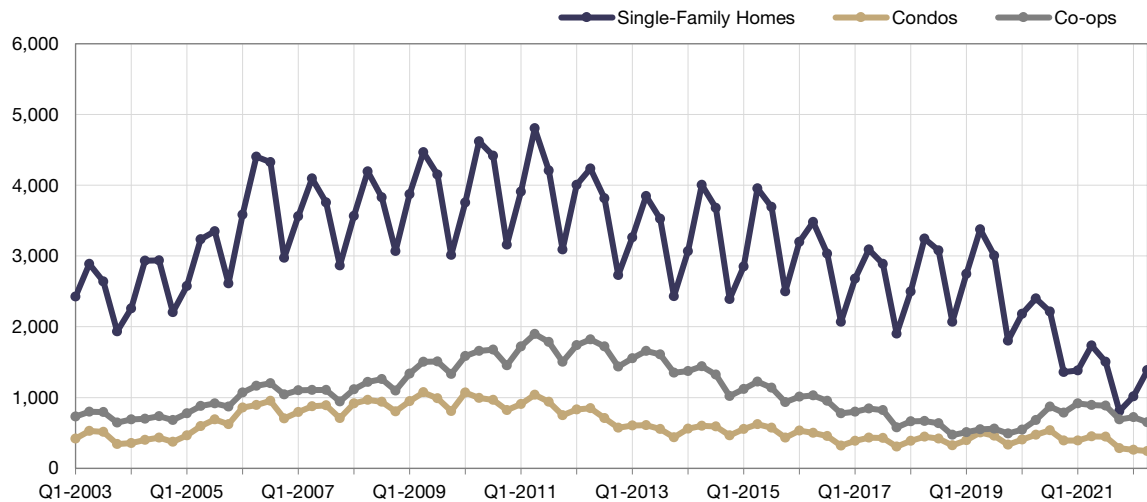
Inventory of Homes for Sale

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

Q2-2022



Historical Inventory of Homes for Sale by Quarter



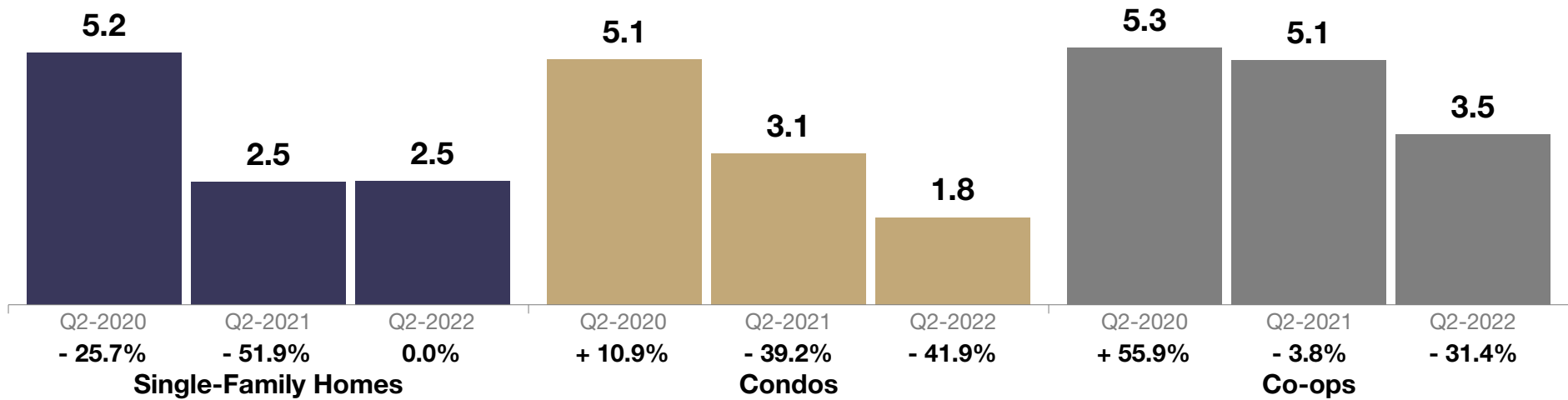
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 3,004 | 461 | 562 |
| Q4-2019 | 1,804 | 333 | 494 |
| Q1-2020 | 2,181 | 406 | 546 |
| Q2-2020 | 2,402 | 476 | 680 |
| Q3-2020 | 2,216 | 538 | 874 |
| Q4-2020 | 1,360 | 395 | 785 |
| Q1-2021 | 1,382 | 394 | 918 |
| Q2-2021 | 1,737 | 451 | 896 |
| Q3-2021 | 1,507 | 449 | 886 |
| Q4-2021 | 810 | 284 | 692 |
| Q1-2022 | 1,018 | 262 | 722 |
| Q2-2022 | 1,388 | 244 | 652 |

