

Quarterly Indicators

Bronx County



Q2-2022

The second quarter marked a turning point in the U.S. housing market, as rising inflation, skyrocketing sales prices, and surging mortgage interest rates finally caught up to market participants. Mortgage rates exceeded expectations and hit a 14-year high in June, having jumped nearly 3 percentage points since January, while national existing-home sales prices topped \$400,000 for the first time ever. Buyer demand has cooled rapidly amid the rising costs of home ownership, as many Americans have lost mortgage eligibility or are now unable to afford a home in the current economic climate.

- Single-Family Closed Sales were up 12.7 percent to 169.
- Condos Closed Sales were down 3.0 percent to 64.
- Co-ops Closed Sales were down 3.0 percent to 161.
- Single-Family Median Sales Price increased 8.9 percent to \$615,000.
- Condos Median Sales Price decreased 1.9 percent to \$287,000.
- Co-ops Median Sales Price increased 6.5 percent to \$245,000.

As market dynamics shift, talks of a housing correction have intensified. Although opinions are mixed on where the market is headed, many economists agree that the housing boom of the last two years has peaked. Mortgage applications are down considerably from this time last year, while undeterred buyers are having to pay significantly more per month to own a home. As a result, home sales continued to decline nationwide in Q2, largely returning to pre-pandemic levels, according to Lawrence Yun, Chief Economist at the National Association of REALTORS®. With demand moderating, housing supply has been improving in recent months, a sign the market is transitioning toward a more balanced market.

Quarterly Snapshot

+ 3.1% **+ 0.7%** **+ 26.2%**

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	Q2-2021	Q2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		273	328	+ 20.1%	478	597	+ 24.9%
Pending Sales		165	169	+ 2.4%	303	327	+ 7.9%
Closed Sales		150	169	+ 12.7%	328	320	- 2.4%
Days on Market		59	61	+ 3.4%	63	61	- 3.2%
Median Sales Price		\$564,500	\$615,000	+ 8.9%	\$550,000	\$610,000	+ 10.9%
Average Sales Price		\$593,109	\$676,526	+ 14.1%	\$582,826	\$650,130	+ 11.5%
Pct. of Orig. Price Received		96.7%	97.1%	+ 0.4%	96.5%	96.5%	0.0%
Housing Affordability Index		76	54	- 28.9%	78	55	- 29.5%
Inventory of Homes for Sale		219	269	+ 22.8%	--	--	--
Months Supply of Inventory		4.0	4.8	+ 20.0%	--	--	--

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	Q2-2021	Q2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		138	122	- 11.6%	275	231	- 16.0%
Pending Sales		79	59	- 25.3%	152	130	- 14.5%
Closed Sales		66	64	- 3.0%	128	113	- 11.7%
Days on Market		77	61	- 20.8%	75	72	- 4.0%
Median Sales Price		\$292,500	\$287,000	- 1.9%	\$292,500	\$280,000	- 4.3%
Average Sales Price		\$378,062	\$356,555	- 5.7%	\$353,216	\$363,655	+ 3.0%
Pct. of Orig. Price Received		95.5%	94.8%	- 0.7%	95.7%	94.7%	- 1.0%
Housing Affordability Index		146	116	- 20.5%	146	119	- 18.5%
Inventory of Homes for Sale		152	125	- 17.8%	--	--	--
Months Supply of Inventory		7.4	6.4	- 13.5%	--	--	--

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.

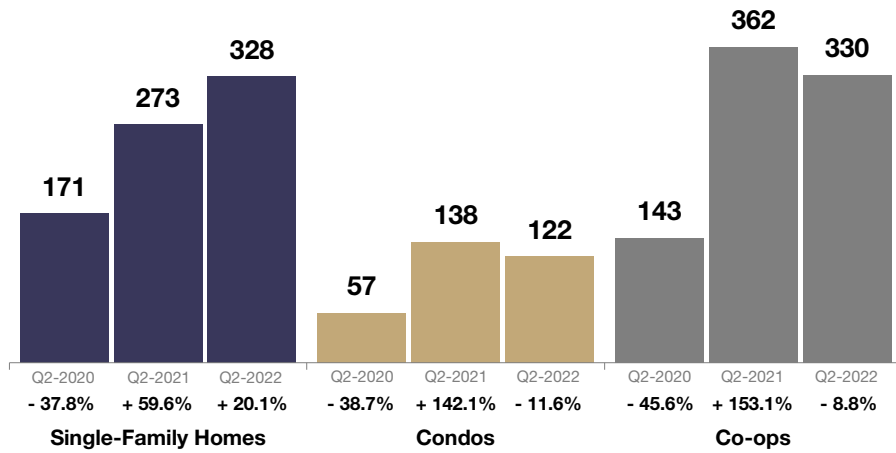


Key Metrics	Historical Sparkbars	Q2-2021	Q2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings	<p>Q3-2019: 230, Q1-2020: 178, Q3-2020: 339, Q1-2021: 310, Q3-2021: 342, Q1-2022: 330</p>	362	330	- 8.8%	672	652	- 3.0%
Pending Sales	<p>Q3-2019: 134, Q1-2020: 96, Q3-2020: 143, Q1-2021: 155, Q3-2021: 164, Q1-2022: 217</p>	199	217	+ 9.0%	354	387	+ 9.3%
Closed Sales	<p>Q3-2019: 138, Q1-2020: 113, Q3-2020: 92, Q1-2021: 135, Q3-2021: 191, Q1-2022: 161</p>	166	161	- 3.0%	301	303	+ 0.7%
Days on Market	<p>Q3-2019: 85, Q1-2020: 107, Q3-2020: 102, Q1-2021: 95, Q3-2021: 92, Q1-2022: 113</p>	103	113	+ 9.7%	100	104	+ 4.0%
Median Sales Price	<p>Q3-2019: \$220,000, Q1-2020: \$195,555, Q3-2020: \$210,000, Q1-2021: \$230,000, Q3-2021: \$245,000, Q1-2022: \$245,000</p>	\$230,000	\$245,000	+ 6.5%	\$239,900	\$240,000	+ 0.0%
Average Sales Price	<p>Q3-2019: \$242,361, Q1-2020: \$237,488, Q3-2020: \$272,876, Q1-2021: \$268,253, Q3-2021: \$277,043, Q1-2022: \$276,991</p>	\$255,454	\$276,991	+ 8.4%	\$261,195	\$271,453	+ 3.9%
Pct. of Orig. Price Received	<p>Q3-2019: 96.9%, Q1-2020: 95.3%, Q3-2020: 94.8%, Q1-2021: 96.2%, Q3-2021: 95.5%, Q1-2022: 96.1%</p>	94.7%	96.1%	+ 1.5%	95.4%	95.9%	+ 0.5%
Housing Affordability Index	<p>Q3-2019: 169, Q1-2020: 194, Q3-2020: 176, Q1-2021: 178, Q3-2021: 174, Q1-2022: 136</p>	186	136	- 26.9%	178	139	- 21.9%
Inventory of Homes for Sale	<p>Q3-2019: 329, Q1-2020: 301, Q3-2020: 402, Q1-2021: 415, Q3-2021: 527, Q1-2022: 463</p>	480	463	- 3.5%	--	--	--
Months Supply of Inventory	<p>Q3-2019: 7.3, Q1-2020: 7.3, Q3-2020: 11.7, Q1-2021: 9.9, Q3-2021: 8.2, Q1-2022: 7.8</p>	8.9	7.8	- 12.4%	--	--	--

