

Quarterly Indicators

Bronx County



Q3-2016

As anticipated at the outset of the year, demand has remained high through the first three quarters of 2016, propping up sales and prices despite heavy reductions in inventory and months of supply across the country. With rental prices and employment opportunities in a consistent climb, year-over-year increases in home buying are probable for the rest of the year but not guaranteed.

- Single-Family Closed Sales were up 23.3 percent to 148.
- Condos Closed Sales were up 80.8 percent to 47.
- Co-ops Closed Sales were up 20.0 percent to 156.
- Single-Family Median Sales Price increased 9.1 percent to \$415,500.
- Condos Median Sales Price increased 40.6 percent to \$225,000.
- Co-ops Median Sales Price increased 2.1 percent to \$178,725.

In general, today's demand is driven by three factors: Millennials are reaching prime home-buying age, growing families are looking for larger homes and empty nesters are downsizing. However, intriguingly low interest rates often prompt refinancing instead of listing, contributing to lower inventory. Recent studies have also shown that short-term rentals are keeping a collection of homes off the market.

Quarterly Snapshot

+ 27.2% **- 27.5%** **+ 1.2%**

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
+ 27.2%	- 27.5%	+ 1.2%

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	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	<p>Q4-2013: 167, Q2-2014: 263, Q4-2014: 173, Q2-2015: 286, Q4-2015: 213, Q2-2016: 279</p>	252	235	- 6.7%	729	727	- 0.3%
Pending Sales	<p>Q4-2013: 67, Q2-2014: 117, Q4-2014: 108, Q2-2015: 141, Q4-2015: 136, Q2-2016: 186</p>	134	186	+ 38.8%	364	459	+ 26.1%
Closed Sales	<p>Q4-2013: 93, Q2-2014: 114, Q4-2014: 138, Q2-2015: 120, Q4-2015: 143, Q2-2016: 148</p>	120	148	+ 23.3%	317	378	+ 19.2%
Days on Market	<p>Q4-2013: 186, Q2-2014: 128, Q4-2014: 89, Q2-2015: 106, Q4-2015: 85, Q2-2016: 102</p>	83	102	+ 22.9%	99	93	- 6.1%
Median Sales Price	<p>Q4-2013: \$339,000, Q2-2014: \$366,000, Q4-2014: \$360,005, Q2-2015: \$374,000, Q4-2015: \$380,000, Q2-2016: \$415,500</p>	\$381,000	\$415,500	+ 9.1%	\$373,000	\$400,000	+ 7.2%
Average Sales Price	<p>Q4-2013: \$248,542, Q2-2014: \$300,710, Q4-2014: \$305,862, Q2-2015: \$417,992, Q4-2015: \$408,295, Q2-2016: \$465,894</p>	\$416,195	\$465,894	+ 11.9%	\$414,386	\$451,183	+ 8.9%
Pct. of Orig. Price Received	<p>Q4-2013: 90.2%, Q2-2014: 92.3%, Q4-2014: 92.0%, Q2-2015: 93.2%, Q4-2015: 94.5%, Q2-2016: 96.0%</p>	94.0%	96.0%	+ 2.1%	92.9%	94.8%	+ 2.0%
Housing Affordability Index	<p>Q4-2013: 86, Q2-2014: 79, Q4-2014: 82, Q2-2015: 82, Q4-2015: 80, Q2-2016: 76</p>	79	76	- 3.8%	81	79	- 2.5%
Inventory of Homes for Sale	<p>Q4-2013: 284, Q2-2014: 335, Q4-2014: 259, Q2-2015: 326, Q4-2015: 263, Q2-2016: 280</p>	335	243	- 27.5%	--	--	--
Months Supply of Inventory	<p>Q4-2013: 9.8, Q2-2014: 11.1, Q4-2014: 7.3, Q2-2015: 8.6, Q4-2015: 6.3, Q2-2016: 4.9</p>	8.5	4.9	- 42.4%	--	--	--

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	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		75	82	+ 9.3%	229	239	+ 4.4%
Pending Sales		30	45	+ 50.0%	104	143	+ 37.5%
Closed Sales		26	47	+ 80.8%	86	118	+ 37.2%
Days on Market		116	111	- 4.3%	95	110	+ 15.8%
Median Sales Price		\$160,000	\$225,000	+ 40.6%	\$146,500	\$160,000	+ 9.2%
Average Sales Price		\$274,639	\$291,280	+ 6.1%	\$247,316	\$271,536	+ 9.8%
Pct. of Orig. Price Received		94.7%	93.9%	- 0.8%	94.3%	92.9%	- 1.5%
Housing Affordability Index		189	140	- 25.9%	206	197	- 4.4%
Inventory of Homes for Sale		123	100	- 18.7%	--	--	--
Months Supply of Inventory		11.3	6.7	- 40.7%	--	--	--

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.

