

Quarterly Indicators

Bronx County



Q2-2021

Q2 2021 continued the trends seen in the first quarter – strong buyer demand and low inventory in most market segments, coupled with low interest rates, drove multiple offers for above asking price on many properties. In May, the National Association of REALTORS® reported that the median sales price of existing homes rose by 24% over the previous year – the highest increase since 1999. While this breakneck pace of price appreciation is likely to slow a bit in the coming months, low inventory and healthy buyer demand are expected to keep the market active throughout the next quarter.

- Single-Family Closed Sales were up 79.5 percent to 149.
- Condos Closed Sales were up 100.0 percent to 64.
- Co-ops Closed Sales were up 117.1 percent to 165.
- Single-Family Median Sales Price increased 7.2 percent to \$565,000.
- Condos Median Sales Price decreased 6.3 percent to \$300,000.
- Co-ops Median Sales Price increased 9.5 percent to \$230,000.

As the quarter was coming to a close, lumber prices fell by more than half of their record highs earlier in the quarter, but were still about double from their pre-pandemic levels. The lower lumber prices are great news for new construction builders and potential homebuyers and are likely to have a positive impact on the amount of housing built in the coming months, as some projects that were delayed due to high prices are restarted.

Quarterly Snapshot

+ 97.9% **+ 13.8%** **- 0.4%**

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	Q2-2020	Q2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>266, 190, 248, 275, 268, 189, 228, 171, 306, 188, 205, 273</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	171	273	+ 59.6%	399	478	+ 19.8%
Pending Sales	<p>139, 141, 110, 161, 153, 128, 102, 82, 193, 168, 145, 180</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	82	180	+ 119.5%	184	325	+ 76.6%
Closed Sales	<p>144, 158, 116, 134, 152, 146, 122, 83, 115, 158, 178, 149</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	83	149	+ 79.5%	205	327	+ 59.5%
Days on Market	<p>79, 68, 77, 65, 74, 68, 80, 68, 70, 73, 67, 58</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	68	58	- 14.7%	75	63	- 16.0%
Median Sales Price	<p>\$472,500, \$493,850, \$482,500, \$495,250, \$510,000, \$500,000, \$521,500, \$527,000, \$536,000, \$552,500, \$545,000, \$565,000</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	\$527,000	\$565,000	+ 7.2%	\$525,000	\$550,000	+ 4.8%
Average Sales Price	<p>\$511,446, \$527,694, \$491,064, \$584,713, \$581,337, \$513,153, \$576,782, \$565,606, \$556,205, \$575,850, \$574,159, \$594,607</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	\$565,606	\$594,607	+ 5.1%	\$572,212	\$583,476	+ 2.0%
Pct. of Orig. Price Received	<p>96.2%, 94.9%, 94.7%, 95.5%, 95.7%, 94.9%, 94.7%, 96.6%, 96.0%, 95.5%, 96.3%, 96.7%</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	96.6%	96.7%	+ 0.1%	95.5%	96.5%	+ 1.0%
Housing Affordability Index	<p>63, 59, 63, 64, 64, 65, 63, 64, 66, 64, 64, 61</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	64	61	- 4.7%	65	63	- 3.1%
Inventory of Homes for Sale	<p>248, 196, 247, 261, 253, 218, 257, 255, 253, 183, 178, 190</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	255	190	- 25.5%	--	--	--
Months Supply of Inventory	<p>5.5, 4.3, 5.5, 5.7, 5.4, 4.7, 5.7, 6.6, 6.0, 4.0, 3.6, 3.3</p> <p>Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020, Q1-2021</p>	6.6	3.3	- 50.0%	--	--	--

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	Q2-2020	Q2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		57	138	+ 142.1%	151	275	+ 82.1%
Pending Sales		26	89	+ 242.3%	67	163	+ 143.3%
Closed Sales		32	64	+ 100.0%	76	124	+ 63.2%
Days on Market		90	78	- 13.3%	84	75	- 10.7%
Median Sales Price		\$320,000	\$300,000	- 6.3%	\$284,750	\$295,000	+ 3.6%
Average Sales Price		\$364,329	\$384,643	+ 5.6%	\$329,022	\$353,481	+ 7.4%
Pct. of Orig. Price Received		96.3%	95.6%	- 0.7%	96.1%	95.7%	- 0.4%
Housing Affordability Index		106	116	+ 9.4%	119	118	- 0.8%
Inventory of Homes for Sale		116	140	+ 20.7%	--	--	--
Months Supply of Inventory		8.9	6.4	- 28.1%	--	--	--

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.

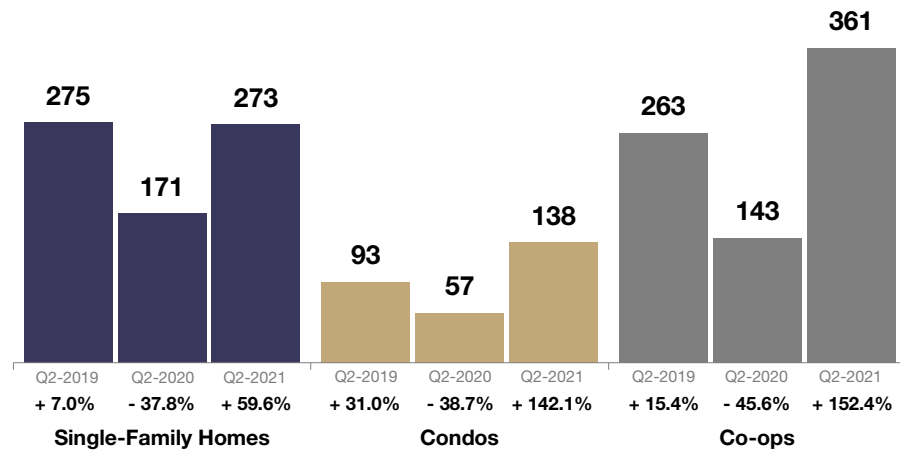


Key Metrics	Historical Sparkbars	Q2-2020	Q2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		143	361	+ 152.4%	354	671	+ 89.5%
Pending Sales		54	237	+ 338.9%	150	400	+ 166.7%
Closed Sales		76	165	+ 117.1%	189	300	+ 58.7%
Days on Market		92	103	+ 12.0%	101	99	- 2.0%
Median Sales Price		\$210,000	\$230,000	+ 9.5%	\$205,000	\$239,950	+ 17.0%
Average Sales Price		\$221,965	\$255,821	+ 15.3%	\$228,908	\$261,415	+ 14.2%
Pct. of Orig. Price Received		96.3%	94.7%	- 1.7%	95.7%	95.4%	- 0.3%
Housing Affordability Index		161	151	- 6.2%	165	145	- 12.1%
Inventory of Homes for Sale		304	438	+ 44.1%	--	--	--
Months Supply of Inventory		9.1	7.5	- 17.6%	--	--	--

