



**HGAR/ONEKEY® MLS  
2023 FOURTH QUARTER & ANNUAL  
RESIDENTIAL REAL ESTATE SALES REPORT**





January 4, 2024

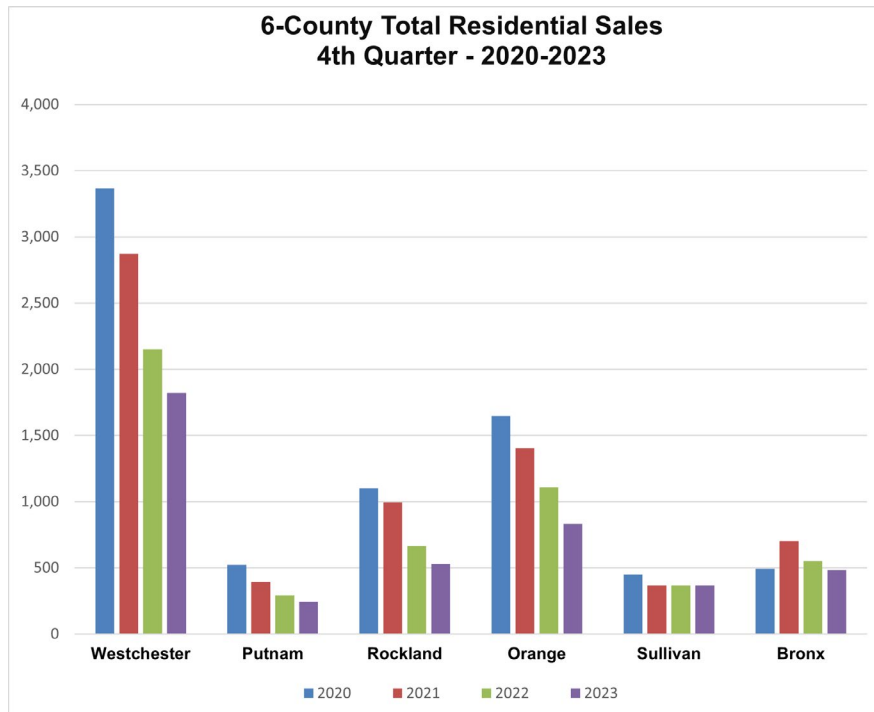
## 2023 FOURTH QUARTER AND ANNUAL REAL ESTATE SALES REPORT Westchester, Putnam, Rockland, Orange, Sullivan, and Bronx Counties, New York

### Regional Home Sales Decline Sharply in NY Suburban Markets in 2023; For-Sale Inventory Remains Low

WHITE PLAINS, NY—A confluence of economic headwinds that included high interest rates, inflation, low for-sale inventory, as well as international conflicts and domestic political discord, took their collective toll on the residential real estate sales market in the New York metropolitan area, according to the Fourth Quarter and Full-Year 2023 Residential Real Estate Sales Report released today by the Hudson Gateway Association of Realtors (HGAR).

While the sales climate in 2023 was difficult, the industry entered 2024 with some early indications that conditions will improve as the year progresses as the Federal Reserve Board appears to have paused, if not ended, its campaign of raising rates to tame inflation. The Fed has forecast as many as three rate cuts in 2024, while some analysts have predicted the Central Bank could reduce rates four times. Lower rates will surely help alleviate the housing affordability issue impacting some buyers and could prompt more homeowners to climb off the fence and put their homes on the market.

Home sales were down by double-digits in each of the six counties that make up the HGAR market area (Bronx, Westchester, Rockland, Orange, Sullivan and Putnam counties). While sales fell sharply in the region, home prices rose throughout the region, driven at least in part by continued strong demand and historically low for-sale inventory. Data for the HGAR report was provided by association subsidiary OneKey MLS.



In Westchester County, total home sales were down 23.7% for the full year 2023 and were 15.3% lower in the fourth quarter. The Putnam County market posed a 26.1% decline in total home sales in 2023 and a 16.8% drop-off in the fourth quarter. Home sales in Rockland County fell 25.7% for the full 12 months of 2023 and 20.2% in the fourth quarter. The decrease in home sales in Orange County for the full year was 25.5%, while the market ended the year with a 25% decline in the fourth quarter, according to the HGAR report.

