

Quarterly Indicators

Bronx County



Q2-2018

Housing markets across the nation are most assuredly active this summer, and buyer competition is manifesting itself into several quick sales above asking price. While the strength of the U.S. economy has helped purchase offers pile up, the Fed recently increased the federal funds rate by 0.25 percent, marking the second rate hike this year and seventh since late 2015. Although the 30-year mortgage rate did not increase, buyers often react by locking in at the current rate ahead of assumed higher rates later. When this happens, accelerated price increases are possible, causing further strain on affordability.

- Single-Family Closed Sales were up 3.2 percent to 128.
- Condos Closed Sales were up 32.4 percent to 49.
- Co-ops Closed Sales were up 7.6 percent to 170.

- Single-Family Median Sales Price increased 1.1 percent to \$451,950.
- Condos Median Sales Price increased 9.8 percent to \$225,000.
- Co-ops Median Sales Price decreased 1.6 percent to \$201,250.

Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.

Quarterly Snapshot

+ 8.8% **- 19.6%** **+ 1.7%**

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 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



Bronx County

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	Q2-2017	Q2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>252, 189, 213, 279, 235, 157, 209, 255, 232, 190, 197, 257</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	255	257	+ 0.8%	464	454	- 2.2%
Pending Sales	<p>132, 130, 107, 148, 160, 119, 112, 132, 157, 141, 132, 163</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	132	163	+ 23.5%	244	295	+ 20.9%
Closed Sales	<p>120, 143, 120, 112, 149, 149, 126, 124, 131, 148, 127, 128</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	124	128	+ 3.2%	250	255	+ 2.0%
Days on Market	<p>83, 85, 86, 89, 102, 75, 79, 66, 65, 67, 73, 73</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	66	73	+ 10.6%	73	73	0.0%
Median Sales Price	<p>\$381,000, \$380,000, \$391,500, \$390,000, \$416,000, \$415,000, \$416,000, \$447,000, \$446,000, \$451,500, \$450,000, \$451,950</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	\$447,000	\$451,950	+ 1.1%	\$422,000	\$450,000	+ 6.6%
Average Sales Price	<p>\$416,195, \$406,295, \$465,319, \$417,916, \$465,379, \$444,074, \$472,990, \$482,266, \$467,891, \$500,798, \$492,317, \$482,771</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	\$452,266	\$482,771	+ 6.7%	\$462,681	\$487,526	+ 5.4%
Pct. of Orig. Price Received	<p>94.0%, 94.5%, 94.3%, 93.8%, 95.9%, 95.6%, 95.4%, 96.2%, 97.1%, 95.8%, 94.7%, 95.7%</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	96.2%	95.7%	- 0.5%	95.8%	95.2%	- 0.6%
Housing Affordability Index	<p>79, 80, 80, 82, 78, 75, 74, 71, 72, 70, 67, 66</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	71	66	- 7.0%	75	66	- 12.0%
Inventory of Homes for Sale	<p>337, 265, 264, 288, 268, 187, 213, 249, 241, 199, 196, 211</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	249	211	- 15.3%	--	--	--
Months Supply of Inventory	<p>8.7, 6.5, 6.2, 6.7, 5.9, 4.2, 4.7, 5.7, 5.6, 4.4, 4.2, 4.3</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	5.7	4.3	- 24.6%	--	--	--

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	Q2-2017	Q2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		87	71	- 18.4%	162	136	- 16.0%
Pending Sales		58	50	- 13.8%	89	96	+ 7.9%
Closed Sales		37	49	+ 32.4%	75	89	+ 18.7%
Days on Market		133	82	- 38.3%	118	88	- 25.4%
Median Sales Price		\$205,000	\$225,000	+ 9.8%	\$195,000	\$225,000	+ 15.4%
Average Sales Price		\$272,892	\$275,480	+ 0.9%	\$263,495	\$282,818	+ 7.3%
Pct. of Orig. Price Received		96.0%	98.2%	+ 2.3%	96.2%	97.8%	+ 1.7%
Housing Affordability Index		154	132	- 14.3%	162	132	- 18.5%
Inventory of Homes for Sale		106	73	- 31.1%	--	--	--
Months Supply of Inventory		7.6	4.6	- 39.5%	--	--	--

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.

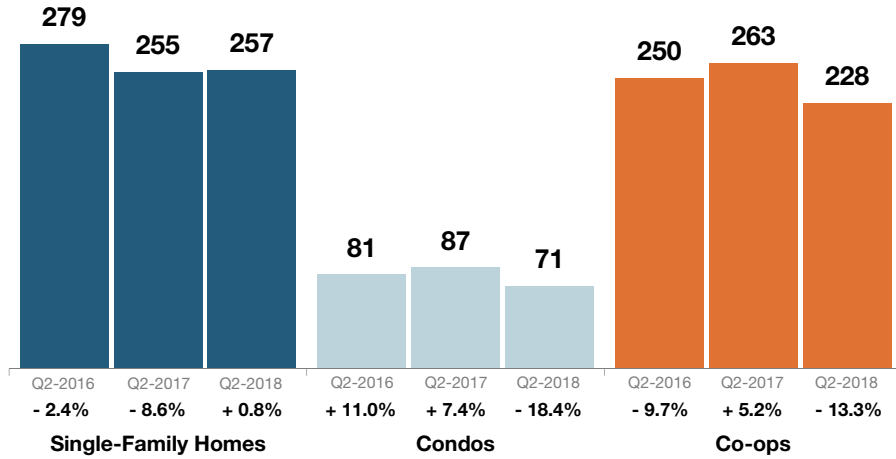


Key Metrics	Historical Sparkbars	Q2-2017	Q2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	<p>Q3-2015: 254, 161; Q1-2016: 241, 250; Q3-2016: 227, 193; Q1-2017: 237, 263; Q3-2017: 253, 174; Q1-2018: 234, 228</p>	263	228	- 13.3%	500	462	- 7.6%
Pending Sales	<p>Q3-2015: 128, 127; Q1-2016: 128, 164; Q3-2016: 130, 137; Q1-2017: 161, 199; Q3-2017: 148, 150; Q1-2018: 152, 206</p>	199	206	+ 3.5%	360	358	- 0.6%
Closed Sales	<p>Q3-2015: 130, 134; Q1-2016: 121, 126; Q3-2016: 158, 138; Q1-2017: 145, 158; Q3-2017: 179, 165; Q1-2018: 128, 170</p>	158	170	+ 7.6%	303	298	- 1.7%
Days on Market	<p>Q3-2015: 138, 131; Q1-2016: 137, 138; Q3-2016: 127, 136; Q1-2017: 106, 122; Q3-2017: 100, 99; Q1-2018: 96, 103</p>	122	103	- 15.6%	115	100	- 13.0%
Median Sales Price	<p>Q3-2015: \$175,000; Q1-2016: \$169,250, \$165,000; Q3-2016: \$166,000, \$181,475; Q1-2017: \$164,750, \$175,000; Q3-2017: \$204,500, \$180,000; Q1-2018: \$180,000, \$185,000, \$201,250</p>	\$204,500	\$201,250	- 1.6%	\$186,000	\$190,000	+ 2.2%
Average Sales Price	<p>Q3-2015: \$218,081; Q1-2016: \$216,551, \$210,169; Q3-2016: \$215,013, \$210,742; Q1-2017: \$195,366, \$213,054; Q3-2017: \$229,744, \$228,889; Q1-2018: \$220,320, \$221,787, \$236,600</p>	\$229,744	\$236,600	+ 3.0%	\$221,757	\$230,237	+ 3.8%
Pct. of Orig. Price Received	<p>Q3-2015: 92.5%; Q1-2016: 93.5%, 93.7%; Q3-2016: 92.8%, 94.7%; Q1-2017: 94.0%, 94.1%; Q3-2017: 95.4%, 96.6%, 96.5%; Q1-2018: 97.4%, 96.5%</p>	95.4%	96.5%	+ 1.2%	94.8%	96.9%	+ 2.2%
Housing Affordability Index	<p>Q3-2015: 172, 179; Q1-2016: 191, 192; Q3-2016: 178, 189; Q1-2017: 175, 155; Q3-2017: 177, 175; Q1-2018: 164, 148</p>	155	148	- 4.5%	170	157	- 7.6%
Inventory of Homes for Sale	<p>Q3-2015: 484; Q1-2016: 378, 390, 398; Q3-2016: 383, 342; Q1-2017: 322, 309; Q3-2017: 326, 279; Q1-2018: 289, 250</p>	309	250	- 19.1%	--	--	--
Months Supply of Inventory	<p>Q3-2015: 12.0; Q1-2016: 9.1, 8.9, 8.7; Q3-2016: 8.4, 7.3; Q1-2017: 6.5, 5.9; Q3-2017: 6.1, 5.1; Q1-2018: 5.3, 4.6</p>	5.9	4.6	- 22.0%	--	--	--

