

Quarterly Indicators

Bronx County



Q4-2018

Home prices were consistently higher in 2018 but at reduced levels compared to recent years. High demand for few homes for sale fueled price increases – along with a changing product mix. November showed the first inventory increase since 2015, and buyers should expect inventory to continue to improve in 2019. This could mean weaker but still positive price gains. Changing interest rates, tariffs, a tech slump and other uncertainties in 2018 shook the stock market, which closed out the year with the worst performance since 2008. Rates should continue to rise but perhaps at a slower pace in 2019, depending on the economy and other factors.

- Single-Family Closed Sales were up 6.1 percent to 157.
- Condos Closed Sales were down 18.2 percent to 45.
- Co-ops Closed Sales were down 20.5 percent to 132.

- Single-Family Median Sales Price increased 10.4 percent to \$498,350.
- Condos Median Sales Price increased 66.7 percent to \$400,000.
- Co-ops Median Sales Price increased 8.1 percent to \$194,500.

Unemployment rates remained remarkably low in 2018, and wages continued to improve for many U.S. households. The issue now is a lack of labor supply. Sure, real estate benefits from wage growth, but incomes haven't quite kept pace with home price increases. This created an affordability crunch in the second half of 2018. Housing affordability will remain one of many important storylines in 2019.

Quarterly Snapshot

- 9.5% **- 8.7%** **+ 27.0%**

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 comprised 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	Q4-2017	Q4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>Bar chart showing New Listings from Q1-2016 to Q3-2018. Values: 213, 279, 235, 157, 209, 255, 232, 190, 197, 257, 266, 190.</p>	190	190	0.0%	886	910	+ 2.7%
Pending Sales	<p>Bar chart showing Pending Sales from Q1-2016 to Q3-2018. Values: 107, 148, 159, 119, 112, 130, 154, 134, 124, 150, 151, 153.</p>	134	153	+ 14.2%	530	578	+ 9.1%
Closed Sales	<p>Bar chart showing Closed Sales from Q1-2016 to Q3-2018. Values: 120, 112, 149, 149, 126, 124, 131, 148, 127, 129, 143, 157.</p>	148	157	+ 6.1%	529	556	+ 5.1%
Days on Market	<p>Bar chart showing Days on Market from Q1-2016 to Q3-2018. Values: 86, 89, 102, 75, 79, 66, 65, 67, 73, 73, 79, 69.</p>	67	69	+ 3.0%	69	73	+ 5.8%
Median Sales Price	<p>Bar chart showing Median Sales Price from Q1-2016 to Q3-2018. Values: \$391,500, \$390,000, \$416,000, \$415,000, \$416,000, \$447,000, \$446,000, \$451,500, \$450,000, \$452,000, \$471,000, \$498,350.</p>	\$451,500	\$498,350	+ 10.4%	\$435,000	\$470,000	+ 8.0%
Average Sales Price	<p>Bar chart showing Average Sales Price from Q1-2016 to Q3-2018. Values: \$463,319, \$417,918, \$465,379, \$444,074, \$472,030, \$452,266, \$467,691, \$500,798, \$492,317, \$482,905, \$511,212, \$529,238.</p>	\$500,798	\$529,238	+ 5.7%	\$474,586	\$505,376	+ 6.5%
Pct. of Orig. Price Received	<p>Bar chart showing Pct. of Orig. Price Received from Q1-2016 to Q3-2018. Values: 94.3%, 93.8%, 95.9%, 95.6%, 95.4%, 96.2%, 97.1%, 95.8%, 94.7%, 95.7%, 96.2%, 95.0%.</p>	95.8%	95.0%	- 0.8%	96.1%	95.4%	- 0.7%
Housing Affordability Index	<p>Bar chart showing Housing Affordability Index from Q1-2016 to Q3-2018. Values: 80, 82, 78, 75, 74, 71, 72, 70, 67, 66, 64, 60.</p>	70	60	- 14.3%	73	64	- 12.3%
Inventory of Homes for Sale	<p>Bar chart showing Inventory of Homes for Sale from Q1-2016 to Q3-2018. Values: 264, 288, 268, 187, 213, 249, 241, 200, 201, 227, 247, 185.</p>	200	185	- 7.5%	--	--	--
Months Supply of Inventory	<p>Bar chart showing Months Supply of Inventory from Q1-2016 to Q3-2018. Values: 6.2, 6.7, 5.9, 4.2, 4.8, 5.7, 5.6, 4.5, 4.5, 4.8, 5.3, 3.8.</p>	4.5	3.8	- 15.6%	--	--	--

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	Q4-2017	Q4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>76, 81, 83, 52, 75, 87, 64, 63, 65, 71, 75, 70</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	63	70	+ 11.1%	289	281	- 2.8%
Pending Sales	<p>42, 48, 38, 41, 31, 57, 51, 39, 43, 44, 46, 41</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	39	41	+ 5.1%	178	174	- 2.2%
Closed Sales	<p>24, 47, 47, 38, 38, 37, 50, 55, 40, 51, 46, 45</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	55	45	- 18.2%	180	182	+ 1.1%
Days on Market	<p>105, 113, 111, 137, 104, 133, 83, 87, 95, 80, 88, 68</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	87	68	- 21.8%	99	83	- 16.2%
Median Sales Price	<p>\$156,000, \$130,000, \$225,000, \$287,500, \$190,000, \$205,000, \$242,500, \$240,000, \$217,000, \$230,000, \$248,500, \$460,000</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	\$240,000	\$400,000	+ 66.7%	\$221,000	\$249,000	+ 12.7%
Average Sales Price	<p>\$302,556, \$235,953, \$291,280, \$318,934, \$254,345, \$272,892, \$298,938, \$221,599, \$291,808, \$276,618, \$336,137, \$450,702</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	\$321,599	\$450,702	+ 40.1%	\$290,539	\$338,042	+ 16.3%
Pct. of Orig. Price Received	<p>91.1%, 92.9%, 93.9%, 94.7%, 96.3%, 96.0%, 98.9%, 95.0%, 97.4%, 98.4%, 100.1%, 97.3%</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	95.0%	97.3%	+ 2.4%	96.6%	98.3%	+ 1.8%
Housing Affordability Index	<p>201, 246, 143, 108, 161, 154, 132, 132, 140, 129, 120, 75</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	132	75	- 43.2%	143	120	- 16.1%
Inventory of Homes for Sale	<p>96, 98, 111, 84, 105, 107, 87, 74, 77, 80, 81, 85</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	74	85	+ 14.9%	--	--	--
Months Supply of Inventory	<p>7.8, 7.6, 8.2, 6.0, 8.0, 7.7, 5.8, 5.0, 4.9, 5.4, 5.7, 5.9</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	5.0	5.9	+ 18.0%	--	--	--

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.

