

# Quarterly Indicators

## Bronx County



### Q4-2016

Most of 2016 offered the same monthly housing market highlights. The number of homes for sale was drastically down in year-over-year comparisons, along with days on market and months of supply. Meanwhile, sales and prices were up in most markets. Unemployment rates were low, wages improved and, as the year waned, we completed a contentious presidential election and saw mortgage rates increase, neither of which are expected to have a negative impact on real estate in 2017.

- Single-Family Closed Sales were up 3.5 percent to 148.
- Condos Closed Sales were up 8.6 percent to 38.
- Co-ops Closed Sales were up 1.5 percent to 136.
  
- Single-Family Median Sales Price increased 9.2 percent to \$415,000.
- Condos Median Sales Price increased 78.8 percent to \$282,500.
- Co-ops Median Sales Price decreased 2.5 percent to \$165,000.

The overwhelming feeling about prospects in residential real estate for the immediate future is optimism. Real estate professionals across the nation are expressing that they are as busy as ever. There are certainly challenges in this market, like continued low inventory and higher competition for those fewer properties, but opportunities abound for hardworking agents and diligent consumers.

### Quarterly Snapshot

**+ 3.2%**      **- 26.9%**      **+ 11.1%**

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
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Residential real estate activity comprised 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.



**Bronx County**

Key Metrics	Historical Sparkbars	Q4-2015	Q4-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>	<p>Bar chart showing New Listings from Q1-2014 to Q3-2016. Values: 198, 263, 231, 173, 191, 286, 252, 189, 213, 279, 235, 157.</p>	189	157	- 16.9%	918	884	- 3.7%
<b>Pending Sales</b>	<p>Bar chart showing Pending Sales from Q1-2014 to Q3-2016. Values: 83, 117, 117, 108, 89, 140, 134, 130, 108, 159, 177, 138.</p>	130	138	+ 6.2%	493	582	+ 18.1%
<b>Closed Sales</b>	<p>Bar chart showing Closed Sales from Q1-2014 to Q3-2016. Values: 68, 87, 114, 138, 90, 107, 120, 143, 120, 112, 149, 148.</p>	143	148	+ 3.5%	460	529	+ 15.0%
<b>Days on Market</b>	<p>Bar chart showing Days on Market from Q1-2014 to Q3-2016. Values: 188, 127, 116, 89, 112, 106, 83, 85, 86, 89, 102, 75.</p>	85	75	- 11.8%	94	88	- 6.4%
<b>Median Sales Price</b>	<p>Bar chart showing Median Sales Price from Q1-2014 to Q3-2016. Values: \$382,500, \$366,000, \$365,000, \$360,000, \$374,000, \$381,000, \$380,000, \$389,000, \$390,000, \$416,000, \$415,000.</p>	\$380,000	\$415,000	+ 9.2%	\$378,250	\$400,000	+ 5.8%
<b>Average Sales Price</b>	<p>Bar chart showing Average Sales Price from Q1-2014 to Q3-2016. Values: \$405,466, \$380,710, \$408,327, \$395,862, \$407,792, \$417,803, \$416,195, \$406,295, \$462,811, \$417,782, \$465,379, \$443,609.</p>	\$406,295	\$443,609	+ 9.2%	\$411,871	\$448,628	+ 8.9%
<b>Pct. of Orig. Price Received</b>	<p>Bar chart showing Pct. of Orig. Price Received from Q1-2014 to Q3-2016. Values: 92.2%, 92.3%, 91.4%, 92.0%, 91.2%, 93.2%, 94.0%, 94.5%, 94.2%, 93.7%, 95.9%, 95.5%.</p>	94.5%	95.5%	+ 1.1%	93.4%	94.9%	+ 1.6%
<b>Housing Affordability Index</b>	<p>Bar chart showing Housing Affordability Index from Q1-2014 to Q3-2016. Values: 78, 79, 80, 82, 85, 82, 79, 80, 79, 80, 76, 76.</p>	80	76	- 5.0%	80	79	- 1.3%
<b>Inventory of Homes for Sale</b>	<p>Bar chart showing Inventory of Homes for Sale from Q1-2014 to Q3-2016. Values: 301, 335, 329, 259, 271, 326, 335, 263, 262, 286, 262, 166.</p>	263	166	- 36.9%	--	--	--
<b>Months Supply of Inventory</b>	<p>Bar chart showing Months Supply of Inventory from Q1-2014 to Q3-2016. Values: 10.5, 11.1, 10.3, 7.3, 7.5, 8.6, 8.5, 6.4, 6.1, 6.5, 5.5, 3.4.</p>	6.4	3.4	- 46.9%	--	--	--

# 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	Q4-2015	Q4-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	48	52	+ 8.3%	277	291	+ 5.1%
<b>Pending Sales</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	35	49	+ 40.0%	139	187	+ 34.5%
<b>Closed Sales</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	35	38	+ 8.6%	121	156	+ 28.9%
<b>Days on Market</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	79	137	+ 73.4%	90	117	+ 30.0%
<b>Median Sales Price</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	\$158,000	\$282,500	+ 78.8%	\$150,000	\$192,000	+ 28.0%
<b>Average Sales Price</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	\$275,594	\$318,671	+ 15.6%	\$255,496	\$283,018	+ 10.8%
<b>Pct. of Orig. Price Received</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	91.7%	94.6%	+ 3.2%	93.5%	93.3%	- 0.2%
<b>Housing Affordability Index</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	192	112	- 41.7%	202	164	- 18.8%
<b>Inventory of Homes for Sale</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	94	74	- 21.3%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q1-2014 Q3-2014 Q1-2015 Q3-2015 Q1-2016 Q3-2016</p>	8.1	4.7	- 42.0%	--	--	--

