

# Quarterly Indicators

## Bronx County



### Q4-2019

Buyer demand continues to be strong but with low seller activity still in many locations, total sales are lower than they would normally be in a more balanced market. While up from their recent lows a few months ago, mortgage rates end the year close to three-quarters of a percent lower than a year ago, helping offset rising home prices. While delinquency rates remain low across most debt types, including mortgages, higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

- Single-Family Closed Sales were down 7.6 percent to 146.
- Condos Closed Sales remained flat at 45.
- Co-ops Closed Sales were down 5.2 percent to 127.
- Single-Family Median Sales Price increased 1.2 percent to \$500,000.
- Condos Median Sales Price decreased 35.3 percent to \$259,000.
- Co-ops Median Sales Price increased 0.5 percent to \$195,555.

With low mortgage rates, low unemployment, and continued wage growth, home buyer activity is expected to remain healthy into the new year. New construction has been on the rise in 2019 and is expected to continue into 2020, but many experts note that the country is still not building enough new units to quench demand. It remains to be seen whether existing homeowners will be enticed to sell by higher home prices, which could finally bring the overall housing market into greater balance, and what impact the 2020 election year may have on the motivations of both buyers and sellers.

### Quarterly Snapshot

**- 5.6%**      **- 5.0%**      **- 4.6%**

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 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	Q4-2018	Q4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	<p>Q1-2017: 209, Q3-2017: 255, Q1-2018: 190, Q3-2018: 257, Q1-2019: 190, Q3-2019: 268</p>	190	189	- 0.5%	910	980	+ 7.7%
<b>Pending Sales</b>	<p>Q1-2017: 112, Q3-2017: 154, Q1-2018: 120, Q3-2018: 141, Q1-2019: 116, Q3-2019: 150</p>	141	150	+ 6.4%	548	599	+ 9.3%
<b>Closed Sales</b>	<p>Q1-2017: 126, Q3-2017: 131, Q1-2018: 127, Q3-2018: 144, Q1-2019: 116, Q3-2019: 152</p>	158	146	- 7.6%	558	548	- 1.8%
<b>Days on Market</b>	<p>Q1-2017: 79, Q3-2017: 65, Q1-2018: 73, Q3-2018: 79, Q1-2019: 77, Q3-2019: 74</p>	68	68	0.0%	73	71	- 2.7%
<b>Median Sales Price</b>	<p>Q1-2017: \$416,000, Q3-2017: \$446,000, Q1-2018: \$451,500, Q3-2018: \$472,500, Q1-2019: \$482,500, Q3-2019: \$500,000</p>	\$493,850	\$500,000	+ 1.2%	\$470,000	\$499,998	+ 6.4%
<b>Average Sales Price</b>	<p>Q1-2017: \$472,800, Q3-2017: \$467,891, Q1-2018: \$492,317, Q3-2018: \$511,446, Q1-2019: \$491,064, Q3-2019: \$513,153</p>	\$527,634	\$513,153	- 2.7%	\$505,078	\$534,450	+ 5.8%
<b>Pct. of Orig. Price Received</b>	<p>Q1-2017: 95.4%, Q3-2017: 97.1%, Q1-2018: 94.7%, Q3-2018: 96.2%, Q1-2019: 94.7%, Q3-2019: 94.9%</p>	94.9%	94.9%	0.0%	95.4%	95.3%	- 0.1%
<b>Housing Affordability Index</b>	<p>Q1-2017: 74, Q3-2017: 72, Q1-2018: 67, Q3-2018: 63, Q1-2019: 62, Q3-2019: 60</p>	57	60	+ 5.3%	60	60	0.0%
<b>Inventory of Homes for Sale</b>	<p>Q1-2017: 213, Q3-2017: 241, Q1-2018: 201, Q3-2018: 248, Q1-2019: 246, Q3-2019: 249</p>	196	200	+ 2.0%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q1-2017: 4.7, Q3-2017: 5.6, Q1-2018: 4.5, Q3-2018: 5.5, Q1-2019: 5.4, Q3-2019: 5.1</p>	4.3	4.0	- 7.0%	--	--	--

# 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	Q4-2018	Q4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		70	61	- 12.9%	281	330	+ 17.4%
<b>Pending Sales</b>		40	39	- 2.5%	168	202	+ 20.2%
<b>Closed Sales</b>		45	45	0.0%	182	182	0.0%
<b>Days on Market</b>		68	61	- 10.3%	83	73	- 12.0%
<b>Median Sales Price</b>		\$400,000	\$259,000	- 35.3%	\$249,000	\$250,075	+ 0.4%
<b>Average Sales Price</b>		\$450,702	\$358,593	- 20.4%	\$338,042	\$312,234	- 7.6%
<b>Pct. of Orig. Price Received</b>		97.3%	96.6%	- 0.7%	98.3%	97.7%	- 0.6%
<b>Housing Affordability Index</b>		71	116	+ 63.4%	114	120	+ 5.3%
<b>Inventory of Homes for Sale</b>		92	79	- 14.1%	--	--	--
<b>Months Supply of Inventory</b>		6.6	4.7	- 28.8%	--	--	--