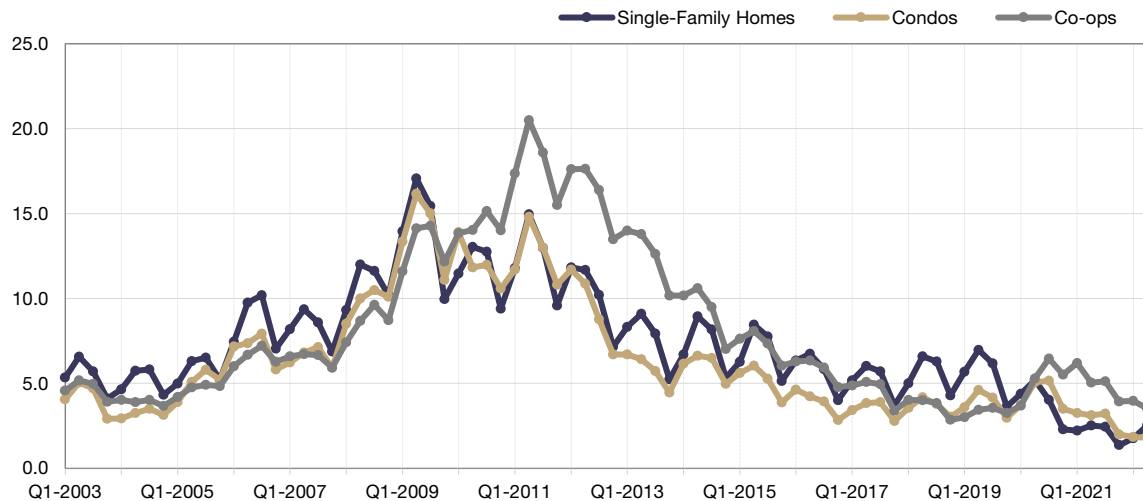
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q2-2022



Historical Months Supply of Inventory by Quarter



| Quarter | Single-Family Homes | Condos | Co-ops |
|----------------|---------------------|------------|------------|
| Q3-2019 | 6.2 | 4.2 | 3.6 |
| Q4-2019 | 3.6 | 3.0 | 3.3 |
| Q1-2020 | 4.4 | 3.7 | 3.7 |
| Q2-2020 | 5.2 | 5.1 | 5.3 |
| Q3-2020 | 4.0 | 5.2 | 6.5 |
| Q4-2020 | 2.3 | 3.5 | 5.5 |
| Q1-2021 | 2.2 | 3.3 | 6.2 |
| Q2-2021 | 2.5 | 3.1 | 5.1 |
| Q3-2021 | 2.4 | 3.2 | 5.1 |
| Q4-2021 | 1.4 | 2.0 | 3.9 |
| Q1-2022 | 1.8 | 1.8 | 4.0 |
| Q2-2022 | 2.5 | 1.8 | 3.5 |