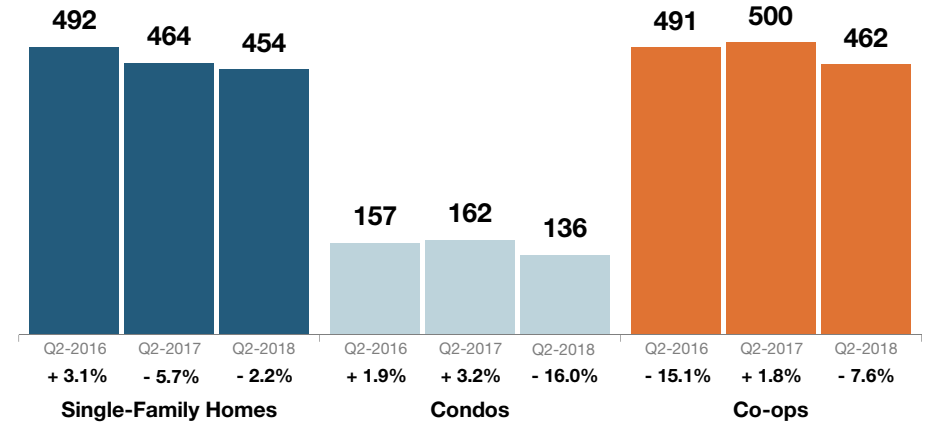
New Listings

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

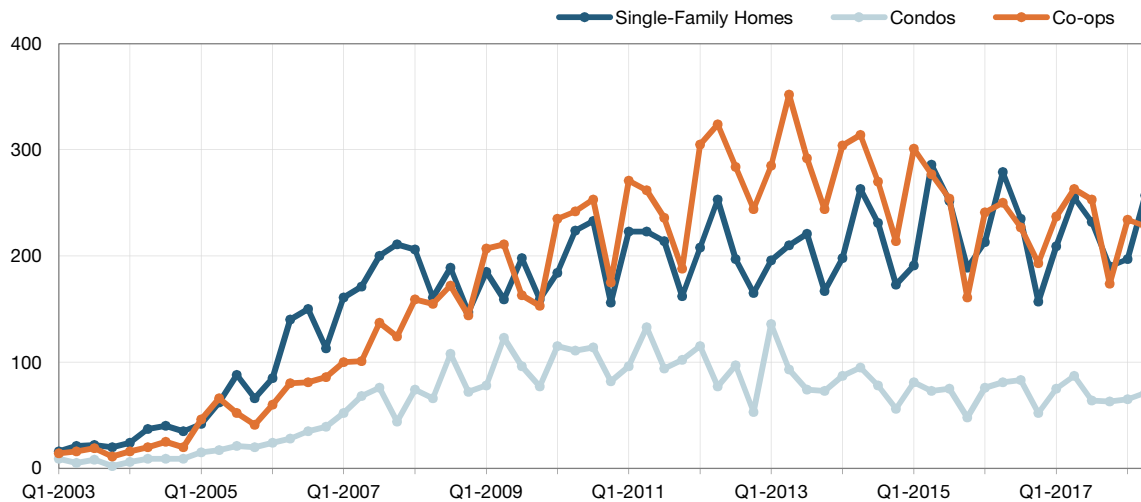
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Year to Date



Historical New Listings by Quarter



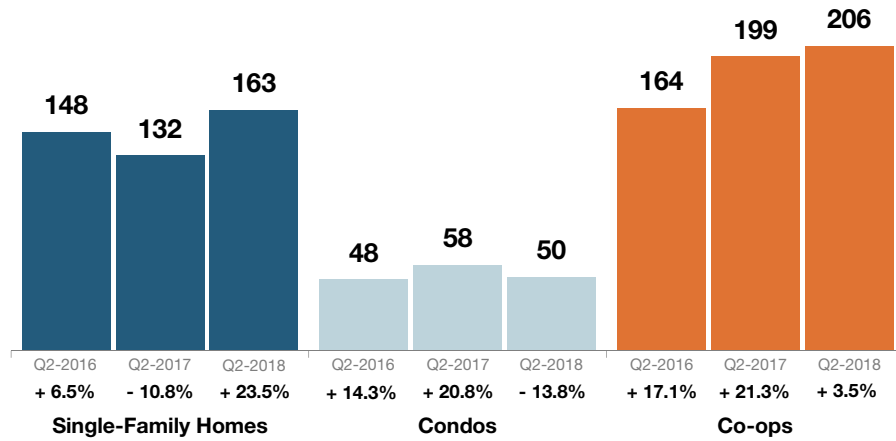
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	252	75	254
Q4-2015	189	48	161
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