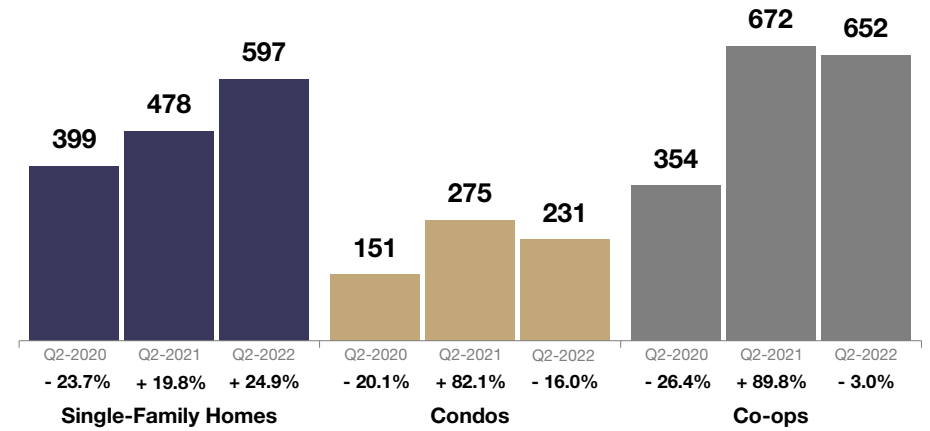
New Listings

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

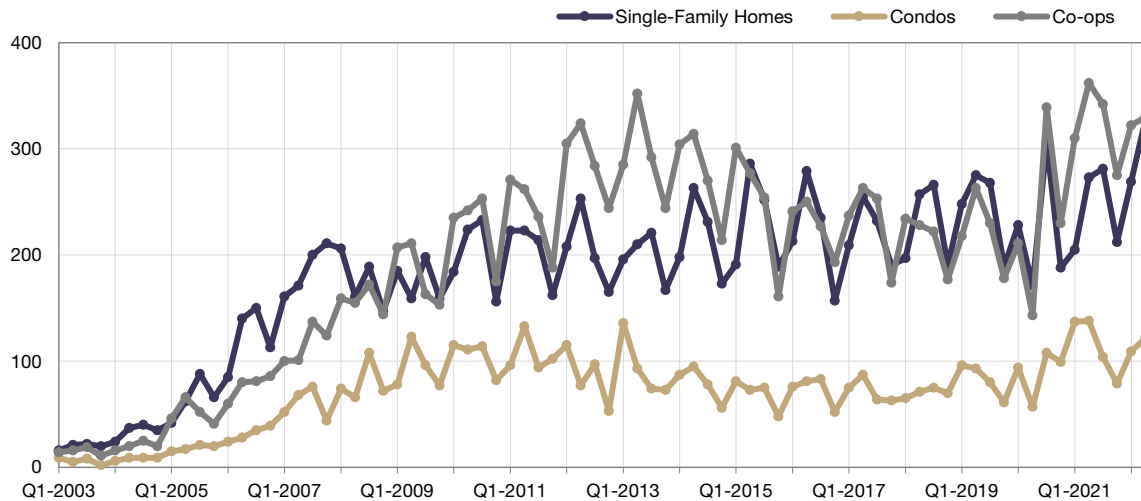
Q2-2022



Year to Date



Historical New Listings by Quarter



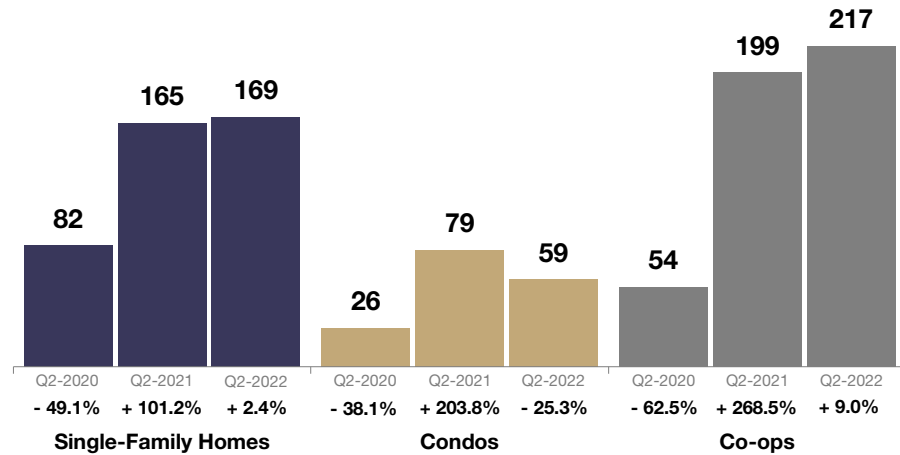
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	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	362
Q3-2021	281	104	342
Q4-2021	212	79	275
Q1-2022	269	109	322
Q2-2022	328	122	330

