

# Quarterly Indicators

## Bronx County



### Q4-2020

Q4 continued the rebound in housing activity seen in the third quarter, with buyer activity remaining high while seller activity remains too little to bring supply into balance with demand in most market segments.

- Single-Family Closed Sales were up 8.2 percent to 158.
- Condos Closed Sales were down 6.4 percent to 44.
- Co-ops Closed Sales were down 12.6 percent to 111.
  
- Single-Family Median Sales Price increased 10.5 percent to \$552,500.
- Condos Median Sales Price increased 15.8 percent to \$300,000.
- Co-ops Median Sales Price increased 17.6 percent to \$230,000.

The 2021 housing market looks to start the year with continued strong buyer demand, near record-low mortgage rates, and limited supply of properties for sale in many market segments. While market fundamentals are strong, the resurgence of COVID-19 in recent weeks leaves some uncertainty on the potential impacts to the economy, the housing market, and the country overall as we wait for the deployment of the vaccines to bring back some stability and normalcy to society.

### Quarterly Snapshot

**- 2.2%**      **+ 5.4%**      **+ 12.7%**

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	Q4-2019	Q4-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
<b>New Listings</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	189	<b>188</b>	- 0.5%	980	<b>892</b>	- 9.0%
<b>Pending Sales</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	128	<b>173</b>	+ 35.2%	552	<b>562</b>	+ 1.8%
<b>Closed Sales</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	146	<b>158</b>	+ 8.2%	548	<b>478</b>	- 12.8%
<b>Days on Market</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	68	<b>73</b>	+ 7.4%	71	<b>73</b>	+ 2.8%
<b>Median Sales Price</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	\$500,000	<b>\$552,500</b>	+ 10.5%	\$499,998	<b>\$533,500</b>	+ 6.7%
<b>Average Sales Price</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	\$513,153	<b>\$575,850</b>	+ 12.2%	\$534,450	<b>\$569,552</b>	+ 6.6%
<b>Pct. of Orig. Price Received</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	94.9%	<b>95.5%</b>	+ 0.6%	95.3%	<b>95.6%</b>	+ 0.3%
<b>Housing Affordability Index</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	65	<b>64</b>	- 1.5%	65	<b>67</b>	+ 3.1%
<b>Inventory of Homes for Sale</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	218	<b>169</b>	- 22.5%	--	--	--
<b>Months Supply of Inventory</b>	<p>Q1-2018 Q3-2018 Q1-2019 Q3-2019 Q1-2020 Q3-2020</p>	4.7	<b>3.6</b>	- 23.4%	--	--	--

# 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	Q4-2019	Q4-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
<b>New Listings</b>		61	99	+ 62.3%	330	358	+ 8.5%
<b>Pending Sales</b>		34	57	+ 67.6%	186	182	- 2.2%
<b>Closed Sales</b>		47	44	- 6.4%	184	154	- 16.3%
<b>Days on Market</b>		65	79	+ 21.5%	73	89	+ 21.9%
<b>Median Sales Price</b>		\$259,000	\$300,000	+ 15.8%	\$250,075	\$300,000	+ 20.0%
<b>Average Sales Price</b>		\$364,823	\$335,363	- 8.1%	\$314,330	\$338,504	+ 7.7%
<b>Pct. of Orig. Price Received</b>		96.4%	93.8%	- 2.7%	97.7%	95.9%	- 1.8%
<b>Housing Affordability Index</b>		125	118	- 5.6%	130	118	- 9.2%
<b>Inventory of Homes for Sale</b>		87	125	+ 43.7%	--	--	--
<b>Months Supply of Inventory</b>		5.6	8.2	+ 46.4%	--	--	--

# 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.

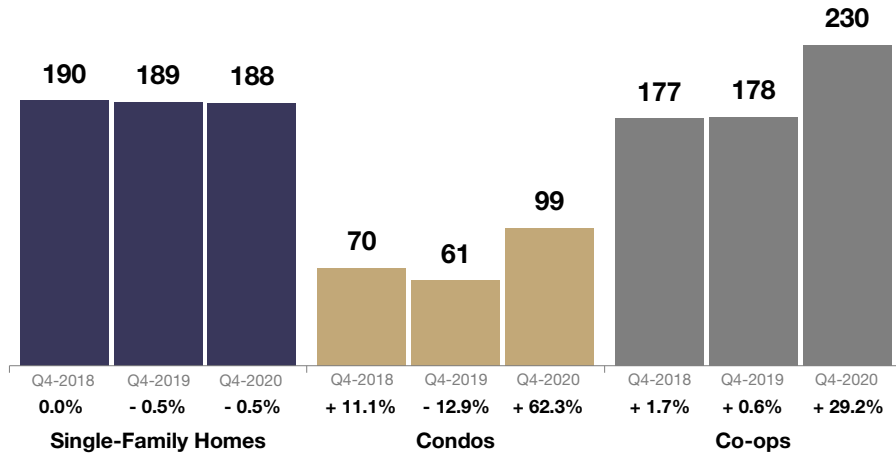


Key Metrics	Historical Sparkbars	Q4-2019	Q4-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
<b>New Listings</b>		178	<b>230</b>	+ 29.2%	889	<b>923</b>	+ 3.8%
<b>Pending Sales</b>		117	<b>180</b>	+ 53.8%	527	<b>493</b>	- 6.5%
<b>Closed Sales</b>		127	<b>111</b>	- 12.6%	537	<b>391</b>	- 27.2%
<b>Days on Market</b>		87	<b>86</b>	- 1.1%	89	<b>97</b>	+ 9.0%
<b>Median Sales Price</b>		\$195,555	<b>\$230,000</b>	+ 17.6%	\$200,000	<b>\$217,500</b>	+ 8.7%
<b>Average Sales Price</b>		\$237,488	<b>\$255,010</b>	+ 7.4%	\$234,159	<b>\$246,890</b>	+ 5.4%
<b>Pct. of Orig. Price Received</b>		97.2%	<b>97.0%</b>	- 0.2%	96.3%	<b>95.9%</b>	- 0.4%
<b>Housing Affordability Index</b>		166	<b>154</b>	- 7.2%	162	<b>163</b>	+ 0.6%
<b>Inventory of Homes for Sale</b>		288	<b>331</b>	+ 14.9%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		6.6	<b>8.1</b>	+ 22.7%	--	<b>--</b>	--