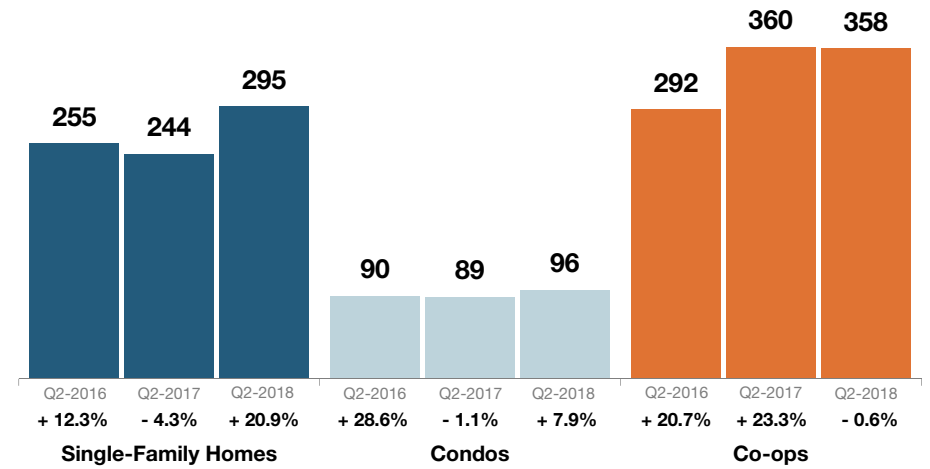
Pending Sales

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

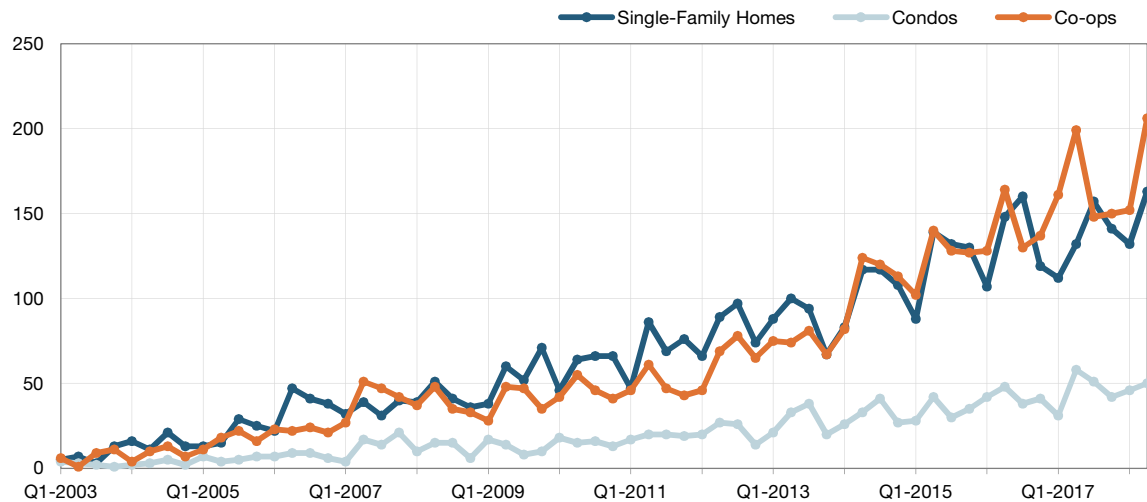
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Historical Pending Sales by Quarter



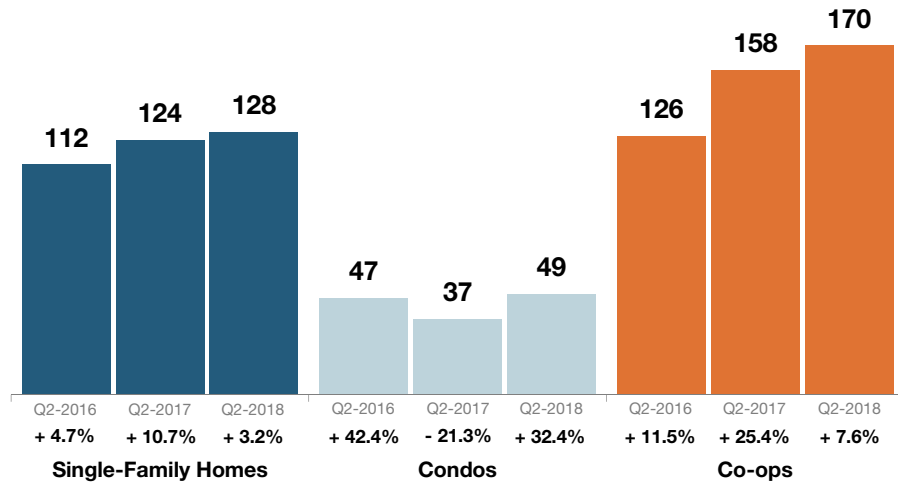
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	132	30	128
Q4-2015	130	35	127
Q1-2016	107	42	128
Q2-2016	148	48	164
Q3-2016	160	38	130
Q4-2016	119	41	137
Q1-2017	112	31	161
Q2-2017	132	58	199
Q3-2017	157	51	148
Q4-2017	141	42	150
Q1-2018	132	46	152
Q2-2018	163	50	206

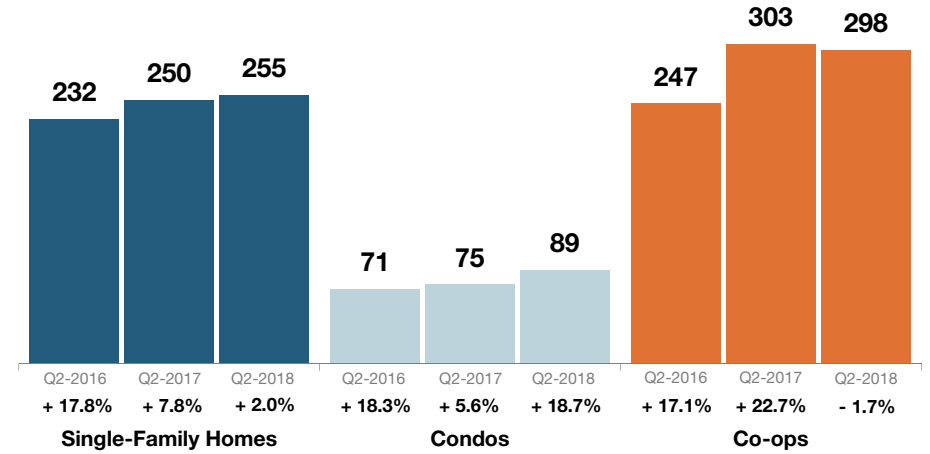
Closed Sales

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

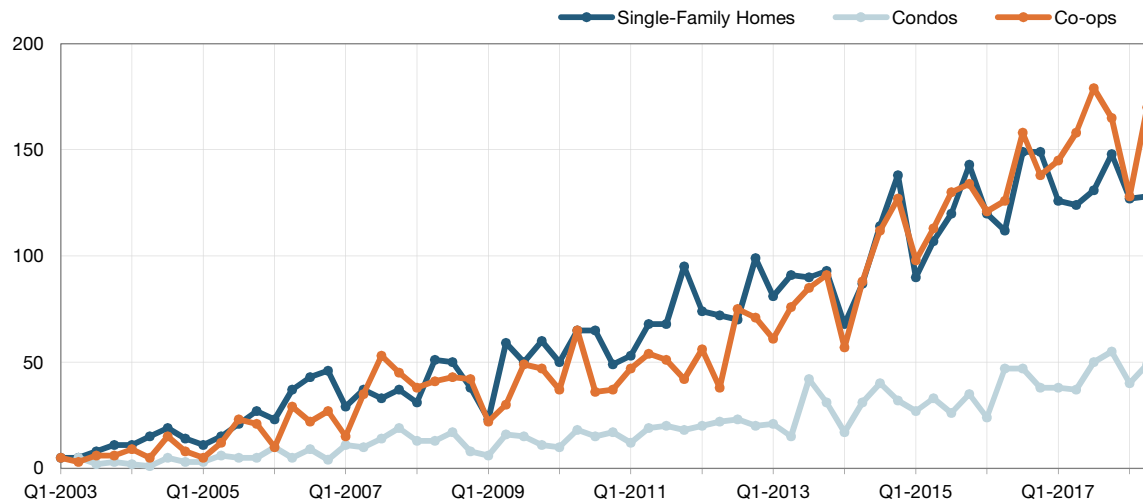
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Historical Closed Sales by Quarter