# 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.

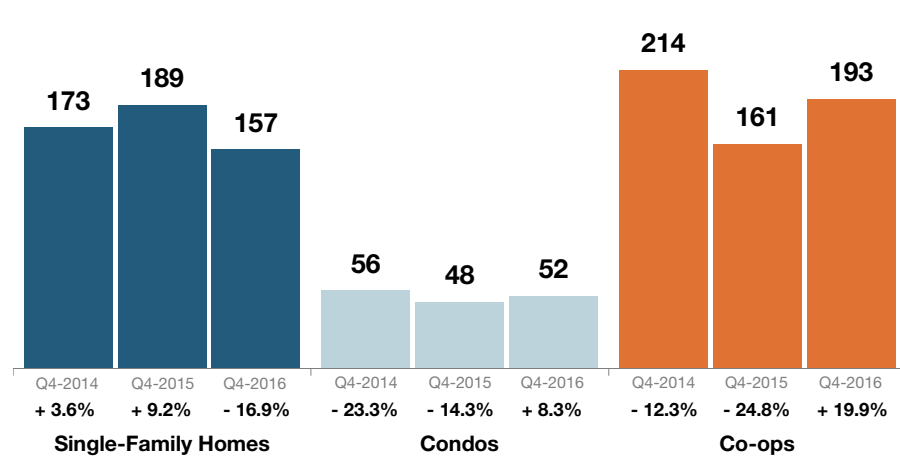


Key Metrics	Historical Sparkbars	Q4-2015	Q4-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>	<p>Q1-2014: 304, Q3-2014: 270, Q1-2015: 301, Q3-2015: 254, Q1-2016: 241, Q3-2016: 193</p>	161	<b>193</b>	+ 19.9%	993	<b>911</b>	- 8.3%
<b>Pending Sales</b>	<p>Q1-2014: 82, Q3-2014: 120, Q1-2015: 102, Q3-2015: 127, Q1-2016: 134, Q3-2016: 172</p>	127	<b>172</b>	+ 35.4%	497	<b>621</b>	+ 24.9%
<b>Closed Sales</b>	<p>Q1-2014: 57, Q3-2014: 112, Q1-2015: 98, Q3-2015: 130, Q1-2016: 121, Q3-2016: 158</p>	134	<b>136</b>	+ 1.5%	475	<b>541</b>	+ 13.9%
<b>Days on Market</b>	<p>Q1-2014: 196, Q3-2014: 126, Q1-2015: 157, Q3-2015: 138, Q1-2016: 137, Q3-2016: 136</p>	131	<b>136</b>	+ 3.8%	142	<b>134</b>	- 5.6%
<b>Median Sales Price</b>	<p>Q1-2014: \$149,000, Q3-2014: \$162,500, Q1-2015: \$185,000, Q3-2015: \$175,000, Q1-2016: \$165,000, Q3-2016: \$185,000</p>	\$169,250	<b>\$165,000</b>	- 2.5%	\$175,000	<b>\$170,000</b>	- 2.9%
<b>Average Sales Price</b>	<p>Q1-2014: \$180,161, Q3-2014: \$212,941, Q1-2015: \$218,730, Q3-2015: \$218,081, Q1-2016: \$210,169, Q3-2016: \$194,032</p>	\$216,531	<b>\$194,032</b>	- 10.4%	\$223,590	<b>\$207,408</b>	- 7.2%
<b>Pct. of Orig. Price Received</b>	<p>Q1-2014: 91.1%, Q3-2014: 91.9%, Q1-2015: 90.7%, Q3-2015: 92.5%, Q1-2016: 93.7%, Q3-2016: 93.9%</p>	93.5%	<b>93.9%</b>	+ 0.4%	92.3%	<b>93.8%</b>	+ 1.6%
<b>Housing Affordability Index</b>	<p>Q1-2014: 191, Q3-2014: 179, Q1-2015: 166, Q3-2015: 172, Q1-2016: 186, Q3-2016: 191</p>	179	<b>191</b>	+ 6.7%	173	<b>186</b>	+ 7.5%
<b>Inventory of Homes for Sale</b>	<p>Q1-2014: 526, Q3-2014: 538, Q1-2015: 486, Q3-2015: 484, Q1-2016: 378, Q3-2016: 297</p>	378	<b>297</b>	- 21.4%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q1-2014: 20.8, Q3-2014: 16.4, Q1-2015: 12.7, Q3-2015: 12.0, Q1-2016: 8.5, Q3-2016: 5.7</p>	9.1	<b>5.7</b>	- 37.4%	--	--	--

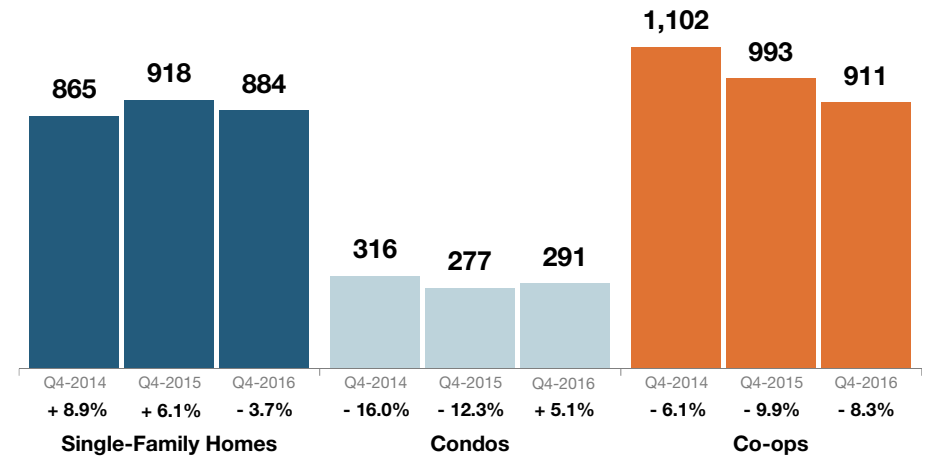
# New Listings

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

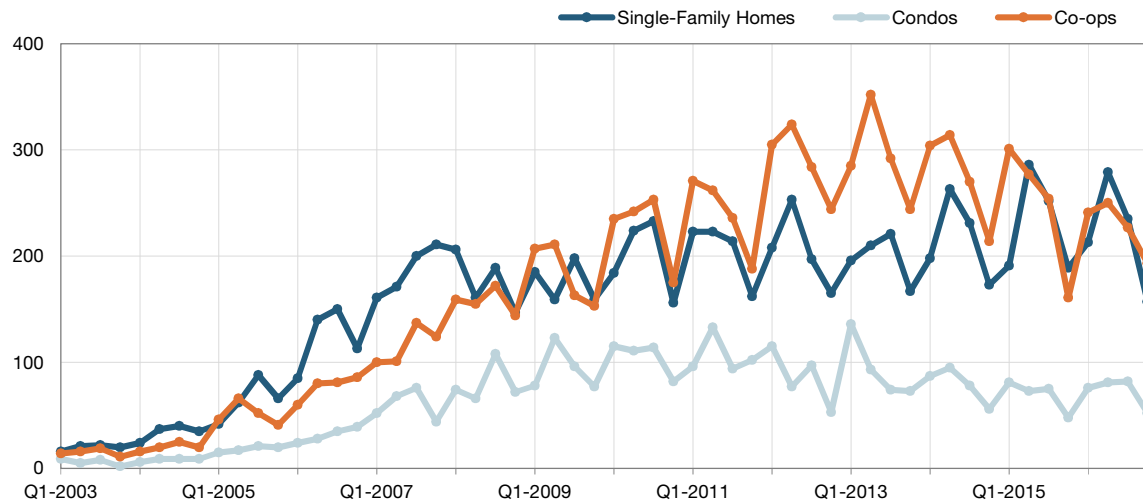
## Q4-2016



## Year to Date



## Historical New Listings by Quarter



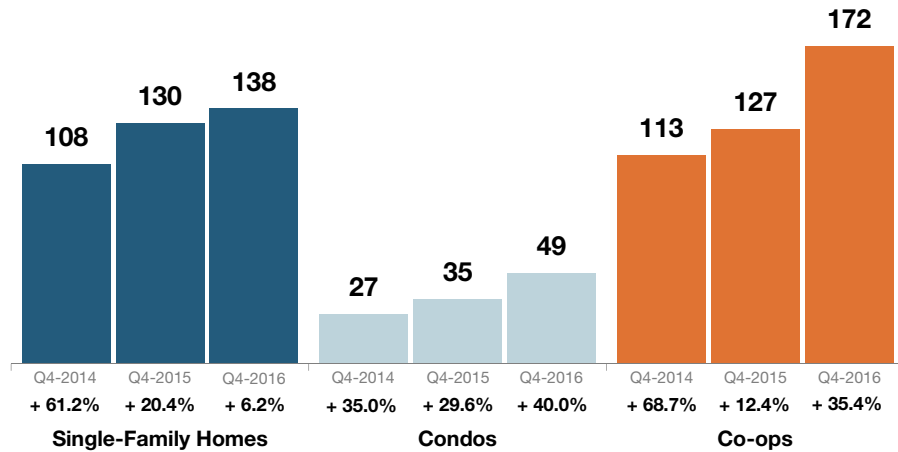
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	198	87	304
Q2-2014	263	95	314
Q3-2014	231	78	270
Q4-2014	173	56	214
Q1-2015	191	81	301
Q2-2015	286	73	277
Q3-2015	252	75	254
Q4-2015	189	48	161
Q1-2016	213	76	241
Q2-2016	279	81	250
Q3-2016	235	82	227
<b>Q4-2016</b>	<b>157</b>	<b>52</b>	<b>193</b>