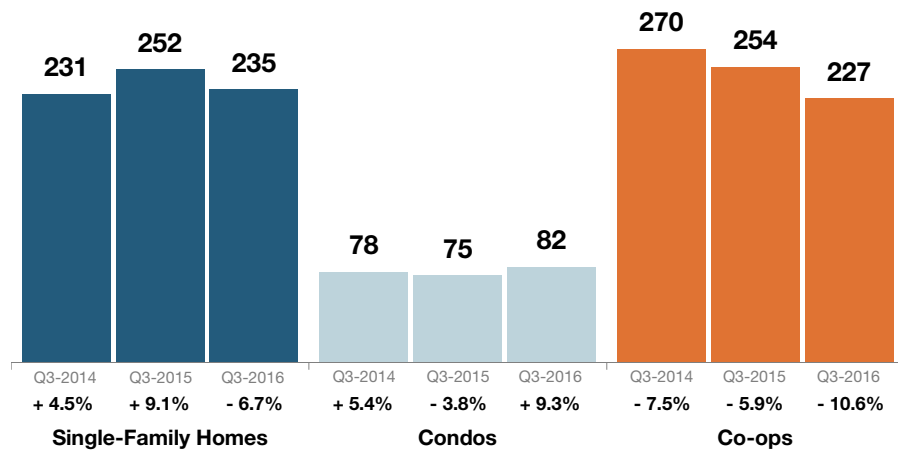


Key Metrics	Historical Sparkbars	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	<p>Q4-2013: 244, Q2-2014: 304, Q4-2014: 214, Q2-2015: 277, Q4-2015: 161, Q2-2016: 227</p>	254	227	- 10.6%	832	718	- 13.7%
Pending Sales	<p>Q4-2013: 67, Q2-2014: 124, Q4-2014: 113, Q2-2015: 140, Q4-2015: 135, Q2-2016: 164</p>	128	164	+ 28.1%	370	478	+ 29.2%
Closed Sales	<p>Q4-2013: 91, Q2-2014: 88, Q4-2014: 127, Q2-2015: 113, Q4-2015: 121, Q2-2016: 156</p>	130	156	+ 20.0%	341	403	+ 18.2%
Days on Market	<p>Q4-2013: 222, Q2-2014: 169, Q4-2014: 131, Q2-2015: 145, Q4-2015: 137, Q2-2016: 128</p>	138	128	- 7.2%	146	133	- 8.9%
Median Sales Price	<p>Q4-2013: \$165,000, Q2-2014: \$151,250, Q4-2014: \$160,000, Q2-2015: \$170,000, Q4-2015: \$165,000, Q2-2016: \$178,725</p>	\$175,000	\$178,725	+ 2.1%	\$177,500	\$172,900	- 2.6%
Average Sales Price	<p>Q4-2013: \$215,059, Q2-2014: \$177,745, Q4-2014: \$200,413, Q2-2015: \$242,513, Q4-2015: \$210,169, Q2-2016: \$208,018</p>	\$218,081	\$208,018	- 4.6%	\$226,363	\$210,851	- 6.9%
Pct. of Orig. Price Received	<p>Q4-2013: 91.6%, Q2-2014: 89.6%, Q4-2014: 93.0%, Q2-2015: 91.8%, Q4-2015: 93.7%, Q2-2016: 94.7%</p>	92.5%	94.7%	+ 2.4%	91.8%	93.8%	+ 2.2%
Housing Affordability Index	<p>Q4-2013: 177, Q2-2014: 192, Q4-2014: 185, Q2-2015: 172, Q4-2015: 186, Q2-2016: 176</p>	172	176	+ 2.3%	170	182	+ 7.1%
Inventory of Homes for Sale	<p>Q4-2013: 490, Q2-2014: 553, Q4-2014: 436, Q2-2015: 498, Q4-2015: 378, Q2-2016: 340</p>	484	340	- 29.8%	--	--	--
Months Supply of Inventory	<p>Q4-2013: 19.8, Q2-2014: 18.7, Q4-2014: 11.9, Q2-2015: 12.6, Q4-2015: 9.1, Q2-2016: 6.7</p>	12.0	6.7	- 44.2%	--	--	--

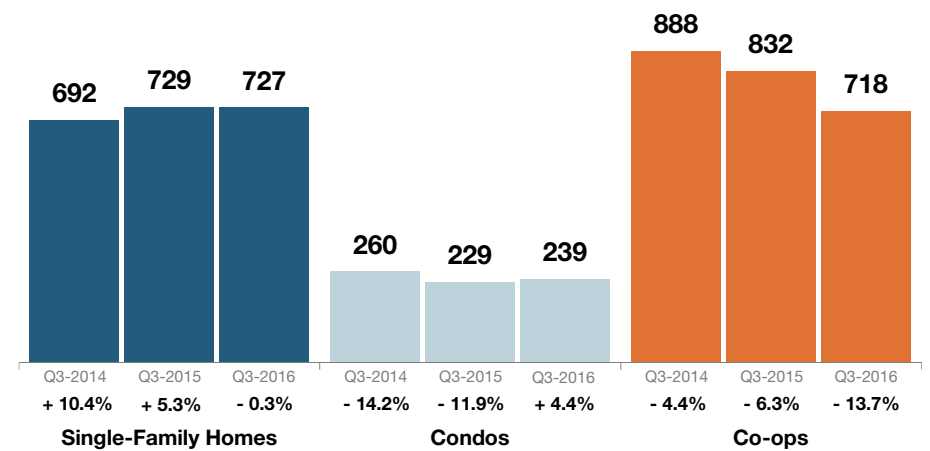
New Listings

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

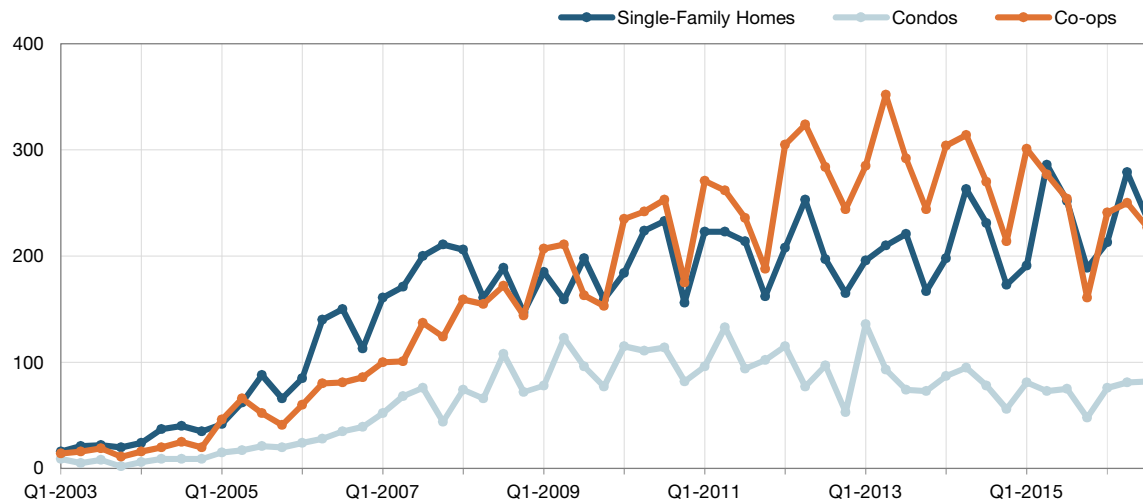
Q3-2016



Year to Date



Historical New Listings by Quarter



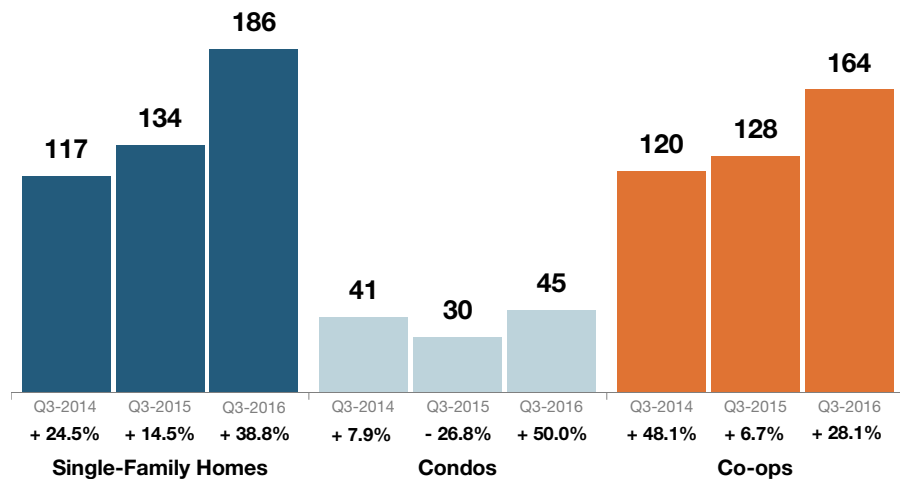
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	167	73	244
Q1-2014	198	87	304
Q2-2014	263	95	314
Q3-2014	231	78	270
Q4-2014	173	56	214
Q1-2015	191	81	301
Q2-2015	286	73	277
Q3-2015	252	75	254
Q4-2015	189	48	161
Q1-2016	213	76	241
Q2-2016	279	81	250
Q3-2016	235	82	227