Rounding out the HGAR markets, Sullivan County posted a 25.8% decrease in total home sales for 2023 and an 18.4% decline in the fourth quarter. While home sales also fell in the Bronx for the full-year and in the fourth quarter of 2023, the borough posted the lowest sales decline of all the HGAR markets, down 19.8% for the year and 12.2% in the fourth quarter.

2024 HGAR President Carmen Bauman said the residential sales market last year was difficult. “Not surprisingly, the fourth quarter statistics for HGAR’s geographies are down over last year’s numbers due to the nationwide theme of lack of inventory and high interest rates,” she said. “Indeed, we closed out the year with an overall negative change in the marketplace averaging a decrease of almost 25% in sales.”

Bauman, who is an Associate Broker with commercial real estate brokerage firm RM Friedland, noted, “Still, my outlook for 2024 is a positive one. Real estate is not just an investment in bricks and mortar; it’s an investment in the promise of growth and stability. So, let’s keep the faith and see what this year will bring.”

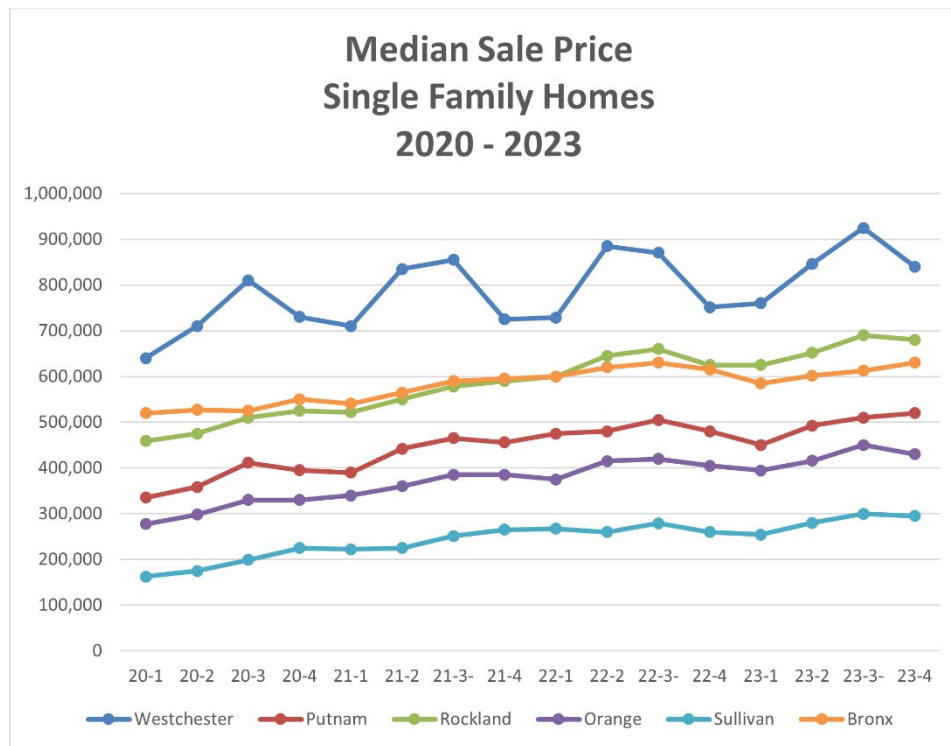
#### **HGAR Chief Executive Officer Lynda Fernandez added...**

HGAR Chief Executive Officer Lynda Fernandez added, “We continue to see much greater demand for real estate in the Hudson Valley and New York City than supply, explaining the rise in home sale prices. Due to rising interest rates, many would-be sellers held off from listing their homes for sale in 2023, exacerbating the lack of supply.”

Looking ahead, Fernandez related, “Our marketplace continues to attract residents and buyers from all over the world because the local area has so much to offer. We expect the decline in interest rates in 2024 to result in more inventory, helping to create a more balanced market between buyers and sellers.”

