

Quarterly Indicators

Bronx County



Q1-2019

In addition to the quandary of ongoing housing price increases and affordability concerns in many U.S. markets, the first quarter of 2019 saw a fair share of adverse weather as well. Sales totals were mixed across the nation and sometimes dependent on what was a persistent wintry mix, especially in the Great Plains, Midwest and Northeast. Meanwhile, new listings and total homes for sale have been trending lower in year-over-year comparisons in many areas, and last year's marks were already quite low.

- Single-Family Closed Sales were down 9.4 percent to 115.
- Condos Closed Sales were down 17.5 percent to 33.
- Co-ops Closed Sales were up 3.9 percent to 133.

- Single-Family Median Sales Price increased 6.2 percent to \$478,000.
- Condos Median Sales Price increased 12.9 percent to \$245,000.
- Co-ops Median Sales Price increased 5.4 percent to \$195,000.

The Federal Reserve recently announced that no further interest rate hikes are planned for 2019. Given the fact that the federal funds rate has increased nine times over the past three years, this was welcome news for U.S. consumers, which carry an approximate average of \$6,000 in revolving credit card debt per household. Fed actions also tend to affect mortgage rates, so the pause in rate hikes was also welcome news to the residential real estate industry.

Quarterly Snapshot

- 4.7% **+ 1.9%** **+ 8.5%**

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.

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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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>279, 235, 157, 209, 255, 232, 190, 197, 257, 266, 190, 248</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	197	248	+ 25.9%	197	248	+ 25.9%
Pending Sales	<p>148, 159, 120, 112, 130, 154, 134, 120, 149, 144, 146, 124</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	120	124	+ 3.3%	120	124	+ 3.3%
Closed Sales	<p>112, 149, 149, 126, 124, 131, 148, 127, 129, 143, 158, 115</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	127	115	- 9.4%	127	115	- 9.4%
Days on Market	<p>89, 102, 75, 79, 66, 65, 67, 73, 73, 79, 68, 76</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	73	76	+ 4.1%	73	76	+ 4.1%
Median Sales Price	<p>\$380,000, \$416,000, \$415,000, \$416,000, \$447,000, \$446,000, \$451,500, \$450,000, \$452,000, \$471,000, \$483,850, \$478,000</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$450,000	\$478,000	+ 6.2%	\$450,000	\$478,000	+ 6.2%
Average Sales Price	<p>\$417,916, \$465,379, \$444,074, \$472,920, \$452,266, \$467,691, \$500,798, \$492,317, \$482,905, \$511,212, \$507,694, \$490,665</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$492,317	\$490,665	- 0.3%	\$492,317	\$490,665	- 0.3%
Pct. of Orig. Price Received	<p>93.8%, 95.9%, 95.6%, 95.4%, 96.2%, 97.1%, 95.8%, 94.7%, 95.7%, 96.2%, 94.9%, 94.7%</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	94.7%	94.7%	0.0%	94.7%	94.7%	0.0%
Housing Affordability Index	<p>82, 78, 75, 74, 71, 72, 70, 67, 66, 64, 57, 63</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	67	63	- 6.0%	67	63	- 6.0%
Inventory of Homes for Sale	<p>288, 268, 187, 213, 249, 241, 200, 201, 227, 248, 195, 233</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	201	233	+ 15.9%	--	--	--
Months Supply of Inventory	<p>6.7, 5.9, 4.2, 4.7, 5.7, 5.6, 4.5, 4.5, 4.9, 5.4, 4.2, 5.0</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	4.5	5.0	+ 11.1%	--	--	--

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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>81, 83, 52, 75, 87, 64, 63, 65, 71, 75, 70, 96</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	65	96	+ 47.7%	65	96	+ 47.7%
Pending Sales	<p>48, 38, 41, 31, 57, 51, 39, 43, 44, 45, 40, 58</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	43	58	+ 34.9%	43	58	+ 34.9%
Closed Sales	<p>47, 47, 38, 38, 37, 50, 55, 40, 51, 46, 45, 33</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	40	33	- 17.5%	40	33	- 17.5%
Days on Market	<p>113, 111, 137, 104, 133, 83, 87, 95, 80, 88, 68, 77</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	95	77	- 18.9%	95	77	- 18.9%
Median Sales Price	<p>\$130,000, \$225,000, \$287,500, \$190,000, \$205,000, \$242,500, \$240,000, \$217,000, \$230,000, \$248,500, \$400,000, \$245,000</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$217,000	\$245,000	+ 12.9%	\$217,000	\$245,000	+ 12.9%
Average Sales Price	<p>\$235,853, \$231,280, \$318,934, \$254,345, \$272,892, \$298,938, \$321,599, \$291,898, \$276,818, \$236,137, \$450,702, \$270,652</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	\$291,808	\$270,652	- 7.2%	\$291,808	\$270,652	- 7.2%
Pct. of Orig. Price Received	<p>92.9%, 93.9%, 94.7%, 96.3%, 96.0%, 98.9%, 95.0%, 97.4%, 98.4%, 100.1%, 97.3%, 99.1%</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	97.4%	99.1%	+ 1.7%	97.4%	99.1%	+ 1.7%
Housing Affordability Index	<p>246, 143, 108, 161, 154, 132, 132, 140, 129, 120, 71, 123</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	140	123	- 12.1%	140	123	- 12.1%
Inventory of Homes for Sale	<p>98, 111, 84, 105, 107, 87, 74, 77, 80, 82, 88, 96</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	77	96	+ 24.7%	--	--	--
Months Supply of Inventory	<p>7.6, 8.2, 6.0, 8.0, 7.7, 5.8, 5.0, 4.9, 5.4, 5.8, 6.1, 6.2</p> <p>Q2-2016, Q4-2016, Q2-2017, Q4-2017, Q2-2018, Q4-2018</p>	4.9	6.2	+ 26.5%	--	--	--

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.