# 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.

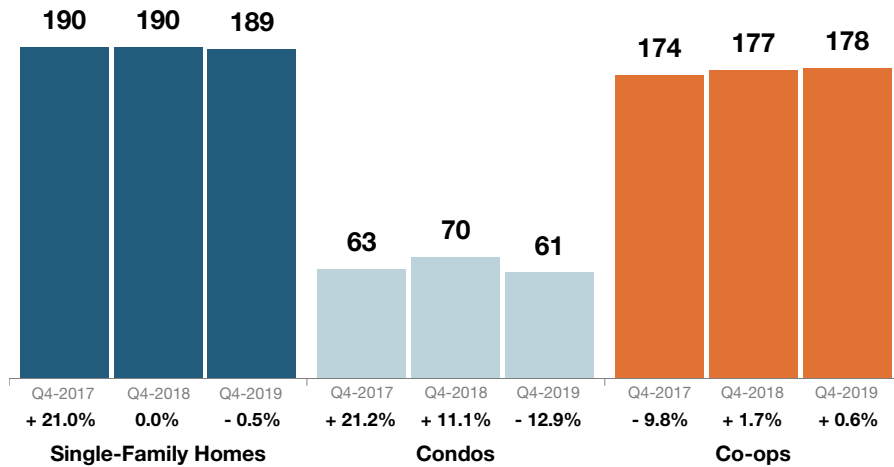


Key Metrics	Historical Sparkbars	Q4-2018	Q4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	<p>Q1-2017: 237, Q3-2017: 263, Q1-2018: 253, Q3-2018: 174, Q1-2019: 234, Q3-2019: 228, Q1-2020: 222, Q3-2020: 177, Q1-2021: 218, Q3-2021: 263, Q1-2022: 230, Q3-2022: 178</p>	177	178	+ 0.6%	861	889	+ 3.3%
<b>Pending Sales</b>	<p>Q1-2017: 161, Q3-2017: 200, Q1-2018: 148, Q3-2018: 148, Q1-2019: 145, Q3-2019: 173, Q1-2020: 132, Q3-2020: 135, Q1-2021: 138, Q3-2021: 149, Q1-2022: 141, Q3-2022: 156</p>	135	156	+ 15.6%	585	584	- 0.2%
<b>Closed Sales</b>	<p>Q1-2017: 145, Q3-2017: 158, Q1-2018: 179, Q3-2018: 166, Q1-2019: 128, Q3-2019: 171, Q1-2020: 163, Q3-2020: 134, Q1-2021: 136, Q3-2021: 136, Q1-2022: 137, Q3-2022: 127</p>	134	127	- 5.2%	596	536	- 10.1%
<b>Days on Market</b>	<p>Q1-2017: 106, Q3-2017: 122, Q1-2018: 100, Q3-2018: 99, Q1-2019: 96, Q3-2019: 102, Q1-2020: 86, Q3-2020: 96, Q1-2021: 96, Q3-2021: 86, Q1-2022: 85, Q3-2022: 87</p>	96	87	- 9.4%	95	89	- 6.3%
<b>Median Sales Price</b>	<p>Q1-2017: \$175,000, Q3-2017: \$204,500, Q1-2018: \$180,000, Q3-2018: \$180,000, Q1-2019: \$185,000, Q3-2019: \$200,000, Q1-2020: \$217,000, Q3-2020: \$194,500, Q1-2021: \$197,500, Q3-2021: \$180,000, Q1-2022: \$220,000, Q3-2022: \$195,555</p>	\$194,500	\$195,555	+ 0.5%	\$197,500	\$200,000	+ 1.3%
<b>Average Sales Price</b>	<p>Q1-2017: \$213,054, Q3-2017: \$223,744, Q1-2018: \$228,889, Q3-2018: \$221,644, Q1-2019: \$221,787, Q3-2019: \$236,322, Q1-2020: \$233,073, Q3-2020: \$241,267, Q1-2021: \$241,848, Q3-2021: \$215,038, Q1-2022: \$242,706, Q3-2022: \$237,488</p>	\$241,267	\$237,488	- 1.6%	\$233,423	\$234,232	+ 0.3%
<b>Pct. of Orig. Price Received</b>	<p>Q1-2017: 94.1%, Q3-2017: 95.4%, Q1-2018: 96.6%, Q3-2018: 96.4%, Q1-2019: 97.4%, Q3-2019: 96.5%, Q1-2020: 96.9%, Q3-2020: 96.7%, Q1-2021: 95.5%, Q3-2021: 95.6%, Q1-2022: 97.0%, Q3-2022: 97.2%</p>	96.7%	97.2%	+ 0.5%	96.8%	96.3%	- 0.5%
<b>Housing Affordability Index</b>	<p>Q1-2017: 175, Q3-2017: 155, Q1-2018: 177, Q3-2018: 175, Q1-2019: 164, Q3-2019: 149, Q1-2020: 138, Q3-2020: 145, Q1-2021: 152, Q3-2021: 167, Q1-2022: 137, Q3-2022: 154</p>	145	154	+ 6.2%	143	150	+ 4.9%
<b>Inventory of Homes for Sale</b>	<p>Q1-2017: 322, Q3-2017: 309, Q1-2018: 327, Q3-2018: 280, Q1-2019: 292, Q3-2019: 274, Q1-2020: 295, Q3-2020: 267, Q1-2021: 278, Q3-2021: 301, Q1-2022: 318, Q3-2022: 248</p>	267	248	- 7.1%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q1-2017: 6.5, Q3-2017: 5.9, Q1-2018: 6.1, Q3-2018: 5.1, Q1-2019: 5.5, Q3-2019: 5.4, Q1-2020: 5.9, Q3-2020: 5.5, Q1-2021: 5.8, Q3-2021: 6.5, Q1-2022: 6.8, Q3-2022: 5.1</p>	5.5	5.1	- 7.3%	--	--	--

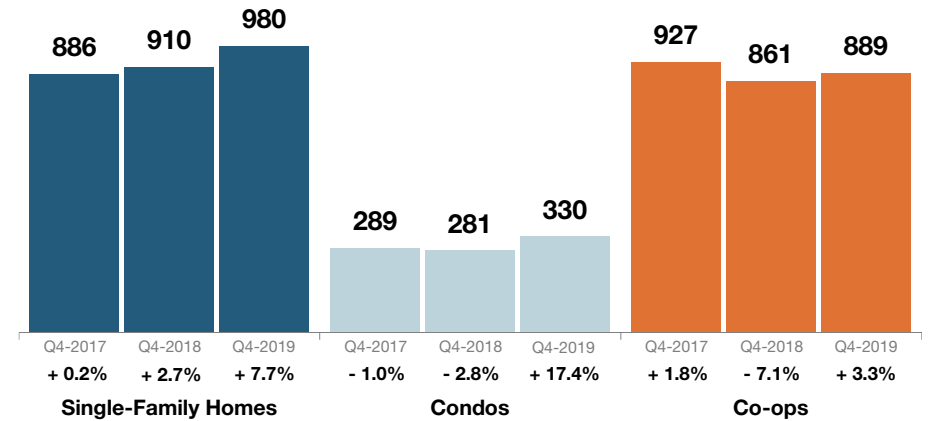
# New Listings

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

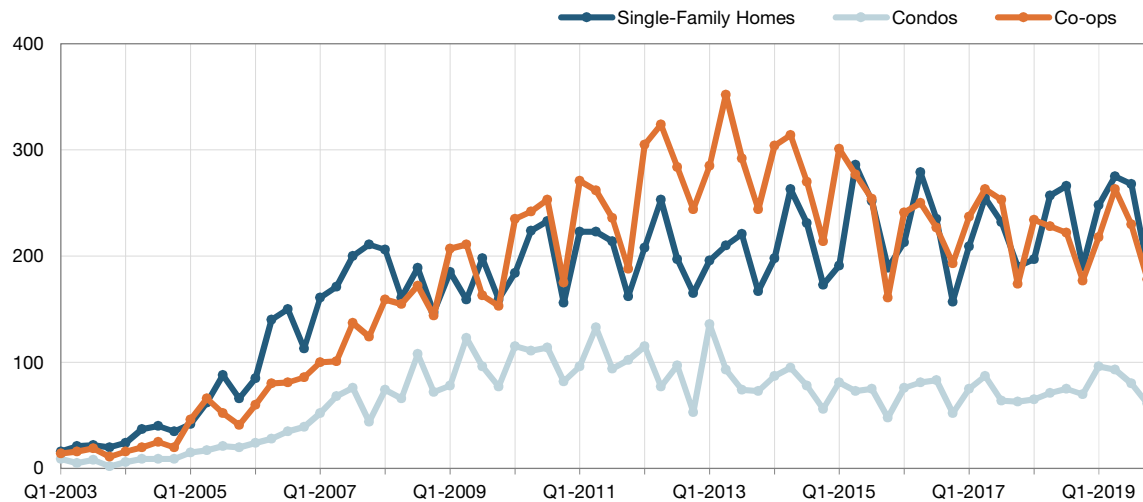
## Q4-2019



## Year to Date



## Historical New Listings by Quarter



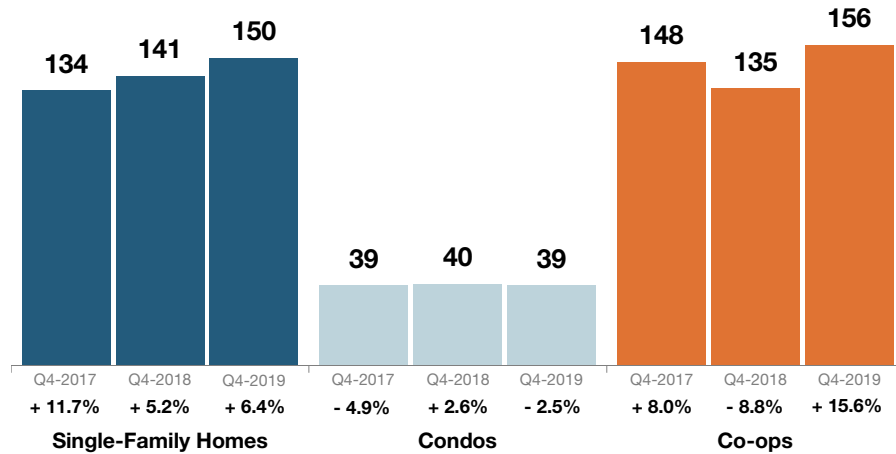
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	209	75	237
Q2-2017	255	87	263
Q3-2017	232	64	253
Q4-2017	190	63	174
Q1-2018	197	65	234
Q2-2018	257	71	228
Q3-2018	266	75	222
Q4-2018	190	70	177
Q1-2019	248	96	218
Q2-2019	275	93	263
Q3-2019	268	80	230
<b>Q4-2019</b>	<b>189</b>	<b>61</b>	<b>178</b>

