

Quarterly Indicators

Bronx County



Q2-2020

Q2 was substantially impacted by COVID-19, which slowed the economy and housing activity along with it for much of the last three months. Recent weeks have seen the economy slowly reopening and buyer activity coming back significantly, with June showing activity as tracked by ShowingTime up substantially from April and May levels and nationally now above June 2019 levels.

- Single-Family Closed Sales were down 38.1 percent to 83.
- Condos Closed Sales were down 40.7 percent to 32.
- Co-ops Closed Sales were down 44.1 percent to 76.
- Single-Family Median Sales Price increased 6.4 percent to \$527,000.
- Condos Median Sales Price increased 30.5 percent to \$320,000.
- Co-ops Median Sales Price increased 16.7 percent to \$210,000.

While buyer activity has quickly recovered from COVID-19 lows, sellers continue to list fewer homes for sale than trends before COVID-19 indicated. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

Quarterly Snapshot

- 41.0% **- 6.9%** **+ 10.4%**

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.

Single-Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15



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	Q2-2019	Q2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings	<p>232, 190, 197, 257, 266, 190, 248, 275, 268, 189, 227, 171</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	275	171	- 37.8%	523	398	- 23.9%
Pending Sales	<p>154, 134, 120, 146, 141, 141, 110, 161, 160, 137, 108, 96</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	161	96	- 40.4%	271	204	- 24.7%
Closed Sales	<p>131, 148, 127, 129, 144, 158, 116, 134, 152, 146, 122, 83</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	134	83	- 38.1%	250	205	- 18.0%
Days on Market	<p>65, 67, 73, 73, 79, 68, 77, 65, 74, 68, 80, 68</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	65	68	+ 4.6%	71	75	+ 5.6%
Median Sales Price	<p>\$446,000, \$451,500, \$450,000, \$452,000, \$472,500, \$493,850, \$482,500, \$495,250, \$510,000, \$500,000, \$521,500, \$527,000</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	\$495,250	\$527,000	+ 6.4%	\$486,000	\$525,000	+ 8.0%
Average Sales Price	<p>\$467,691, \$500,798, \$492,217, \$482,905, \$511,446, \$527,834, \$491,064, \$564,713, \$561,337, \$513,153, \$576,782, \$565,806</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	\$564,713	\$565,606	+ 0.2%	\$530,540	\$572,212	+ 7.9%
Pct. of Orig. Price Received	<p>97.1%, 95.8%, 94.7%, 95.7%, 96.2%, 94.9%, 94.7%, 95.5%, 95.7%, 94.9%, 94.7%, 96.6%</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	95.5%	96.6%	+ 1.2%	95.2%	95.5%	+ 0.3%
Housing Affordability Index	<p>72, 70, 67, 66, 63, 57, 63, 62, 64, 65, 62, 61</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	62	61	- 1.6%	64	61	- 4.7%
Inventory of Homes for Sale	<p>241, 200, 201, 227, 248, 196, 247, 261, 252, 217, 255, 240</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	261	240	- 8.0%	--	--	--
Months Supply of Inventory	<p>5.6, 4.5, 4.5, 4.9, 5.5, 4.3, 5.5, 5.7, 5.3, 4.6, 5.4, 5.7</p> <p>Q3-2017, Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020</p>	5.7	5.7	0.0%	--	--	--

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	Q2-2019	Q2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings	<p>Q3-2017: 64, Q1-2018: 65, Q3-2018: 75, Q1-2019: 96, Q3-2019: 80, Q1-2020: 94</p>	93	57	- 38.7%	189	151	- 20.1%
Pending Sales	<p>Q3-2017: 50, Q1-2018: 43, Q3-2018: 43, Q1-2019: 55, Q3-2019: 57, Q1-2020: 47</p>	42	32	- 23.8%	97	79	- 18.6%
Closed Sales	<p>Q3-2017: 50, Q1-2018: 55, Q3-2018: 46, Q1-2019: 54, Q3-2019: 49, Q1-2020: 44</p>	54	32	- 40.7%	88	76	- 13.6%
Days on Market	<p>Q3-2017: 83, Q1-2018: 95, Q3-2018: 88, Q1-2019: 76, Q3-2019: 71, Q1-2020: 80</p>	81	90	+ 11.1%	79	84	+ 6.3%
Median Sales Price	<p>Q3-2017: \$242,500, Q1-2018: \$217,000, Q3-2018: \$248,500, Q1-2019: \$400,000, Q3-2019: \$280,000, Q1-2020: \$320,000</p>	\$245,250	\$320,000	+ 30.5%	\$245,000	\$284,750	+ 16.2%
Average Sales Price	<p>Q3-2017: \$296,936, Q1-2018: \$291,808, Q3-2018: \$326,157, Q1-2019: \$450,702, Q3-2019: \$307,411, Q1-2020: \$364,329</p>	\$304,635	\$364,329	+ 19.6%	\$291,214	\$329,022	+ 13.0%
Pct. of Orig. Price Received	<p>Q3-2017: 98.9%, Q1-2018: 97.4%, Q3-2018: 100.1%, Q1-2019: 99.1%, Q3-2019: 97.7%, Q1-2020: 96.3%</p>	97.9%	96.3%	- 1.6%	98.3%	96.1%	- 2.2%
Housing Affordability Index	<p>Q3-2017: 132, Q1-2018: 140, Q3-2018: 120, Q1-2019: 124, Q3-2019: 116, Q1-2020: 117</p>	126	101	- 19.8%	126	113	- 10.3%
Inventory of Homes for Sale	<p>Q3-2017: 89, Q1-2018: 79, Q3-2018: 86, Q1-2019: 104, Q3-2019: 96, Q1-2020: 106</p>	117	108	- 7.7%	--	--	--
Months Supply of Inventory	<p>Q3-2017: 6.0, Q1-2018: 5.0, Q3-2018: 6.2, Q1-2019: 6.9, Q3-2019: 5.9, Q1-2020: 7.0</p>	7.8	7.5	- 3.8%	--	--	--

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.

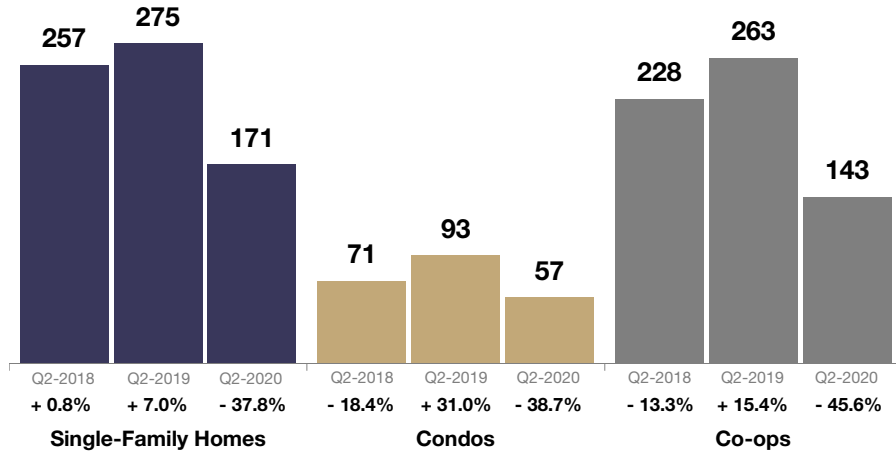


Key Metrics	Historical Sparkbars	Q2-2019	Q2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		263	143	- 45.6%	481	354	- 26.4%
Pending Sales		144	63	- 56.3%	276	174	- 37.0%
Closed Sales		136	76	- 44.1%	272	188	- 30.9%
Days on Market		86	92	+ 7.0%	91	100	+ 9.9%
Median Sales Price		\$180,000	\$210,000	+ 16.7%	\$188,000	\$205,000	+ 9.0%
Average Sales Price		\$215,038	\$221,965	+ 3.2%	\$228,443	\$228,672	+ 0.1%
Pct. of Orig. Price Received		95.6%	96.3%	+ 0.7%	95.6%	95.7%	+ 0.1%
Housing Affordability Index		172	154	- 10.5%	164	157	- 4.3%
Inventory of Homes for Sale		304	287	- 5.6%	--	--	--
Months Supply of Inventory		6.7	8.0	+ 19.4%	--	--	--

