

Quarterly Indicators

Bronx County



Q3-2019

With the kids back in school and the weather cooling, the housing market begins its annual cooldown as well. Nationally, buyer and seller activity remained strong, buoyed by low mortgage rates and a strong economy. The market fundamentals suggest no significant changes from recent trends, other than the seasonally tempered pace we see this time of year. As we move into the final three months of 2019, buyers will find fewer homes coming on the market, but also less competition for those homes.

- Single-Family Closed Sales were up 5.6 percent to 152.
- Condos Closed Sales were up 4.3 percent to 48.
- Co-ops Closed Sales were down 16.0 percent to 137.
- Single-Family Median Sales Price increased 7.9 percent to \$510,000.
- Condos Median Sales Price increased 12.7 percent to \$280,000.
- Co-ops Median Sales Price increased 1.4 percent to \$220,000.

In Washington there are discussions around a broad overhaul of the housing finance system, including the re-privatization of Fannie Mae and Freddie Mac and reforms to federal agencies involved with financing substantial portions of the mortgages made every year. Many of these policy conversations and eventual changes will take months or years to be implemented and their impact is not yet clear. While Halloween decorations are beginning to adorn homes around the country, the real estate market this fall is looking far from scary.

Quarterly Snapshot

- 4.5% **- 0.2%** **+ 16.8%**

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
- 4.5%	- 0.2%	+ 16.8%

Residential real estate activity composed 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.



Key Metrics	Historical Sparkbars	Q3-2018	Q3-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>Q4-2016: 157, Q2-2017: 209, 255, 232, Q4-2017: 190, 197, Q2-2018: 257, 266, Q4-2018: 190, 248, Q2-2019: 275, 268</p>	266	268	+ 0.8%	720	791	+ 9.9%
Pending Sales	<p>Q4-2016: 120, 112, Q2-2017: 130, 154, Q4-2017: 134, 120, Q2-2018: 146, 141, Q4-2018: 143, 117, Q2-2019: 172, 169</p>	141	169	+ 19.9%	407	458	+ 12.5%
Closed Sales	<p>Q4-2016: 149, 126, Q2-2017: 124, 131, Q4-2017: 148, 127, Q2-2018: 129, 144, Q4-2018: 158, 116, Q2-2019: 133, 152</p>	144	152	+ 5.6%	400	401	+ 0.2%
Days on Market	<p>Q4-2016: 75, 79, Q2-2017: 66, 65, Q4-2017: 67, 73, Q2-2018: 73, 79, Q4-2018: 68, 77, Q2-2019: 65, 74</p>	79	74	- 6.3%	75	72	- 4.0%
Median Sales Price	<p>Q4-2016: \$415,000, Q2-2017: \$416,000, \$447,000, \$446,000, Q4-2017: \$451,500, \$450,000, Q2-2018: \$452,000, \$472,500, Q4-2018: \$483,850, \$482,500, Q2-2019: \$495,500, \$510,000</p>	\$472,500	\$510,000	+ 7.9%	\$460,000	\$499,000	+ 8.5%
Average Sales Price	<p>Q4-2016: \$443,403, Q2-2017: \$472,900, \$452,266, \$467,891, Q4-2017: \$500,798, \$492,317, Q2-2018: \$482,895, \$511,446, Q4-2018: \$527,654, \$481,064, Q2-2019: \$565,501, \$561,337</p>	\$511,446	\$561,337	+ 9.8%	\$496,168	\$542,390	+ 9.3%
Pct. of Orig. Price Received	<p>Q4-2016: 95.4%, 95.4%, Q2-2017: 96.2%, 97.1%, Q4-2017: 95.8%, 94.7%, Q2-2018: 95.7%, 96.2%, Q4-2018: 94.9%, 94.7%, Q2-2019: 95.6%, 95.7%</p>	96.2%	95.7%	- 0.5%	95.6%	95.4%	- 0.2%
Housing Affordability Index	<p>Q4-2016: 75, 74, Q2-2017: 71, 72, Q4-2017: 70, 67, Q2-2018: 66, 63, Q4-2018: 57, 62, Q2-2019: 61, 59</p>	63	59	- 6.3%	65	60	- 7.7%
Inventory of Homes for Sale	<p>Q4-2016: 187, 213, Q2-2017: 249, 241, Q4-2017: 200, 201, Q2-2018: 227, 248, Q4-2018: 196, 245, Q2-2019: 255, 239</p>	248	239	- 3.6%	--	--	--
Months Supply of Inventory	<p>Q4-2016: 4.2, 4.7, Q2-2017: 5.7, 5.6, Q4-2017: 4.5, 4.5, Q2-2018: 4.9, 5.5, Q4-2018: 4.3, 5.4, Q2-2019: 5.3, 4.8</p>	5.5	4.8	- 12.7%	--	--	--

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	Q3-2018	Q3-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>52, 75, 87, 64, 63, 65, 71, 75, 70, 96, 93, 80</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	75	80	+ 6.7%	211	269	+ 27.5%
Pending Sales	<p>41, 30, 57, 50, 39, 43, 43, 43, 40, 57, 47, 62</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	43	62	+ 44.2%	129	166	+ 28.7%
Closed Sales	<p>38, 38, 37, 50, 55, 40, 51, 46, 45, 34, 54, 48</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	46	48	+ 4.3%	137	136	- 0.7%
Days on Market	<p>137, 104, 133, 83, 87, 95, 80, 88, 68, 76, 81, 73</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	88	73	- 17.0%	87	77	- 11.5%
Median Sales Price	<p>\$287,500, \$190,000, \$205,000, \$242,500, \$240,000, \$217,000, \$230,000, \$218,500, \$400,000, \$245,000, \$245,250, \$280,000</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	\$248,500	\$280,000	+ 12.7%	\$231,000	\$250,000	+ 8.2%
Average Sales Price	<p>\$318,934, \$254,345, \$272,892, \$296,938, \$321,599, \$291,898, \$276,818, \$336,137, \$450,702, \$269,897, \$304,635, \$309,961</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	\$336,137	\$309,961	- 7.8%	\$301,037	\$297,831	- 1.1%
Pct. of Orig. Price Received	<p>94.7%, 96.3%, 96.0%, 98.9%, 95.0%, 97.4%, 98.4%, 100.1%, 97.3%, 99.1%, 97.9%, 97.7%</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	100.1%	97.7%	- 2.4%	98.7%	98.1%	- 0.6%
Housing Affordability Index	<p>108, 161, 154, 132, 132, 140, 129, 120, 71, 123, 123, 107</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	120	107	- 10.8%	130	120	- 7.7%
Inventory of Homes for Sale	<p>84, 105, 109, 89, 76, 79, 82, 85, 91, 102, 114, 92</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	85	92	+ 8.2%	--	--	--
Months Supply of Inventory	<p>6.0, 8.0, 7.9, 6.0, 5.2, 5.0, 5.6, 6.1, 6.5, 6.7, 7.3, 5.4</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	6.1	5.4	- 11.5%	--	--	--

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.