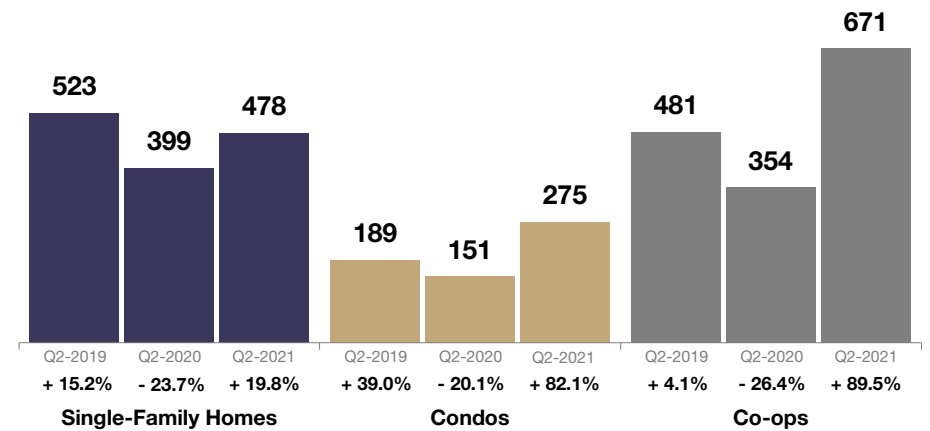
New Listings

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

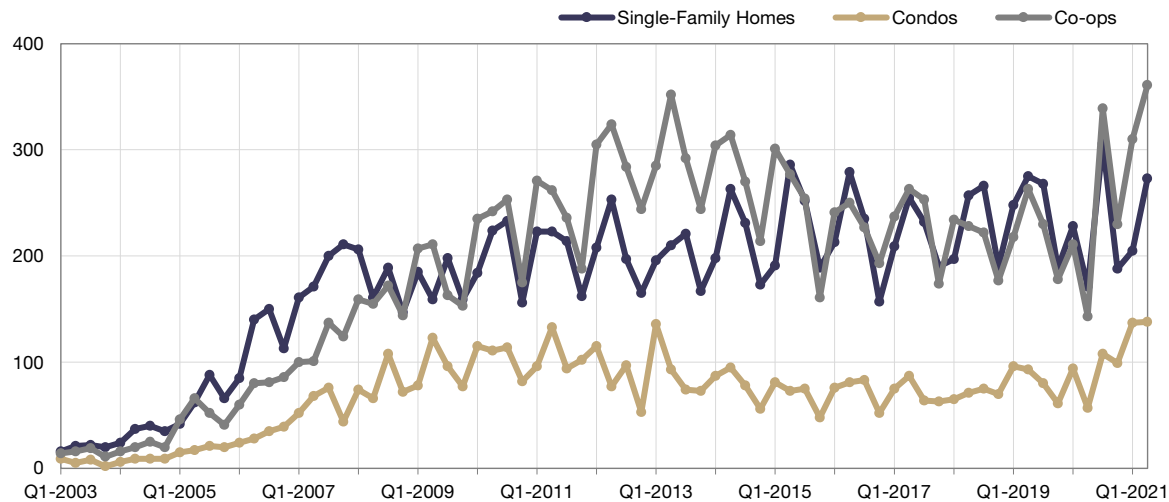
Q2-2021



Year to Date



Historical New Listings by Quarter



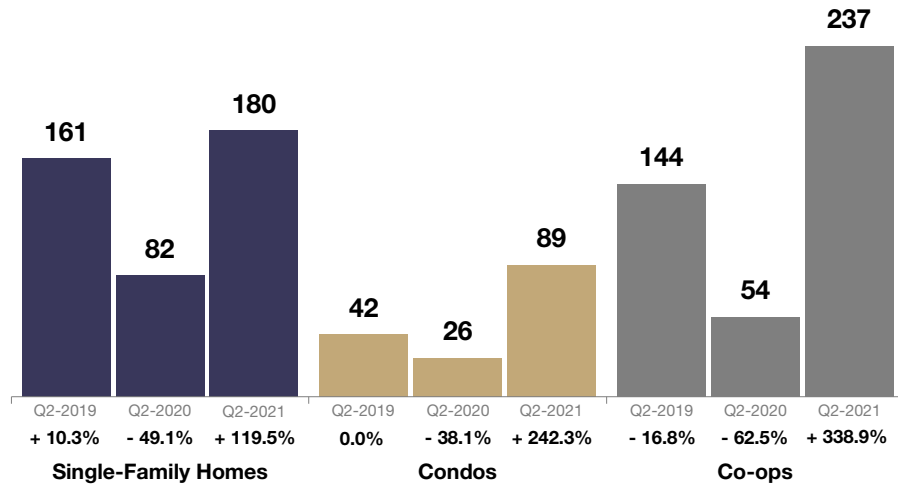
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	228	94	211
Q2-2020	171	57	143
Q3-2020	306	108	339
Q4-2020	188	99	230
Q1-2021	205	137	310
Q2-2021	273	138	361

