

Quarterly Indicators

Bronx County



Q1-2021

The real estate market in the first quarter of 2021 tends to be a good indicator of how the rest of the year will unfold. With strong buyer demand and low inventory across most market segments both locally and nationally, multiple offers were a common occurrence during the quarter as the weather warmed and COVID-19 restrictions began to ease, creating even more urgency in an already frenzied market.

- Single-Family Closed Sales were up 45.9 percent to 178.
- Condos Closed Sales were up 36.4 percent to 60.
- Co-ops Closed Sales were up 16.8 percent to 132.
- Single-Family Median Sales Price increased 4.5 percent to \$545,000.
- Condos Median Sales Price increased 5.8 percent to \$292,500.
- Co-ops Median Sales Price increased 20.2 percent to \$243,500.

As the rollout of COVID-19 vaccines continues to accelerate and the economy slowly reopens, strong buyer demand is likely to remain even in the face of falling housing affordability. Existing home seller and new construction activity remains well below levels necessary for housing supply to come into balance with demand, so expect the soaring housing market to continue unabated in the coming months.

Quarterly Snapshot

+ 32.6%	0.0%	+ 21.5%
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

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	Q1-2020	Q1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>257, 266, 190, 248, 275, 268, 189, 227, 171, 306, 188, 205</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	227	205	- 9.7%	227	205	- 9.7%
Pending Sales	<p>146, 139, 141, 110, 161, 153, 128, 102, 83, 194, 169, 151</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	102	151	+ 48.0%	102	151	+ 48.0%
Closed Sales	<p>129, 144, 158, 116, 134, 152, 146, 122, 83, 115, 158, 178</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	122	178	+ 45.9%	122	178	+ 45.9%
Days on Market	<p>73, 79, 68, 77, 65, 74, 68, 80, 68, 70, 73, 67</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	80	67	- 16.3%	80	67	- 16.3%
Median Sales Price	<p>\$452,000, \$472,500, \$493,850, \$482,500, \$495,250, \$510,000, \$500,000, \$521,500, \$527,000, \$526,000, \$552,500, \$545,000</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	\$521,500	\$545,000	+ 4.5%	\$521,500	\$545,000	+ 4.5%
Average Sales Price	<p>\$482,905, \$511,446, \$527,834, \$491,064, \$564,713, \$561,337, \$513,153, \$576,782, \$565,606, \$556,205, \$575,850, \$574,159</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	\$576,782	\$574,159	- 0.5%	\$576,782	\$574,159	- 0.5%
Pct. of Orig. Price Received	<p>95.7%, 96.2%, 94.9%, 94.7%, 95.5%, 95.7%, 94.9%, 94.7%, 96.6%, 96.0%, 95.5%, 96.3%</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	94.7%	96.3%	+ 1.7%	94.7%	96.3%	+ 1.7%
Housing Affordability Index	<p>66, 63, 59, 63, 64, 64, 65, 63, 64, 66, 64, 66</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	63	66	+ 4.8%	63	66	+ 4.8%
Inventory of Homes for Sale	<p>227, 248, 196, 247, 261, 253, 218, 256, 254, 252, 181, 166</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	256	166	- 35.2%	--	--	--
Months Supply of Inventory	<p>4.9, 5.5, 4.3, 5.5, 5.7, 5.4, 4.7, 5.6, 6.5, 6.0, 4.0, 3.3</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	5.6	3.3	- 41.1%	--	--	--

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	Q1-2020	Q1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		94	137	+ 45.7%	94	137	+ 45.7%
Pending Sales		41	79	+ 92.7%	41	79	+ 92.7%
Closed Sales		44	60	+ 36.4%	44	60	+ 36.4%
Days on Market		80	71	- 11.3%	80	71	- 11.3%
Median Sales Price		\$276,500	\$292,500	+ 5.8%	\$276,500	\$292,500	+ 5.8%
Average Sales Price		\$303,345	\$320,242	+ 5.6%	\$303,345	\$320,242	+ 5.6%
Pct. of Orig. Price Received		95.9%	95.8%	- 0.1%	95.9%	95.8%	- 0.1%
Housing Affordability Index		119	122	+ 2.5%	119	122	+ 2.5%
Inventory of Homes for Sale		110	133	+ 20.9%	--	--	--
Months Supply of Inventory		7.7	7.7	0.0%	--	--	--

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.

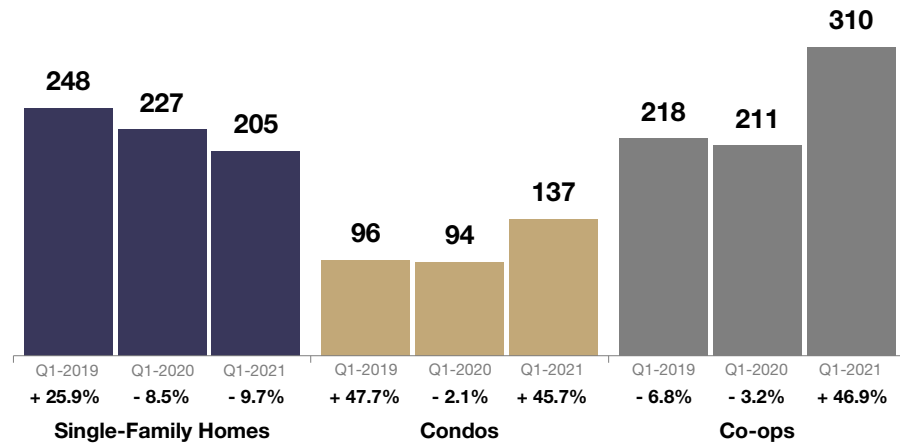


Key Metrics	Historical Sparkbars	Q1-2020	Q1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		211	310	+ 46.9%	211	310	+ 46.9%
Pending Sales		96	185	+ 92.7%	96	185	+ 92.7%
Closed Sales		113	132	+ 16.8%	113	132	+ 16.8%
Days on Market		107	95	- 11.2%	107	95	- 11.2%
Median Sales Price		\$202,500	\$243,500	+ 20.2%	\$202,500	\$243,500	+ 20.2%
Average Sales Price		\$233,516	\$269,160	+ 15.3%	\$233,516	\$269,160	+ 15.3%
Pct. of Orig. Price Received		95.3%	96.2%	+ 0.9%	95.3%	96.2%	+ 0.9%
Housing Affordability Index		163	147	- 9.8%	163	147	- 9.8%
Inventory of Homes for Sale		301	368	+ 22.3%	--	--	--
Months Supply of Inventory		7.4	8.1	+ 9.5%	--	--	--