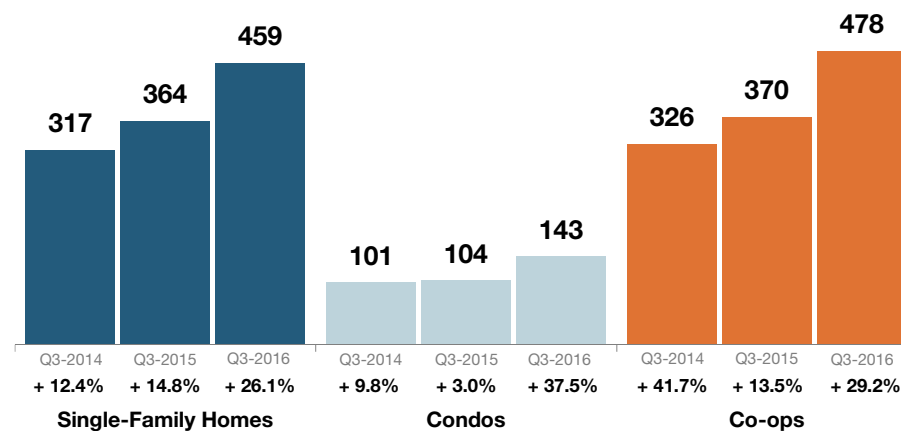
Pending Sales

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

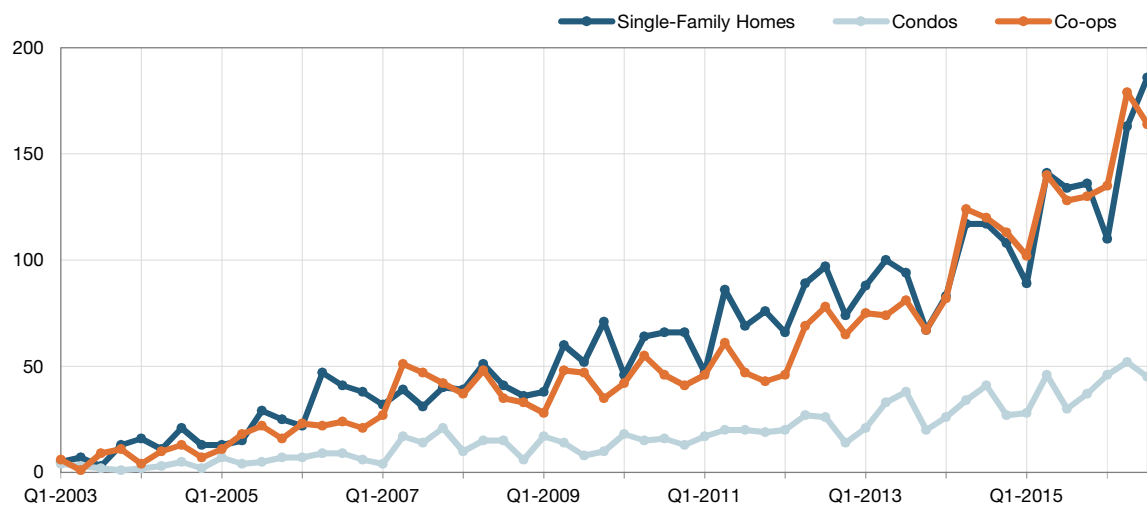
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Historical Pending Sales by Quarter



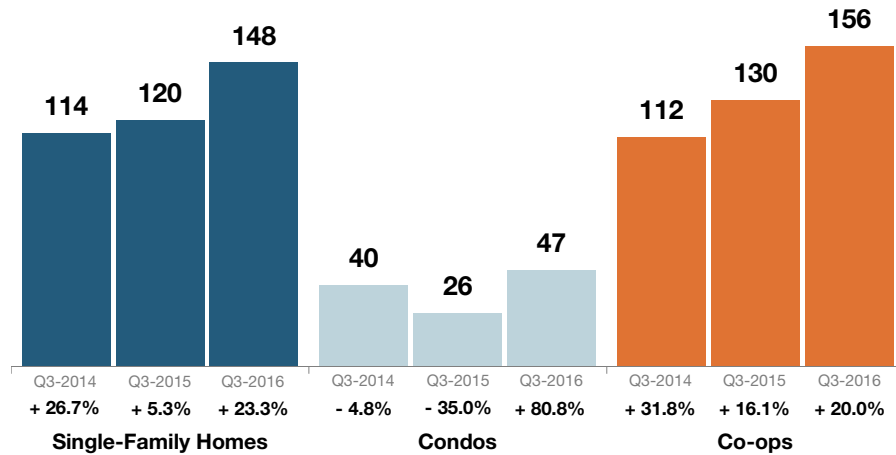
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	67	20	67
Q1-2014	83	26	82
Q2-2014	117	34	124
Q3-2014	117	41	120
Q4-2014	108	27	113
Q1-2015	89	28	102
Q2-2015	141	46	140
Q3-2015	134	30	128
Q4-2015	136	37	130
Q1-2016	110	46	135
Q2-2016	163	52	179
Q3-2016	186	45	164

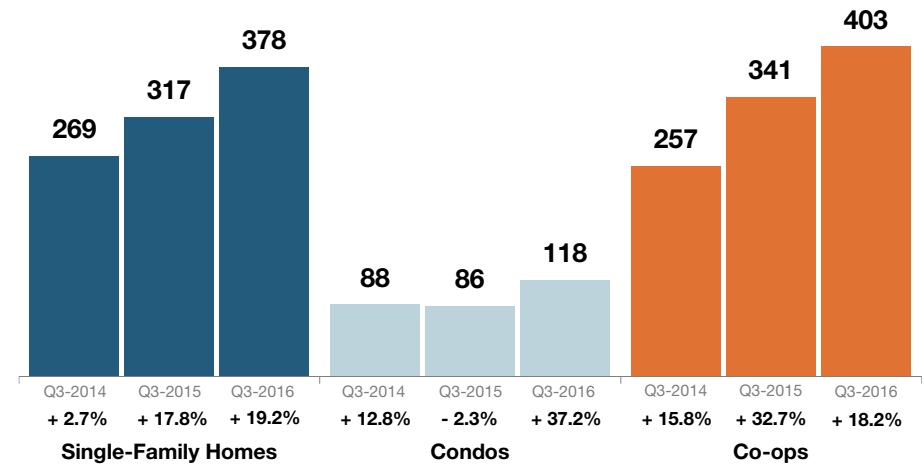
Closed Sales

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

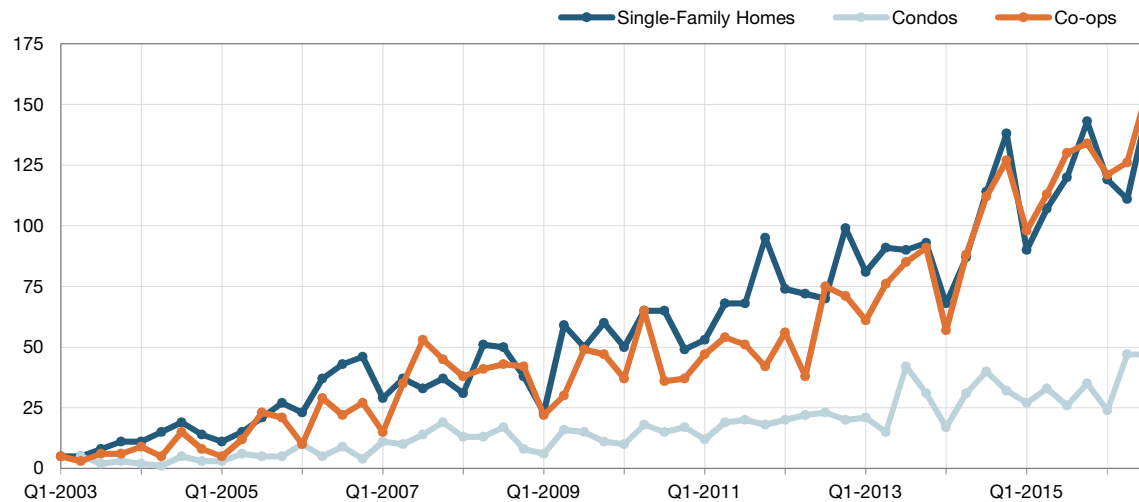
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Historical Closed Sales by Quarter



