

Quarterly Indicators

Bronx County



Q1-2023

Q1 2023 began with the hope and optimism of a new year: mortgage rates dipped to the low 6% range, leading to a surge in showing activity and a jump in pending sales; builder confidence was on the rise from an uptick in new home sales; and days on market and housing supply continued to improve, giving prospective buyers additional time and options in their home search. After a sluggish year of home sales and weakened market activity, things were beginning to look up for the US real estate market.

- Single-Family Closed Sales were down 25.5 percent to 114.
- Condos Closed Sales were up 2.0 percent to 51.
- Co-ops Closed Sales were down 11.0 percent to 138.
- Single-Family Median Sales Price decreased 2.6 percent to \$579,500.
- Condos Median Sales Price increased 7.3 percent to \$278,999.
- Co-ops Median Sales Price decreased 12.2 percent to \$209,000.

Mortgage rates continued to swing throughout the first quarter, impacting affordability and causing market activity to remain down compared to the same time last year, when rates were significantly lower. With fewer buyers competing for homes, price growth has continued to soften nationwide, although inventory remains limited, which has kept prices from falling too much so far. Still, demand for housing remains, and active buyers are taking advantage of any rate declines, as evidenced by the recent uptick in contract signings, new construction and existing-home sales.

Quarterly Snapshot

- 15.4% **- 19.6%** **- 11.5%**

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
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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	Q1-2022	Q1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		276	226	- 18.1%	276	226	- 18.1%
Pending Sales		156	146	- 6.4%	156	146	- 6.4%
Closed Sales		153	114	- 25.5%	153	114	- 25.5%
Days on Market		61	86	+ 41.0%	61	86	+ 41.0%
Median Sales Price		\$595,000	\$579,500	- 2.6%	\$595,000	\$579,500	- 2.6%
Average Sales Price		\$620,640	\$626,439	+ 0.9%	\$620,640	\$626,439	+ 0.9%
Pct. of Orig. Price Received		95.8%	92.5%	- 3.4%	95.8%	92.5%	- 3.4%
Housing Affordability Index		77	63	- 18.2%	77	63	- 18.2%
Inventory of Homes for Sale		258	212	- 17.8%	--	--	--
Months Supply of Inventory		4.6	4.4	- 4.3%	--	--	--

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	Q1-2022	Q1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		117	91	- 22.2%	117	91	- 22.2%
Pending Sales		69	41	- 40.6%	69	41	- 40.6%
Closed Sales		50	51	+ 2.0%	50	51	+ 2.0%
Days on Market		88	90	+ 2.3%	88	90	+ 2.3%
Median Sales Price		\$260,000	\$278,999	+ 7.3%	\$260,000	\$278,999	+ 7.3%
Average Sales Price		\$389,370	\$334,874	- 14.0%	\$389,370	\$334,874	- 14.0%
Pct. of Orig. Price Received		94.5%	92.8%	- 1.8%	94.5%	92.8%	- 1.8%
Housing Affordability Index		176	131	- 25.6%	176	131	- 25.6%
Inventory of Homes for Sale		137	108	- 21.2%	--	--	--
Months Supply of Inventory		6.4	6.7	+ 4.7%	--	--	--

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.

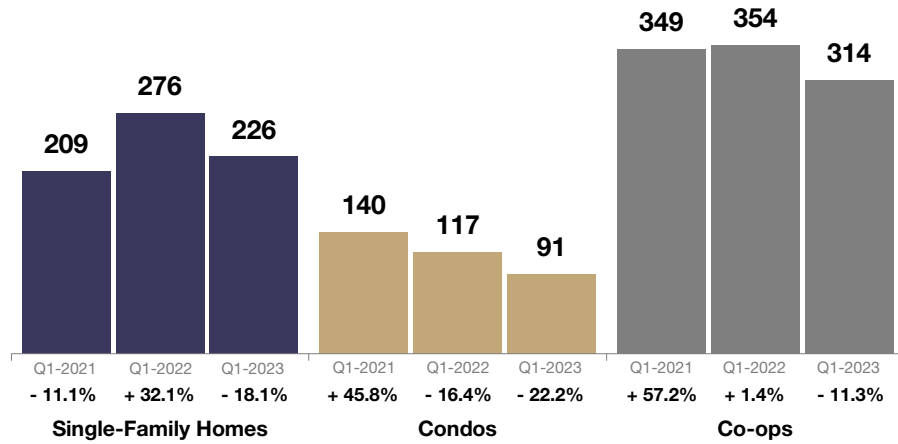


Key Metrics	Historical Sparkbars	Q1-2022	Q1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		354	314	- 11.3%	354	314	- 11.3%
Pending Sales		174	170	- 2.3%	174	170	- 2.3%
Closed Sales		155	138	- 11.0%	155	138	- 11.0%
Days on Market		95	131	+ 37.9%	95	131	+ 37.9%
Median Sales Price		\$238,000	\$209,000	- 12.2%	\$238,000	\$209,000	- 12.2%
Average Sales Price		\$271,153	\$254,439	- 6.2%	\$271,153	\$254,439	- 6.2%
Pct. of Orig. Price Received		95.9%	93.6%	- 2.4%	95.9%	93.6%	- 2.4%
Housing Affordability Index		193	175	- 9.3%	193	175	- 9.3%
Inventory of Homes for Sale		557	445	- 20.1%	--	--	--
Months Supply of Inventory		9.3	8.2	- 11.8%	--	--	--

