

# New York Metro Home Prices Climb 4.4% as Buyers Regain Breathing Room

*Median sales prices rose across every property type in August, even as more homes remained on the market and inventory edged higher.*

FARMINGDALE, NY, UNITED STATES, September 15, 2026 / EINPresswire.com/ -- In August 2026, the housing market demonstrated resilience. Across the OneKey® MLS service area, the median sales price for all properties increased 4.4% year-over-year to \$741,500. Closed sales declined slightly by 0.5% to 4,858, indicating market stability despite ongoing affordability challenges from elevated mortgage rates.

Single-family homes saw the median sales price rise 4.3% to \$805,000. Condos recorded the largest increase, up 7.4% to \$580,000, while co-ops rose 5.5% to \$316,575. New listings across all property types increased 3.5% to 5,750, providing buyers with more options than last year.

Indicators show that the market is becoming more favorable for buyers. Homes for sale increased 1.3% to 16,801, and the average time on market remained steady at 46 days, unchanged from last August.

After years of limited inventory and rapid sales, August offered buyers more choices. However, with prices continuing to rise and the affordability index down 6.1% to 62, the region remains a seller's market, though with less urgency.

"What we're seeing is a market that's maturing rather than slowing," said Richard Haggerty, CEO of OneKey® MLS. "Prices are still rising, but buyers finally have room to breathe; more inventory, more time to decide, and less pressure to overbid. That's a healthier mix for everyone at the



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MLS CEO*

table.”

Nationally, the picture was similar. U.S. existing-home sales edged down 1.7% from the prior month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS®. The national median price reached \$431,400, with inventory at a 4.6-month supply and year-to-date sales up 2.4%.

OneKey® MLS is the largest multiple listing service in the New York metropolitan area, serving more than 42,000 real estate professionals across 11 counties: the Bronx, Dutchess, Manhattan (New York County), Nassau, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, and Westchester.

For the complete August 2026 Housing Market Insights, visit the [OneKey® MLS corporate website](#).

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