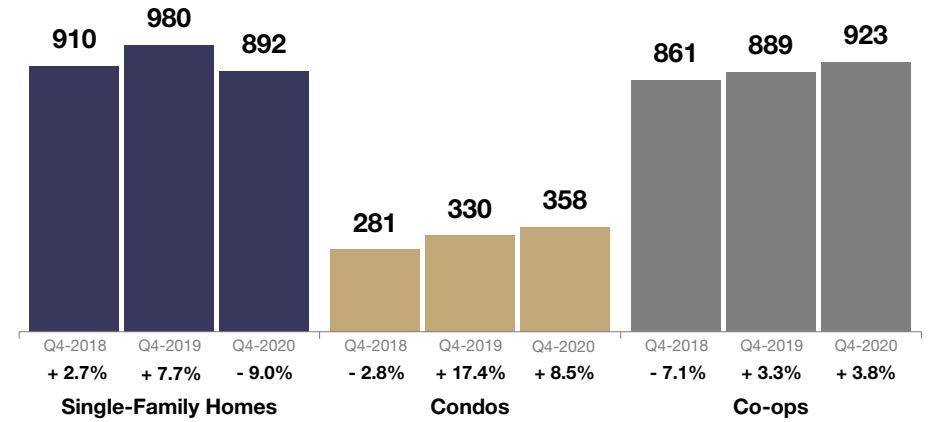
# New Listings

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

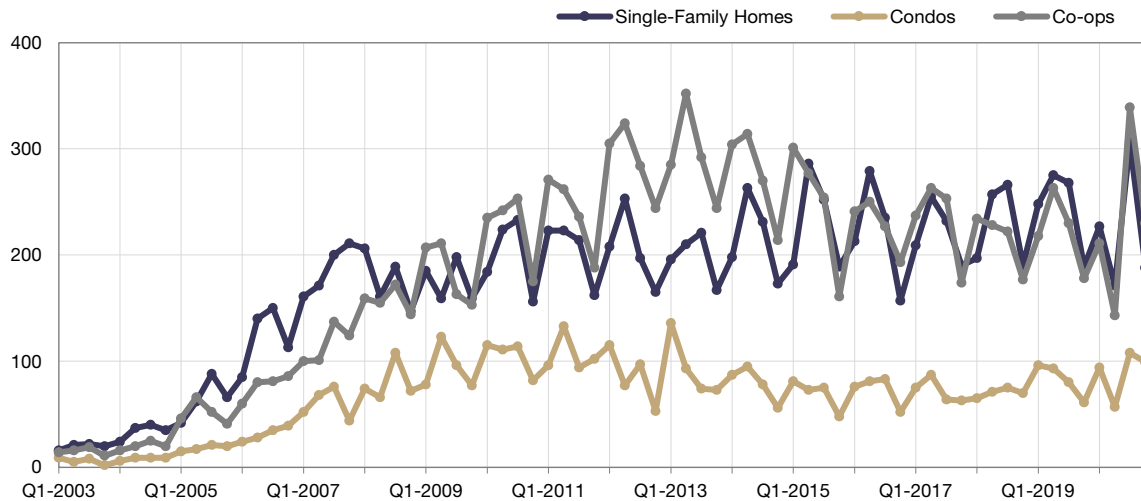
## Q4-2020



## Year to Date



## Historical New Listings by Quarter



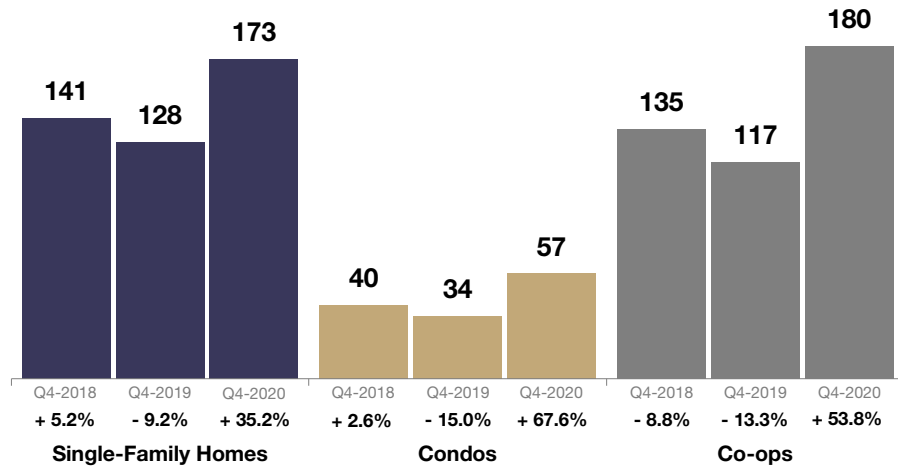
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q3-2020	306	108	339
<b>Q4-2020</b>	<b>188</b>	<b>99</b>	<b>230</b>