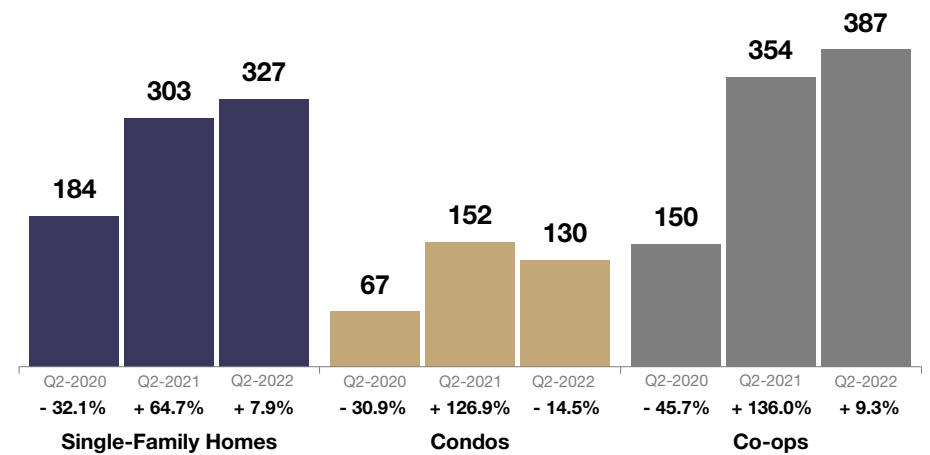
Pending Sales

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

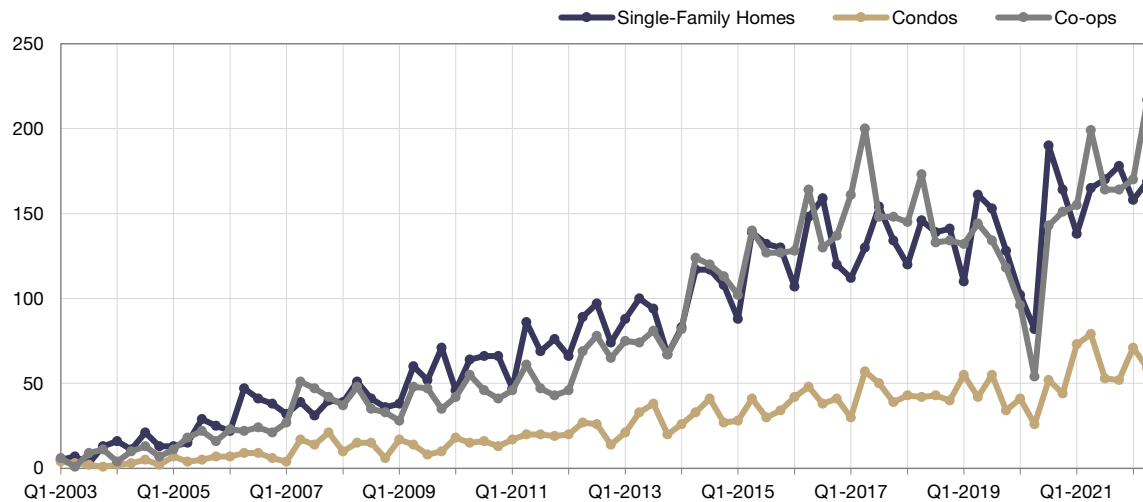
Q2-2022



Year to Date



Historical Pending Sales by Quarter



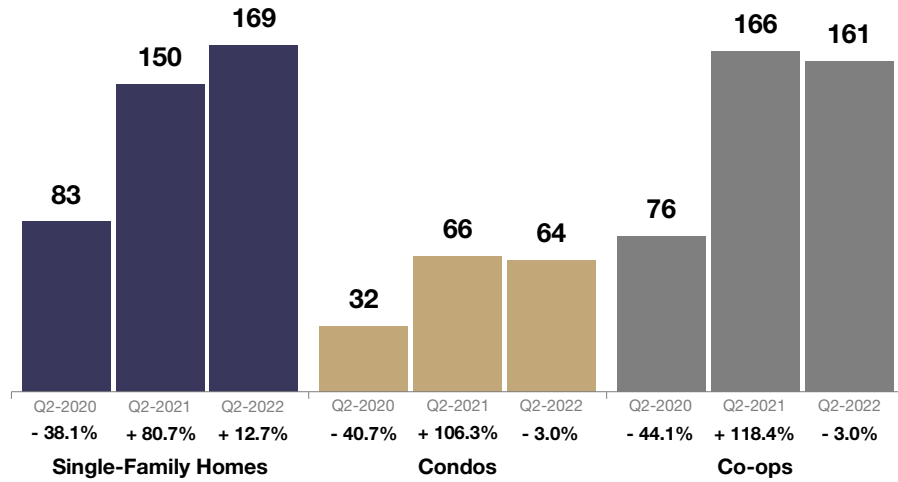
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	153	55	134
Q4-2019	128	34	118
Q1-2020	102	41	96
Q2-2020	82	26	54
Q3-2020	190	52	143
Q4-2020	164	44	151
Q1-2021	138	73	155
Q2-2021	165	79	199
Q3-2021	170	53	164
Q4-2021	178	52	164
Q1-2022	158	71	170
Q2-2022	169	59	217

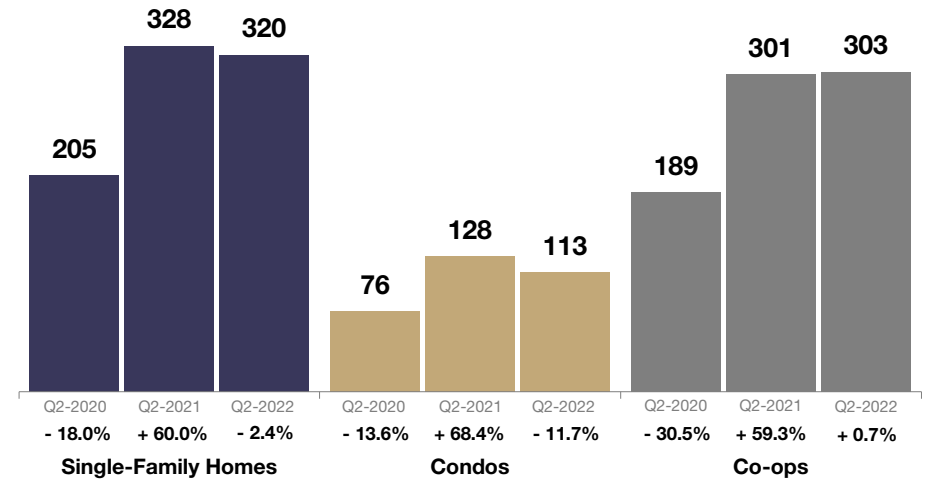
Closed Sales

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

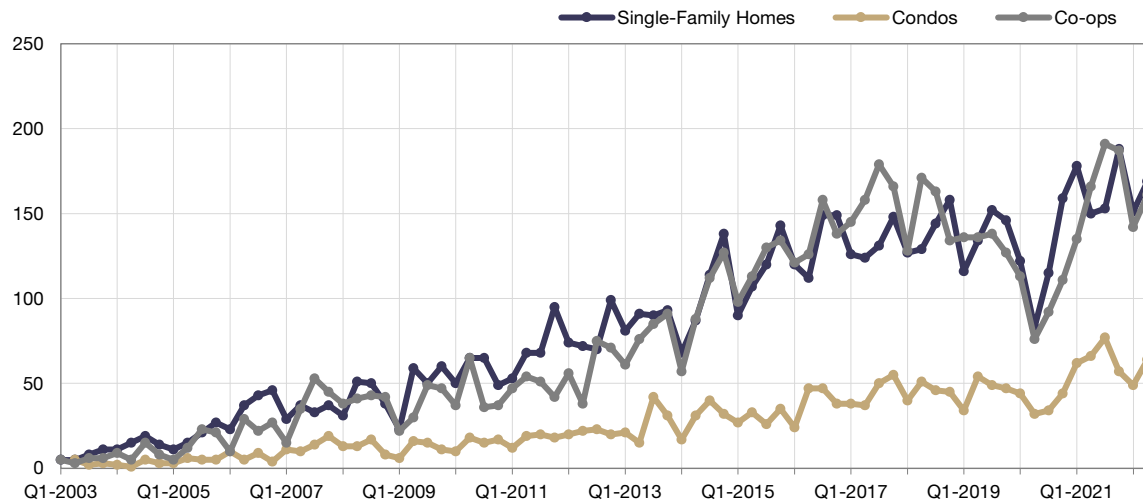
Q2-2022



Year to Date



Historical Closed Sales by Quarter



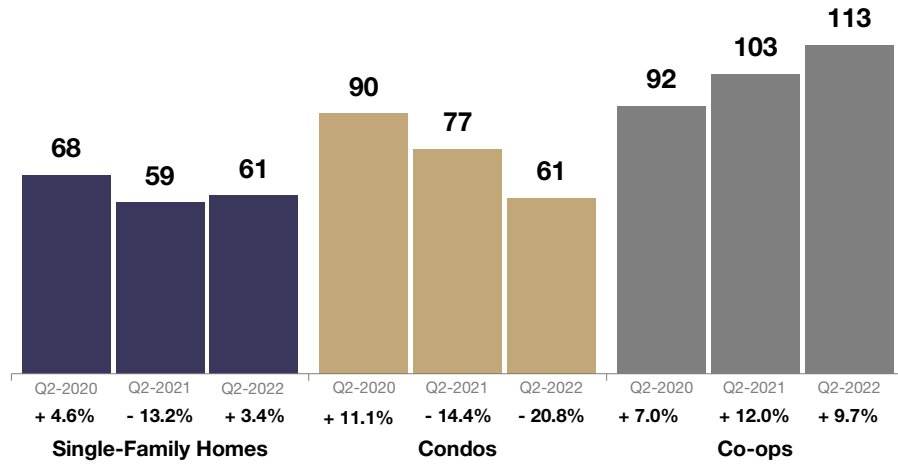
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	159	44	111
Q1-2021	178	62	135
Q2-2021	150	66	166
Q3-2021	153	77	191
Q4-2021	188	57	187
Q1-2022	151	49	142
Q2-2022	169	64	161