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

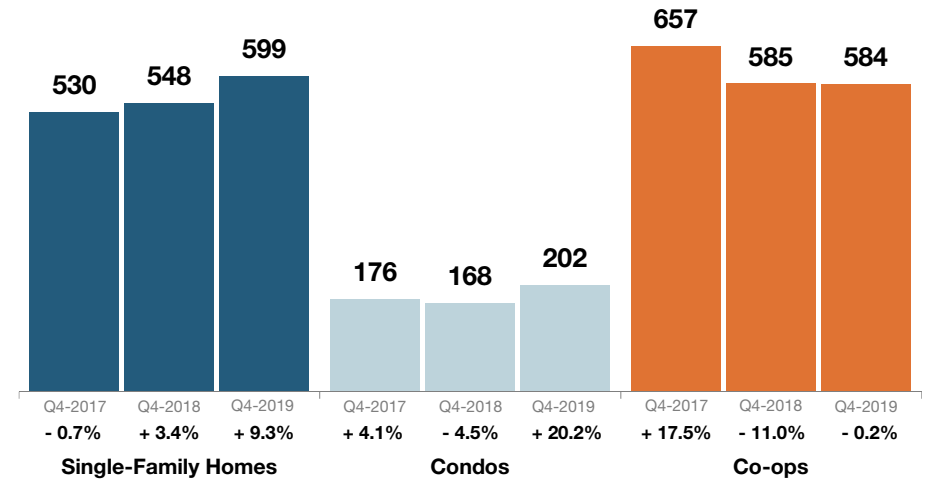
# Pending Sales

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

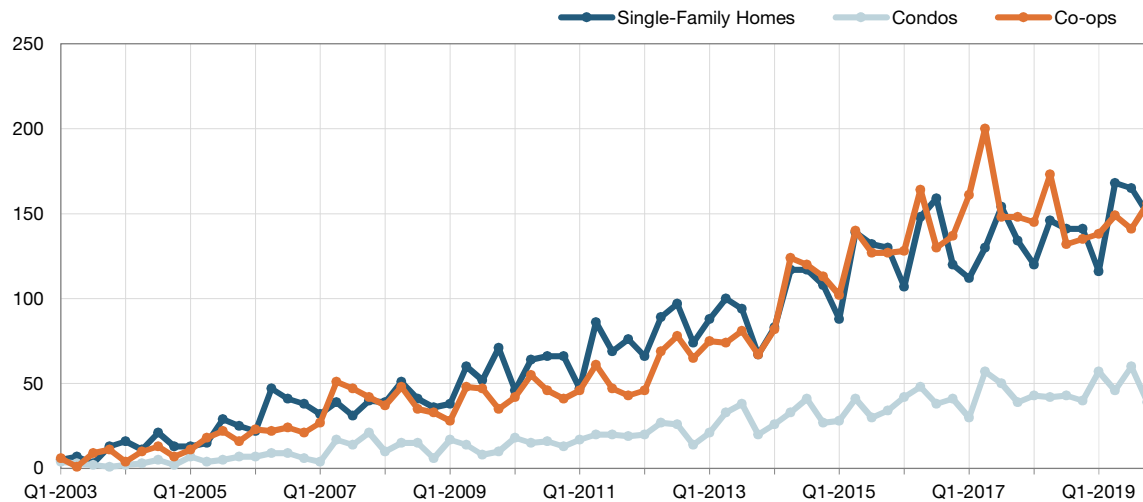
## Q4-2019



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## Historical Pending Sales by Quarter



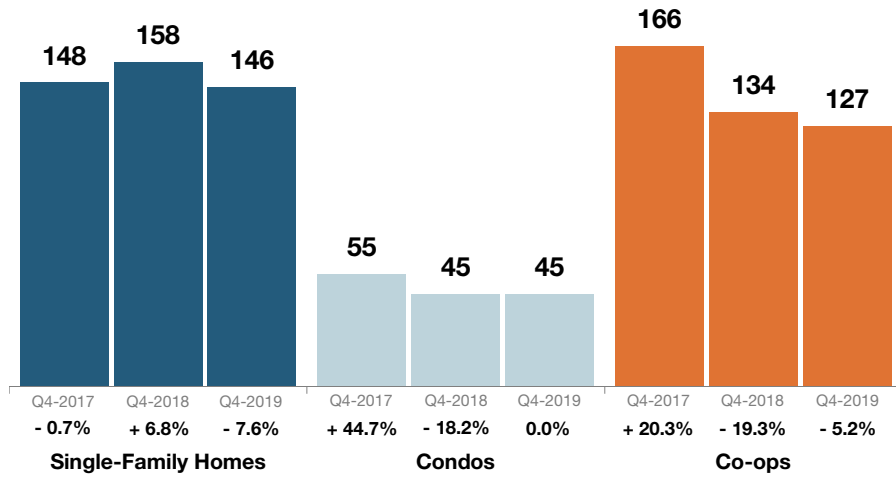
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	112	30	161
Q2-2017	130	57	200
Q3-2017	154	50	148
Q4-2017	134	39	148
Q1-2018	120	43	145
Q2-2018	146	42	173
Q3-2018	141	43	132
Q4-2018	141	40	135
Q1-2019	116	57	138
Q2-2019	168	46	149
Q3-2019	165	60	141
<b>Q4-2019</b>	<b>150</b>	<b>39</b>	<b>156</b>

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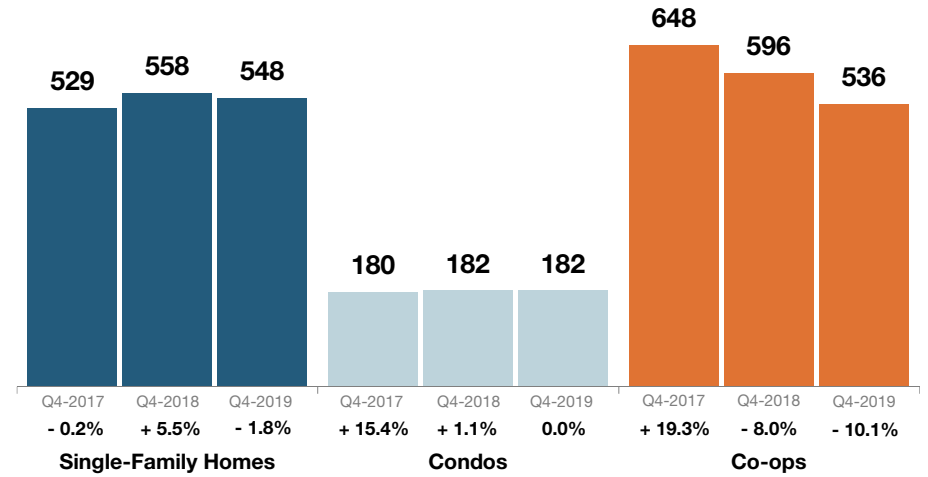
# Closed Sales