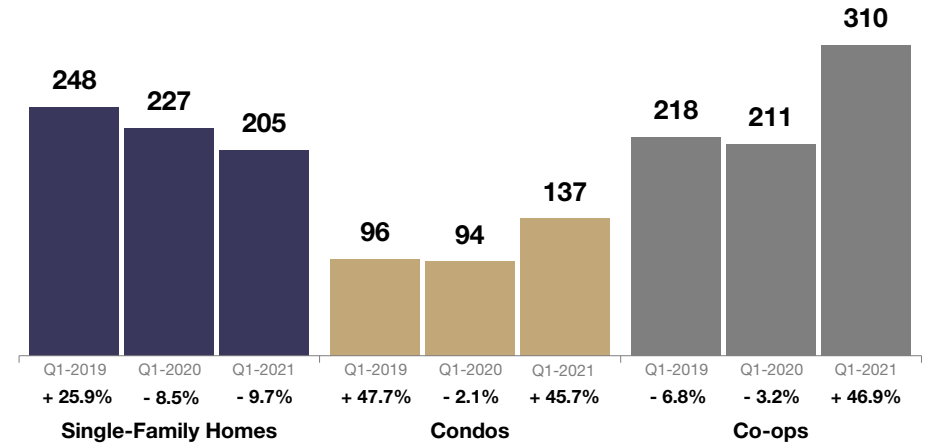
New Listings

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

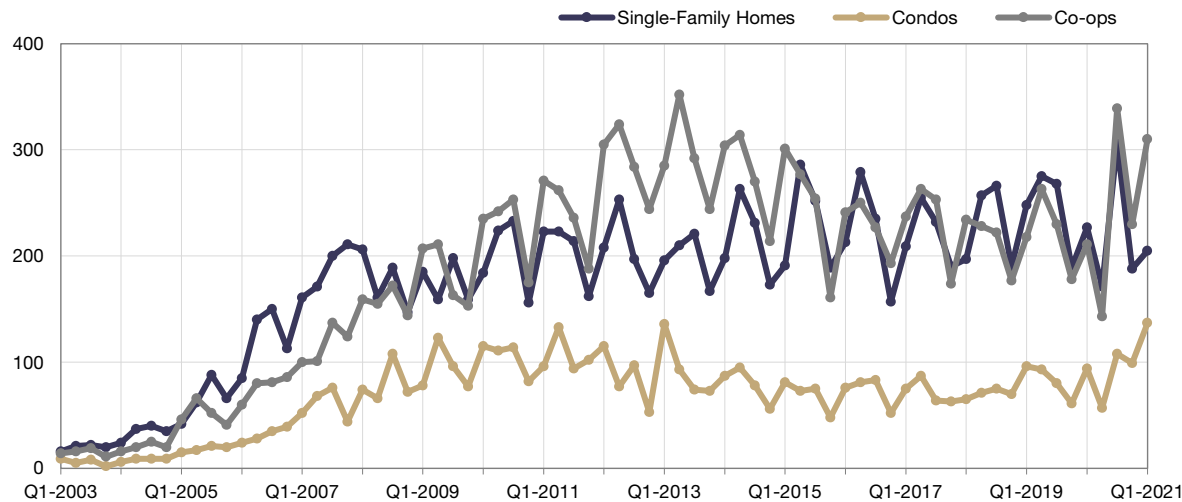
Q1-2021



Year to Date



Historical New Listings by Quarter



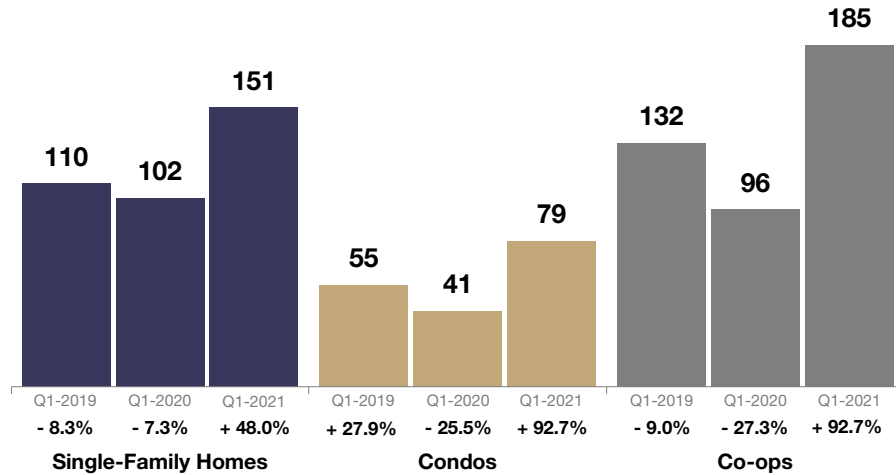
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2018	257	71	228
Q3-2018	266	75	222
Q4-2018	190	70	177
Q1-2019	248	96	218
Q2-2019	275	93	263
Q3-2019	268	80	230
Q4-2019	189	61	178
Q1-2020	227	94	211
Q2-2020	171	57	143
Q3-2020	306	108	339
Q4-2020	188	99	230
Q1-2021	205	137	310