#### **Home Prices Rise in Most Suburban Markets**

The HGAR report noted that the median sale price of single-family homes increased or was relatively flat in all six counties for the full-year 2023. The Westchester County single-family median home sale price for the full-year rose 4.3% to \$850,000, while the median for the fourth quarter shot up 11.8% to \$840,000. The median sale price for 2023 in Putnam County dropped slightly by 1% to \$485,000, while the fourth quarter median rose by 8.3% to \$520,000. The single-family median home sale price in Rockland County for the full-year rose 3.6% to \$660,000, while the fourth quarter median increased 8.8% to \$680,000. The median single-family home sale price in Orange County rose 6.3% for the year and 6.2% in the fourth quarter to \$425,000 and \$430,000, respectively.



Sullivan County's median single-family home sale price rose 5.7% for the full-year to \$280,000 and finished the year strong with a 13.5% increase in the fourth quarter to \$295,000. The Bronx posted a 2.7% decline in its median single-family home price for the full year 2023 at \$605,000, but registered a 2.5% increase in the fourth quarter single-family home median sale price at \$630,500.

### Low Inventory Continues to Plague Market

The residential real estate market in the region entered 2023 with very low inventory and homeowners who financed their purchases with historic low rates in the 3% to 4% range, were reluctant to put their homes on the market and finance their new purchases at rates that at one time approached 8%.

For the full year, all markets suffered significant for-sale inventory shortfalls. For example, Westchester County posted a 24.3% decline in residential properties on the market for sale. For some perspective, Westchester ended the year with 1,044 properties on the market for sale. At the end of 2020, there were 2,344 available properties for sale. Putnam County posted a dramatic 31.4% decline in inventory to 140 properties for sale at the end of 2023. Rockland County's for-sale inventory at year-end 2023 was flat (down 0.8%) with 356 properties for sale. Orange County registered a 9.8% decline in inventory to 691 available properties. Sullivan County's inventory was also flat at year's end (down 0.3%) as compared to 12 months earlier with 329 available properties. Finally, the Bronx suffered a 17.6% drop in inventory for 2023 as compared to a year earlier and ended the year at 951 properties on the market for sale.

*Data was provided by OneKey MLS. Formed in 2018, OneKey MLS is one of the nation's leading regional multiple listing services and the largest in New York State. OneKey MLS serves more than 48,000 real estate professionals across an expanded geographic footprint that spans the New York Metropolitan area, including Long Island, New York City, and the Hudson Valley. OneKey MLS provides its subscribers with unparalleled access to accurate and reliable listing data, innovative business tools and technology, and outstanding support and training.*

*About the Hudson Gateway Association of Realtors: The Hudson Gateway Association of Realtors is a not-for-profit trade association supporting more than 14,000 members in Westchester, Putnam, Rockland and Orange counties, The Bronx and Manhattan. HGAR is the second largest Realtor Association in New York, and one of the largest in the country.*

6-County 2023 4th Quarter tables follow with detailed market data for each county.