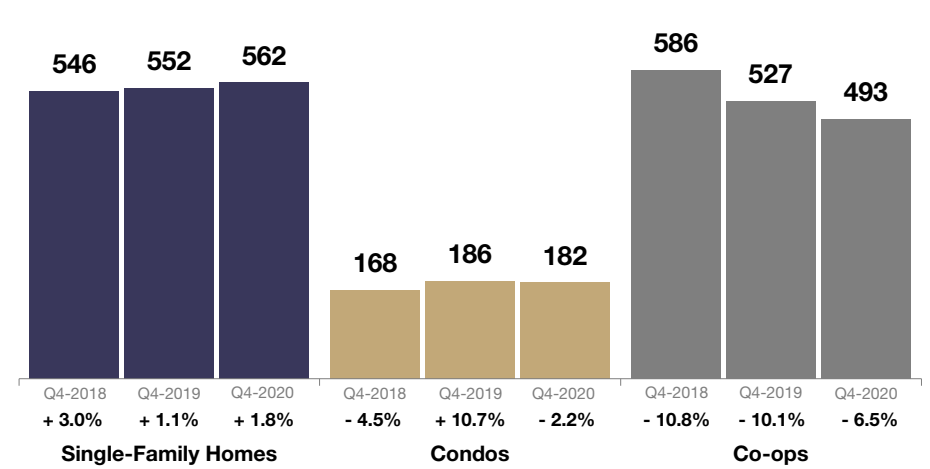
# Pending Sales

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

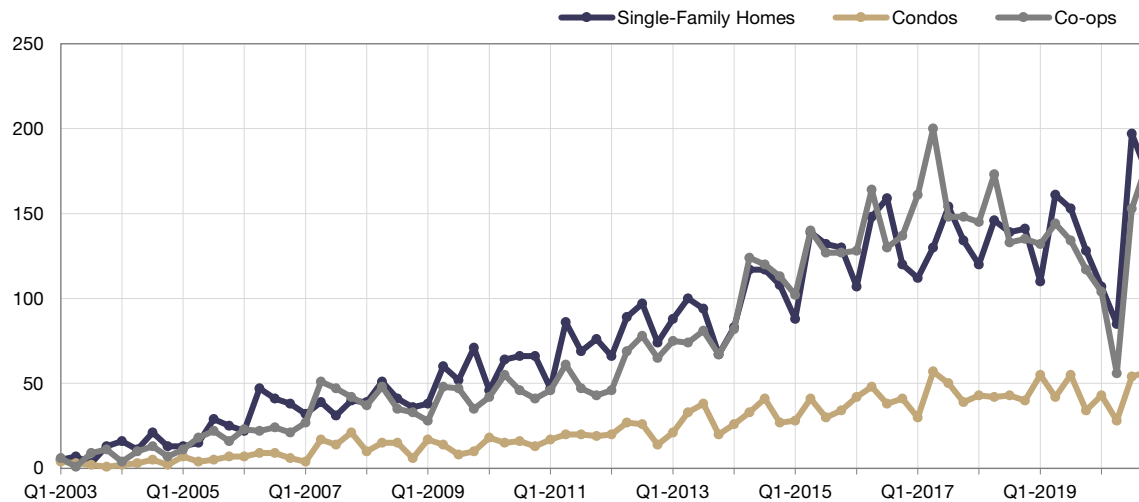
## Q4-2020



## Year to Date



## Historical Pending Sales by Quarter



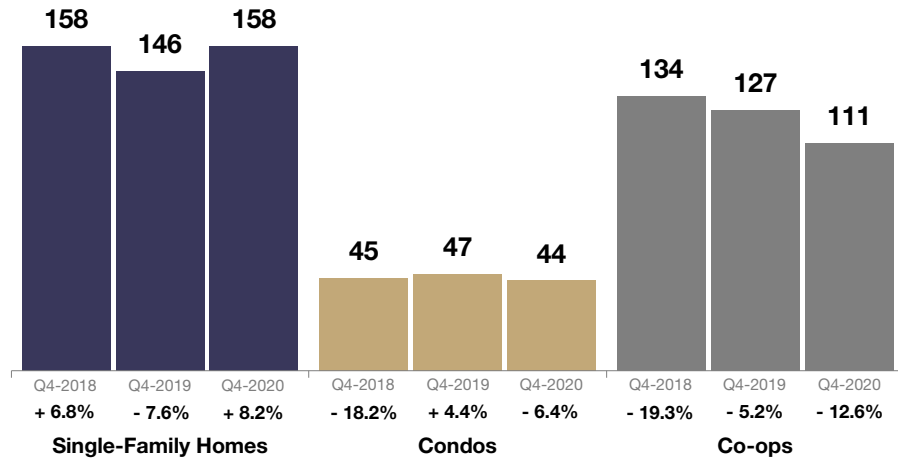
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	120	43	145
Q2-2018	146	42	173
Q3-2018	139	43	133
Q4-2018	141	40	135
Q1-2019	110	55	132
Q2-2019	161	42	144
Q3-2019	153	55	134
Q4-2019	128	34	117
Q1-2020	107	43	104
Q2-2020	85	28	56
Q3-2020	197	54	153
<b>Q4-2020</b>	<b>173</b>	<b>57</b>	<b>180</b>

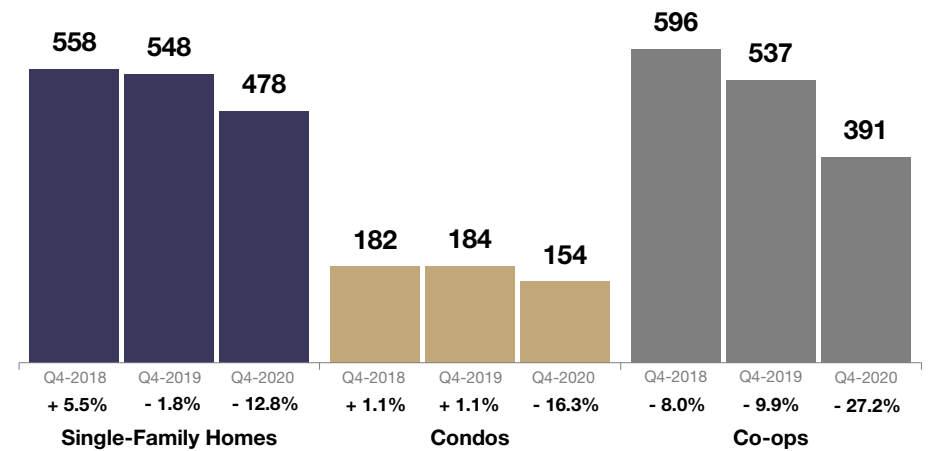
# Closed Sales

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

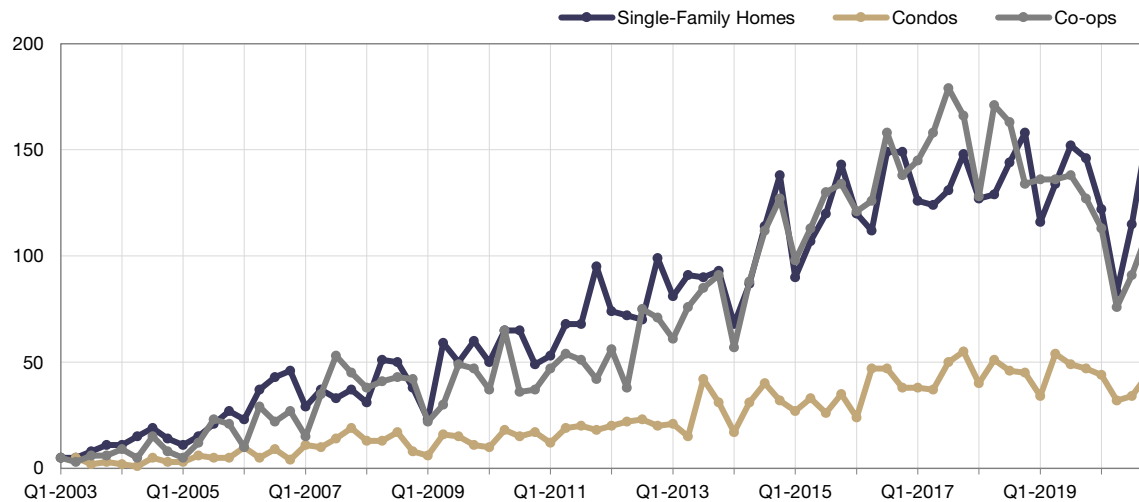
## Q4-2020



## Year to Date



## Historical Closed Sales by Quarter



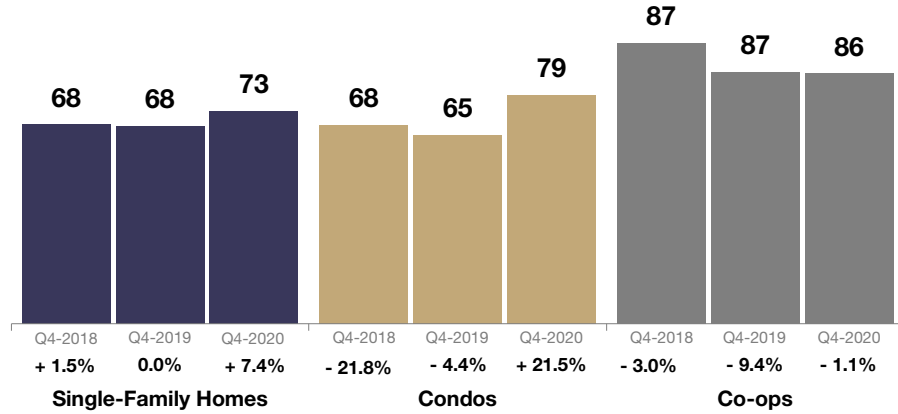
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	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	113
Q2-2020	83	32	76
Q3-2020	115	34	91
<b>Q4-2020</b>	<b>158</b>	<b>44</b>	<b>111</b>