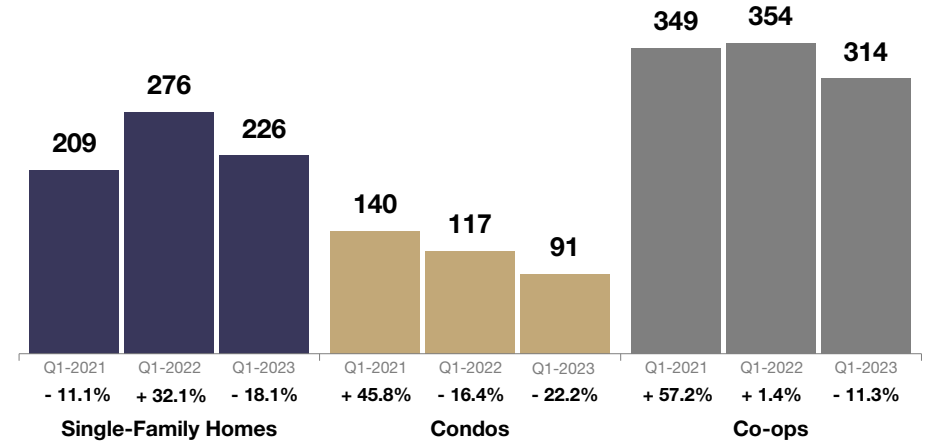
New Listings

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

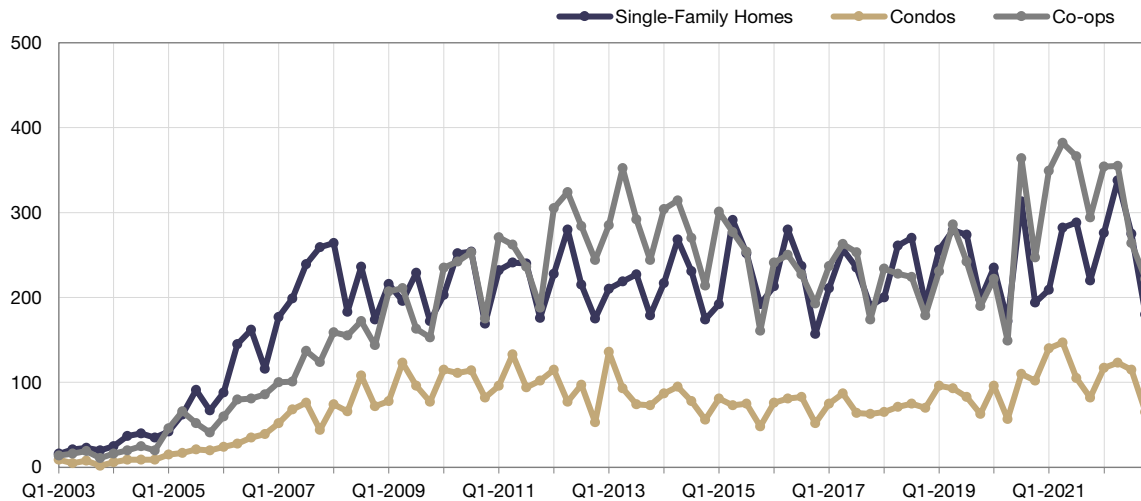
Q1-2023



Year to Date



Historical New Listings by Quarter



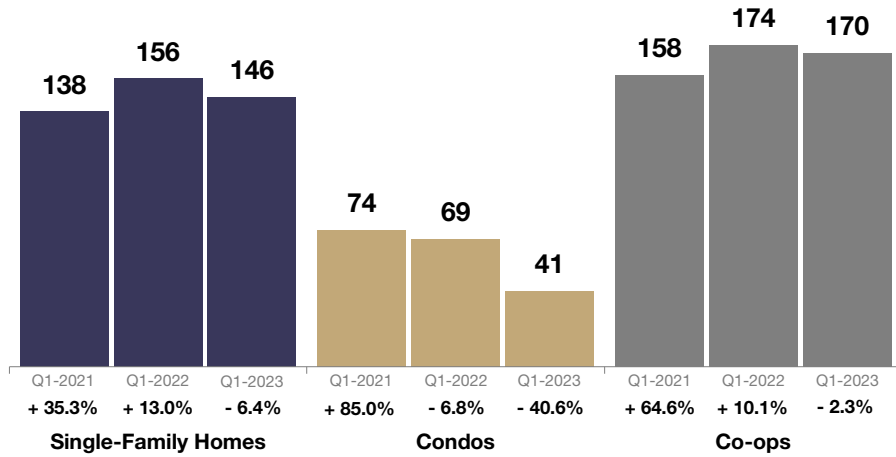
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	180	65	222
Q1-2023	226	91	314