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

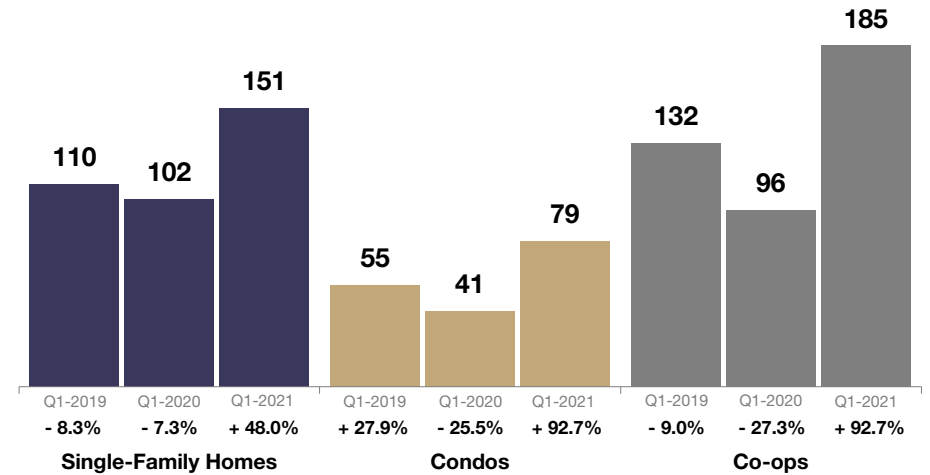
Pending Sales

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

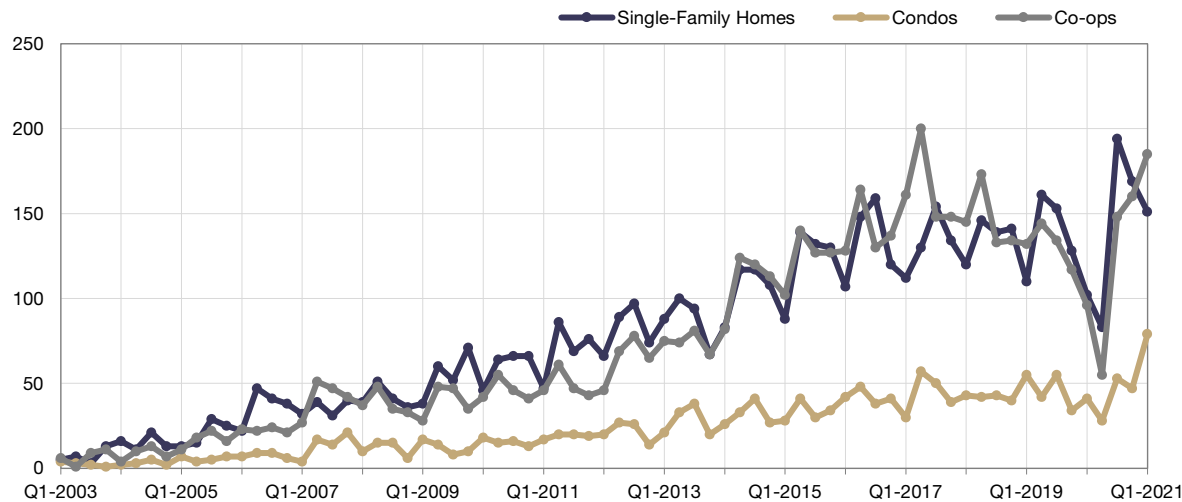
Q1-2021



Year to Date



Historical Pending Sales by Quarter



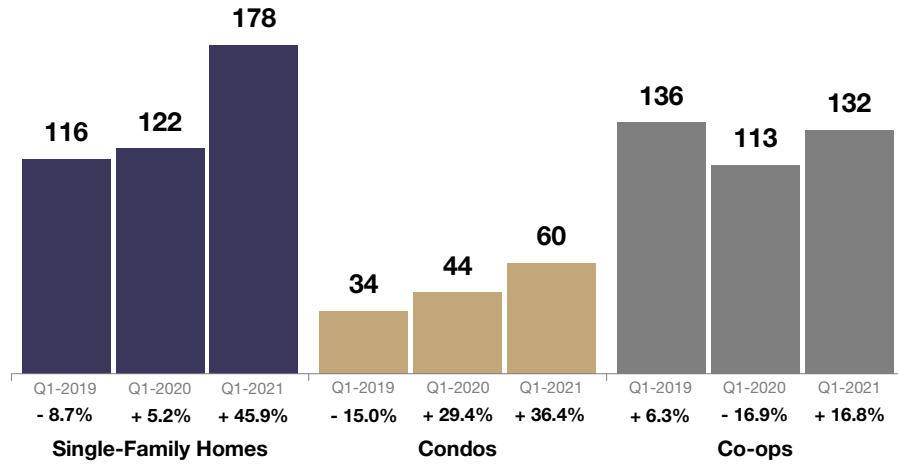
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2018	146	42	173
Q3-2018	139	43	133
Q4-2018	141	40	134
Q1-2019	110	55	132
Q2-2019	161	42	144
Q3-2019	153	55	134
Q4-2019	128	34	117
Q1-2020	102	41	96
Q2-2020	83	28	55
Q3-2020	194	53	148
Q4-2020	169	47	160
Q1-2021	151	79	185

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

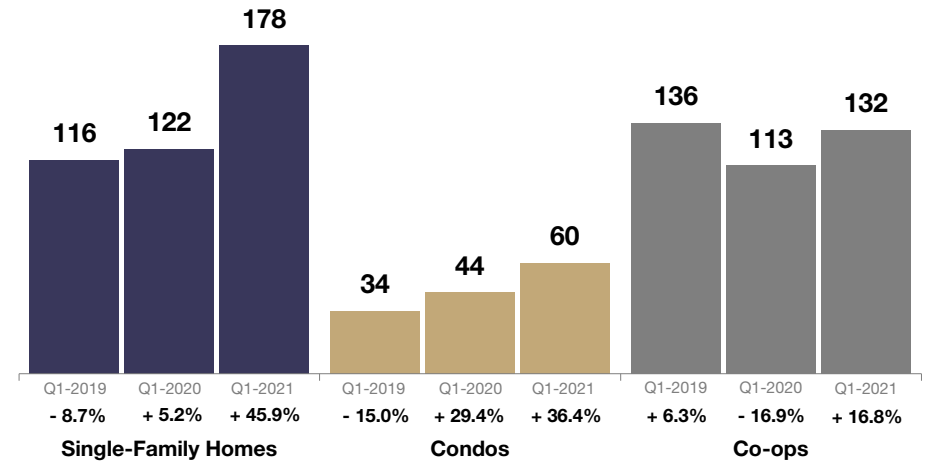
Closed Sales

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

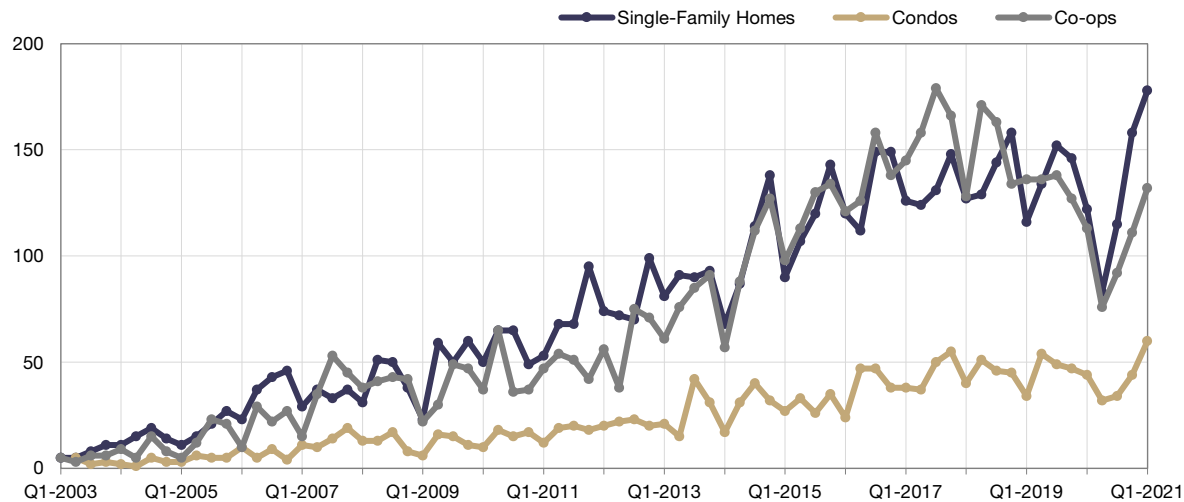
Q1-2021



Year to Date



Historical Closed Sales by Quarter



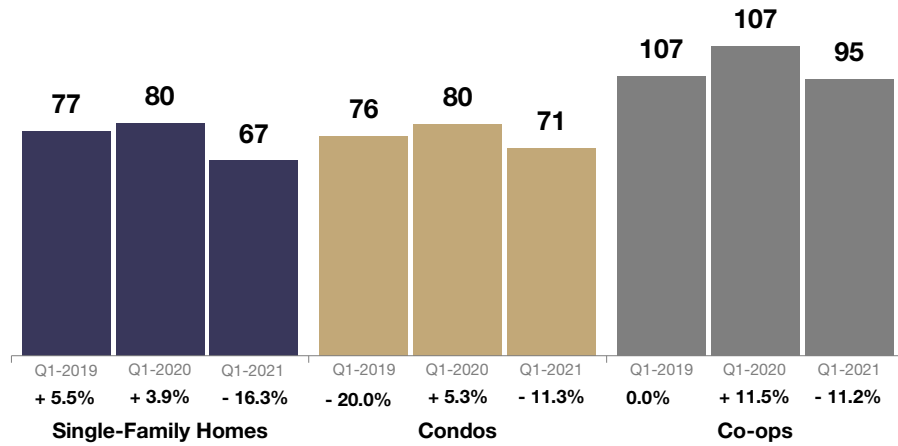
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	138
Q4-2019	146	47	127
Q1-2020	122	44	113
Q2-2020	83	32	76
Q3-2020	115	34	92
Q4-2020	158	44	111
Q1-2021	178	60	132