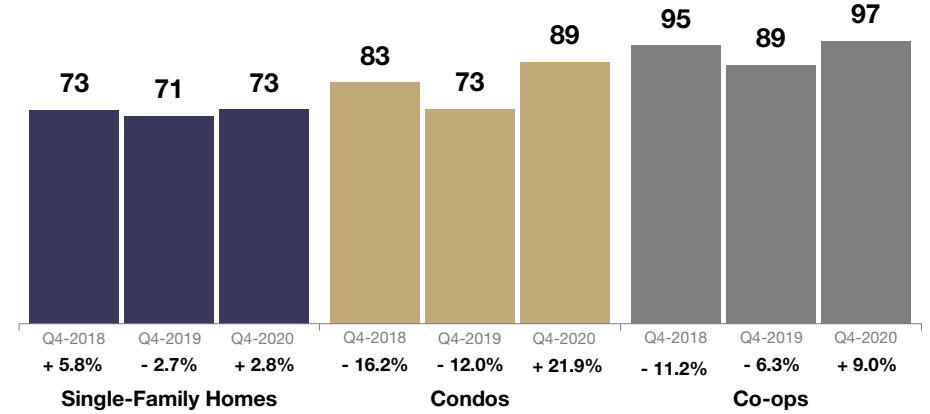
# Days on Market Until Sale

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

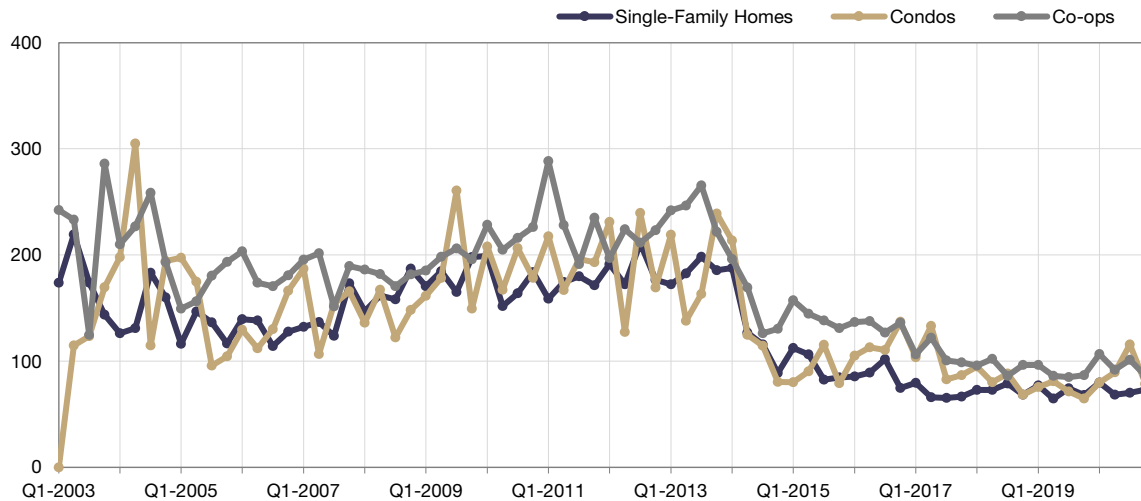
## Q4-2020



## 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.

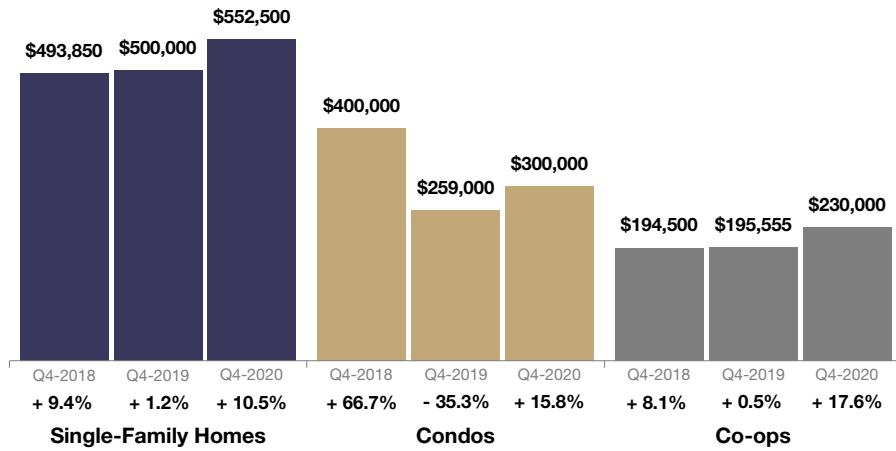
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	73	95	96
Q2-2018	73	80	102
Q3-2018	79	88	86
Q4-2018	68	68	96
Q1-2019	77	76	96
Q2-2019	65	81	86
Q3-2019	74	71	85
Q4-2019	68	65	87
Q1-2020	80	80	107
Q2-2020	68	90	92
Q3-2020	70	116	101
<b>Q4-2020</b>	<b>73</b>	<b>79</b>	<b>86</b>