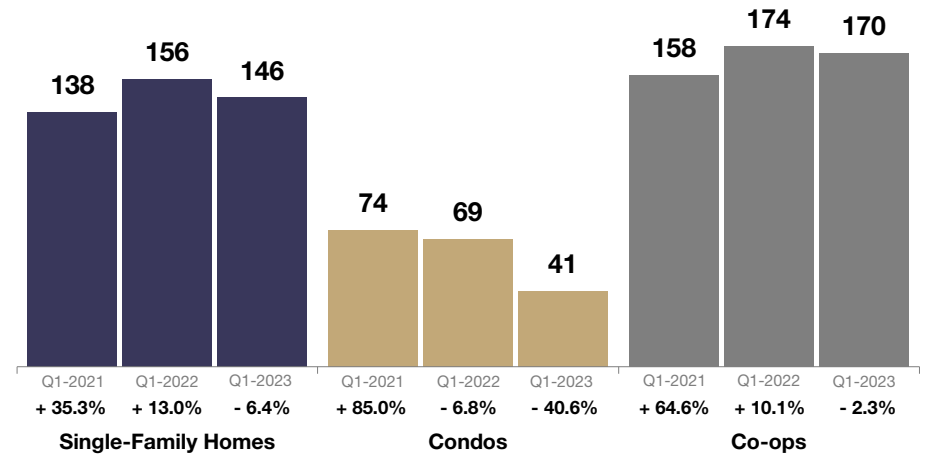
Pending Sales

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

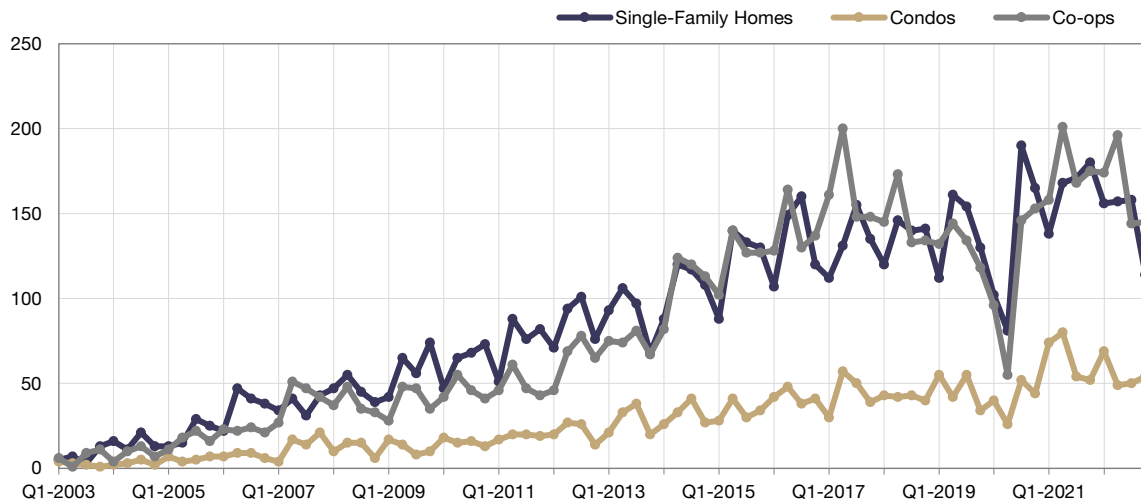
Q1-2023



Year to Date



Historical Pending Sales by Quarter



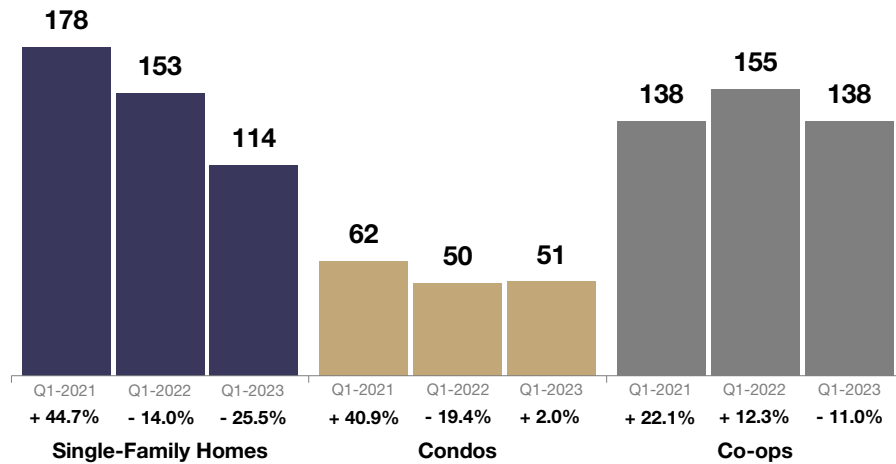
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	156	69	174
Q2-2022	157	49	196
Q3-2022	158	50	144
Q4-2022	114	54	145
Q1-2023	146	41	170

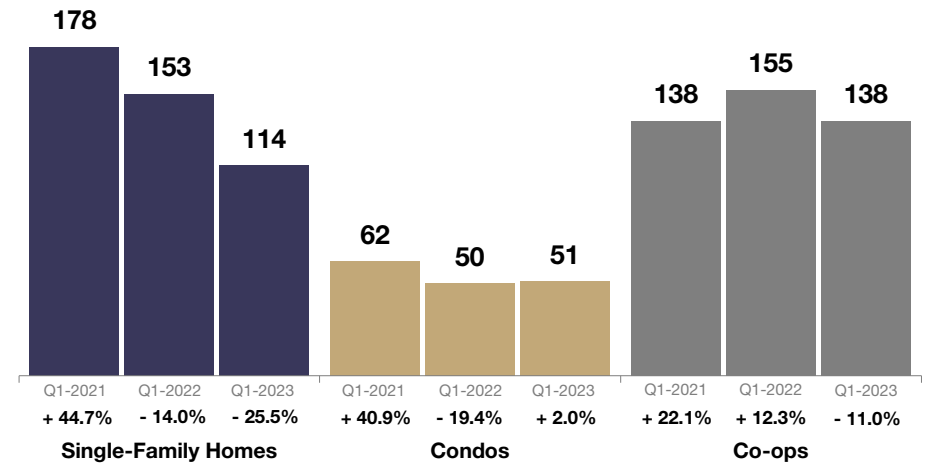
Closed Sales

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

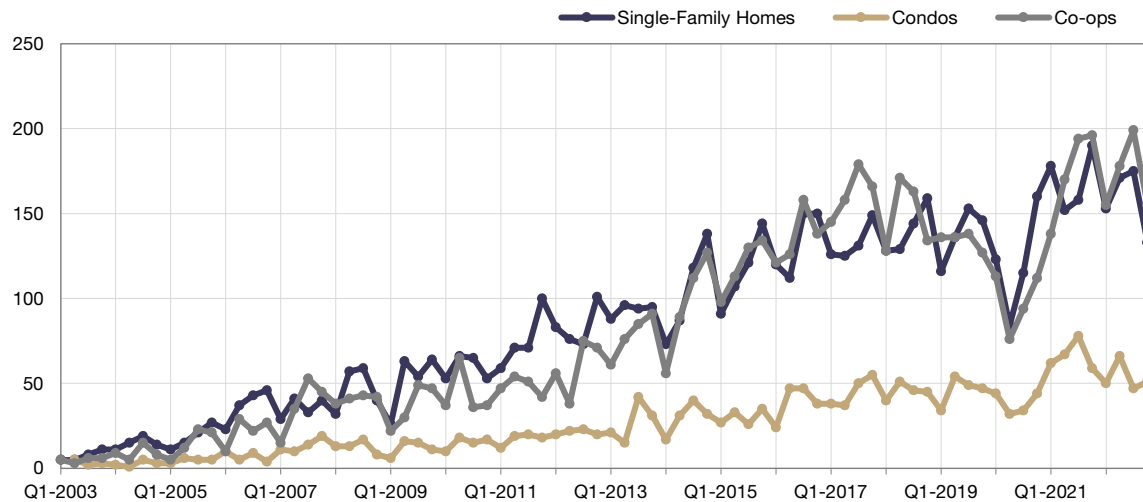
Q1-2023



Year to Date



Historical Closed Sales by Quarter



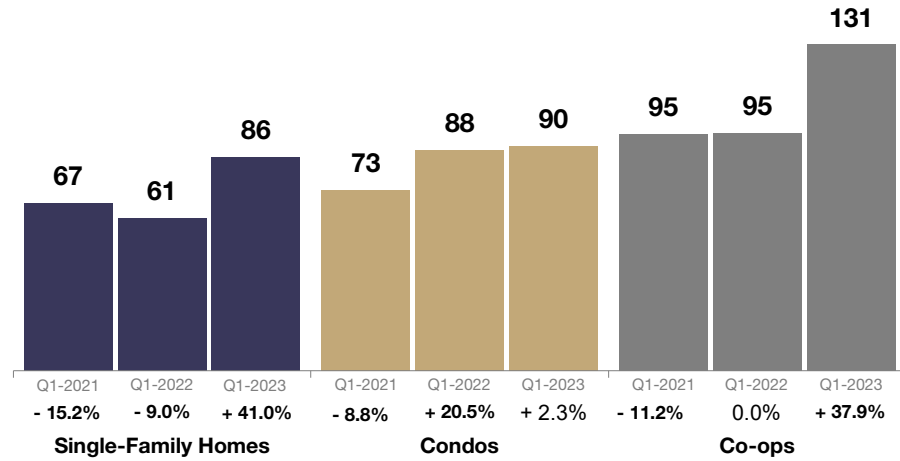
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	84	32	76
Q3-2020	115	34	94
Q4-2020	160	44	112
Q1-2021	178	62	138
Q2-2021	152	67	170
Q3-2021	158	78	194
Q4-2021	190	59	196
Q1-2022	153	50	155
Q2-2022	171	66	178
Q3-2022	175	47	199
Q4-2022	133	51	155
Q1-2023	114	51	138