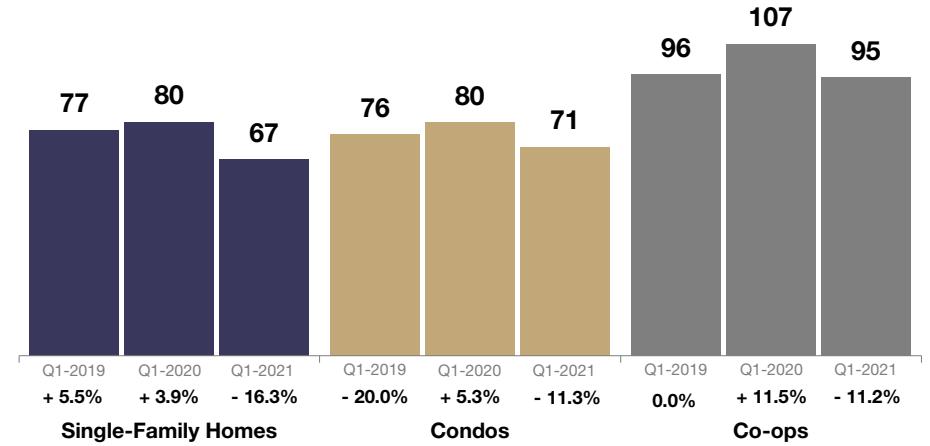
Days on Market Until Sale

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

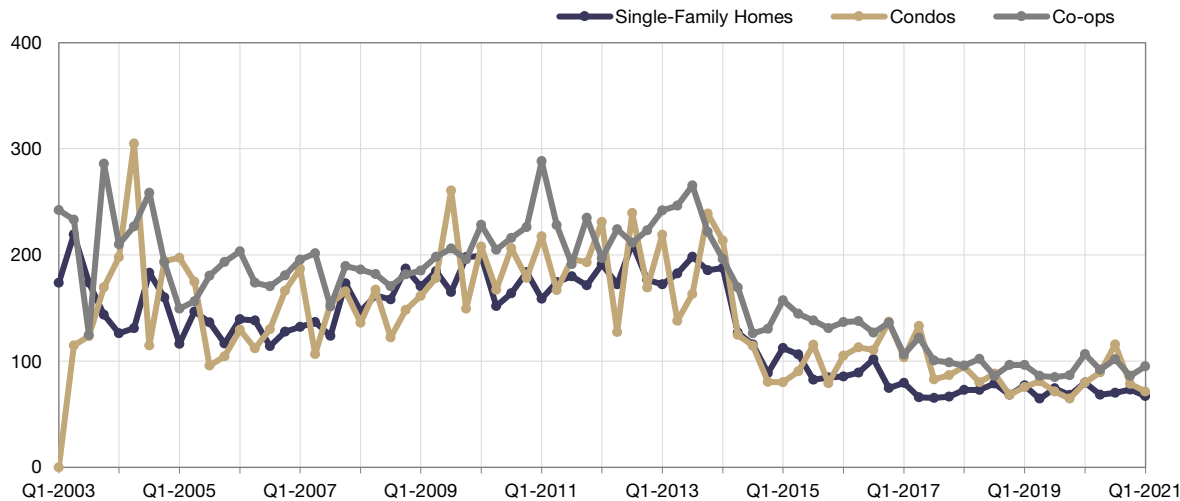
Q1-2021



Year to Date



Historical Days on Market Until Sale by Quarter



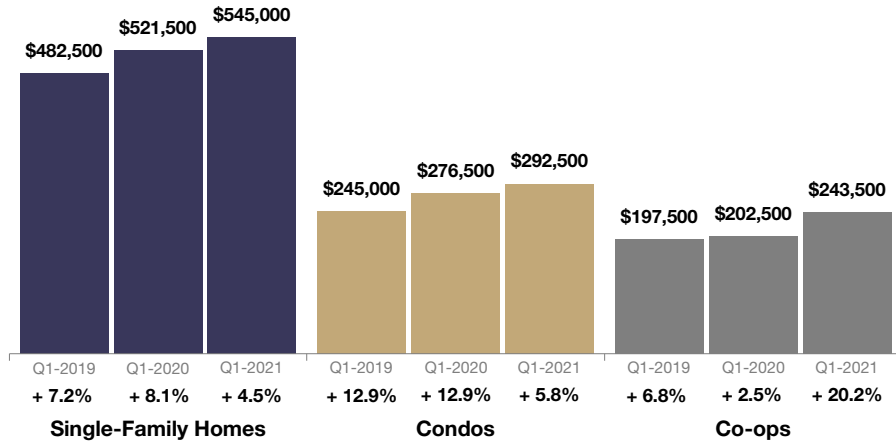
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q4-2019	68	65	87
Q1-2020	80	80	107
Q2-2020	68	90	92
Q3-2020	70	116	102
Q4-2020	73	79	86
Q1-2021	67	71	95