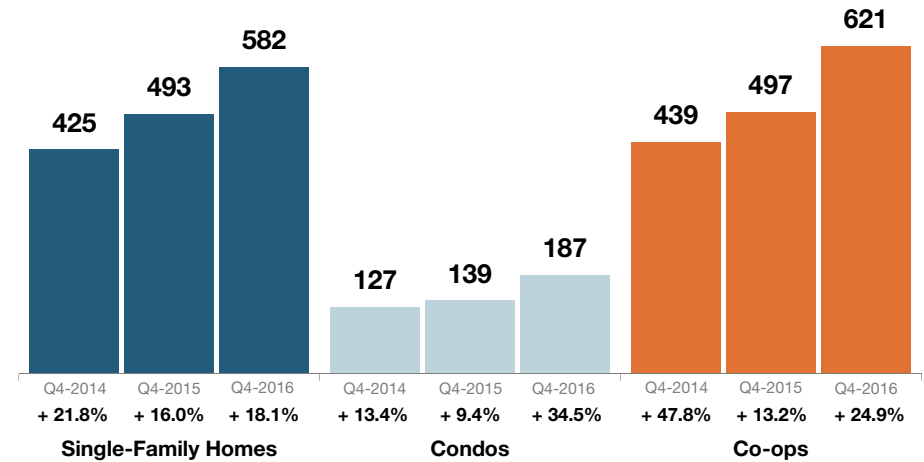
# Pending Sales

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

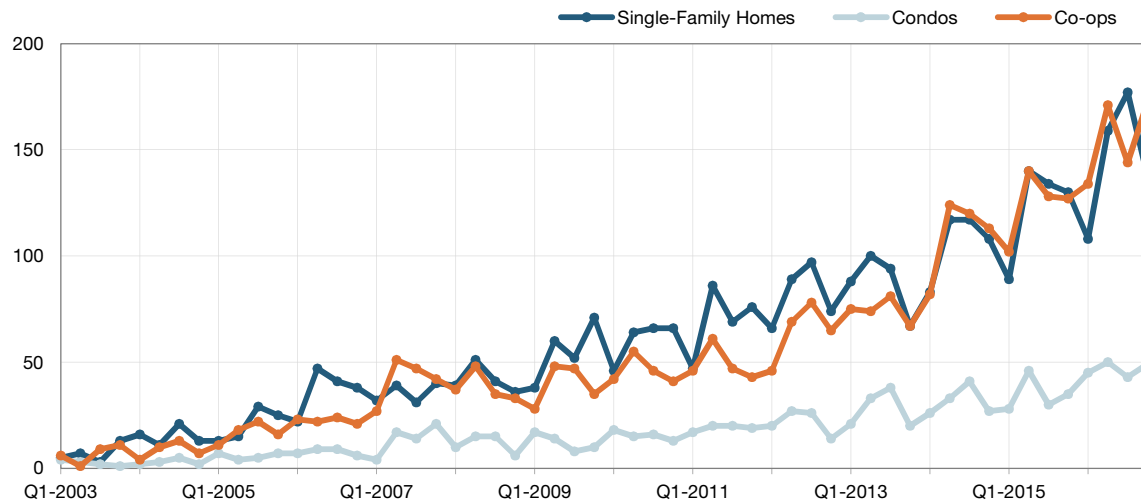
## Q4-2016



## Year to Date



## Historical Pending Sales by Quarter



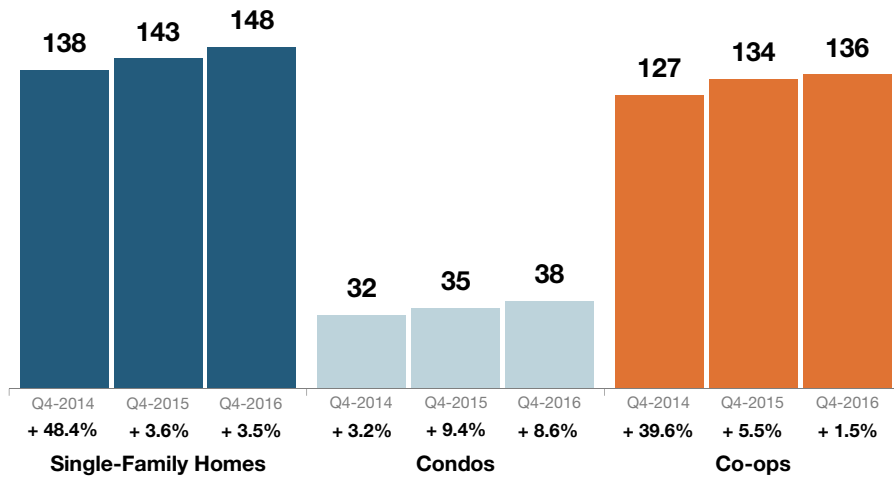
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	83	26	82
Q2-2014	117	33	124
Q3-2014	117	41	120
Q4-2014	108	27	113
Q1-2015	89	28	102
Q2-2015	140	46	140
Q3-2015	134	30	128
Q4-2015	130	35	127
Q1-2016	108	45	134
Q2-2016	159	50	171
Q3-2016	177	43	144
<b>Q4-2016</b>	<b>138</b>	<b>49</b>	<b>172</b>

