

Quarterly Indicators

Bronx County



Q4-2022

2022 ended in stark contrast to the beginning of the year, as inflation, higher interest rates, and declining affordability further constrained market activity in the fourth quarter. The Federal Reserve raised its benchmark interest rate to the highest level in 15 years, and mortgage rates remained volatile, with the 30-year fixed-rate briefly exceeding 7% before dropping again in recent weeks. Buyer demand is down significantly compared to this time last year, and sellers and builders have reacted accordingly, cutting prices and offering sales incentives in an attempt to draw buyers.

- Single-Family Closed Sales were down 30.0 percent to 133.
- Condos Closed Sales were down 15.3 percent to 50.
- Co-ops Closed Sales were down 20.9 percent to 155.

- Single-Family Median Sales Price increased 5.4 percent to \$629,500.
- Condos Median Sales Price increased 6.4 percent to \$292,500.
- Co-ops Median Sales Price decreased 3.1 percent to \$226,500.

Higher borrowing costs and elevated sales prices have caused affordability to plummet this year, and as sales fall and with fewer borrowers able to afford the rising costs of homeownership, many have turned to the rental market, where demand—and rents—are surging. Despite higher interest rates, home prices remain strong, and although price growth is expected to soften in the coming months, limited inventory will likely keep home prices stable or increasing in many markets, especially in more affordable parts of the country.

Quarterly Snapshot

- 24.0% **- 22.3%** **- 14.0%**

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	Q4-2021	Q4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		220	179	- 18.6%	999	1,068	+ 6.9%
Pending Sales		180	124	- 31.1%	657	601	- 8.5%
Closed Sales		190	133	- 30.0%	678	631	- 6.9%
Days on Market		48	63	+ 31.3%	55	57	+ 3.6%
Median Sales Price		\$597,500	\$629,500	+ 5.4%	\$575,000	\$623,500	+ 8.4%
Average Sales Price		\$633,851	\$673,282	+ 6.2%	\$613,712	\$660,000	+ 7.5%
Pct. of Orig. Price Received		97.3%	93.9%	- 3.5%	97.1%	96.4%	- 0.7%
Housing Affordability Index		71	47	- 33.8%	74	48	- 35.1%
Inventory of Homes for Sale		216	210	- 2.8%	--	--	--
Months Supply of Inventory		3.9	4.2	+ 7.7%	--	--	--

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	Q4-2021	Q4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change																									
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Count</th><td>96</td><td>57</td><td>110</td><td>102</td><td>140</td><td>147</td><td>105</td><td>82</td><td>117</td><td>123</td><td>115</td><td>64</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Count	96	57	110	102	140	147	105	82	117	123	115	64	82	64	- 22.0%	474	419	- 11.6%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Count	96	57	110	102	140	147	105	82	117	123	115	64																				
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Count</th><td>40</td><td>26</td><td>52</td><td>44</td><td>74</td><td>80</td><td>54</td><td>52</td><td>71</td><td>51</td><td>56</td><td>55</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Count	40	26	52	44	74	80	54	52	71	51	56	55	52	55	+ 5.8%	260	233	- 10.4%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Count	40	26	52	44	74	80	54	52	71	51	56	55																				
Closed Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Count</th><td>44</td><td>32</td><td>34</td><td>44</td><td>62</td><td>67</td><td>78</td><td>59</td><td>50</td><td>66</td><td>47</td><td>50</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Count	44	32	34	44	62	67	78	59	50	66	47	50	59	50	- 15.3%	266	213	- 19.9%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Count	44	32	34	44	62	67	78	59	50	66	47	50																				
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Days</th><td>80</td><td>90</td><td>116</td><td>79</td><td>73</td><td>77</td><td>72</td><td>88</td><td>88</td><td>61</td><td>67</td><td>65</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Days	80	90	116	79	73	77	72	88	88	61	67	65	88	65	- 26.1%	77	70	- 9.1%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Days	80	90	116	79	73	77	72	88	88	61	67	65																				
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Price</th><td>\$276,500</td><td>\$320,000</td><td>\$312,500</td><td>\$300,000</td><td>\$292,500</td><td>\$292,500</td><td>\$299,500</td><td>\$275,000</td><td>\$280,000</td><td>\$287,000</td><td>\$299,000</td><td>\$282,500</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Price	\$276,500	\$320,000	\$312,500	\$300,000	\$292,500	\$292,500	\$299,500	\$275,000	\$280,000	\$287,000	\$299,000	\$282,500	\$275,000	\$292,500	+ 6.4%	\$295,000	\$288,000	- 2.4%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Price	\$276,500	\$320,000	\$312,500	\$300,000	\$292,500	\$292,500	\$299,500	\$275,000	\$280,000	\$287,000	\$299,000	\$282,500																				
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Price</th><td>\$303,945</td><td>\$364,329</td><td>\$363,672</td><td>\$335,363</td><td>\$328,766</td><td>\$377,532</td><td>\$367,213</td><td>\$341,945</td><td>\$389,370</td><td>\$354,962</td><td>\$344,362</td><td>\$352,720</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Price	\$303,945	\$364,329	\$363,672	\$335,363	\$328,766	\$377,532	\$367,213	\$341,945	\$389,370	\$354,962	\$344,362	\$352,720	\$341,945	\$352,720	+ 3.2%	\$354,694	\$360,174	+ 1.5%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Price	\$303,945	\$364,329	\$363,672	\$335,363	\$328,766	\$377,532	\$367,213	\$341,945	\$389,370	\$354,962	\$344,362	\$352,720																				
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Percentage</th><td>95.9%</td><td>96.3%</td><td>98.1%</td><td>93.8%</td><td>95.8%</td><td>95.5%</td><td>96.0%</td><td>95.4%</td><td>94.5%</td><td>94.9%</td><td>95.7%</td><td>95.3%</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Percentage	95.9%	96.3%	98.1%	93.8%	95.8%	95.5%	96.0%	95.4%	94.5%	94.9%	95.7%	95.3%	95.4%	95.3%	- 0.1%	95.7%	95.1%	- 0.6%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Percentage	95.9%	96.3%	98.1%	93.8%	95.8%	95.5%	96.0%	95.4%	94.5%	94.9%	95.7%	95.3%																				
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Index</th><td>142</td><td>126</td><td>133</td><td>141</td><td>148</td><td>146</td><td>145</td><td>154</td><td>152</td><td>121</td><td>113</td><td>102</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Index	142	126	133	141	148	146	145	154	152	121	113	102	154	102	- 33.8%	144	103	- 28.5%
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Index	142	126	133	141	148	146	145	154	152	121	113	102																				
Inventory of Homes for Sale	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Count</th><td>123</td><td>127</td><td>140</td><td>148</td><td>157</td><td>180</td><td>189</td><td>161</td><td>137</td><td>157</td><td>149</td><td>103</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Count	123	127	140	148	157	180	189	161	137	157	149	103	161	103	- 36.0%	--	--	--
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Count	123	127	140	148	157	180	189	161	137	157	149	103																				
Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td><td>Q4-2021</td><td>Q1-2022</td><td>Q2-2022</td><td>Q3-2022</td></tr> <tr><th>Months</th><td>8.6</td><td>9.8</td><td>11.1</td><td>11.0</td><td>9.6</td><td>8.6</td><td>9.0</td><td>7.4</td><td>6.4</td><td>8.3</td><td>7.8</td><td>5.3</td></tr> </table>	Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Months	8.6	9.8	11.1	11.0	9.6	8.6	9.0	7.4	6.4	8.3	7.8	5.3	7.4	5.3	- 28.4%	--	--	--
Quarter	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022																					
Months	8.6	9.8	11.1	11.0	9.6	8.6	9.0	7.4	6.4	8.3	7.8	5.3																				

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.