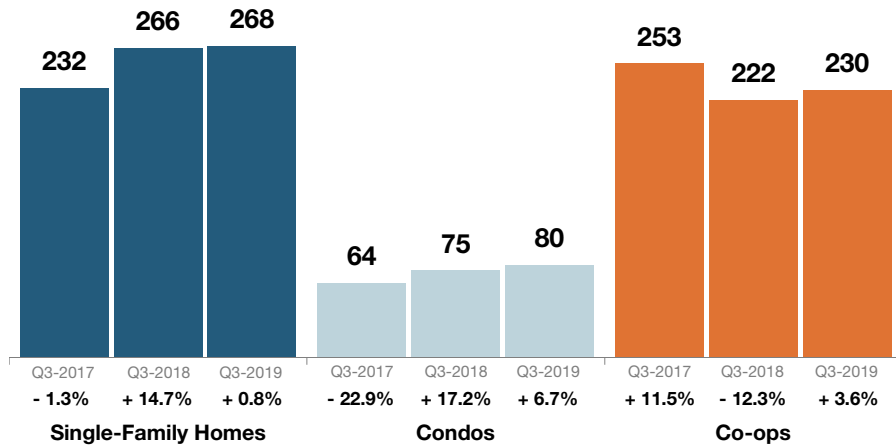


Key Metrics	Historical Sparkbars	Q3-2018	Q3-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>Q4-2016: 193, Q2-2017: 237, Q4-2017: 174, Q2-2018: 228, Q4-2018: 177, Q2-2019: 230</p>	222	230	+ 3.6%	684	711	+ 3.9%
Pending Sales	<p>Q4-2016: 137, Q2-2017: 200, Q4-2017: 148, Q2-2018: 132, Q4-2018: 138, Q2-2019: 163</p>	132	163	+ 23.5%	450	453	+ 0.7%
Closed Sales	<p>Q4-2016: 138, Q2-2017: 179, Q4-2017: 128, Q2-2018: 163, Q4-2018: 136, Q2-2019: 137</p>	163	137	- 16.0%	462	408	- 11.7%
Days on Market	<p>Q4-2016: 136, Q2-2017: 122, Q4-2017: 99, Q2-2018: 86, Q4-2018: 96, Q2-2019: 85</p>	86	85	- 1.2%	95	89	- 6.3%
Median Sales Price	<p>Q4-2016: \$164,750, Q2-2017: \$204,500, Q4-2017: \$180,000, Q2-2018: \$200,000, Q4-2018: \$194,500, Q2-2019: \$220,000</p>	\$217,000	\$220,000	+ 1.4%	\$200,000	\$204,250	+ 2.1%
Average Sales Price	<p>Q4-2016: \$195,366, Q2-2017: \$229,744, Q4-2017: \$221,844, Q2-2018: \$236,322, Q4-2018: \$241,267, Q2-2019: \$242,706</p>	\$233,073	\$242,706	+ 4.1%	\$231,148	\$233,643	+ 1.1%
Pct. of Orig. Price Received	<p>Q4-2016: 94.0%, Q2-2017: 96.6%, Q4-2017: 97.4%, Q2-2018: 96.9%, Q4-2018: 95.5%, Q2-2019: 97.0%</p>	96.9%	97.0%	+ 0.1%	96.9%	96.1%	- 0.8%
Housing Affordability Index	<p>Q4-2016: 189, Q2-2017: 155, Q4-2017: 175, Q2-2018: 138, Q4-2018: 152, Q2-2019: 137</p>	138	137	- 0.7%	150	147	- 2.0%
Inventory of Homes for Sale	<p>Q4-2016: 342, Q2-2017: 309, Q4-2017: 280, Q2-2018: 295, Q4-2018: 278, Q2-2019: 296</p>	295	296	+ 0.3%	--	--	--
Months Supply of Inventory	<p>Q4-2016: 7.3, Q2-2017: 5.9, Q4-2017: 5.1, Q2-2018: 5.4, Q4-2018: 5.5, Q2-2019: 6.0</p>	5.9	6.0	+ 1.7%	--	--	--

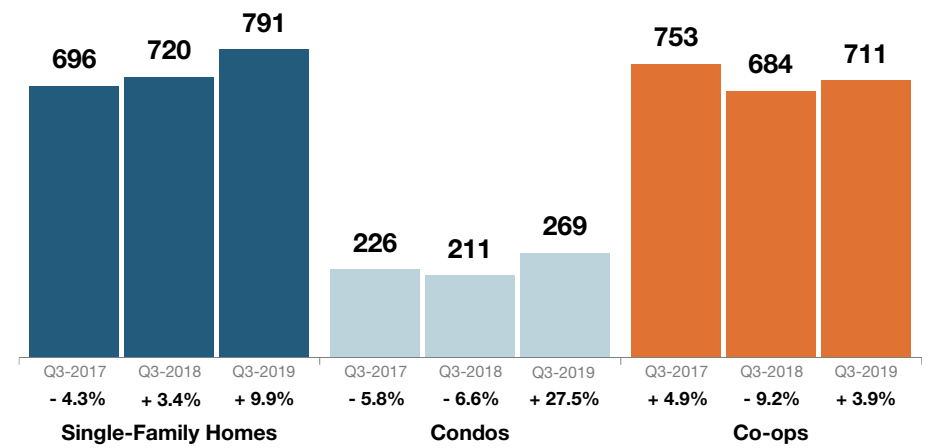
New Listings

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

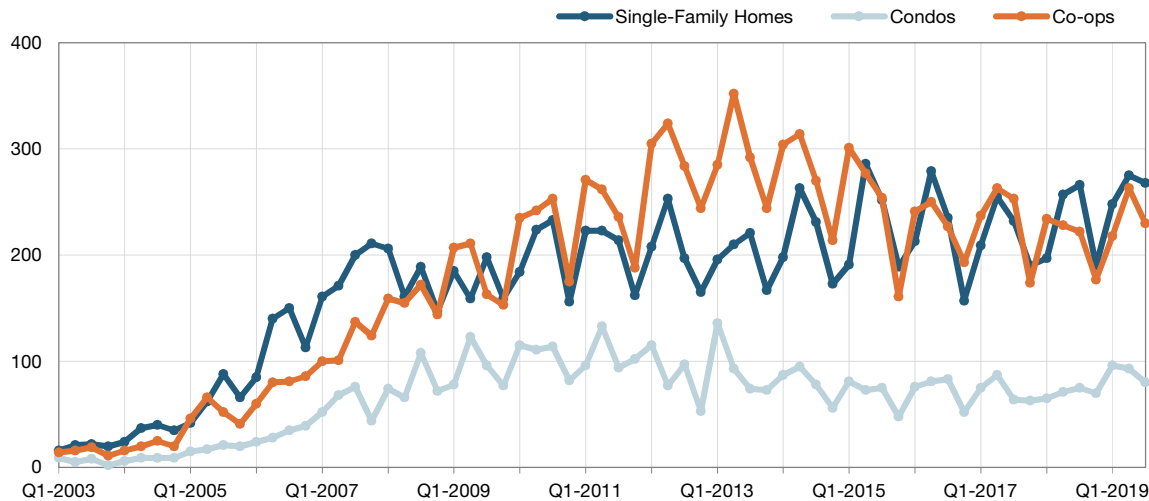
Q3-2019



Year to Date



Historical New Listings by Quarter



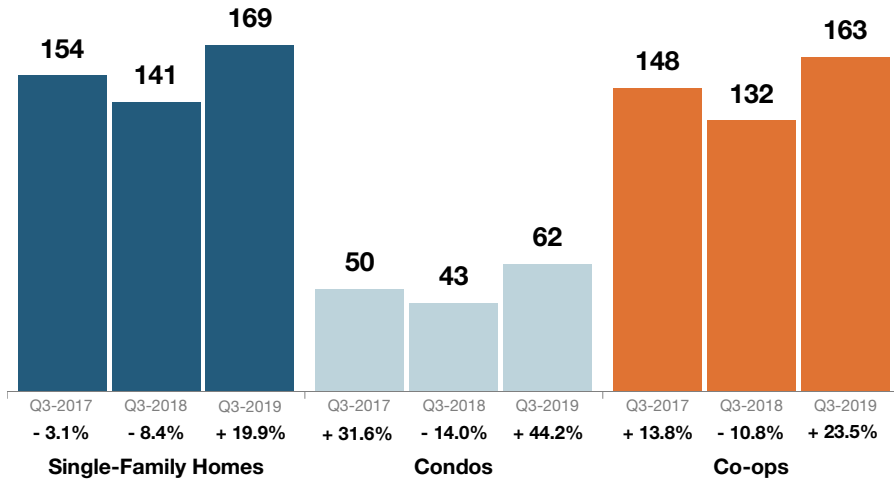
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	157	52	193
Q1-2017	209	75	237
Q2-2017	255	87	263
Q3-2017	232	64	253
Q4-2017	190	63	174
Q1-2018	197	65	234
Q2-2018	257	71	228
Q3-2018	266	75	222
Q4-2018	190	70	177
Q1-2019	248	96	218
Q2-2019	275	93	263
Q3-2019	268	80	230