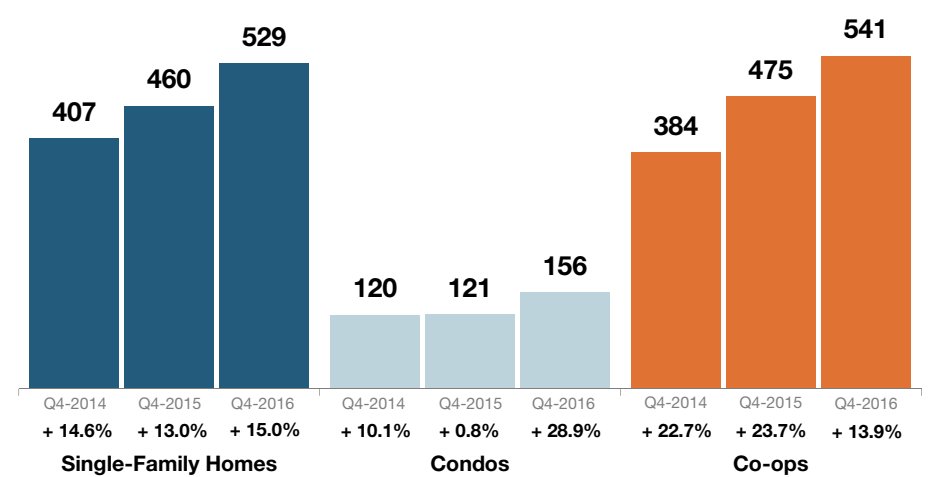
# Closed Sales

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

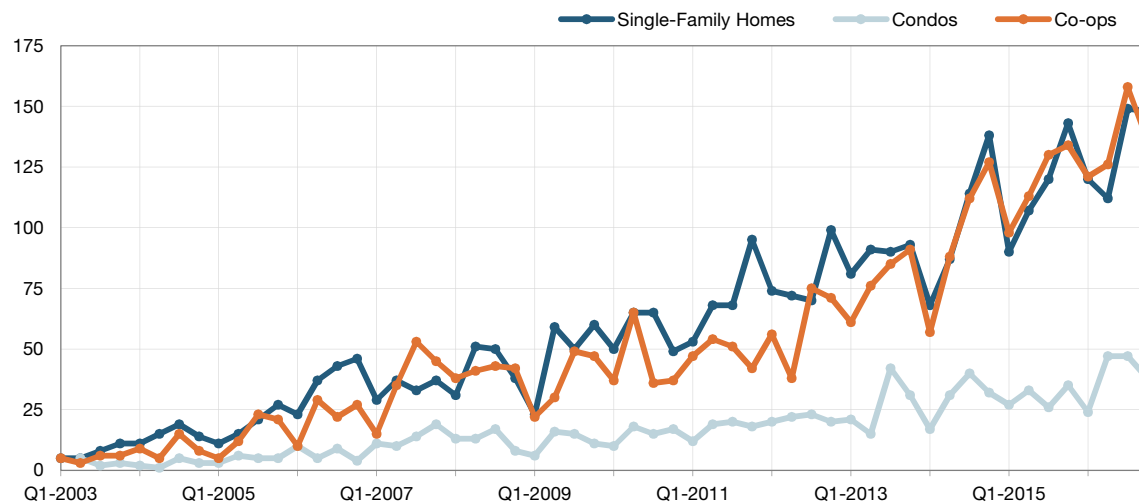
## Q4-2016



## Year to Date



## Historical Closed Sales by Quarter



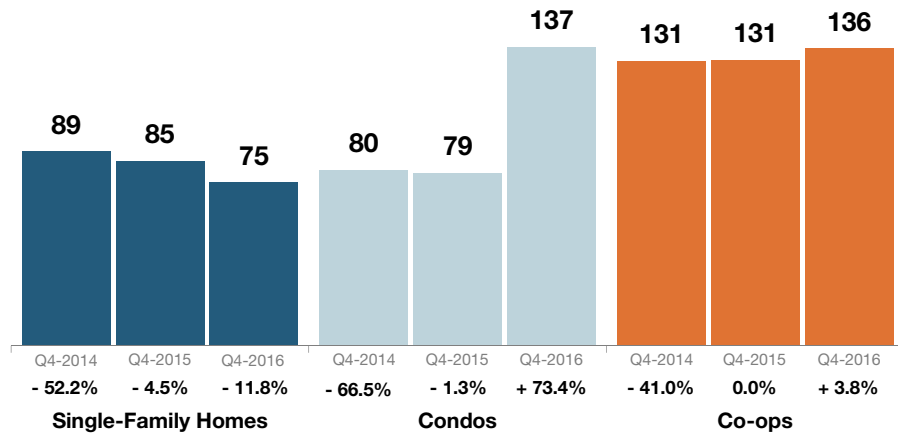
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	68	17	57
Q2-2014	87	31	88
Q3-2014	114	40	112
Q4-2014	138	32	127
Q1-2015	90	27	98
Q2-2015	107	33	113
Q3-2015	120	26	130
Q4-2015	143	35	134
Q1-2016	120	24	121
Q2-2016	112	47	126
Q3-2016	149	47	158
<b>Q4-2016</b>	<b>148</b>	<b>38</b>	<b>136</b>

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

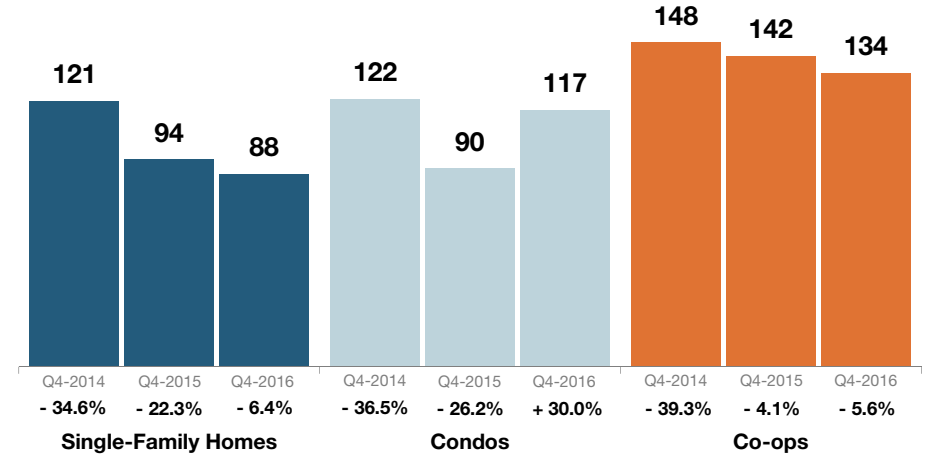
# Days on Market Until Sale

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

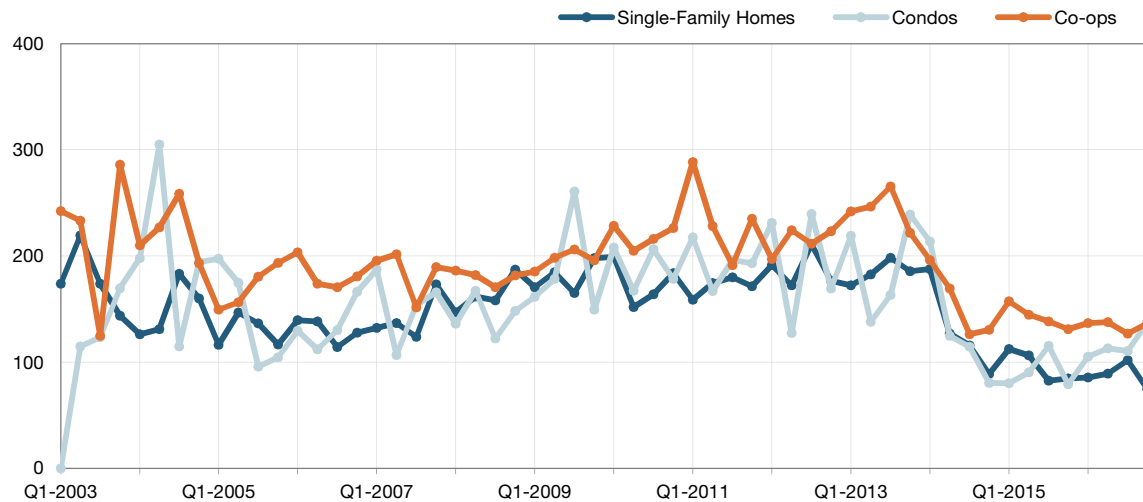
## Q4-2016



## 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.

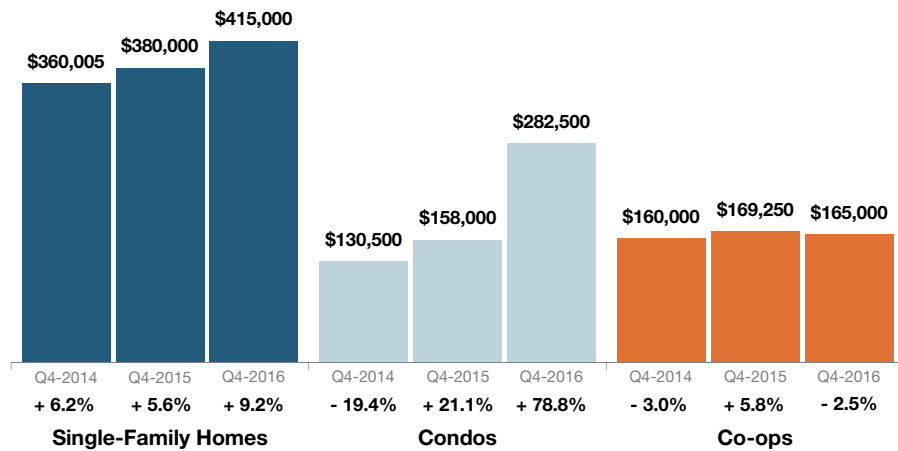
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	188	214	196
Q2-2014	127	125	169
Q3-2014	116	115	126
Q4-2014	89	80	131
Q1-2015	112	80	157
Q2-2015	106	91	145
Q3-2015	83	116	138
Q4-2015	85	79	131
Q1-2016	86	105	137
Q2-2016	89	113	138
Q3-2016	102	111	127
<b>Q4-2016</b>	<b>75</b>	<b>137</b>	<b>136</b>