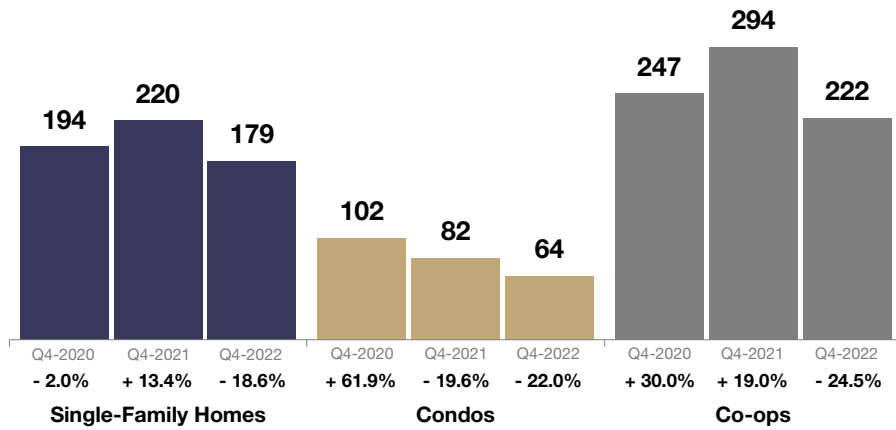


Key Metrics	Historical Sparkbars	Q4-2021	Q4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		294	222	- 24.5%	1,391	1,195	- 14.1%
Pending Sales		175	178	+ 1.7%	702	700	- 0.3%
Closed Sales		196	155	- 20.9%	698	687	- 1.6%
Days on Market		92	129	+ 40.2%	95	108	+ 13.7%
Median Sales Price		\$233,750	\$226,500	- 3.1%	\$239,450	\$245,000	+ 2.3%
Average Sales Price		\$269,330	\$262,551	- 2.5%	\$268,173	\$278,219	+ 3.7%
Pct. of Orig. Price Received		95.6%	94.4%	- 1.3%	95.7%	95.5%	- 0.2%
Housing Affordability Index		182	131	- 28.0%	177	121	- 31.6%
Inventory of Homes for Sale		534	395	- 26.0%	--	--	--
Months Supply of Inventory		9.1	6.8	- 25.3%	--	--	--

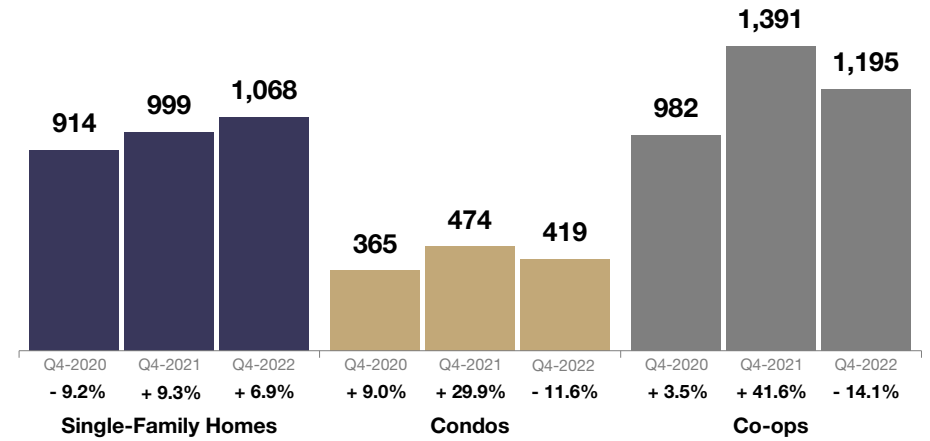
New Listings

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

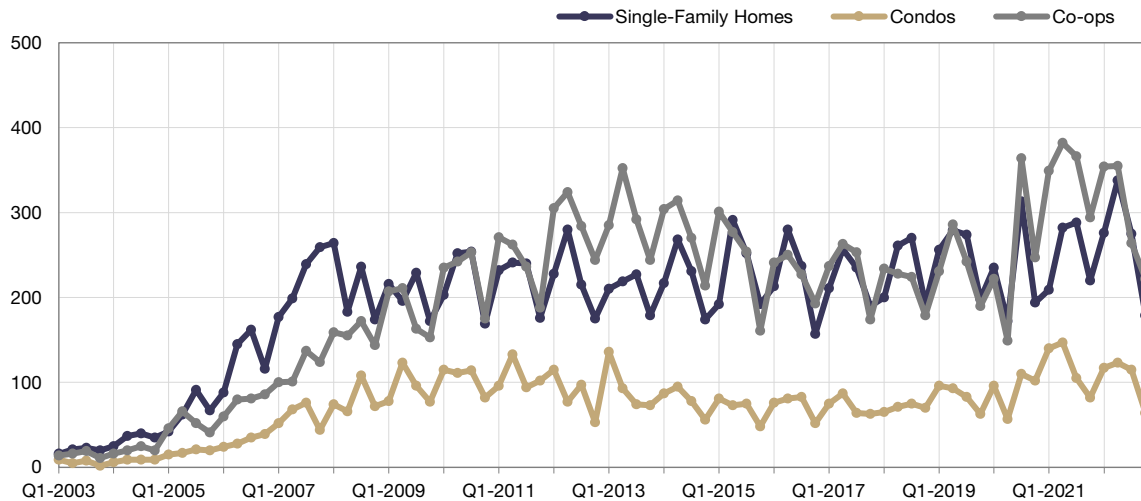
Q4-2022



Year to Date



Historical New Listings by Quarter



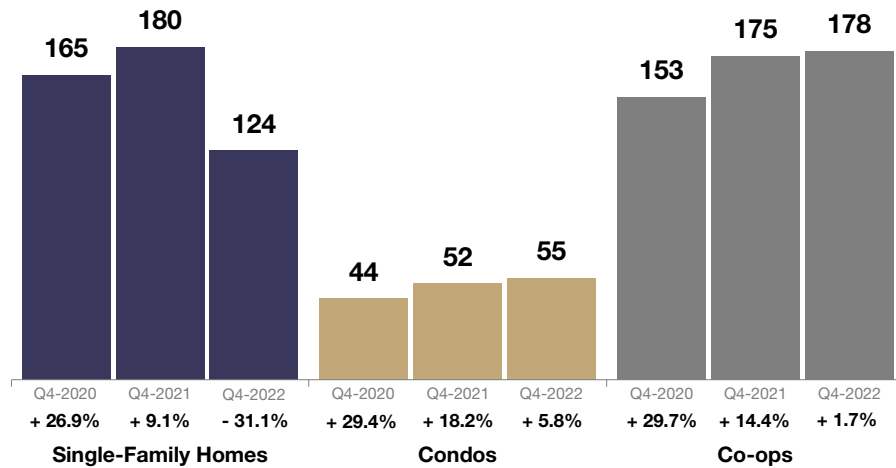
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	235	96	222
Q2-2020	172	57	149
Q3-2020	313	110	364
Q4-2020	194	102	247
Q1-2021	209	140	349
Q2-2021	282	147	382
Q3-2021	288	105	366
Q4-2021	220	82	294
Q1-2022	276	117	354
Q2-2022	338	123	355
Q3-2022	275	115	264
Q4-2022	179	64	222