<b>WESTCHESTER COUNTY</b>					
<b>WESTCHESTER - ANNUAL 2020 - 2023</b>					<b>% Change</b>
<b>Property Type</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2022-2023</b>
<b>NUMBER OF SALES</b>					
Single Family Houses	6,660	7,413	6,103	<b>4,659</b>	-23.7%
Condominiums	1,249	1,661	1,488	<b>1,088</b>	-26.9%
Cooperatives	1,562	2,133	2,127	<b>1,719</b>	-19.2%
<u>2-4 Family</u>	<u>484</u>	<u>657</u>	<u>662</u>	<u><b>459</b></u>	-30.7%
<b>Total</b>	<b>9,955</b>	<b>11,864</b>	<b>10,380</b>	<b>7,925</b>	<b>-23.7%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	735,000	780,000	815,000	<b>850,000</b>	4.3%
Condominiums	403,000	425,000	450,000	<b>465,000</b>	3.3%
Cooperatives	183,000	193,000	195,000	<b>197,500</b>	1.3%
2-4 Family	599,000	675,000	720,000	<b>750,000</b>	4.2%
<b>MEAN SALE PRICE</b>					
Single Family Houses	947,623	1,042,741	1,117,455	<b>1,142,036</b>	2.2%
Condominiums	482,196	551,409	571,187	<b>586,145</b>	2.6%
Cooperatives	219,876	222,887	231,010	<b>232,985</b>	0.9%
2-4 Family	603,535	692,995	728,631	<b>764,728</b>	5.0%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	1,184	679	665	<b>492</b>	-26.0%
Condominiums	341	265	162	<b>163</b>	0.6%
Cooperatives	679	598	430	<b>296</b>	-31.2%
<u>2-4 Family</u>	<u>140</u>	<u>128</u>	<u>123</u>	<u><b>93</b></u>	-24.4%
<b>Total</b>	<b>2,344</b>	<b>1,670</b>	<b>1,380</b>	<b>1,044</b>	<b>-24.3%</b>
<b>WESTCHESTER - 4TH QUARTERS 2020 - 2023</b>					<b>% Change</b>
<b>Property Type</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2022-2023</b>
<b>NUMBER OF SALES</b>					
Single Family Houses	2,236	1,684	1,247	<b>1,003</b>	-19.6%
Condominiums	473	460	295	<b>259</b>	-12.2%
Cooperatives	496	552	457	<b>448</b>	-2.0%
<u>2-4 Family</u>	<u>160</u>	<u>175</u>	<u>151</u>	<u><b>112</b></u>	-25.8%
<b>Total</b>	<b>3,365</b>	<b>2,871</b>	<b>2,150</b>	<b>1,822</b>	<b>-15.3%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	730,500	725,000	751,265	<b>840,000</b>	11.8%
Condominiums	412,500	430,000	440,000	<b>479,000</b>	8.9%
Cooperatives	185,000	190,000	193,000	<b>200,000</b>	3.6%
2-4 Family	645,000	715,000	710,000	<b>787,500</b>	10.9%
<b>MEAN SALE PRICE</b>					
Single Family Houses	959,825	977,613	968,775	<b>1,074,717</b>	10.9%
Condominiums	494,840	630,663	570,710	<b>597,118</b>	4.6%
Cooperatives	217,033	224,000	224,704	<b>244,375</b>	8.8%
2-4 Family	652,764	728,974	718,319	<b>794,713</b>	10.6%

PUTNAM COUNTY					
PUTNAM - ANNUAL 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	1,262	1,375	1,075	<b>811</b>	-24.6%
Condominiums	174	201	168	<b>114</b>	-32.1%
Cooperatives	3	2	6	<b>3</b>	-50.0%
2-4 Family	<u>12</u>	<u>29</u>	<u>29</u>	<u><b>17</b></u>	-41.4%
<b>Total</b>	<b>1,451</b>	<b>1,607</b>	<b>1,278</b>	<b>945</b>	<b>-26.1%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	380,000	440,000	490,000	<b>485,000</b>	-1.0%
Condominiums	256,625	293,950	295,000	<b>335,000</b>	13.6%
Cooperatives	75,000	137,500	165,700	<b>205,000</b>	23.7%
2-4 Family	375,000	505,000	494,000	<b>550,000</b>	11.3%
<b>MEAN SALE PRICE</b>					
Single Family Houses	436,008	501,650	542,813	<b>543,888</b>	0.2%
Condominiums	262,118	296,475	317,437	<b>349,708</b>	10.2%
Cooperatives	65,667	137,500	185,400	<b>186,667</b>	0.7%
2-4 Family	376,333	540,162	559,724	<b>552,171</b>	-1.3%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	288	187	183	<b>123</b>	-32.8%
Condos & Co-ops	34	17	16	<b>11</b>	-31.3%
2-4 Family	<u>6</u>	<u>2</u>	<u>5</u>	<u><b>6</b></u>	20.0%
<b>Total</b>	<b>328</b>	<b>206</b>	<b>204</b>	<b>140</b>	<b>-31.4%</b>
PUTNAM - 4TH QUARTERS 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	457	338	250	<b>201</b>	-19.6%
Condominiums	60	43	32	<b>38</b>	18.8%
Cooperatives	0	2	2	<b>0</b>	-100.0%
2-4 Family	<u>6</u>	<u>10</u>	<u>8</u>	<u><b>4</b></u>	-50.0%
<b>Total</b>	<b>523</b>	<b>393</b>	<b>292</b>	<b>243</b>	<b>-16.8%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	395,000	455,750	479,950	<b>520,000</b>	8.3%
Condominiums	280,950	315,000	294,000	<b>335,000</b>	13.9%
Cooperatives	-	137,500	256,000		-100.0%
2-4 Family	432,500	585,750	534,500	<b>520,000</b>	-2.7%
<b>MEAN SALE PRICE</b>					
Single Family Houses	460,766	502,783	516,045	<b>555,062</b>	7.6%
Condominiums	293,977	328,720	311,611	<b>356,529</b>	14.4%
Cooperatives	-	137,500	256,000		-100.0%
2-4 Family	421,317	620,990	498,875	<b>533,750</b>	7.0%