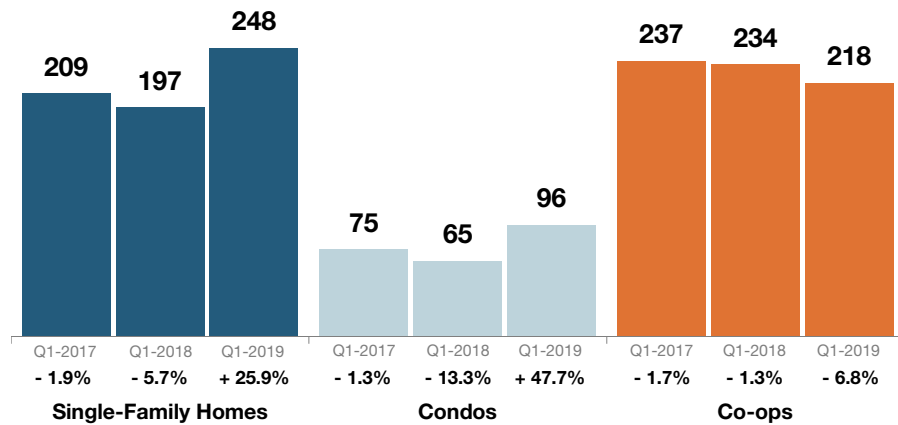


Key Metrics	Historical Sparkbars	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	<p>250, 227, 193, 237, 263, 253, 174, 234, 228, 222, 177, 218</p>	234	218	- 6.8%	234	218	- 6.8%
Pending Sales	<p>164, 130, 137, 161, 200, 148, 148, 145, 175, 136, 142, 158</p>	145	158	+ 9.0%	145	158	+ 9.0%
Closed Sales	<p>126, 158, 138, 145, 158, 179, 166, 128, 171, 163, 134, 133</p>	128	133	+ 3.9%	128	133	+ 3.9%
Days on Market	<p>138, 127, 136, 106, 122, 100, 99, 96, 102, 86, 96, 95</p>	96	95	- 1.0%	96	95	- 1.0%
Median Sales Price	<p>\$166,000, \$181,475, \$164,750, \$175,000, \$204,500, \$180,000, \$180,000, \$185,000, \$200,000, \$217,000, \$194,500, \$195,000</p>	\$185,000	\$195,000	+ 5.4%	\$185,000	\$195,000	+ 5.4%
Average Sales Price	<p>\$215,013, \$210,742, \$195,366, \$213,054, \$229,744, \$228,889, \$221,844, \$221,787, \$236,322, \$233,073, \$241,267, \$239,946</p>	\$221,787	\$239,946	+ 8.2%	\$221,787	\$239,946	+ 8.2%
Pct. of Orig. Price Received	<p>92.8%, 94.7%, 94.0%, 94.1%, 95.4%, 96.6%, 96.4%, 97.4%, 96.5%, 96.9%, 96.7%, 95.5%</p>	97.4%	95.5%	- 2.0%	97.4%	95.5%	- 2.0%
Housing Affordability Index	<p>192, 178, 189, 175, 155, 177, 175, 164, 149, 138, 145, 154</p>	164	154	- 6.1%	164	154	- 6.1%
Inventory of Homes for Sale	<p>398, 383, 342, 322, 309, 327, 280, 292, 274, 295, 263, 252</p>	292	252	- 13.7%	--	--	--
Months Supply of Inventory	<p>8.7, 8.4, 7.3, 6.5, 5.9, 6.1, 5.1, 5.5, 5.3, 5.9, 5.3, 4.9</p>	5.5	4.9	- 10.9%	--	--	--

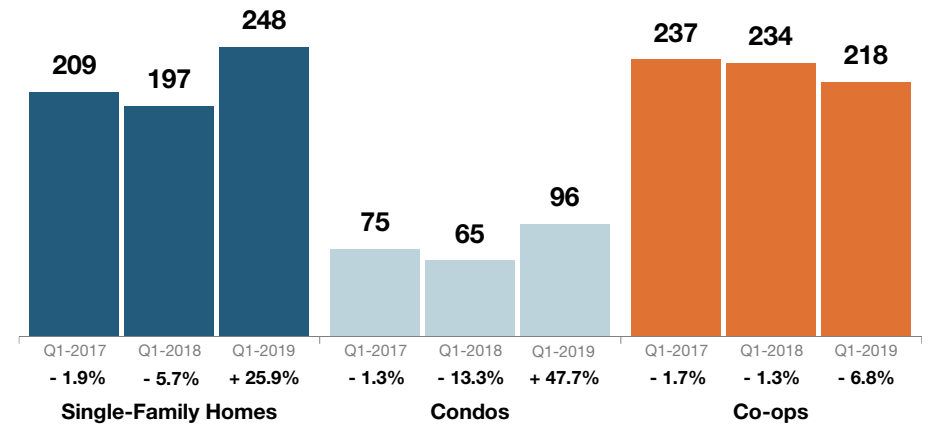
New Listings

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

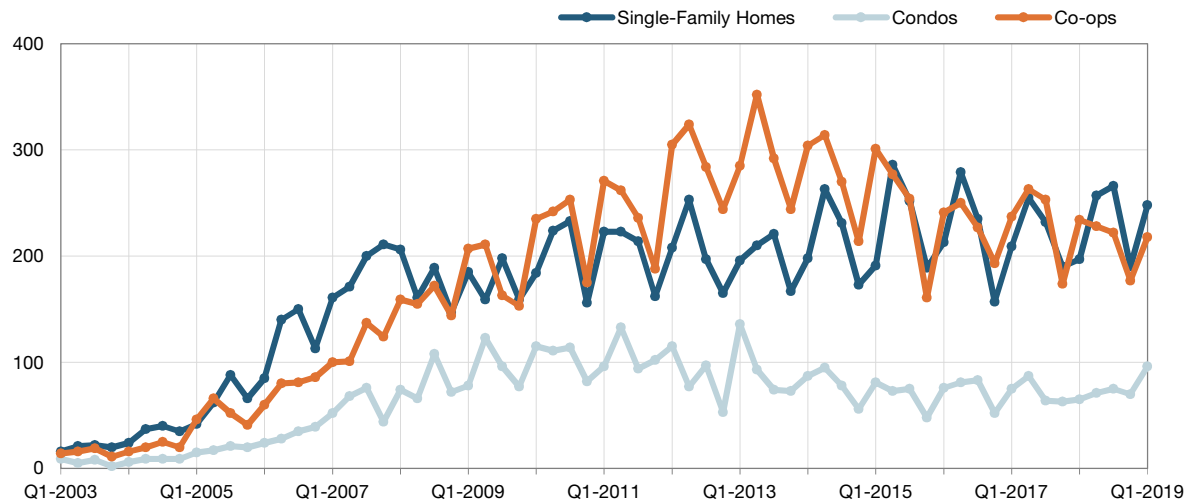
Q1-2019



Year to Date



Historical New Listings by Quarter



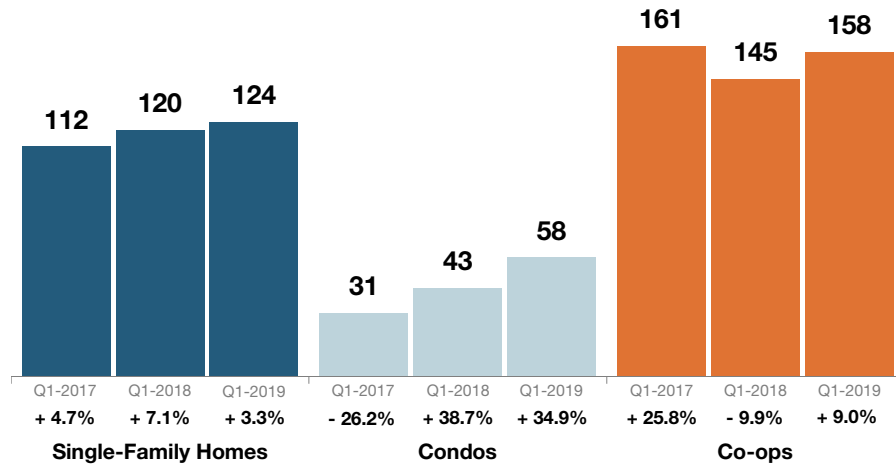
Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	279	81	250
Q3-2016	235	83	227
Q4-2016	157	52	193
Q1-2017	209	75	237
Q2-2017	255	87	263
Q3-2017	232	64	253
Q4-2017	190	63	174
Q1-2018	197	65	234
Q2-2018	257	71	228
Q3-2018	266	75	222
Q4-2018	190	70	177
Q1-2019	248	96	218