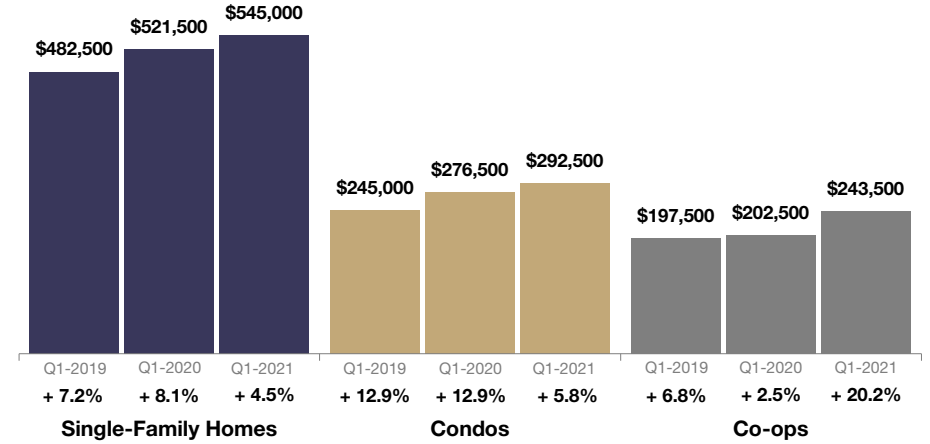
Median Sales Price

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

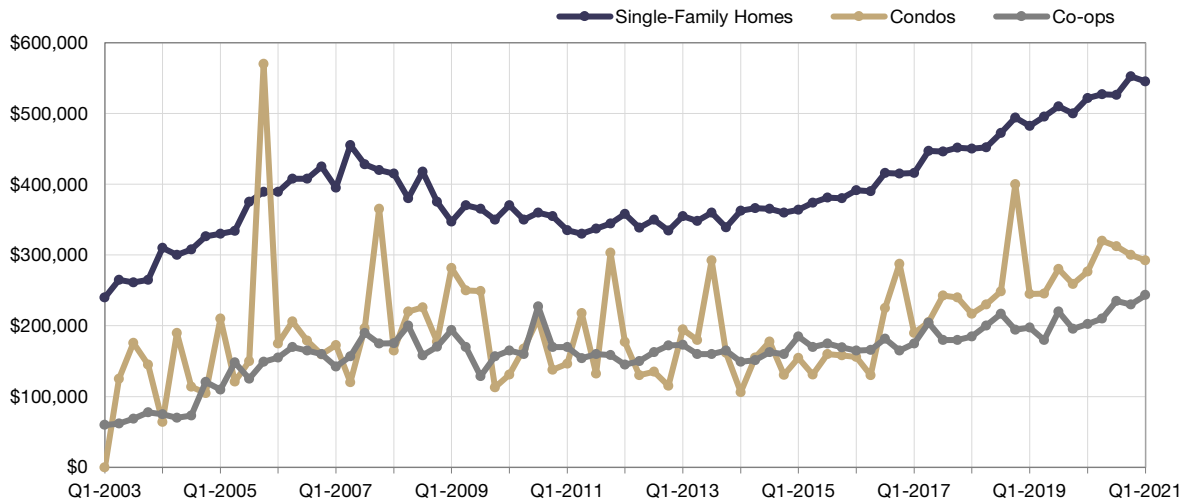
Q1-2021



Year to Date



Historical Median Sales Price by Quarter



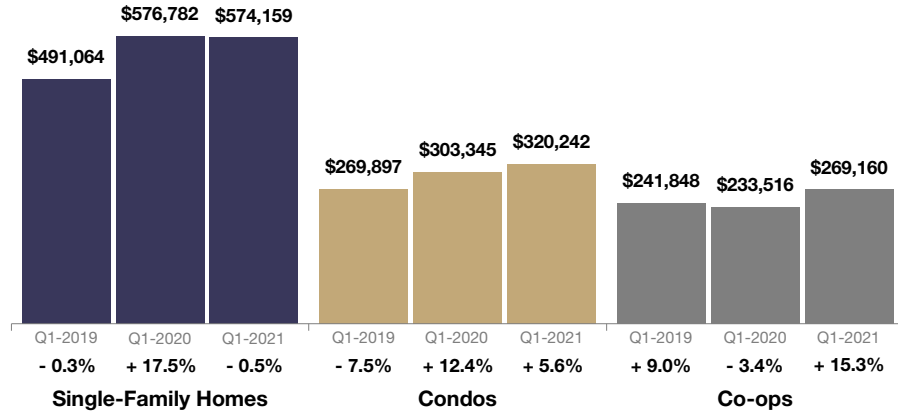
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q4-2019	\$500,000	\$259,000	\$195,555
Q1-2020	\$521,500	\$276,500	\$202,500
Q2-2020	\$527,000	\$320,000	\$210,000
Q3-2020	\$526,000	\$312,500	\$235,000
Q4-2020	\$552,500	\$300,000	\$230,000
Q1-2021	\$545,000	\$292,500	\$243,500

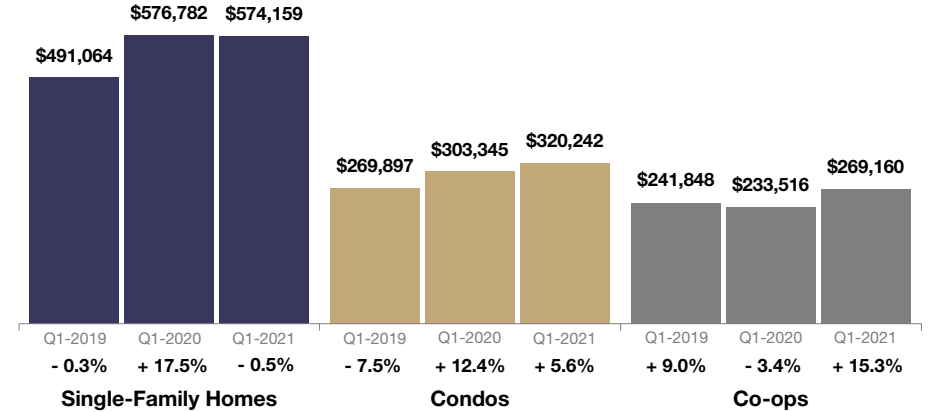
Average Sales Price

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

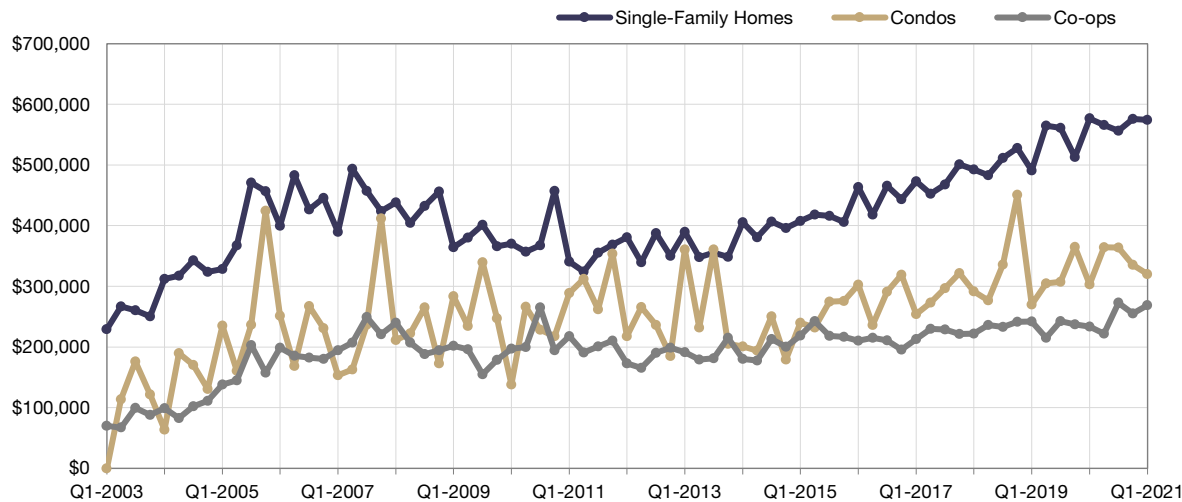
Q1-2021



Year to Date



Historical Average Sales Price by Quarter



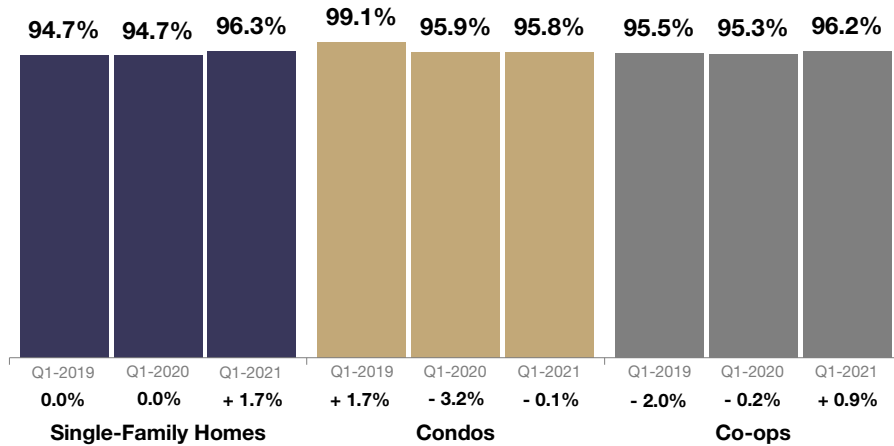
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$242,361
Q4-2019	\$513,153	\$364,823	\$237,488
Q1-2020	\$576,782	\$303,345	\$233,516
Q2-2020	\$565,606	\$364,329	\$221,965
Q3-2020	\$556,205	\$363,672	\$272,876
Q4-2020	\$575,850	\$335,363	\$255,010
Q1-2021	\$574,159	\$320,242	\$269,160