ROCKLAND COUNTY					
ROCKLAND - ANNUAL 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	2,333	2,693	2,122	<b>1,574</b>	-25.8%
Condominiums	572	731	595	<b>440</b>	-26.1%
Cooperatives	79	98	88	<b>89</b>	1.1%
2-4 Family	<u>60</u>	<u>122</u>	<u>115</u>	<u><b>68</b></u>	-40.9%
<b>Total</b>	<b>3,044</b>	<b>3,644</b>	<b>2,920</b>	<b>2,171</b>	<b>-25.7%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	500,000	560,000	637,000	<b>660,000</b>	3.6%
Condominiums	266,250	310,000	312,500	<b>355,000</b>	13.6%
Cooperatives	85,000	93,750	115,000	<b>120,000</b>	4.3%
2-4 Family	450,000	487,500	535,000	<b>630,000</b>	17.8%
<b>MEAN SALE PRICE</b>					
Single Family Houses	540,407	618,027	683,418	<b>731,575</b>	7.0%
Condominiums	306,895	371,551	364,625	<b>430,233</b>	18.0%
Cooperatives	118,884	138,189	146,425	<b>150,405</b>	2.7%
2-4 Family	490,742	532,648	572,555	<b>698,785</b>	22.0%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	468	225	273	<b>277</b>	1.5%
Condominiums	104	42	44	<b>53</b>	20.5%
Cooperatives	40	17	25	<b>7</b>	-72.0%
2-4 Family	<u>33</u>	<u>16</u>	<u>17</u>	<u><b>19</b></u>	11.8%
<b>Total</b>	<b>645</b>	<b>300</b>	<b>359</b>	<b>356</b>	<b>-0.8%</b>
ROCKLAND - 4TH QUARTERS 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	841	753	476	<b>377</b>	-20.8%
Condominiums	218	177	135	<b>121</b>	-10.4%
Cooperatives	25	28	22	<b>18</b>	-18.2%
2-4 Family	<u>18</u>	<u>37</u>	<u>31</u>	<u><b>14</b></u>	-54.8%
<b>Total</b>	<b>1,102</b>	<b>995</b>	<b>664</b>	<b>530</b>	<b>-20.2%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	525,000	590,000	625,000	<b>680,000</b>	8.8%
Condominiums	279,950	312,000	310,000	<b>375,000</b>	21.0%
Cooperatives	87,000	122,500	153,500	<b>126,500</b>	-17.6%
2-4 Family	414,000	560,000	519,823	<b>682,500</b>	31.3%
<b>MEAN SALE PRICE</b>					
Single Family Houses	573,486	656,231	667,972	<b>748,729</b>	12.1%
Condominiums	334,909	371,792	345,017	<b>476,238</b>	38.0%
Cooperatives	123,016	154,800	173,636	<b>149,383</b>	-14.0%
2-4 Family	443,909	590,930	519,823	<b>845,536</b>	62.7%