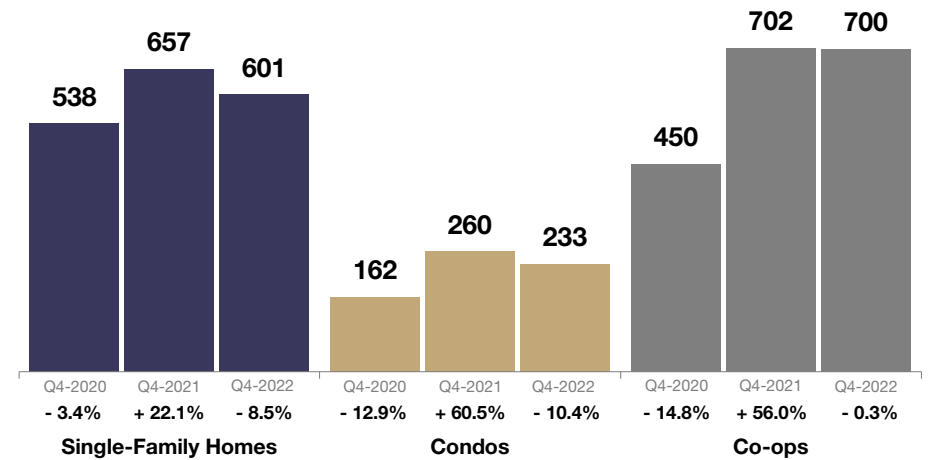
Pending Sales

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

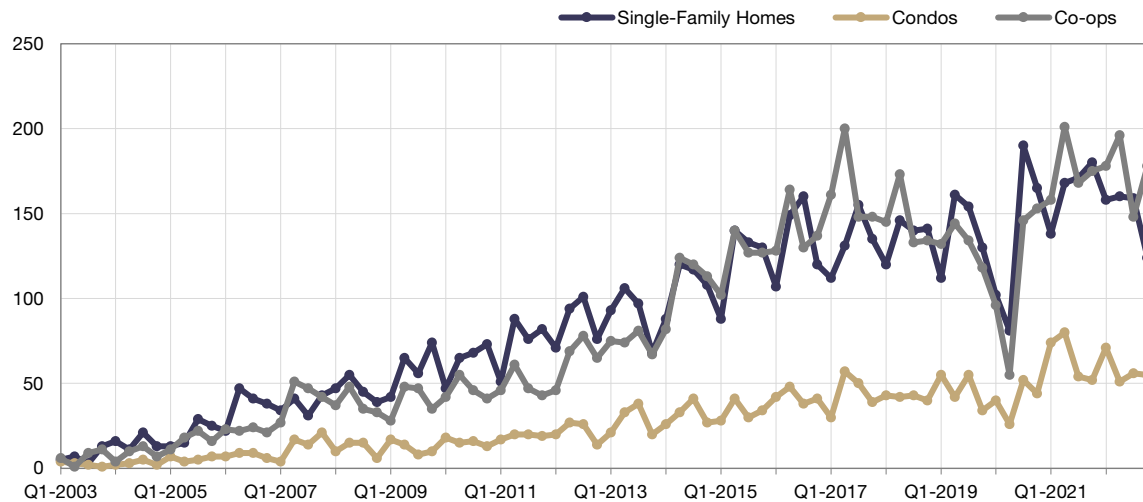
Q4-2022



Year to Date



Historical Pending Sales by Quarter



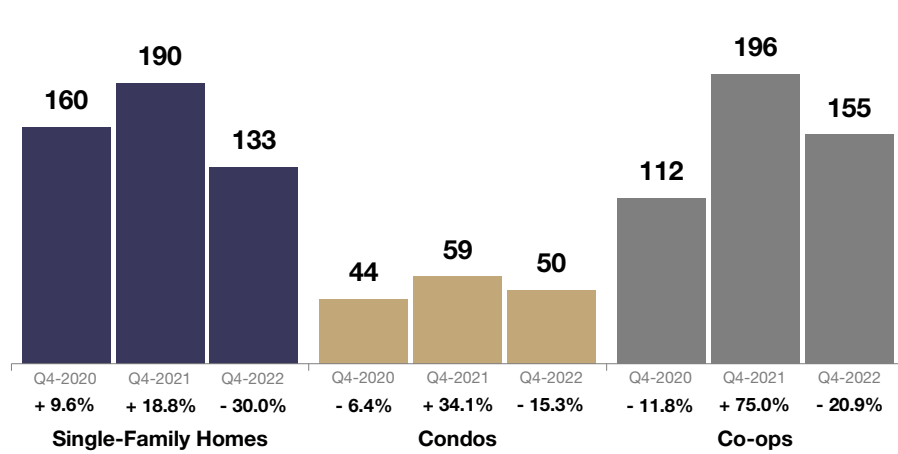
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	102	40	96
Q2-2020	81	26	55
Q3-2020	190	52	146
Q4-2020	165	44	153
Q1-2021	138	74	158
Q2-2021	168	80	201
Q3-2021	171	54	168
Q4-2021	180	52	175
Q1-2022	158	71	178
Q2-2022	160	51	196
Q3-2022	159	56	148
Q4-2022	124	55	178