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

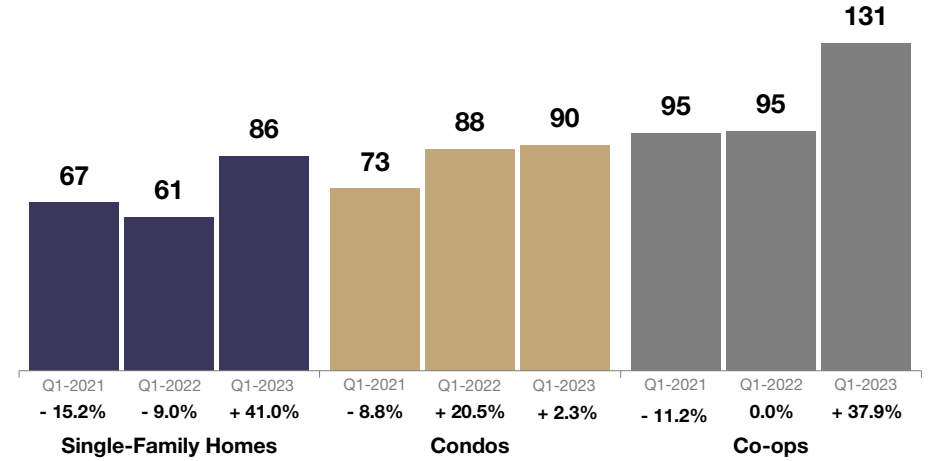
Days on Market Until Sale

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

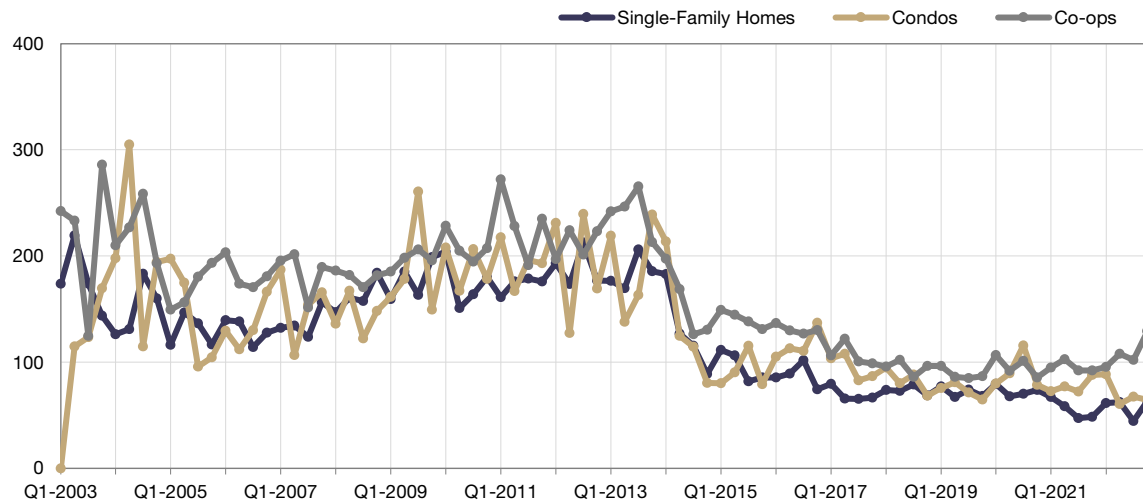
Q1-2023



Year to Date



Historical Days on Market Until Sale by Quarter



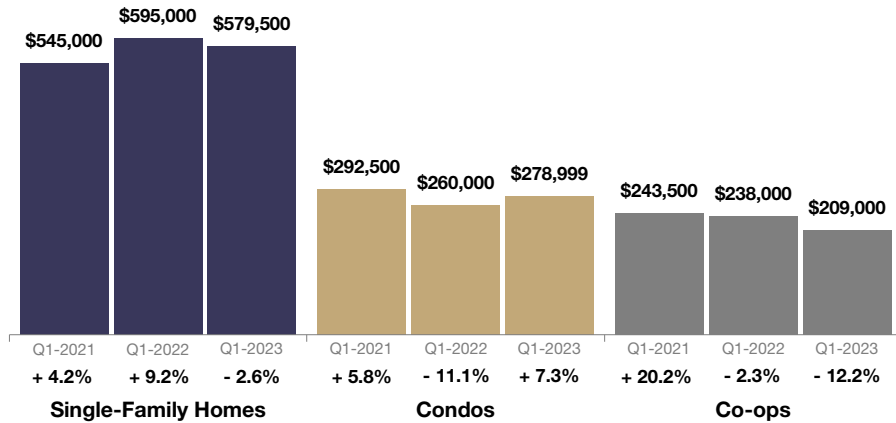
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	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	62	61	108
Q3-2022	45	67	102
Q4-2022	63	64	129
Q1-2023	86	90	131

