3Q 2026

Bronx Market Report

Sale prices, time on market, what buyers paid and how many homes are for sale, July through September 2026, for houses, condos and co-ops, with the neighborhoods that had the most sales.



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The quarter in plain English

The typical Bronx home sold through OneKey MLS went for **$440,000** from July through September 2026, 3.9% less than a year earlier, according to the Hudson Gateway Association of REALTORS®.

- **Buyers paid about 97 cents for every dollar sellers first asked** (96.8% of the original asking price, on average).
- **Homes took an average of 79 days** from listing to an accepted offer.
- **956 homes were for sale** at the end of the quarter, about 8.0 months of supply (how long those listings would last at the recent pace of sales).
- **801 home sales were recorded with the city** this quarter, counting sales that never went through the MLS; the neighborhood table uses those records.

ALL THE BRONX HOMES SOLD THROUGH ONEKEY MLS

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price half sold for more and half for less	**$440,000**	$458,000	−3.9%
Sales closed	**356**	340	+4.7%
Days on market average days from listing to an accepted offer	**79 days**	79 days	0.0%
Share of original asking price paid average sale price as a share of the first asking price	**96.8%**	96.8%	0.0%
Homes for sale active listings at the end of the quarter	**956**	908	+5.3%
Months of supply how long today's listings would last at the recent pace of sales	**8.0 months**	8.6 months	−7.0%

BY HOME TYPE

	MEDIAN PRICE	VS. A YEAR AGO	SALES	DAYS ON MARKET	SHARE OF ASKING
Single-family homes	**$710,000**	+3.6%	151	72 days	97.6%
Condos	**$340,000**	−1.0%	71	51 days	96.6%
Co-ops	**$243,500**	+5.9%	134	101 days	96.0%

Houses, condos and co-ops

SINGLE-FAMILY HOMES

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price	**$710,000**	$685,000	+3.6%
Sales closed	**151**	149	+1.3%
Days on market	**72 days**	60 days	+20.0%
Share of original asking price paid	**97.6%**	96.4%	+1.2%
Homes for sale	**273**	262	+4.2%
Months of supply	**5.7 months**	6.2 months	−8.1%

CONDOS

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price	**$340,000**	$343,500	−1.0%
Sales closed	**71**	69	+2.9%
Days on market	**51 days**	59 days	−13.6%
Share of original asking price paid	**96.6%**	98.1%	−1.5%
Homes for sale	**106**	65	+63.1%
Months of supply	**5.8 months**	3.8 months	+52.6%

CO-OPS

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price	**$243,500**	$230,000	+5.9%
Sales closed	**134**	122	+9.8%
Days on market	**101 days**	113 days	−10.6%
Share of original asking price paid	**96.0%**	96.5%	−0.5%
Homes for sale	**577**	581	−0.7%
Months of supply	**10.9 months**	12.8 months	−14.8%

Single-family homes here are the MLS category. Two- and three-family houses appear in the city records on the next page.

Every recorded sale, by neighborhood

The city records every sale, including ones that never went through a listing service. These are the 801 home sales over $50,000 recorded from July 1, 2026 through September 30, 2026.

BY HOME TYPE

	RECORDED SALES	MEDIAN PRICE
One- to three-family houses	515	**$790,000**
Co-ops	190	**$259,500**
Condos	96	**$288,000**

NEIGHBORHOODS WITH AT LEAST 20 SALES

NEIGHBORHOOD	SALES	HOUSE / CO-OP / CONDO	MEDIAN PRICE
Riverdale	124	19 / 99 / 6	**$380,000**
Parkchester	65	3 / 2 / 60	**$265,000**
Throgs Neck	64	61 / 0 / 3	**$689,679**
Baychester	46	45 / 1 / 0	**$685,250**
Soundview	45	29 / 10 / 6	**$450,000**
Bronxdale	38	33 / 4 / 1	**$670,000**
Schuylerville/Pelham Bay	36	31 / 4 / 1	**$760,000**
Morrisania/Longwood	31	22 / 1 / 8	**$650,000**
Williamsbridge	30	30 / 0 / 0	**$840,000**
Bedford Park/Norwood	27	17 / 9 / 1	**$670,000**
Wakefield	27	27 / 0 / 0	**$730,000**
Country Club	25	21 / 1 / 3	**$750,000**
Castle Hill/Unionport	22	20 / 2 / 0	**$724,750**
Melrose/Concourse	22	7 / 15 / 0	**$250,000**
Pelham Parkway South	21	15 / 6 / 0	**$760,000**
Kingsbridge/Jerome Park	20	10 / 10 / 0	**$507,500**
Morris Park/Van Nest	20	18 / 2 / 0	**$727,500**
Westchester	20	20 / 0 / 0	**$950,000**

City records can include sales between related parties at below-market prices. Each neighborhood mixes houses, co-ops and condos, so its median moves with that mix.

What do these terms mean?

WHAT IS A MEDIAN SALE PRICE?

The middle sale: half sold for more and half for less.

WHAT IS THE SHARE OF THE ORIGINAL ASKING PRICE PAID?

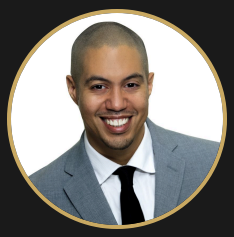
Each sale price divided by its first asking price, averaged across sales. 97% means buyers paid about $970,000 on a home first listed at $1,000,000.

WHAT DOES DAYS ON MARKET MEASURE?

The average number of days from listing to an accepted offer.

WHAT IS MONTHS OF SUPPLY?

The homes for sale at the end of the quarter divided by the average monthly number of new contracts over the past year: how long today's listings would last at that pace.



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English and Spanish

Scan for next quarter's report

ABOUT THE DATA

Pages 2 and 3: figures published by the Hudson Gateway Association of REALTORS® (HGAR) in its Bronx County quarterly report for 3Q 2026, compiled from OneKey® MLS data as of October 7, 2026. Page 4: NYC Department of Finance rolling sales (NYC Open Data), residential sales over $50,000 recorded from July 1, 2026 through September 30, 2026. Information is deemed reliable but not guaranteed. Report prepared by Milton Coste on November 12, 2026.

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