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

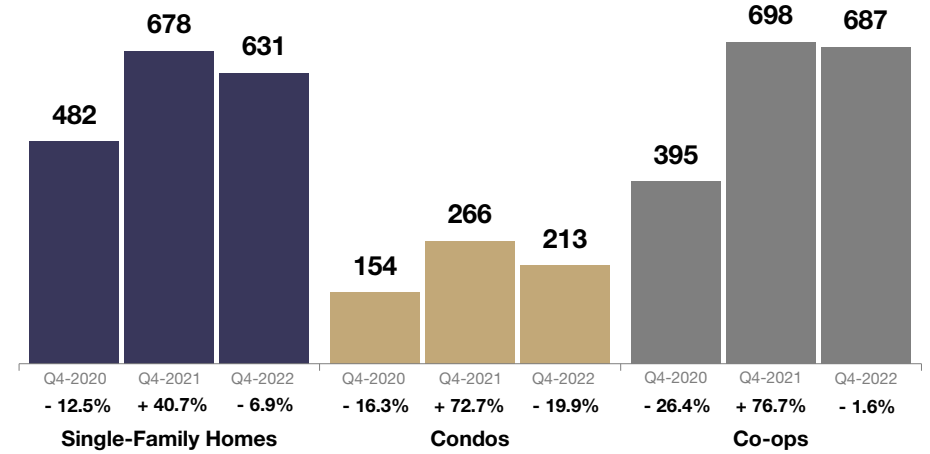
Closed Sales

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

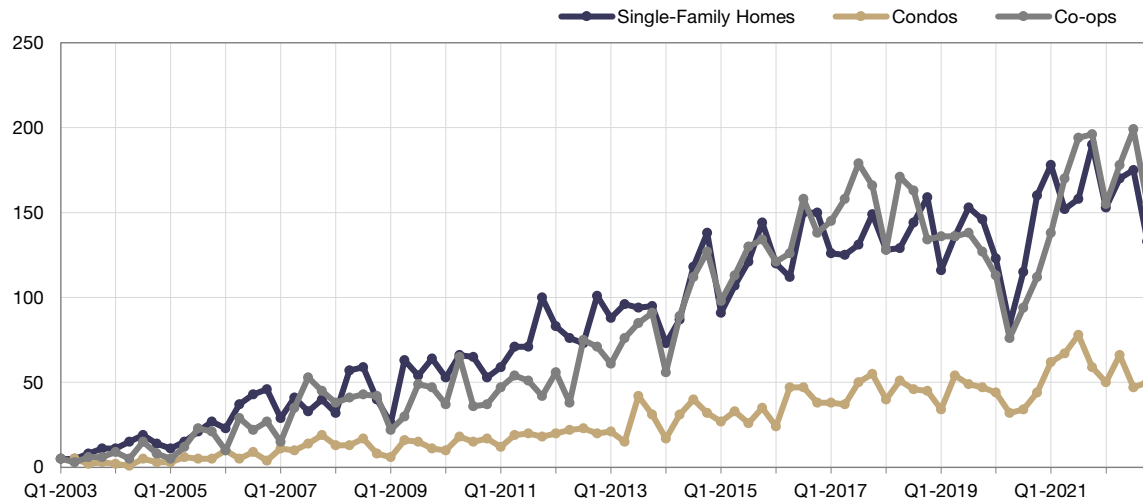
Q4-2022



Year to Date



Historical Closed Sales by Quarter



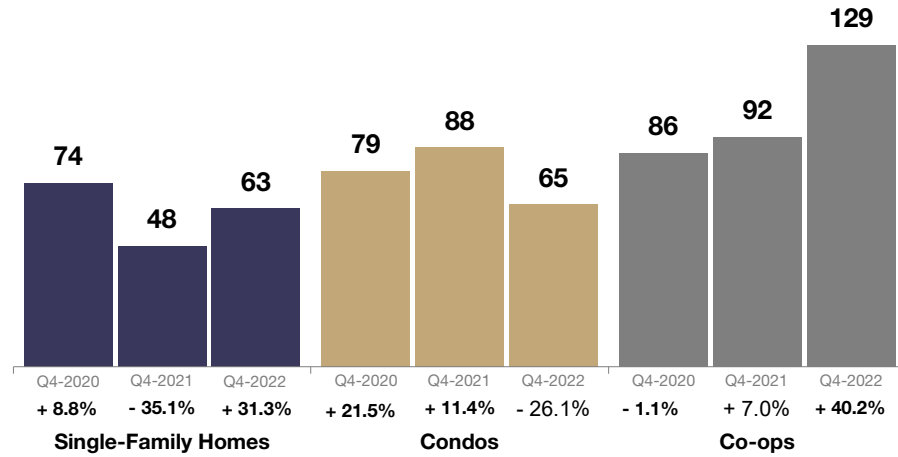
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	123	44	113
Q2-2020	84	32	76
Q3-2020	115	34	94
Q4-2020	160	44	112
Q1-2021	178	62	138
Q2-2021	152	67	170
Q3-2021	158	78	194
Q4-2021	190	59	196
Q1-2022	153	50	155
Q2-2022	170	66	178
Q3-2022	175	47	199
Q4-2022	133	50	155

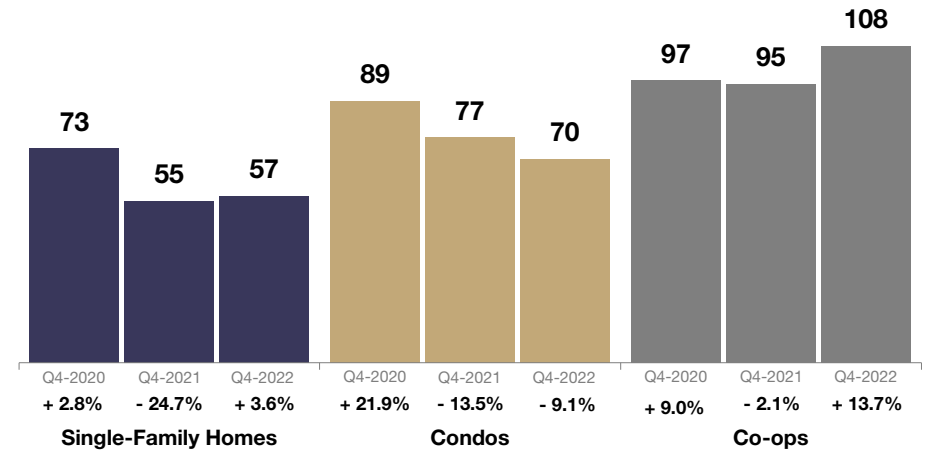
Days on Market Until Sale

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

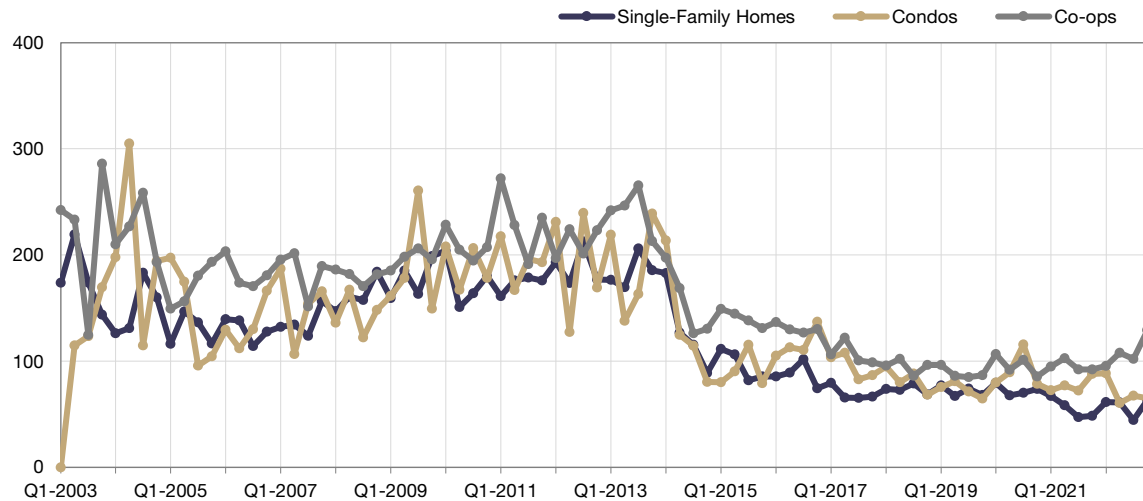
Q4-2022



Year to Date



Historical Days on Market Until Sale by Quarter



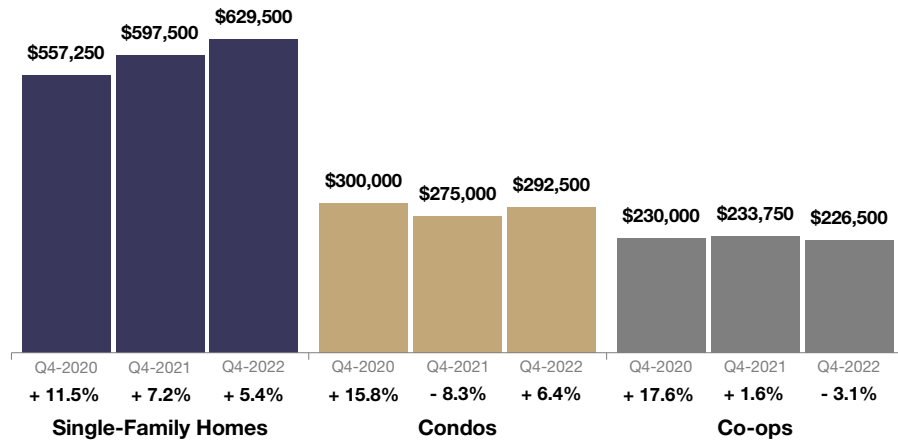
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	79	80	107
Q2-2020	68	90	92
Q3-2020	70	116	101
Q4-2020	74	79	86
Q1-2021	67	73	95
Q2-2021	59	77	103
Q3-2021	47	72	92
Q4-2021	48	88	92
Q1-2022	61	88	95
Q2-2022	61	61	108
Q3-2022	45	67	102
Q4-2022	63	65	129