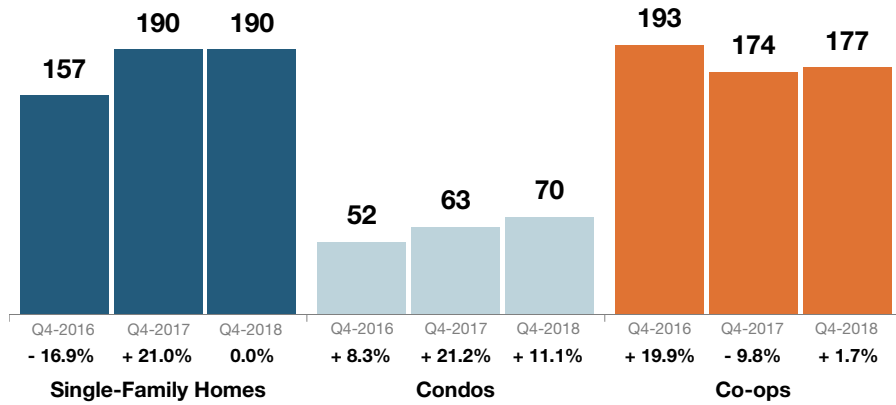


Key Metrics	Historical Sparkbars	Q4-2017	Q4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>241, 250, 227, 193, 237, 263, 253, 174, 234, 228, 222, 177</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	174	177	+ 1.7%	927	861	- 7.1%
Pending Sales	<p>128, 164, 130, 137, 161, 200, 148, 148, 151, 176, 139, 166</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	148	166	+ 12.2%	657	632	- 3.8%
Closed Sales	<p>121, 126, 158, 138, 145, 158, 179, 166, 128, 171, 163, 132</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	166	132	- 20.5%	648	594	- 8.3%
Days on Market	<p>137, 138, 127, 136, 106, 122, 100, 99, 96, 102, 86, 94</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	99	94	- 5.1%	107	95	- 11.2%
Median Sales Price	<p>\$165,000, \$166,000, \$181,475, \$164,750, \$175,000, \$204,500, \$180,000, \$180,000, \$185,000, \$200,000, \$217,000, \$194,500</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	\$180,000	\$194,500	+ 8.1%	\$182,571	\$197,500	+ 8.2%
Average Sales Price	<p>\$210,169, \$215,013, \$210,742, \$195,366, \$213,054, \$229,744, \$228,889, \$221,844, \$221,787, \$236,322, \$233,073, \$242,582</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	\$221,644	\$242,582	+ 9.4%	\$223,698	\$233,689	+ 4.5%
Pct. of Orig. Price Received	<p>93.7%, 92.8%, 94.7%, 94.0%, 94.1%, 95.4%, 96.6%, 96.4%, 97.4%, 96.5%, 96.9%, 96.6%</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	96.4%	96.6%	+ 0.2%	95.7%	96.8%	+ 1.1%
Housing Affordability Index	<p>191, 192, 178, 189, 175, 155, 177, 175, 164, 149, 138, 154</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	175	154	- 12.0%	173	152	- 12.1%
Inventory of Homes for Sale	<p>390, 398, 383, 342, 322, 309, 327, 280, 292, 273, 292, 236</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	280	236	- 15.7%	--	--	--
Months Supply of Inventory	<p>8.9, 8.7, 8.4, 7.3, 6.5, 5.9, 6.1, 5.1, 5.4, 5.3, 5.7, 4.5</p> <p>Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018, Q3-2018</p>	5.1	4.5	- 11.8%	--	--	--

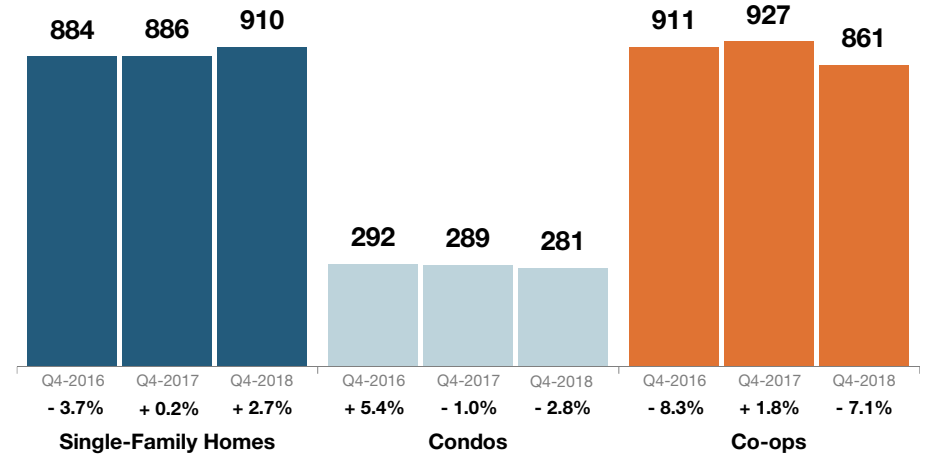
New Listings

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

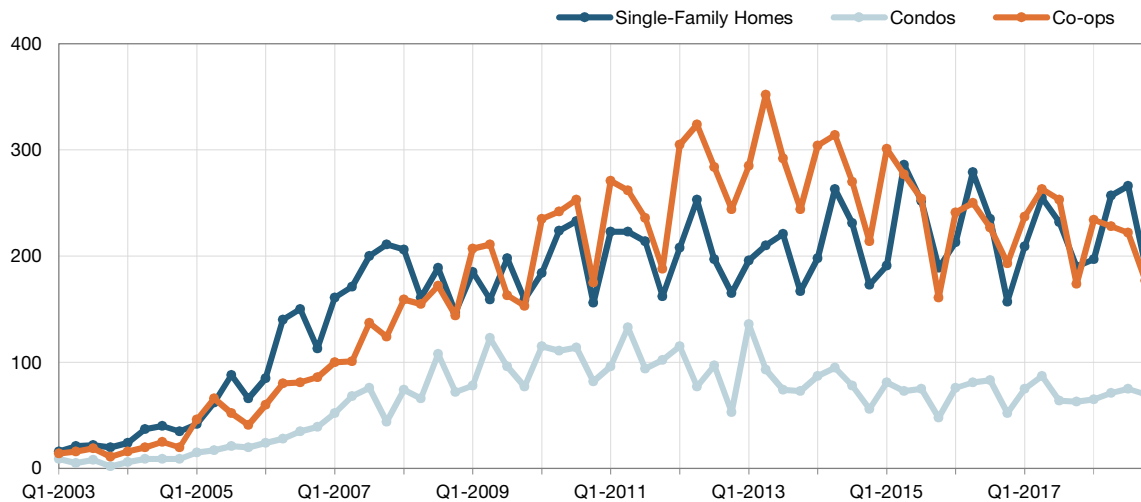
Q4-2018



Year to Date



Historical New Listings by Quarter



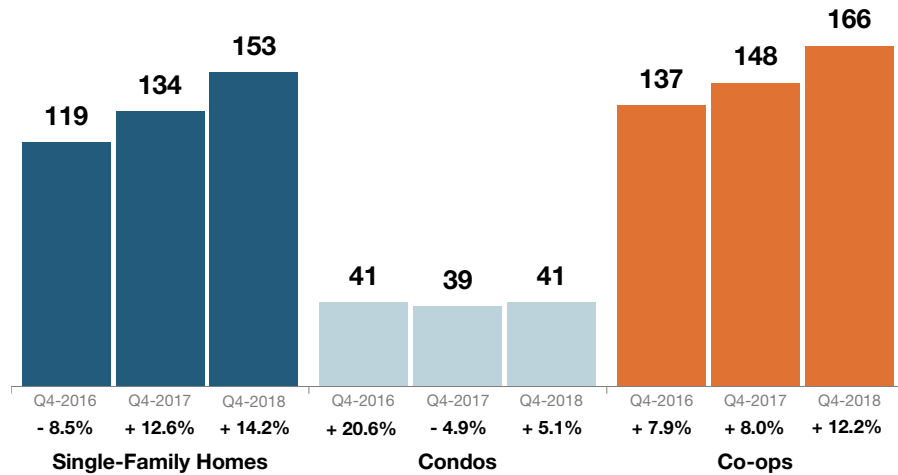
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	213	76	241
Q2-2016	279	81	250
Q3-2016	235	83	227
Q4-2016	157	52	193
Q1-2017	209	75	237
Q2-2017	255	87	263
Q3-2017	232	64	253
Q4-2017	190	63	174
Q1-2018	197	65	234
Q2-2018	257	71	228
Q3-2018	266	75	222
Q4-2018	190	70	177