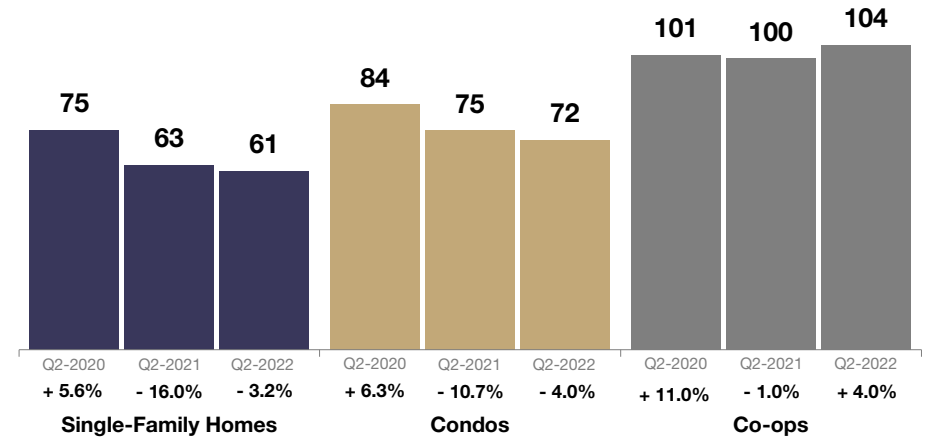
Days on Market Until Sale

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

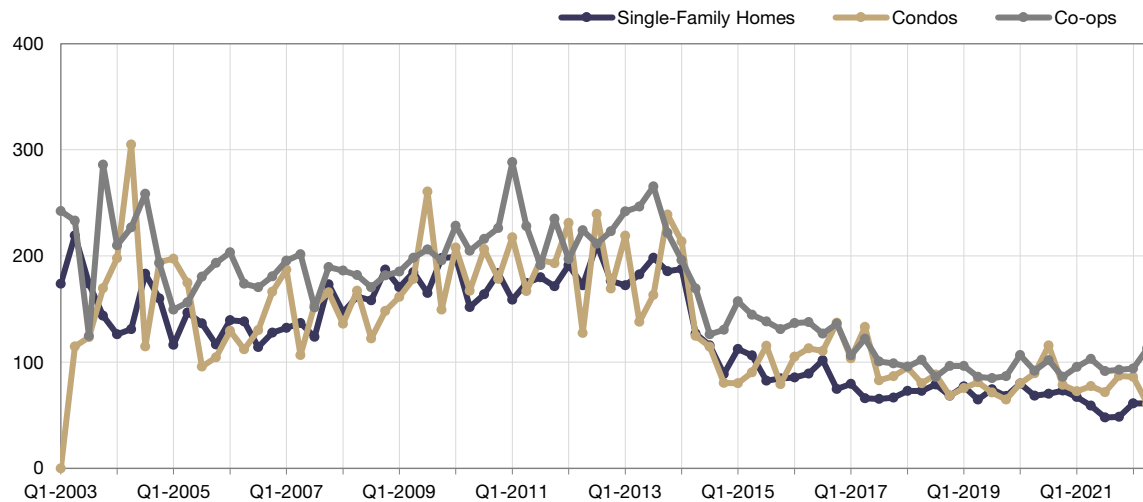
Q2-2022



Year to Date



Historical Days on Market Until Sale by Quarter



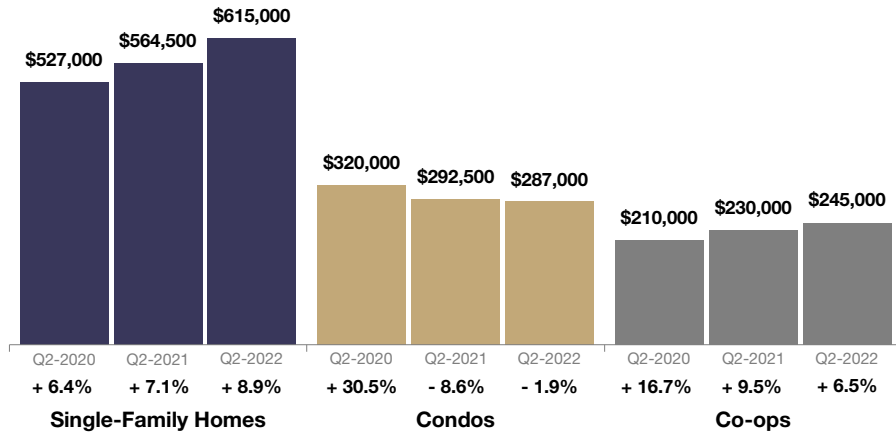
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	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	73	95
Q2-2021	59	77	103
Q3-2021	48	72	92
Q4-2021	49	87	93
Q1-2022	61	86	94
Q2-2022	61	61	113