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

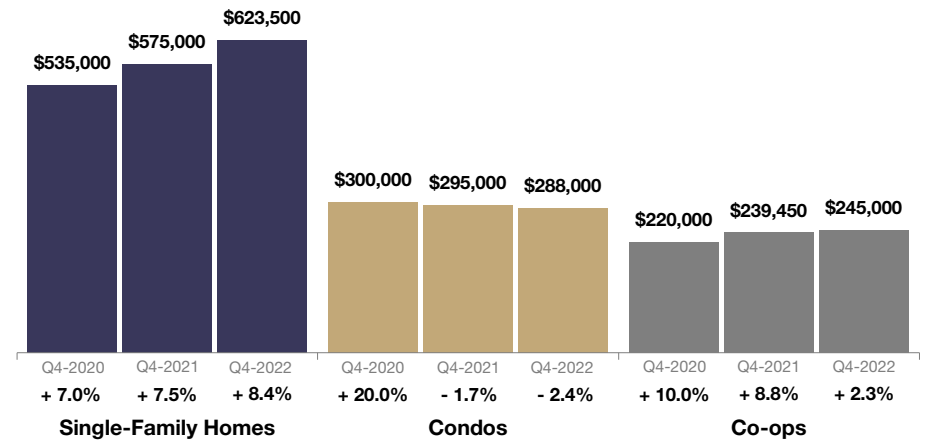
Median Sales Price

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

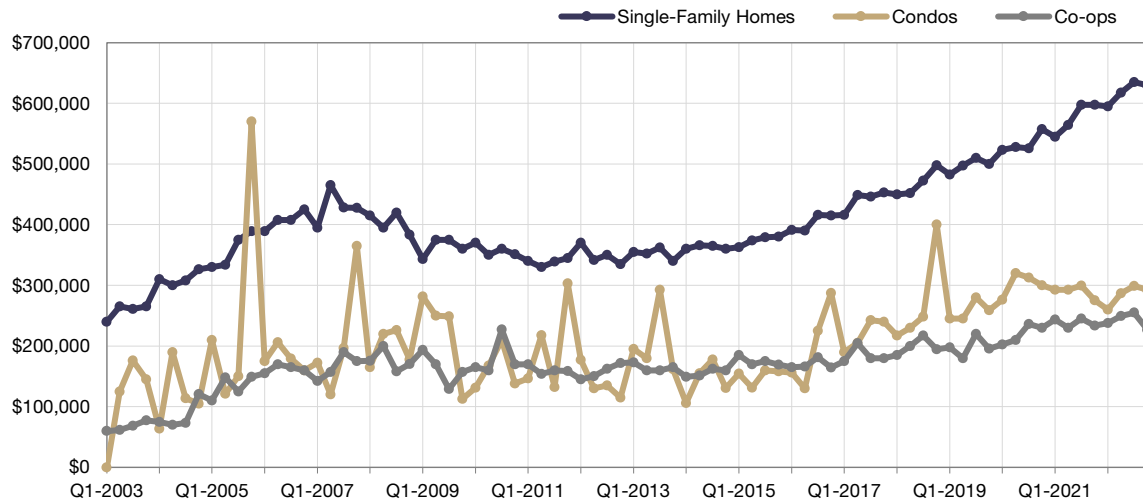
Q4-2022



Year to Date



Historical Median Sales Price by Quarter



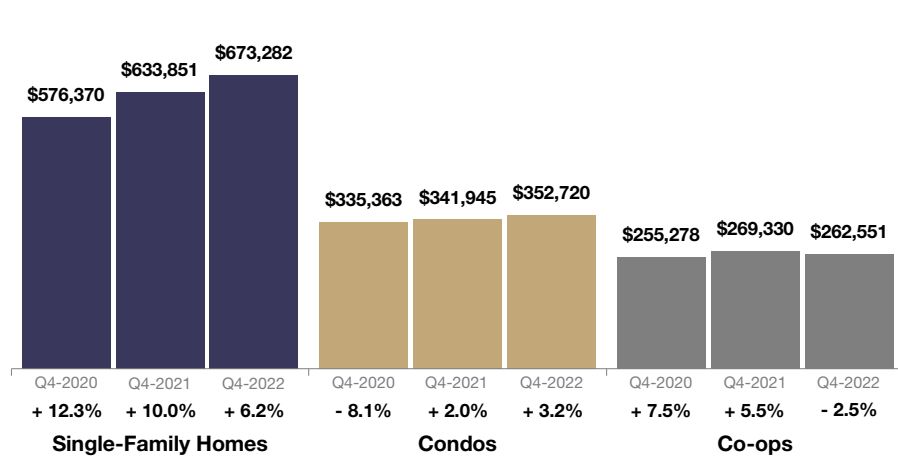
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	\$523,000	\$276,500	\$202,500
Q2-2020	\$528,000	\$320,000	\$210,000
Q3-2020	\$526,000	\$312,500	\$236,250
Q4-2020	\$557,250	\$300,000	\$230,000
Q1-2021	\$545,000	\$292,500	\$243,500
Q2-2021	\$564,500	\$292,500	\$230,000
Q3-2021	\$597,500	\$299,500	\$245,000
Q4-2021	\$597,500	\$275,000	\$233,750
Q1-2022	\$595,000	\$260,000	\$238,000
Q2-2022	\$617,500	\$287,000	\$249,500
Q3-2022	\$635,000	\$299,000	\$255,000
Q4-2022	\$629,500	\$292,500	\$226,500