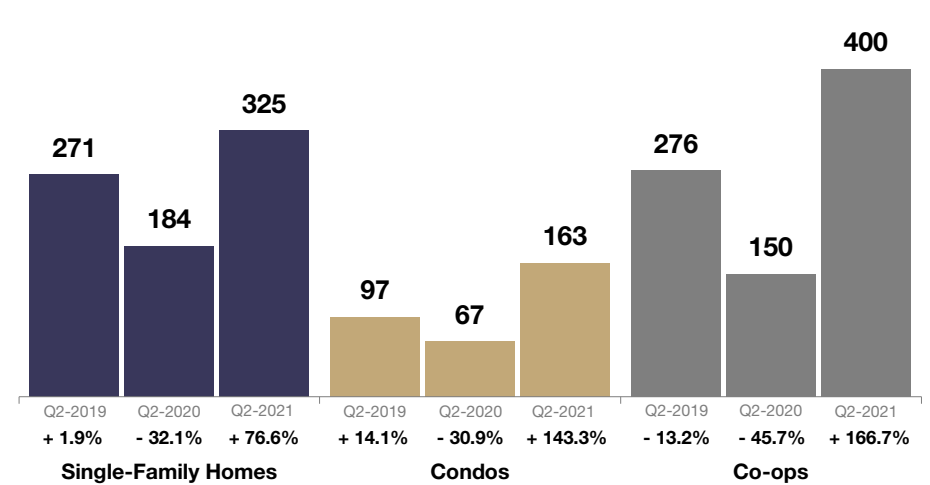
Pending Sales

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

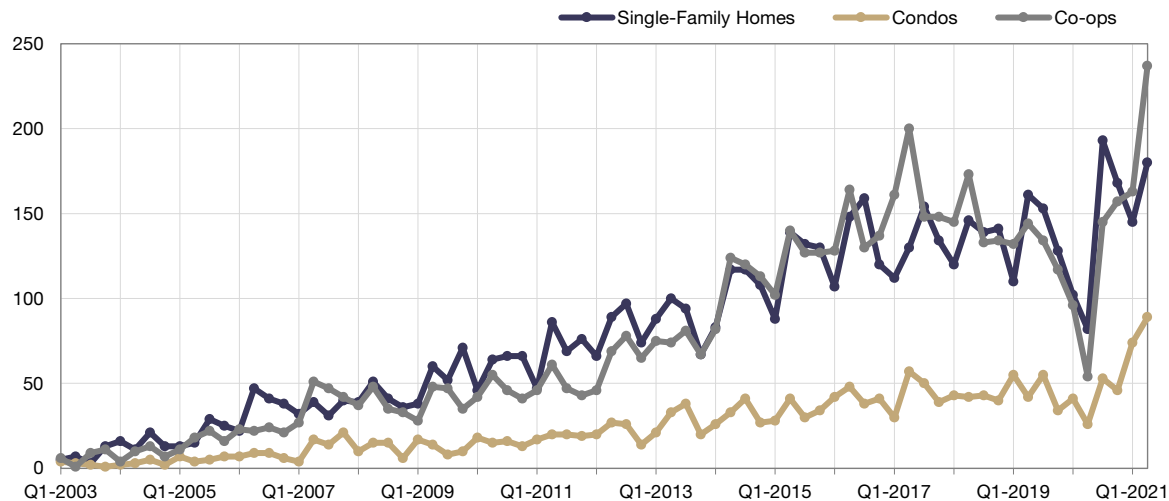
Q2-2021



Year to Date



Historical Pending Sales by Quarter



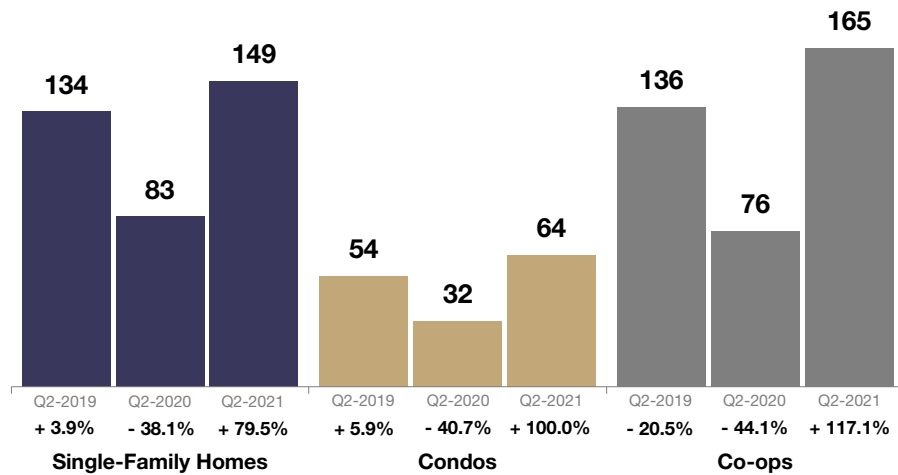
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	82	26	54
Q3-2020	193	53	145
Q4-2020	168	46	157
Q1-2021	145	74	163
Q2-2021	180	89	237

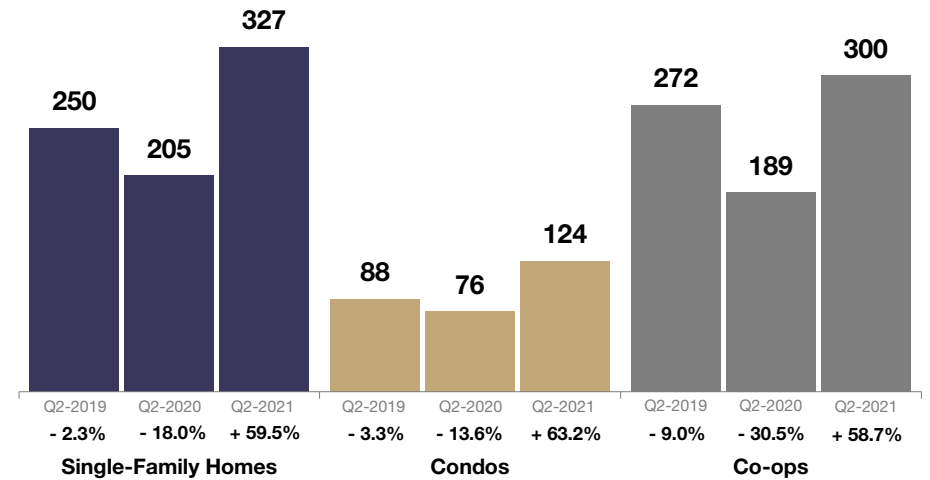
Closed Sales

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

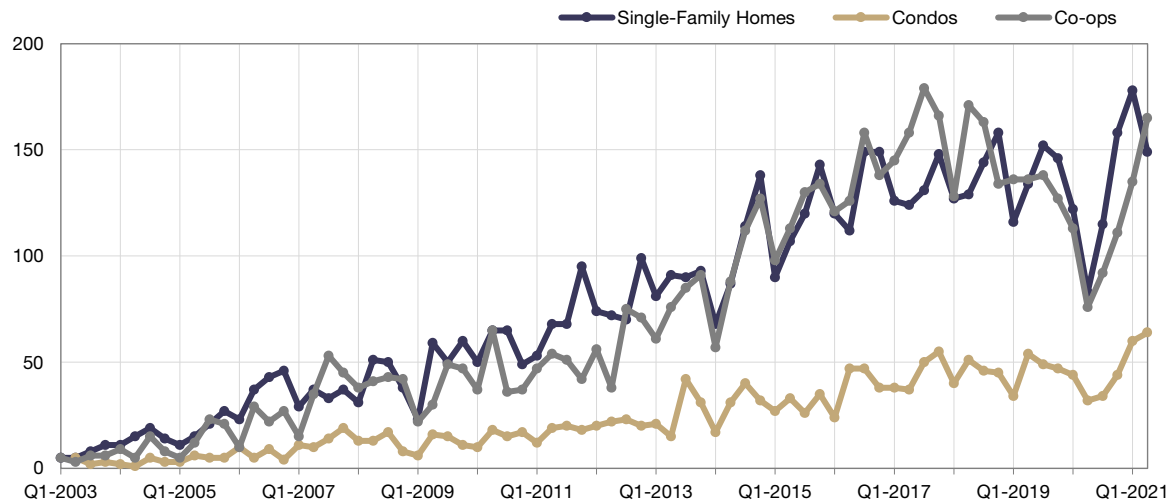
Q2-2021



Year to Date



Historical Closed Sales by Quarter



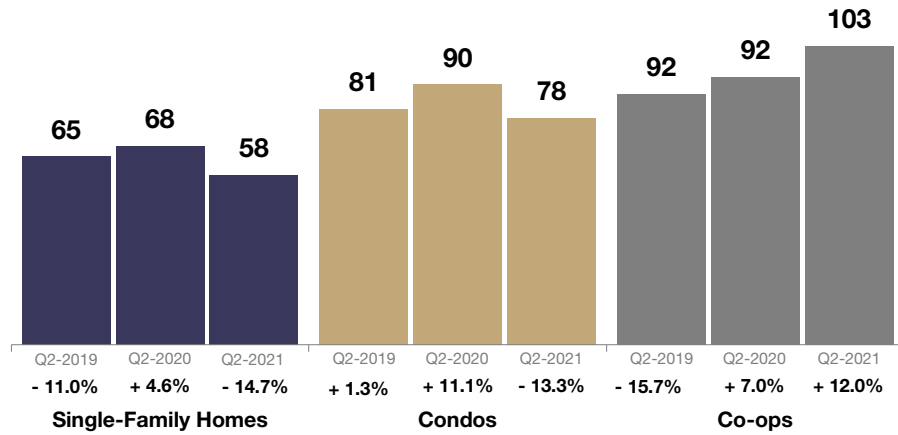
Quarter	Single-Family Homes	Condos	Co-ops
Q3-2018	144	46	163
Q4-2018	158	45	134
Q1-2019	116	34	136
Q2-2019	134	54	136
Q3-2019	152	49	138
Q4-2019	146	47	127
Q1-2020	122	44	113
Q2-2020	83	32	76
Q3-2020	115	34	92
Q4-2020	158	44	111
Q1-2021	178	60	135
Q2-2021	149	64	165