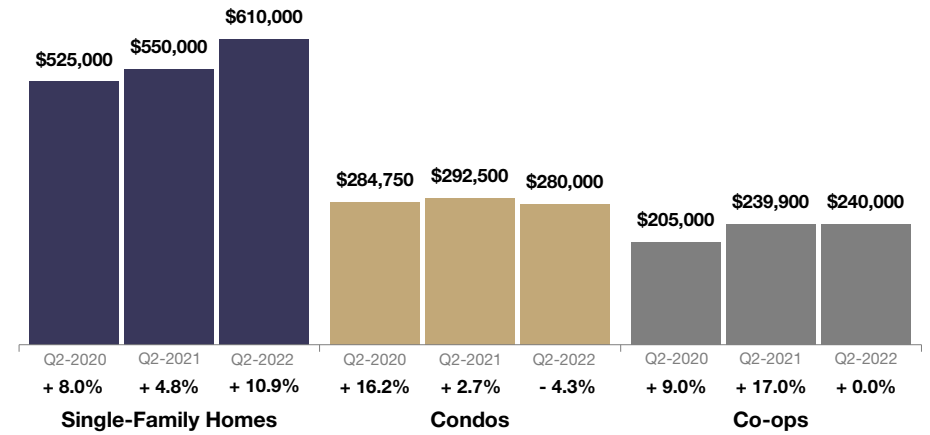
Median Sales Price

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

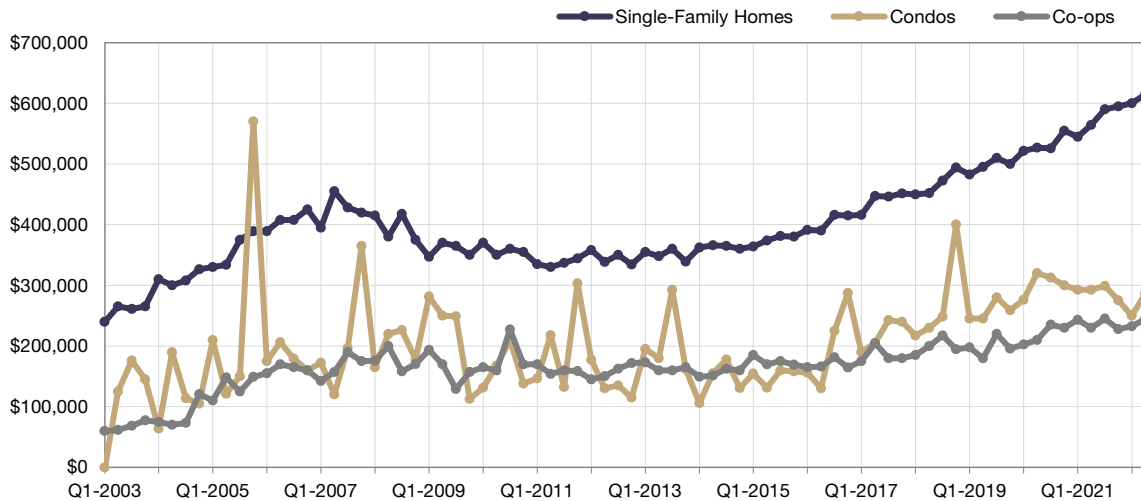
Q2-2022



Year to Date



Historical Median Sales Price by Quarter



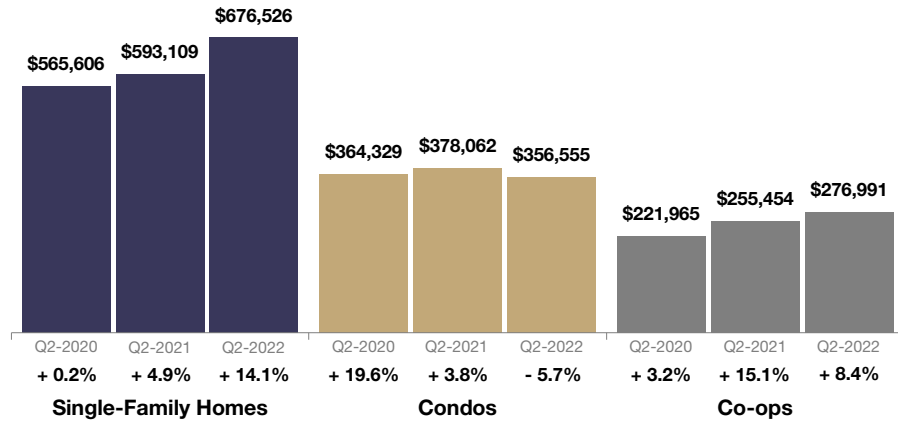
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	\$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	\$555,000	\$300,000	\$230,000
Q1-2021	\$545,000	\$292,500	\$243,000
Q2-2021	\$564,500	\$292,500	\$230,000
Q3-2021	\$590,000	\$299,000	\$245,000
Q4-2021	\$595,000	\$275,000	\$228,000
Q1-2022	\$600,000	\$250,000	\$232,750
Q2-2022	\$615,000	\$287,000	\$245,000