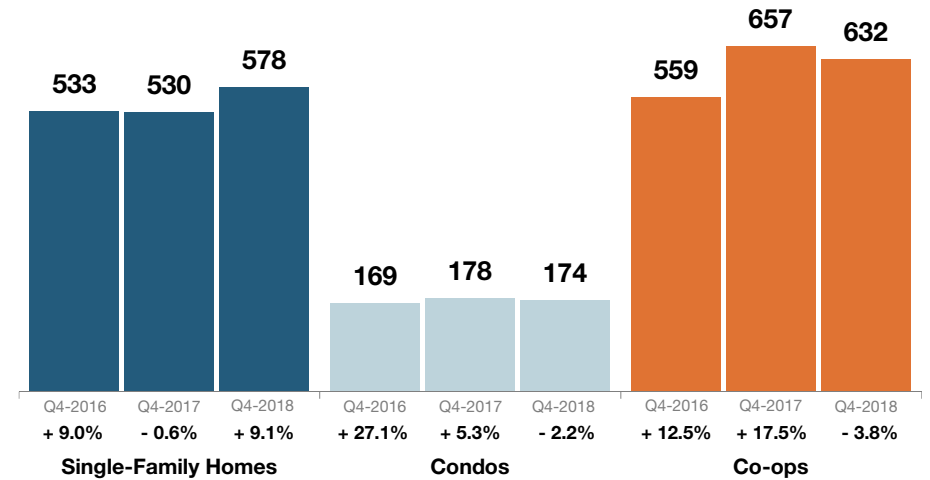
Pending Sales

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

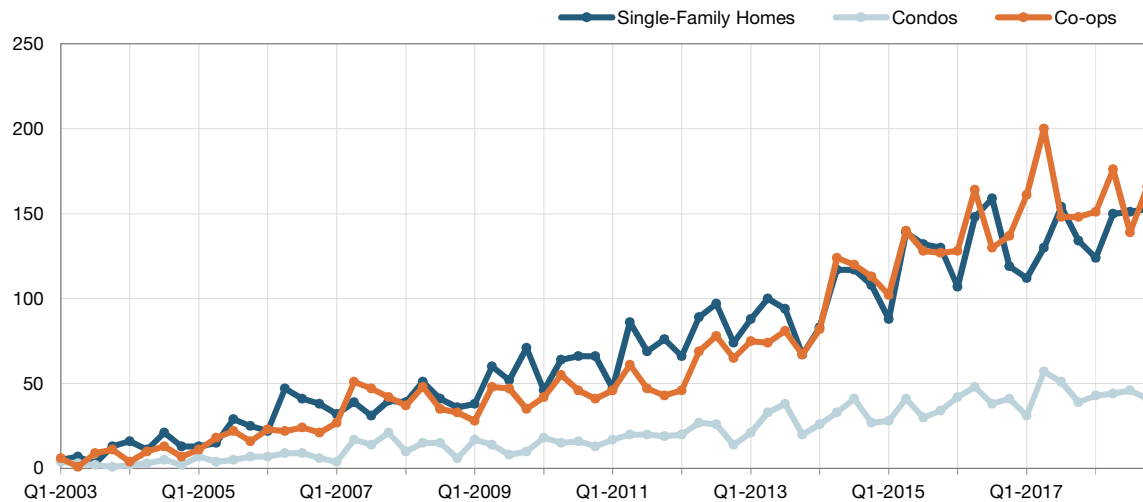
Q4-2018



Year to Date



Historical Pending Sales by Quarter



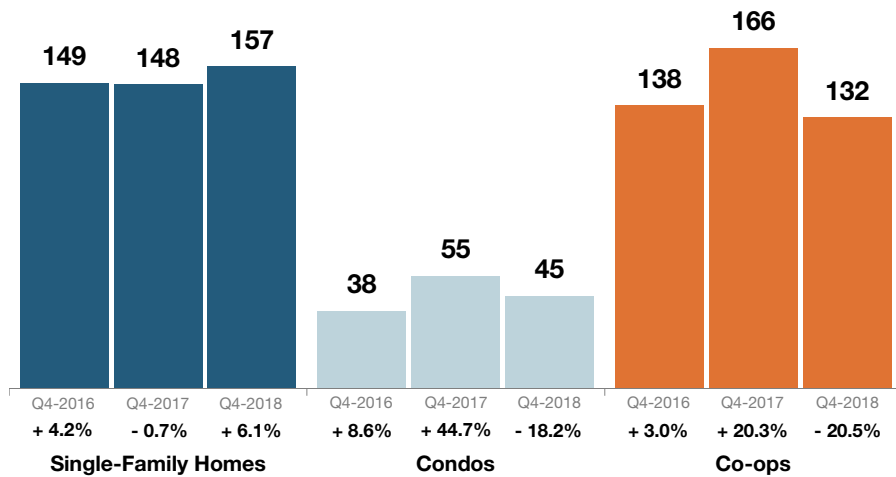
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	107	42	128
Q2-2016	148	48	164
Q3-2016	159	38	130
Q4-2016	119	41	137
Q1-2017	112	31	161
Q2-2017	130	57	200
Q3-2017	154	51	148
Q4-2017	134	39	148
Q1-2018	124	43	151
Q2-2018	150	44	176
Q3-2018	151	46	139
Q4-2018	153	41	166