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

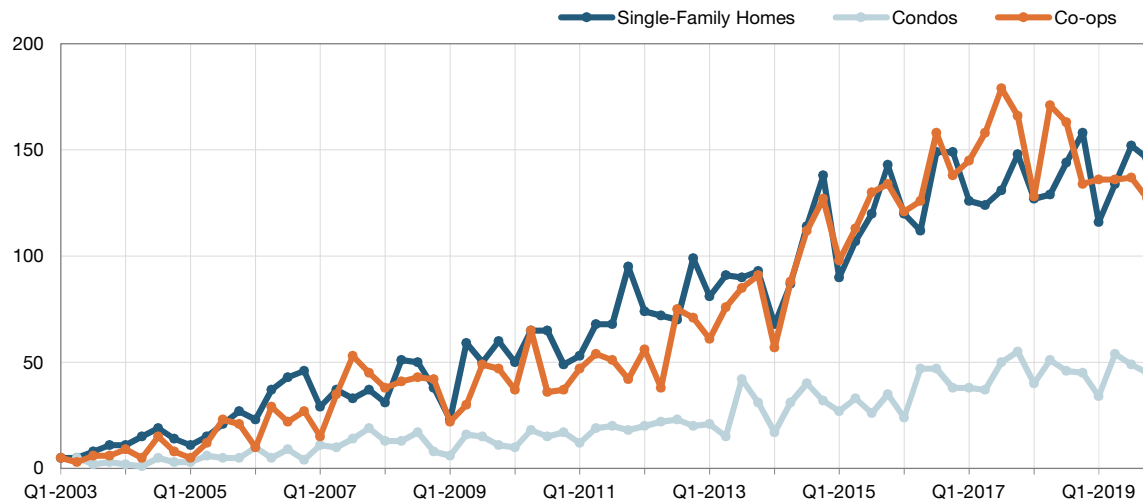
## Q4-2019



## Year to Date



## Historical Closed Sales by Quarter



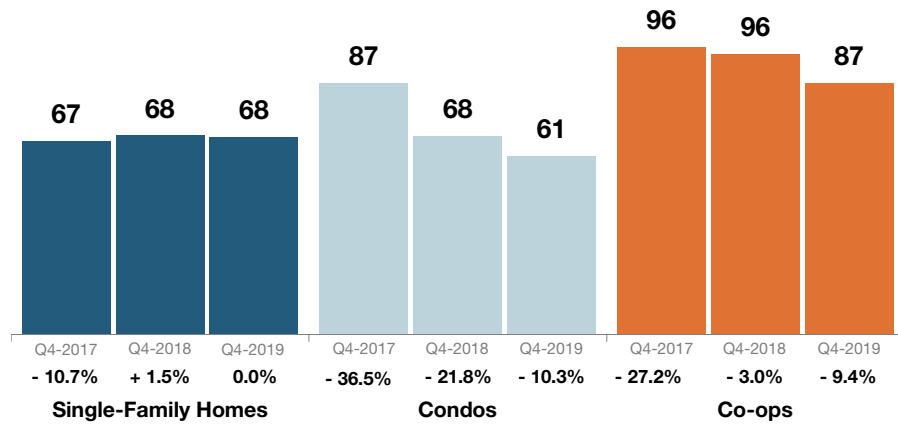
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	134	54	136
Q3-2019	152	49	137
<b>Q4-2019</b>	<b>146</b>	<b>45</b>	<b>127</b>

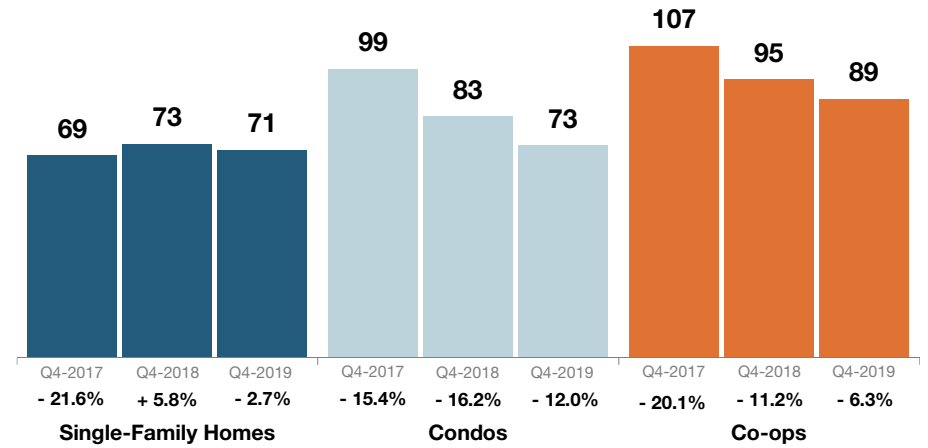
# Days on Market Until Sale

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

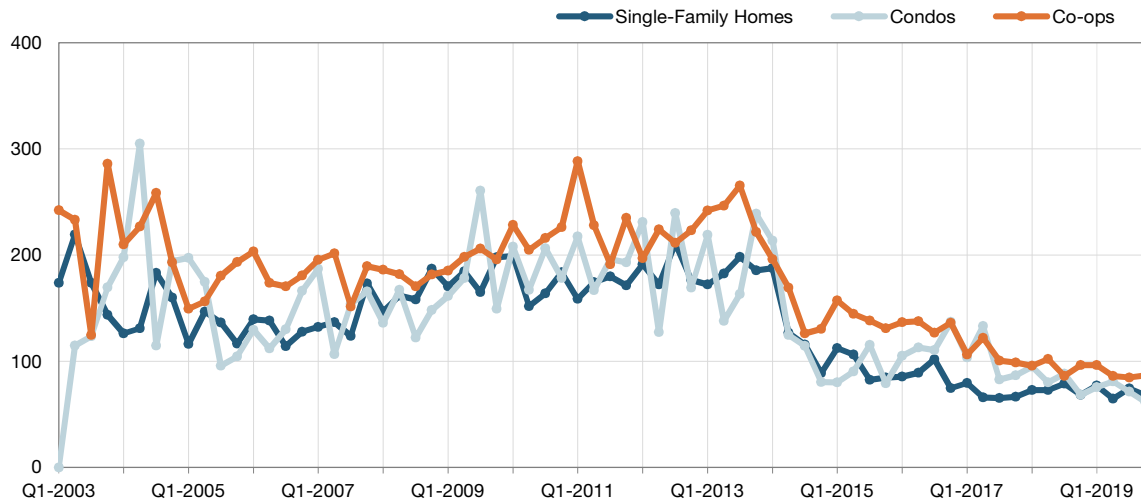
## Q4-2019



## 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.

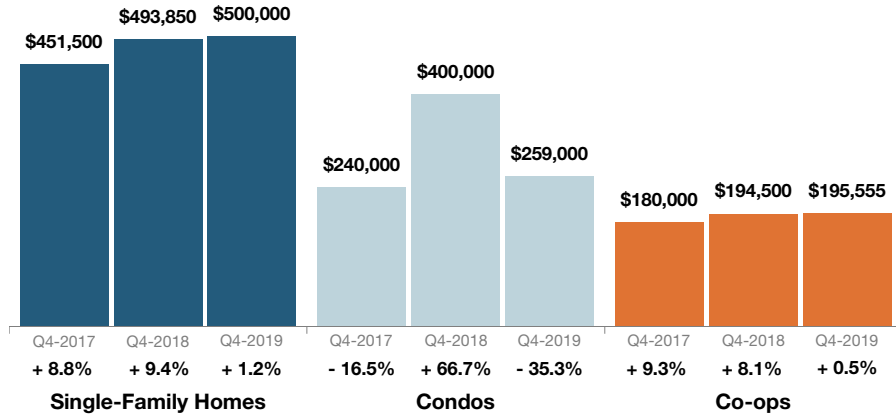
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	79	104	106
Q2-2017	66	133	122
Q3-2017	65	83	100
Q4-2017	67	87	99
Q1-2018	73	95	96
Q2-2018	73	80	102
Q3-2018	79	88	86
Q4-2018	68	68	96
Q1-2019	77	76	96
Q2-2019	65	81	86
Q3-2019	74	71	85
<b>Q4-2019</b>	<b>68</b>	<b>61</b>	<b>87</b>