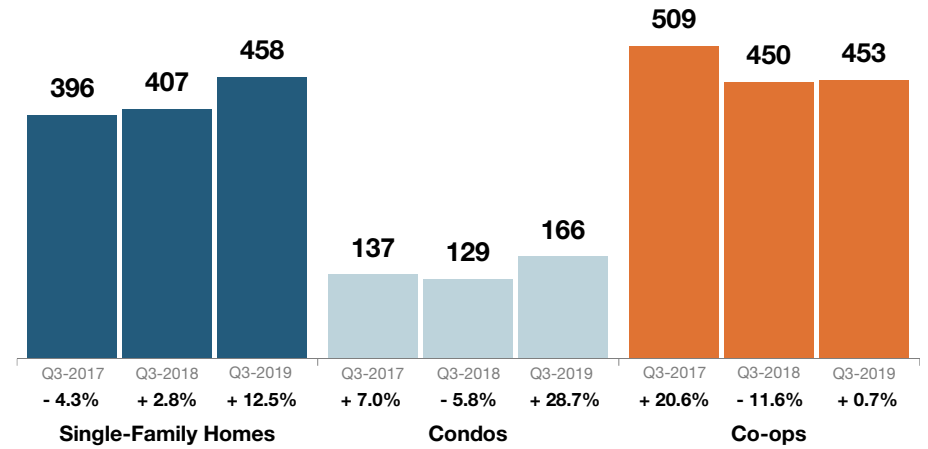
Pending Sales

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

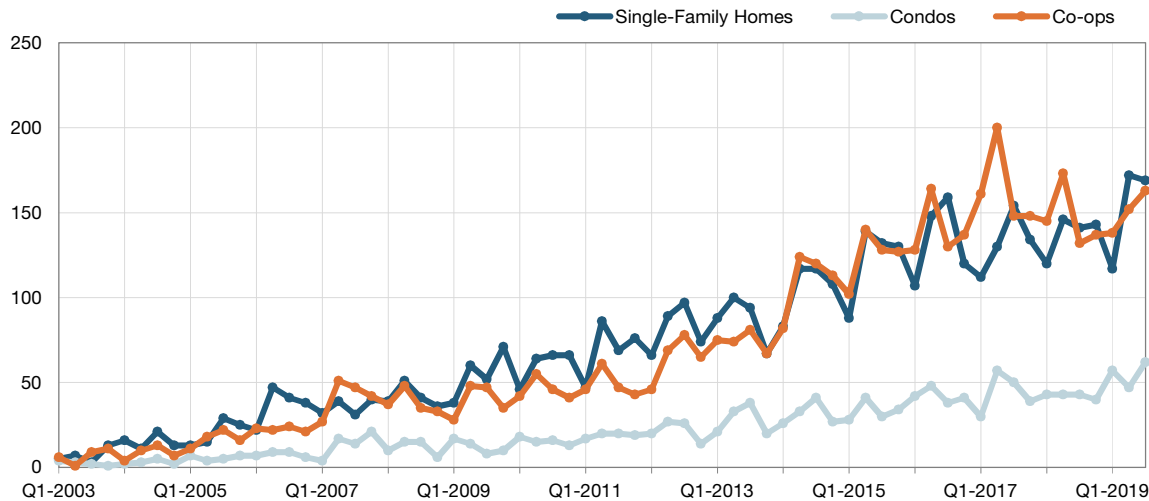
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Historical Pending Sales by Quarter



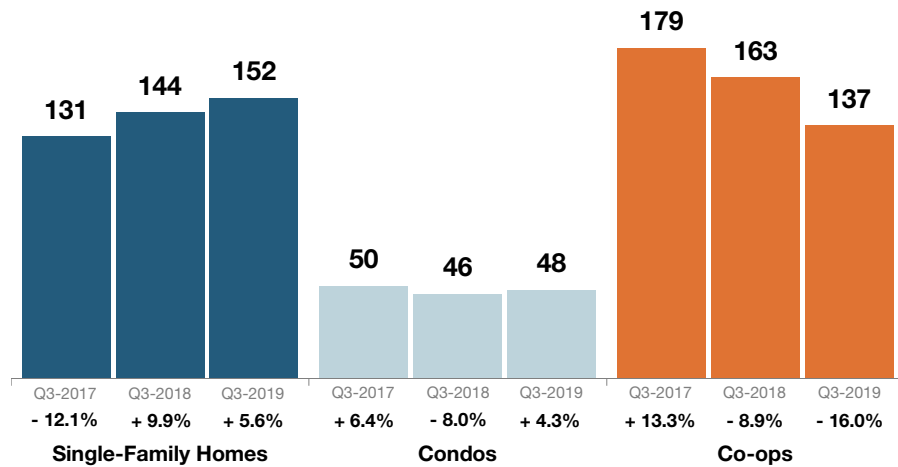
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	120	41	137
Q1-2017	112	30	161
Q2-2017	130	57	200
Q3-2017	154	50	148
Q4-2017	134	39	148
Q1-2018	120	43	145
Q2-2018	146	43	173
Q3-2018	141	43	132
Q4-2018	143	40	137
Q1-2019	117	57	138
Q2-2019	172	47	152
Q3-2019	169	62	163

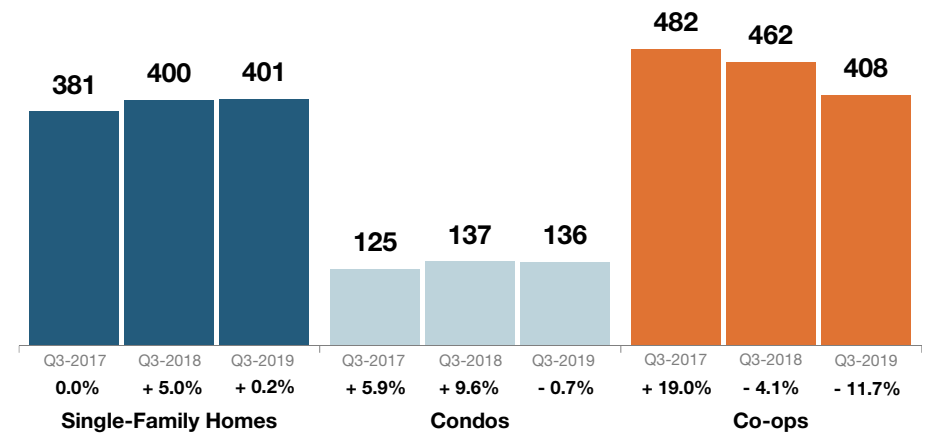
Closed Sales

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

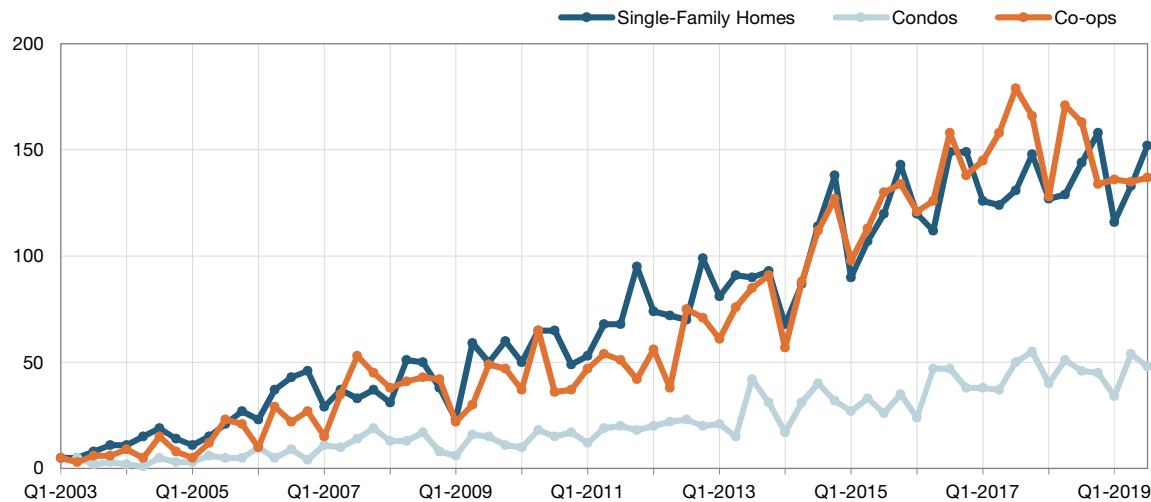
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Historical Closed Sales by Quarter