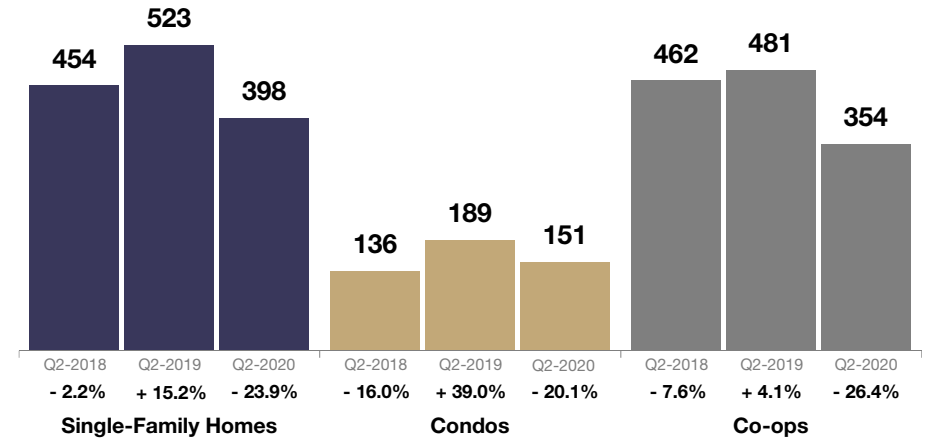
New Listings

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

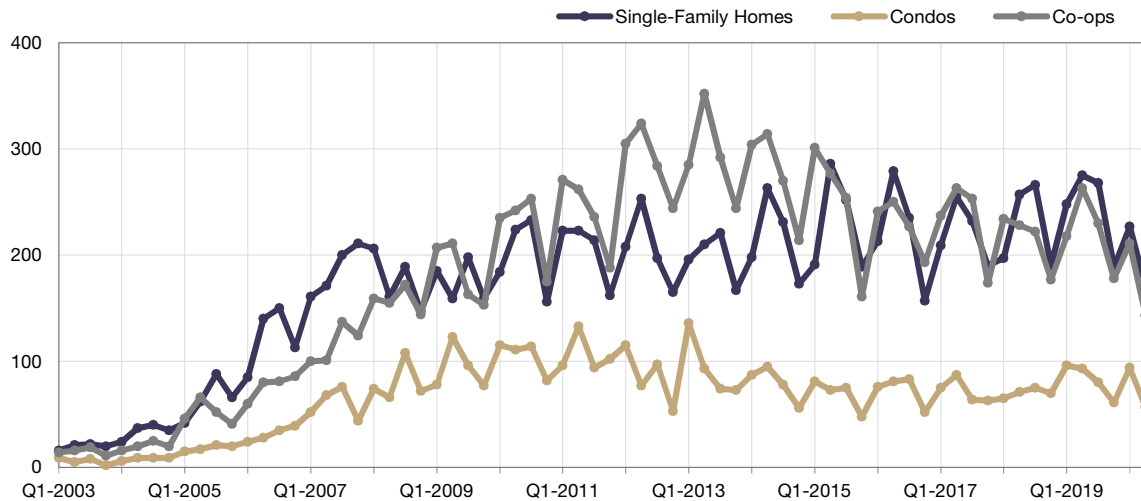
Q2-2020



Year to Date



Historical New Listings by Quarter



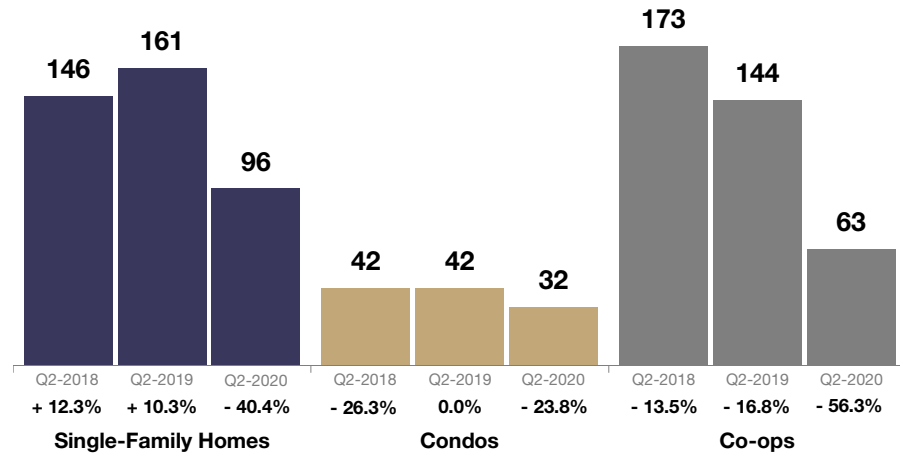
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	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
Q1-2019	248	96	218
Q2-2019	275	93	263
Q3-2019	268	80	230
Q4-2019	189	61	178
Q1-2020	227	94	211
Q2-2020	171	57	143