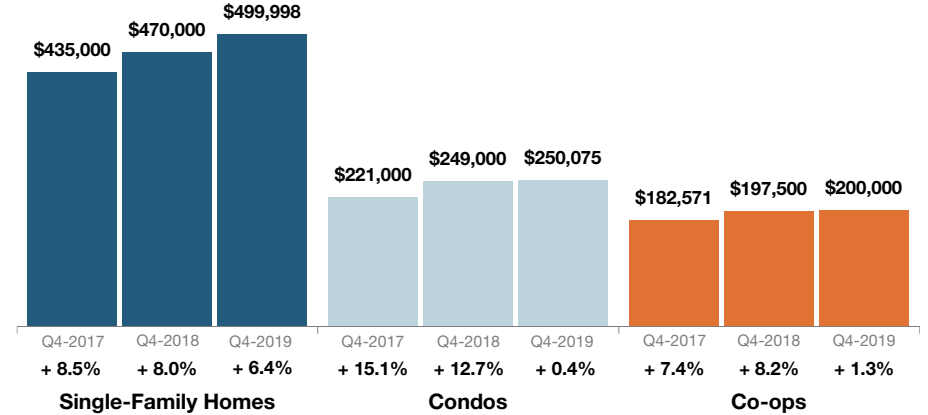
# Median Sales Price

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

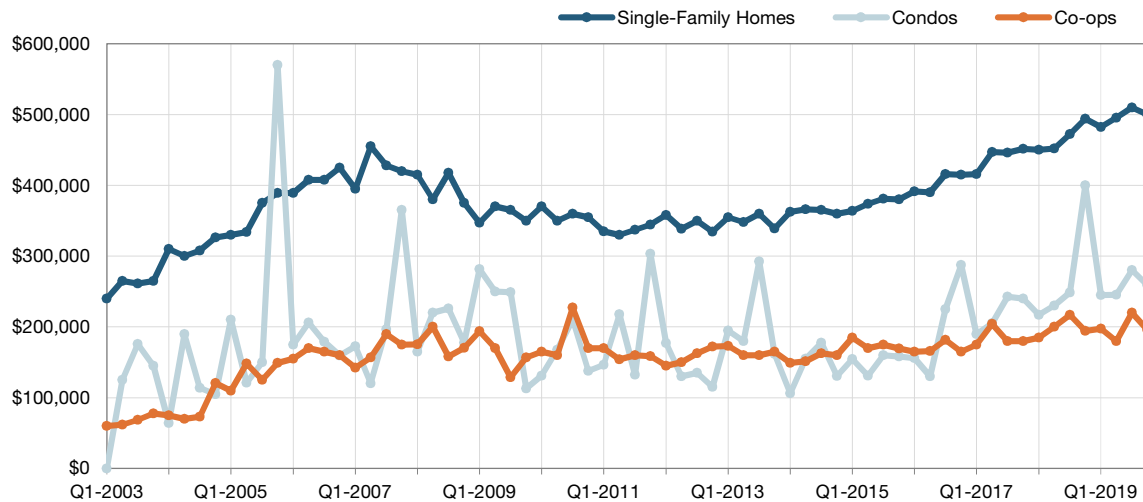
## Q4-2019



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## Historical Median Sales Price by Quarter



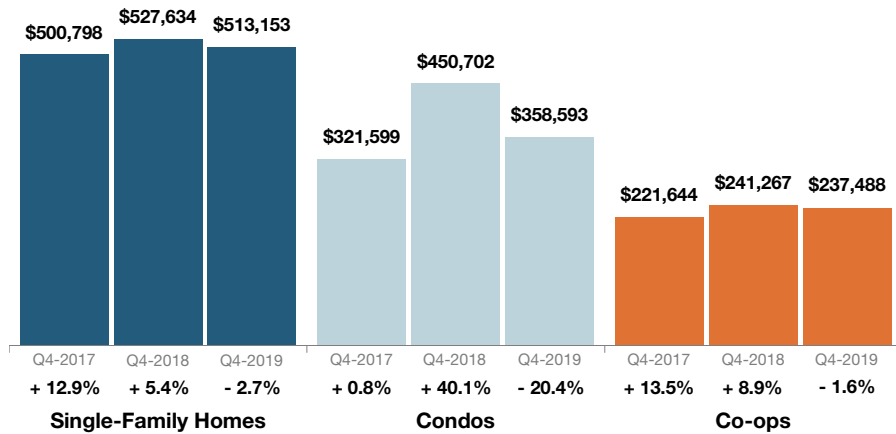
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	\$416,000	\$190,000	\$175,000
Q2-2017	\$447,000	\$205,000	\$204,500
Q3-2017	\$446,000	\$242,500	\$180,000
Q4-2017	\$451,500	\$240,000	\$180,000
Q1-2018	\$450,000	\$217,000	\$185,000
Q2-2018	\$452,000	\$230,000	\$200,000
Q3-2018	\$472,500	\$248,500	\$217,000
Q4-2018	\$493,850	\$400,000	\$194,500
Q1-2019	\$482,500	\$245,000	\$197,500
Q2-2019	\$495,250	\$245,250	\$180,000
Q3-2019	\$510,000	\$280,000	\$220,000
<b>Q4-2019</b>	<b>\$500,000</b>	<b>\$259,000</b>	<b>\$195,555</b>

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

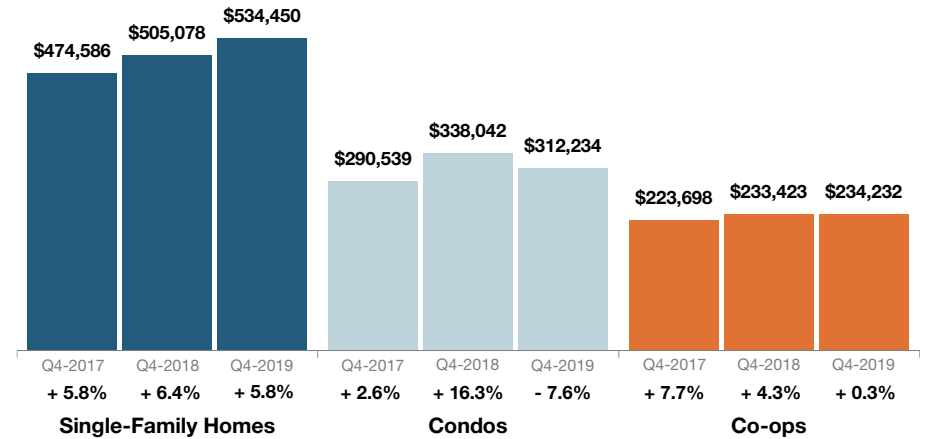
# Average Sales Price

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

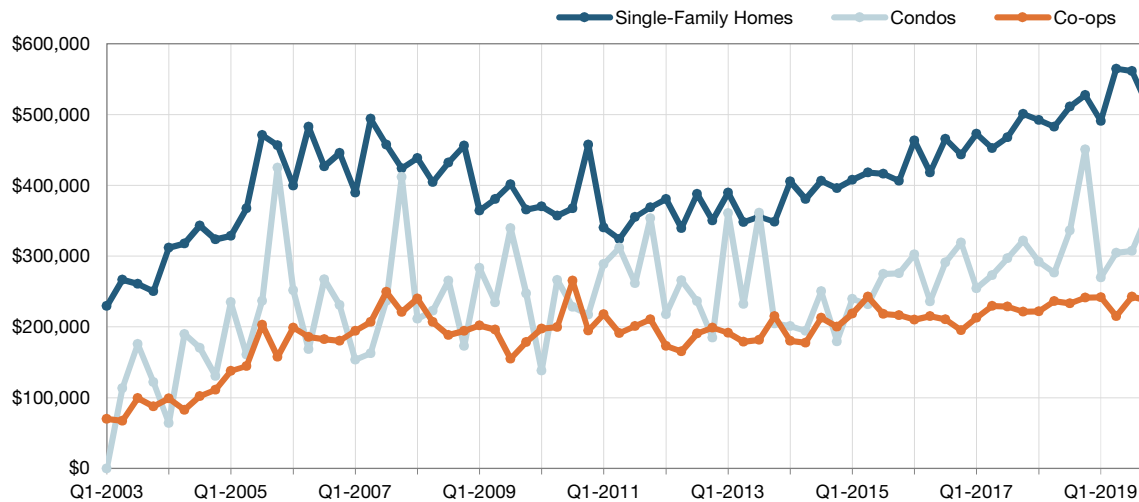
## Q4-2019



## Year to Date



## Historical Average Sales Price by Quarter



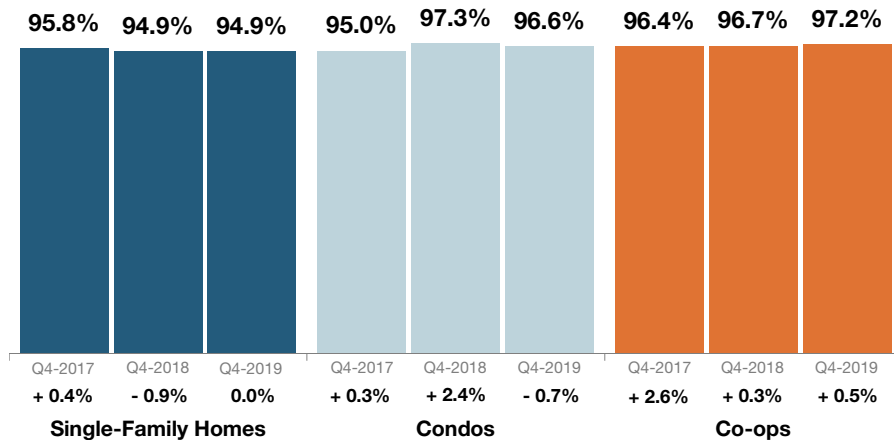
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	\$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	\$564,713	\$304,635	\$215,038
Q3-2019	\$561,337	\$307,411	\$242,706
<b>Q4-2019</b>	<b>\$513,153</b>	<b>\$358,593</b>	<b>\$237,488</b>