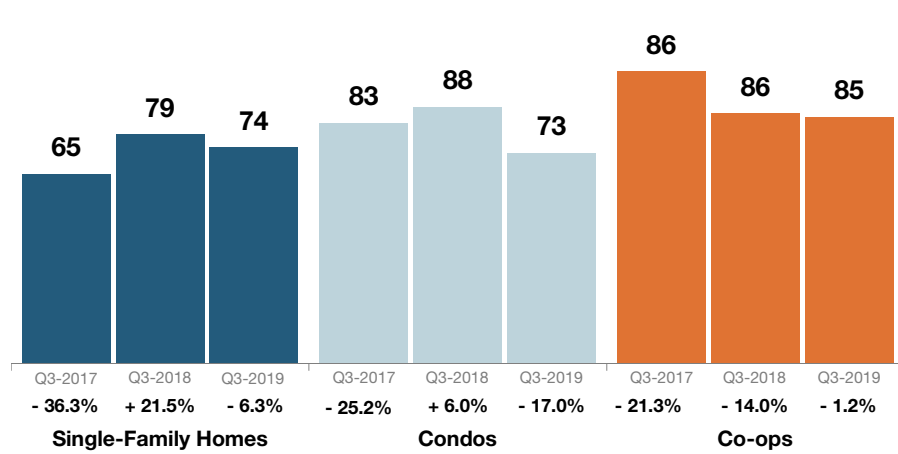
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	149	38	138
Q1-2017	126	38	145
Q2-2017	124	37	158
Q3-2017	131	50	179
Q4-2017	148	55	166
Q1-2018	127	40	128
Q2-2018	129	51	171
Q3-2018	144	46	163
Q4-2018	158	45	134
Q1-2019	116	34	136
Q2-2019	133	54	135
Q3-2019	152	48	137

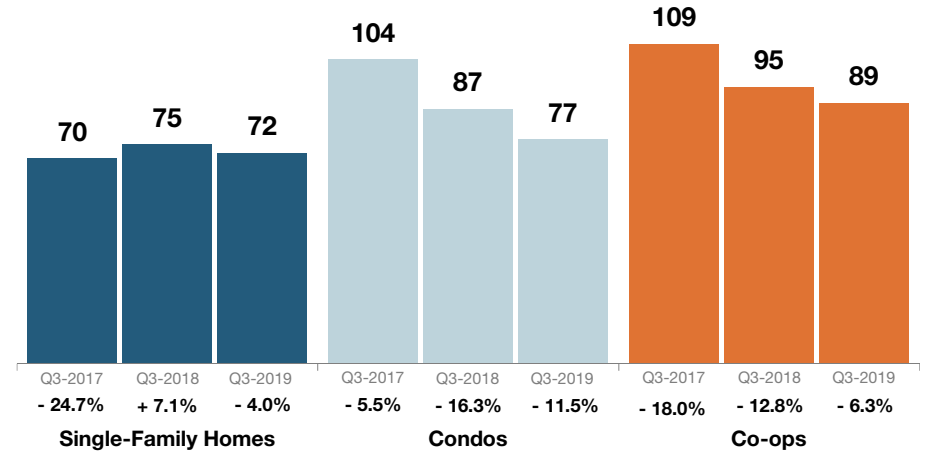
Days on Market Until Sale

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

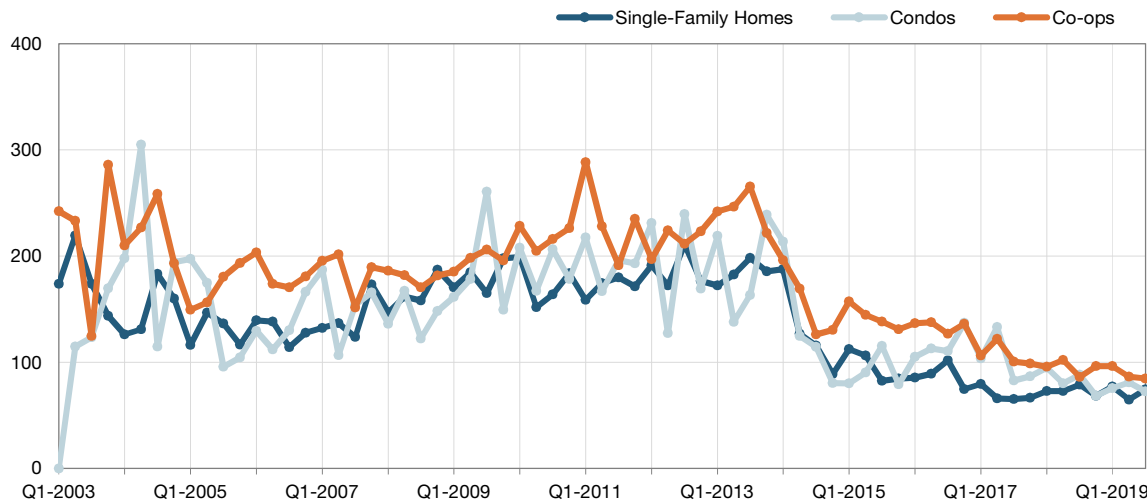
Q3-2019



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Historical Days on Market Until Sale by Quarter



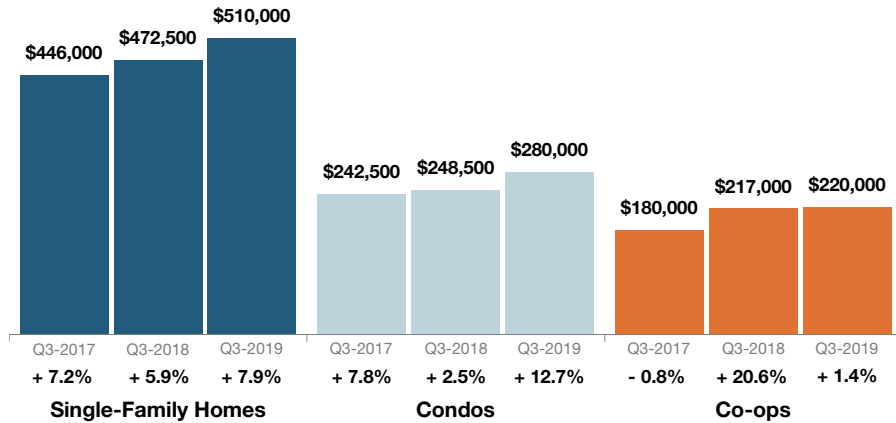
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	75	137	136
Q1-2017	79	104	106
Q2-2017	66	133	122
Q3-2017	65	83	100
Q4-2017	67	87	99
Q1-2018	73	95	96
Q2-2018	73	80	102
Q3-2018	79	88	86
Q4-2018	68	68	96
Q1-2019	77	76	96
Q2-2019	65	81	86
Q3-2019	74	73	85