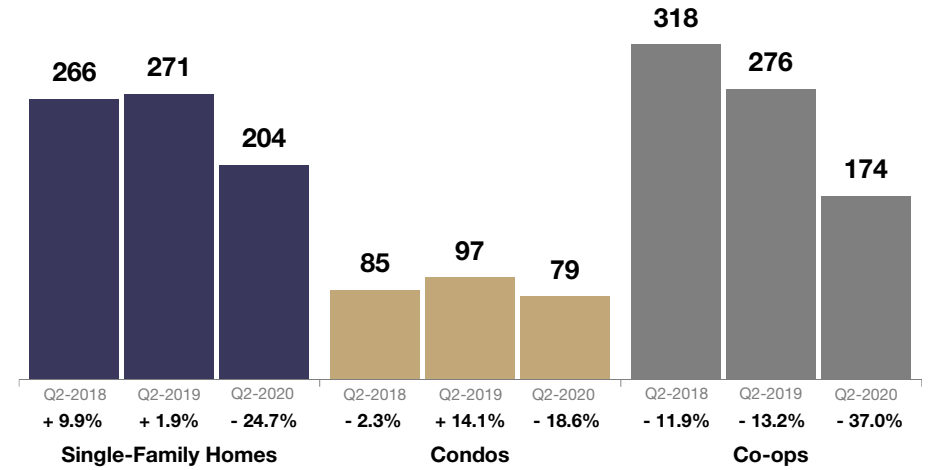
Pending Sales

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

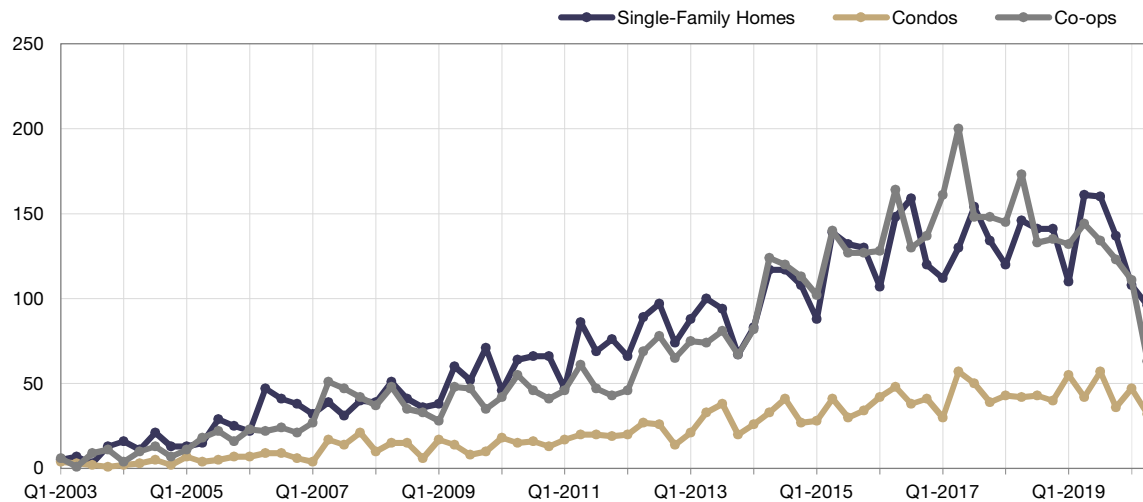
Q2-2020



Year to Date



Historical Pending Sales by Quarter



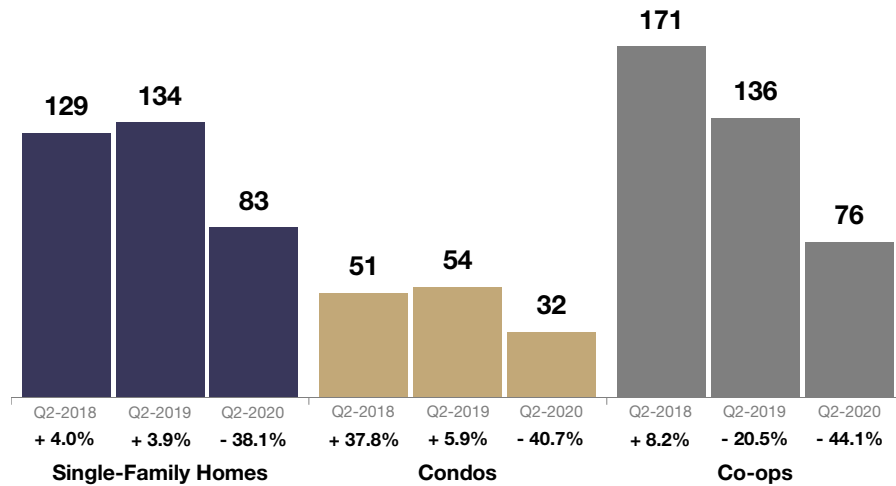
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	154	50	148
Q4-2017	134	39	148
Q1-2018	120	43	145
Q2-2018	146	42	173
Q3-2018	141	43	133
Q4-2018	141	40	135
Q1-2019	110	55	132
Q2-2019	161	42	144
Q3-2019	160	57	134
Q4-2019	137	36	123
Q1-2020	108	47	111
Q2-2020	96	32	63

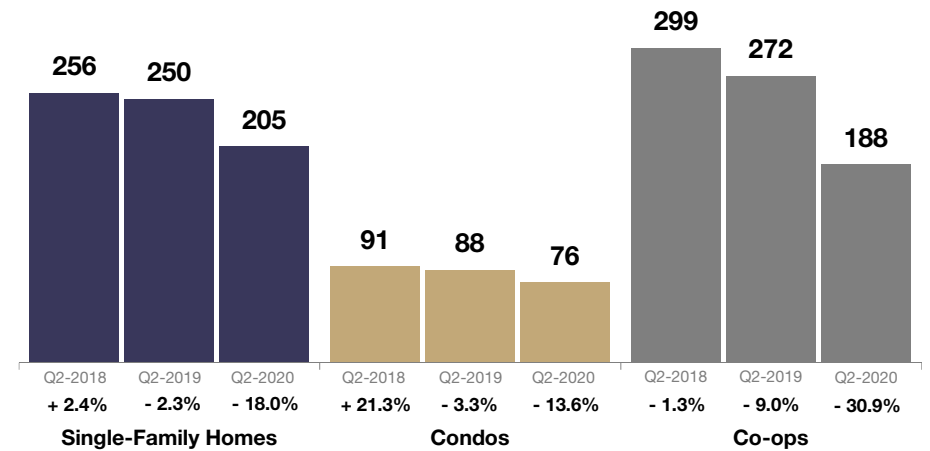
Closed Sales

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

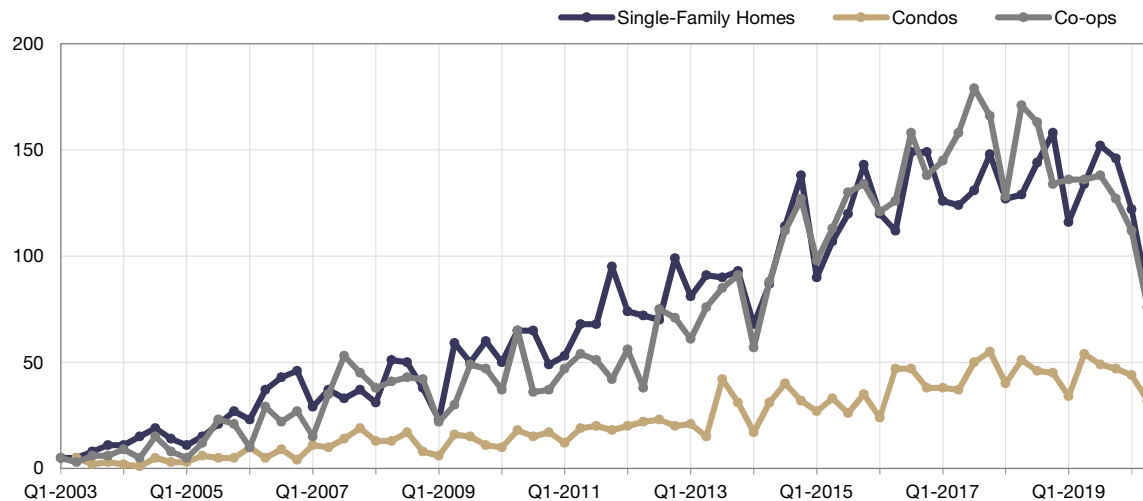
Q2-2020



Year to Date



Historical Closed Sales by Quarter



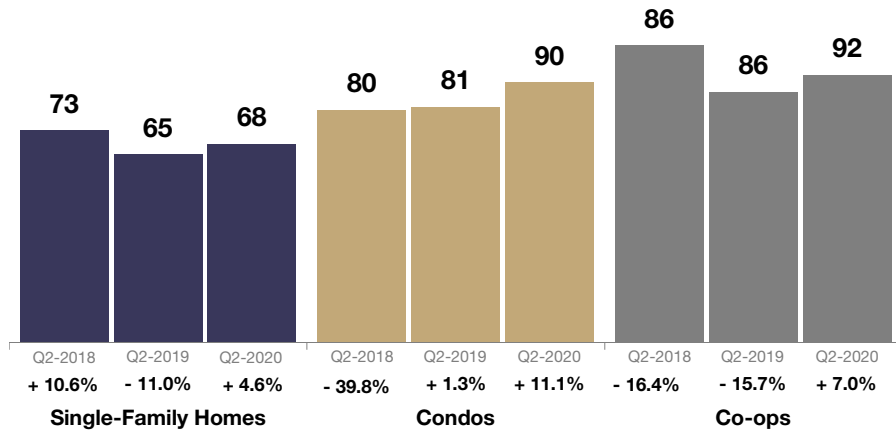
Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	131	50	179
Q4-2017	148	55	166
Q1-2018	127	40	128
Q2-2018	129	51	171
Q3-2018	144	46	163
Q4-2018	158	45	134
Q1-2019	116	34	136
Q2-2019	134	54	136
Q3-2019	152	49	138
Q4-2019	146	47	127
Q1-2020	122	44	112
Q2-2020	83	32	76