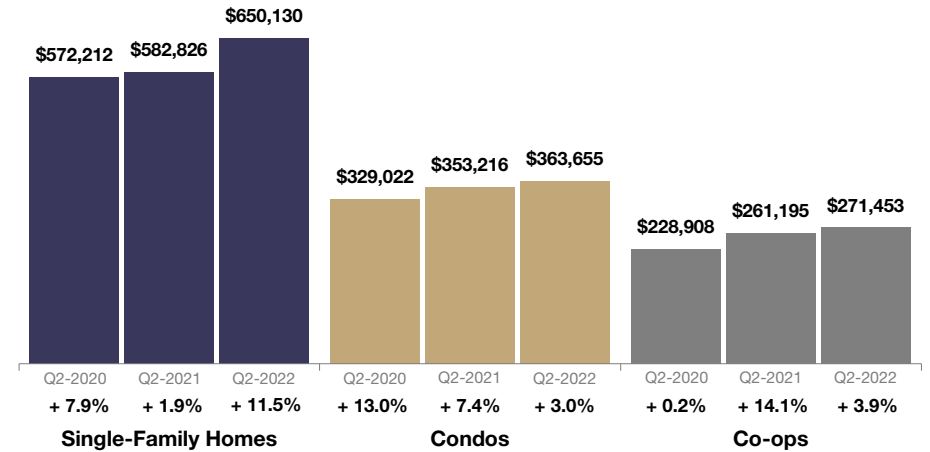
Average Sales Price

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

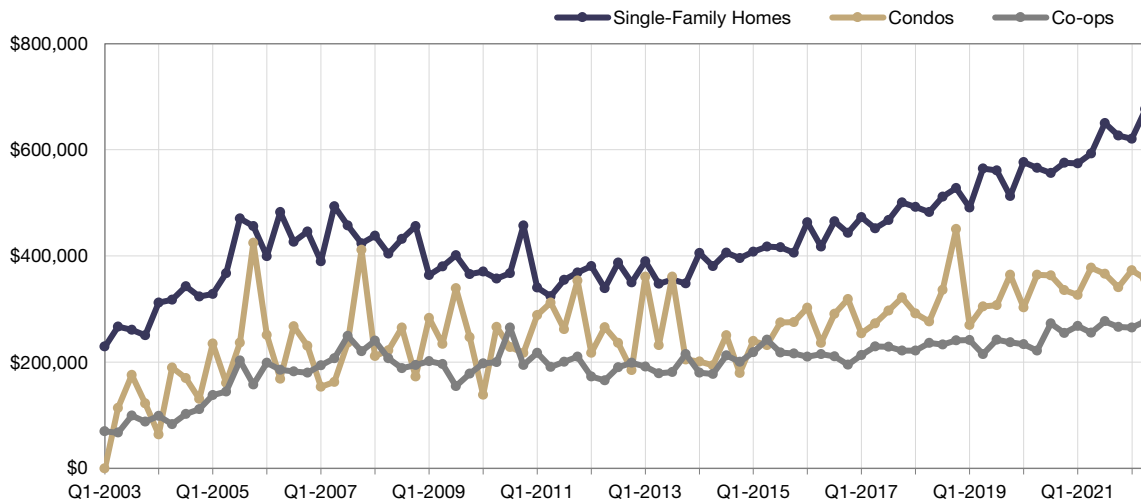
Q2-2022



Year to Date



Historical Average Sales Price by Quarter



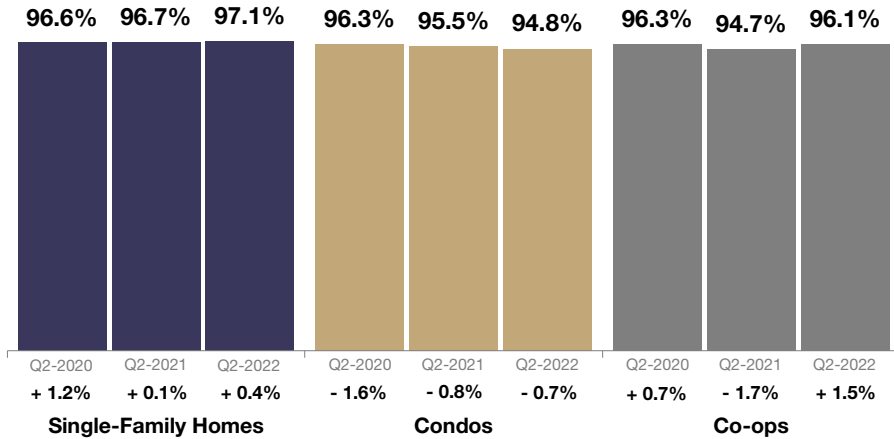
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	\$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	\$575,844	\$335,363	\$255,010
Q1-2021	\$574,159	\$326,766	\$268,253
Q2-2021	\$593,109	\$378,062	\$255,454
Q3-2021	\$650,234	\$366,397	\$277,043
Q4-2021	\$626,967	\$341,206	\$266,322
Q1-2022	\$620,588	\$372,929	\$265,174
Q2-2022	\$676,526	\$356,555	\$276,991

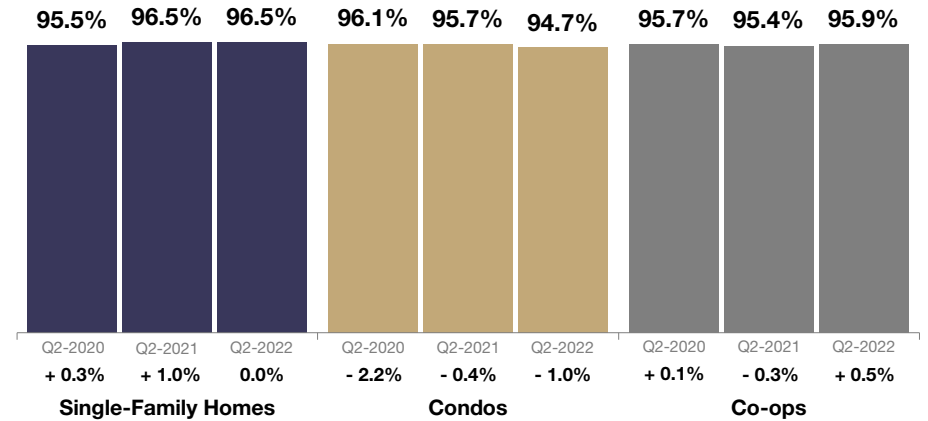
Percent of Original List Price Received

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.

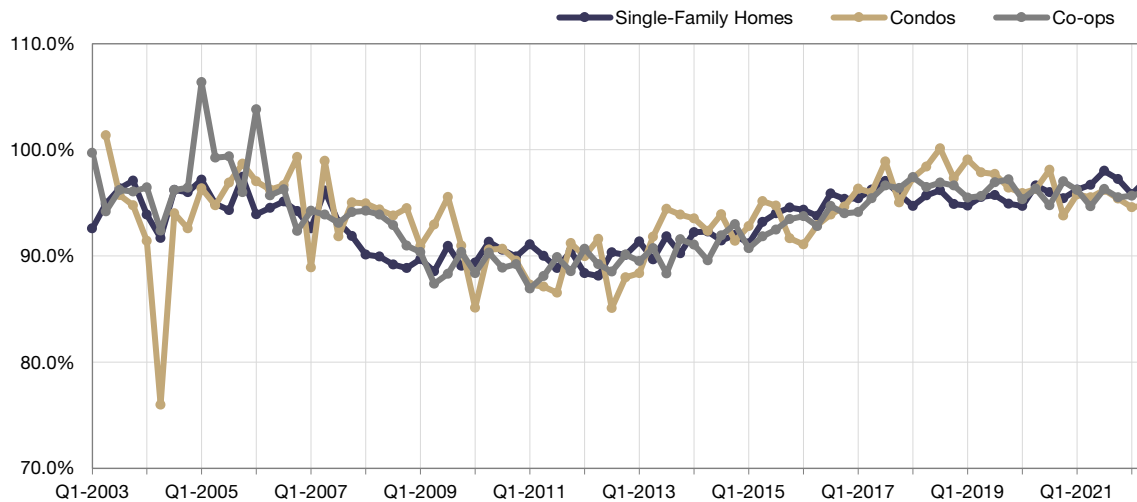
Q2-2022



Year to Date



Historical Percent of Original List Price Received by Quarter



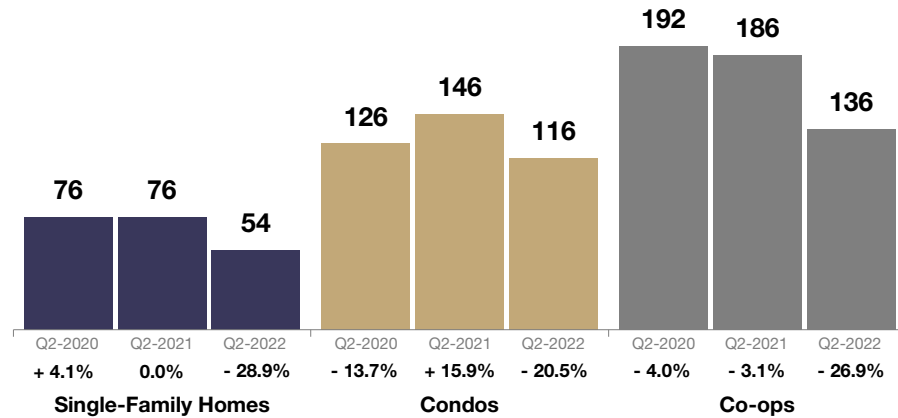
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	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	95.4%	93.8%	97.0%
Q1-2021	96.3%	95.8%	96.2%
Q2-2021	96.7%	95.5%	94.7%
Q3-2021	98.0%	96.2%	96.3%
Q4-2021	97.2%	95.4%	95.5%
Q1-2022	95.8%	94.6%	95.7%
Q2-2022	97.1%	94.8%	96.1%

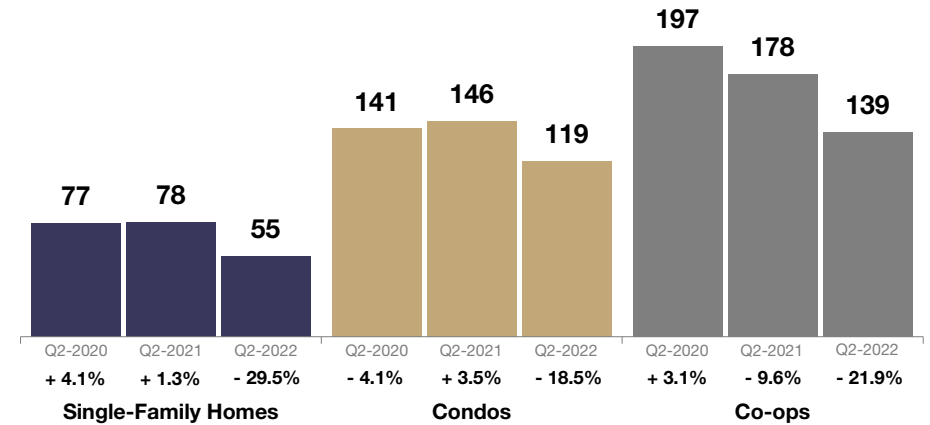
Housing Affordability Index

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.