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

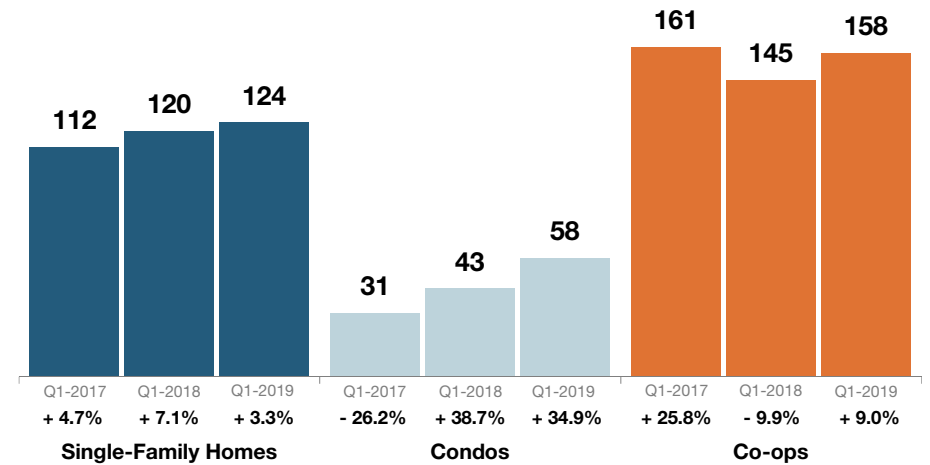
Pending Sales

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

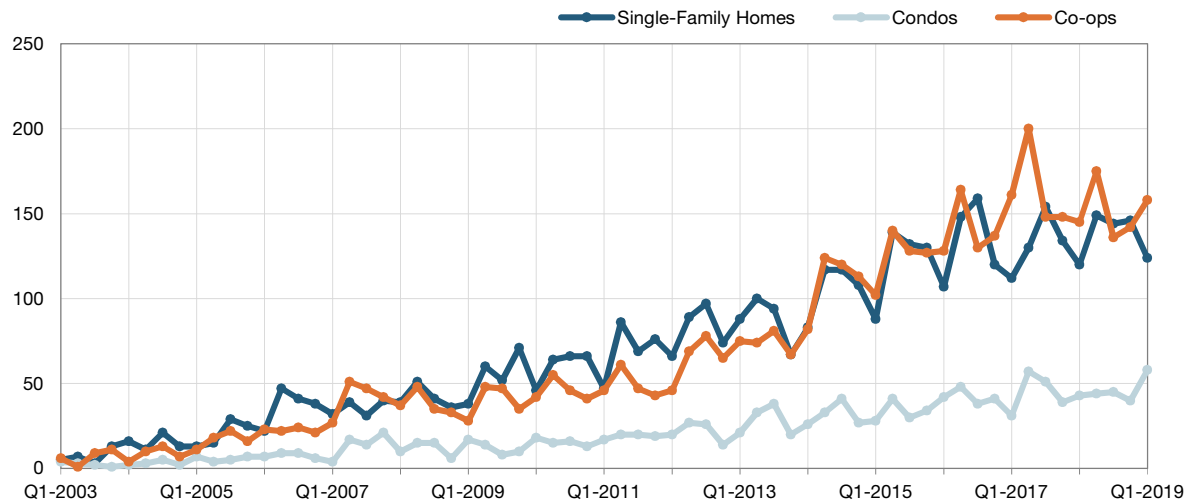
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Historical Pending Sales by Quarter



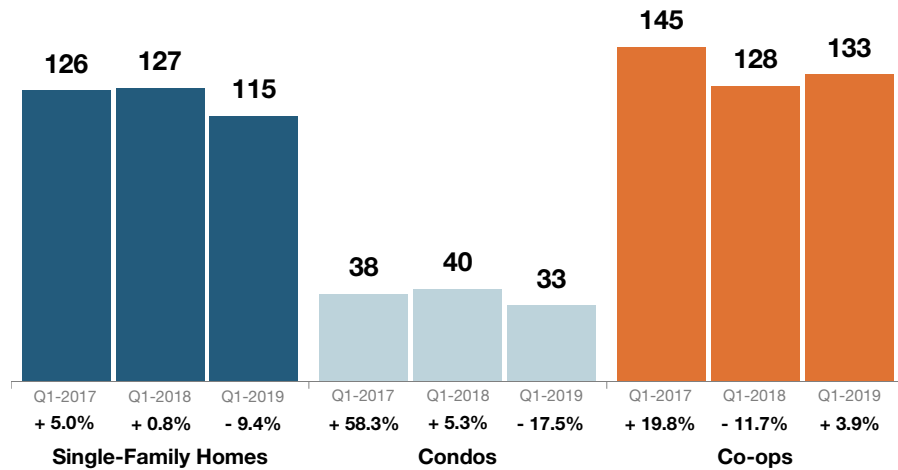
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2016	148	48	164
Q3-2016	159	38	130
Q4-2016	120	41	137
Q1-2017	112	31	161
Q2-2017	130	57	200
Q3-2017	154	51	148
Q4-2017	134	39	148
Q1-2018	120	43	145
Q2-2018	149	44	175
Q3-2018	144	45	136
Q4-2018	146	40	142
Q1-2019	124	58	158