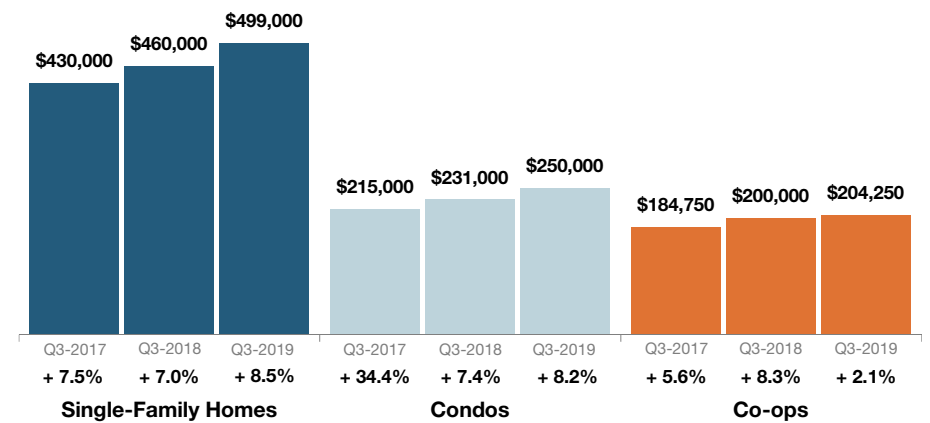
Median Sales Price

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

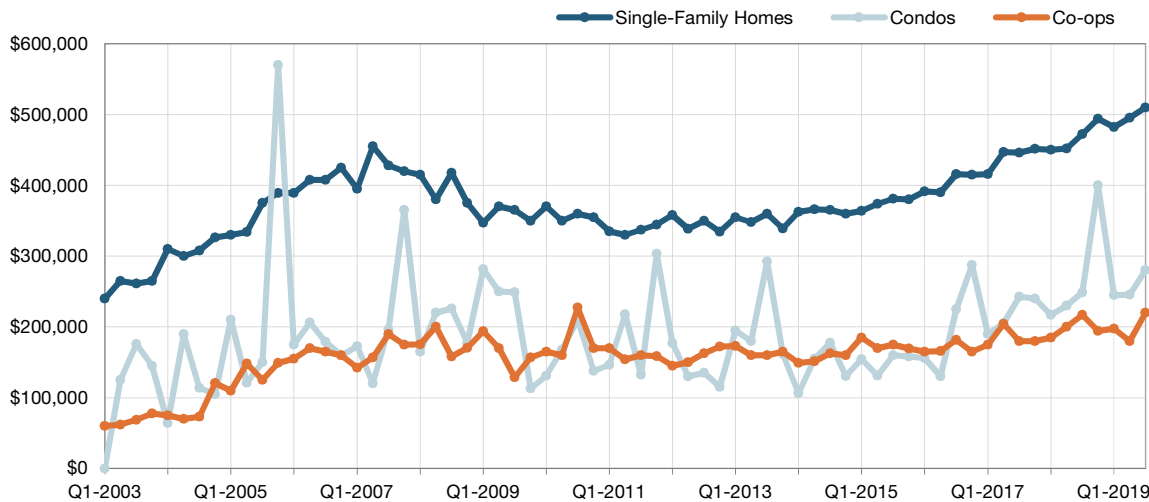
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Historical Median Sales Price by Quarter



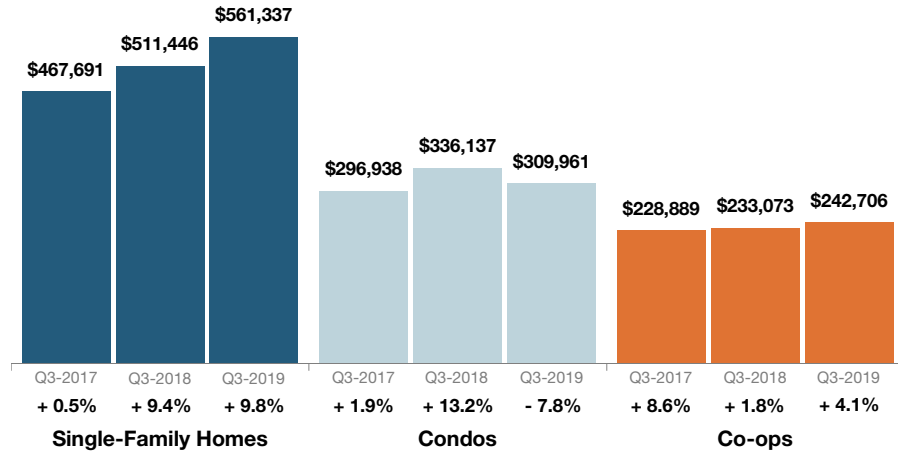
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Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	\$415,000	\$287,500	\$164,750
Q1-2017	\$416,000	\$190,000	\$175,000
Q2-2017	\$447,000	\$205,000	\$204,500
Q3-2017	\$446,000	\$242,500	\$180,000
Q4-2017	\$451,500	\$240,000	\$180,000
Q1-2018	\$450,000	\$217,000	\$185,000
Q2-2018	\$452,000	\$230,000	\$200,000
Q3-2018	\$472,500	\$248,500	\$217,000
Q4-2018	\$493,850	\$400,000	\$194,500
Q1-2019	\$482,500	\$245,000	\$197,500
Q2-2019	\$495,500	\$245,250	\$180,000
Q3-2019	\$510,000	\$280,000	\$220,000

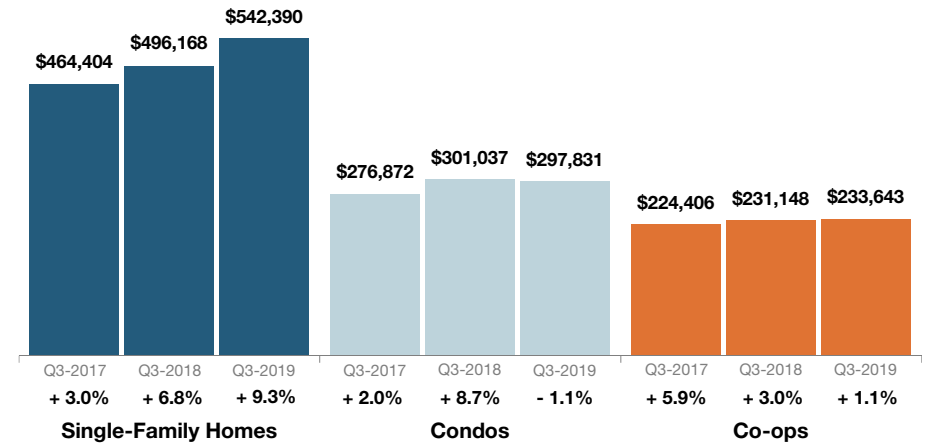
Average Sales Price

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

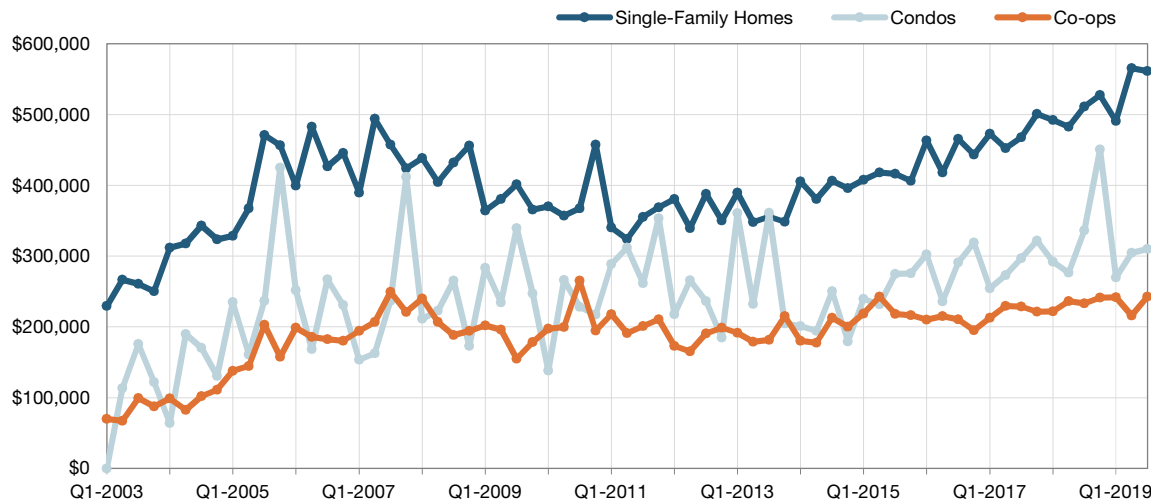
Q3-2019



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Historical Average Sales Price by Quarter