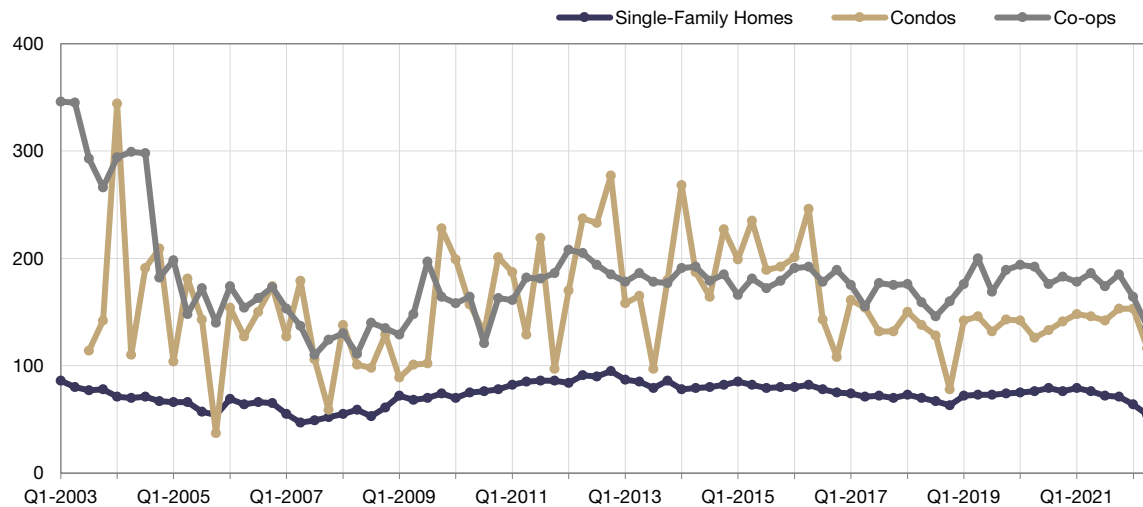
Q2-2022



Year to Date



Historical Housing Affordability Index by Quarter



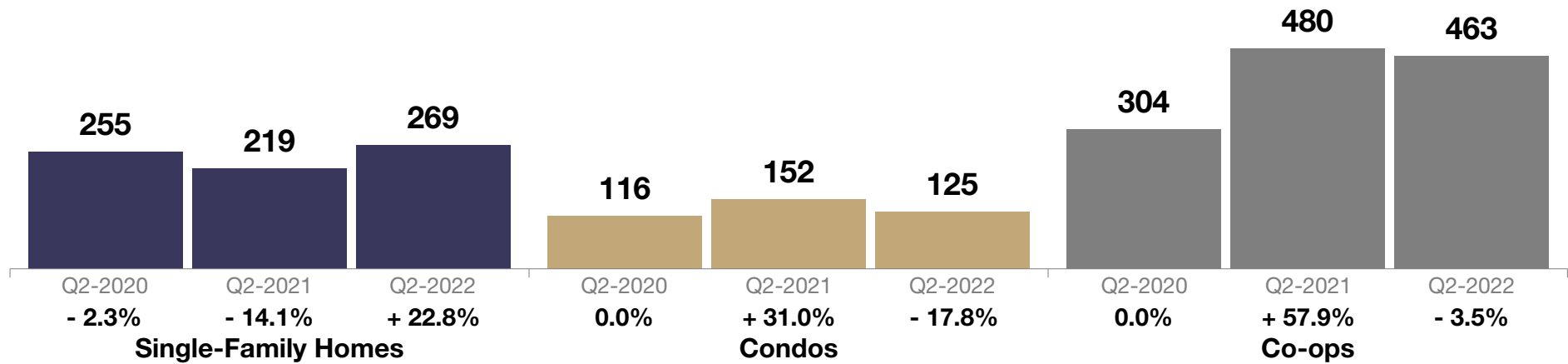
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	73	132	169
Q4-2019	74	143	189
Q1-2020	75	142	194
Q2-2020	76	126	192
Q3-2020	79	133	176
Q4-2020	76	141	183
Q1-2021	79	148	178
Q2-2021	76	146	186
Q3-2021	72	142	174
Q4-2021	71	153	185
Q1-2022	64	153	164
Q2-2022	54	116	136