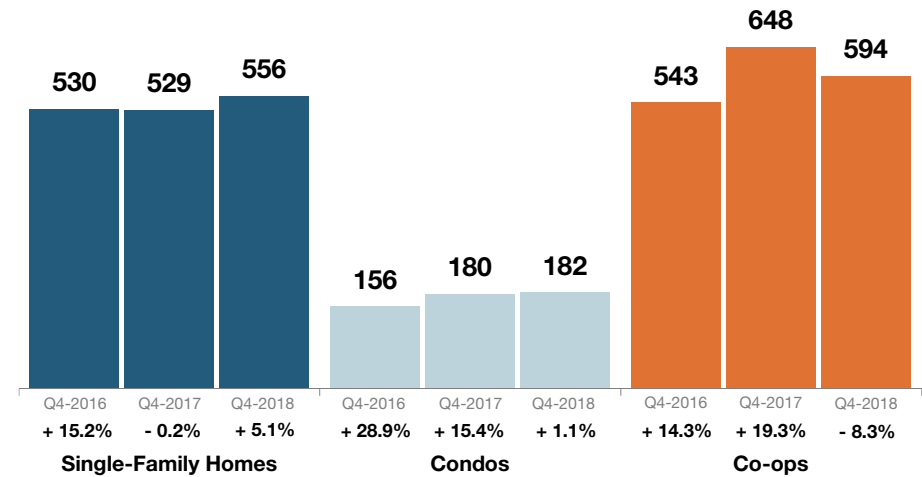
Closed Sales

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

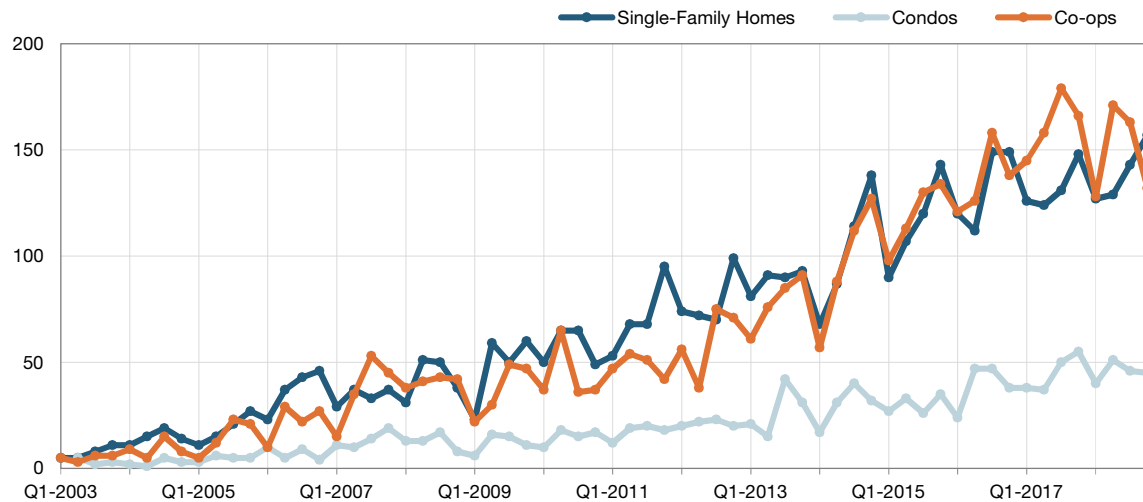
Q4-2018



Year to Date



Historical Closed Sales by Quarter



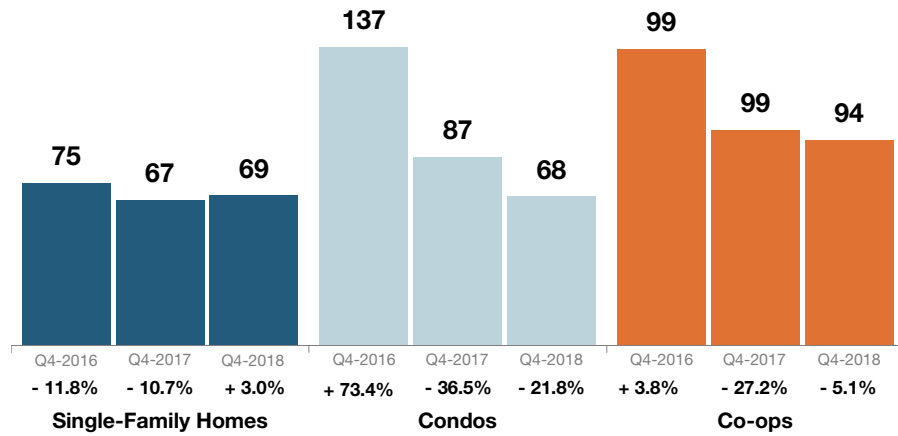
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	120	24	121
Q2-2016	112	47	126
Q3-2016	149	47	158
Q4-2016	149	38	138
Q1-2017	126	38	145
Q2-2017	124	37	158
Q3-2017	131	50	179
Q4-2017	148	55	166
Q1-2018	127	40	128
Q2-2018	129	51	171
Q3-2018	143	46	163
Q4-2018	157	45	132

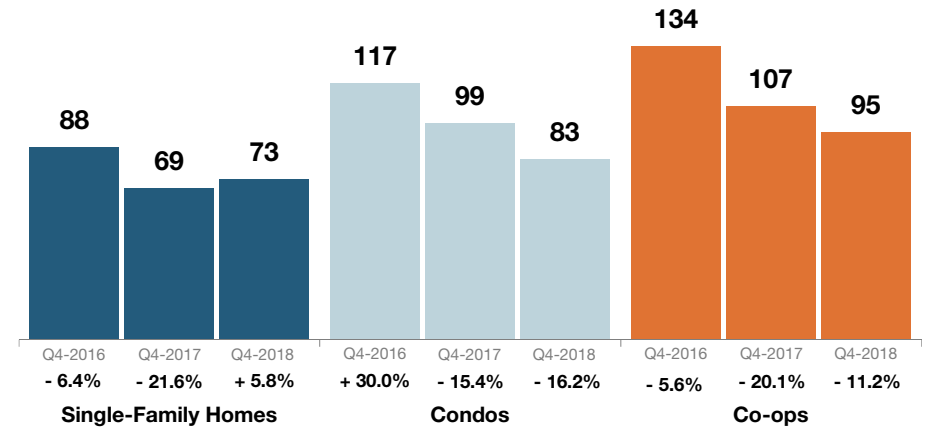
Days on Market Until Sale

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

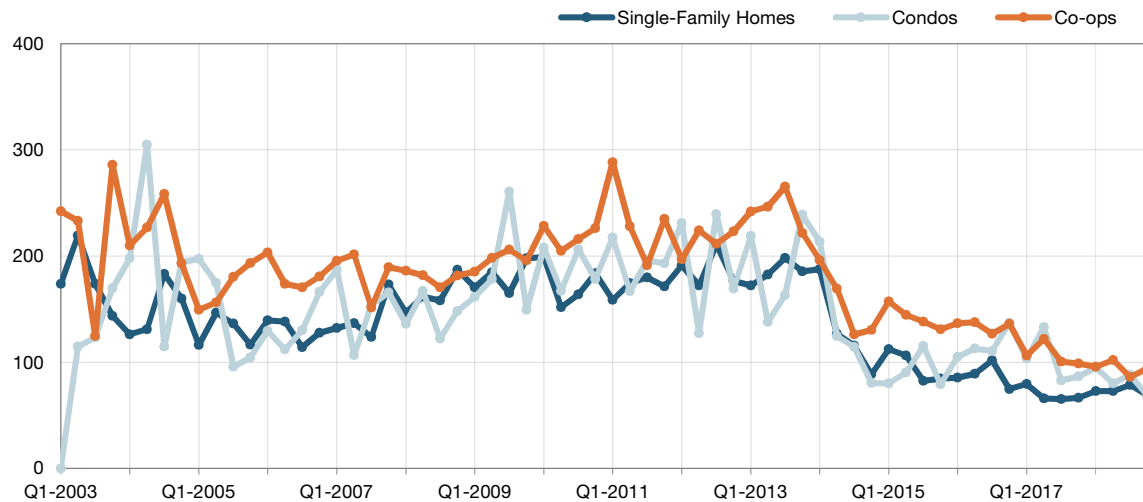
Q4-2018



Year to Date



Historical Days on Market Until Sale by Quarter



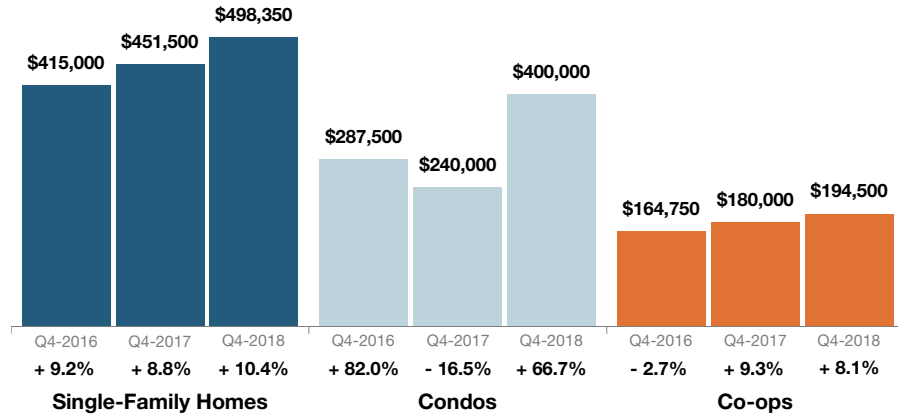
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	86	105	137
Q2-2016	89	113	138
Q3-2016	102	111	127
Q4-2016	75	137	136
Q1-2017	79	104	106
Q2-2017	66	133	122
Q3-2017	65	83	100
Q4-2017	67	87	99
Q1-2018	73	95	96
Q2-2018	73	80	102
Q3-2018	79	88	86
Q4-2018	69	68	94