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

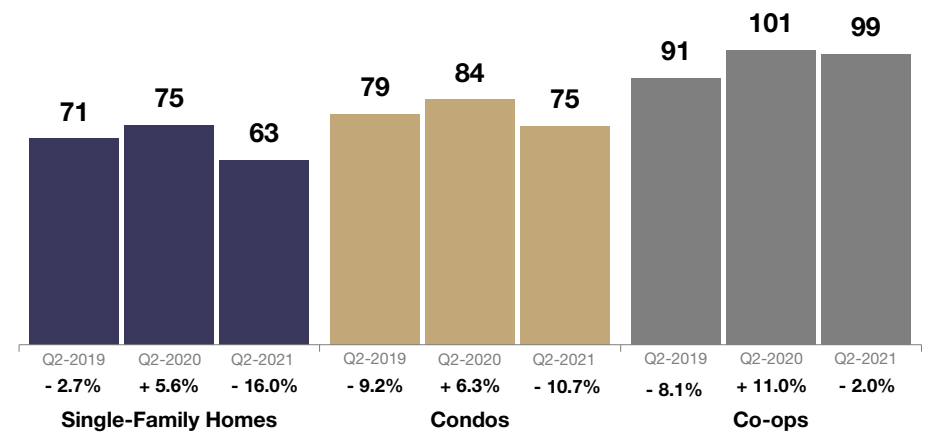
Days on Market Until Sale

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

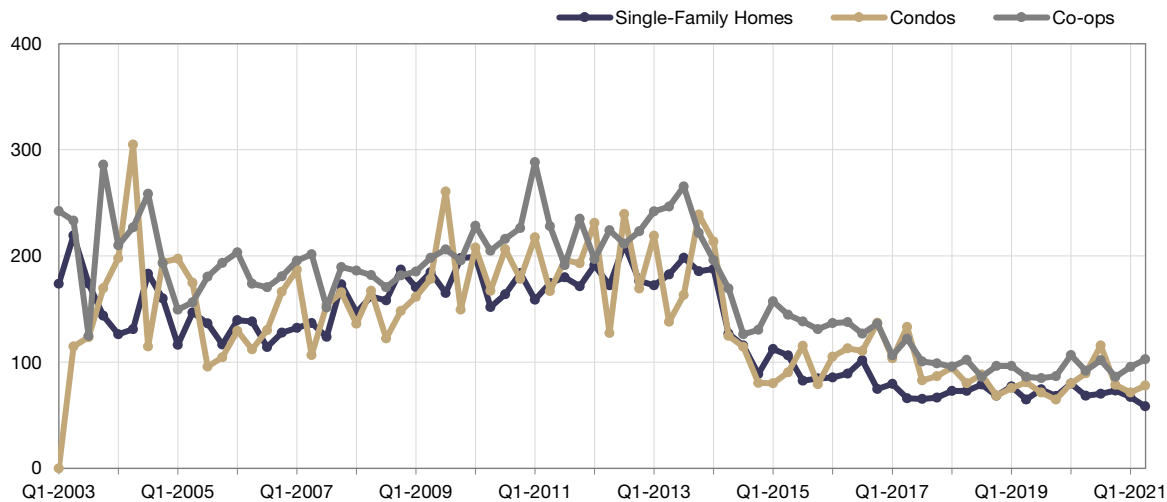
Q2-2021



Year to Date



Historical Days on Market Until Sale by Quarter



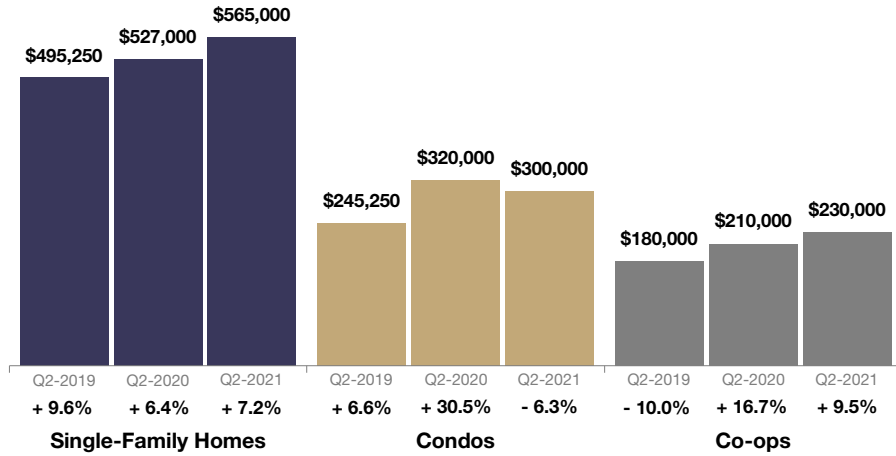
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q2-2021	58	78	103