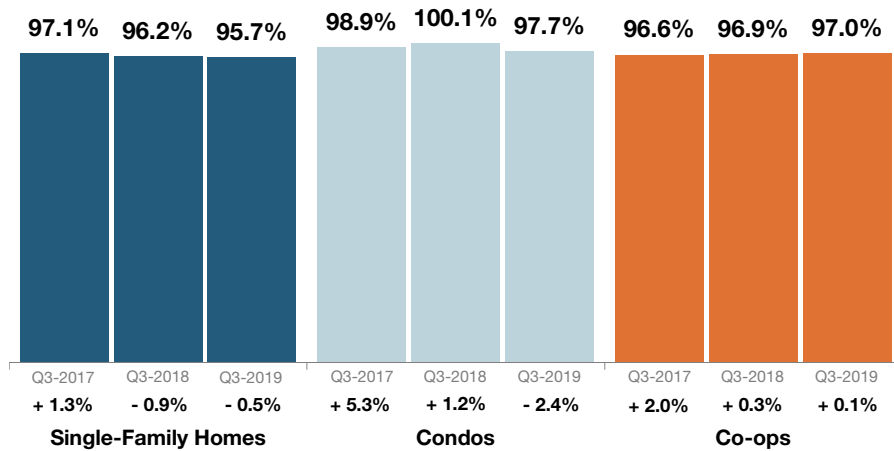
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Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	\$443,403	\$318,934	\$195,366
Q1-2017	\$472,930	\$254,345	\$213,054
Q2-2017	\$452,266	\$272,892	\$229,744
Q3-2017	\$467,691	\$296,938	\$228,889
Q4-2017	\$500,798	\$321,599	\$221,644
Q1-2018	\$492,317	\$291,808	\$221,787
Q2-2018	\$482,905	\$276,618	\$236,322
Q3-2018	\$511,446	\$336,137	\$233,073
Q4-2018	\$527,634	\$450,702	\$241,267
Q1-2019	\$491,064	\$269,897	\$241,848
Q2-2019	\$565,501	\$304,635	\$216,179
Q3-2019	\$561,337	\$309,961	\$242,706

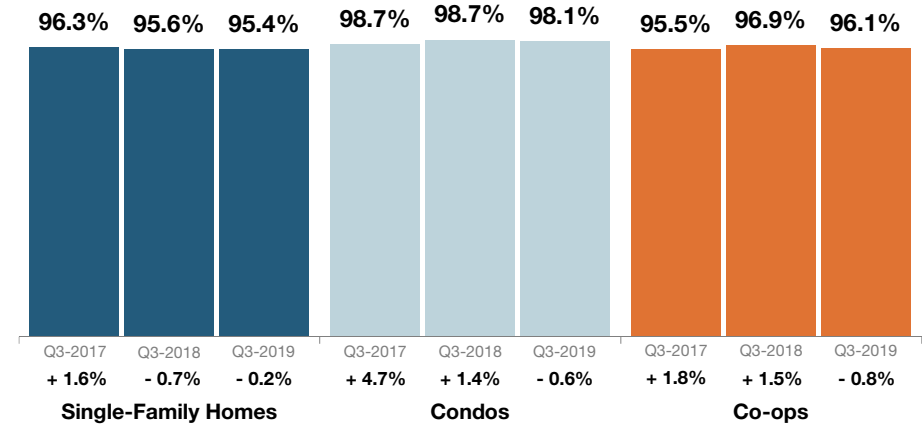
Percent of Original List Price Received

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.

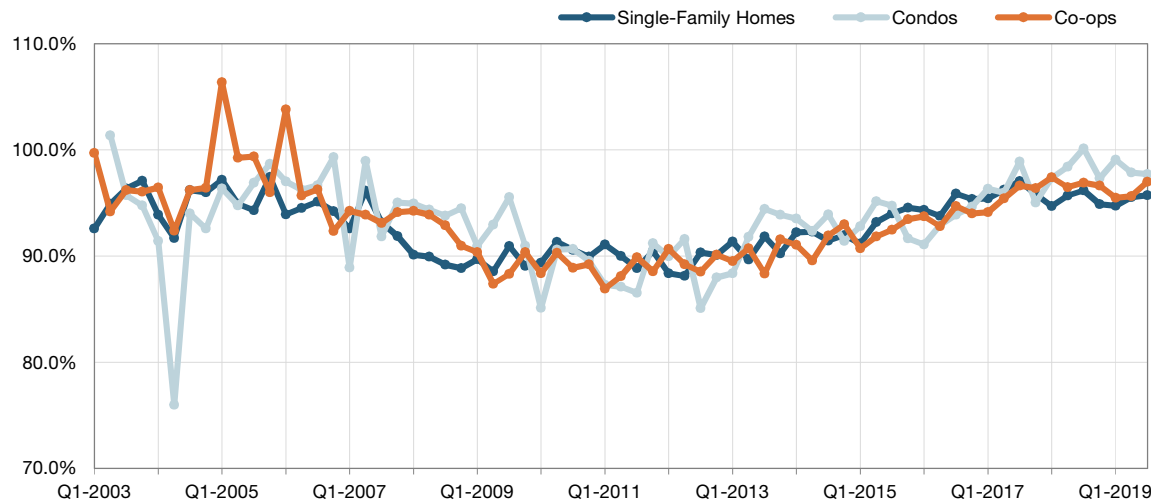
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Historical Percent of Original List Price Received by Quarter



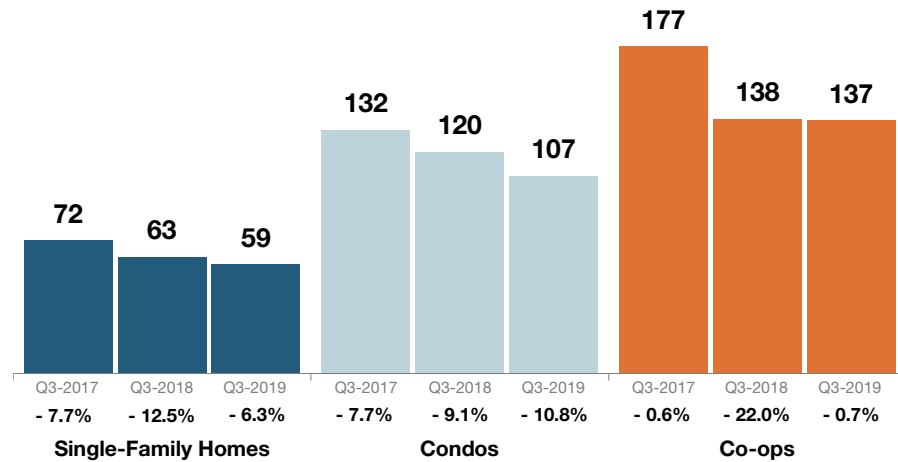
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	95.4%	94.7%	94.0%
Q1-2017	95.4%	96.3%	94.1%
Q2-2017	96.2%	96.0%	95.4%
Q3-2017	97.1%	98.9%	96.6%
Q4-2017	95.8%	95.0%	96.4%
Q1-2018	94.7%	97.4%	97.4%
Q2-2018	95.7%	98.4%	96.5%
Q3-2018	96.2%	100.1%	96.9%
Q4-2018	94.9%	97.3%	96.7%
Q1-2019	94.7%	99.1%	95.5%
Q2-2019	95.6%	97.9%	95.7%
Q3-2019	95.7%	97.7%	97.0%

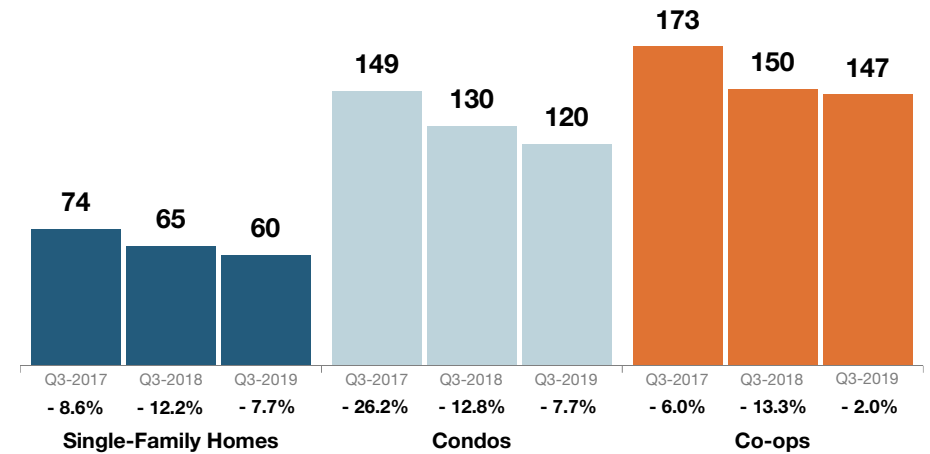
Housing Affordability Index

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.