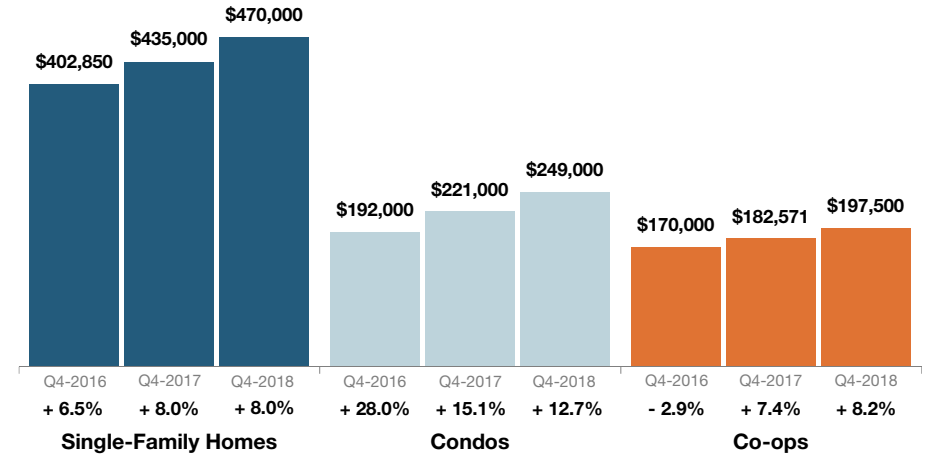
Median Sales Price

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

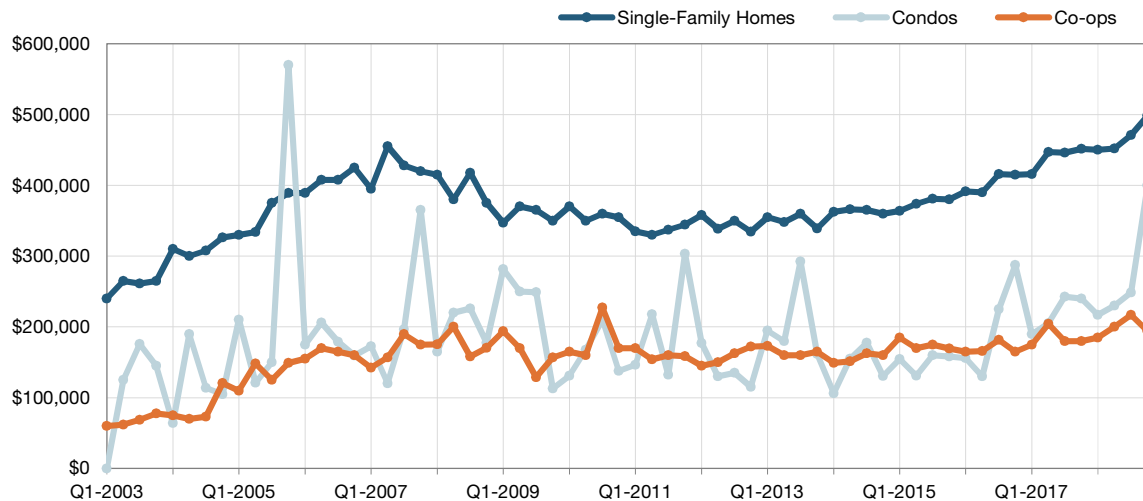
Q4-2018



Year to Date



Historical Median Sales Price by Quarter



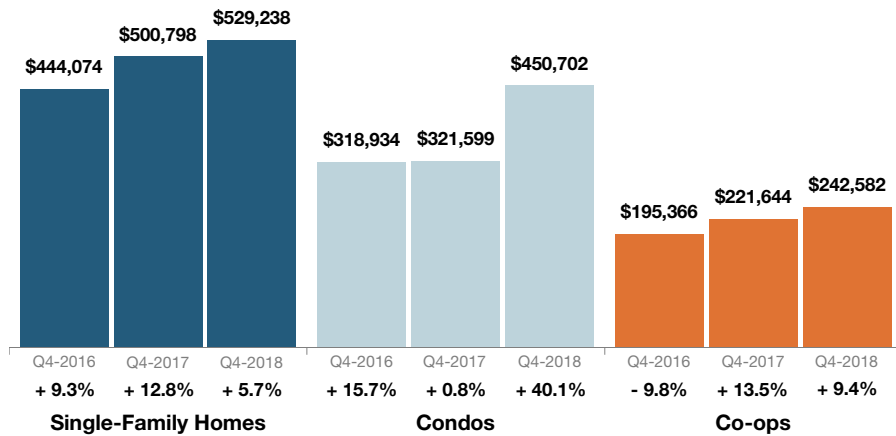
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	\$391,500	\$156,000	\$165,000
Q2-2016	\$390,000	\$130,000	\$166,000
Q3-2016	\$416,000	\$225,000	\$181,475
Q4-2016	\$415,000	\$287,500	\$164,750
Q1-2017	\$416,000	\$190,000	\$175,000
Q2-2017	\$447,000	\$205,000	\$204,500
Q3-2017	\$446,000	\$242,500	\$180,000
Q4-2017	\$451,500	\$240,000	\$180,000
Q1-2018	\$450,000	\$217,000	\$185,000
Q2-2018	\$452,000	\$230,000	\$200,000
Q3-2018	\$471,000	\$248,500	\$217,000
Q4-2018	\$498,350	\$400,000	\$194,500

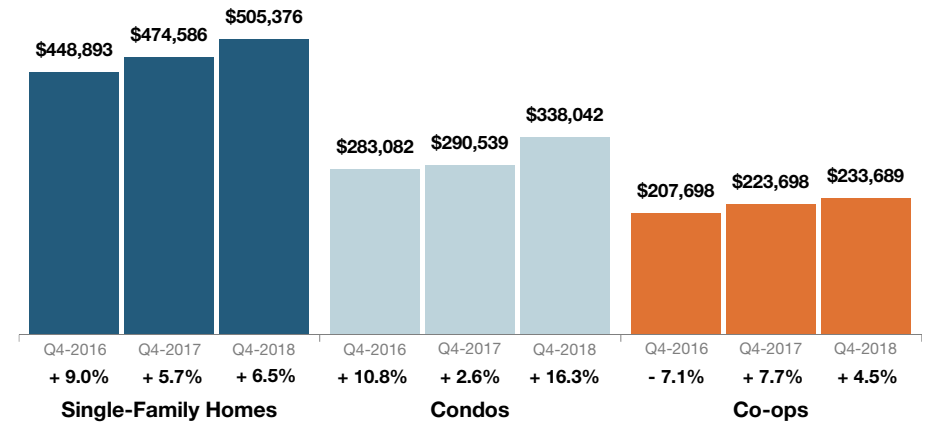
Average Sales Price

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

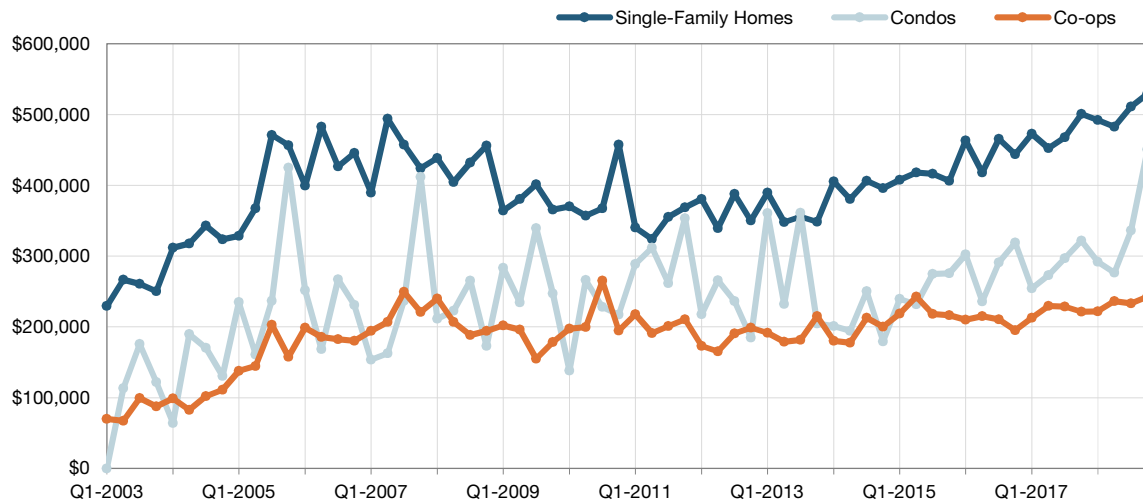
Q4-2018



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Historical Average Sales Price by Quarter