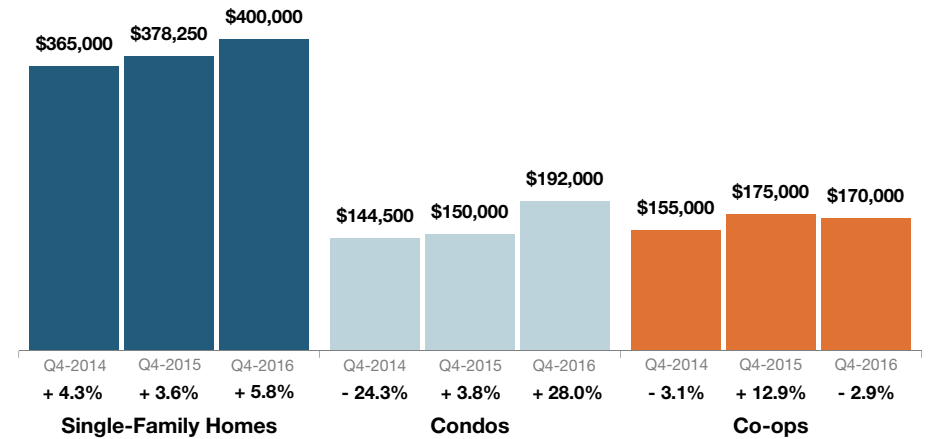
# Median Sales Price

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

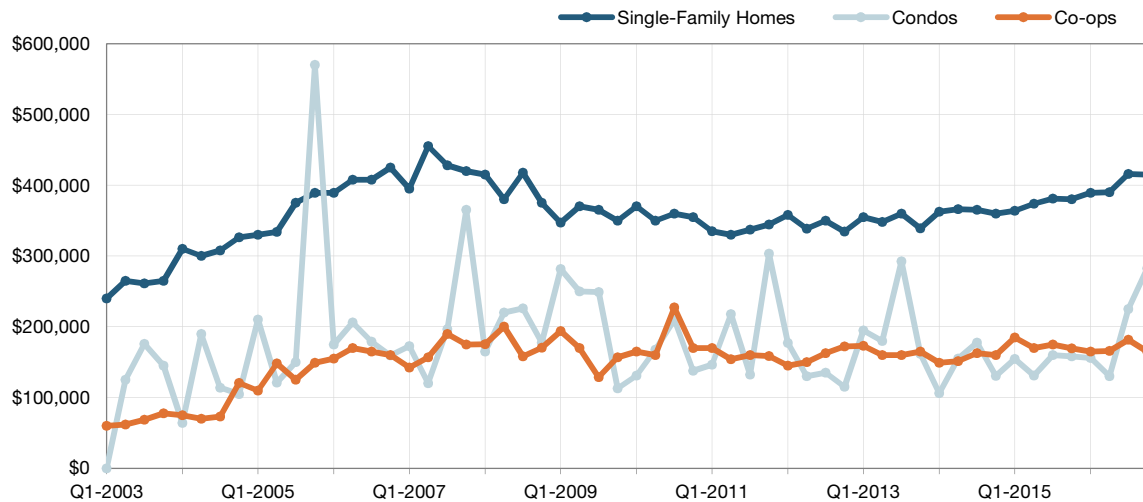
## Q4-2016



## Year to Date



## Historical Median Sales Price by Quarter



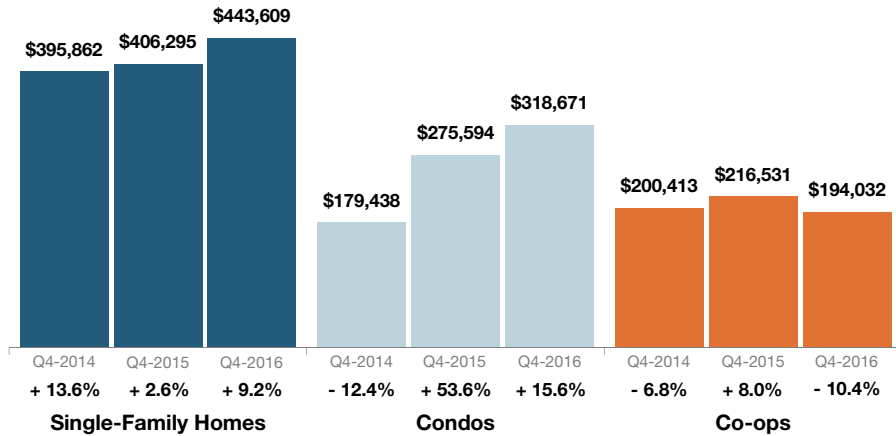
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	\$362,500	\$106,000	\$149,000
Q2-2014	\$366,000	\$155,000	\$151,250
Q3-2014	\$365,000	\$177,500	\$162,500
Q4-2014	\$360,005	\$130,500	\$160,000
Q1-2015	\$364,000	\$154,500	\$185,000
Q2-2015	\$374,000	\$131,000	\$170,000
Q3-2015	\$381,000	\$160,000	\$175,000
Q4-2015	\$380,000	\$158,000	\$169,250
Q1-2016	\$389,000	\$156,000	\$165,000
Q2-2016	\$390,000	\$130,000	\$166,000
Q3-2016	\$416,000	\$225,000	\$181,475
<b>Q4-2016</b>	<b>\$415,000</b>	<b>\$282,500</b>	<b>\$165,000</b>