ORANGE COUNTY					
ORANGE - ANNUAL 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	3,995	4,449	3,758	<b>2,784</b>	-25.9%
Condominiums	457	605	510	<b>409</b>	-19.8%
Cooperatives	9	16	14	<b>21</b>	50.0%
2-4 Family	200	346	278	<b>181</b>	-34.9%
Total	<b>4,661</b>	<b>5,416</b>	<b>4,560</b>	<b>3,395</b>	<b>-25.5%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	315,000	367,000	400,000	<b>425,000</b>	6.3%
Condominiums	205,000	230,000	260,000	<b>280,000</b>	7.7%
Cooperatives	60,000	88,000	106,200	<b>125,000</b>	17.7%
2-4 Family	239,000	298,700	307,000	<b>370,000</b>	20.5%
<b>MEAN SALE PRICE</b>					
Single Family Houses	338,112	393,859	437,231	<b>456,782</b>	4.5%
Condominiums	213,948	235,794	277,087	<b>293,923</b>	6.1%
Cooperatives	69,444	97,906	103,820	<b>131,500</b>	26.7%
2-4 Family	254,734	316,843	346,398	<b>391,773</b>	13.1%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	850	598	661	<b>607</b>	-8.2%
Condominiums	69	32	47	<b>31</b>	-34.0%
Cooperatives	1	3	4	<b>4</b>	0.0%
2-4 Family	94	63	54	<b>49</b>	-9.3%
Total	<b>1,014</b>	<b>696</b>	<b>766</b>	<b>691</b>	<b>-9.8%</b>
*Includes Cooperatives					
ORANGE - 4TH QUARTERS 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	1433	1142	900	<b>695</b>	-22.8%
Condominiums	152	156	133	<b>91</b>	-31.6%
Cooperatives	2	3	4	<b>7</b>	75.0%
2-4 Family	60	103	70	<b>37</b>	-47.1%
Total	<b>1,647</b>	<b>1,404</b>	<b>1,107</b>	<b>830</b>	<b>-25.0%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	330,000	385,000	405,000	<b>430,000</b>	6.2%
Condominiums	216,650	246,000	262,000	<b>284,900</b>	8.7%
Cooperatives	59,000	72,500	115,000	<b>146,000</b>	27.0%
2-4 Family	261,000	313,000	330,000	<b>430,000</b>	30.3%
<b>MEAN SALE PRICE</b>					
Single Family Houses	358,995	415,658	437,793	<b>459,350</b>	4.9%
Condominiums	222,006	246,109	286,772	<b>296,825</b>	3.5%
Cooperatives	59,000	80,833	114,688	<b>149,143</b>	30.0%
2-4 Family	275,308	339,577	351,796	<b>424,122</b>	20.6%



SULLIVAN COUNTY					
SULLIVAN - ANNUAL 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	1,237	1,332	1,124	<b>834</b>	-25.8%
Condominiums	4	6	13	<b>5</b>	-61.5%
Cooperatives	1	0	0	<b>2</b>	0.0%
<u>2-4 Family</u>	<u>29</u>	<u>59</u>	<u>52</u>	<u>41</u>	-21.2%
Total	<b>1,271</b>	<b>1,397</b>	<b>1,189</b>	<b>882</b>	<b>-25.8%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	195,000	245,000	265,000	<b>280,000</b>	5.7%
Condominiums	58,500	135,000	129,900	<b>175,000</b>	34.7%
Cooperatives	235,000			<b>62,500</b>	
2-4 Family	125,000	169,000	218,500	<b>275,000</b>	25.9%
<b>MEAN SALE PRICE</b>					
Single Family Houses	235,380	288,572	313,554	<b>339,407</b>	8.2%
Condominiums	66,250	132,083	118,731	<b>164,000</b>	38.1%
Cooperatives	235,000			<b>62,500</b>	
2-4 Family	123,946	176,983	240,873	<b>318,936</b>	32.4%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	459	390	312	<b>313</b>	0.3%
Condominiums	3	3	1	<b>2</b>	100.0%
Cooperatives	1	1	2	<b>0</b>	-100.0%
<u>2-4 Family</u>	<u>31</u>	<u>36</u>	<u>15</u>	<u>14</u>	-6.7%
Total	<b>494</b>	<b>430</b>	<b>330</b>	<b>329</b>	<b>-0.3%</b>
<b>SULLIVAN - 4TH QUARTERS 2022 - 2023</b>					<b>% Change</b>
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	440	353	271	<b>219</b>	-19.2%
Condominiums	1	1	3	<b>2</b>	-33.3%
Cooperatives	0	0	0	<b>1</b>	0.0%
<u>2-4 Family</u>	<u>9</u>	<u>16</u>	<u>8</u>	<u>8</u>	0.0%
Total	<b>450</b>	<b>370</b>	<b>282</b>	<b>230</b>	<b>-18.4%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	225,000	265,000	259,900	<b>295,000</b>	13.5%
Condominiums	102,000	120,000	88,000	<b>195,000</b>	121.6%
Cooperatives				<b>45,000</b>	
2-4 Family	140,000	150,000	260,000	<b>230,000</b>	-11.5%
<b>MEAN SALE PRICE</b>					
Single Family Houses	281,973	321,311	298,020	<b>354,189</b>	18.8%
Condominiums	102,000	120,000	110,000	<b>195,000</b>	77.3%
Cooperatives				<b>45,000</b>	
2-4 Family	158,750	173,125	245,625	<b>404,048</b>	64.5%