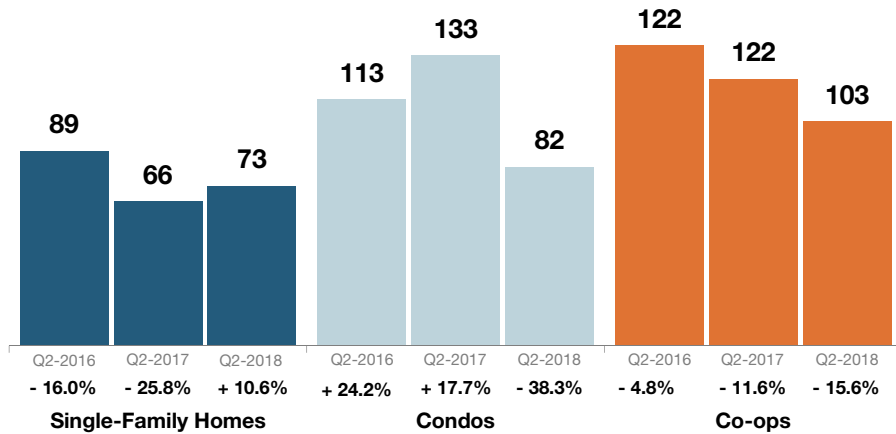
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	120	26	130
Q4-2015	143	35	134
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	165
Q1-2018	127	40	128
Q2-2018	128	49	170

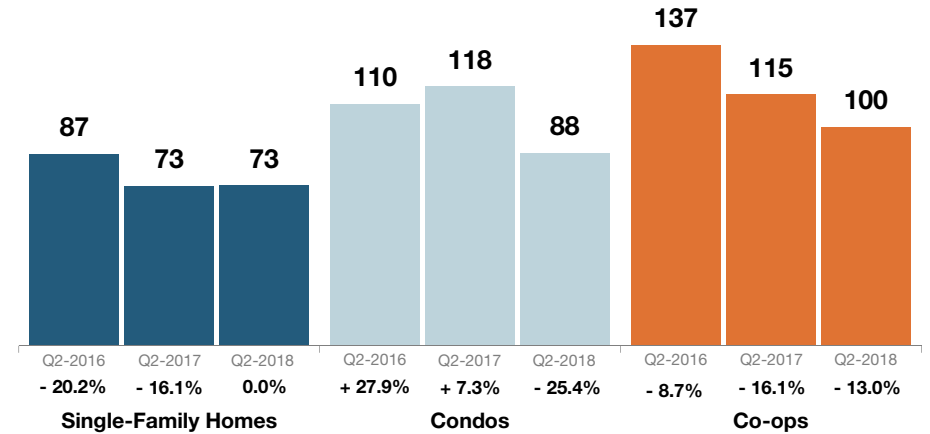
Days on Market Until Sale

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

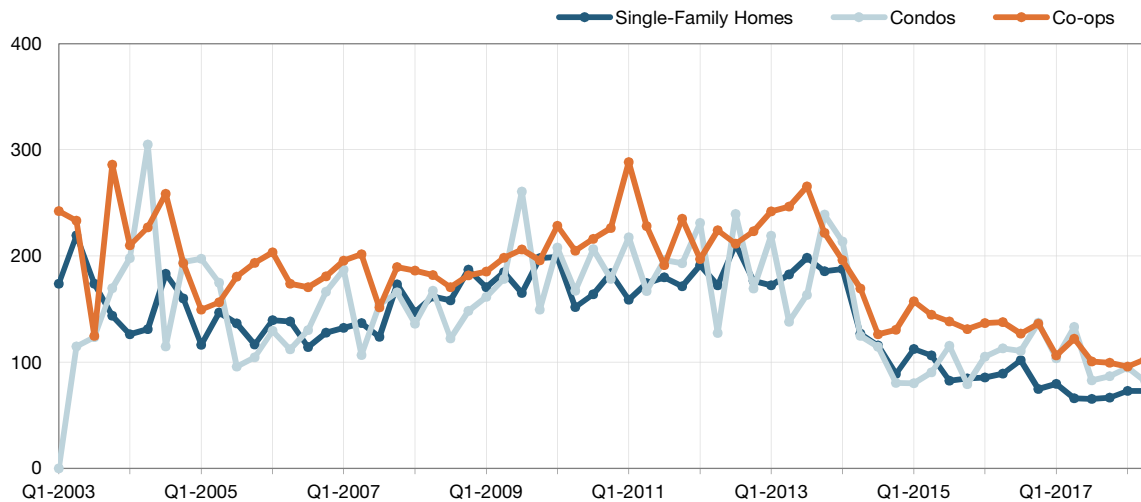
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Historical Days on Market Until Sale by Quarter



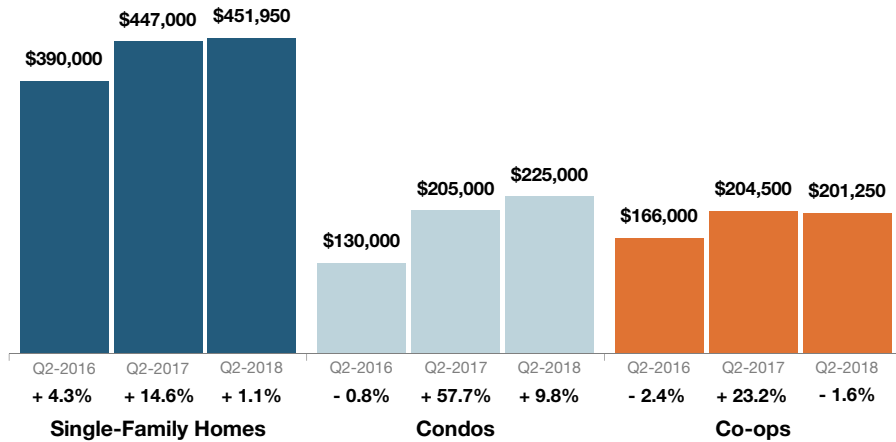
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	83	116	138
Q4-2015	85	79	131
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	82	103