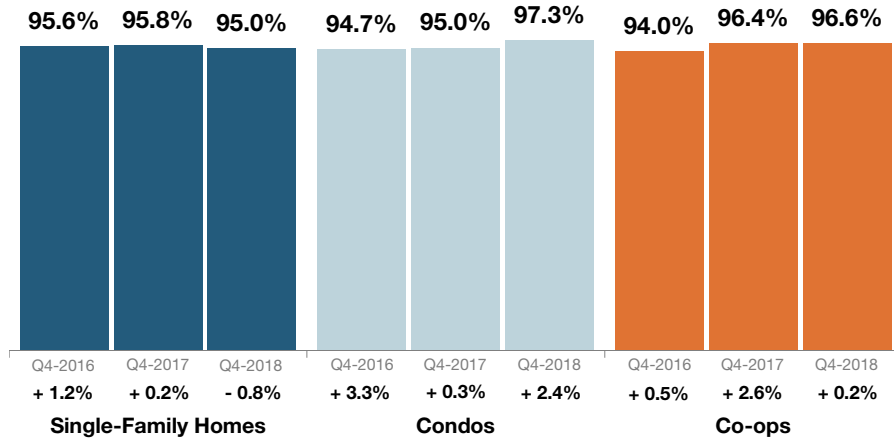
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	\$463,319	\$302,556	\$210,169
Q2-2016	\$417,916	\$235,953	\$215,013
Q3-2016	\$465,379	\$291,280	\$210,742
Q4-2016	\$444,074	\$318,934	\$195,366
Q1-2017	\$472,930	\$254,345	\$213,054
Q2-2017	\$452,266	\$272,892	\$229,744
Q3-2017	\$467,691	\$296,938	\$228,889
Q4-2017	\$500,798	\$321,599	\$221,644
Q1-2018	\$492,317	\$291,808	\$221,787
Q2-2018	\$482,905	\$276,618	\$236,322
Q3-2018	\$511,212	\$336,137	\$233,073
Q4-2018	\$529,238	\$450,702	\$242,582

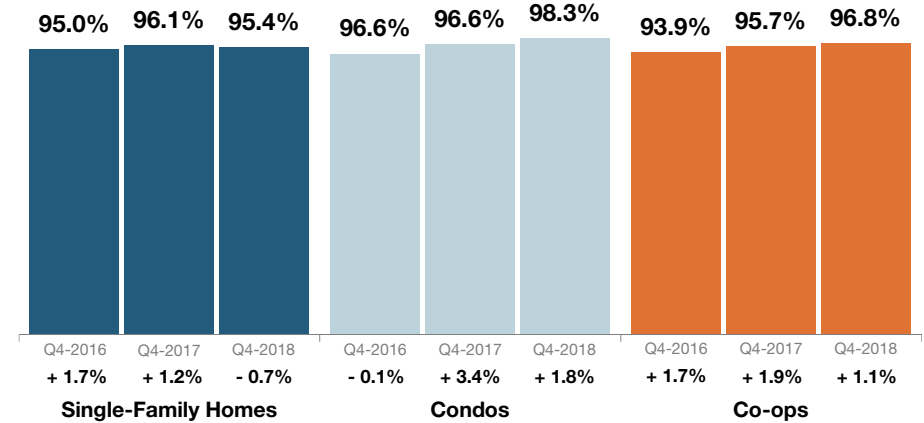
Percent of Original List Price Received

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.

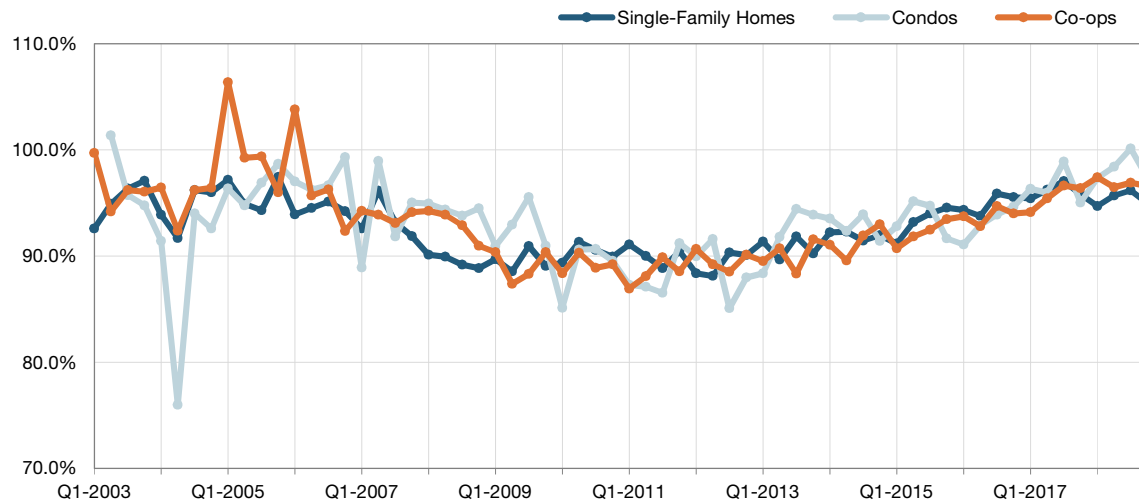
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Year to Date



Historical Percent of Original List Price Received by Quarter



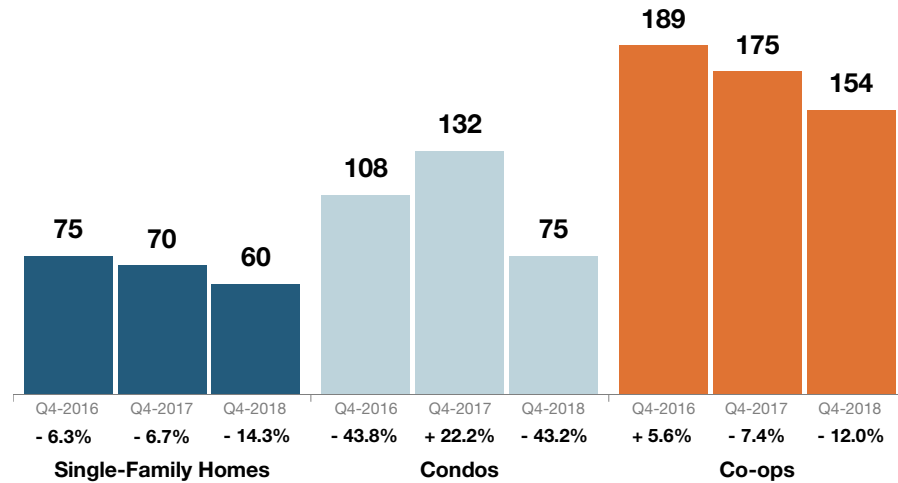
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	94.3%	91.1%	93.7%
Q2-2016	93.8%	92.9%	92.8%
Q3-2016	95.9%	93.9%	94.7%
Q4-2016	95.6%	94.7%	94.0%
Q1-2017	95.4%	96.3%	94.1%
Q2-2017	96.2%	96.0%	95.4%
Q3-2017	97.1%	98.9%	96.6%
Q4-2017	95.8%	95.0%	96.4%
Q1-2018	94.7%	97.4%	97.4%
Q2-2018	95.7%	98.4%	96.5%
Q3-2018	96.2%	100.1%	96.9%
Q4-2018	95.0%	97.3%	96.6%