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

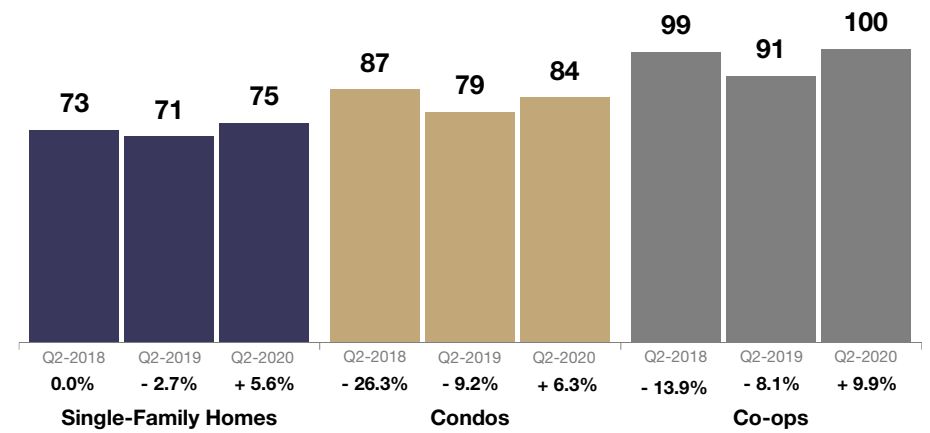
Days on Market Until Sale

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

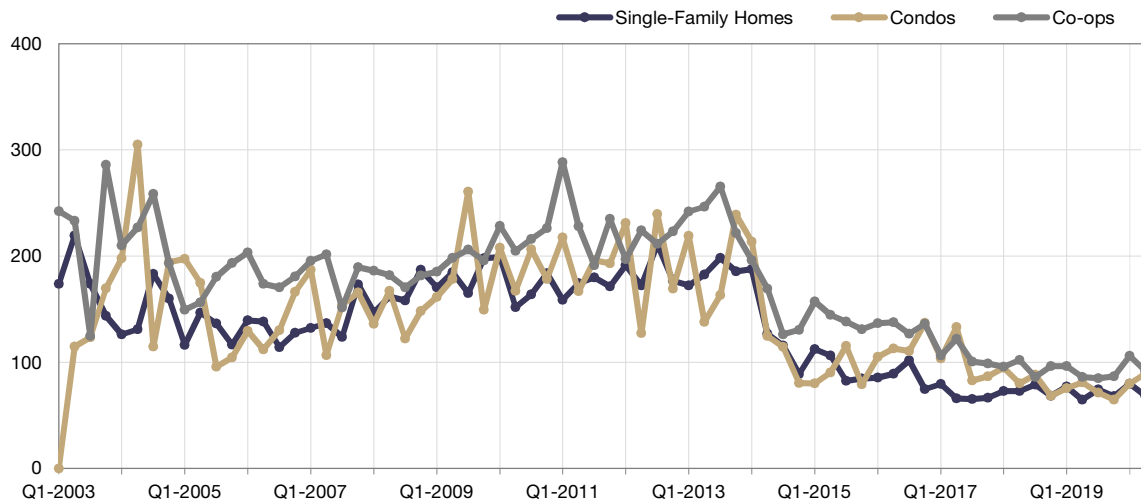
Q2-2020



Year to Date



Historical Days on Market Until Sale by Quarter



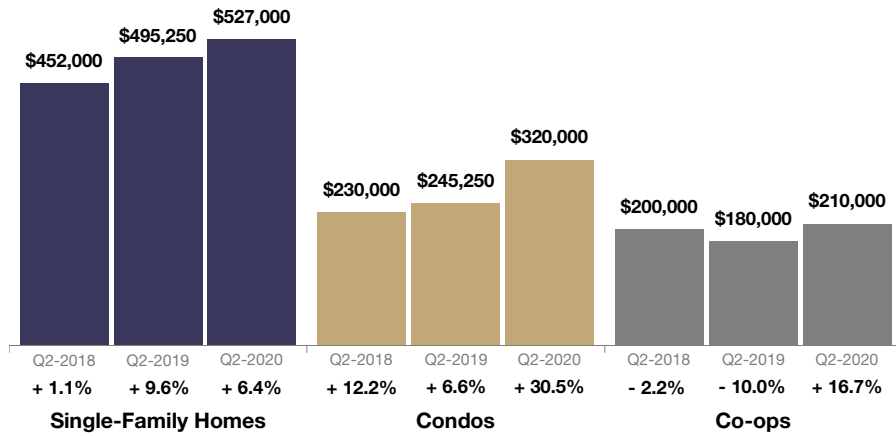
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	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	68	68	96
Q1-2019	77	76	96
Q2-2019	65	81	86
Q3-2019	74	71	85
Q4-2019	68	65	87
Q1-2020	80	80	106
Q2-2020	68	90	92