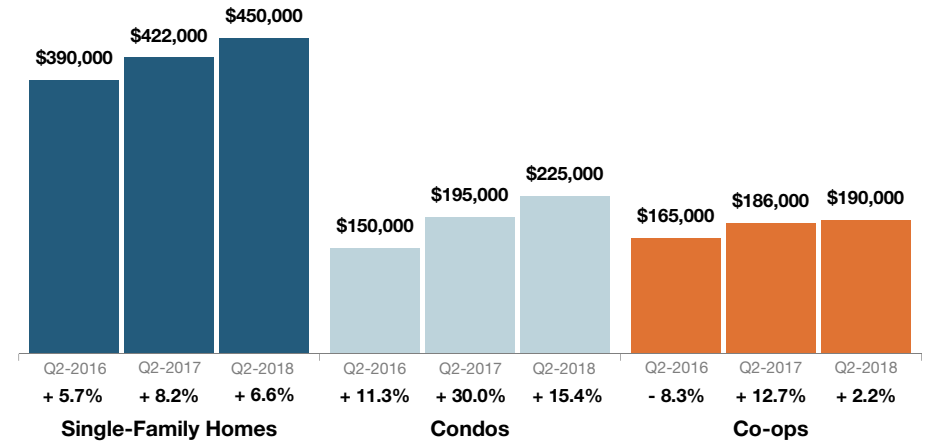
Median Sales Price

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

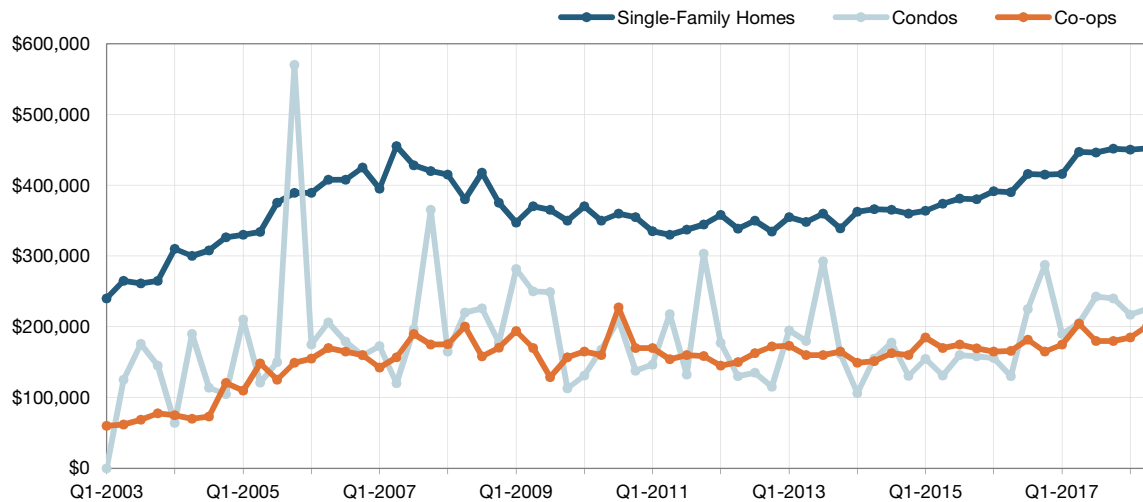
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Historical Median Sales Price by Quarter



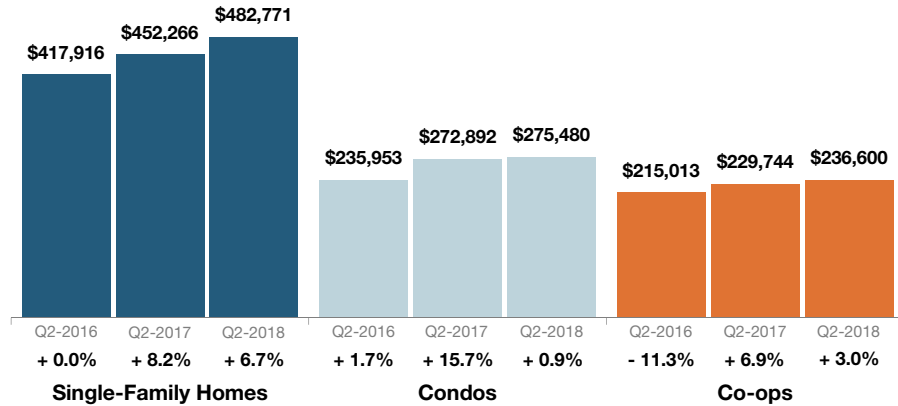
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	\$381,000	\$160,000	\$175,000
Q4-2015	\$380,000	\$158,000	\$169,250
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	\$451,950	\$225,000	\$201,250

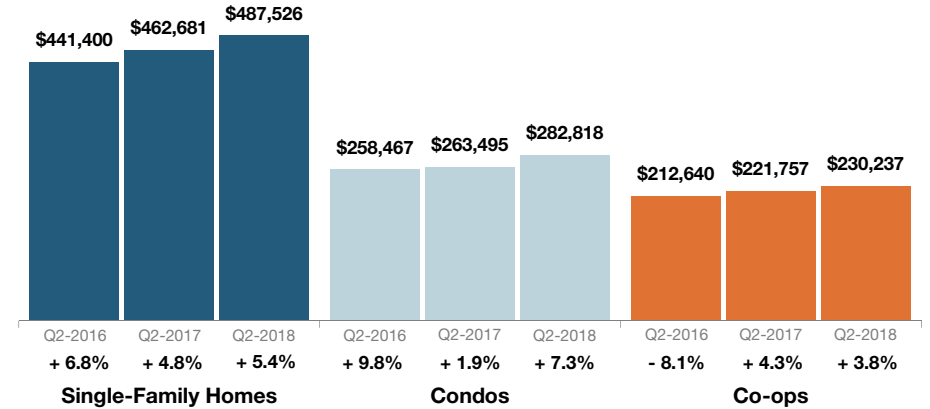
Average Sales Price

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

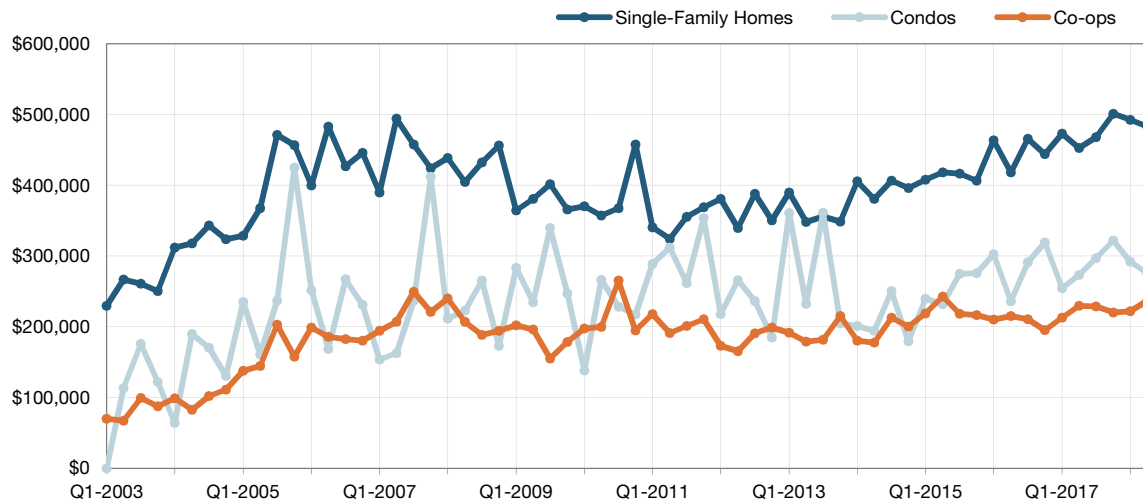
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Historical Average Sales Price by Quarter



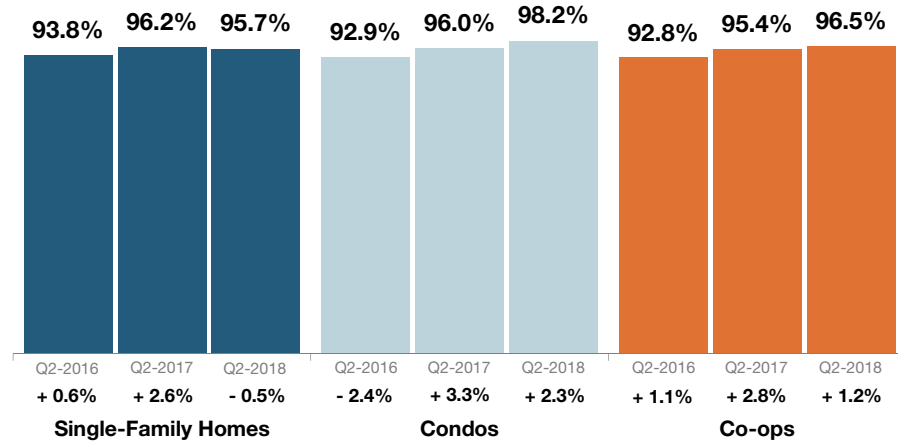
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	\$416,195	\$274,639	\$218,081
Q4-2015	\$406,295	\$275,594	\$216,531
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	\$220,320
Q1-2018	\$492,317	\$291,808	\$221,787
Q2-2018	\$482,771	\$275,480	\$236,600