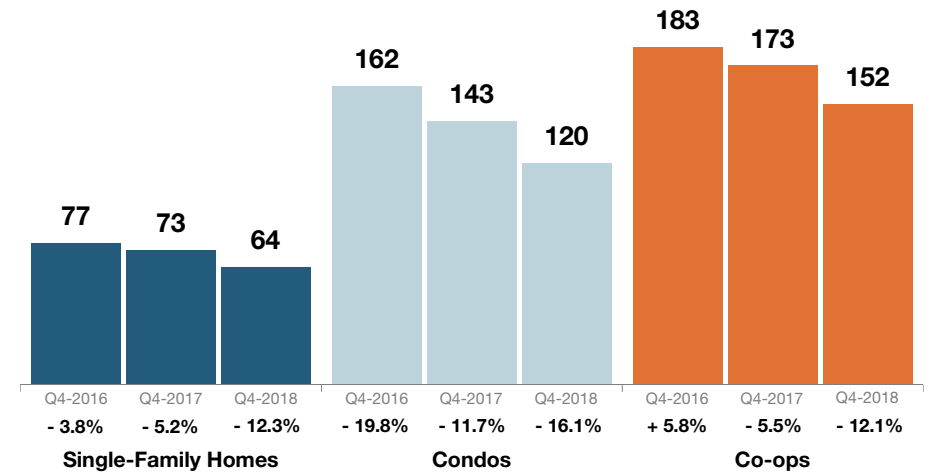
Housing Affordability Index

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.

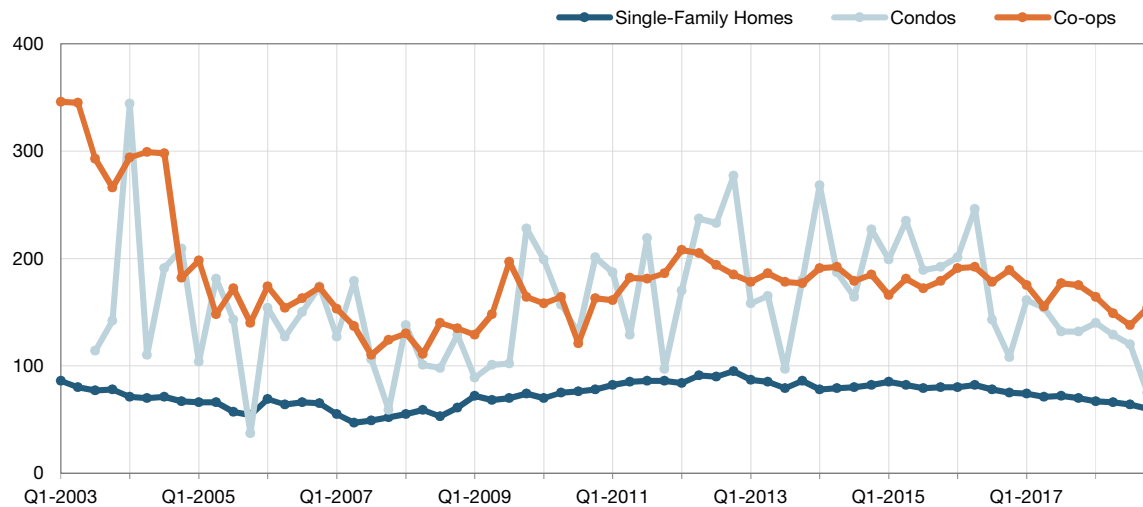
Q4-2018



Year to Date



Historical Housing Affordability Index by Quarter



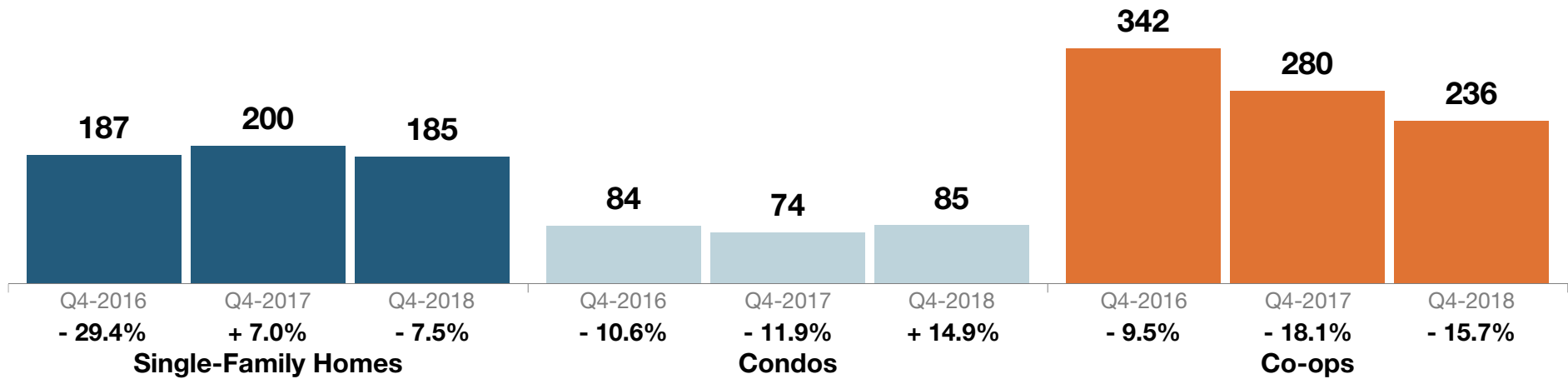
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	80	201	191
Q2-2016	82	246	192
Q3-2016	78	143	178
Q4-2016	75	108	189
Q1-2017	74	161	175
Q2-2017	71	154	155
Q3-2017	72	132	177
Q4-2017	70	132	175
Q1-2018	67	140	164
Q2-2018	66	129	149
Q3-2018	64	120	138
Q4-2018	60	75	154