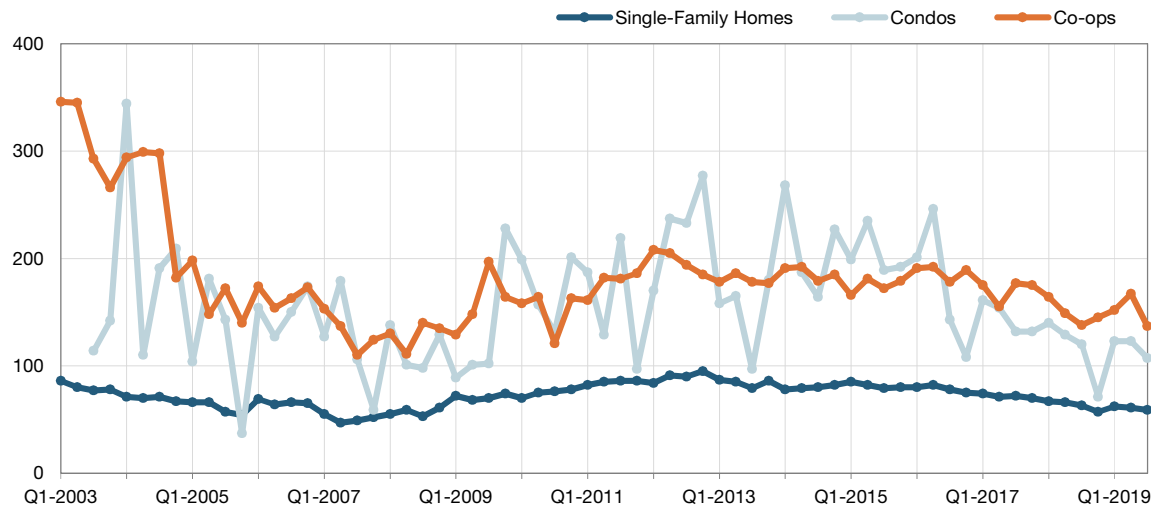
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Historical Housing Affordability Index by Quarter



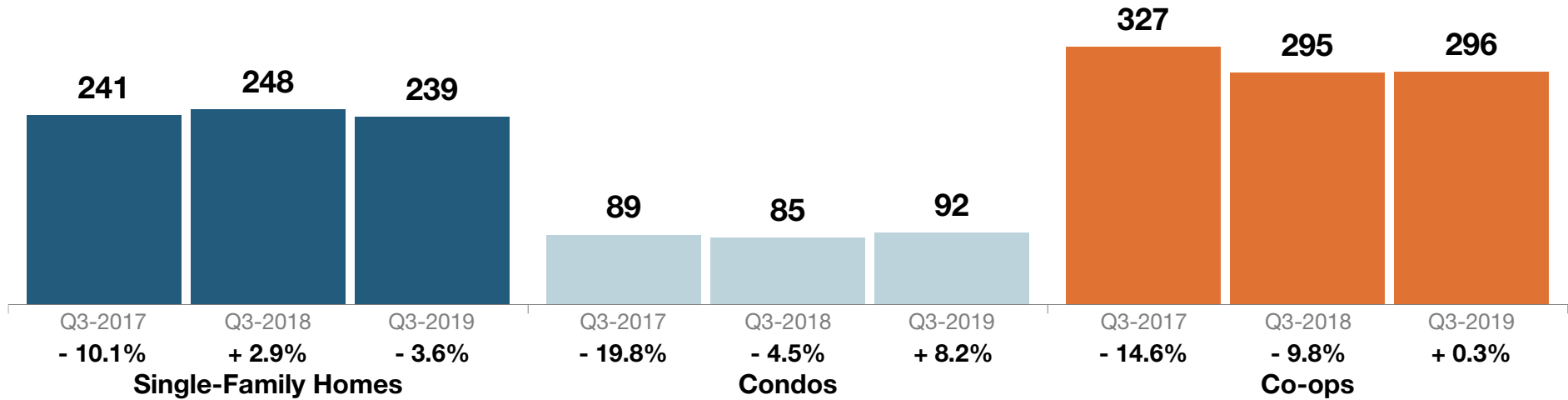
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Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	75	108	189
Q1-2017	74	161	175
Q2-2017	71	154	155
Q3-2017	72	132	177
Q4-2017	70	132	175
Q1-2018	67	140	164
Q2-2018	66	129	149
Q3-2018	63	120	138
Q4-2018	57	71	145
Q1-2019	62	123	152
Q2-2019	61	123	167
Q3-2019	59	107	137

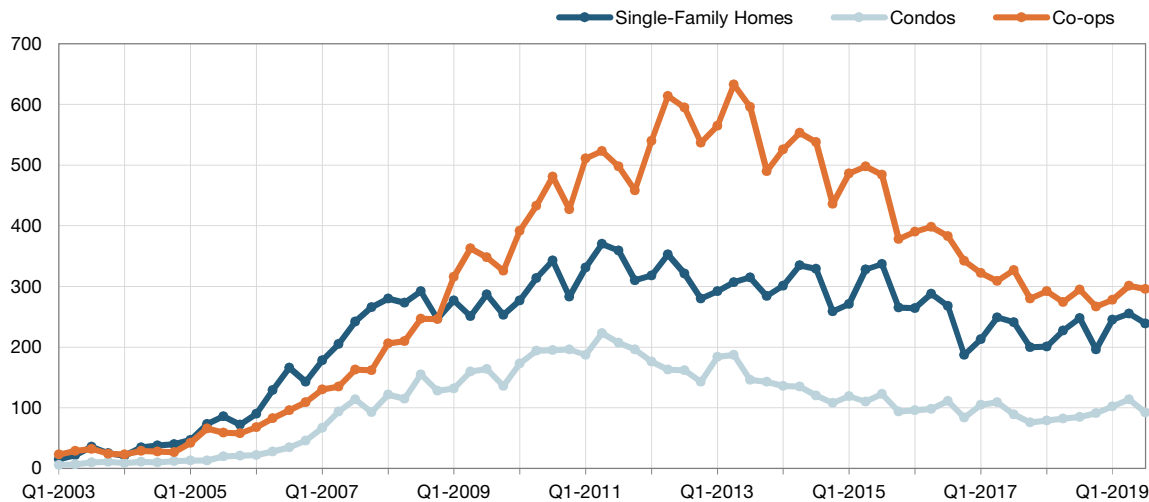
Inventory of Homes for Sale

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

Q3-2019



Historical Inventory of Homes for Sale by Quarter



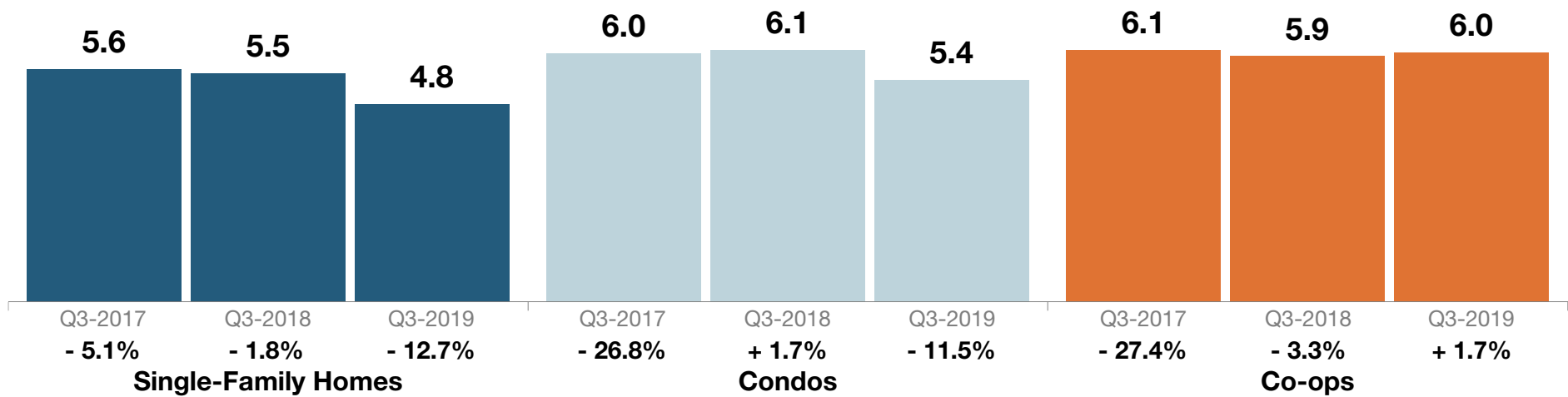
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	187	84	342
Q1-2017	213	105	322
Q2-2017	249	109	309
Q3-2017	241	89	327
Q4-2017	200	76	280
Q1-2018	201	79	292
Q2-2018	227	82	274
Q3-2018	248	85	295
Q4-2018	196	91	267
Q1-2019	245	102	278
Q2-2019	255	114	301
Q3-2019	239	92	296