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

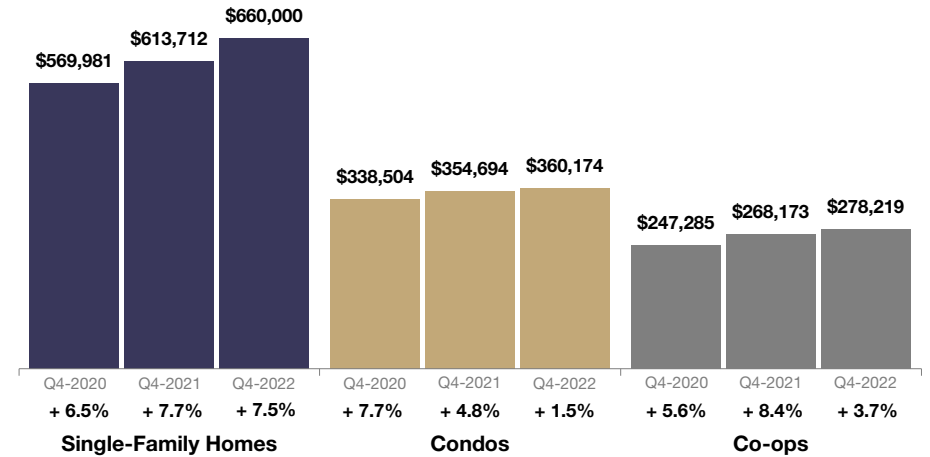
Average Sales Price

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

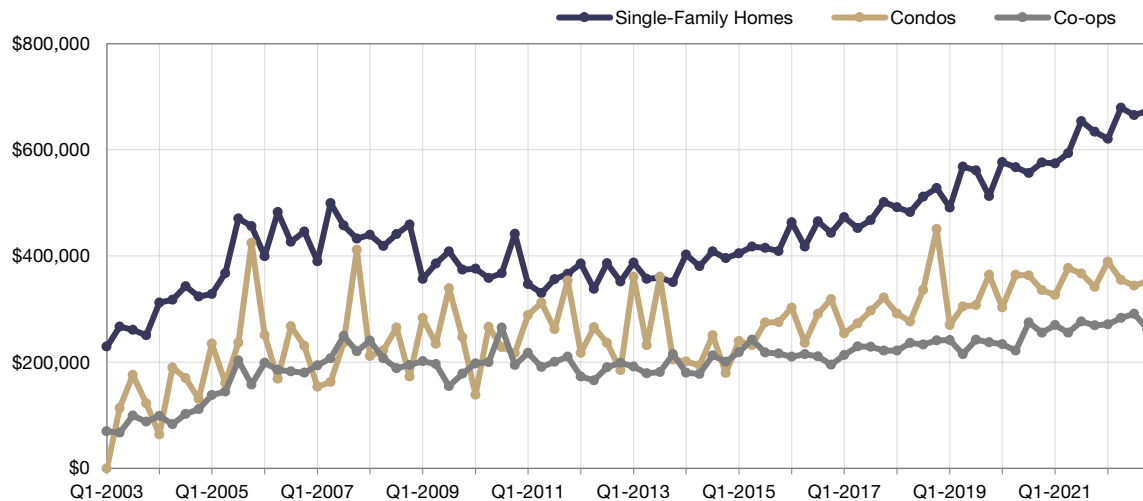
Q4-2022



Year to Date



Historical Average Sales Price by Quarter



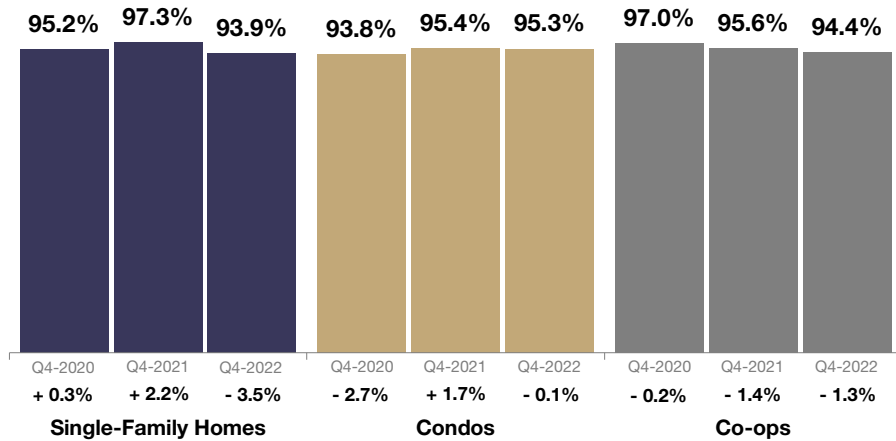
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	\$576,726	\$303,345	\$233,516
Q2-2020	\$566,956	\$364,329	\$221,965
Q3-2020	\$556,205	\$363,672	\$274,517
Q4-2020	\$576,370	\$335,363	\$255,278
Q1-2021	\$574,159	\$326,766	\$270,247
Q2-2021	\$593,365	\$377,532	\$255,308
Q3-2021	\$653,626	\$367,213	\$276,800
Q4-2021	\$633,851	\$341,945	\$269,330
Q1-2022	\$620,640	\$389,370	\$271,153
Q2-2022	\$679,311	\$354,962	\$283,279
Q3-2022	\$665,633	\$344,362	\$291,321
Q4-2022	\$673,282	\$352,720	\$262,551

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

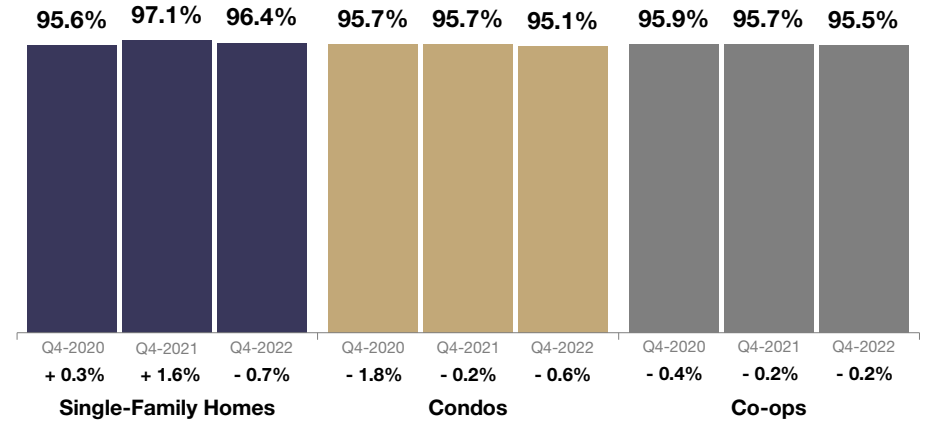
Percent of Original List Price Received

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.