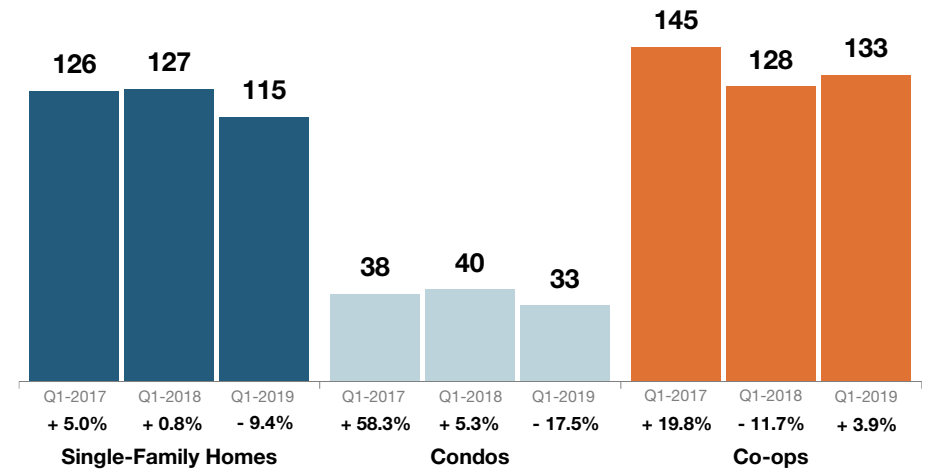
Closed Sales

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

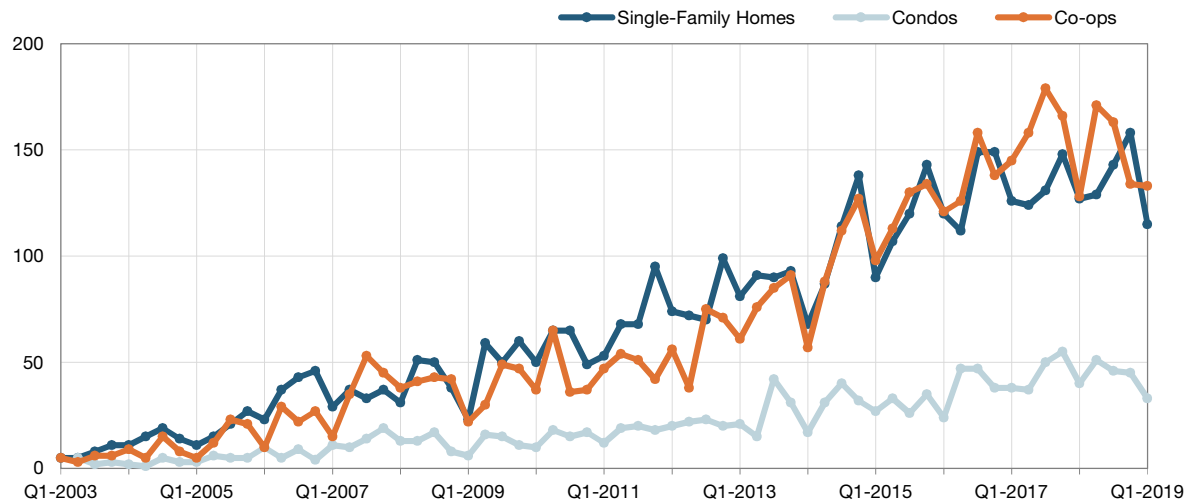
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Historical Closed Sales by Quarter



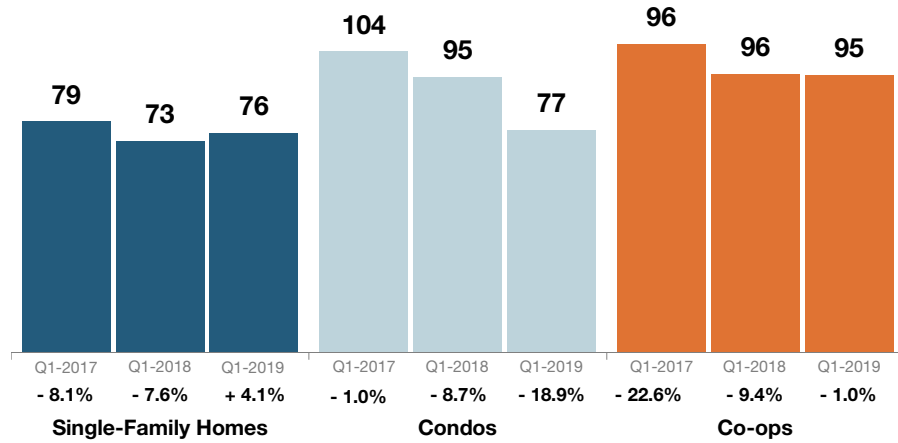
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	158	45	134
Q1-2019	115	33	133

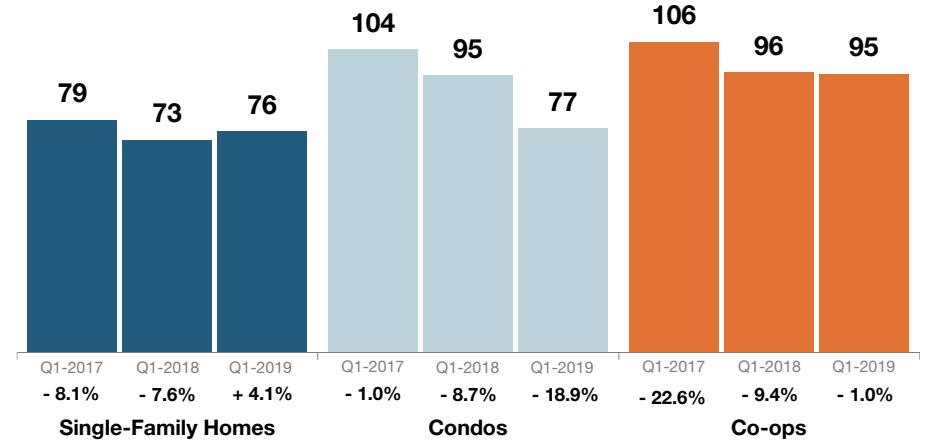
Days on Market Until Sale

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

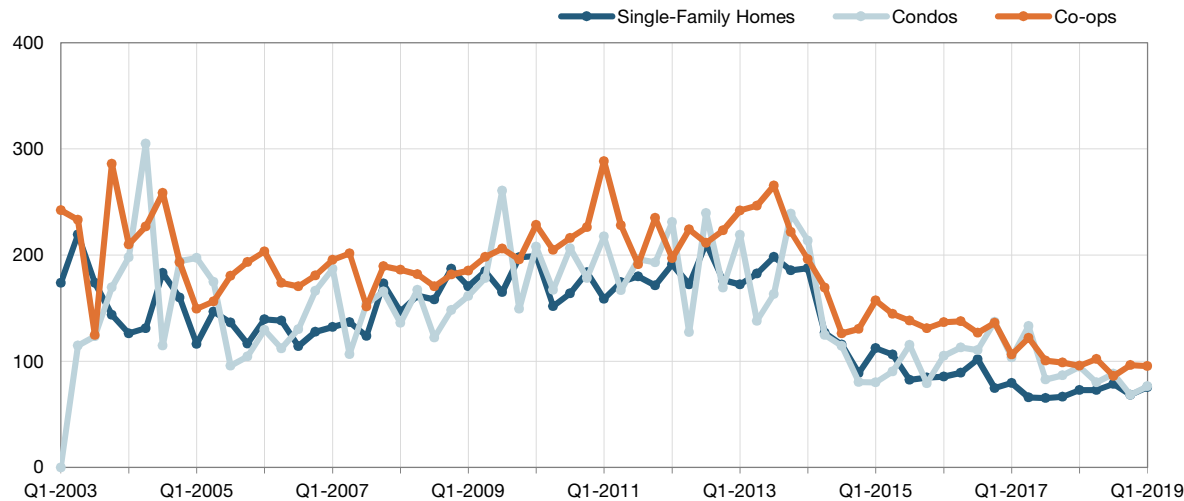
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Historical Days on Market Until Sale by Quarter