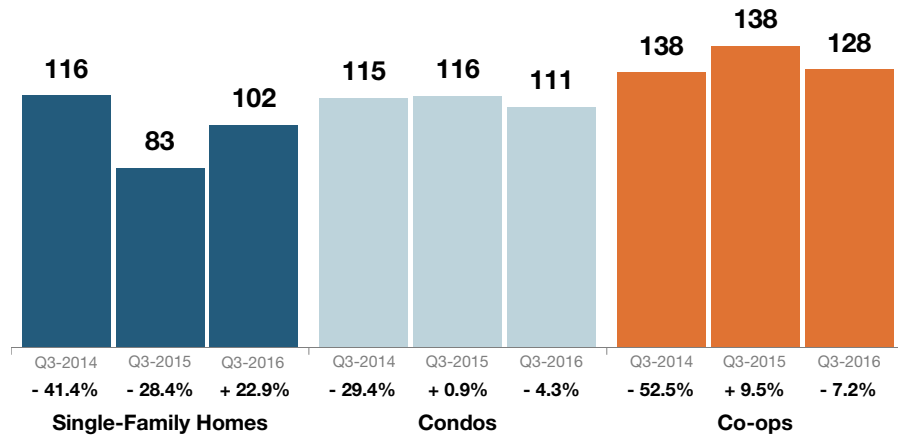
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	93	31	91
Q1-2014	68	17	57
Q2-2014	87	31	88
Q3-2014	114	40	112
Q4-2014	138	32	127
Q1-2015	90	27	98
Q2-2015	107	33	113
Q3-2015	120	26	130
Q4-2015	143	35	134
Q1-2016	119	24	121
Q2-2016	111	47	126
Q3-2016	148	47	156

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

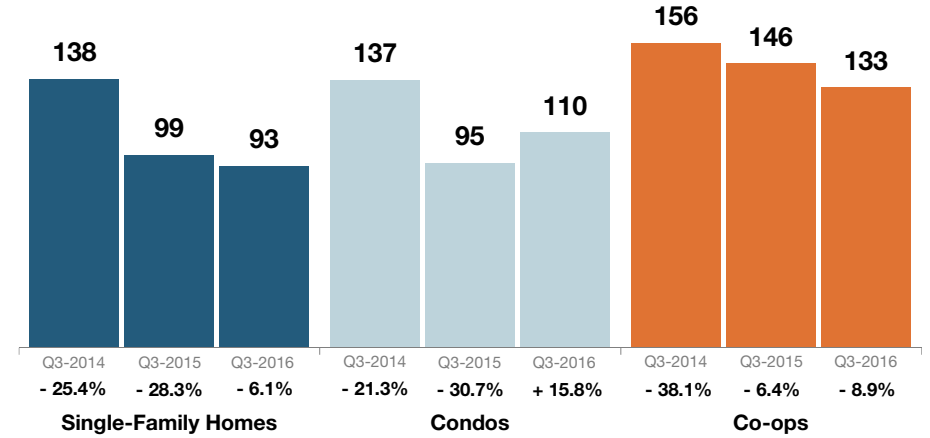
Days on Market Until Sale

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

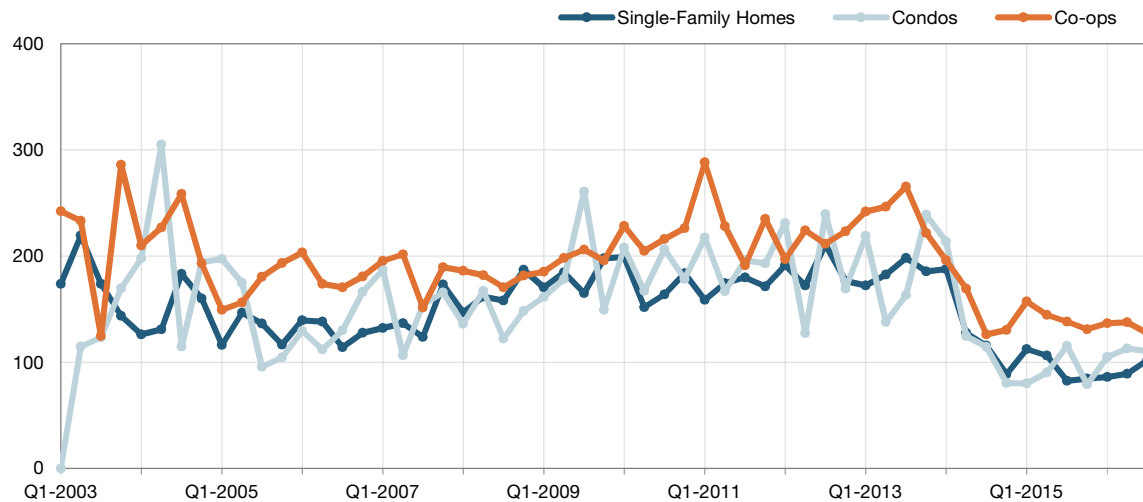
Q3-2016



Year to Date



Historical Days on Market Until Sale by Quarter



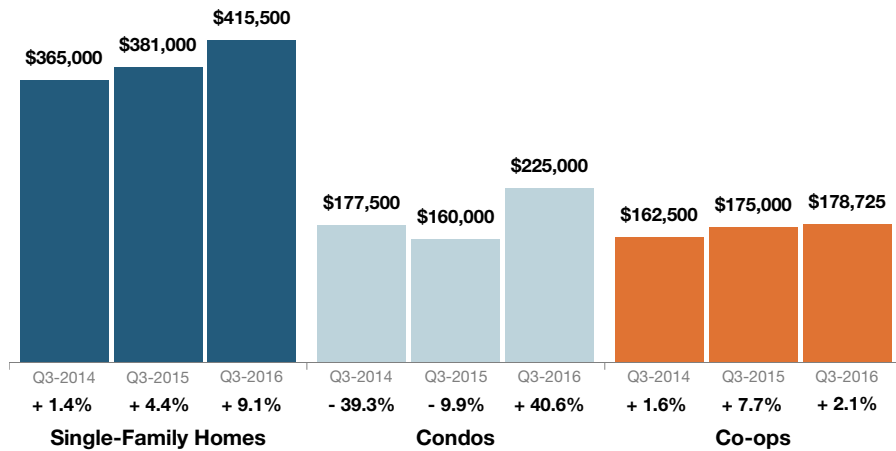
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	186	239	222
Q1-2014	188	214	196
Q2-2014	128	125	169
Q3-2014	116	115	126
Q4-2014	89	81	131
Q1-2015	112	80	157
Q2-2015	106	91	145
Q3-2015	83	116	138
Q4-2015	85	79	131
Q1-2016	86	105	137
Q2-2016	89	113	138
Q3-2016	102	111	128

