

# March Single-Family Home Sales Rose in Most of the Hudson Valley Region; The Bronx Led the Way with Almost 21% Increase

*Single-family home sales in the Bronx and most of the lower Hudson Valley rose in March and all median sales prices continued to climb.*

WHITE PLAINS, NY, UNITED STATES, April 24, 2025 /EINPresswire.com/ -- The Bronx led in closed

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*Lynda Fernandez, HGAR CEO*

sales of single-family homes in March with a 20.7% increase over 2024's March sales. Median sales prices of single-family homes throughout the Bronx and lower Hudson Valley all saw gains, with Sullivan County at an 18.3% hike from last year's \$299,998 to \$335,000.

Sales of condos in Westchester jumped by almost 20%, and by nearly 18 % in Rockland. Median sales prices for Rockland condos escalated by 27% over last year to a new high of \$454,500. Condo prices in the Bronx and Orange Counties rose by over 19%, and by just over 15% in Westchester.

Bronx co-op sales were the highest in the region, soaring by over 65% from March 2024. Median co-op prices in Rockland grew by almost 32% -- the region's highest percentage -- to \$208,825. New listings were up in almost all regions for all property types, with the Bronx leading at 48% for single-family homes.

Today's report by the Hudson Gateway Association of Realtors (HGAR) is based on data supplied by OneKey® MLS. “While the regional housing market remains competitive, with single-family home prices up year-over-year, we're observing varied trends across different property types and counties,” said Lynda Fernandez, HGAR CEO. “This underscores the importance of localized market expertise and reinforces the value our REALTORS® bring in guiding clients through these dynamic conditions.”

Bronx County

The Bronx took the top spot for closed sales of both single-family homes and co-ops last month

with increases of 20.7% and 65.7%, respectively. Condo sales saw a 6.3% uptick. Median sales prices for all property types increased with co-op prices climbing by 26.8% to \$260,000. Single-family home prices jumped by 13.6% to \$710,000 and condos, by 19.2% to \$295,000.

New listings for single-family properties rose significantly by 48.4%, followed by condos at 40%. New co-op listings grew slightly by 3.6%. Single-family home inventory increased by 29.6%, but inventory for condos fell by 28.2% and 4.3% for co-ops. Months of supply for all property types increased by 1.5 % to 6.6 months and pending also saw growth by 10.8%.

### Westchester County

Closed sales of all property types in Westchester County rose in March, with condos seeing the largest increase at 19.1%. Sales of co-ops grew by 16.5%, and single-family homes by 11.5% over last year. The condo market realized the largest gain in median sales prices at 15.1%, over last year to a new median of \$575,000. Single family home prices increased by 8.9% to \$860,000, and co-ops by 7.6% to \$220,500.

New listings for single-family homes expanded by 15.5%, followed by co-ops at 2.9%. New condo listings fell by just 3.3%. Only the condo market experienced a gain in inventory at 7%. Co-op inventory dropped by 14.9%, and the single-family market by 6.7%. Months of supply for all property types remained flat at 2.3 months, while pending sales saw an upturn of 6.4%

### Putnam County

Putnam County's sales declined for both single-family homes, by 10.9% and condos, by 50%. However, Putnam's condo market is small – there were just 4 condos on the market in March as opposed to 8 at this time last year. Median prices for condos rose by 11.8% to \$394,653 and by 3.2% for single-family homes to \$565,000.

New listings for condos escalated by 77.8%, going from just 9 last March to 16 last month. New listings for single-family homes showed a significant growth at 28.4%. Condo inventory soared by 112.5%, again keeping in mind Putnam's modest condo market. In March 2024, there were just 8 condos in inventory, as opposed to 17 in March 2025. Single-family home inventory moved ahead by 5.5%. Months of supply for all property types increased by 23.8% to 2.6 months, while pending sales declined by 8.6%.

### Rockland County

Sales of Rockland's condos continued to outpace other property types with a 17.9% increase over last year. The county's single-family home sales grew by 9.5% but co-op sales remained flat. Co-ops led the market for median sales price increases at 31.8%, to a new median of \$208,825. Condos followed closely with a 27% hike to \$454,500, and single-family home median prices grew by 12.7% to \$802,500.

Rockland's co-op market also gained the most for new listings at 27.3%, followed by single-family homes at 14.3%. New listings for the condo market declined by just 1.7%. However, inventory for condos climbed by 32.4% and co-ops by 27.8%. Single family home inventory also advanced, by 6.7%. Months of supply for all property types grew by 8% to 2.7 months and pending sales saw a slight increase of 2.2%

## Orange County

In Orange County, co-op sales soared by 50%. However, the county's modest co-op market saw a gain of just one sale from last year – from 2 in March 2024 to 3 last month. Sales of single-family homes rose by 12.9% but condo sales declined by 3.3%. Condos gained the highest percentage though, for median sales prices with an increase of 19% to \$332,500. Co-ops also advanced in median prices by 11.7% to \$165,000 and single-family homes by 10.6% to \$475,500.

New listings for single-family homes advanced by 23.1% but dropped by 25% for condos. New listings for co-ops remained flat. Co-op inventory increased by 20%, but the county's small co-op market gained just one co-op from last year, from 5 to 6. Single-family home inventory grew by 3.7% while condo inventory declined by 1.7%. Months of supply for all property types were up 11.1% to 3 months, and pending sales gained just 0.4%.

## Sullivan County

Sullivan County's March sales of single-family homes declined by 13.2%, but median sales prices saw the highest percentage gain in the region at 18.3% to a new high of \$355,000. New listings for single-family homes jumped by 19.1% and inventory saw a slight gain of 0.9%. Months of supply for all property types grew by 3.6% to 5.8 months and pending sales increased by 20.8%

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