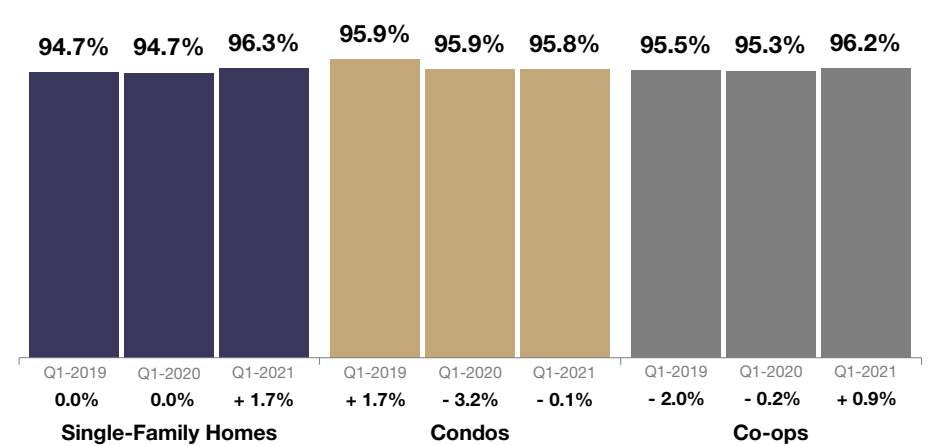
Percent of Original List Price Received

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.

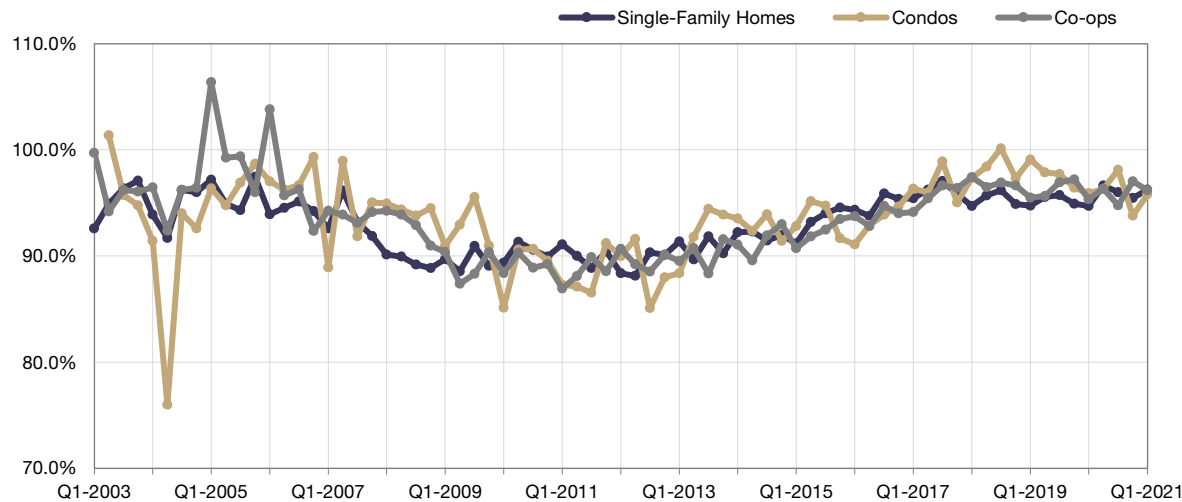
Q1-2021



Year to Date



Historical Percent of Original List Price Received by Quarter



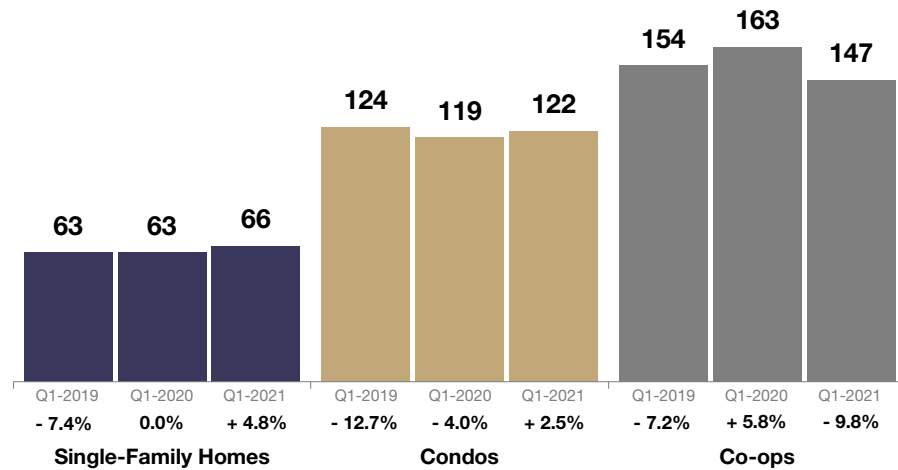
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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%	96.9%
Q4-2019	94.9%	96.4%	97.2%
Q1-2020	94.7%	95.9%	95.3%
Q2-2020	96.6%	96.3%	96.3%
Q3-2020	96.0%	98.1%	94.8%
Q4-2020	95.5%	93.8%	97.0%
Q1-2021	96.3%	95.8%	96.2%

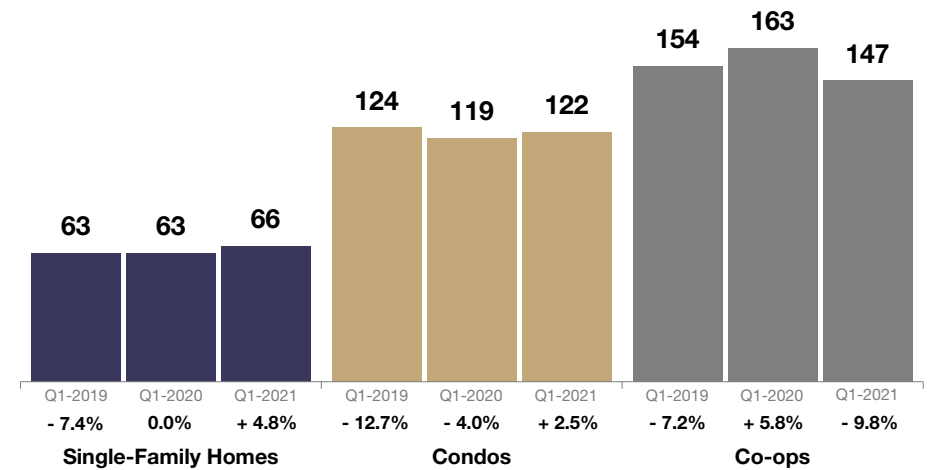
Housing Affordability Index

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.