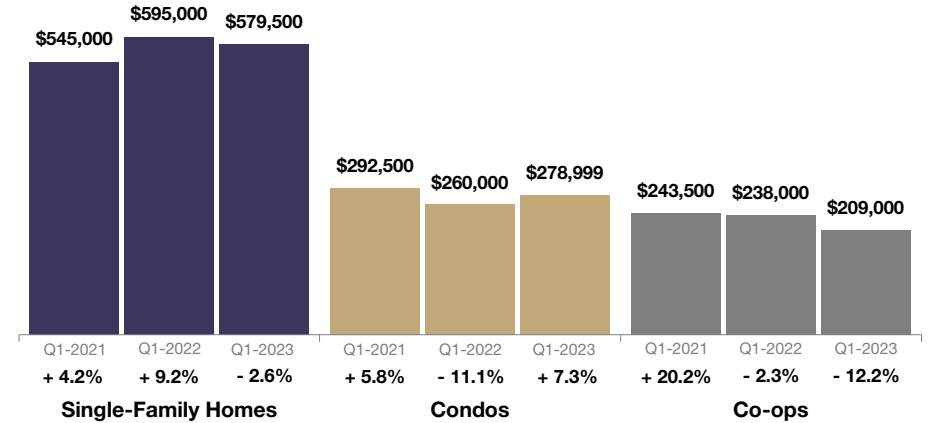
Median Sales Price

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

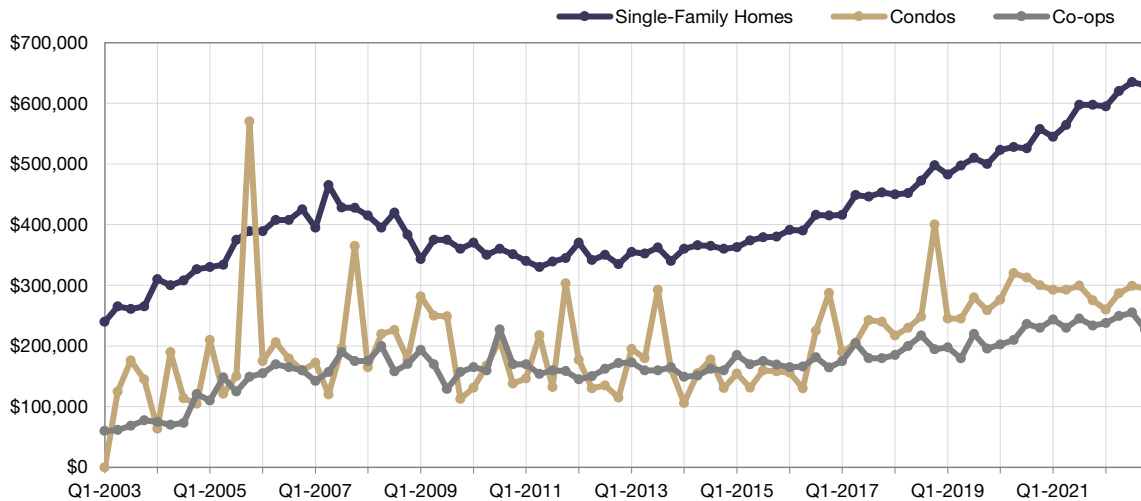
Q1-2023



Year to Date



Historical Median Sales Price by Quarter



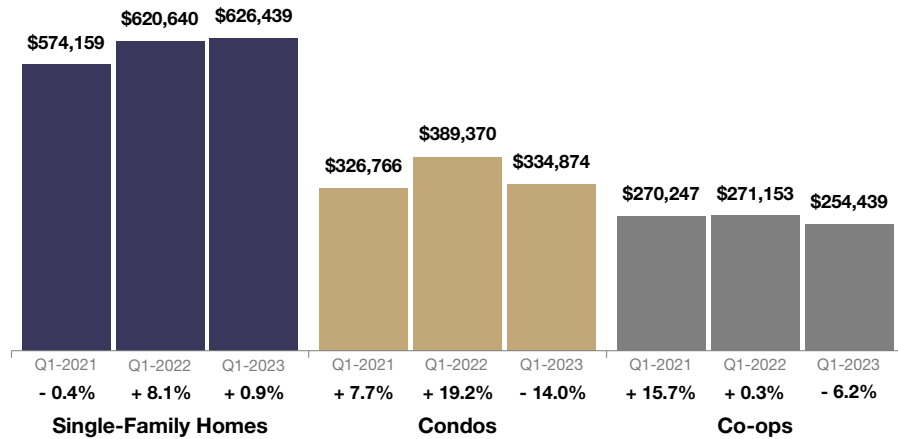
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	\$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	\$620,000	\$287,000	\$249,500
Q3-2022	\$635,000	\$299,000	\$255,000
Q4-2022	\$629,500	\$295,000	\$226,500
Q1-2023	\$579,500	\$278,999	\$209,000

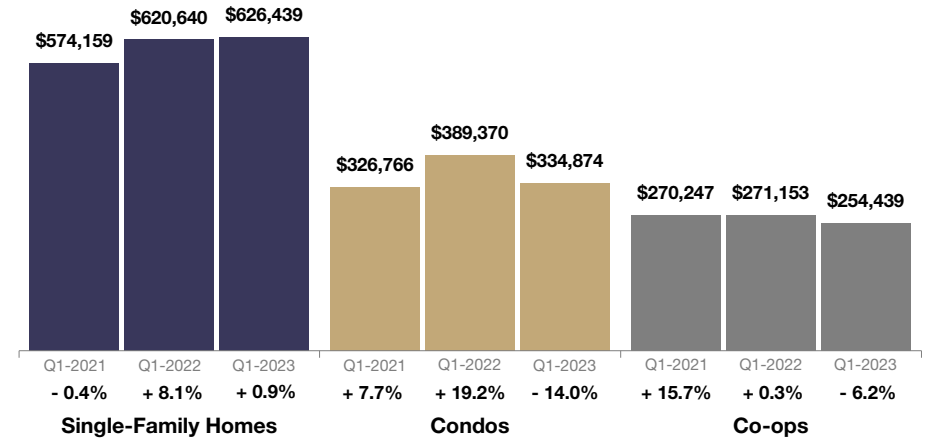
Average Sales Price

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

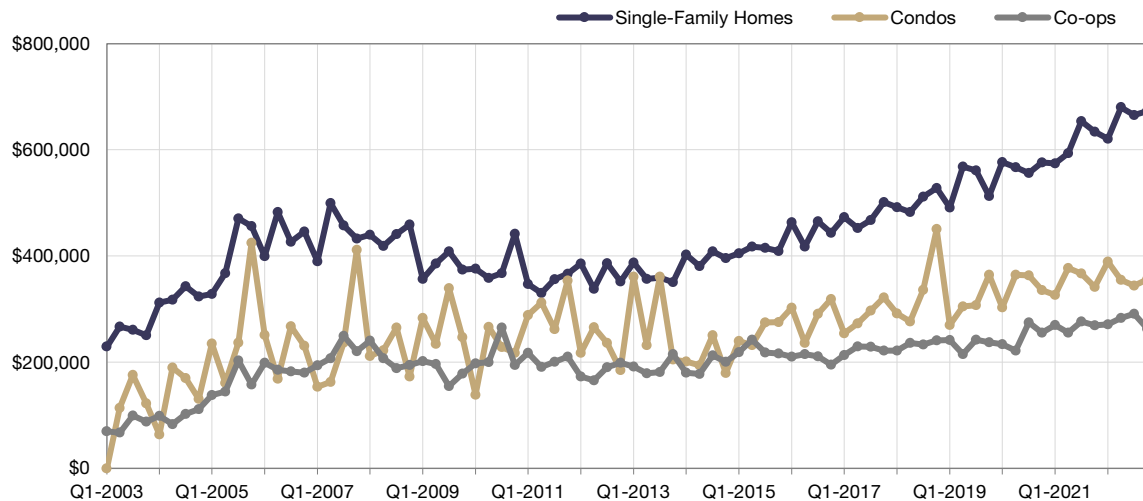
Q1-2023



Year to Date



Historical Average Sales Price by Quarter



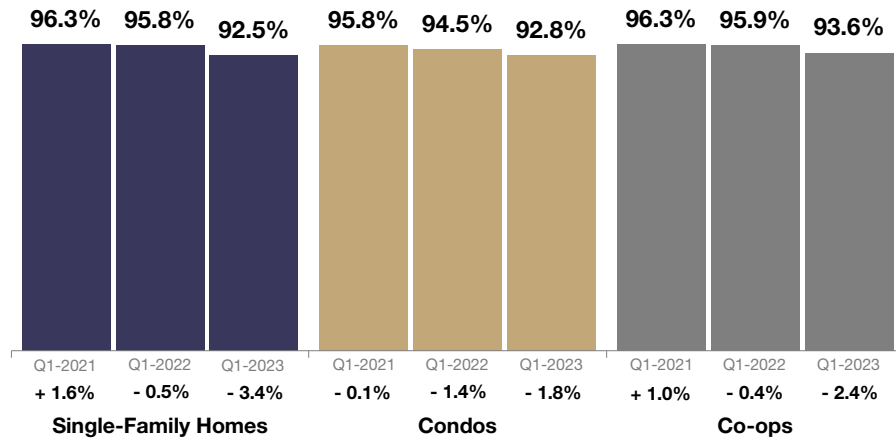
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	\$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	\$680,309	\$354,962	\$283,279
Q3-2022	\$665,633	\$344,362	\$291,321
Q4-2022	\$673,282	\$356,196	\$262,551
Q1-2023	\$626,439	\$334,874	\$254,439