BRONX COUNTY					
BRONX - ANNUAL 2020 - 2023					% Change
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	491	718	692	<b>548</b>	-20.8%
Condominiums	157	279	242	<b>230</b>	-5.0%
Cooperatives	397	721	708	<b>579</b>	-18.2%
<u>2-4 Family</u>	<u>537</u>	<u>853</u>	<u>859</u>	<u><b>648</b></u>	<u>-24.6%</u>
Total	<b>1,582</b>	<b>2,571</b>	<b>2,501</b>	<b>2,005</b>	<b>-19.8%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	530,000	575,000	621,500	<b>605,000</b>	-2.7%
Condominiums	290,000	295,000	290,000	<b>279,500</b>	-3.6%
Cooperatives	220,000	239,900	241,500	<b>217,000</b>	-10.1%
2-4 Family	710,000	770,000	816,500	<b>805,000</b>	-1.4%
<b>MEAN SALE PRICE</b>					
Single Family Houses	565,932	611,453	651,392	<b>626,094</b>	-3.9%
Condominiums	333,960	359,156	362,446	<b>366,093</b>	1.0%
Cooperatives	247,041	267,906	275,986	<b>258,668</b>	-6.3%
2-4 Family	723,668	775,763	839,789	<b>825,358</b>	-1.7%
<b>END OF YEAR INVENTORY</b>					
Single Family Houses	182	189	229	<b>178</b>	-22.3%
Condominiums	141	126	119	<b>67</b>	-43.7%
Cooperatives	367	461	415	<b>383</b>	-7.7%
<u>2-4 Family</u>	<u>344</u>	<u>308</u>	<u>391</u>	<u><b>323</b></u>	<u>-17.4%</u>
Total	<b>1,034</b>	<b>1,084</b>	<b>1,154</b>	<b>951</b>	<b>-17.6%</b>
<b>BRONX - 4TH QUARTERS 2020 - 2023</b>					<b>% Change</b>
Property Type	2020	2021	2022	2023	2022-2023
<b>NUMBER OF SALES</b>					
Single Family Houses	164	200	147	<b>116</b>	-21.1%
Condominiums	47	62	56	<b>58</b>	3.6%
Cooperatives	114	202	162	<b>144</b>	-11.1%
<u>2-4 Family</u>	<u>168</u>	<u>239</u>	<u>185</u>	<u><b>165</b></u>	<u>-10.8%</u>
Total	<b>493</b>	<b>703</b>	<b>550</b>	<b>483</b>	<b>-12.2%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	550,000	595,000	615,000	<b>630,500</b>	2.5%
Condominiums	280,000	275,000	290,000	<b>284,500</b>	-1.9%
Cooperatives	230,000	231,500	220,000	<b>222,950</b>	1.3%
2-4 Family	725,500	800,000	815,000	<b>850,000</b>	4.3%
<b>MEAN SALE PRICE</b>					
Single Family Houses	573,803	634,193	637,974	<b>626,803</b>	-1.8%
Condominiums	320,452	341,295	343,291	<b>344,345</b>	0.3%
Cooperatives	256,194	267,345	257,949	<b>257,728</b>	-0.1%
2-4 Family	727,366	804,916	835,380	<b>866,004</b>	3.7%