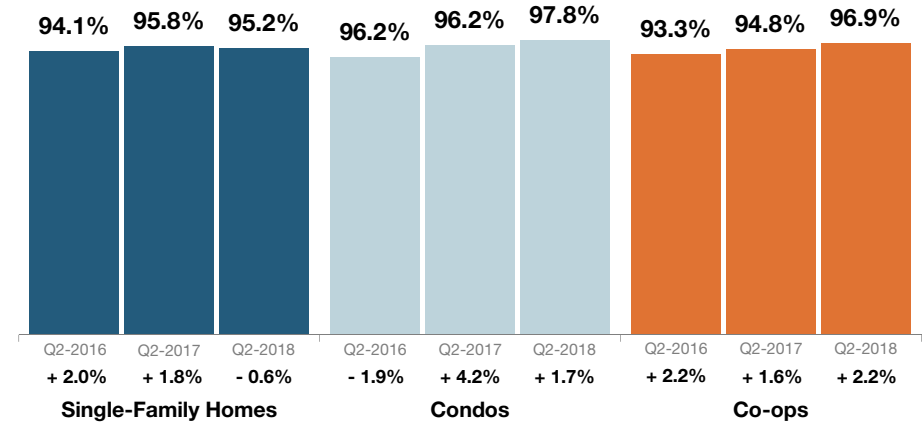
Percent of Original List Price Received

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.

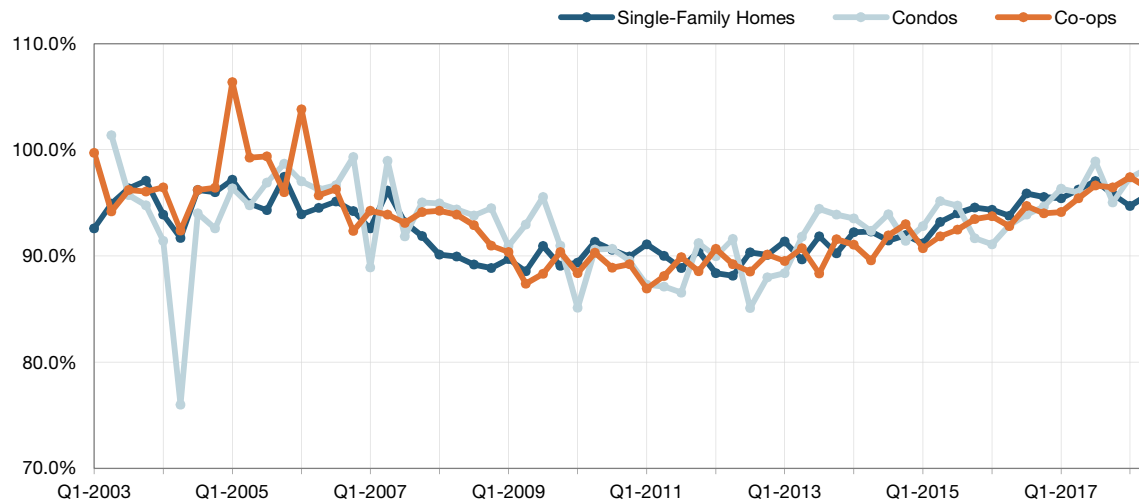
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Historical Percent of Original List Price Received by Quarter



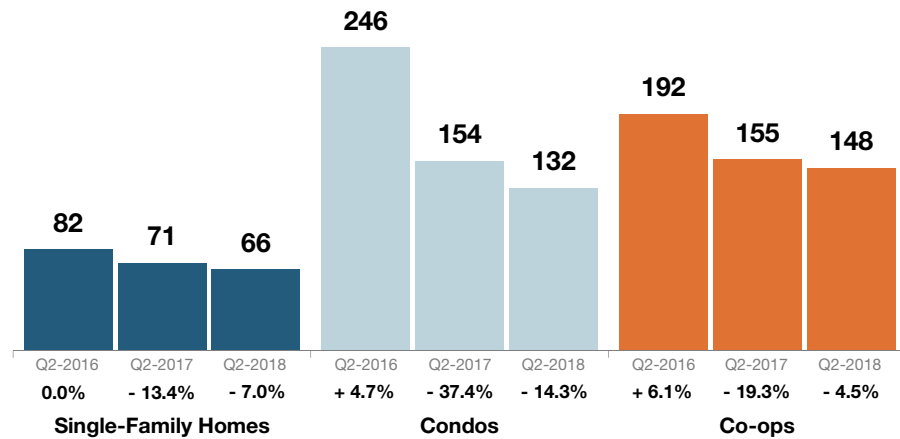
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	94.0%	94.7%	92.5%
Q4-2015	94.5%	91.7%	93.5%
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%	96.5%
Q1-2018	94.7%	97.4%	97.4%
Q2-2018	95.7%	98.2%	96.5%

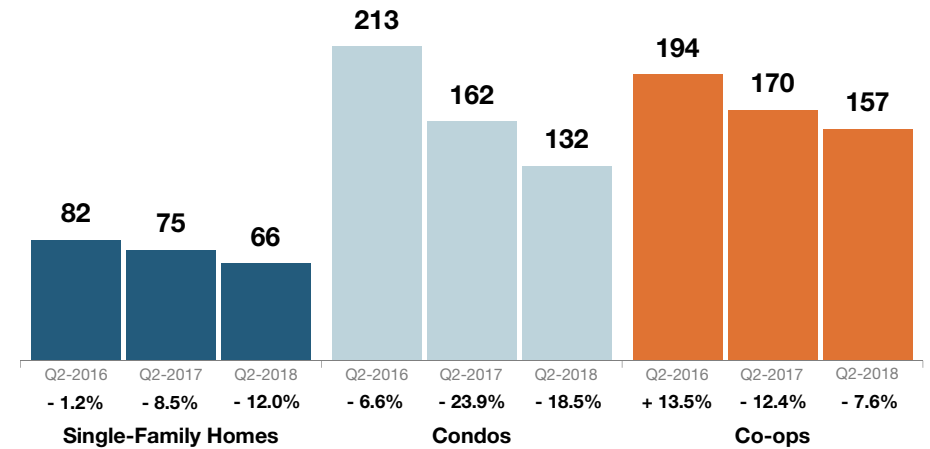
Housing Affordability Index

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.