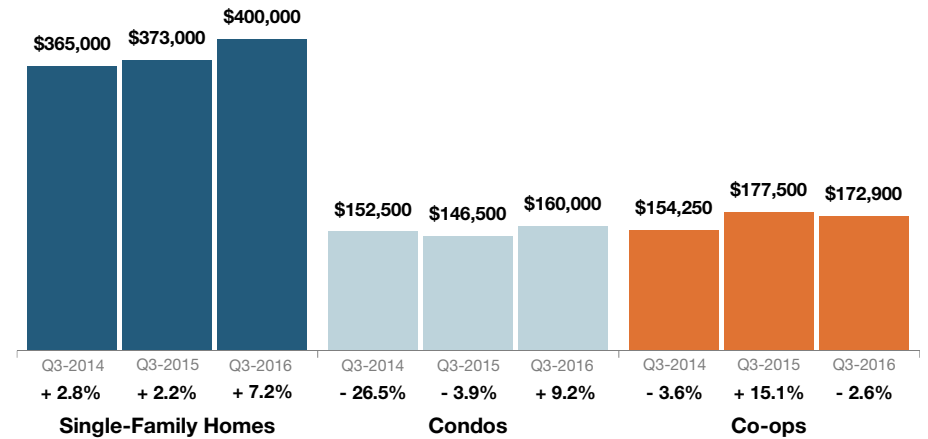
Median Sales Price

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

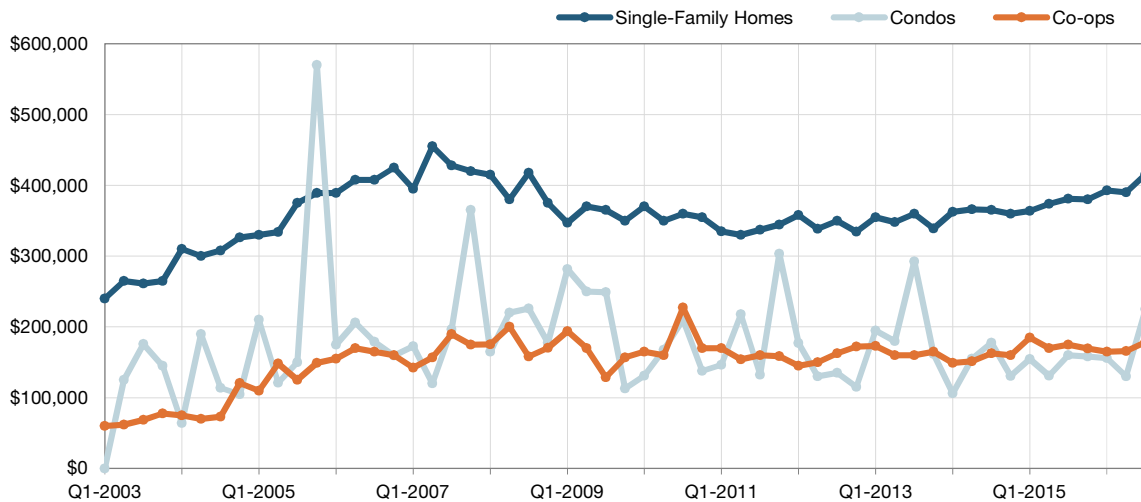
Q3-2016



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Historical Median Sales Price by Quarter



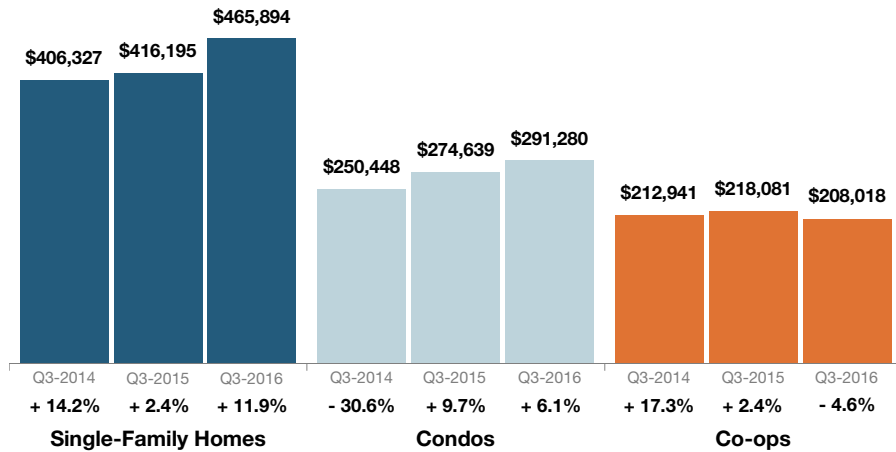
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	\$339,000	\$162,000	\$165,000
Q1-2014	\$362,500	\$106,000	\$149,000
Q2-2014	\$366,000	\$155,000	\$151,250
Q3-2014	\$365,000	\$177,500	\$162,500
Q4-2014	\$360,005	\$130,500	\$160,000
Q1-2015	\$364,000	\$154,500	\$185,000
Q2-2015	\$374,000	\$131,000	\$170,000
Q3-2015	\$381,000	\$160,000	\$175,000
Q4-2015	\$380,000	\$158,000	\$169,250
Q1-2016	\$393,000	\$156,000	\$165,000
Q2-2016	\$390,000	\$130,000	\$166,000
Q3-2016	\$415,500	\$225,000	\$178,725

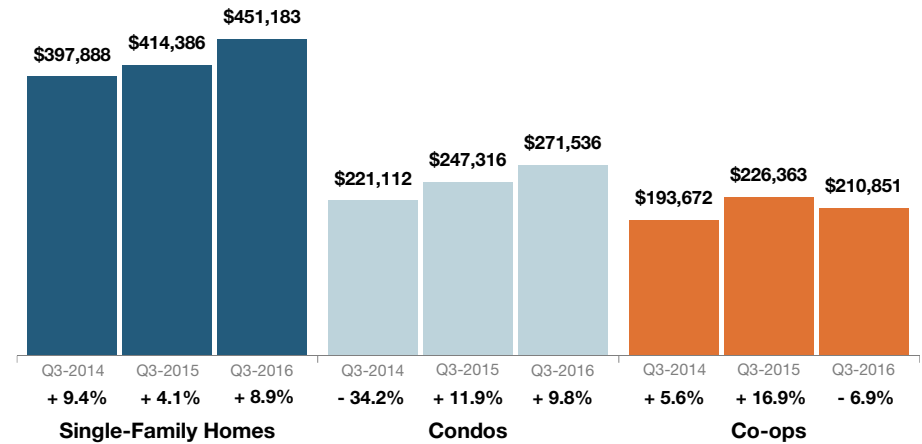
Average Sales Price

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

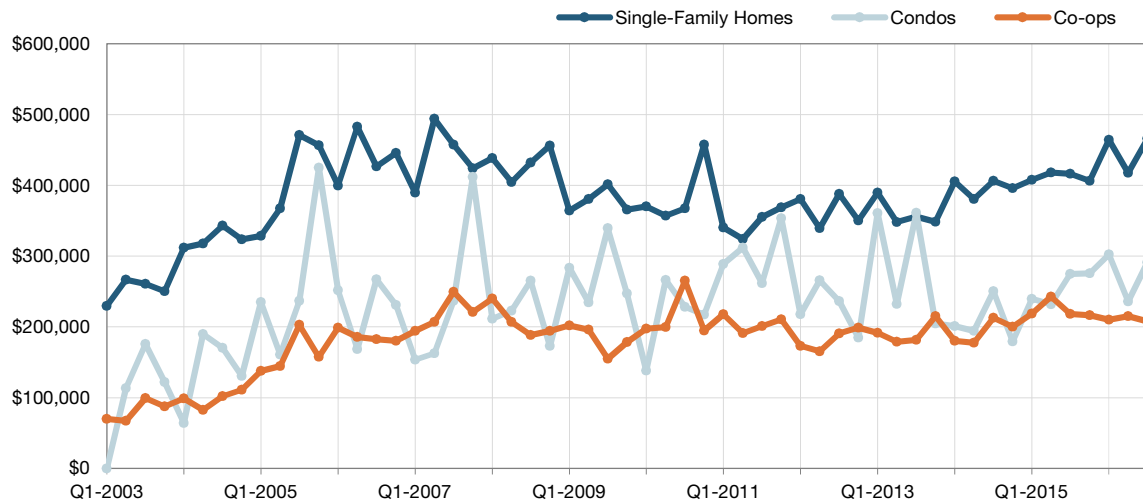
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Historical Average Sales Price by Quarter



