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New York Regional Housing Market Sees Sales Climb and Prices Set New Highs in July

Closed sales rose 5.3%, and the regional median sales price reached $745,000 as buyers pressed through a tight, fast-moving summer market.

Homes are selling faster and closer to asking price than earlier this year.

FARMINGDALE, NY, UNITED STATES, August 13, 2026 /EINPresswire.com/ -- The New York Metro Area housing market remained strong through the summer peak, with buyers closing more homes at higher prices than last year. In the OneKey® MLS service area, closed sales for all property types increased 5.3% year-over-year to 4,907 in July 2026, and the median sales price rose 6.4% to $745,000.

Single-family homes led the market. Closed single-family sales rose 7.8% to 3,807, and the median sales price reached $800,000, up 3.9% from last year. Condominium prices increased 4.8% to a median of $550,000, while co-op prices rose 1.0% to $303,000.

Homes are selling faster and closer to asking price than earlier this year. In July, single-family properties sold in a median of 40 days and achieved 102.1% of their original list price.

Limited supply remains the market's main constraint. With only 4.1 months of inventory across the region, sellers continue to have the advantage as late summer approaches.

"The summer market showed real strength, with more buyers reaching the closing table even as prices set new records," said Richard Haggerty, CEO of OneKey® MLS. "Demand is clearly present. Inventory remains the main challenge. With just over four months of supply and homes selling above asking, buyers are competing for every listing that becomes available."

Regional gains reflected a resilient national trend. U.S. existing-home sales increased 2.8% year-

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>
> *Richard Haggerty, OneKey® MLS CEO*

over-year, according to the National Association of REALTORS®. The national median existing home price reached a record $440,600, marking the 36th consecutive month of annual growth. Nationwide, homes spent a median of 28 days on the market, and first-time buyers made up 33% of purchases.

View the full regional report and county-level data at https://corporate.onekeymls.com/market-statistics.

About OneKey® MLS

OneKey® MLS is the largest Multiple Listing Service in the New York Metro Area, serving over 42,000 real estate professionals across 11 counties: Bronx, Dutchess, Manhattan (New York County), Nassau, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, and Westchester.

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