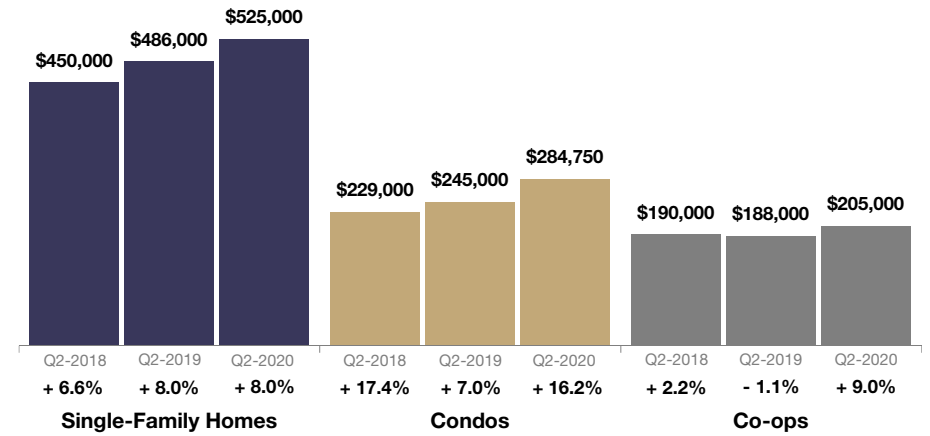
Median Sales Price

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

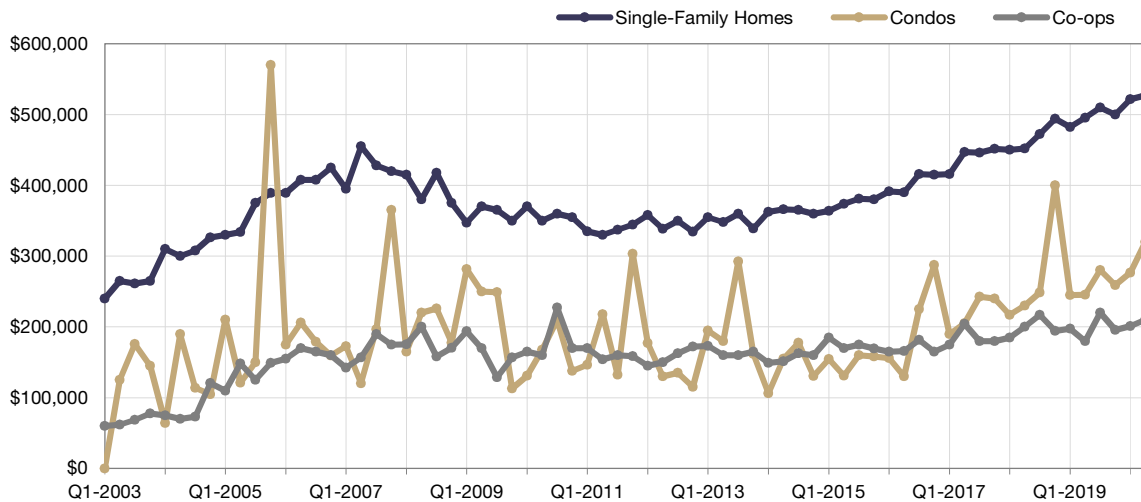
Q2-2020



Year to Date



Historical Median Sales Price by Quarter



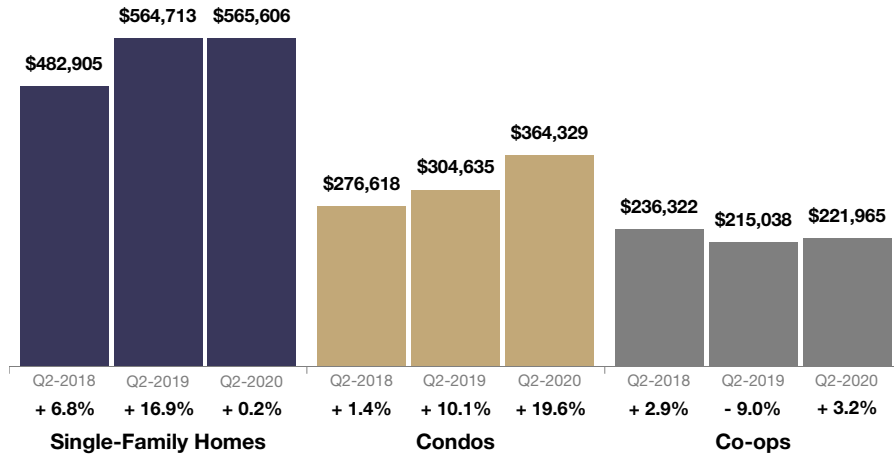
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	\$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	\$472,500	\$248,500	\$217,000
Q4-2018	\$493,850	\$400,000	\$194,500
Q1-2019	\$482,500	\$245,000	\$197,500
Q2-2019	\$495,250	\$245,250	\$180,000
Q3-2019	\$510,000	\$280,000	\$220,000
Q4-2019	\$500,000	\$259,000	\$195,555
Q1-2020	\$521,500	\$276,500	\$201,250
Q2-2020	\$527,000	\$320,000	\$210,000

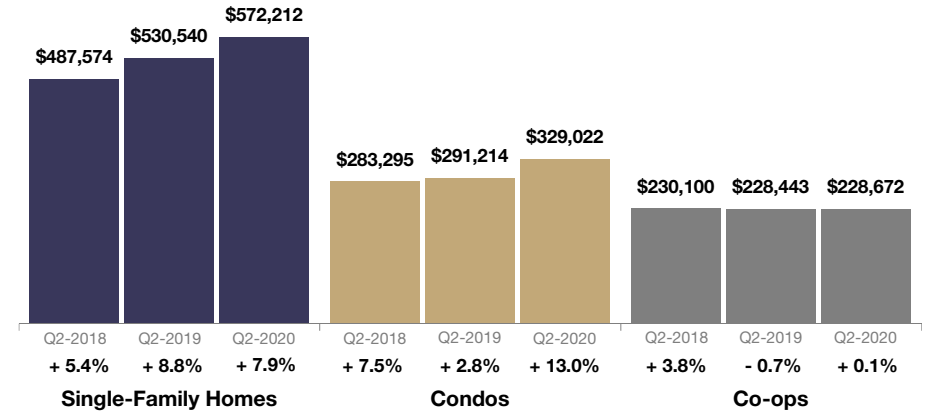
Average Sales Price

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

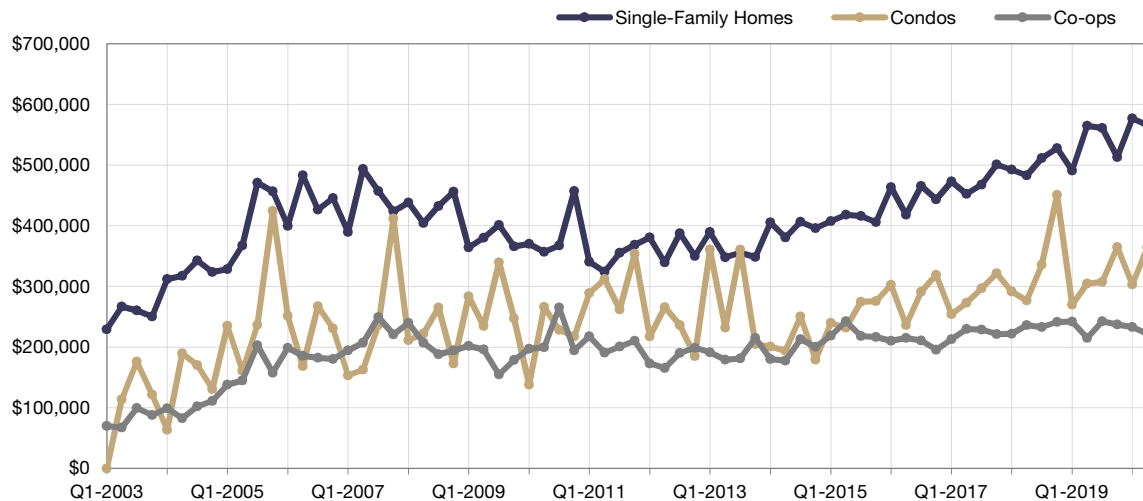
Q2-2020



Year to Date



Historical Average Sales Price by Quarter



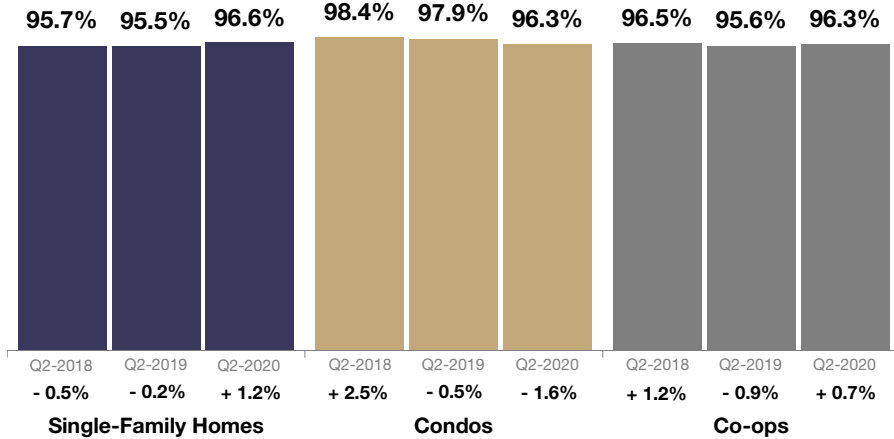
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	\$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	\$511,446	\$336,137	\$233,073
Q4-2018	\$527,634	\$450,702	\$241,267
Q1-2019	\$491,064	\$269,897	\$241,848
Q2-2019	\$564,713	\$304,635	\$215,038
Q3-2019	\$561,337	\$307,411	\$242,361
Q4-2019	\$513,153	\$364,823	\$237,488
Q1-2020	\$576,782	\$303,345	\$233,163
Q2-2020	\$565,606	\$364,329	\$221,965