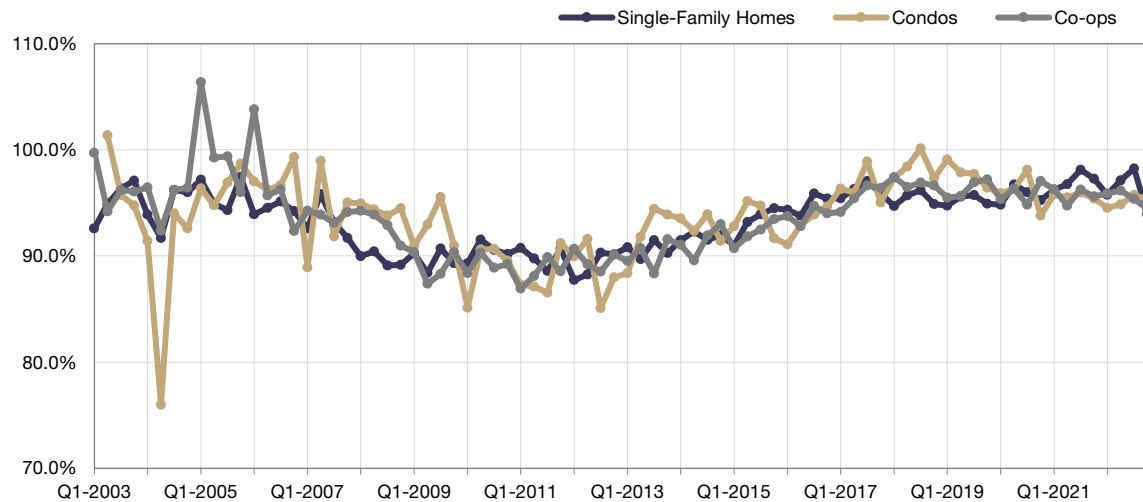
Q4-2022



Year to Date



Historical Percent of Original List Price Received by Quarter



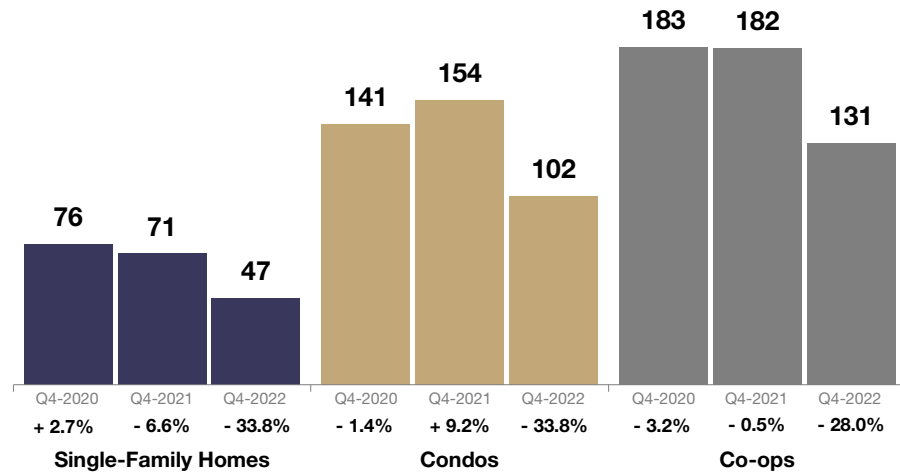
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	94.8%	95.9%	95.3%
Q2-2020	96.7%	96.3%	96.3%
Q3-2020	96.0%	98.1%	94.8%
Q4-2020	95.2%	93.8%	97.0%
Q1-2021	96.3%	95.8%	96.3%
Q2-2021	96.8%	95.5%	94.7%
Q3-2021	98.1%	96.0%	96.3%
Q4-2021	97.3%	95.4%	95.6%
Q1-2022	95.8%	94.5%	95.9%
Q2-2022	97.1%	94.9%	96.2%
Q3-2022	98.2%	95.7%	95.4%
Q4-2022	93.9%	95.3%	94.4%

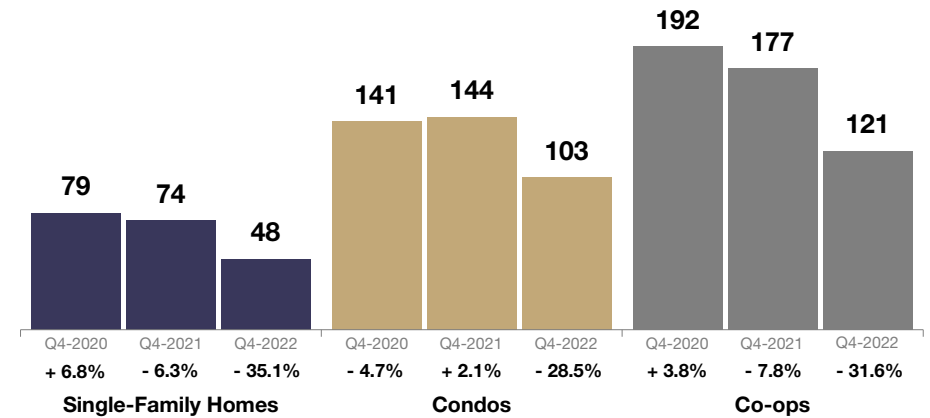
Housing Affordability Index

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.

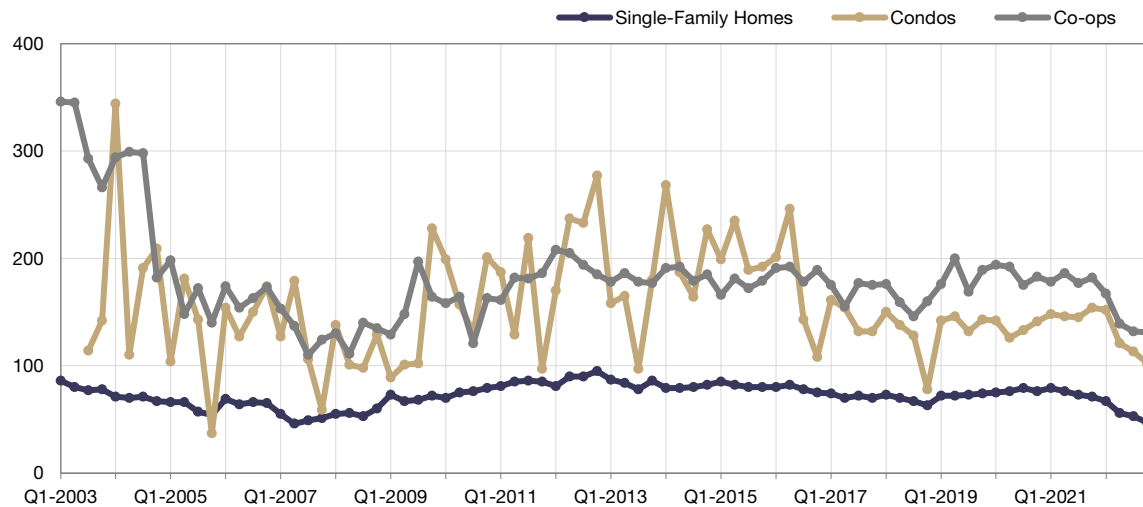
Q4-2022



Year to Date



Historical Housing Affordability Index by Quarter



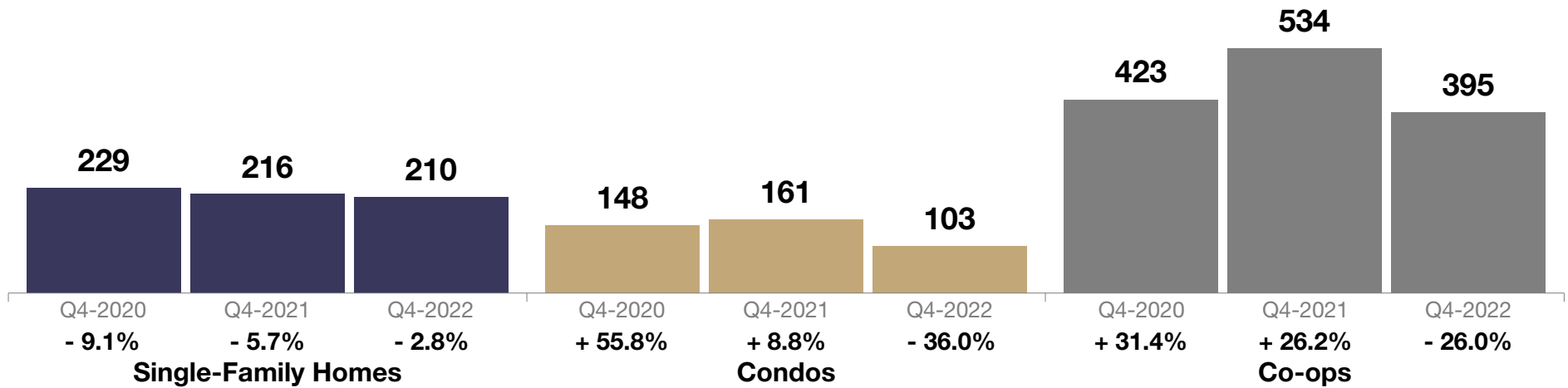
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	75	142	194
Q2-2020	76	126	192
Q3-2020	79	133	175
Q4-2020	76	141	183
Q1-2021	79	148	178
Q2-2021	76	146	186
Q3-2021	73	145	177
Q4-2021	71	154	182
Q1-2022	67	152	167
Q2-2022	56	121	139
Q3-2022	53	113	132
Q4-2022	47	102	131