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

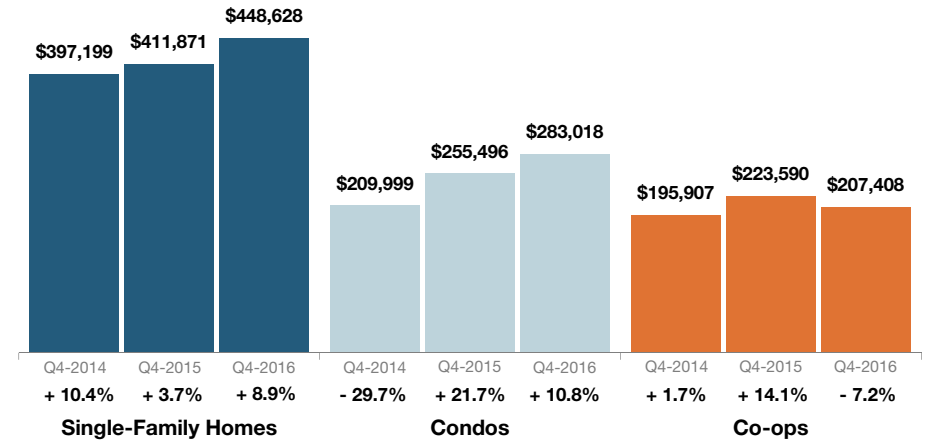
# Average Sales Price

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

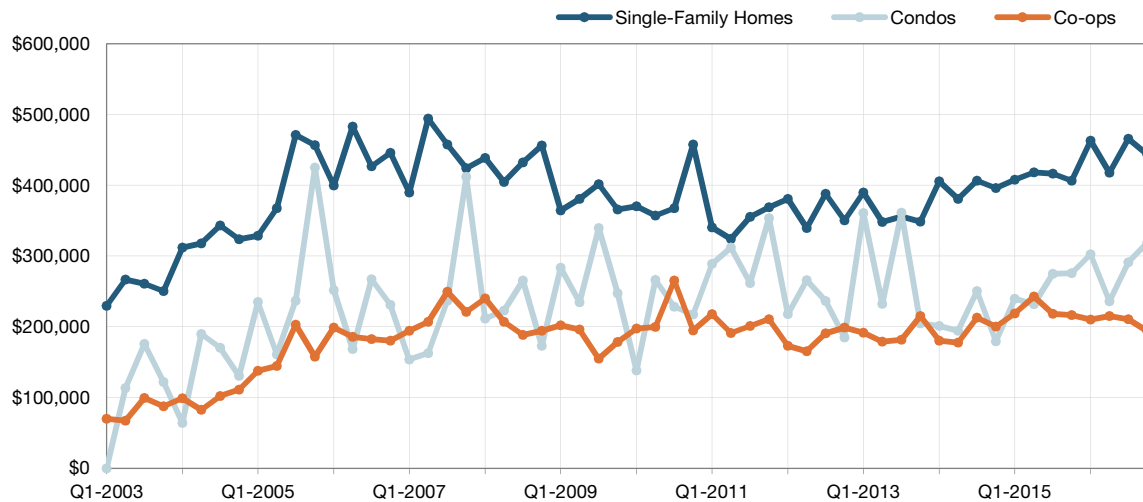
## Q4-2016



## Year to Date



## Historical Average Sales Price by Quarter



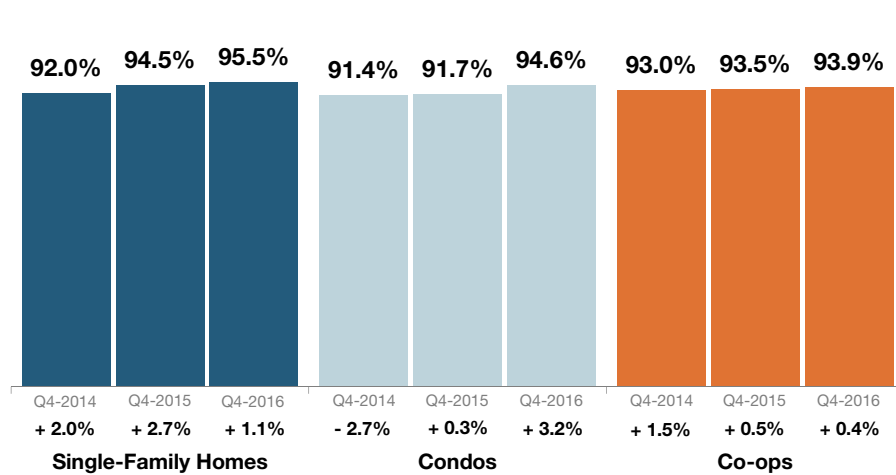
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	\$405,466	\$201,085	\$180,161
Q2-2014	\$380,710	\$194,242	\$177,745
Q3-2014	\$406,327	\$250,448	\$212,941
Q4-2014	\$395,862	\$179,438	\$200,413
Q1-2015	\$407,792	\$239,719	\$218,730
Q2-2015	\$417,903	\$232,005	\$242,513
Q3-2015	\$416,195	\$274,639	\$218,081
Q4-2015	\$406,295	\$275,594	\$216,531
Q1-2016	\$462,811	\$302,556	\$210,169
Q2-2016	\$417,782	\$235,953	\$215,013
Q3-2016	\$465,379	\$291,280	\$210,742
<b>Q4-2016</b>	<b>\$443,609</b>	<b>\$318,671</b>	<b>\$194,032</b>

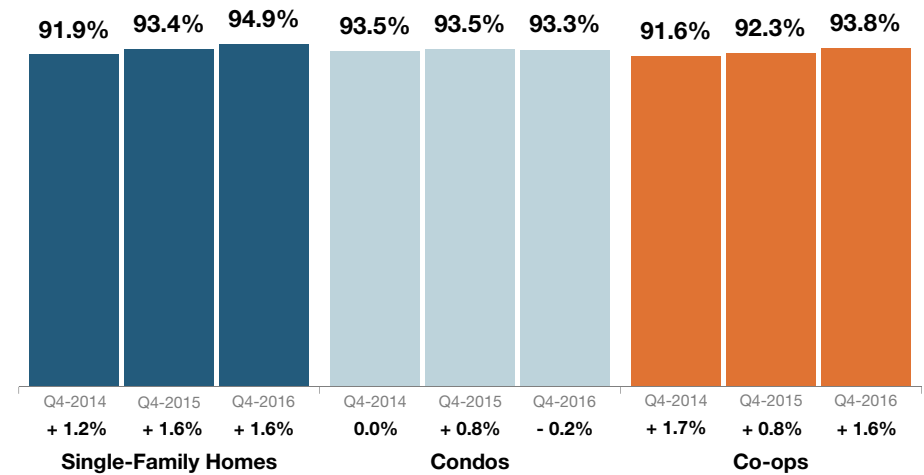
# Percent of Original List Price Received

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.

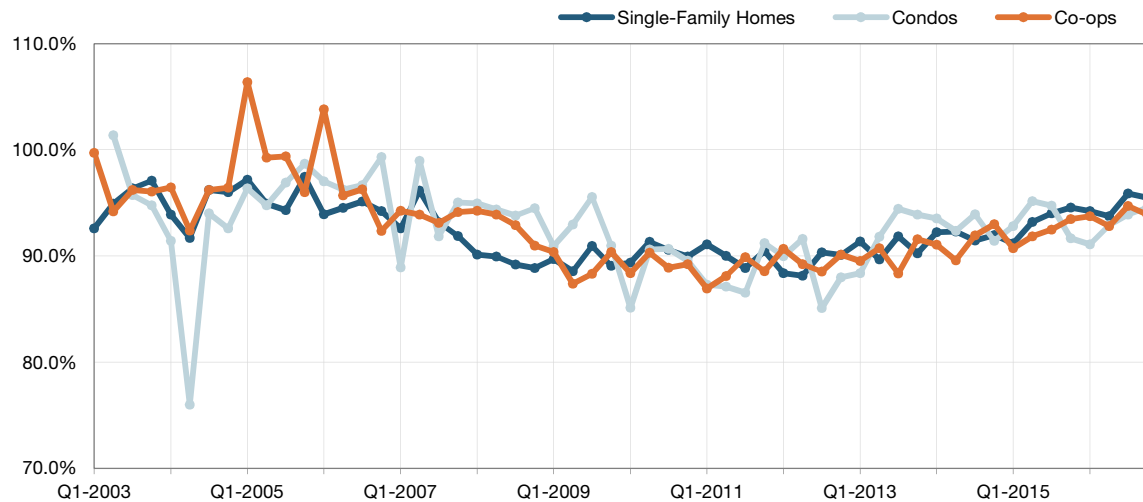
## Q4-2016



## Year to Date



## Historical Percent of Original List Price Received by Quarter



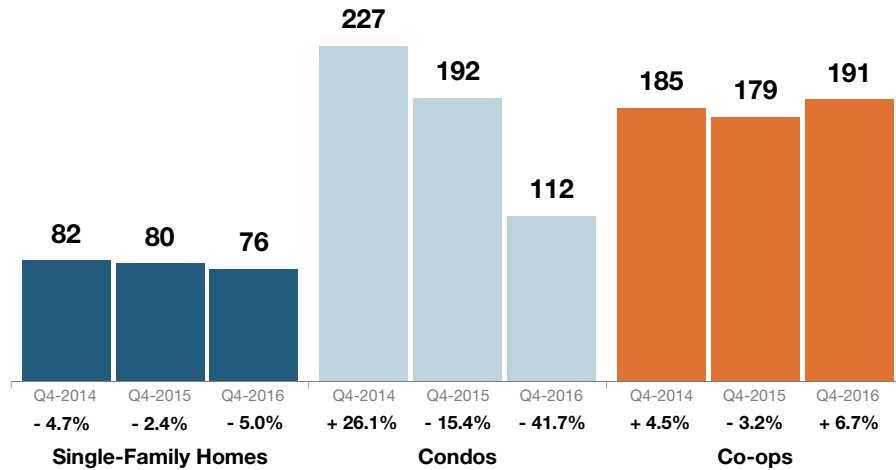
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	92.2%	93.5%	91.1%
Q2-2014	92.3%	92.4%	89.6%
Q3-2014	91.4%	93.9%	91.9%
Q4-2014	92.0%	91.4%	93.0%
Q1-2015	91.2%	92.8%	90.7%
Q2-2015	93.2%	95.2%	91.8%
Q3-2015	94.0%	94.7%	92.5%
Q4-2015	94.5%	91.7%	93.5%
Q1-2016	94.2%	91.1%	93.7%
Q2-2016	93.7%	92.9%	92.8%
Q3-2016	95.9%	93.9%	94.7%
<b>Q4-2016</b>	<b>95.5%</b>	<b>94.6%</b>	<b>93.9%</b>