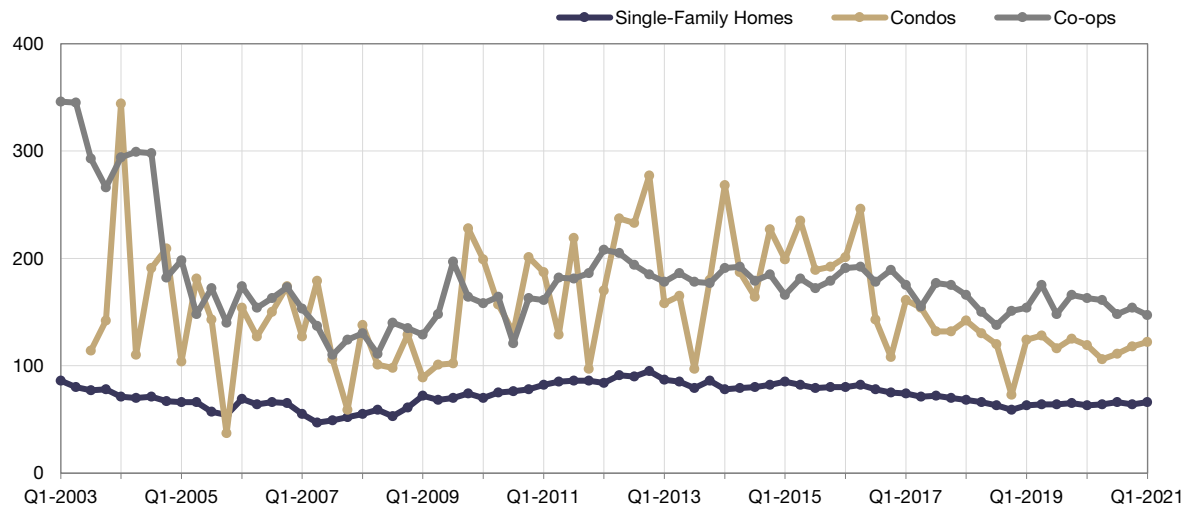
Q1-2021



Year to Date



Historical Housing Affordability Index by Quarter



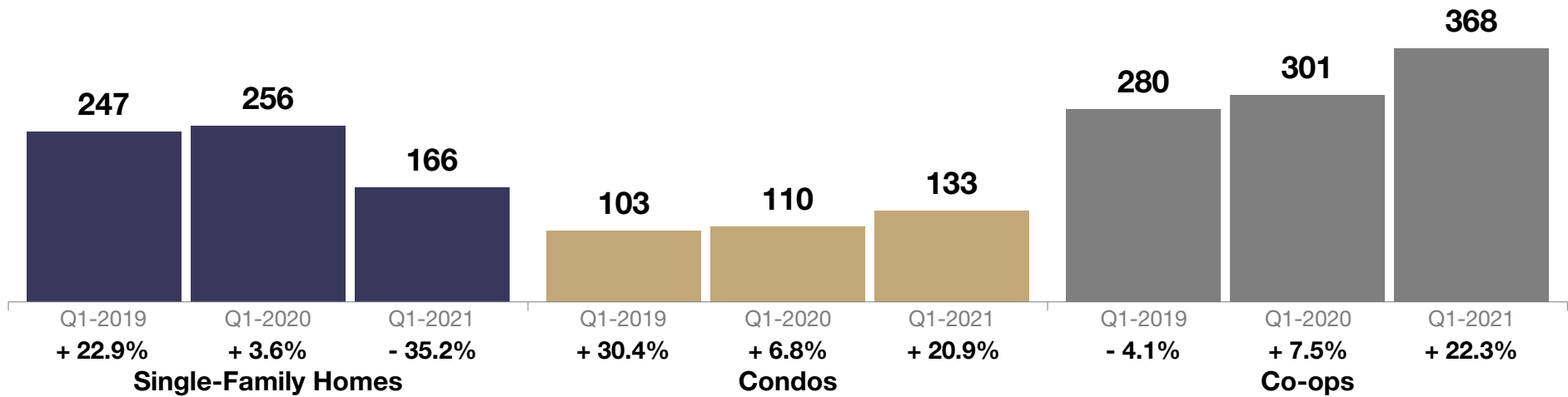
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2018	66	130	150
Q3-2018	63	120	138
Q4-2018	59	73	151
Q1-2019	63	124	154
Q2-2019	64	128	175
Q3-2019	64	116	148
Q4-2019	65	125	166
Q1-2020	63	119	163
Q2-2020	64	106	161
Q3-2020	66	111	148
Q4-2020	64	118	154
Q1-2021	66	122	147