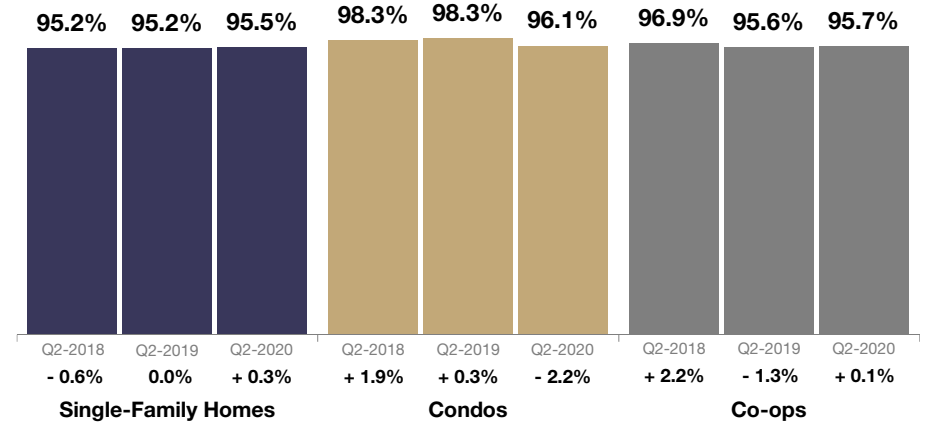
OneKey^{MLS} Percent of Original List Price Received

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.

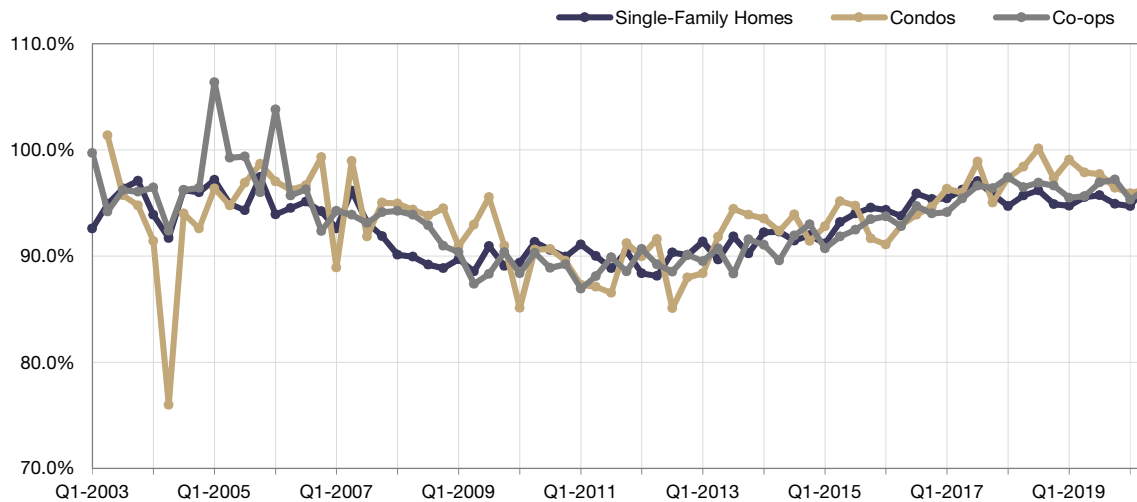
Q2-2020



Year to Date



Historical Percent of Original List Price Received by Quarter



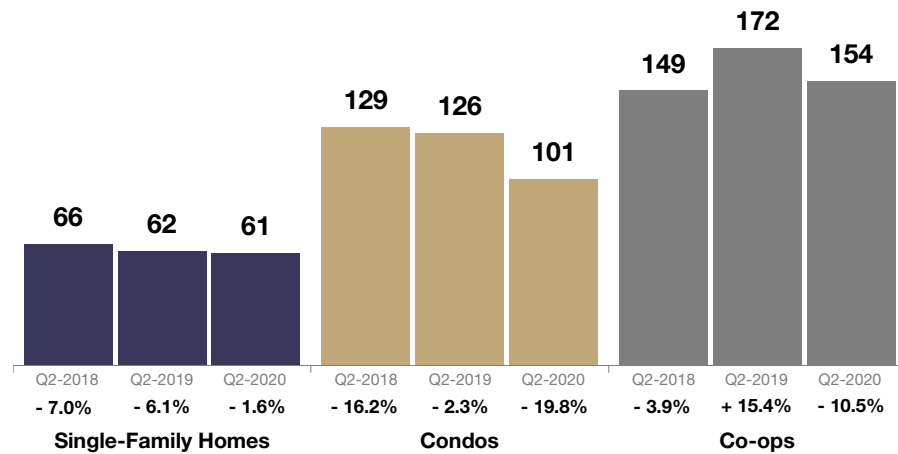
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	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	94.9%	97.3%	96.7%
Q1-2019	94.7%	99.1%	95.5%
Q2-2019	95.5%	97.9%	95.6%
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%

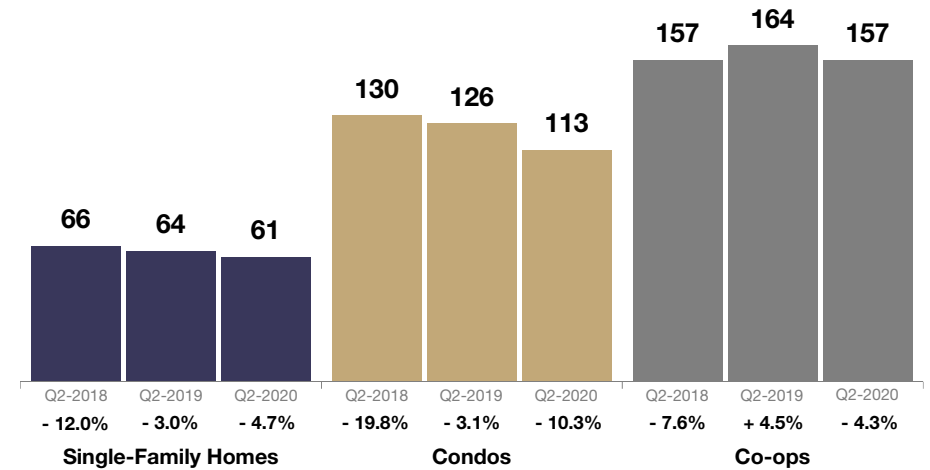
Housing Affordability Index

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.