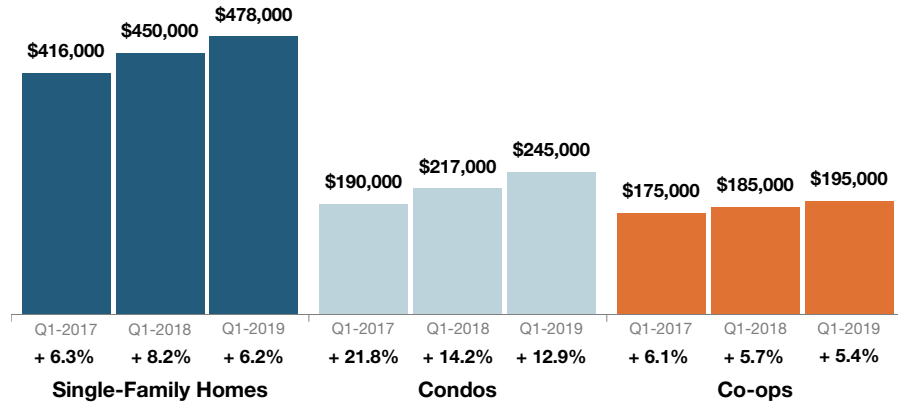
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	68	68	96
Q1-2019	76	77	95

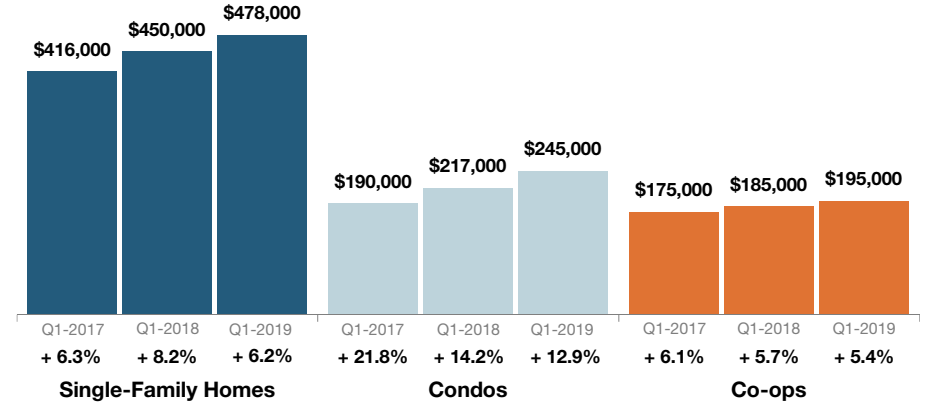
Median Sales Price

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

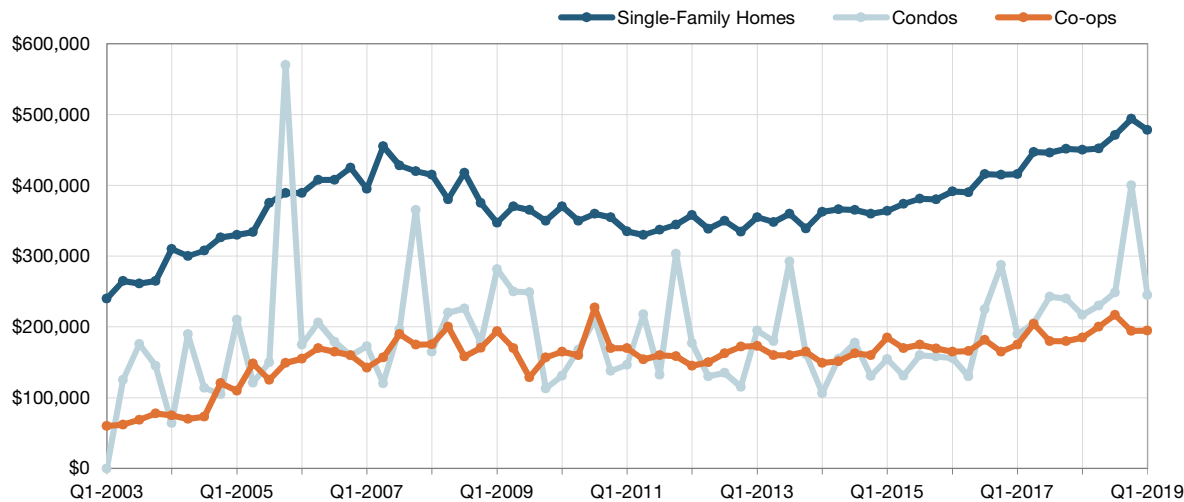
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Year to Date



Historical Median Sales Price by Quarter



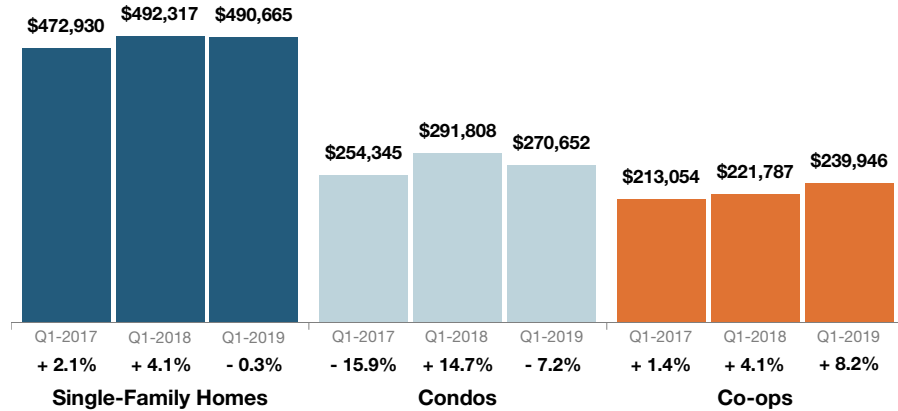
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$493,850	\$400,000	\$194,500
Q1-2019	\$478,000	\$245,000	\$195,000