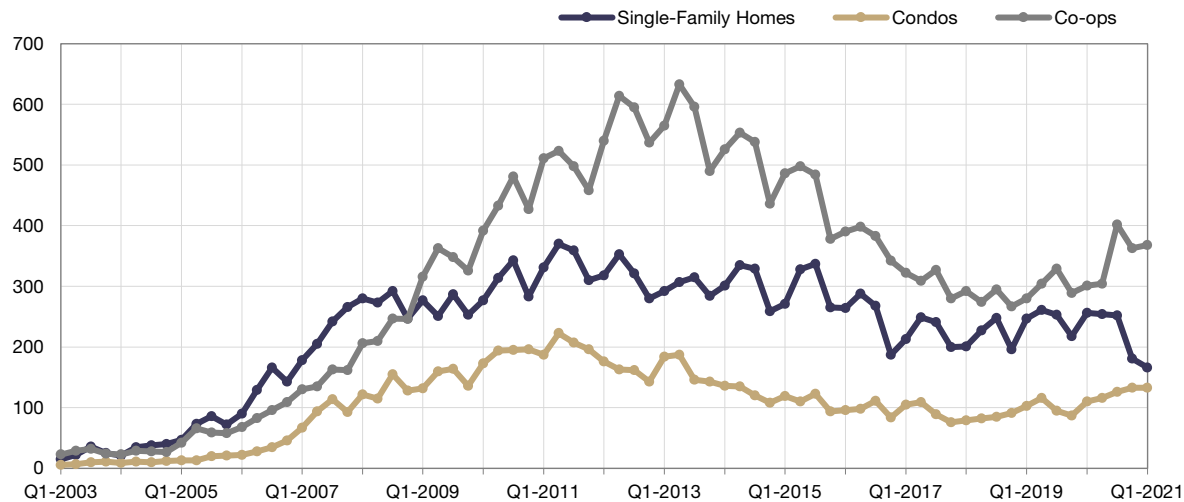
Inventory of Homes for Sale

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

Q1-2021



Historical Inventory of Homes for Sale by Quarter



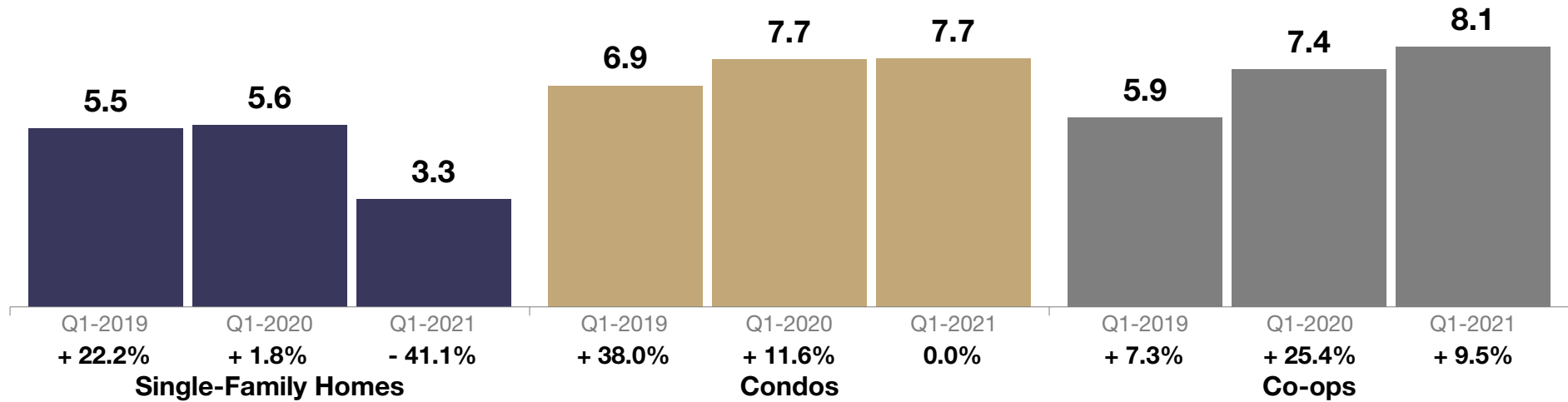
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2018	227	82	274
Q3-2018	248	85	295
Q4-2018	196	91	267
Q1-2019	247	103	280
Q2-2019	261	116	304
Q3-2019	253	95	329
Q4-2019	218	87	289
Q1-2020	256	110	301
Q2-2020	254	116	304
Q3-2020	252	126	402
Q4-2020	181	133	363
Q1-2021	166	133	368

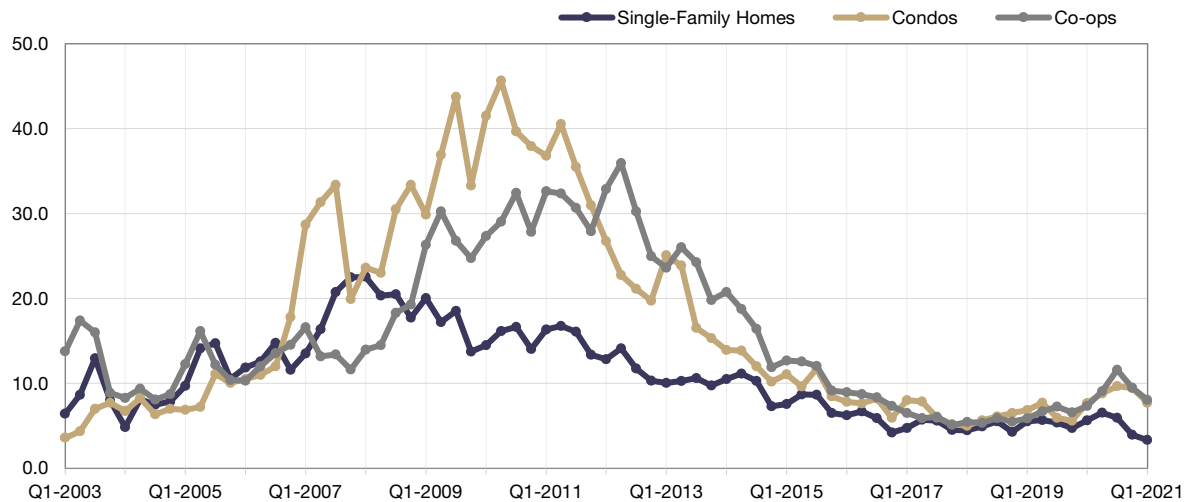
Months Supply of Inventory

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.

Q1-2021



Historical Months Supply of Inventory by Quarter



Quarter	Single-Family Homes	Condos	Co-ops
Q2-2018	4.9	5.7	5.4
Q3-2018	5.5	6.1	5.9
Q4-2018	4.3	6.5	5.5
Q1-2019	5.5	6.9	5.9
Q2-2019	5.7	7.7	6.7
Q3-2019	5.4	5.9	7.3
Q4-2019	4.7	5.6	6.6
Q1-2020	5.6	7.7	7.4
Q2-2020	6.5	8.8	9.1
Q3-2020	6.0	9.7	11.6
Q4-2020	4.0	9.4	9.5
Q1-2021	3.3	7.7	8.1

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

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	Q1-2020	Q1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>556, 563, 437, 562, 631, 578, 428, 532, 371, 753, 517, 652</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	532	652	+ 22.6%	532	652	+ 22.6%
Pending Sales	<p>361, 315, 315, 297, 347, 342, 279, 239, 166, 395, 376, 415</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	239	415	+ 73.6%	239	415	+ 73.6%
Closed Sales	<p>351, 353, 337, 286, 324, 339, 320, 279, 191, 241, 313, 370</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	279	370	+ 32.6%	279	370	+ 32.6%
Days on Market	<p>88, 83, 80, 86, 76, 78, 75, 91, 81, 89, 78, 78</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	91	78	- 14.3%	91	78	- 14.3%
Median Sales Price	<p>\$305,000, \$340,000, \$400,000, \$345,000, \$341,000, \$395,000, \$381,500, \$360,000, \$376,500, \$426,400, \$430,000, \$437,500</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	\$360,000	\$437,500	+ 21.5%	\$360,000	\$437,500	+ 21.5%
Average Sales Price	<p>\$332,801, \$360,061, \$403,494, \$346,263, \$374,590, \$394,785, \$381,962, \$393,315, \$396,059, \$420,884, \$428,561, \$424,173</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	\$393,315	\$424,173	+ 7.8%	\$393,315	\$424,173	+ 7.8%
Pct. of Orig. Price Received	<p>96.5%, 97.0%, 95.9%, 95.6%, 96.0%, 96.5%, 96.1%, 95.2%, 96.5%, 95.8%, 95.8%, 96.2%</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	95.2%	96.2%	+ 1.1%	95.2%	96.2%	+ 1.1%
Housing Affordability Index	<p>98, 88, 73, 88, 92, 82, 85, 92, 90, 82, 83, 82</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	92	82	- 10.9%	92	82	- 10.9%
Inventory of Homes for Sale	<p>583, 628, 554, 630, 681, 677, 594, 667, 674, 780, 677, 667</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	667	667	0.0%	--	--	--
Months Supply of Inventory	<p>5.2, 5.8, 5.1, 5.9, 6.4, 6.2, 5.6, 6.6, 7.9, 8.7, 6.9, 5.9</p> <p>Q2-2018, Q4-2018, Q2-2019, Q4-2019, Q2-2020, Q4-2020</p>	6.6	5.9	- 10.6%	--	--	--