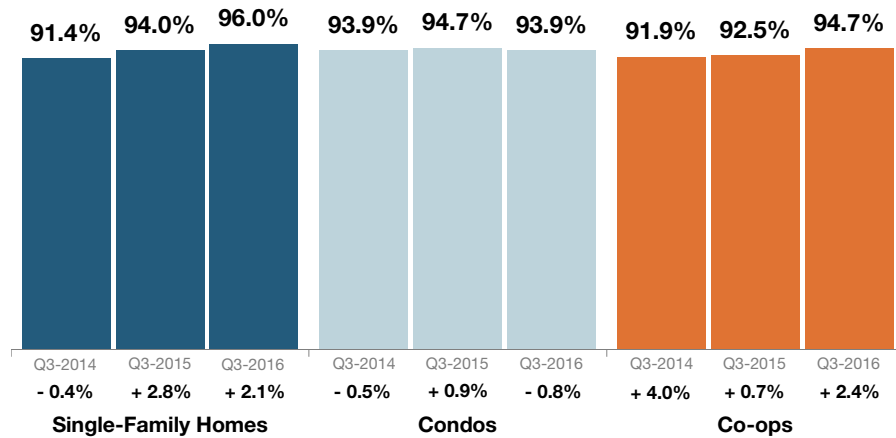
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	\$348,542	\$204,929	\$215,059
Q1-2014	\$405,466	\$201,085	\$180,161
Q2-2014	\$380,710	\$194,242	\$177,745
Q3-2014	\$406,327	\$250,448	\$212,941
Q4-2014	\$395,862	\$179,438	\$200,413
Q1-2015	\$407,792	\$239,719	\$218,730
Q2-2015	\$417,903	\$232,005	\$242,513
Q3-2015	\$416,195	\$274,639	\$218,081
Q4-2015	\$406,295	\$275,594	\$216,531
Q1-2016	\$464,019	\$302,556	\$210,169
Q2-2016	\$417,807	\$235,953	\$215,013
Q3-2016	\$465,894	\$291,280	\$208,018

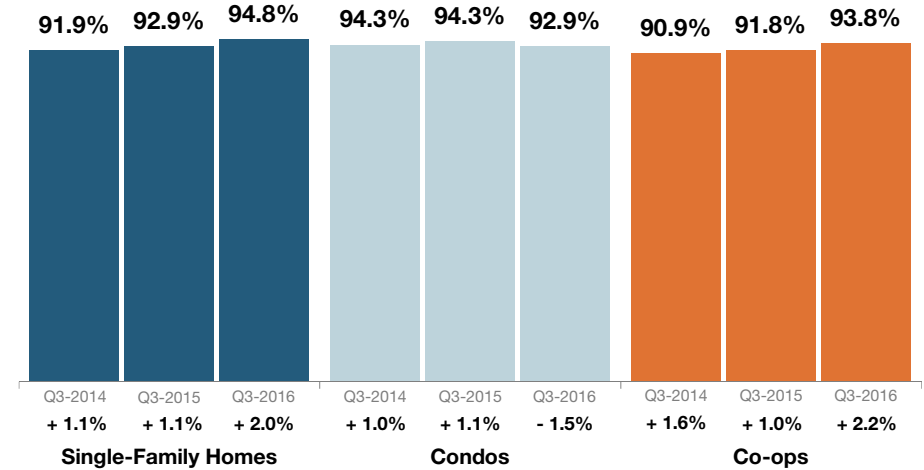
Percent of Original List Price Received

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.

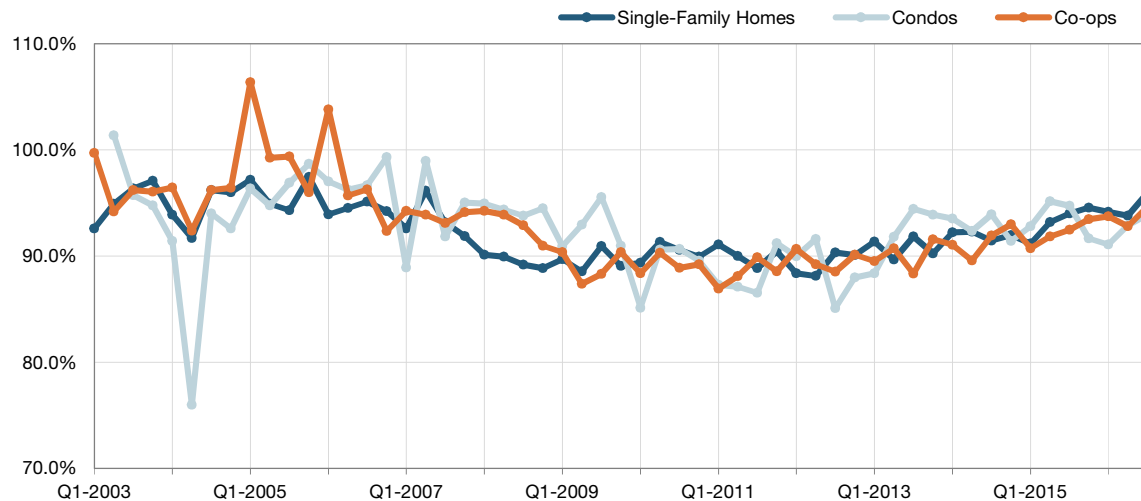
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Historical Percent of Original List Price Received by Quarter



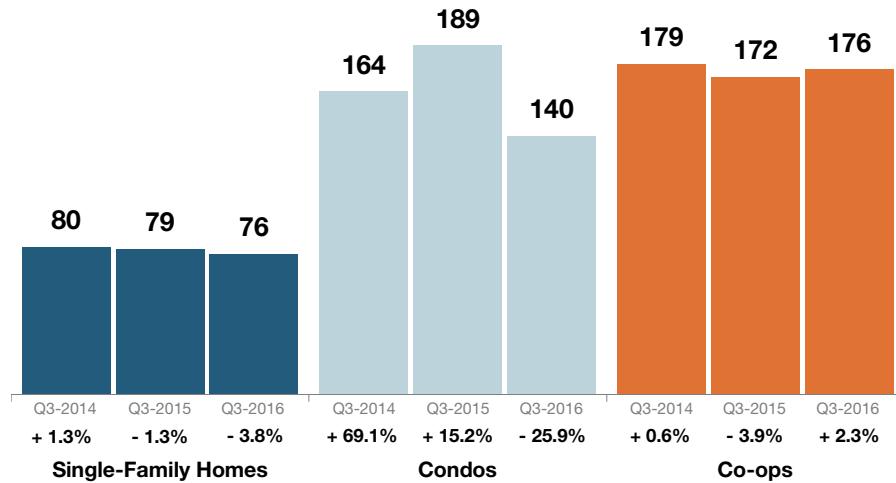
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	90.2%	93.9%	91.6%
Q1-2014	92.2%	93.5%	91.1%
Q2-2014	92.3%	92.4%	89.6%
Q3-2014	91.4%	93.9%	91.9%
Q4-2014	92.0%	91.4%	93.0%
Q1-2015	91.2%	92.8%	90.7%
Q2-2015	93.2%	95.2%	91.8%
Q3-2015	94.0%	94.7%	92.5%
Q4-2015	94.5%	91.7%	93.5%
Q1-2016	94.2%	91.1%	93.7%
Q2-2016	93.8%	92.9%	92.8%
Q3-2016	96.0%	93.9%	94.7%