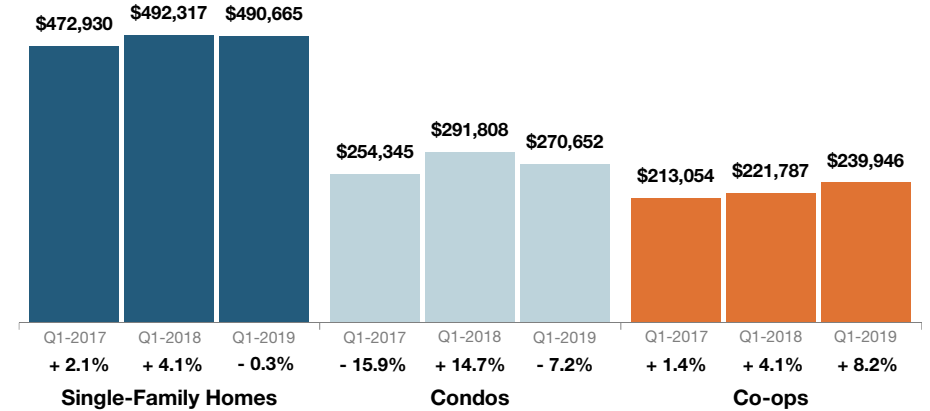
Average Sales Price

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

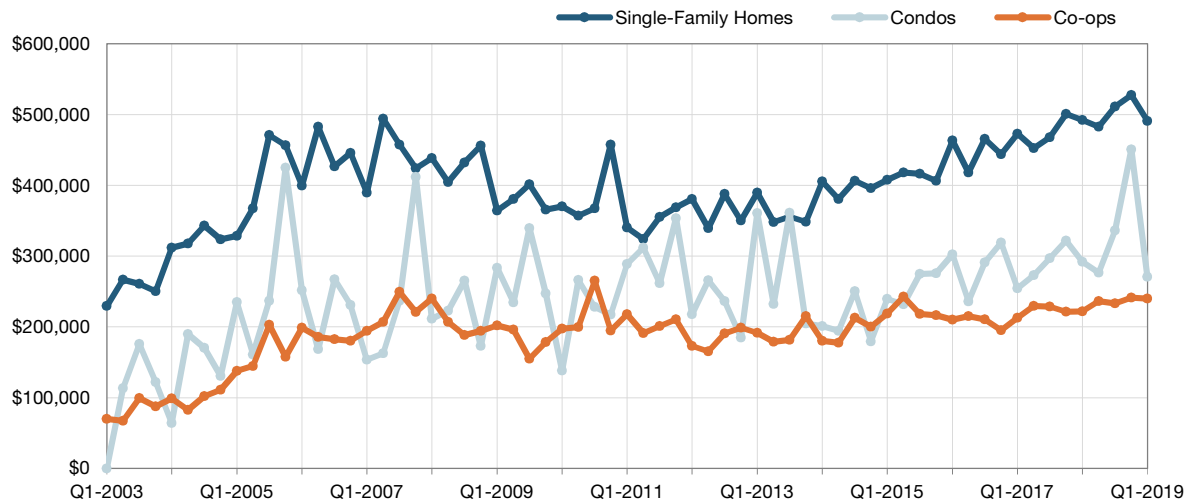
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Historical Average Sales Price by Quarter



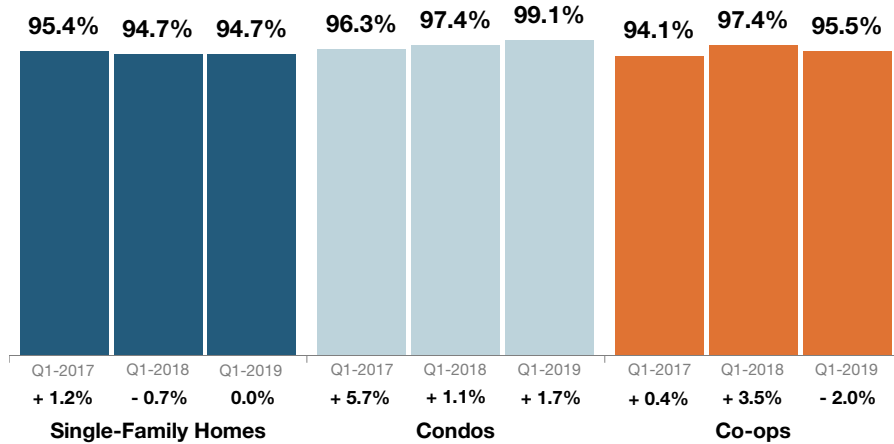
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$527,634	\$450,702	\$241,267
Q1-2019	\$490,665	\$270,652	\$239,946

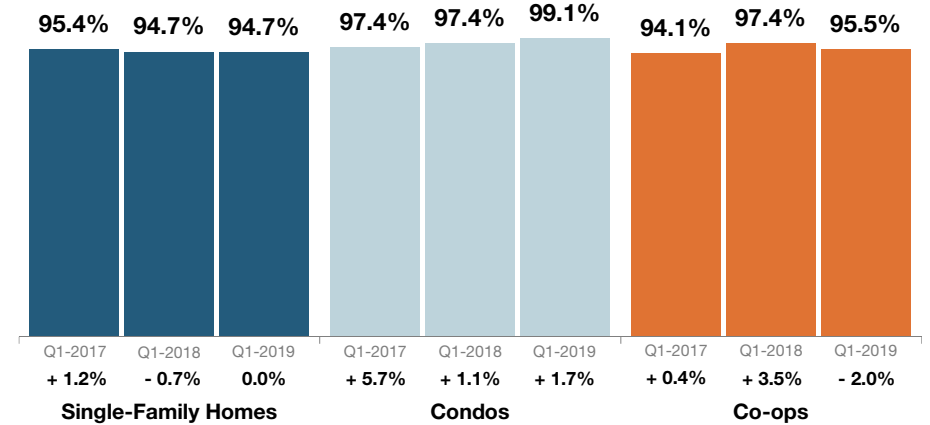
Percent of Original List Price Received

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.

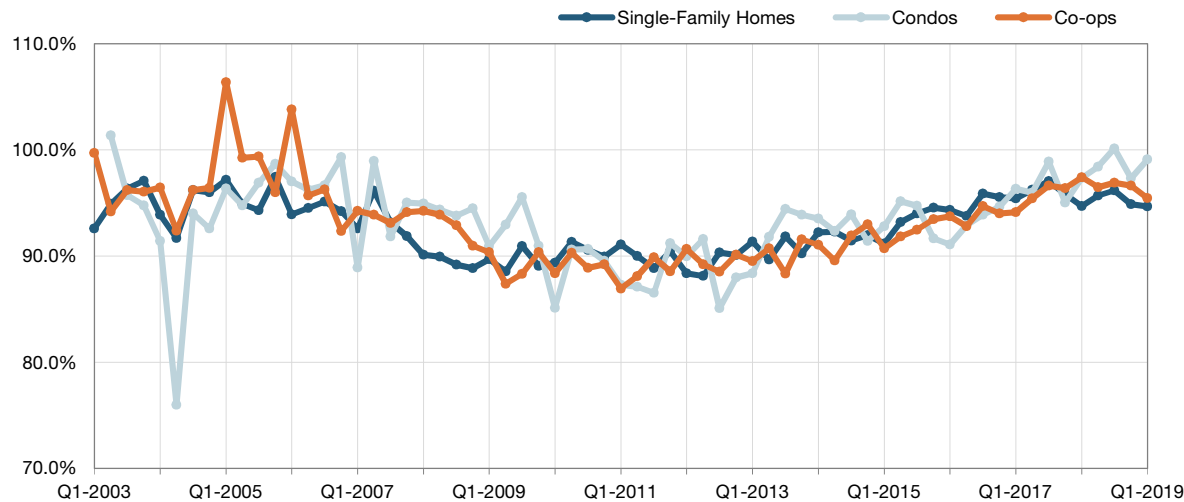
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Year to Date