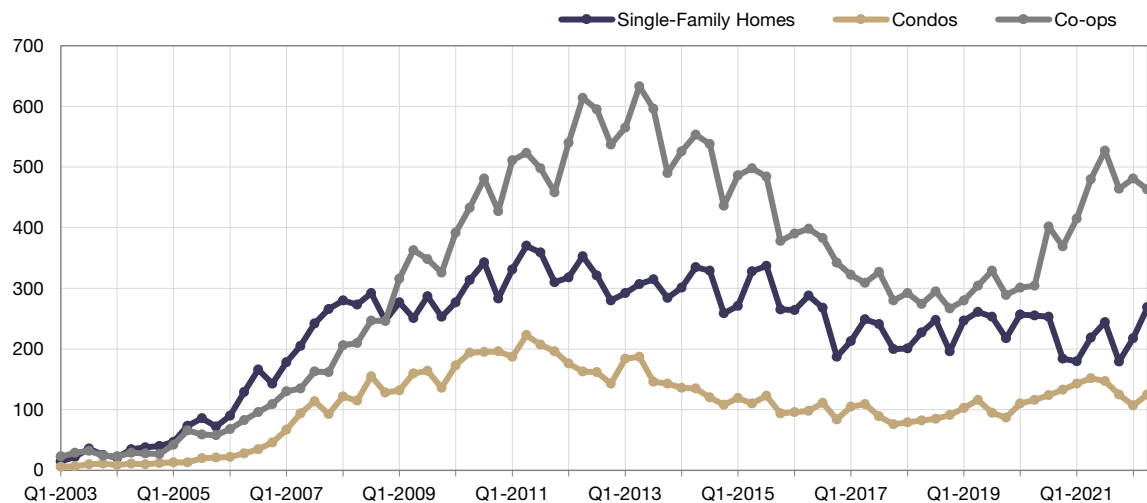
Inventory of Homes for Sale

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

Q2-2022



Historical Inventory of Homes for Sale by Quarter



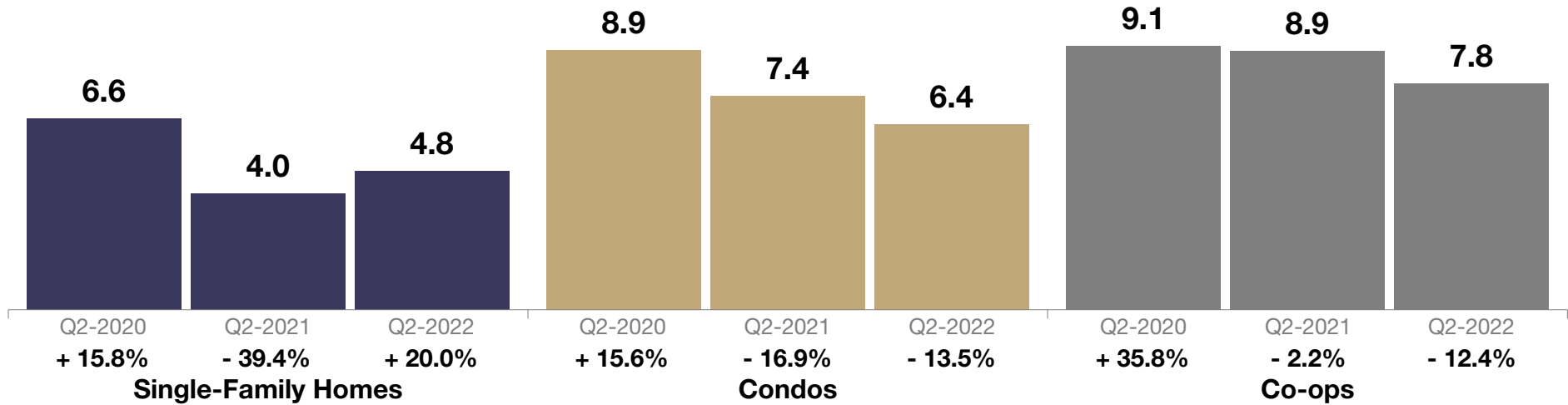
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2019	253	95	329
Q4-2019	218	87	289
Q1-2020	257	110	301
Q2-2020	255	116	304
Q3-2020	253	124	402
Q4-2020	184	133	369
Q1-2021	180	143	415
Q2-2021	219	152	480
Q3-2021	244	147	527
Q4-2021	179	125	464
Q1-2022	218	107	481
Q2-2022	269	125	463

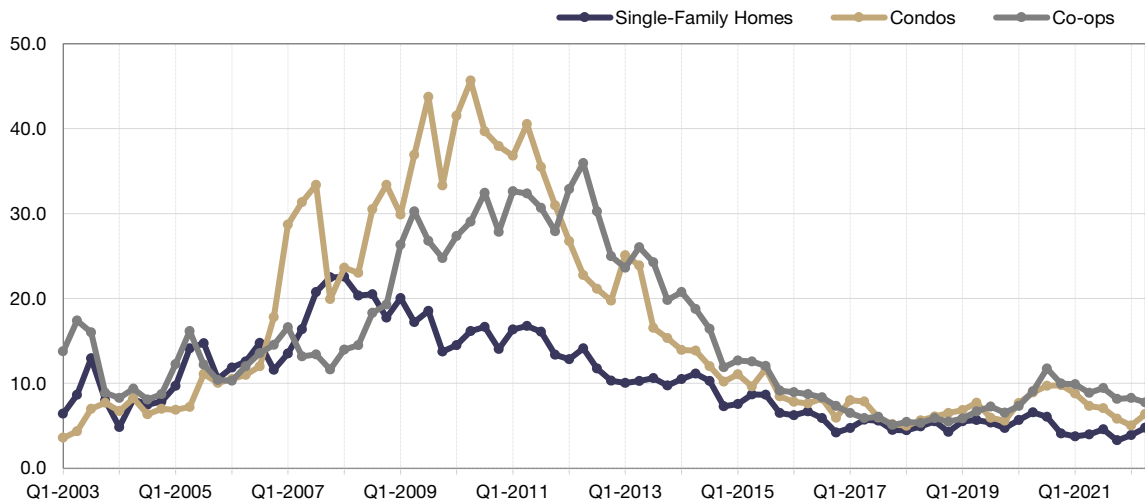
Months Supply of Inventory

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.

Q2-2022



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
Q3-2019	5.4	5.9	7.3
Q4-2019	4.7	5.6	6.6
Q1-2020	5.7	7.7	7.3
Q2-2020	6.6	8.9	9.1
Q3-2020	6.0	9.7	11.7
Q4-2020	4.1	9.8	10.0
Q1-2021	3.8	8.8	9.9
Q2-2021	4.0	7.4	8.9
Q3-2021	4.6	7.1	9.5
Q4-2021	3.3	5.8	8.2
Q1-2022	3.9	5.0	8.3
Q2-2022	4.8	6.4	7.8

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	Q2-2021	Q2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change														
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>578</td><td>428</td><td>753</td><td>517</td><td>566</td><td>780</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	578	428	753	517	566	780	773	780	+ 0.9%	1,425	1,480	+ 3.9%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	578	428	753	517	566	780															
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>342</td><td>239</td><td>385</td><td>366</td><td>394</td><td>445</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	342	239	385	366	394	445	443	445	+ 0.5%	809	844	+ 4.3%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	342	239	385	366	394	445															
Closed Sales	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>339</td><td>279</td><td>241</td><td>375</td><td>432</td><td>394</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	339	279	241	375	432	394	382	394	+ 3.1%	757	736	- 2.8%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	339	279	241	375	432	394															
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>78</td><td>91</td><td>89</td><td>78</td><td>72</td><td>82</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	78	91	89	78	72	82	81	82	+ 1.2%	80	80	0.0%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	78	91	89	78	72	82															
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>\$368,500</td><td>\$360,000</td><td>\$428,400</td><td>\$430,000</td><td>\$380,000</td><td>\$465,000</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	\$368,500	\$360,000	\$428,400	\$430,000	\$380,000	\$465,000	\$368,500	\$465,000	+ 26.2%	\$407,500	\$447,000	+ 9.7%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	\$368,500	\$360,000	\$428,400	\$430,000	\$380,000	\$465,000															
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>\$409,225</td><td>\$393,315</td><td>\$420,884</td><td>\$423,131</td><td>\$429,011</td><td>\$461,289</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	\$409,225	\$393,315	\$420,884	\$423,131	\$429,011	\$461,289	\$409,225	\$461,289	+ 12.7%	\$416,114	\$450,251	+ 8.2%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	\$409,225	\$393,315	\$420,884	\$423,131	\$429,011	\$461,289															
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>96.5%</td><td>95.2%</td><td>96.5%</td><td>96.2%</td><td>96.9%</td><td>96.3%</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	96.5%	95.2%	96.5%	96.2%	96.9%	96.3%	95.6%	96.3%	+ 0.7%	95.9%	96.0%	+ 0.1%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	96.5%	95.2%	96.5%	96.2%	96.9%	96.3%															
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>94</td><td>109</td><td>107</td><td>101</td><td>112</td><td>72</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	94	109	107	101	112	72	116	72	- 37.9%	105	74	- 29.5%
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	94	109	107	101	112	72															
Inventory of Homes for Sale	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>677</td><td>668</td><td>779</td><td>738</td><td>918</td><td>857</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	677	668	779	738	918	857	851	857	+ 0.7%	--	--	--
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	677	668	779	738	918	857															
Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q3-2019</td><td>Q1-2020</td><td>Q3-2020</td><td>Q1-2021</td><td>Q3-2021</td><td>Q1-2022</td></tr> <tr><th>Value</th><td>6.2</td><td>6.6</td><td>8.8</td><td>7.2</td><td>7.1</td><td>6.3</td></tr> </table>	Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022	Value	6.2	6.6	8.8	7.2	7.1	6.3	6.6	6.3	- 4.5%	--	--	--
Quarter	Q3-2019	Q1-2020	Q3-2020	Q1-2021	Q3-2021	Q1-2022															
Value	6.2	6.6	8.8	7.2	7.1	6.3															