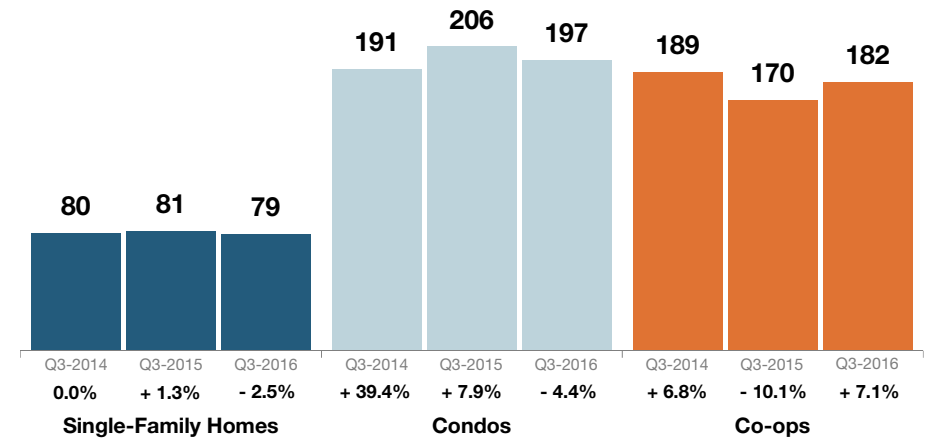
Housing Affordability Index

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.

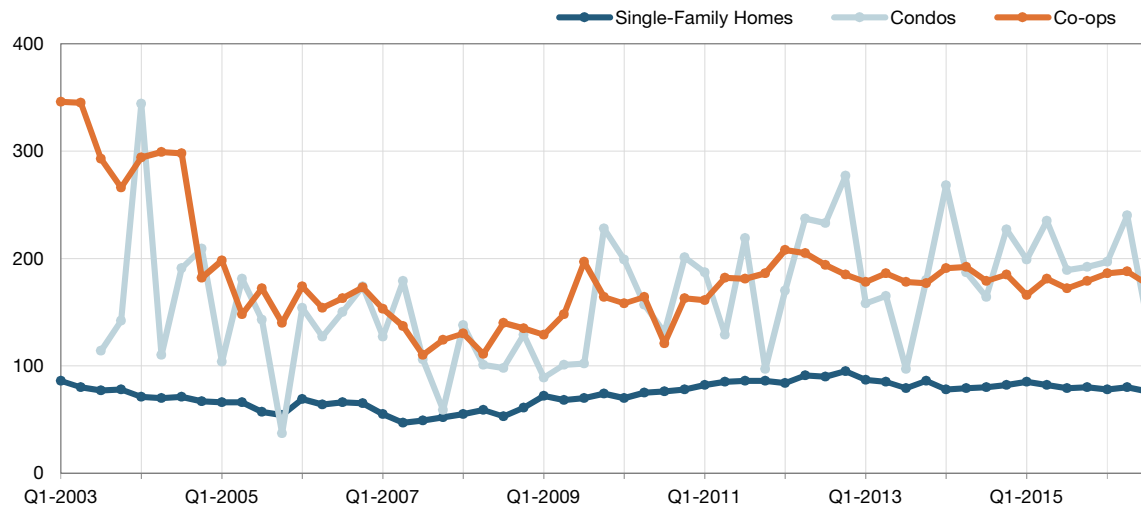
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Historical Housing Affordability Index by Quarter



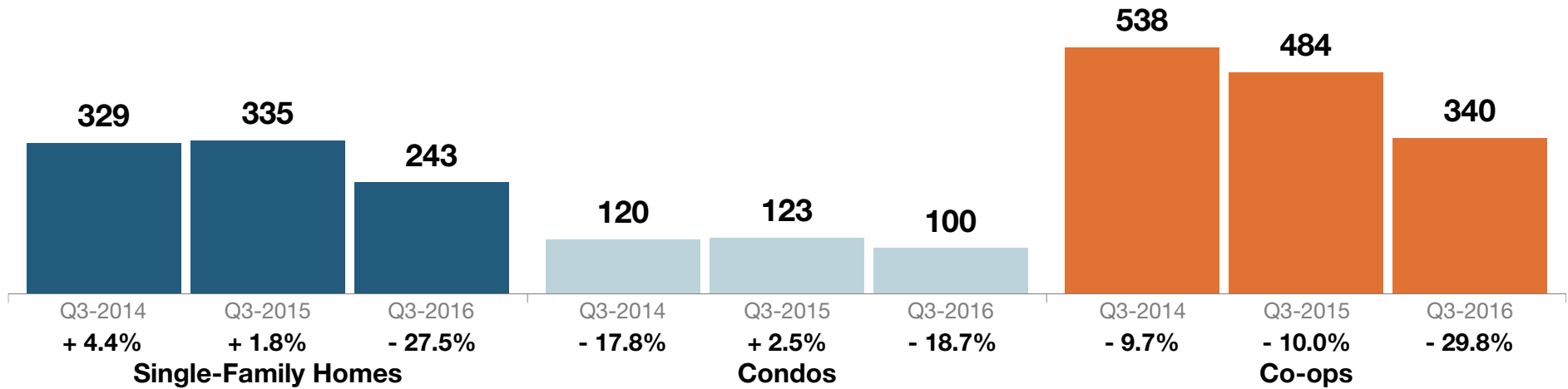
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	86	180	177
Q1-2014	78	268	191
Q2-2014	79	187	192
Q3-2014	80	164	179
Q4-2014	82	227	185
Q1-2015	85	199	166
Q2-2015	82	235	181
Q3-2015	79	189	172
Q4-2015	80	192	179
Q1-2016	78	197	186
Q2-2016	80	240	188
Q3-2016	76	140	176