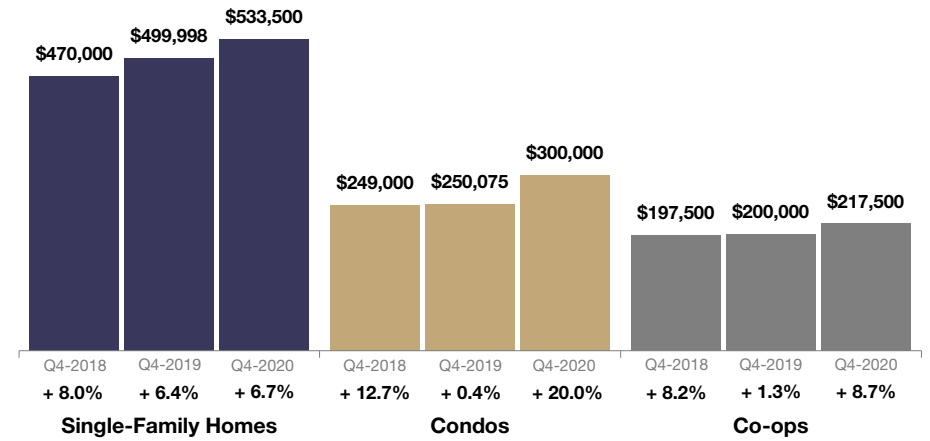
# Median Sales Price

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

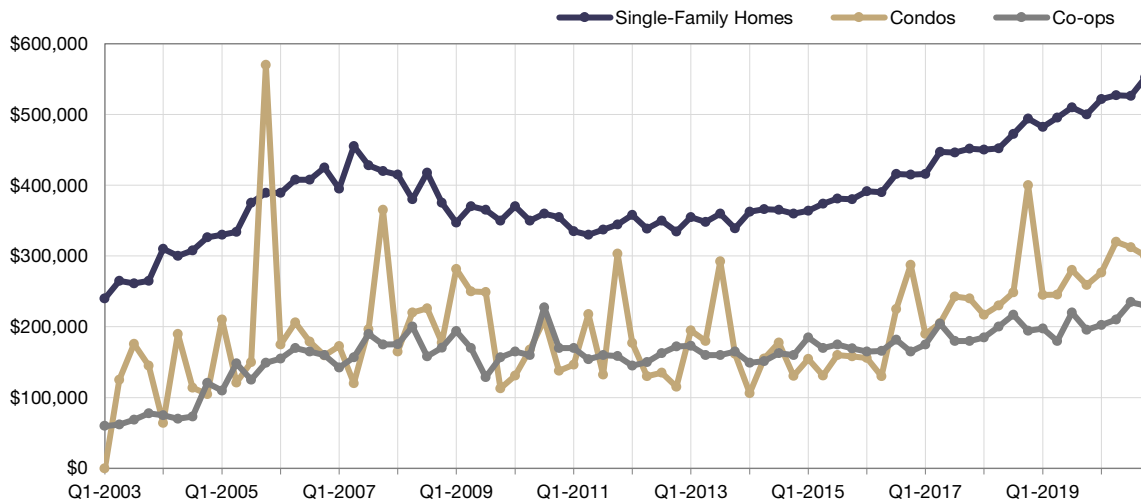
## Q4-2020



## Year to Date



## Historical Median Sales Price by Quarter



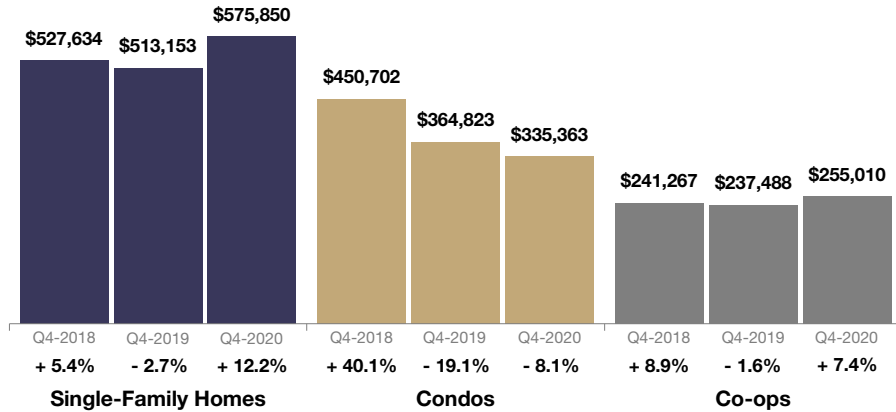
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$202,500
Q2-2020	\$527,000	\$320,000	\$210,000
Q3-2020	\$526,000	\$312,500	\$235,000
<b>Q4-2020</b>	<b>\$552,500</b>	<b>\$300,000</b>	<b>\$230,000</b>

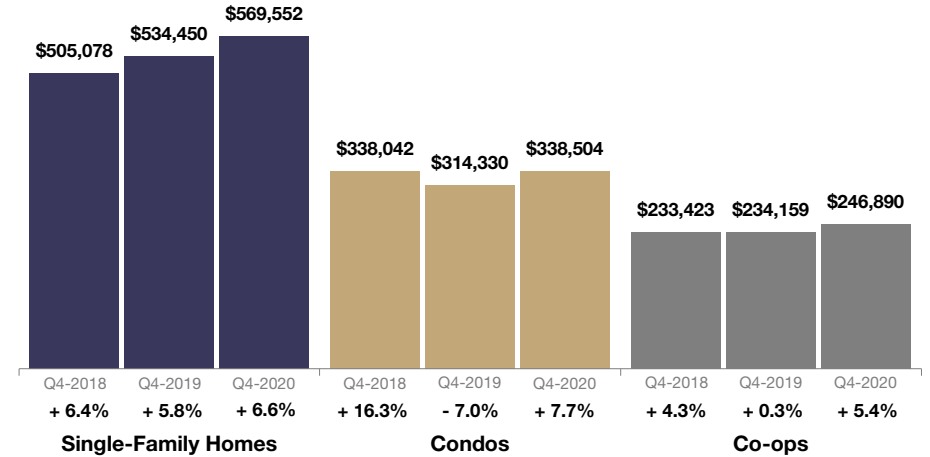
# Average Sales Price

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

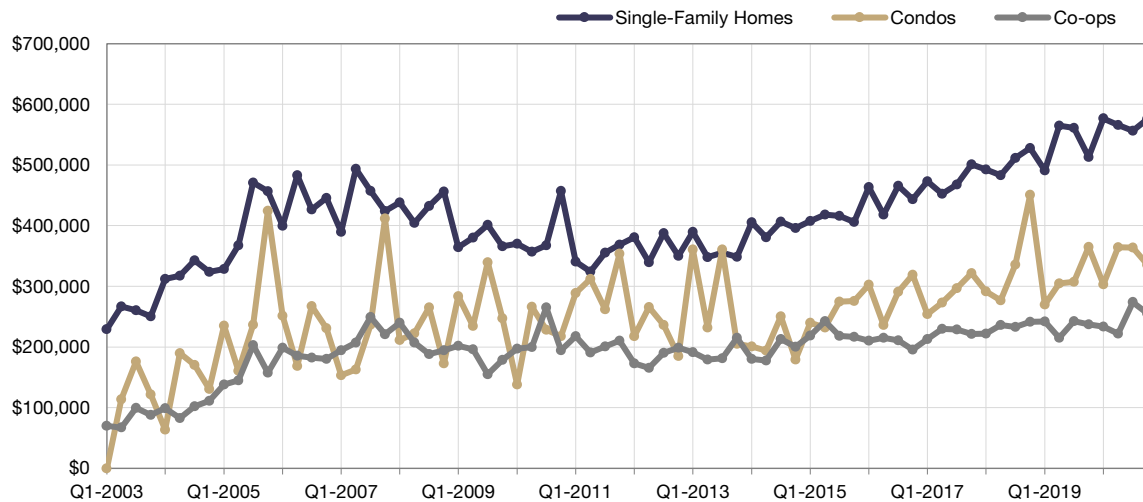
## Q4-2020



## Year to Date



## Historical Average Sales Price by Quarter



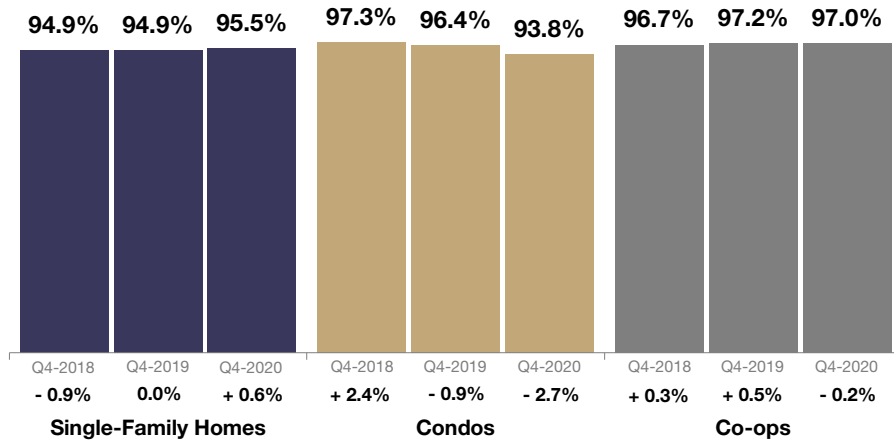
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	\$492,317	\$291,808	\$221,787
Q2-2018	\$482,905	\$276,618	\$236,322
Q3-2018	\$511,446	\$336,137	\$233,073
Q4-2018	\$527,634	\$450,702	\$241,267
Q1-2019	\$491,064	\$269,897	\$241,848
Q2-2019	\$564,713	\$304,635	\$215,038
Q3-2019	\$561,337	\$307,411	\$242,361
Q4-2019	\$513,153	\$364,823	\$237,488
Q1-2020	\$576,782	\$303,345	\$233,516
Q2-2020	\$565,606	\$364,329	\$221,965
Q3-2020	\$556,205	\$363,672	\$274,138
<b>Q4-2020</b>	<b>\$575,850</b>	<b>\$335,363</b>	<b>\$255,010</b>