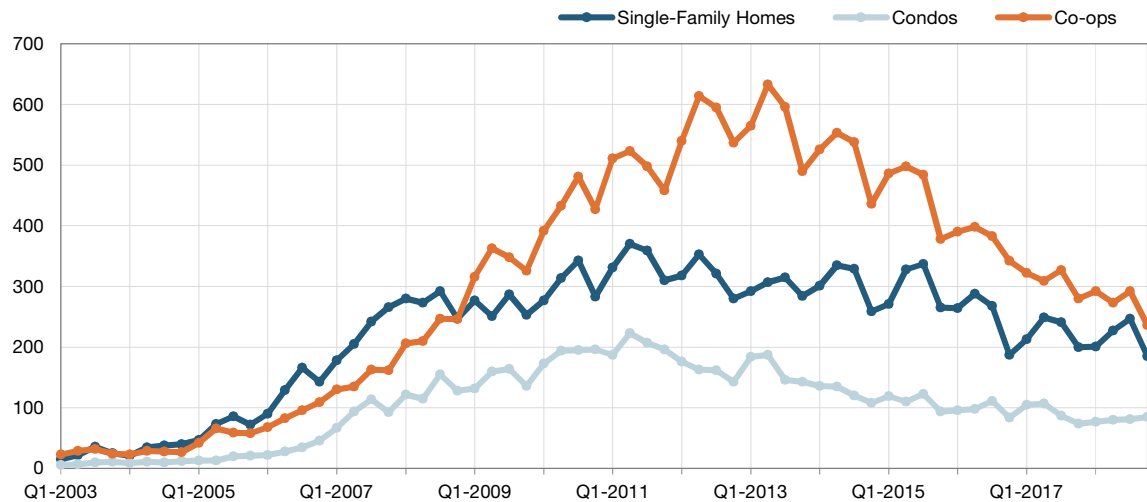
Inventory of Homes for Sale

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

Q4-2018



Historical Inventory of Homes for Sale by Quarter



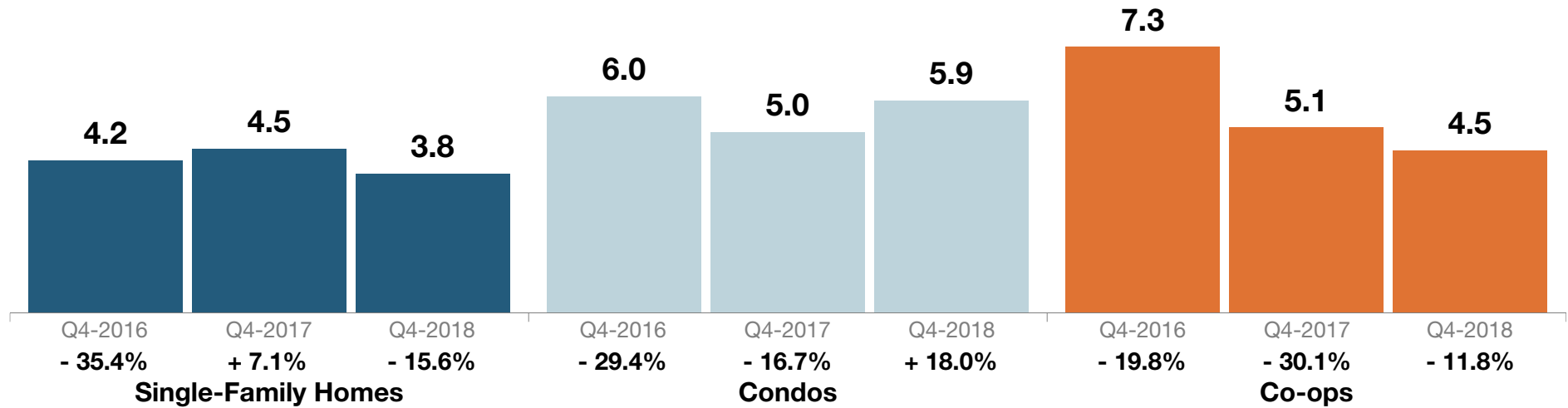
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2016	264	96	390
Q2-2016	288	98	398
Q3-2016	268	111	383
Q4-2016	187	84	342
Q1-2017	213	105	322
Q2-2017	249	107	309
Q3-2017	241	87	327
Q4-2017	200	74	280
Q1-2018	201	77	292
Q2-2018	227	80	273
Q3-2018	247	81	292
Q4-2018	185	85	236

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

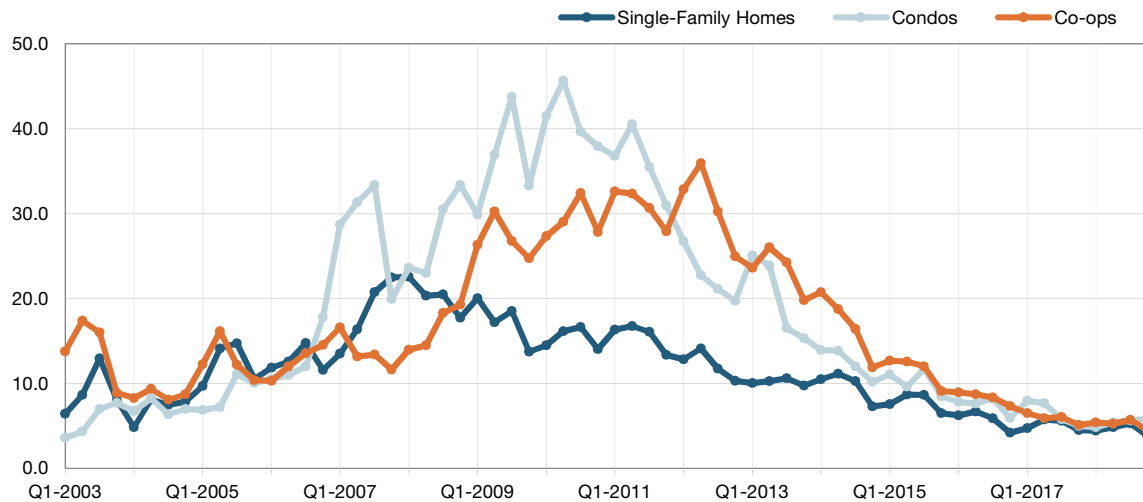
Months Supply of Inventory

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.

Q4-2018



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
Q1-2016	6.2	7.8	8.9
Q2-2016	6.7	7.6	8.7
Q3-2016	5.9	8.2	8.4
Q4-2016	4.2	6.0	7.3
Q1-2017	4.8	8.0	6.5
Q2-2017	5.7	7.7	5.9
Q3-2017	5.6	5.8	6.1
Q4-2017	4.5	5.0	5.1
Q1-2018	4.5	4.9	5.4
Q2-2018	4.8	5.4	5.3
Q3-2018	5.3	5.7	5.7
Q4-2018	3.8	5.9	4.5

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	Q4-2017	Q4-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>Q1-2016: 530, Q3-2016: 610, 545, 402, Q1-2017: 521, 605, 549, 427, Q1-2018: 496, 556, 563, 437</p>	427	437	+ 2.3%	2,102	2,052	- 2.4%
Pending Sales	<p>Q1-2016: 277, Q3-2016: 360, 327, 297, Q1-2017: 304, 387, 353, 321, Q1-2018: 318, 370, 336, 360</p>	321	360	+ 12.1%	1,365	1,384	+ 1.4%
Closed Sales	<p>Q1-2016: 265, Q3-2016: 285, 354, 325, Q1-2017: 309, 319, 360, 369, Q1-2018: 295, 351, 352, 334</p>	369	334	- 9.5%	1,357	1,332	- 1.8%
Days on Market	<p>Q1-2016: 111, Q3-2016: 115, 114, 108, Q1-2017: 95, 102, 85, 84, Q1-2018: 86, 88, 83, 79</p>	84	79	- 6.0%	91	84	- 7.7%
Median Sales Price	<p>Q1-2016: \$310,000, Q3-2016: \$280,000, \$297,500, \$325,000, Q1-2017: \$305,000, \$299,900, \$300,000, \$315,000, Q1-2018: \$318,000, \$305,000, \$340,000, \$400,000</p>	\$315,000	\$400,000	+ 27.0%	\$305,000	\$340,000	+ 11.5%
Average Sales Price	<p>Q1-2016: \$333,170, Q3-2016: \$298,204, \$328,613, \$323,837, Q1-2017: \$324,101, \$321,246, \$325,238, \$348,507, Q1-2018: \$347,747, \$332,801, \$339,335, \$404,896</p>	\$348,507	\$404,996	+ 16.2%	\$330,368	\$361,246	+ 9.3%
Pct. of Orig. Price Received	<p>Q1-2016: 93.8%, Q3-2016: 93.2%, 95.1%, 94.8%, Q1-2017: 94.9%, 95.8%, 97.1%, 96.0%, Q1-2018: 96.3%, 96.5%, 97.0%, 95.9%</p>	96.0%	95.9%	- 0.1%	96.0%	96.4%	+ 0.4%
Housing Affordability Index	<p>Q1-2016: 101, Q3-2016: 114, 108, 96, Q1-2017: 100, 105, 106, 100, Q1-2018: 95, 98, 88, 75</p>	100	75	- 25.0%	103	88	- 14.6%
Inventory of Homes for Sale	<p>Q1-2016: 750, Q3-2016: 784, 762, 613, Q1-2017: 640, 665, 655, 554, Q1-2018: 570, 580, 620, 506</p>	554	506	- 8.7%	--	--	--
Months Supply of Inventory	<p>Q1-2016: 7.6, Q3-2016: 7.7, 7.3, 5.8, Q1-2017: 6.0, 6.1, 5.9, 4.9, Q1-2018: 5.0, 5.1, 5.5, 4.4</p>	4.9	4.4	- 10.2%	--	--	--