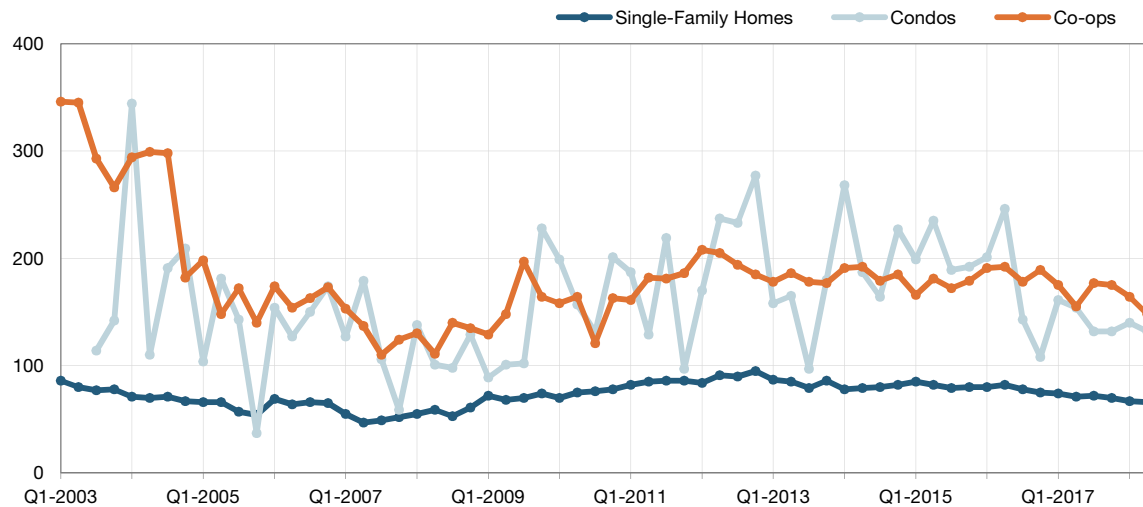
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Historical Housing Affordability Index by Quarter



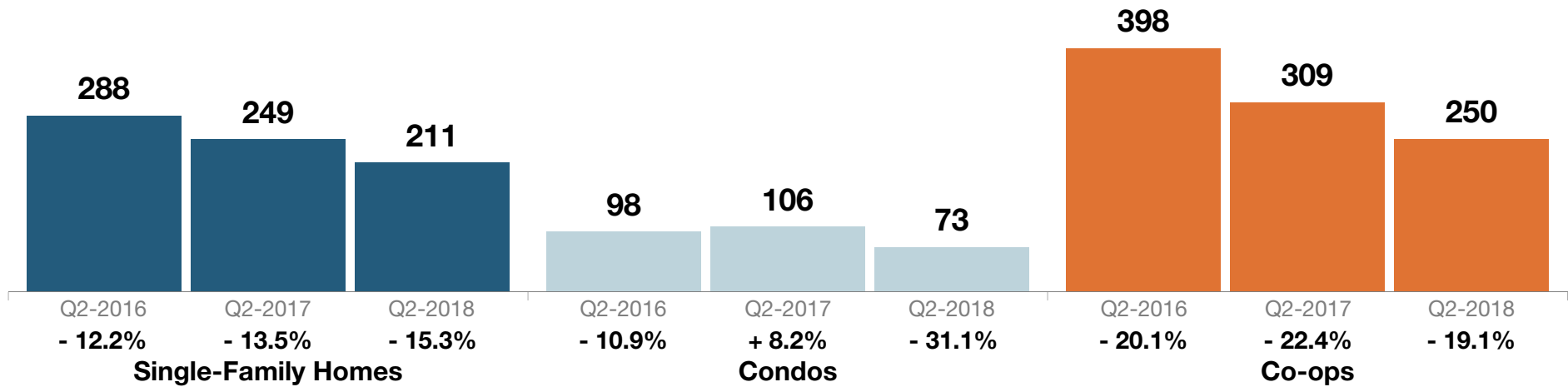
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	79	189	172
Q4-2015	80	192	179
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	132	148

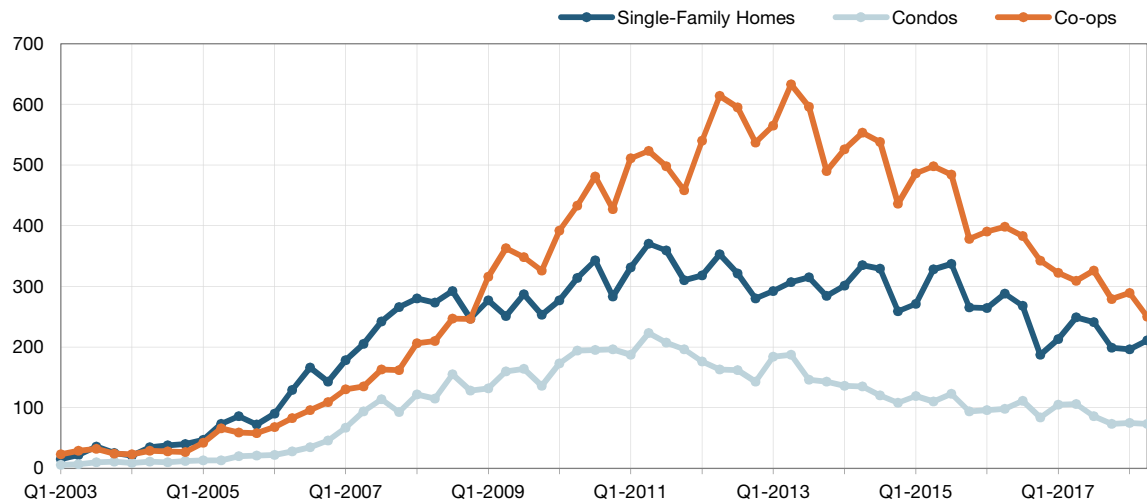
Inventory of Homes for Sale

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

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Historical Inventory of Homes for Sale by Quarter



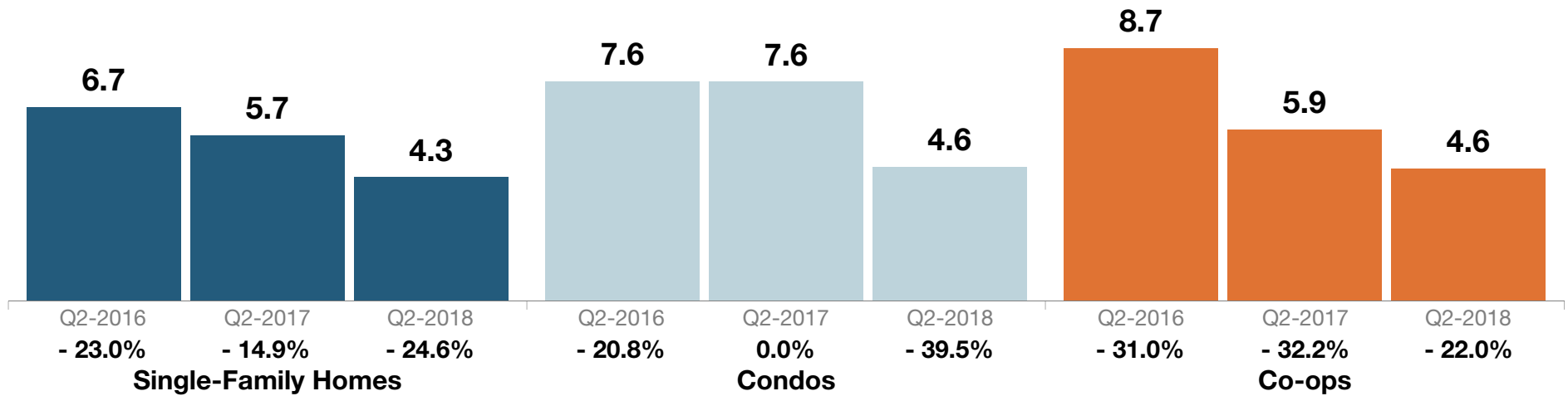
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	337	123	484
Q4-2015	265	94	378
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	106	309
Q3-2017	241	86	326
Q4-2017	199	73	279
Q1-2018	196	75	289
Q2-2018	211	73	250