Historical Percent of Original List Price Received by Quarter



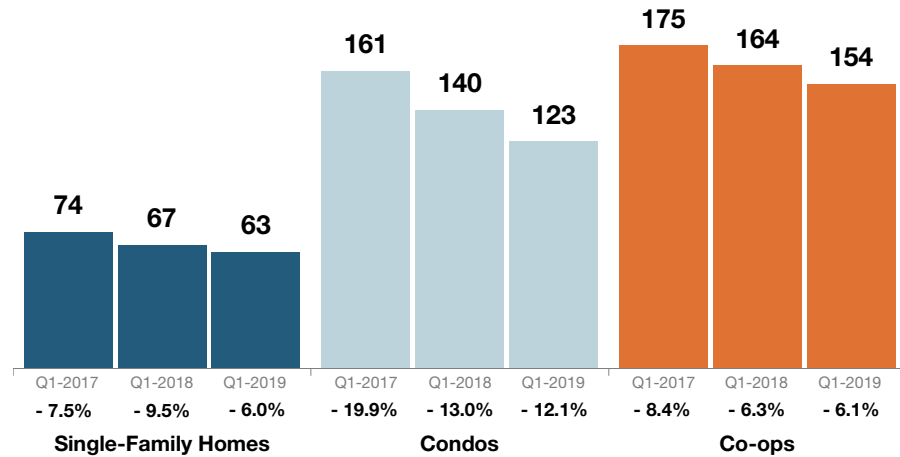
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	94.9%	97.3%	96.7%
Q1-2019	94.7%	99.1%	95.5%

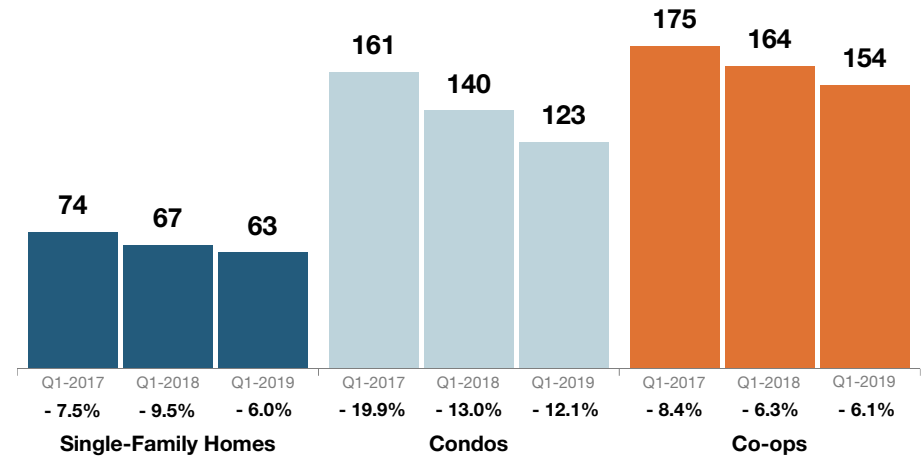
Housing Affordability Index

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.

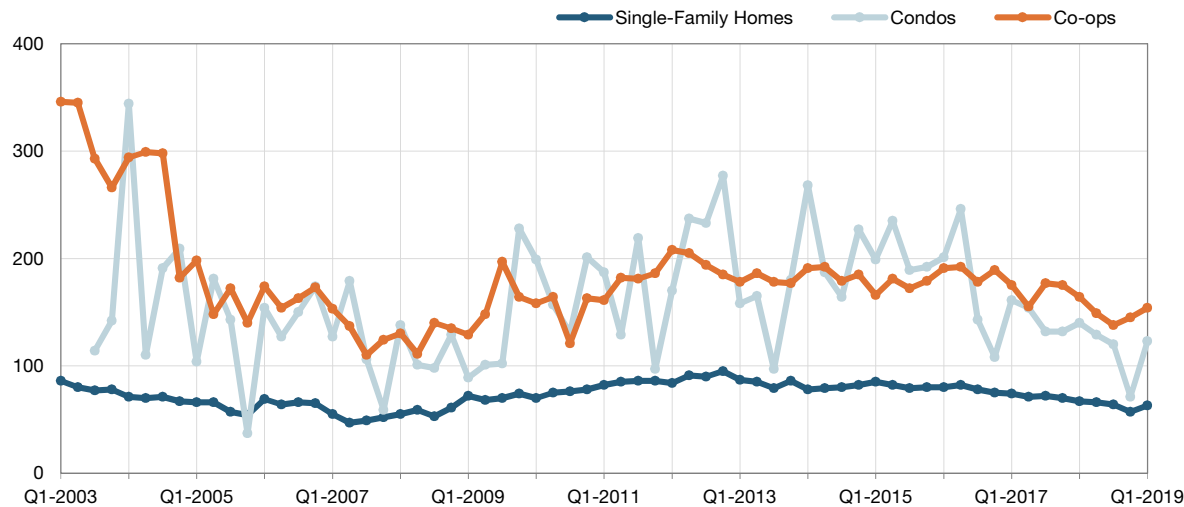
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Historical Housing Affordability Index by Quarter



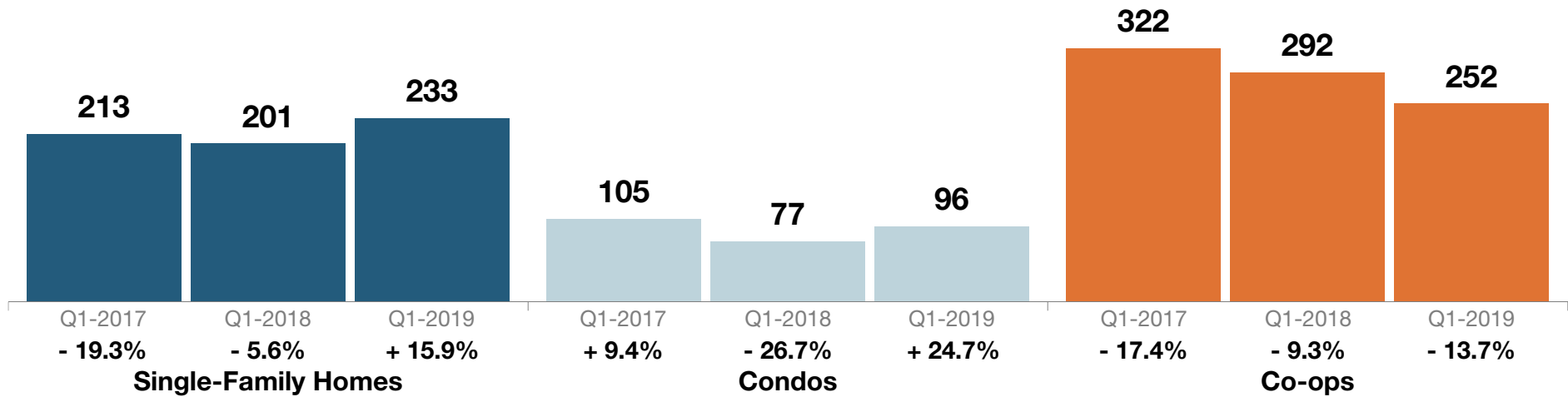
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	57	71	145
Q1-2019	63	123	154