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

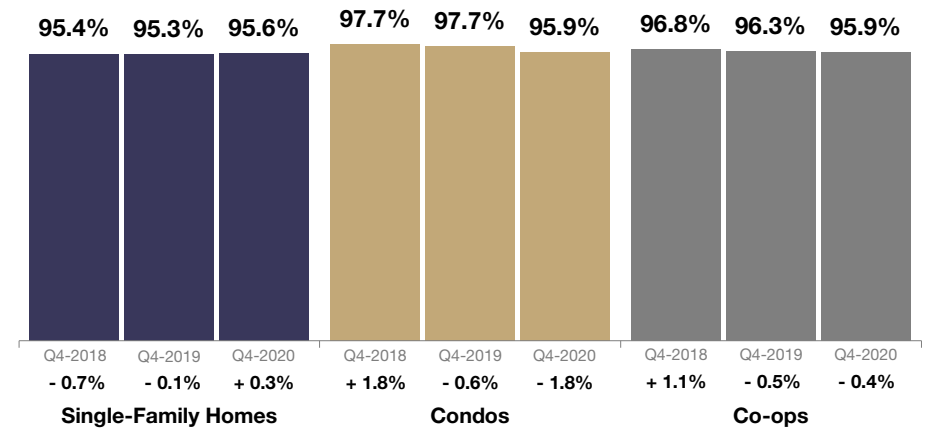
# Percent of Original List Price Received

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.

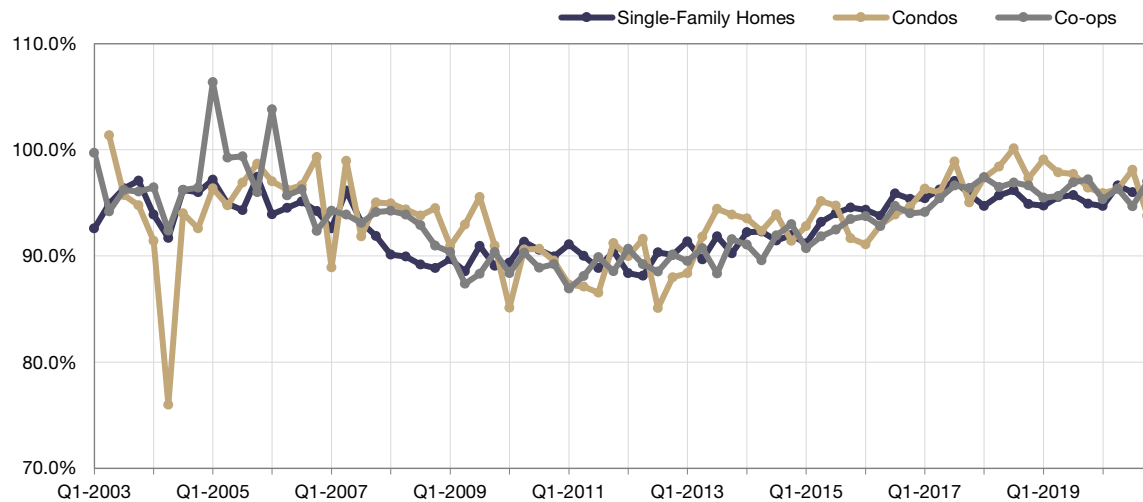
## Q4-2020



## Year to Date



## Historical Percent of Original List Price Received by Quarter



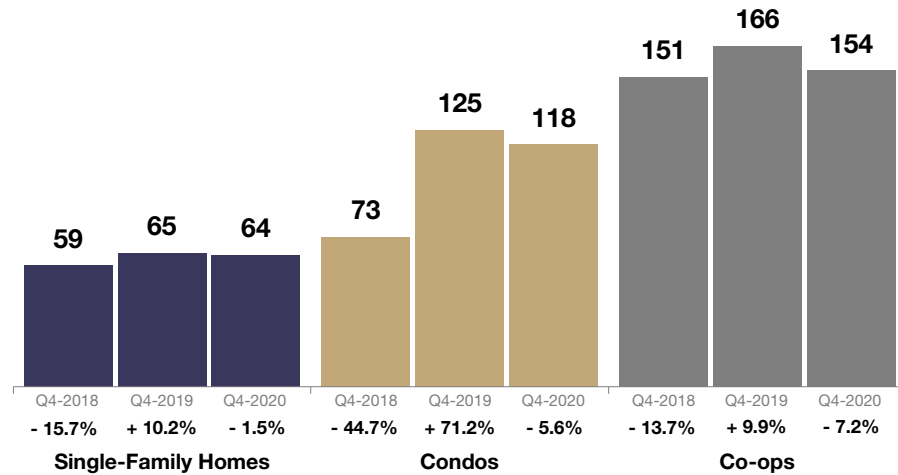
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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%
Q3-2020	96.0%	98.1%	94.7%
<b>Q4-2020</b>	<b>95.5%</b>	<b>93.8%</b>	<b>97.0%</b>

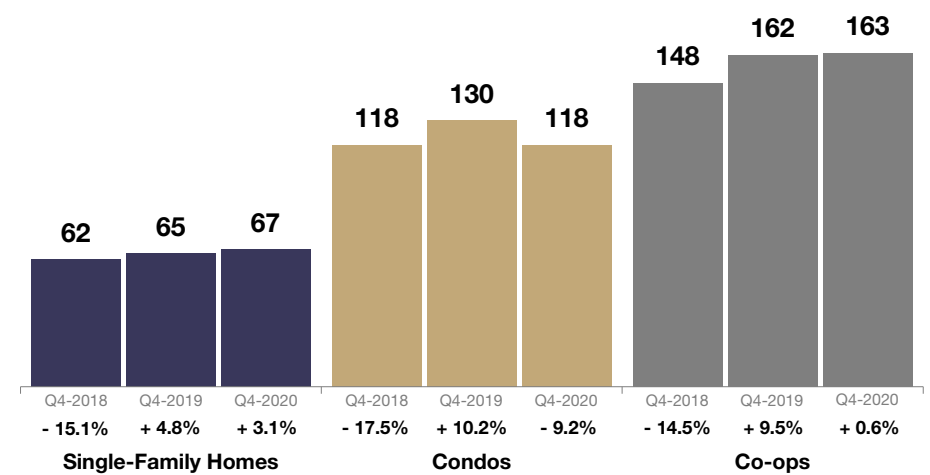
# Housing Affordability Index

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.