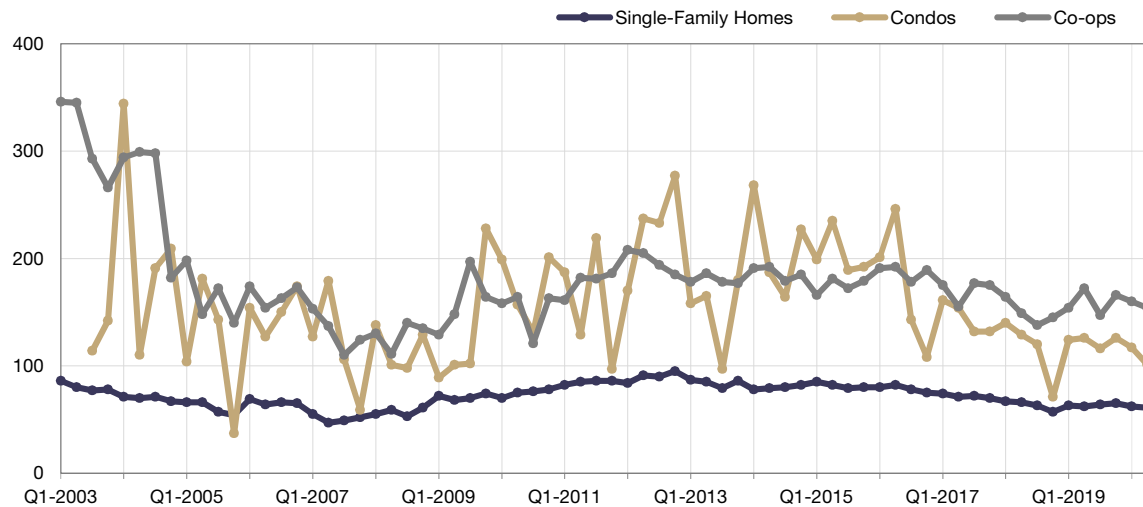
Q2-2020



Year to Date



Historical Housing Affordability Index by Quarter



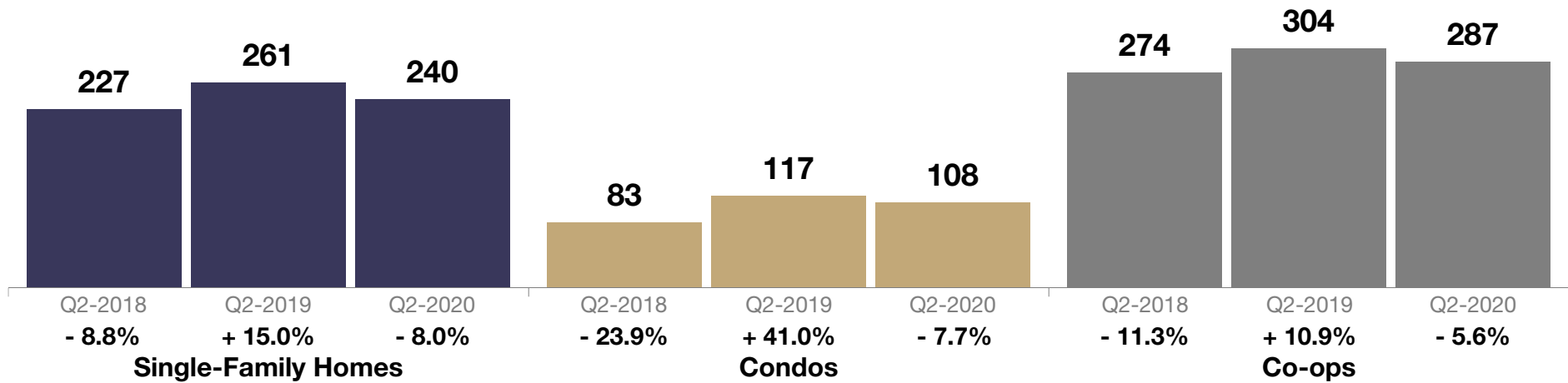
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	72	132	177
Q4-2017	70	132	175
Q1-2018	67	140	164
Q2-2018	66	129	149
Q3-2018	63	120	138
Q4-2018	57	71	145
Q1-2019	63	124	154
Q2-2019	62	126	172
Q3-2019	64	116	147
Q4-2019	65	126	166
Q1-2020	62	117	160
Q2-2020	61	101	154

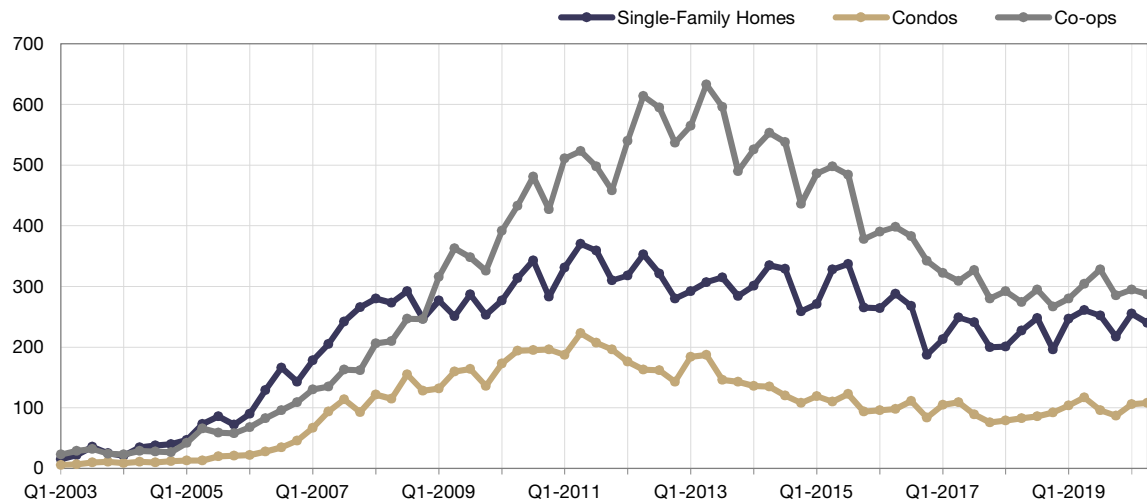
Inventory of Homes for Sale

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

Q2-2020



Historical Inventory of Homes for Sale by Quarter



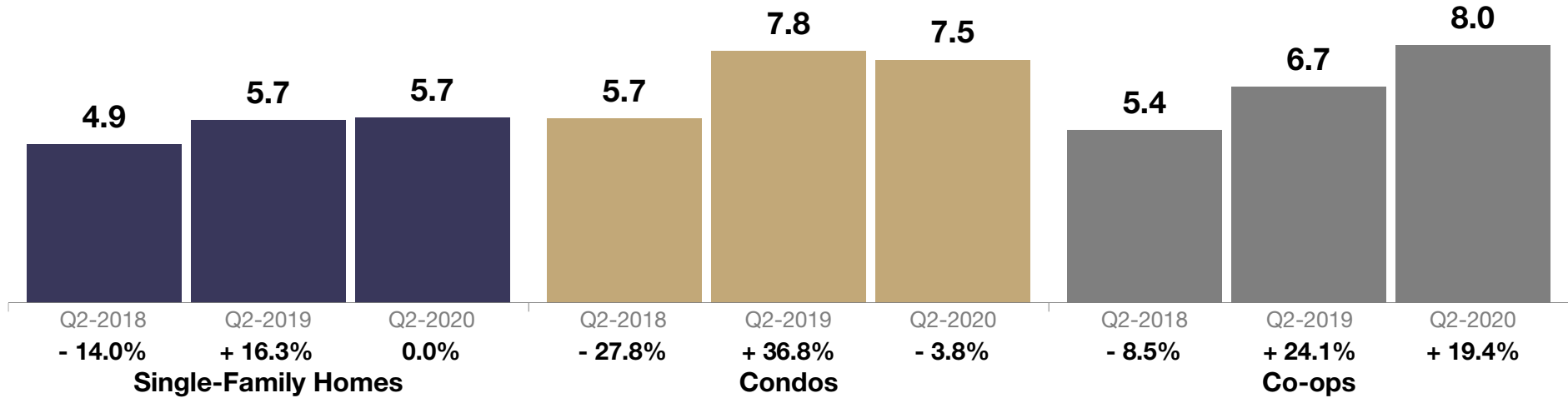
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2017	241	89	327
Q4-2017	200	76	280
Q1-2018	201	79	292
Q2-2018	227	83	274
Q3-2018	248	86	295
Q4-2018	196	92	267
Q1-2019	247	104	280
Q2-2019	261	117	304
Q3-2019	252	96	328
Q4-2019	217	87	285
Q1-2020	255	106	295
Q2-2020	240	108	287