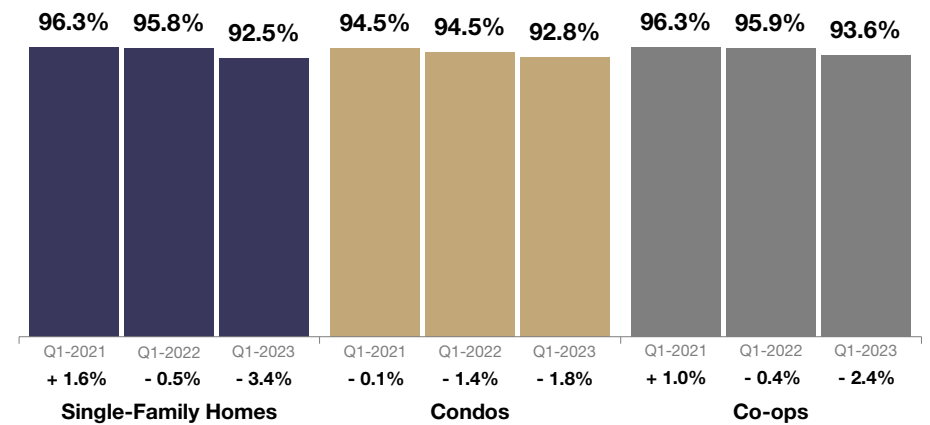
Percent of Original List Price Received

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.

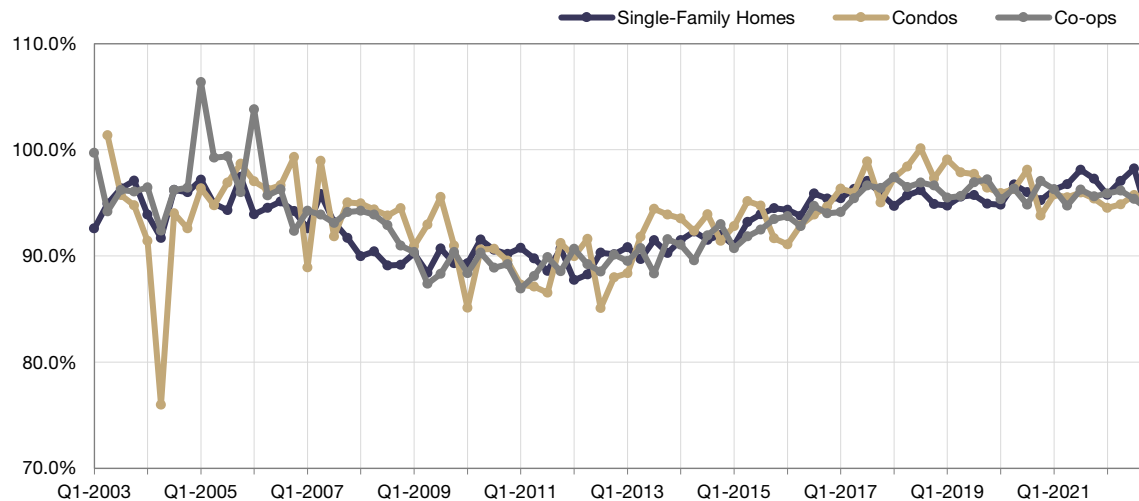
Q1-2023



Year to Date



Historical Percent of Original List Price Received by Quarter



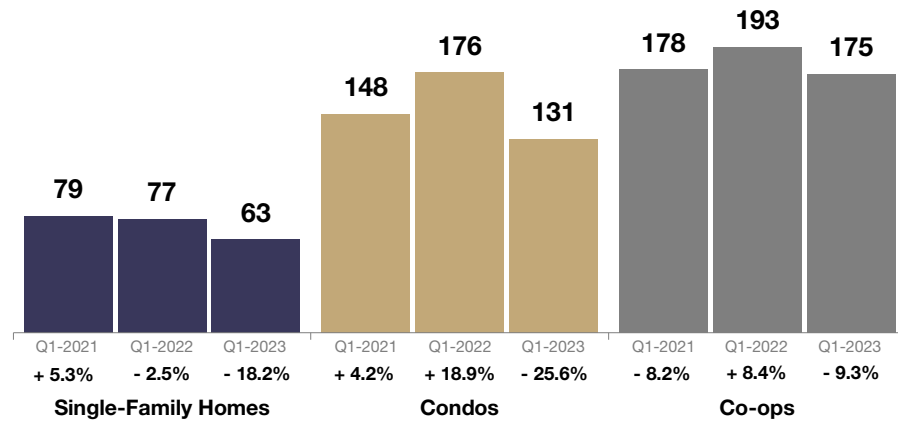
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	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	97.0%	94.9%	96.2%
Q3-2022	98.2%	95.7%	95.4%
Q4-2022	93.9%	95.5%	94.4%
Q1-2023	92.5%	92.8%	93.6%

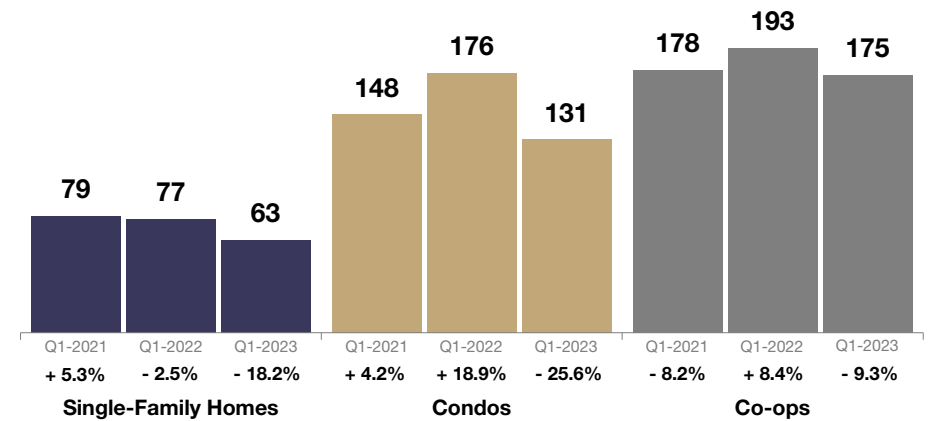
Housing Affordability Index

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.