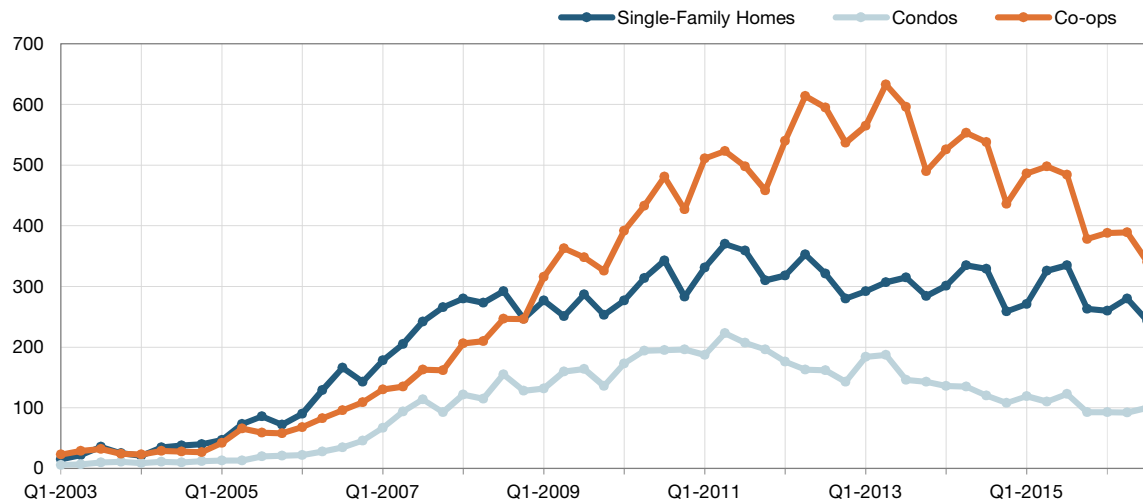
Inventory of Homes for Sale

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

Q3-2016



Historical Inventory of Homes for Sale by Quarter



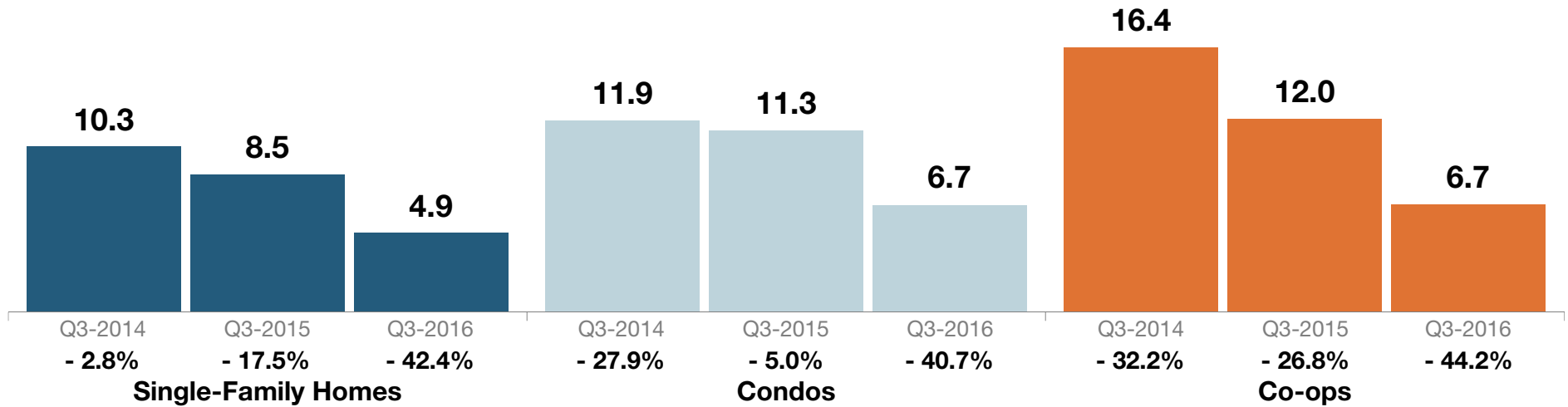
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	284	143	490
Q1-2014	301	136	526
Q2-2014	335	135	553
Q3-2014	329	120	538
Q4-2014	259	108	436
Q1-2015	271	119	486
Q2-2015	326	110	498
Q3-2015	335	123	484
Q4-2015	263	93	378
Q1-2016	260	93	388
Q2-2016	280	92	389
Q3-2016	243	100	340

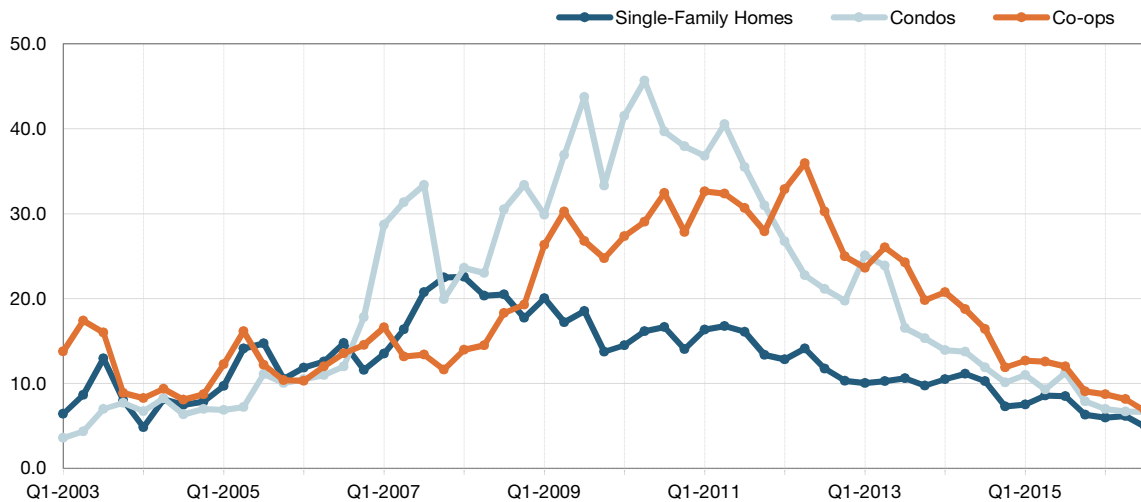
Months Supply of Inventory

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.

Q3-2016



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
Q4-2013	9.8	15.3	19.8
Q1-2014	10.5	13.9	20.8
Q2-2014	11.1	13.7	18.7
Q3-2014	10.3	11.9	16.4
Q4-2014	7.3	10.1	11.9
Q1-2015	7.5	11.0	12.7
Q2-2015	8.6	9.3	12.6
Q3-2015	8.5	11.3	12.0
Q4-2015	6.3	7.9	9.1
Q1-2016	6.0	7.0	8.7
Q2-2016	6.2	6.7	8.2
Q3-2016	4.9	6.7	6.7

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	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	<p>484, 589, 672, 579, 443, 573, 636, 581, 398, 530, 610, 544</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	581	544	- 6.4%	1,790	1,684	- 5.9%
Pending Sales	<p>154, 191, 275, 278, 248, 219, 327, 292, 303, 291, 394, 395</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	292	395	+ 35.3%	838	1,080	+ 28.9%
Closed Sales	<p>215, 142, 206, 266, 297, 215, 253, 276, 312, 264, 284, 351</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	276	351	+ 27.2%	744	899	+ 20.8%
Days on Market	<p>209, 194, 145, 120, 106, 129, 121, 112, 104, 111, 115, 114</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	112	114	+ 1.8%	120	113	- 5.8%
Median Sales Price	<p>\$272,500, \$273,000, \$250,000, \$291,000, \$274,500, \$275,000, \$275,000, \$291,500, \$292,500, \$310,000, \$277,500, \$295,000</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	\$291,500	\$295,000	+ 1.2%	\$285,000	\$297,000	+ 4.2%
Average Sales Price	<p>\$270,877, \$291,341, \$265,986, \$301,461, \$288,968, \$300,508, \$315,319, \$309,545, \$310,132, \$332,993, \$297,740, \$327,901</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	\$309,545	\$327,901	+ 5.9%	\$308,897	\$319,868	+ 3.6%
Pct. of Orig. Price Received	<p>91.3%, 91.9%, 91.1%, 92.0%, 92.4%, 91.2%, 92.8%, 93.4%, 93.8%, 93.7%, 93.2%, 95.1%</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	93.4%	95.1%	+ 1.8%	92.6%	94.1%	+ 1.6%
Housing Affordability Index	<p>107, 104, 116, 100, 108, 112, 112, 104, 104, 99, 112, 107</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	104	107	+ 2.9%	106	106	0.0%
Inventory of Homes for Sale	<p>917, 963, 1,023, 987, 803, 876, 934, 942, 734, 741, 761, 683</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	942	683	- 27.5%	--	--	--
Months Supply of Inventory	<p>14.5, 15.1, 14.7, 13.2, 9.7, 10.3, 10.5, 10.4, 7.7, 7.3, 7.1, 5.9</p> <p>Q4-2013, Q2-2014, Q4-2014, Q2-2015, Q4-2015, Q2-2016</p>	10.4	5.9	- 43.3%	--	--	--