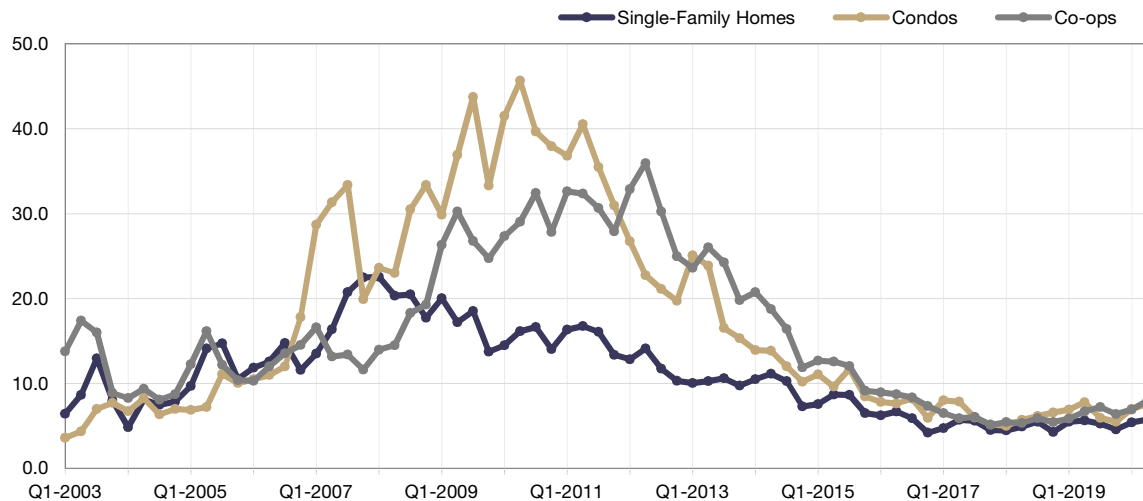
Months Supply of Inventory

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.

Q2-2020



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
Q3-2017	5.6	6.0	6.1
Q4-2017	4.5	5.2	5.1
Q1-2018	4.5	5.0	5.5
Q2-2018	4.9	5.7	5.4
Q3-2018	5.5	6.2	5.9
Q4-2018	4.3	6.6	5.5
Q1-2019	5.5	6.9	5.9
Q2-2019	5.7	7.8	6.7
Q3-2019	5.3	5.9	7.2
Q4-2019	4.6	5.5	6.4
Q1-2020	5.4	7.0	6.9
Q2-2020	5.7	7.5	8.0

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	Q2-2019	Q2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings	<p>Q3-2017: 549, Q1-2018: 427, Q3-2018: 496, Q1-2019: 556, Q3-2019: 563, Q1-2020: 437, Q3-2019: 562, Q1-2020: 631, Q3-2019: 578, Q1-2020: 428, Q3-2019: 532, Q1-2020: 371</p>	631	371	- 41.2%	1,193	903	- 24.3%
Pending Sales	<p>Q3-2017: 352, Q1-2018: 321, Q3-2018: 308, Q1-2019: 361, Q3-2019: 317, Q1-2020: 316, Q3-2019: 297, Q1-2020: 347, Q3-2019: 351, Q1-2020: 296, Q3-2019: 266, Q1-2020: 191</p>	347	191	- 45.0%	644	457	- 29.0%
Closed Sales	<p>Q3-2017: 360, Q1-2018: 369, Q3-2018: 295, Q1-2019: 351, Q3-2019: 353, Q1-2020: 337, Q3-2019: 286, Q1-2020: 324, Q3-2019: 339, Q1-2020: 320, Q3-2019: 278, Q1-2020: 191</p>	324	191	- 41.0%	610	469	- 23.1%
Days on Market	<p>Q3-2017: 85, Q1-2018: 84, Q3-2018: 86, Q1-2019: 88, Q3-2019: 83, Q1-2020: 80, Q3-2019: 86, Q1-2020: 76, Q3-2019: 78, Q1-2020: 75, Q3-2019: 90, Q1-2020: 81</p>	76	81	+ 6.6%	81	87	+ 7.4%
Median Sales Price	<p>Q3-2017: \$300,000, Q1-2018: \$315,000, Q3-2018: \$318,000, Q1-2019: \$305,000, Q3-2019: \$340,000, Q1-2020: \$400,000, Q3-2019: \$345,000, Q1-2020: \$341,000, Q3-2019: \$395,000, Q1-2020: \$381,500, Q3-2019: \$360,000, Q1-2020: \$376,500</p>	\$341,000	\$376,500	+ 10.4%	\$343,500	\$365,000	+ 6.3%
Average Sales Price	<p>Q3-2017: \$325,238, Q1-2018: \$348,507, Q3-2018: \$347,747, Q1-2019: \$332,801, Q3-2019: \$360,061, Q1-2020: \$403,484, Q3-2019: \$346,263, Q1-2020: \$374,590, Q3-2019: \$394,785, Q1-2020: \$381,962, Q3-2019: \$393,751, Q1-2020: \$396,059</p>	\$374,590	\$396,059	+ 5.7%	\$361,309	\$394,692	+ 9.2%
Pct. of Orig. Price Received	<p>Q3-2017: 97.1%, Q1-2018: 96.0%, Q3-2018: 96.3%, Q1-2019: 96.5%, Q3-2019: 97.0%, Q1-2020: 95.9%, Q3-2019: 95.6%, Q1-2020: 96.0%, Q3-2019: 96.5%, Q1-2020: 96.1%, Q3-2019: 95.2%, Q1-2020: 96.5%</p>	96.0%	96.5%	+ 0.5%	95.8%	95.7%	- 0.1%
Housing Affordability Index	<p>Q3-2017: 106, Q1-2018: 100, Q3-2018: 95, Q1-2019: 98, Q3-2019: 88, Q1-2020: 71, Q3-2019: 88, Q1-2020: 91, Q3-2019: 82, Q1-2020: 85, Q3-2019: 90, Q1-2020: 86</p>	91	86	- 5.5%	90	88	- 2.2%
Inventory of Homes for Sale	<p>Q3-2017: 657, Q1-2018: 556, Q3-2018: 572, Q1-2019: 584, Q3-2019: 629, Q1-2020: 555, Q3-2019: 631, Q1-2020: 682, Q3-2019: 676, Q1-2020: 589, Q3-2019: 656, Q1-2020: 635</p>	682	635	- 6.9%	--	--	--
Months Supply of Inventory	<p>Q3-2017: 5.9, Q1-2018: 4.9, Q3-2018: 5.0, Q1-2019: 5.2, Q3-2019: 5.8, Q1-2020: 5.1, Q3-2019: 5.9, Q1-2020: 6.4, Q3-2019: 6.2, Q1-2020: 5.5, Q3-2019: 6.2, Q1-2020: 6.9</p>	6.4	6.9	+ 7.8%	--	--	--