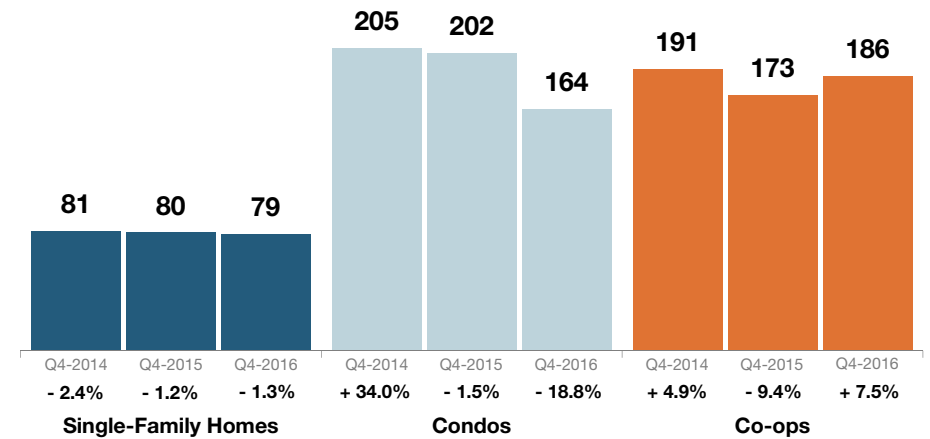
# Housing Affordability Index

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.

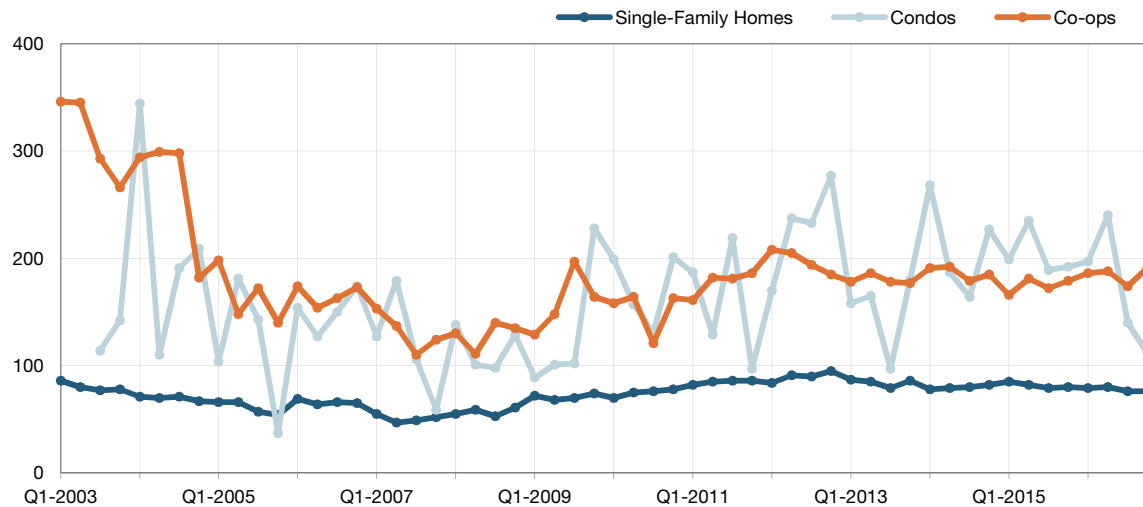
## Q4-2016



## Year to Date



## Historical Housing Affordability Index by Quarter



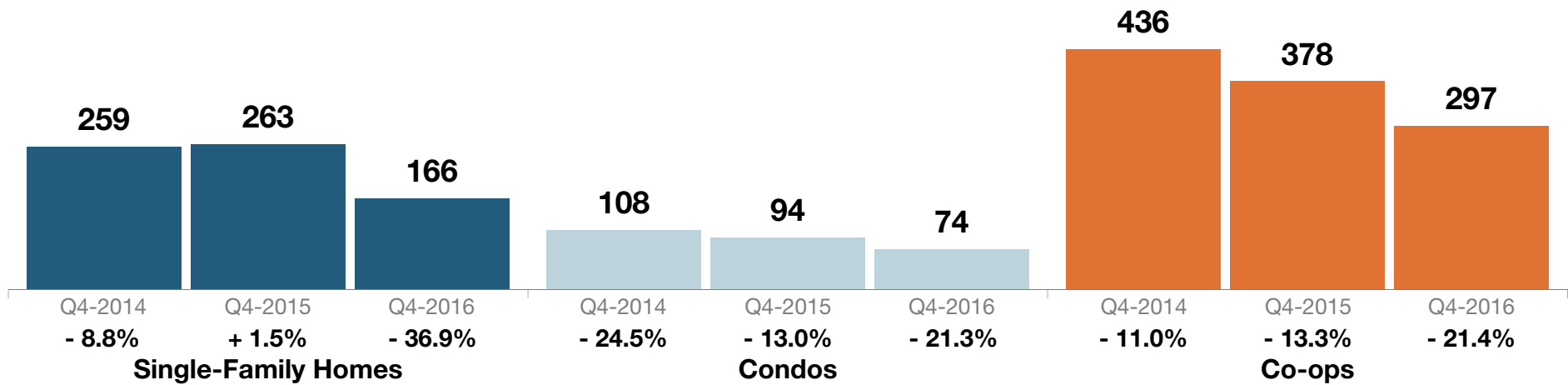
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	78	268	191
Q2-2014	79	187	192
Q3-2014	80	164	179
Q4-2014	82	227	185
Q1-2015	85	199	166
Q2-2015	82	235	181
Q3-2015	79	189	172
Q4-2015	80	192	179
Q1-2016	79	197	186
Q2-2016	80	240	188
Q3-2016	76	140	174
<b>Q4-2016</b>	<b>76</b>	<b>112</b>	<b>191</b>