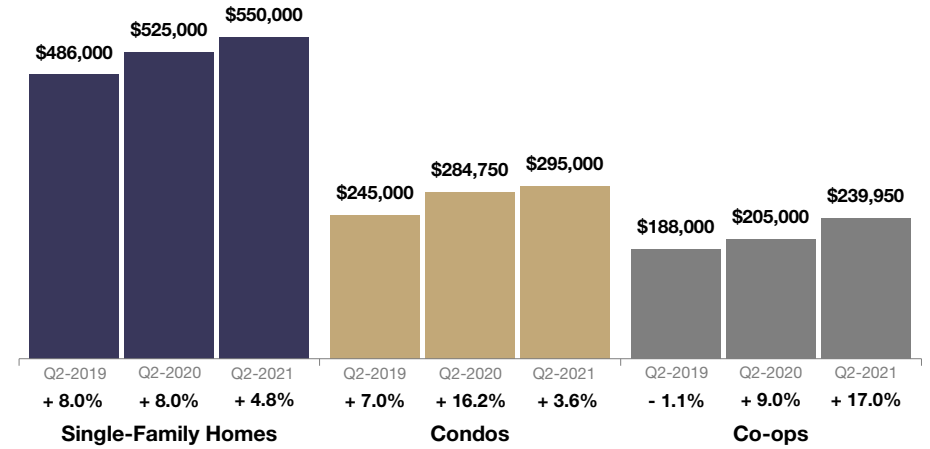
Median Sales Price

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

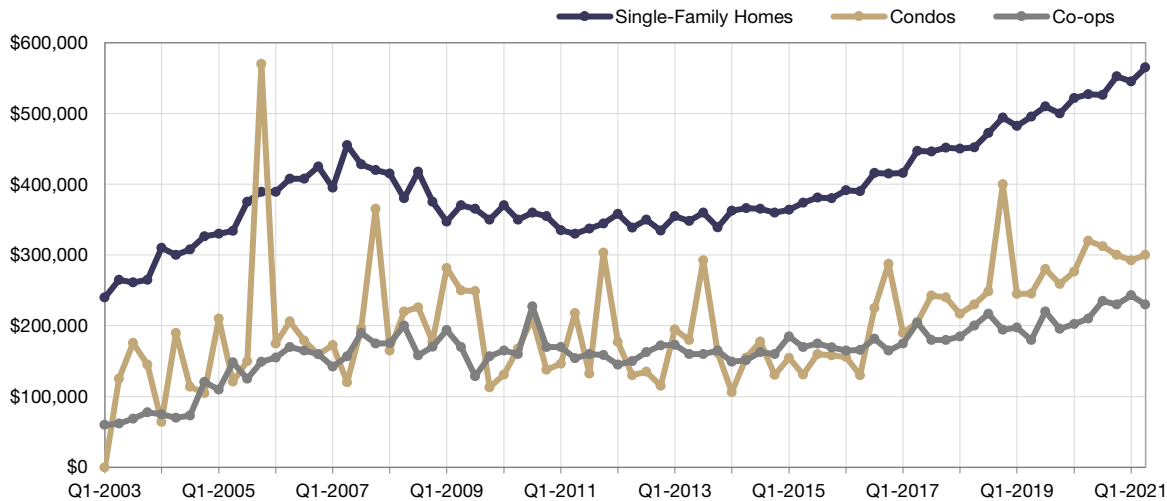
Q2-2021



Year to Date



Historical Median Sales Price by Quarter



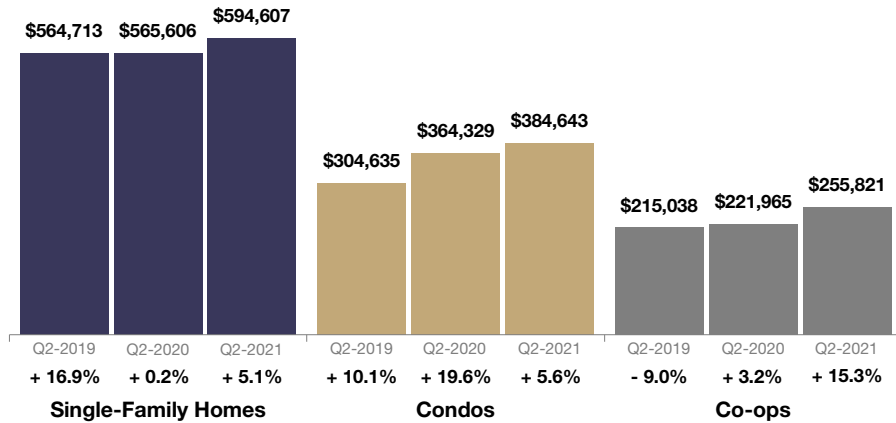
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$243,000
Q2-2021	\$565,000	\$300,000	\$230,000

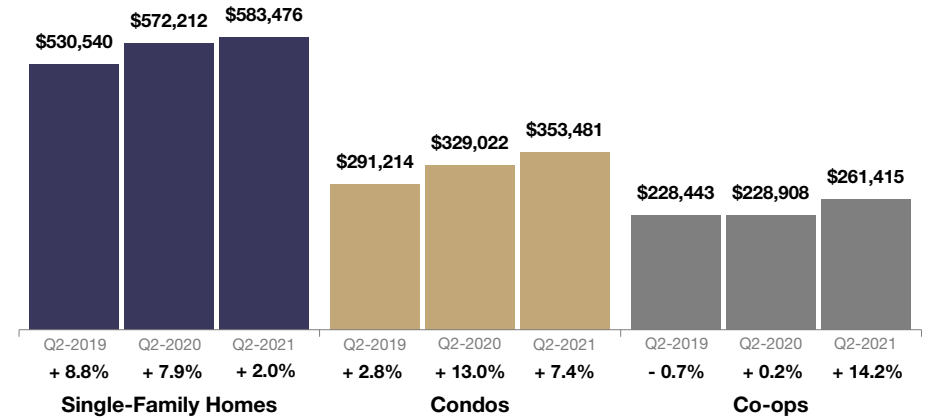
Average Sales Price

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

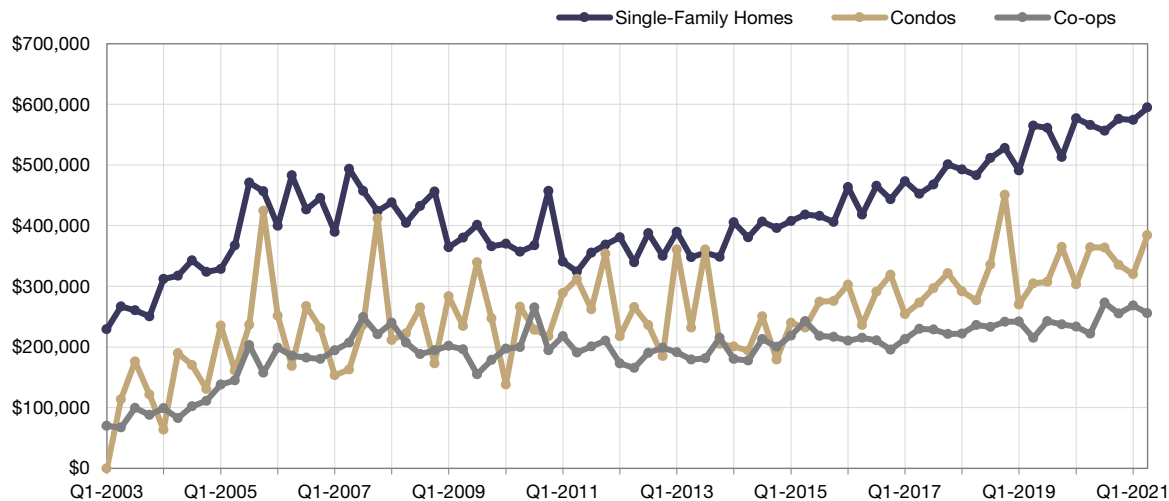
Q2-2021



Year to Date



Historical Average Sales Price by Quarter



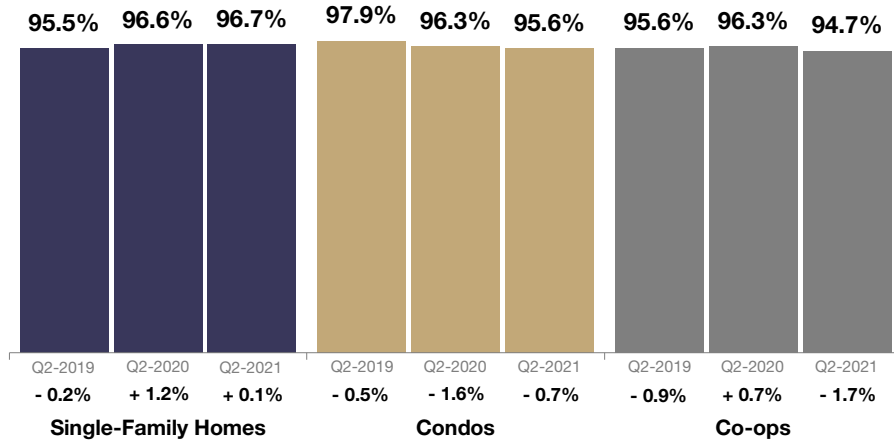
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$268,253
Q2-2021	\$594,607	\$384,643	\$255,821