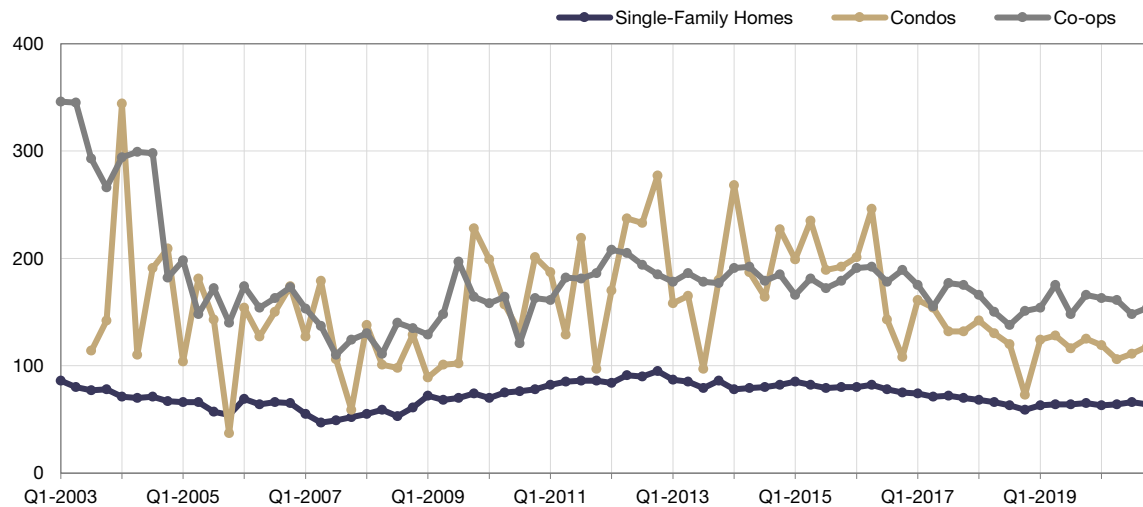
## Q4-2020



## Year to Date



## Historical Housing Affordability Index by Quarter



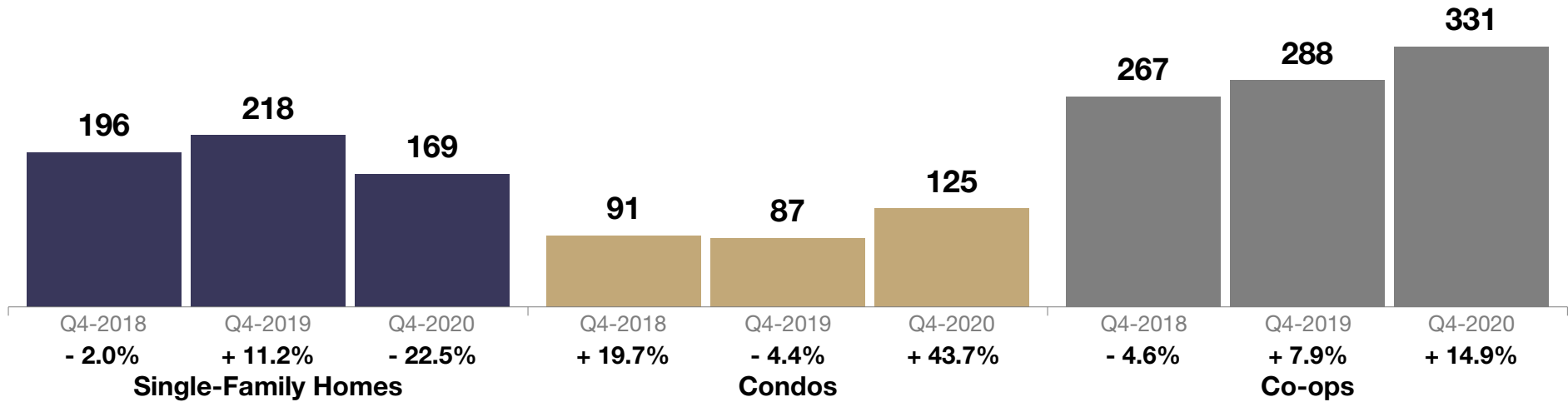
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	68	142	166
Q2-2018	66	130	150
Q3-2018	63	120	138
Q4-2018	59	73	151
Q1-2019	63	124	154
Q2-2019	64	128	175
Q3-2019	64	116	148
Q4-2019	65	125	166
Q1-2020	63	119	163
Q2-2020	64	106	161
Q3-2020	66	111	148
<b>Q4-2020</b>	<b>64</b>	<b>118</b>	<b>154</b>