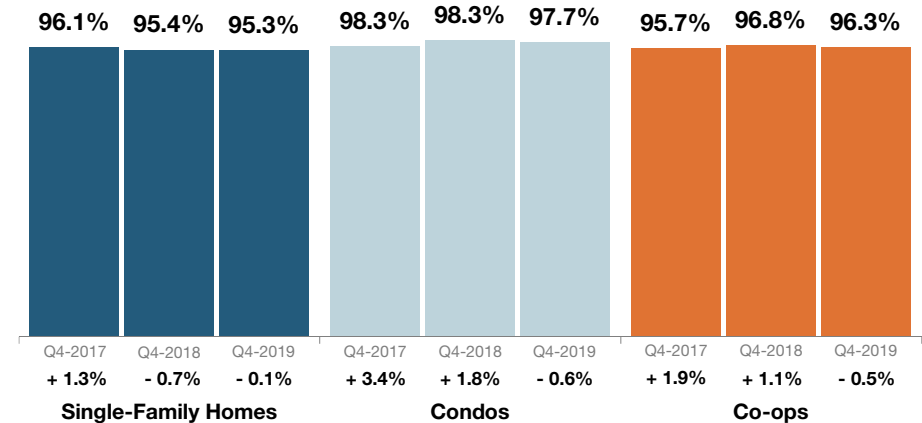
# Percent of Original List Price Received

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.

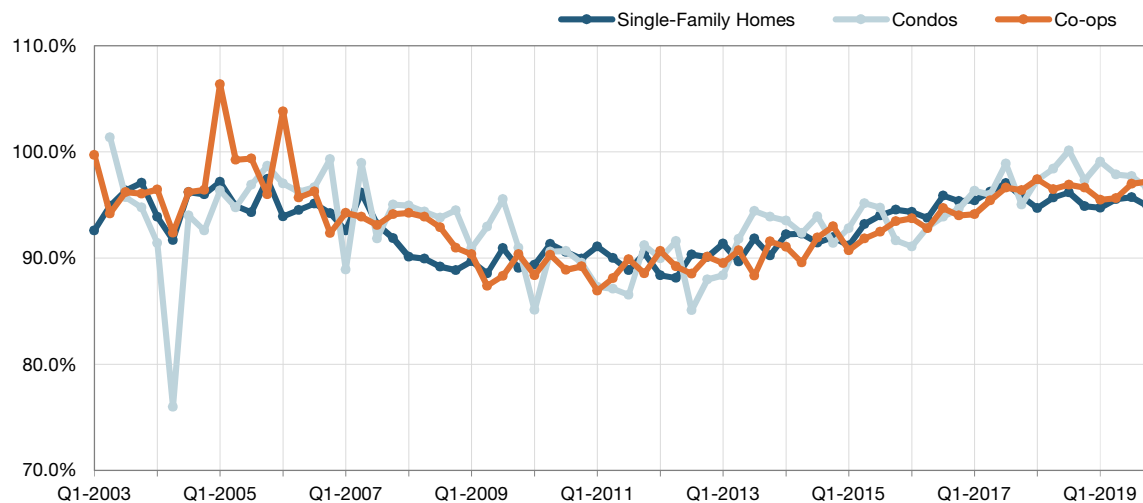
## Q4-2019



## Year to Date



## Historical Percent of Original List Price Received by Quarter



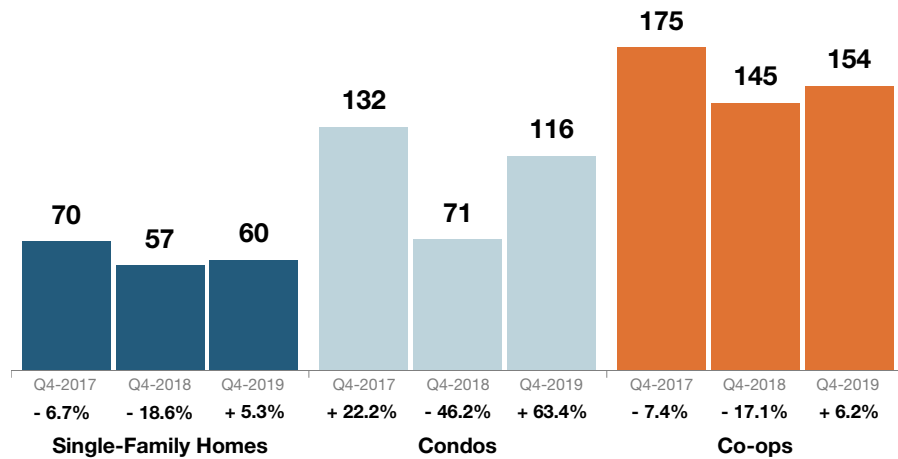
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	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	95.5%	97.9%	95.6%
Q3-2019	95.7%	97.7%	97.0%
<b>Q4-2019</b>	<b>94.9%</b>	<b>96.6%</b>	<b>97.2%</b>

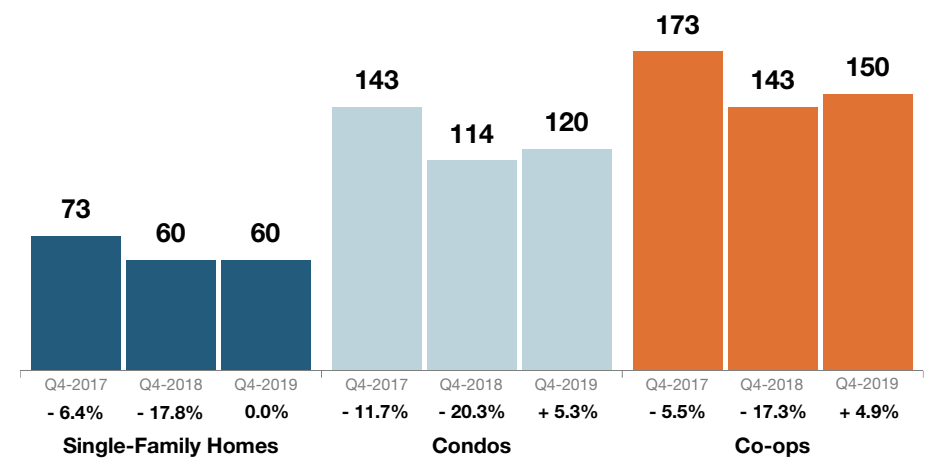
# Housing Affordability Index

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.