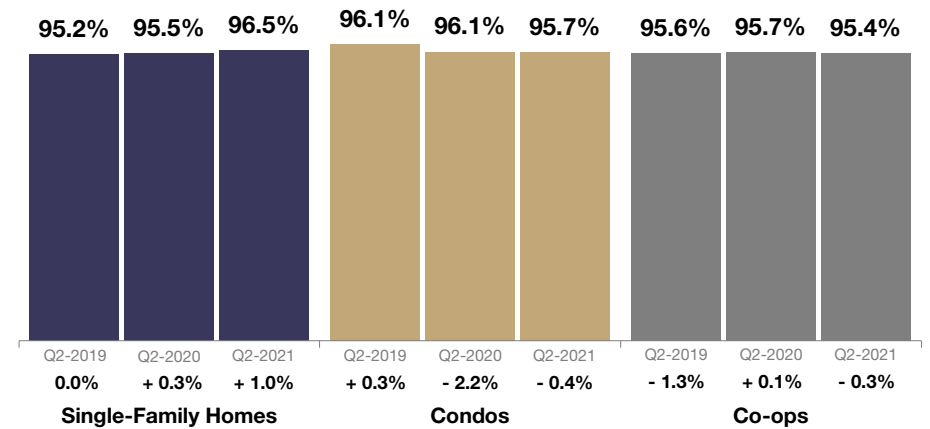
Percent of Original List Price Received

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.

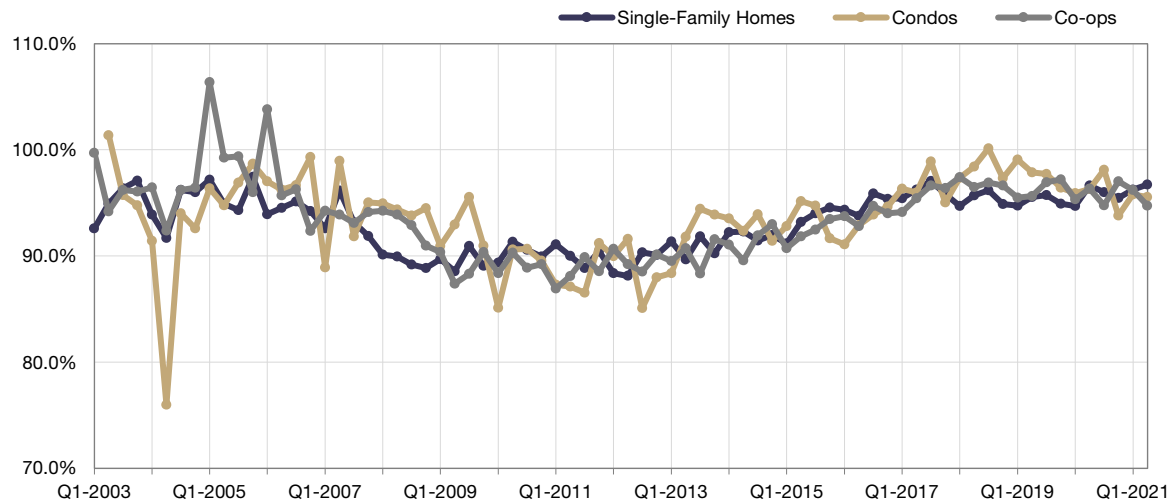
Q2-2021



Year to Date



Historical Percent of Original List Price Received by Quarter



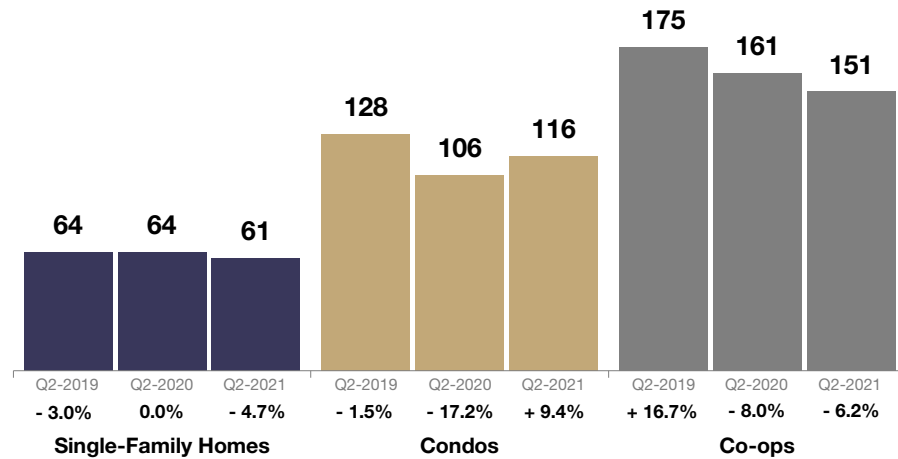
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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%
Q2-2021	96.7%	95.6%	94.7%

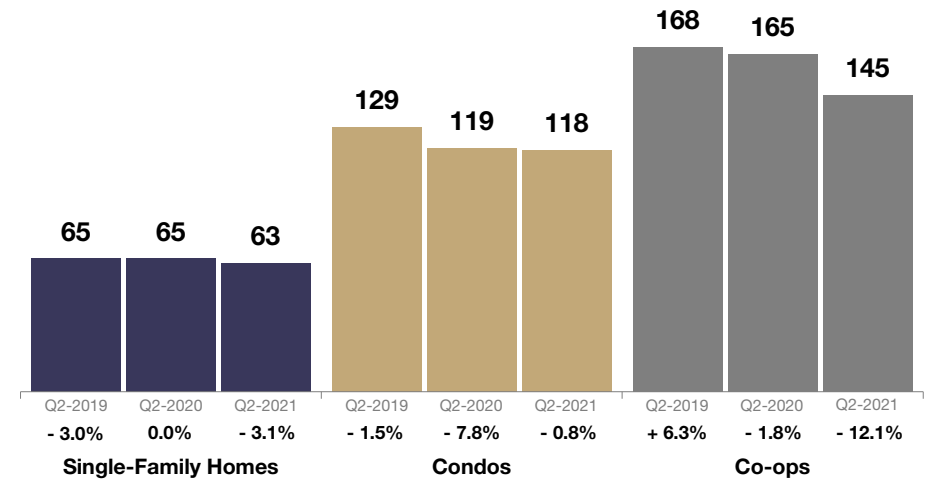
Housing Affordability Index

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.