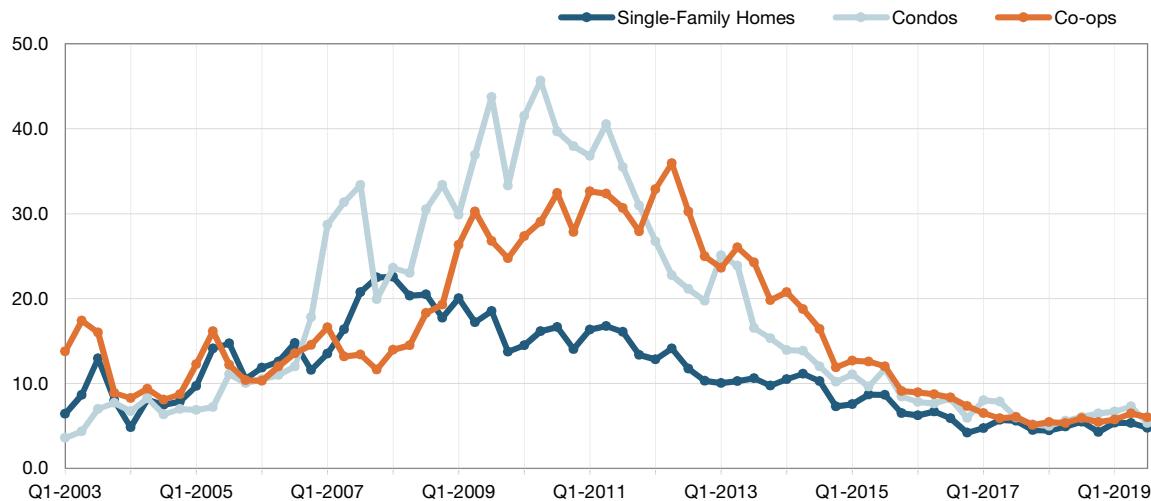
Months Supply of Inventory

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

Q3-2019



Historical Months Supply of Inventory by Quarter

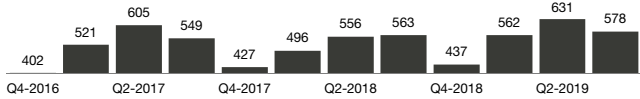
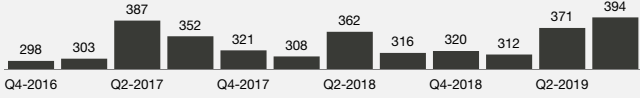
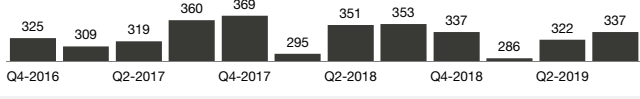
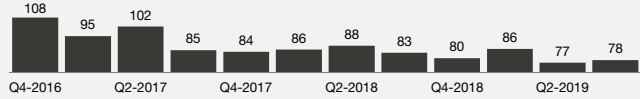
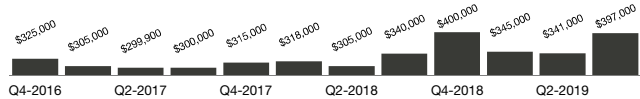
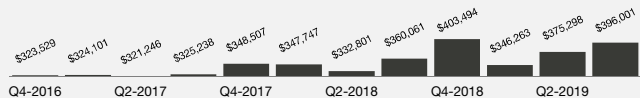
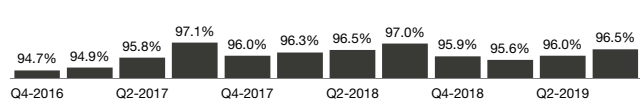
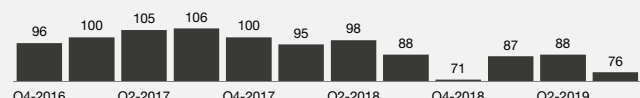
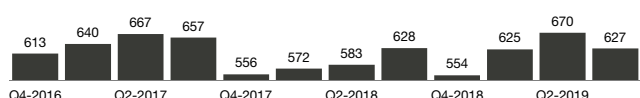
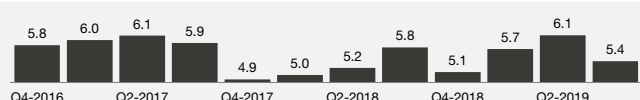


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2016	4.2	6.0	7.3
Q1-2017	4.7	8.0	6.5
Q2-2017	5.7	7.9	5.9
Q3-2017	5.6	6.0	6.1
Q4-2017	4.5	5.2	5.1
Q1-2018	4.5	5.0	5.5
Q2-2018	4.9	5.6	5.4
Q3-2018	5.5	6.1	5.9
Q4-2018	4.3	6.5	5.5
Q1-2019	5.4	6.7	5.8
Q2-2019	5.3	7.3	6.5
Q3-2019	4.8	5.4	6.0

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.

Key Metrics	Historical Sparkbars	Q3-2018	Q3-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	 <p>402, 521, 605, 549, 427, 496, 556, 563, 437, 562, 631, 578</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	563	578	+ 2.7%	1,615	1,771	+ 9.7%
Pending Sales	 <p>298, 303, 387, 352, 321, 308, 362, 316, 320, 312, 371, 394</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	316	394	+ 24.7%	986	1,077	+ 9.2%
Closed Sales	 <p>325, 309, 319, 360, 369, 295, 351, 353, 337, 286, 322, 337</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	353	337	- 4.5%	999	945	- 5.4%
Days on Market	 <p>108, 95, 102, 85, 84, 86, 88, 83, 80, 86, 77, 78</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	83	78	- 6.0%	86	80	- 7.0%
Median Sales Price	 <p>\$325,000, \$305,000, \$299,900, \$300,000, \$315,000, \$318,000, \$305,000, \$340,000, \$400,000, \$345,000, \$341,000, \$397,000</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	\$340,000	\$397,000	+ 16.8%	\$320,250	\$360,000	+ 12.4%
Average Sales Price	 <p>\$323,529, \$324,101, \$321,246, \$325,238, \$348,507, \$347,747, \$332,801, \$360,061, \$403,494, \$346,263, \$375,298, \$396,001</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	\$360,061	\$396,001	+ 10.0%	\$346,847	\$373,894	+ 7.8%
Pct. of Orig. Price Received	 <p>94.7%, 94.9%, 95.8%, 97.1%, 96.0%, 96.3%, 96.5%, 97.0%, 95.9%, 95.6%, 96.0%, 96.5%</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	97.0%	96.5%	- 0.5%	96.6%	96.1%	- 0.5%
Housing Affordability Index	 <p>96, 100, 105, 106, 100, 95, 98, 88, 71, 87, 88, 76</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	88	76	- 13.6%	93	84	- 9.7%
Inventory of Homes for Sale	 <p>613, 640, 667, 657, 556, 572, 583, 628, 554, 625, 670, 627</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	628	627	- 0.2%	--	--	--
Months Supply of Inventory	 <p>5.8, 6.0, 6.1, 5.9, 4.9, 5.0, 5.2, 5.8, 5.1, 5.7, 6.1, 5.4</p> <p>Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018, Q2-2019</p>	5.8	5.4	- 6.9%	--	--	--