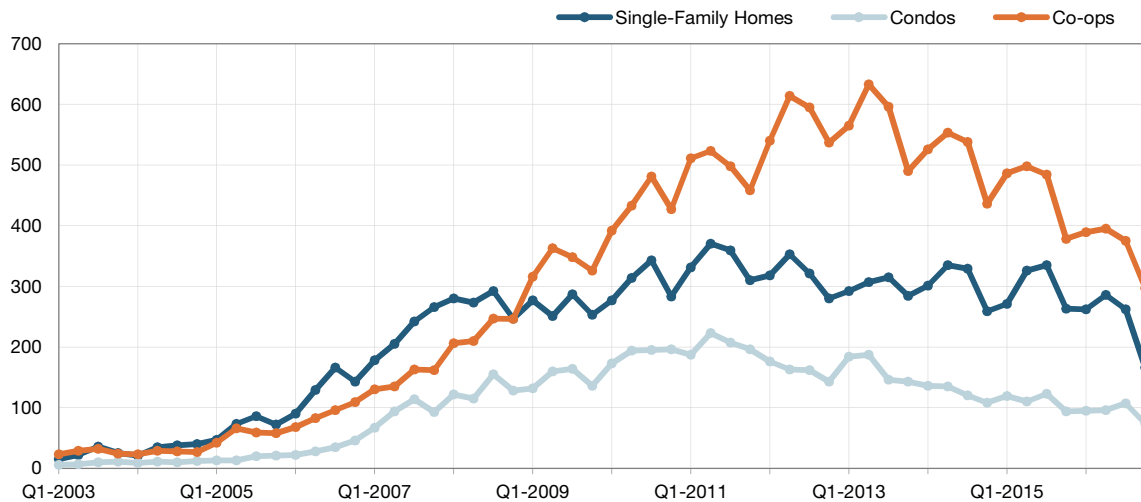
# Inventory of Homes for Sale

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

## Q4-2016



## Historical Inventory of Homes for Sale by Quarter



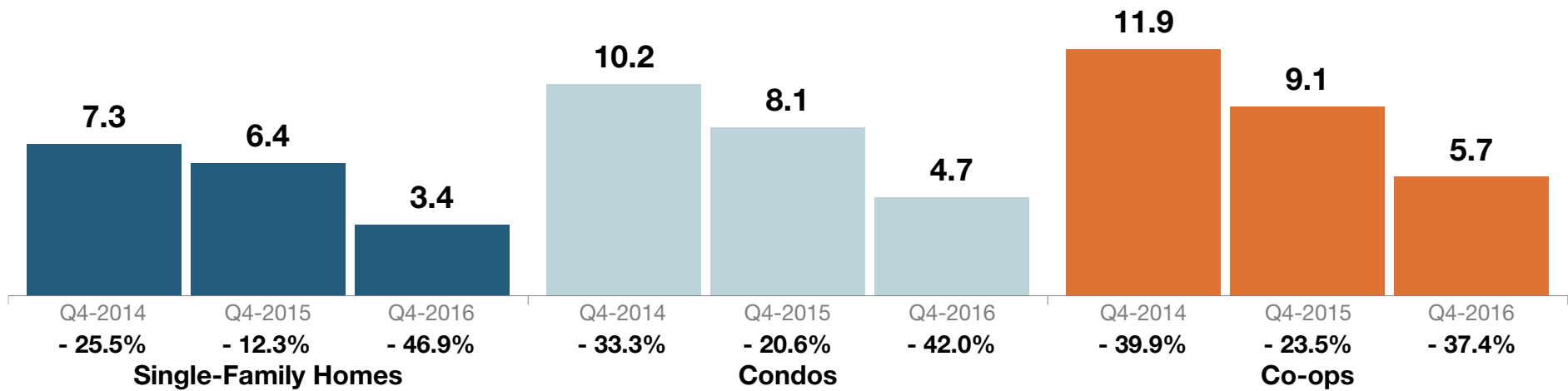
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2014	301	136	526
Q2-2014	335	135	553
Q3-2014	329	120	538
Q4-2014	259	108	436
Q1-2015	271	119	486
Q2-2015	326	110	498
Q3-2015	335	123	484
Q4-2015	263	94	378
Q1-2016	262	95	389
Q2-2016	286	96	395
Q3-2016	262	107	375
<b>Q4-2016</b>	<b>166</b>	<b>74</b>	<b>297</b>

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

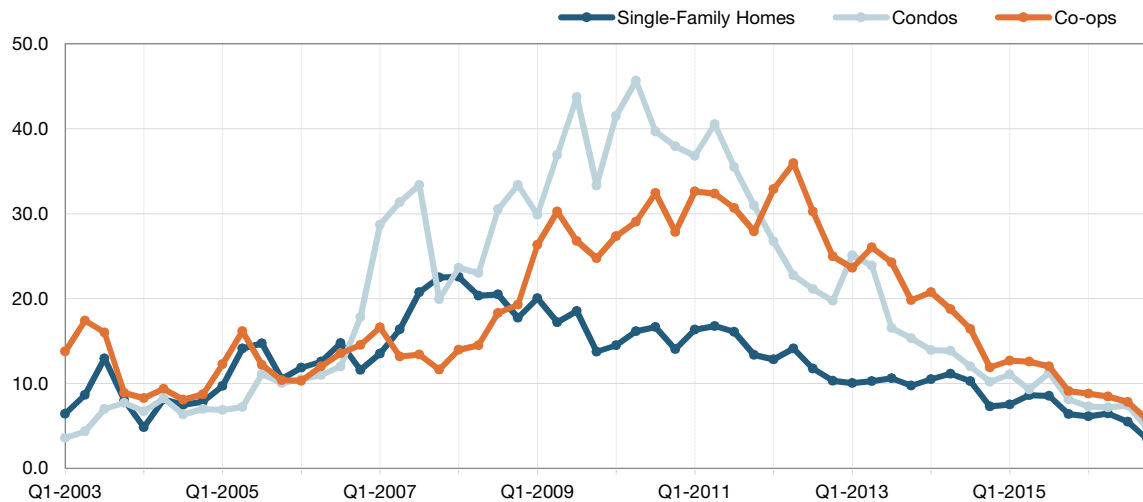
# Months Supply of Inventory

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

## Q4-2016



## Historical Months Supply of Inventory 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
Q1-2014	10.5	13.9	20.8
Q2-2014	11.1	13.8	18.7
Q3-2014	10.3	12.0	16.4
Q4-2014	7.3	10.2	11.9
Q1-2015	7.5	11.1	12.7
Q2-2015	8.6	9.3	12.6
Q3-2015	8.5	11.3	12.0
Q4-2015	6.4	8.1	9.1
Q1-2016	6.1	7.3	8.8
Q2-2016	6.5	7.2	8.5
Q3-2016	5.5	7.4	7.8
<b>Q4-2016</b>	<b>3.4</b>	<b>4.7</b>	<b>5.7</b>

# 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.



Bronx County

Key Metrics	Historical Sparkbars	Q4-2015	Q4-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
<b>New Listings</b>	<p>589, 672, 579, 443, 573, 636, 581, 398, 530, 610, 544, 402</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	398	<b>402</b>	+ 1.0%	2,188	<b>2,086</b>	- 4.7%
<b>Pending Sales</b>	<p>191, 274, 278, 248, 219, 326, 292, 292, 287, 380, 364, 359</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	292	<b>359</b>	+ 22.9%	1,129	<b>1,390</b>	+ 23.1%
<b>Closed Sales</b>	<p>142, 206, 266, 297, 215, 253, 276, 312, 265, 285, 354, 322</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	312	<b>322</b>	+ 3.2%	1,056	<b>1,226</b>	+ 16.1%
<b>Days on Market</b>	<p>194, 145, 120, 106, 129, 121, 112, 104, 111, 115, 114, 108</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	104	<b>108</b>	+ 3.8%	115	<b>112</b>	- 2.6%
<b>Median Sales Price</b>	<p>\$273,000, \$250,000, \$291,000, \$274,500, \$275,000, \$275,000, \$291,500, \$292,500, \$310,000, \$280,000, \$297,500, \$325,000</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	\$292,500	<b>\$325,000</b>	+ 11.1%	\$286,000	<b>\$301,300</b>	+ 5.3%
<b>Average Sales Price</b>	<p>\$291,341, \$285,386, \$301,461, \$288,968, \$300,508, \$315,319, \$308,545, \$310,132, \$332,940, \$298,151, \$328,613, \$323,453</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	\$310,132	<b>\$323,453</b>	+ 4.3%	\$309,262	<b>\$321,112</b>	+ 3.8%
<b>Pct. of Orig. Price Received</b>	<p>91.9%, 91.1%, 92.0%, 92.4%, 91.2%, 92.8%, 93.4%, 93.8%, 93.7%, 93.2%, 95.1%, 94.7%</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	93.8%	<b>94.7%</b>	+ 1.0%	92.9%	<b>94.3%</b>	+ 1.5%
<b>Housing Affordability Index</b>	<p>104, 116, 100, 108, 112, 112, 104, 104, 99, 111, 106, 97</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	104	<b>97</b>	- 6.7%	106	<b>105</b>	- 0.9%
<b>Inventory of Homes for Sale</b>	<p>963, 1,023, 987, 803, 876, 934, 942, 735, 746, 777, 744, 537</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	735	<b>537</b>	- 26.9%	--	--	--
<b>Months Supply of Inventory</b>	<p>15.1, 14.8, 13.2, 9.7, 10.3, 10.5, 10.4, 7.8, 7.5, 7.5, 6.7, 4.6</p> <p>Q1-2014, Q3-2014, Q1-2015, Q3-2015, Q1-2016, Q3-2016</p>	7.8	<b>4.6</b>	- 41.0%	--	--	--