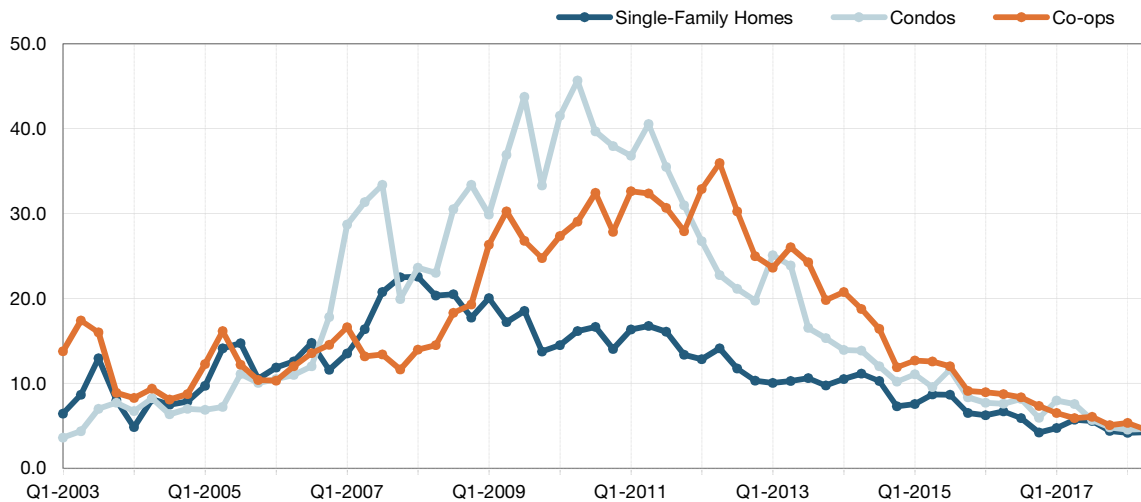
Months Supply of Inventory

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.

Q2-2018



Historical Months Supply of Inventory by Quarter

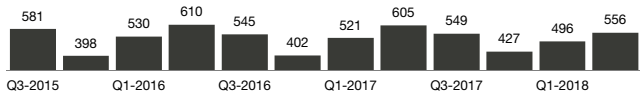
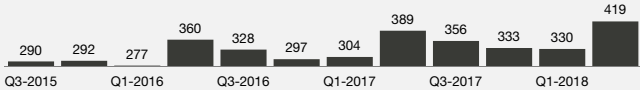
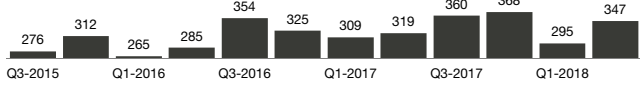
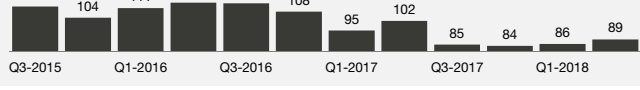

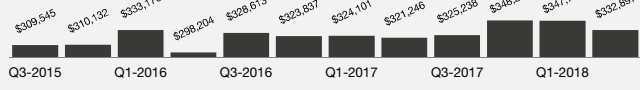
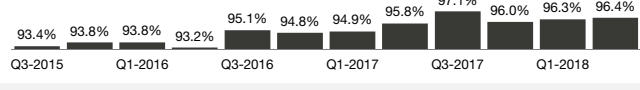
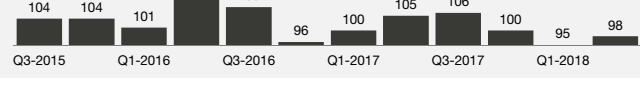
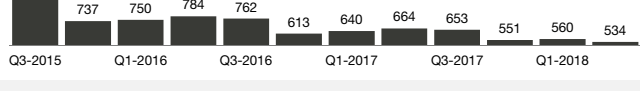
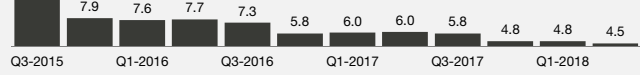


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q3-2015	8.7	11.6	12.0
Q4-2015	6.5	8.4	9.1
Q1-2016	6.2	7.7	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	4.7	8.0	6.5
Q2-2017	5.7	7.6	5.9
Q3-2017	5.6	5.7	6.1
Q4-2017	4.4	4.8	5.1
Q1-2018	4.2	4.6	5.3
Q2-2018	4.3	4.6	4.6

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	Q2-2017	Q2-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings	 <p>581, 398, 530, 610, 545, 402, 521, 605, 549, 427, 496, 556</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	605	556	- 8.1%	1,126	1,052	- 6.6%
Pending Sales	 <p>290, 292, 277, 360, 328, 297, 304, 389, 356, 333, 330, 419</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	389	419	+ 7.7%	693	749	+ 8.1%
Closed Sales	 <p>276, 312, 265, 285, 354, 325, 309, 319, 360, 368, 295, 347</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	319	347	+ 8.8%	628	642	+ 2.2%
Days on Market	 <p>112, 104, 111, 115, 114, 108, 95, 102, 85, 84, 86, 89</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	102	89	- 12.7%	98	87	- 11.2%
Median Sales Price	 <p>\$291,500, \$292,500, \$310,000, \$290,000, \$297,500, \$325,000, \$305,000, \$299,900, \$300,000, \$315,000, \$316,000, \$305,000</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	\$299,900	\$305,000	+ 1.7%	\$300,000	\$310,000	+ 3.3%
Average Sales Price	 <p>\$309,545, \$310,132, \$333,170, \$298,204, \$328,613, \$323,837, \$324,101, \$321,246, \$325,238, \$348,258, \$347,747, \$332,897</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	\$321,246	\$332,897	+ 3.6%	\$322,651	\$339,721	+ 5.3%
Pct. of Orig. Price Received	 <p>93.4%, 93.8%, 93.8%, 93.2%, 95.1%, 94.8%, 94.9%, 95.8%, 97.1%, 96.0%, 96.3%, 96.4%</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	95.8%	96.4%	+ 0.6%	95.4%	96.4%	+ 1.0%
Housing Affordability Index	 <p>104, 104, 101, 114, 108, 96, 100, 105, 106, 100, 95, 98</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	105	98	- 6.7%	105	96	- 8.6%
Inventory of Homes for Sale	 <p>944, 737, 750, 784, 762, 613, 640, 664, 653, 551, 560, 534</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	664	534	- 19.6%	--	--	--
Months Supply of Inventory	 <p>10.5, 7.9, 7.6, 7.7, 7.3, 5.8, 6.0, 6.0, 5.8, 4.8, 4.8, 4.5</p> <p>Q3-2015, Q1-2016, Q3-2016, Q1-2017, Q3-2017, Q1-2018</p>	6.0	4.5	- 25.0%	--	--	--