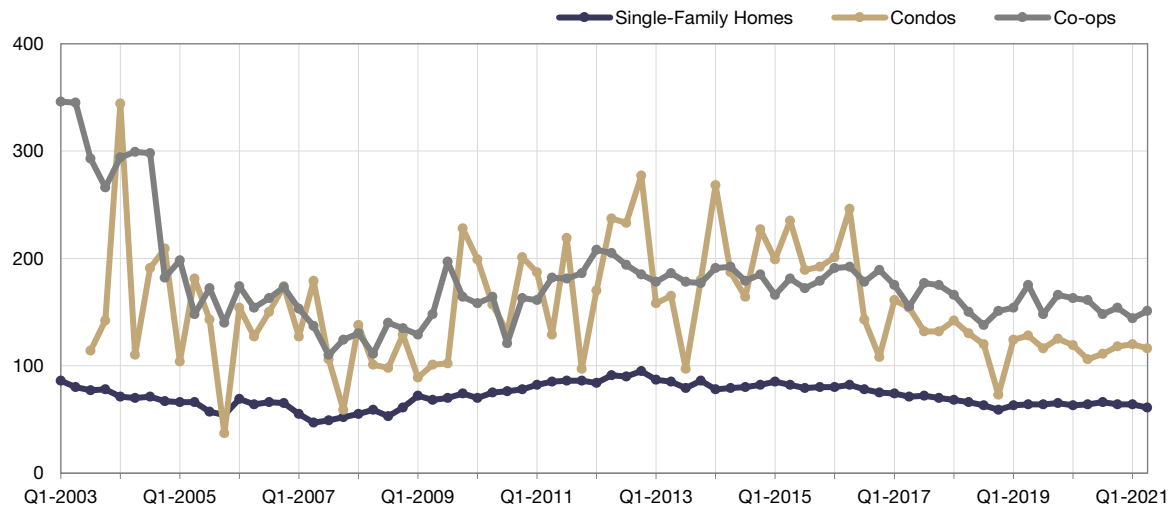
Q2-2021



Year to Date



Historical Housing Affordability Index by Quarter



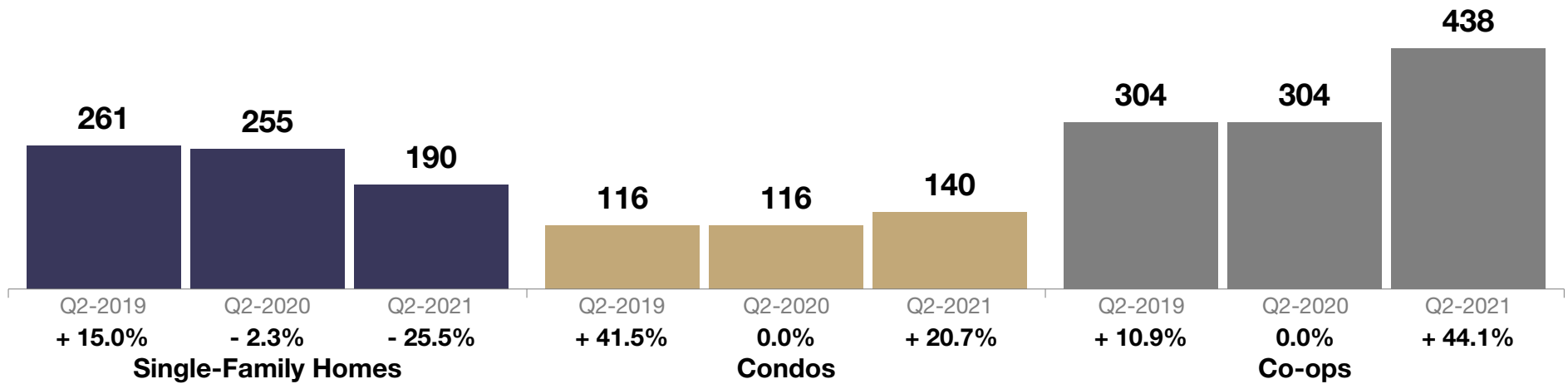
Quarter	Single-Family Homes	Condos	Co-ops
Q3-2018	63	120	138
Q4-2018	59	73	151
Q1-2019	63	124	154
Q2-2019	64	128	175
Q3-2019	64	116	148
Q4-2019	65	125	166
Q1-2020	63	119	163
Q2-2020	64	106	161
Q3-2020	66	111	148
Q4-2020	64	118	154
Q1-2021	64	120	144
Q2-2021	61	116	151

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

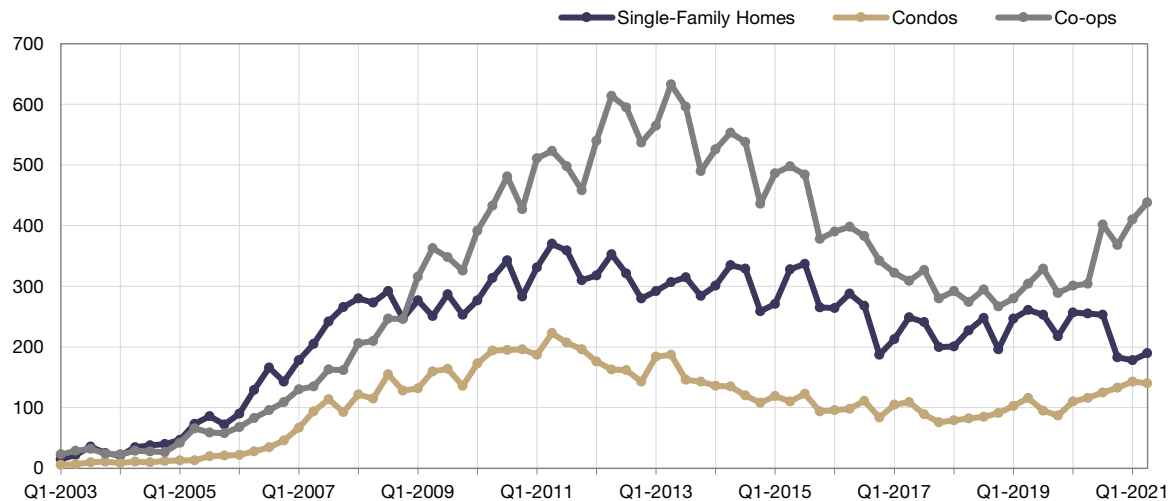
Inventory of Homes for Sale

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

Q2-2021



Historical Inventory of Homes for Sale by Quarter



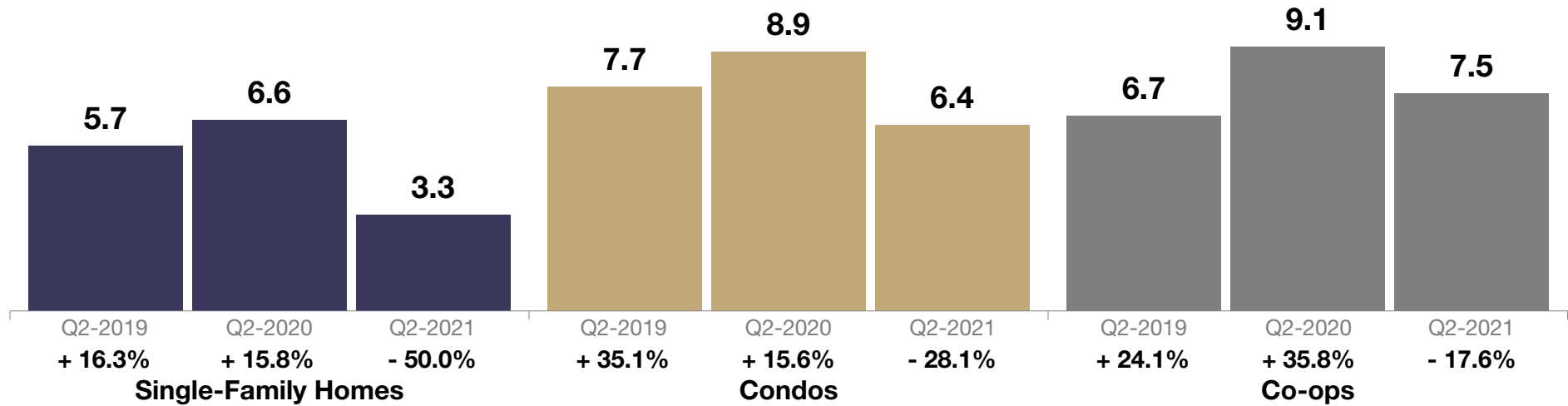
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	257	110	301
Q2-2020	255	116	304
Q3-2020	253	125	402
Q4-2020	183	133	368
Q1-2021	178	143	410
Q2-2021	190	140	438