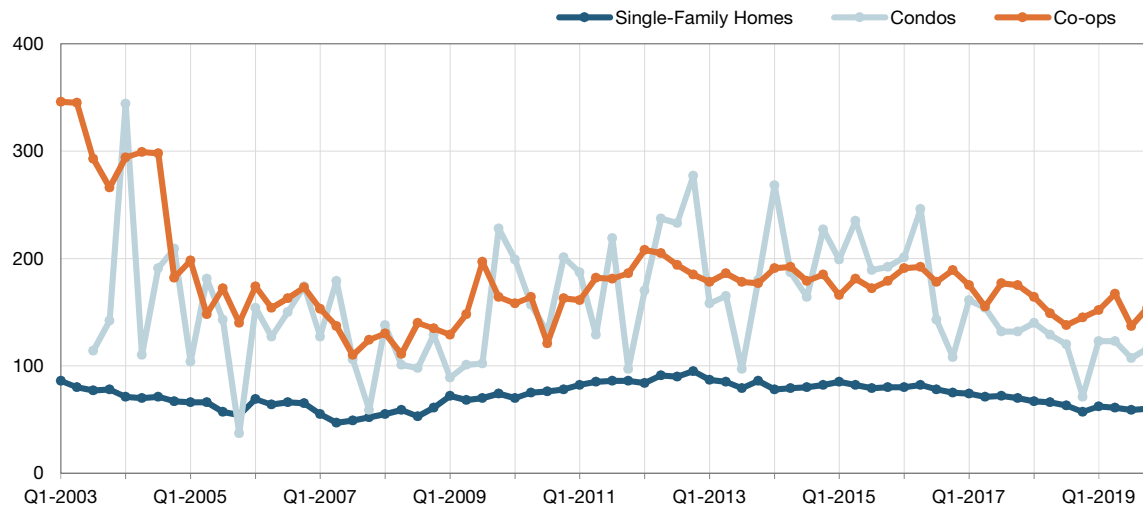
## Q4-2019



## Year to Date



## Historical Housing Affordability Index by Quarter



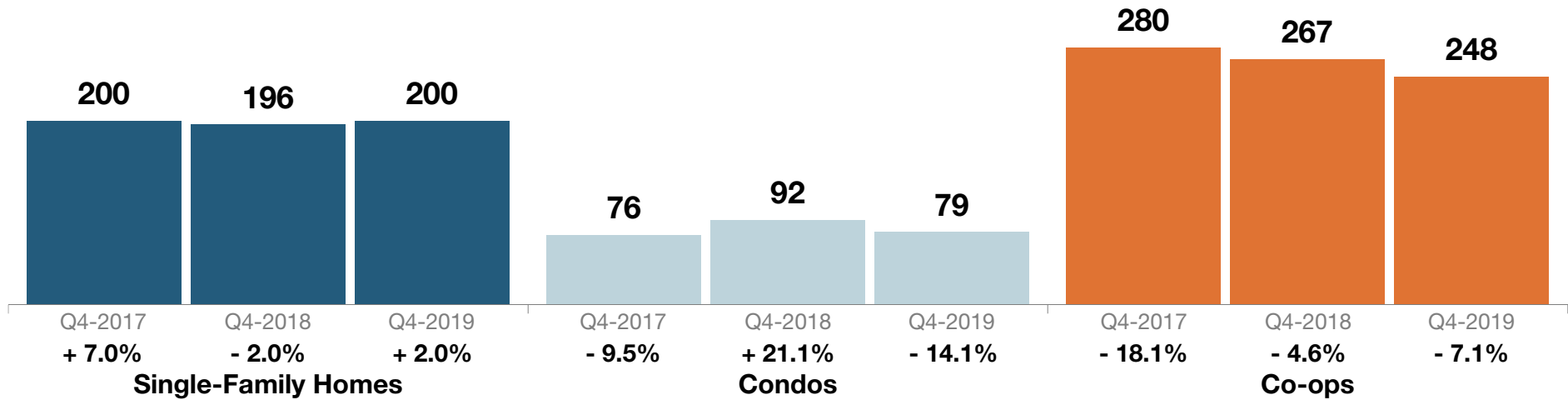
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Quarter	Single-Family Homes	Condos	Co-ops
Q1-2017	74	161	175
Q2-2017	71	154	155
Q3-2017	72	132	177
Q4-2017	70	132	175
Q1-2018	67	140	164
Q2-2018	66	129	149
Q3-2018	63	120	138
Q4-2018	57	71	145
Q1-2019	62	123	152
Q2-2019	61	123	167
Q3-2019	59	107	137
<b>Q4-2019</b>	<b>60</b>	<b>116</b>	<b>154</b>

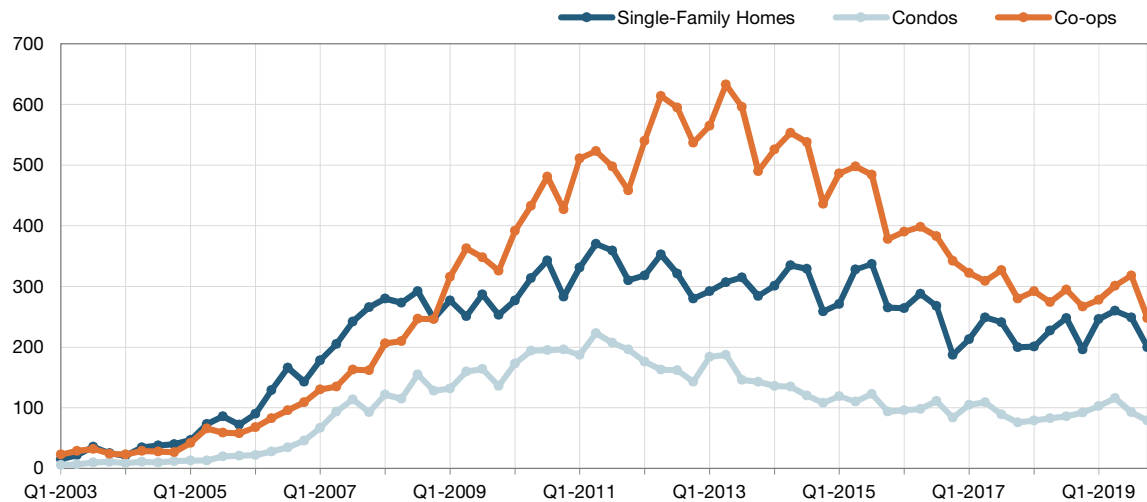
# Inventory of Homes for Sale

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

## Q4-2019



## Historical Inventory of Homes for Sale by Quarter



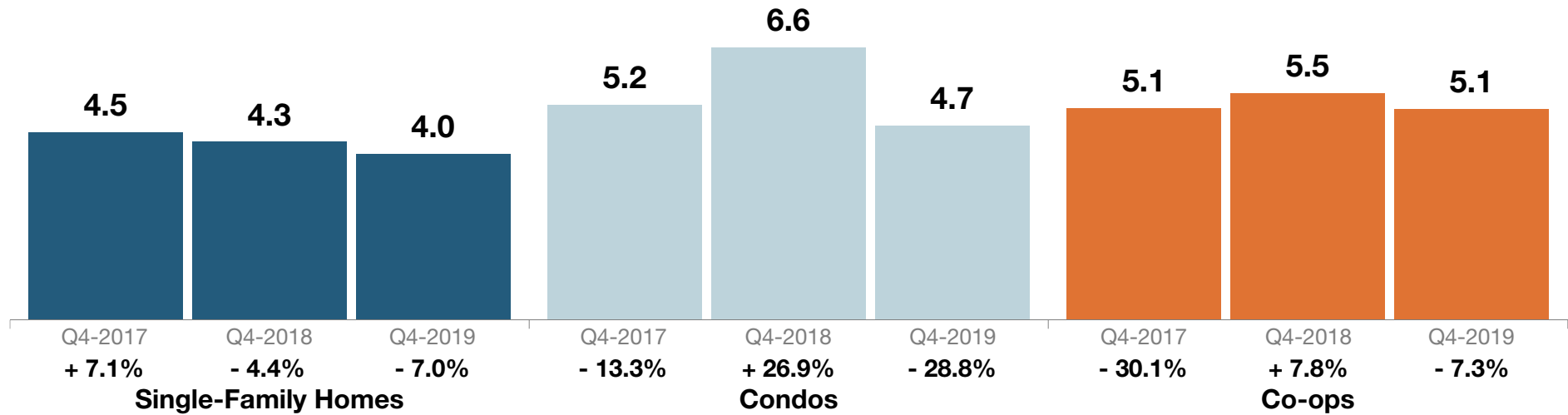
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	83	274
Q3-2018	248	86	295
Q4-2018	196	92	267
Q1-2019	246	103	278
Q2-2019	260	116	301
Q3-2019	249	93	318
<b>Q4-2019</b>	<b>200</b>	<b>79</b>	<b>248</b>