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

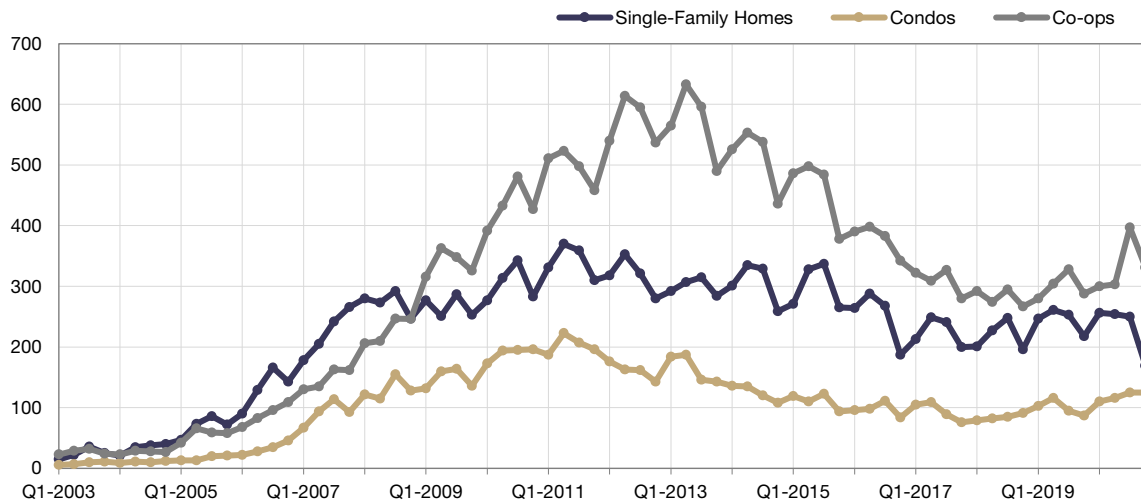
# Inventory of Homes for Sale

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

## Q4-2020



## Historical Inventory of Homes for Sale by Quarter



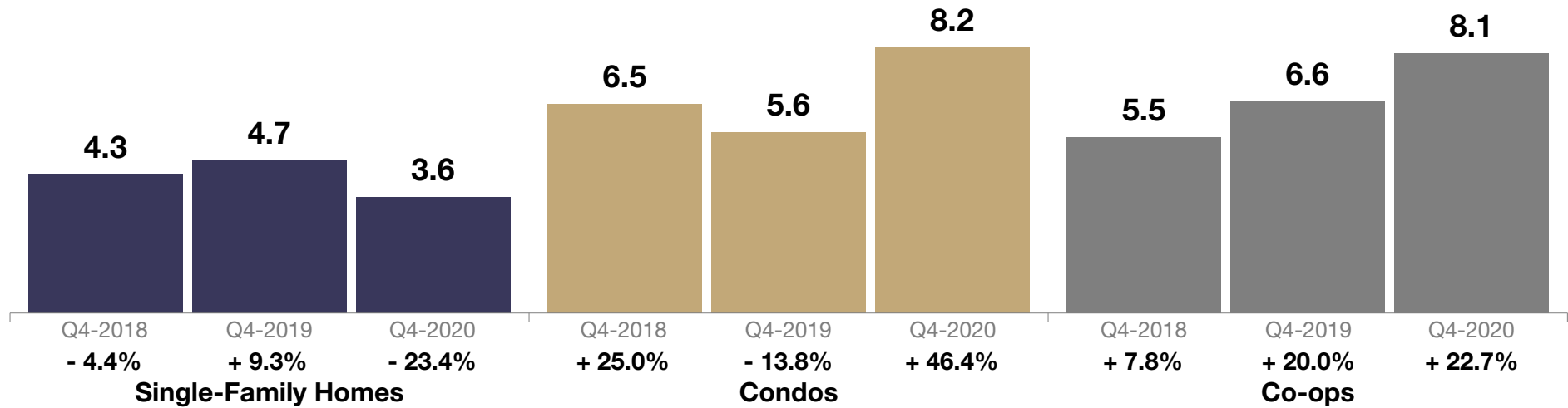
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	201	79	292
Q2-2018	227	82	274
Q3-2018	248	85	295
Q4-2018	196	91	267
Q1-2019	247	103	280
Q2-2019	261	116	304
Q3-2019	253	95	328
Q4-2019	218	87	288
Q1-2020	256	110	300
Q2-2020	254	116	303
Q3-2020	250	125	397
<b>Q4-2020</b>	<b>169</b>	<b>125</b>	<b>331</b>

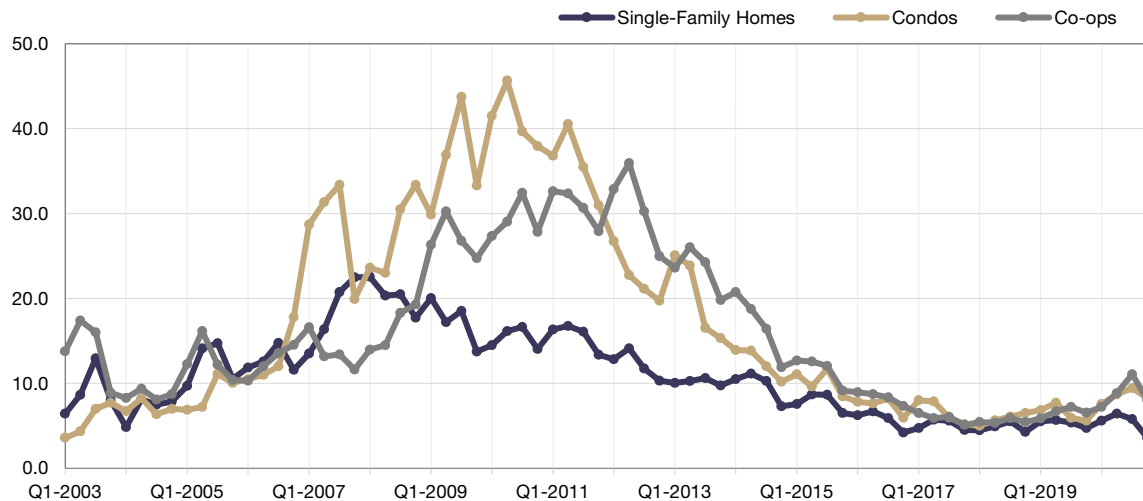
# Months Supply of Inventory

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.

## Q4-2020



## Historical Months Supply of Inventory by Quarter



Quarter	Single-Family Homes	Condos	Co-ops
Q1-2018	4.5	5.0	5.5
Q2-2018	4.9	5.7	5.4
Q3-2018	5.5	6.1	5.9
Q4-2018	4.3	6.5	5.5
Q1-2019	5.5	6.9	5.9
Q2-2019	5.7	7.7	6.7
Q3-2019	5.4	5.9	7.2
Q4-2019	4.7	5.6	6.6
Q1-2020	5.6	7.6	7.2
Q2-2020	6.4	8.7	8.8
Q3-2020	5.8	9.4	11.1
<b>Q4-2020</b>	<b>3.6</b>	<b>8.2</b>	<b>8.1</b>

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	Q4-2019	Q4-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
<b>New Listings</b>	<p>496, 556, 563, 437, 562, 631, 578, 428, 532, 371, 753, 517</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	428	<b>517</b>	+ 20.8%	2,199	<b>2,173</b>	- 1.2%
<b>Pending Sales</b>	<p>308, 361, 315, 316, 297, 347, 342, 279, 254, 169, 404, 410</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	279	<b>410</b>	+ 47.0%	1,265	<b>1,237</b>	- 2.2%
<b>Closed Sales</b>	<p>295, 351, 353, 337, 286, 324, 339, 320, 279, 191, 240, 313</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	320	<b>313</b>	- 2.2%	1,269	<b>1,023</b>	- 19.4%
<b>Days on Market</b>	<p>86, 88, 83, 80, 86, 76, 78, 75, 91, 81, 88, 78</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	75	<b>78</b>	+ 4.0%	79	<b>85</b>	+ 7.6%
<b>Median Sales Price</b>	<p>\$318,000, \$305,000, \$340,000, \$400,000, \$345,000, \$341,000, \$395,000, \$381,500, \$360,000, \$376,500, \$425,200, \$430,000</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	\$381,500	<b>\$430,000</b>	+ 12.7%	\$365,000	<b>\$400,000</b>	+ 9.6%
<b>Average Sales Price</b>	<p>\$347,747, \$332,801, \$360,061, \$403,494, \$346,263, \$374,590, \$394,785, \$381,962, \$393,915, \$398,059, \$421,979, \$428,661</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	\$381,962	<b>\$428,561</b>	+ 12.2%	\$375,460	<b>\$411,369</b>	+ 9.6%
<b>Pct. of Orig. Price Received</b>	<p>96.3%, 96.5%, 97.0%, 95.9%, 95.6%, 96.0%, 96.5%, 96.1%, 95.2%, 96.5%, 95.8%, 95.8%</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	96.1%	<b>95.8%</b>	- 0.3%	96.1%	<b>95.7%</b>	- 0.4%
<b>Housing Affordability Index</b>	<p>97, 98, 88, 73, 88, 92, 82, 85, 92, 90, 81, 83</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	85	<b>83</b>	- 2.4%	89	<b>89</b>	0.0%
<b>Inventory of Homes for Sale</b>	<p>572, 583, 628, 554, 630, 681, 676, 593, 666, 673, 772, 625</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	593	<b>625</b>	+ 5.4%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>	<p>5.0, 5.2, 5.8, 5.1, 5.9, 6.4, 6.2, 5.6, 6.5, 7.7, 8.4, 6.1</p> <p>Q1-2018, Q3-2018, Q1-2019, Q3-2019, Q1-2020, Q3-2020</p>	5.6	<b>6.1</b>	+ 8.9%	--	<b>--</b>	--