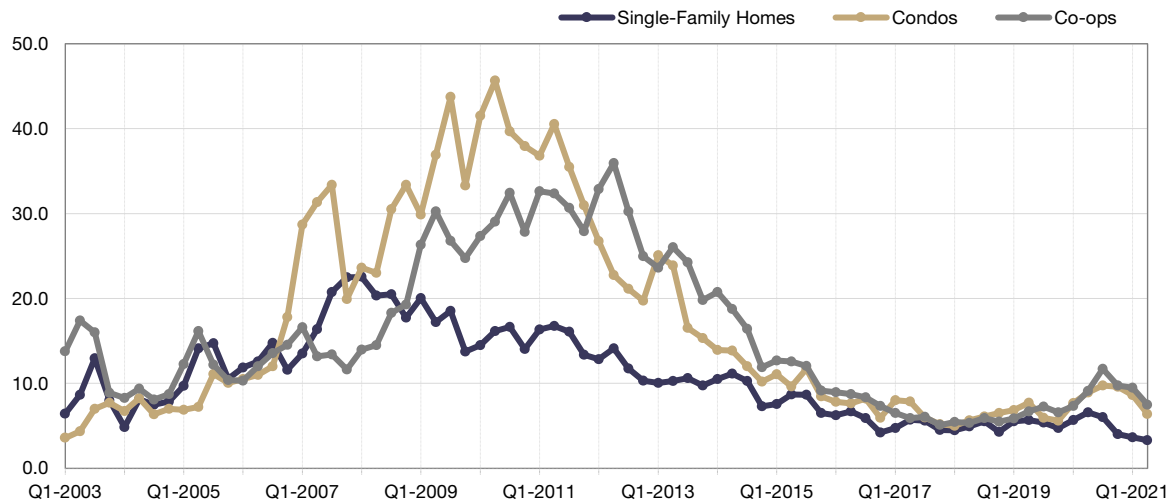
Months Supply of Inventory

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.

Q2-2021



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
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	5.7	7.7	7.4
Q2-2020	6.6	8.9	9.1
Q3-2020	6.0	9.7	11.7
Q4-2020	4.0	9.6	9.8
Q1-2021	3.6	8.6	9.5
Q2-2021	3.3	6.4	7.5

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	Q2-2020	Q2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>Q3-2018: 563, Q1-2019: 437, Q3-2019: 562, Q1-2020: 631, Q3-2020: 578, Q1-2021: 428, Q3-2020: 533, Q1-2021: 371, Q3-2020: 753, Q1-2021: 517, Q3-2020: 652, Q1-2021: 772</p>	371	772	+ 108.1%	904	1,424	+ 57.5%
Pending Sales	<p>Q3-2018: 315, Q1-2019: 315, Q3-2019: 297, Q1-2020: 347, Q3-2020: 342, Q1-2021: 279, Q3-2020: 239, Q1-2021: 162, Q3-2020: 391, Q1-2021: 371, Q3-2020: 382, Q1-2021: 506</p>	162	506	+ 212.3%	401	888	+ 121.4%
Closed Sales	<p>Q3-2018: 353, Q1-2019: 337, Q3-2019: 286, Q1-2020: 324, Q3-2020: 339, Q1-2021: 320, Q3-2020: 279, Q1-2021: 191, Q3-2020: 241, Q1-2021: 313, Q3-2020: 373, Q1-2021: 378</p>	191	378	+ 97.9%	470	751	+ 59.8%
Days on Market	<p>Q3-2018: 83, Q1-2019: 80, Q3-2019: 86, Q1-2020: 76, Q3-2020: 78, Q1-2021: 75, Q3-2020: 91, Q1-2021: 81, Q3-2020: 89, Q1-2021: 78, Q3-2020: 78, Q1-2021: 81</p>	81	81	0.0%	87	80	- 8.0%
Median Sales Price	<p>Q3-2018: \$340,000, Q1-2019: \$400,000, Q3-2019: \$345,000, Q1-2020: \$341,000, Q3-2020: \$389,000, Q1-2021: \$381,500, Q3-2020: \$360,000, Q1-2021: \$376,500, Q3-2020: \$426,000, Q1-2021: \$430,000, Q3-2020: \$430,000, Q1-2021: \$375,000</p>	\$376,500	\$375,000	- 0.4%	\$365,000	\$410,000	+ 12.3%
Average Sales Price	<p>Q3-2018: \$380,051, Q1-2019: \$403,494, Q3-2019: \$346,263, Q1-2020: \$374,590, Q3-2020: \$384,785, Q1-2021: \$381,982, Q3-2020: \$393,315, Q1-2021: \$396,059, Q3-2020: \$420,894, Q1-2021: \$428,561, Q3-2020: \$422,588, Q1-2021: \$411,175</p>	\$396,059	\$411,175	+ 3.8%	\$394,431	\$416,848	+ 5.7%
Pct. of Orig. Price Received	<p>Q3-2018: 97.0%, Q1-2019: 95.9%, Q3-2019: 95.6%, Q1-2020: 96.0%, Q3-2020: 96.5%, Q1-2021: 96.1%, Q3-2020: 95.2%, Q1-2021: 96.5%, Q3-2020: 95.8%, Q1-2021: 95.8%, Q3-2020: 96.2%, Q1-2021: 95.7%</p>	96.5%	95.7%	- 0.8%	95.7%	95.9%	+ 0.2%
Housing Affordability Index	<p>Q3-2018: 88, Q1-2019: 73, Q3-2019: 88, Q1-2020: 92, Q3-2020: 82, Q1-2021: 85, Q3-2020: 92, Q1-2021: 90, Q3-2020: 82, Q1-2021: 83, Q3-2020: 82, Q1-2021: 92</p>	90	92	+ 2.2%	93	85	- 8.6%
Inventory of Homes for Sale	<p>Q3-2018: 628, Q1-2019: 554, Q3-2019: 630, Q1-2020: 681, Q3-2020: 677, Q1-2021: 594, Q3-2020: 668, Q1-2021: 675, Q3-2020: 780, Q1-2021: 684, Q3-2020: 731, Q1-2021: 768</p>	675	768	+ 13.8%	--	--	--
Months Supply of Inventory	<p>Q3-2018: 5.8, Q1-2019: 5.1, Q3-2019: 5.9, Q1-2020: 6.4, Q3-2020: 6.2, Q1-2021: 5.6, Q3-2020: 6.6, Q1-2021: 7.9, Q3-2020: 8.7, Q1-2021: 7.1, Q3-2020: 6.7, Q1-2021: 5.6</p>	7.9	5.6	- 29.1%	--	--	--