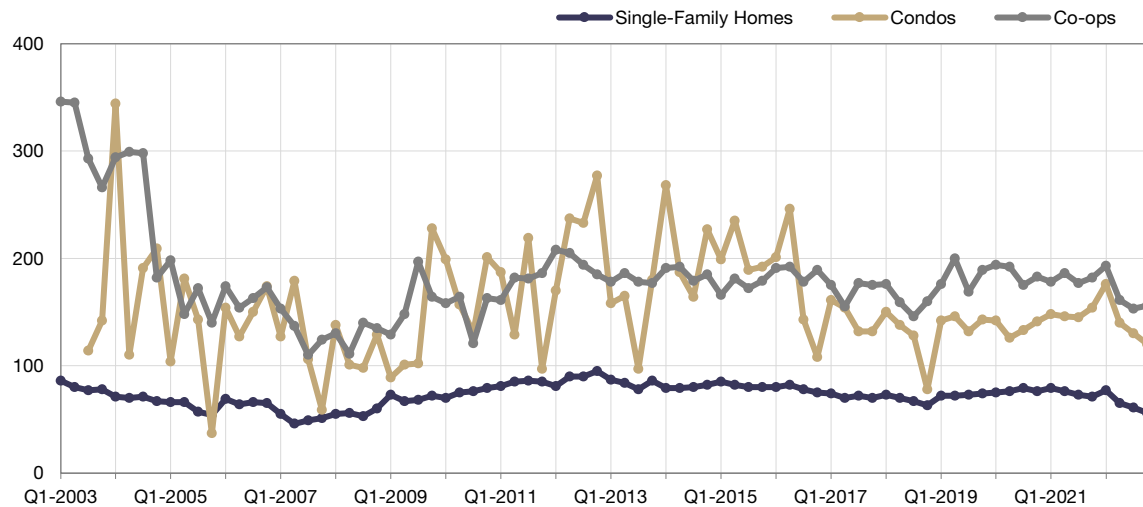
Q1-2023



Year to Date



Historical Housing Affordability Index by Quarter



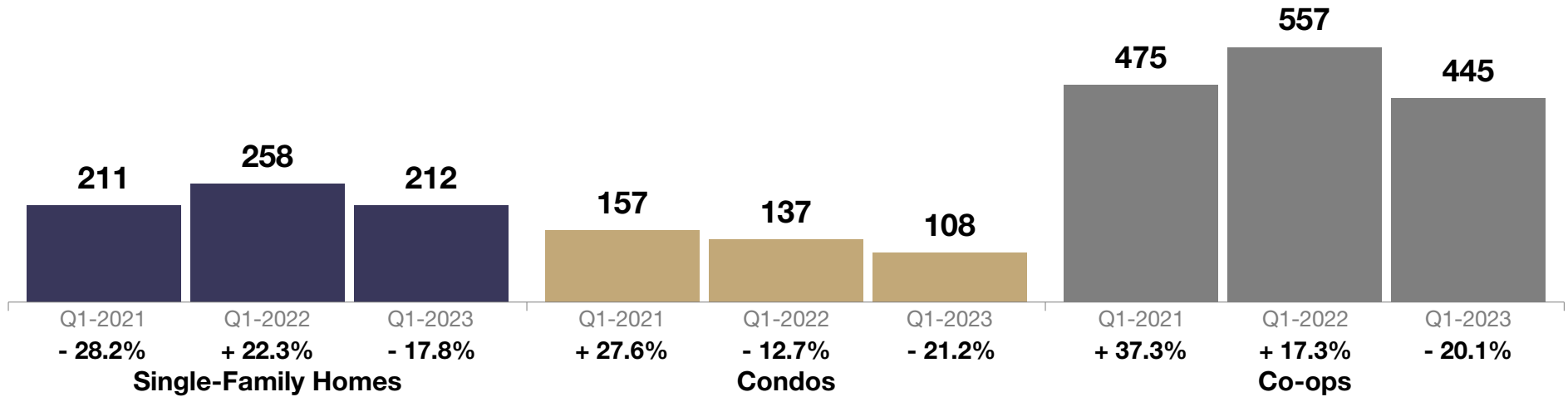
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	76	126	192
Q3-2020	79	133	175
Q4-2020	76	141	183
Q1-2021	79	148	178
Q2-2021	76	146	186
Q3-2021	73	145	177
Q4-2021	71	154	182
Q1-2022	77	176	193
Q2-2022	65	140	161
Q3-2022	61	130	153
Q4-2022	56	120	156
Q1-2023	63	131	175