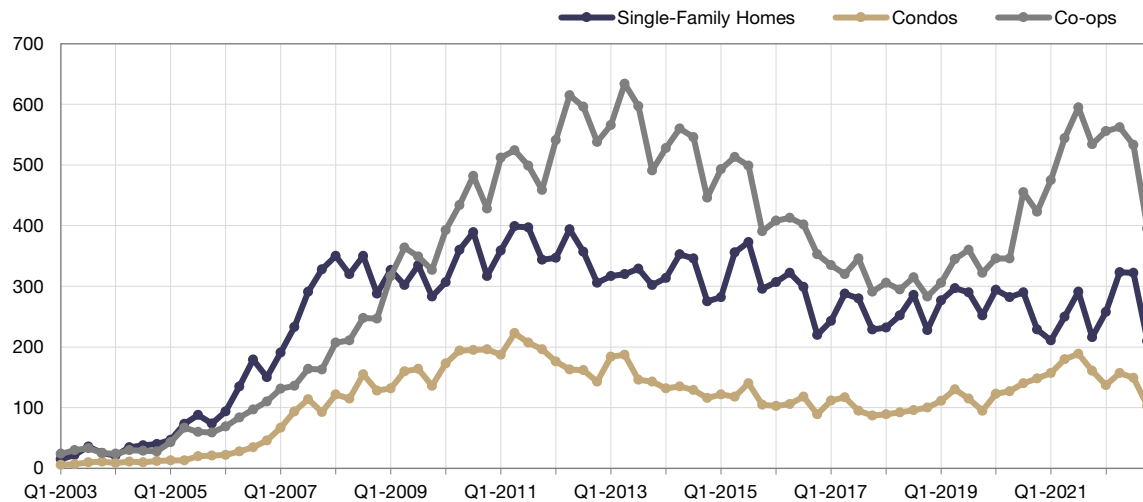
Inventory of Homes for Sale

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

Q4-2022



Historical Inventory of Homes for Sale by Quarter



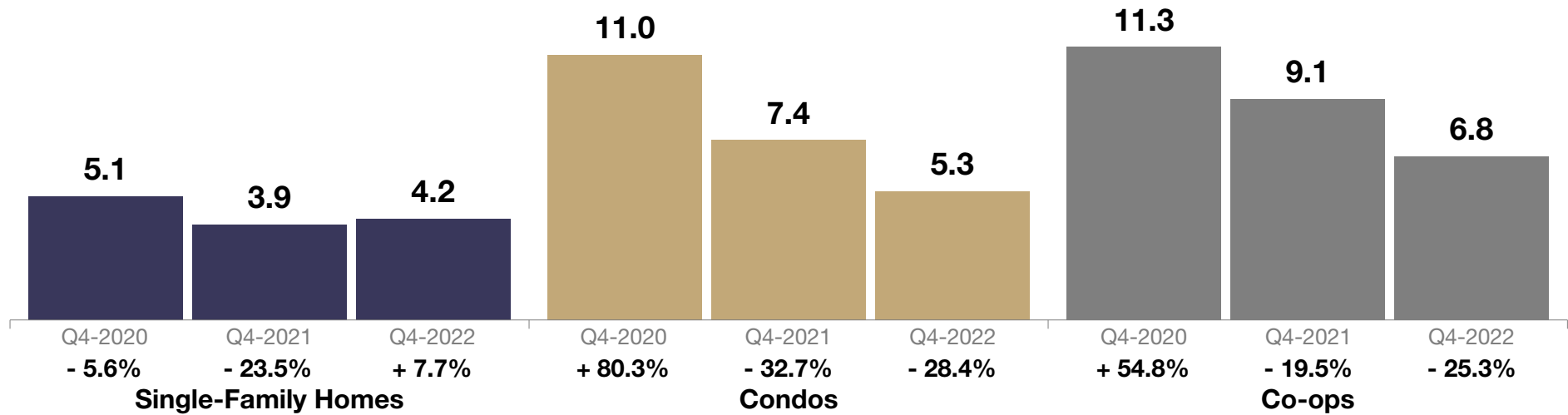
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	294	123	346
Q2-2020	282	127	346
Q3-2020	290	140	455
Q4-2020	229	148	423
Q1-2021	211	157	475
Q2-2021	250	180	544
Q3-2021	291	189	595
Q4-2021	216	161	534
Q1-2022	258	137	556
Q2-2022	323	157	562
Q3-2022	322	149	533
Q4-2022	210	103	395

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

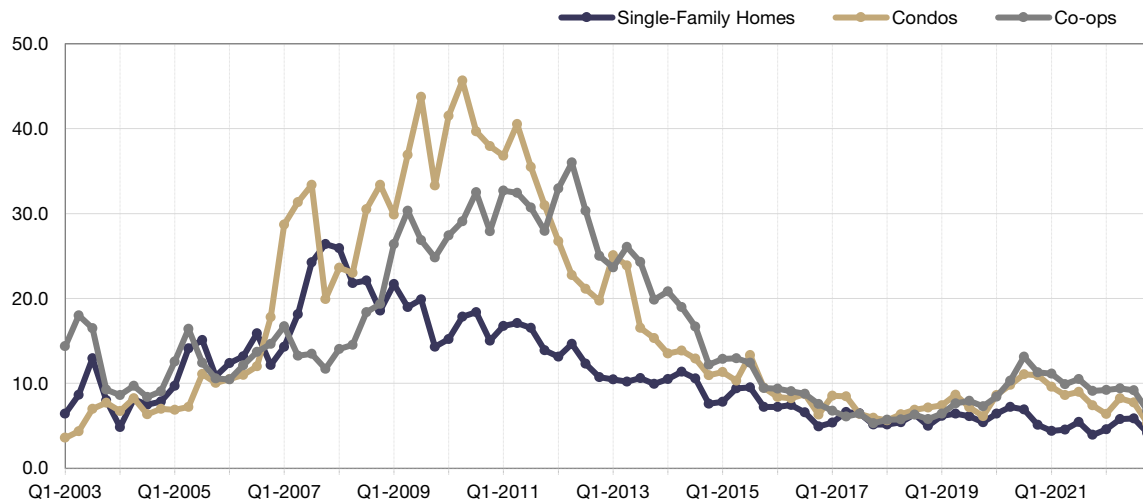
Months Supply of Inventory

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.

Q4-2022



Historical Months Supply of Inventory by Quarter



Quarter	Single-Family Homes	Condos	Co-ops
Q1-2020	6.4	8.6	8.4
Q2-2020	7.2	9.8	10.3
Q3-2020	6.9	11.1	13.2
Q4-2020	5.1	11.0	11.3
Q1-2021	4.4	9.6	11.1
Q2-2021	4.5	8.6	9.9
Q3-2021	5.4	9.0	10.5
Q4-2021	3.9	7.4	9.1
Q1-2022	4.6	6.4	9.2
Q2-2022	5.8	8.3	9.4
Q3-2022	5.9	7.8	9.2
Q4-2022	4.2	5.3	6.8

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	Q4-2021	Q4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		596	465	- 22.0%	2,864	2,682	- 6.4%
Pending Sales		407	357	- 12.3%	1,619	1,534	- 5.3%
Closed Sales		445	338	- 24.0%	1,642	1,531	- 6.8%
Days on Market		73	94	+ 28.8%	76	82	+ 7.9%
Median Sales Price		\$430,000	\$370,000	- 14.0%	\$409,000	\$415,000	+ 1.5%
Average Sales Price		\$434,596	\$437,327	+ 0.6%	\$424,909	\$446,942	+ 5.2%
Pct. of Orig. Price Received		96.3%	94.4%	- 2.0%	96.3%	95.8%	- 0.5%
Housing Affordability Index		99	80	- 19.2%	104	72	- 30.8%
Inventory of Homes for Sale		911	708	- 22.3%	--	--	--
Months Supply of Inventory		6.8	5.5	- 19.1%	--	--	--