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

Total Market Overview

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



| Key Metrics | Historical Sparkbars | Q2-2021 | Q2-2022 | Percent Change | YTD 2021 | YTD 2022 | Percent Change |
|-------------------------------------|---|-----------|------------------|----------------|-----------|------------------|----------------|
| New Listings | <p>3,244 (Q3-2019), 2,053 (Q1-2020), 3,266 (Q3-2020), 3,279 (Q1-2021), 4,740 (Q3-2021), 2,733 (Q1-2022), 3,387 (Q3-2022), 4,613 (Q1-2023), 3,357 (Q3-2023), 2,239 (Q1-2024), 3,123 (Q3-2024), 3,976 (Q1-2025)</p> | 4,613 | 3,976 | - 13.8% | 8,000 | 7,099 | - 11.3% |
| Pending Sales | <p>2,258 (Q3-2019), 2,021 (Q1-2020), 1,899 (Q3-2020), 2,030 (Q1-2021), 3,533 (Q3-2021), 2,705 (Q1-2022), 2,465 (Q3-2022), 3,391 (Q1-2023), 2,590 (Q3-2023), 2,458 (Q1-2024), 2,350 (Q3-2024), 2,980 (Q1-2025)</p> | 3,391 | 2,980 | - 12.1% | 5,856 | 5,330 | - 9.0% |
| Closed Sales | <p>2,811 (Q3-2019), 2,205 (Q1-2020), 1,674 (Q3-2020), 1,735 (Q1-2021), 2,850 (Q3-2021), 3,194 (Q1-2022), 2,301 (Q3-2022), 2,747 (Q1-2023), 3,429 (Q3-2023), 2,679 (Q1-2024), 2,137 (Q3-2024), 2,590 (Q1-2025)</p> | 2,747 | 2,590 | - 5.7% | 5,048 | 4,727 | - 6.4% |
| Days on Market | <p>64 (Q3-2019), 76 (Q1-2020), 88 (Q3-2020), 79 (Q1-2021), 69 (Q3-2021), 59 (Q1-2022), 65 (Q3-2022), 58 (Q1-2023), 43 (Q3-2023), 56 (Q1-2024), 61 (Q3-2024), 44 (Q1-2025)</p> | 58 | 44 | - 24.1% | 62 | 52 | - 16.1% |
| Median Sales Price | <p>\$565,000 (Q3-2019), \$493,075 (Q1-2020), \$500,000 (Q3-2020), \$575,000 (Q1-2021), \$581,000 (Q3-2021), \$509,500 (Q1-2022), \$565,000 (Q3-2022), \$549,000 (Q1-2023), \$682,250 (Q3-2023), \$594,000 (Q1-2024), \$564,000 (Q3-2024), \$654,500 (Q1-2025)</p> | \$649,000 | \$654,500 | + 0.8% | \$605,000 | \$605,000 | 0.0% |
| Average Sales Price | <p>\$729,193 (Q3-2019), \$621,760 (Q1-2020), \$516,386 (Q3-2020), \$727,465 (Q1-2021), \$867,060 (Q3-2021), \$777,063 (Q1-2022), \$986,366 (Q3-2022), \$862,585 (Q1-2023), \$894,376 (Q3-2023), \$766,588 (Q1-2024), \$739,461 (Q3-2024), \$898,432 (Q1-2025)</p> | \$862,585 | \$898,432 | + 4.2% | \$787,739 | \$826,549 | + 4.9% |
| Pct. of Orig. Price Received | <p>96.4% (Q3-2019), 94.8% (Q1-2020), 94.6% (Q3-2020), 95.8% (Q1-2021), 97.5% (Q3-2021), 97.7% (Q1-2022), 97.0% (Q3-2022), 98.8% (Q1-2023), 99.7% (Q3-2023), 98.1% (Q1-2024), 98.1% (Q3-2024), 102.0% (Q1-2025)</p> | 98.8% | 102.0% | + 3.2% | 98.0% | 100.2% | + 2.2% |
| Housing Affordability Index | <p>66 (Q3-2019), 75 (Q1-2020), 78 (Q3-2020), 70 (Q1-2021), 60 (Q3-2021), 69 (Q1-2022), 120 (Q3-2022), 103 (Q1-2023), 97 (Q3-2023), 111 (Q1-2024), 106 (Q3-2024), 79 (Q1-2025)</p> | 103 | 79 | - 23.3% | 110 | 86 | - 21.8% |
| Inventory of Homes for Sale | <p>4,027 (Q3-2019), 2,631 (Q1-2020), 3,133 (Q3-2020), 3,558 (Q1-2021), 3,628 (Q3-2021), 2,540 (Q1-2022), 2,694 (Q3-2022), 3,084 (Q1-2023), 2,842 (Q3-2023), 1,786 (Q1-2024), 2,002 (Q3-2024), 2,284 (Q1-2025)</p> | 3,084 | 2,284 | - 25.9% | -- | -- | -- |
| Months Supply of Inventory | <p>5.3 (Q3-2019), 3.5 (Q1-2020), 4.2 (Q3-2020), 5.2 (Q1-2021), 4.6 (Q3-2021), 3.0 (Q1-2022), 3.0 (Q3-2022), 3.1 (Q1-2023), 3.1 (Q3-2023), 2.0 (Q1-2024), 2.2 (Q3-2024), 2.6 (Q1-2025)</p> | 3.1 | 2.6 | - 16.1% | -- | -- | -- |