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

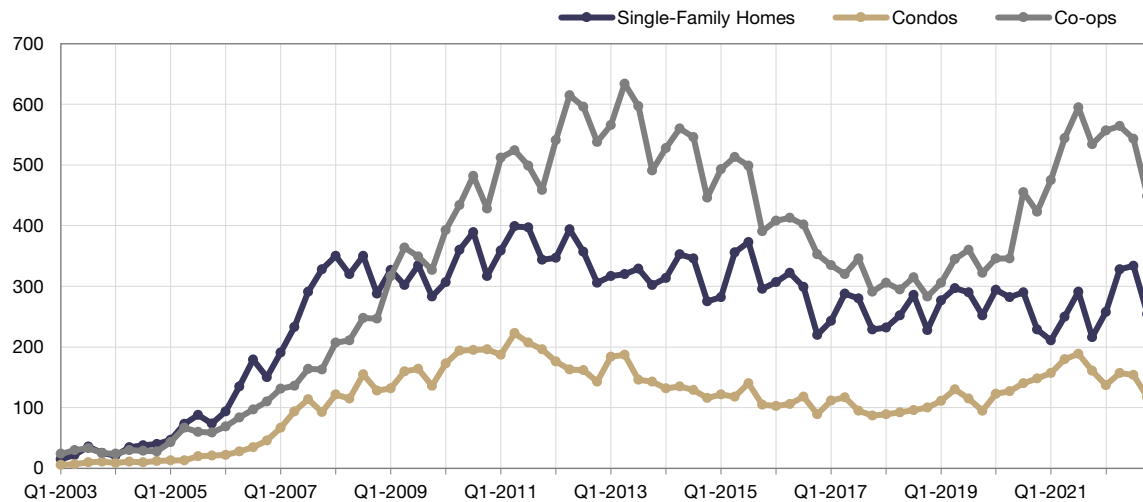
Inventory of Homes for Sale

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

Q1-2023



Historical Inventory of Homes for Sale by Quarter



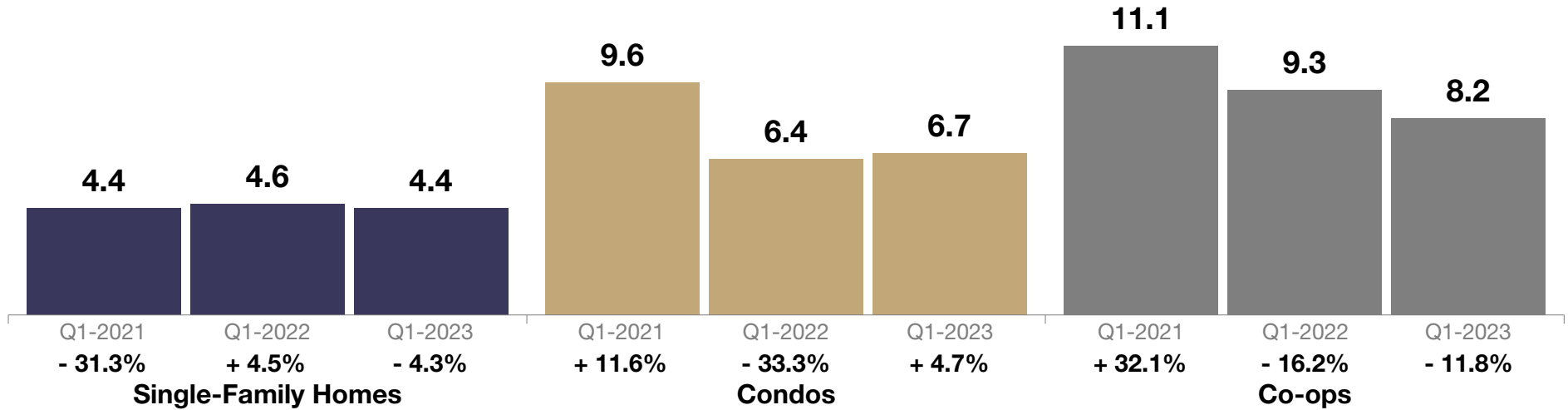
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2020	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	557
Q2-2022	328	157	564
Q3-2022	334	154	543
Q4-2022	254	117	449
Q1-2023	212	108	445

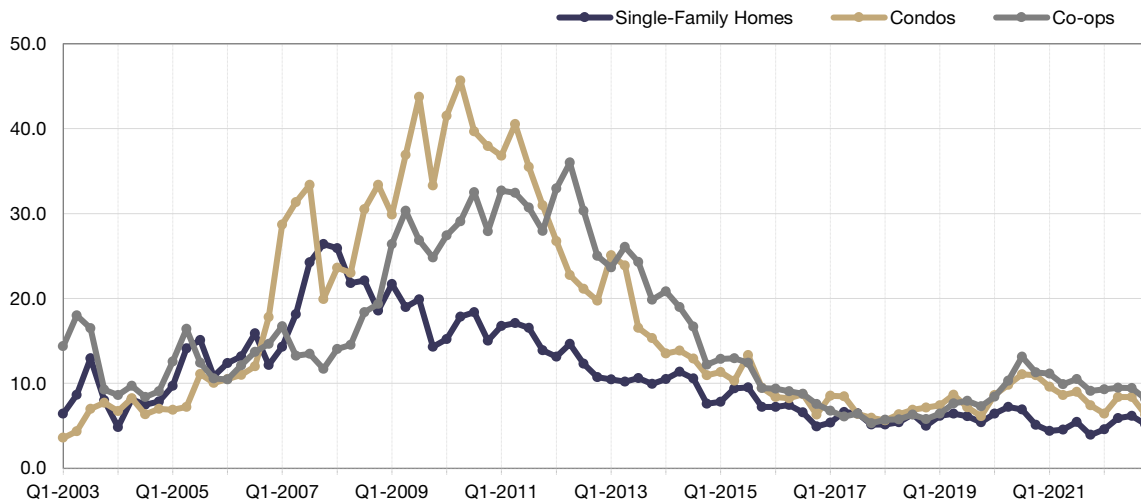
Months Supply of Inventory

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.

Q1-2023



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
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	9.3
Q2-2022	5.9	8.4	9.5
Q3-2022	6.2	8.4	9.5
Q4-2022	5.2	6.3	8.2
Q1-2023	4.4	6.7	8.2

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	Q1-2022	Q1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change														
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>378</td><td>787</td><td>811</td><td>759</td><td>816</td><td>631</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	378	787	811	759	816	631	747	631	- 15.5%	747	631	- 15.5%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	378	787	811	759	816	631															
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>162</td><td>388</td><td>449</td><td>407</td><td>402</td><td>357</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	162	388	449	407	402	357	399	357	- 10.5%	399	357	- 10.5%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	162	388	449	407	402	357															
Closed Sales	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>192</td><td>316</td><td>389</td><td>445</td><td>415</td><td>303</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	192	316	389	445	415	303	358	303	- 15.4%	358	303	- 15.4%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	192	316	389	445	415	303															
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>81</td><td>79</td><td>81</td><td>73</td><td>82</td><td>107</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	81	79	81	73	82	107	80	107	+ 33.8%	80	107	+ 33.8%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	81	79	81	73	82	107															
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>\$378,000</td><td>\$420,000</td><td>\$369,500</td><td>\$430,000</td><td>\$408,998</td><td>\$370,000</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	\$378,000	\$420,000	\$369,500	\$430,000	\$408,998	\$370,000	\$406,998	\$360,000	- 11.5%	\$406,998	\$360,000	- 11.5%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	\$378,000	\$420,000	\$369,500	\$430,000	\$408,998	\$370,000															
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>\$397,540</td><td>\$420,300</td><td>\$408,533</td><td>\$434,596</td><td>\$458,275</td><td>\$408,446</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	\$397,540	\$420,300	\$408,533	\$434,596	\$458,275	\$408,446	\$437,025	\$408,446	- 6.5%	\$437,025	\$408,446	- 6.5%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	\$397,540	\$420,300	\$408,533	\$434,596	\$458,275	\$408,446															
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>96.5%</td><td>95.7%</td><td>95.7%</td><td>96.3%</td><td>96.3%</td><td>94.4%</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	96.5%	95.7%	95.7%	96.3%	96.3%	94.4%	95.6%	93.0%	- 2.7%	95.6%	93.0%	- 2.7%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	96.5%	95.7%	95.7%	96.3%	96.3%	94.4%															
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>107</td><td>98</td><td>116</td><td>99</td><td>88</td><td>101</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	107	98	116	99	88	101	113	101	- 10.6%	113	101	- 10.6%
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	107	98	116	99	88	101															
Inventory of Homes for Sale	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>755</td><td>885</td><td>1,075</td><td>911</td><td>1,049</td><td>765</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	755	885	1,075	911	1,049	765	952	765	- 19.6%	--	--	--
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	755	885	1,075	911	1,049	765															
Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q2-2020</td><td>Q4-2020</td><td>Q2-2021</td><td>Q4-2021</td><td>Q2-2022</td><td>Q4-2022</td></tr> <tr><th>Value</th><td>8.8</td><td>8.3</td><td>8.2</td><td>6.8</td><td>7.9</td><td>6.4</td></tr> </table>	Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022	Value	8.8	8.3	8.2	6.8	7.9	6.4	6.9	6.4	- 7.2%	--	--	--
Quarter	Q2-2020	Q4-2020	Q2-2021	Q4-2021	Q2-2022	Q4-2022															
Value	8.8	8.3	8.2	6.8	7.9	6.4															