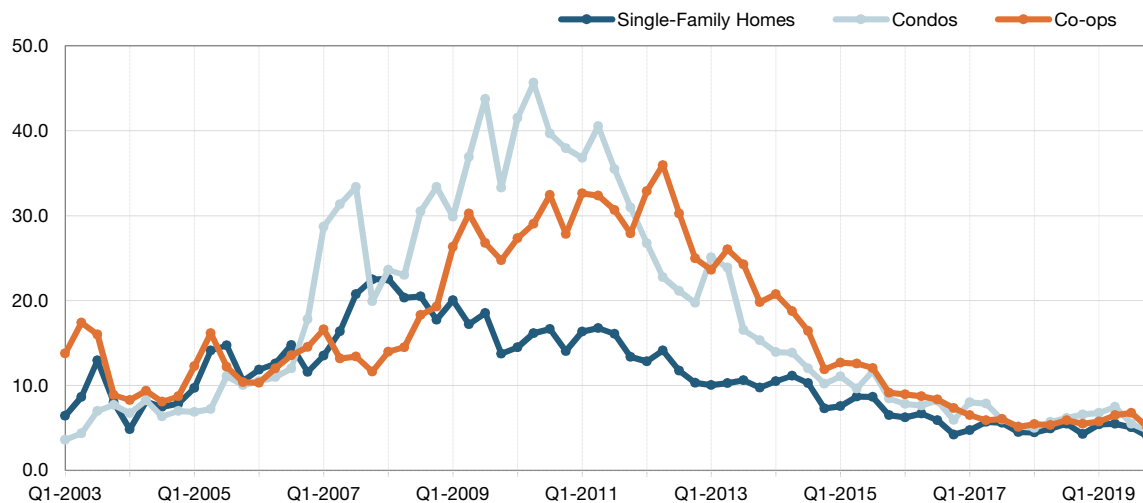
# Months Supply of Inventory

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.

## Q4-2019



## Historical Months Supply of Inventory by Quarter

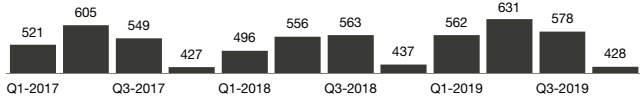
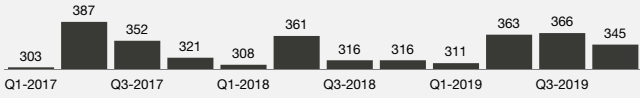
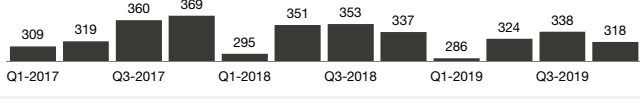
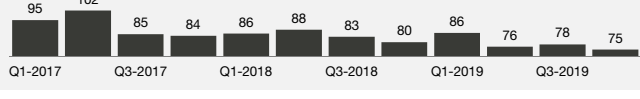
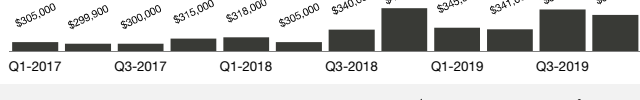
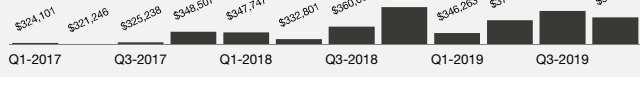


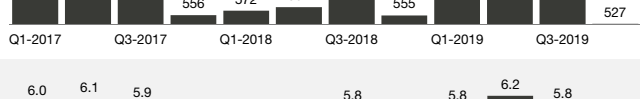



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	5.7	5.4
Q3-2018	5.5	6.2	5.9
Q4-2018	4.3	6.6	5.5
Q1-2019	5.4	6.8	5.8
Q2-2019	5.5	7.5	6.5
Q3-2019	5.1	5.5	6.8
<b>Q4-2019</b>	<b>4.0</b>	<b>4.7</b>	<b>5.1</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.

Key Metrics	Historical Sparkbars	Q4-2018	Q4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>	 <p>Q1-2017: 521, Q3-2017: 605, 549, 427, Q1-2018: 496, 556, 563, 437, Q1-2019: 562, 631, 578, Q3-2019: 428</p>	437	<b>428</b>	- 2.1%	2,052	<b>2,199</b>	+ 7.2%
<b>Pending Sales</b>	 <p>Q1-2017: 303, Q3-2017: 387, 352, 321, Q1-2018: 308, 361, 316, 316, Q1-2019: 311, 363, 366, Q3-2019: 345</p>	316	<b>345</b>	+ 9.2%	1,301	<b>1,385</b>	+ 6.5%
<b>Closed Sales</b>	 <p>Q1-2017: 309, Q3-2017: 319, 360, 369, Q1-2018: 295, 351, 353, 337, Q1-2019: 286, 324, 338, Q3-2019: 318</p>	337	<b>318</b>	- 5.6%	1,336	<b>1,266</b>	- 5.2%
<b>Days on Market</b>	 <p>Q1-2017: 95, Q3-2017: 102, 85, 84, Q1-2018: 86, 88, 83, 80, Q1-2019: 86, 76, 78, Q3-2019: 75</p>	80	<b>75</b>	- 6.3%	84	<b>79</b>	- 6.0%
<b>Median Sales Price</b>	 <p>Q1-2017: \$305,000, Q3-2017: \$299,900, \$300,000, \$315,000, Q1-2018: \$318,000, \$305,000, \$340,000, \$400,000, Q1-2019: \$345,000, \$341,000, \$396,000, \$381,500</p>	\$400,000	<b>\$381,500</b>	- 4.6%	\$340,000	<b>\$365,000</b>	+ 7.4%
<b>Average Sales Price</b>	 <p>Q1-2017: \$324,101, Q3-2017: \$321,246, \$325,238, \$348,507, Q1-2018: \$347,747, \$332,801, \$360,061, \$403,494, Q1-2019: \$346,283, \$374,590, \$395,376, \$381,189</p>	\$403,494	<b>\$381,189</b>	- 5.5%	\$361,136	<b>\$375,398</b>	+ 3.9%
<b>Pct. of Orig. Price Received</b>	 <p>Q1-2017: 94.9%, Q3-2017: 95.8%, 97.1%, 96.0%, Q1-2018: 96.3%, 96.5%, 97.0%, 95.9%, Q1-2019: 95.6%, 96.0%, 96.5%, 96.1%</p>	95.9%	<b>96.1%</b>	+ 0.2%	96.4%	<b>96.1%</b>	- 0.3%
<b>Housing Affordability Index</b>	 <p>Q1-2017: 100, Q3-2017: 105, 106, 100, Q1-2018: 95, 98, 88, 71, Q1-2019: 87, 88, 76, Q3-2019: 79</p>	71	<b>79</b>	+ 11.3%	83	<b>82</b>	- 1.2%
<b>Inventory of Homes for Sale</b>	 <p>Q1-2017: 640, Q3-2017: 667, 657, 556, Q1-2018: 572, 584, 629, 555, Q1-2019: 627, 677, 660, Q3-2019: 527</p>	555	<b>527</b>	- 5.0%	--	--	--
<b>Months Supply of Inventory</b>	 <p>Q1-2017: 6.0, Q3-2017: 6.1, 5.9, 4.9, Q1-2018: 5.0, 5.2, 5.8, 5.1, Q1-2019: 5.8, 6.2, 5.8, 4.6</p>	5.1	<b>4.6</b>	- 9.8%	--	--	--