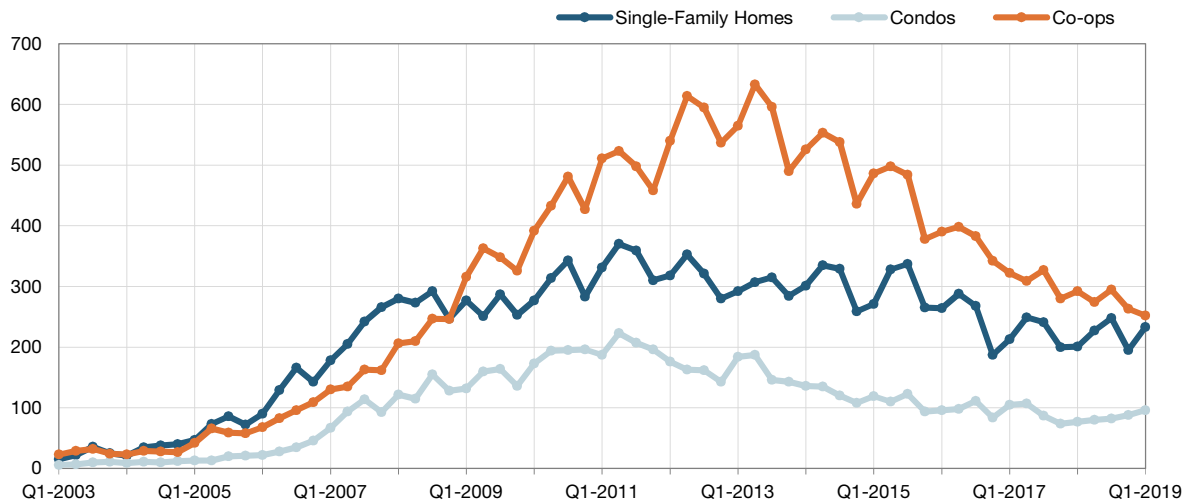
Inventory of Homes for Sale

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

Q1-2019



Historical Inventory of Homes for Sale by Quarter



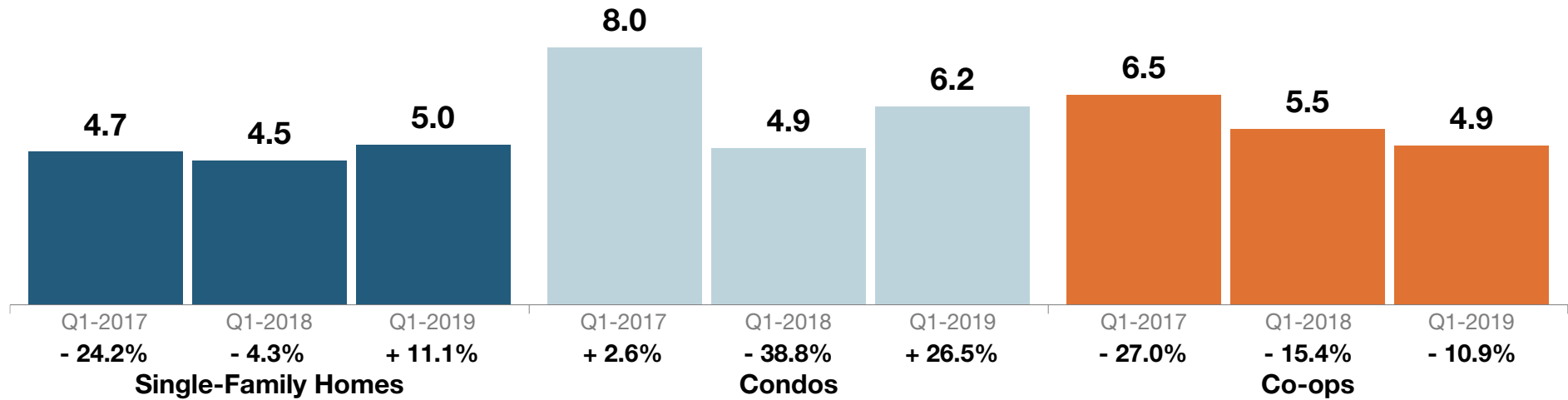
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	274
Q3-2018	248	82	295
Q4-2018	195	88	263
Q1-2019	233	96	252

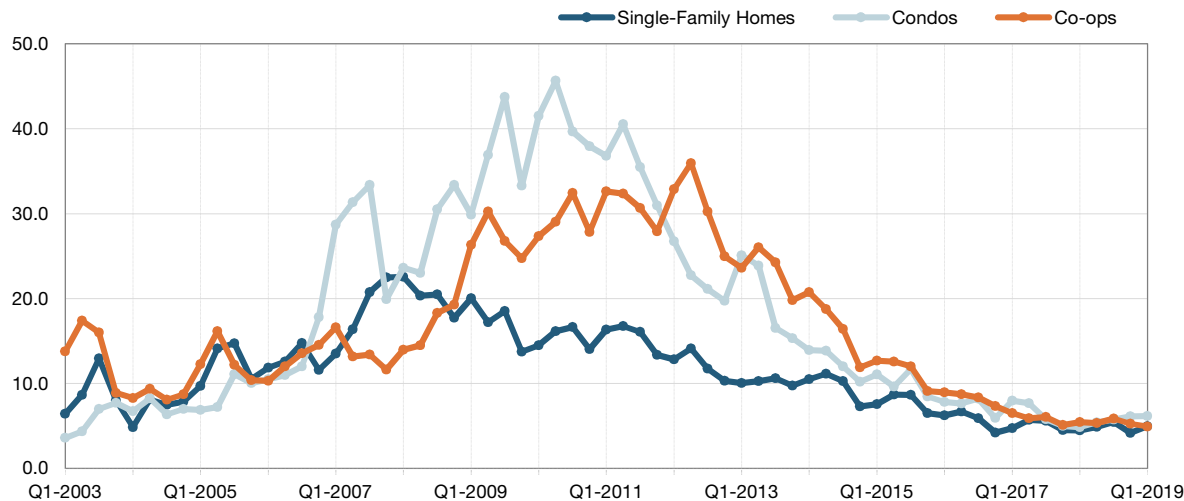
Months Supply of Inventory

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.

Q1-2019



Historical Months Supply of Inventory by Quarter

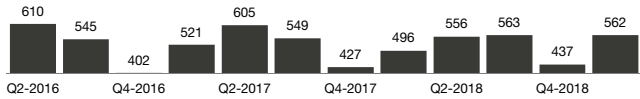
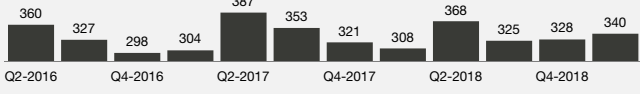

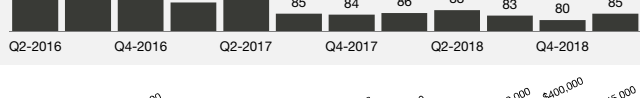
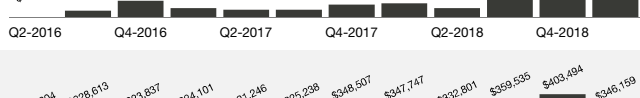
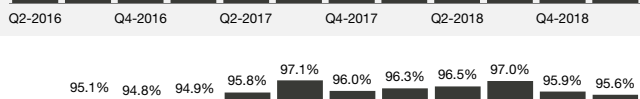
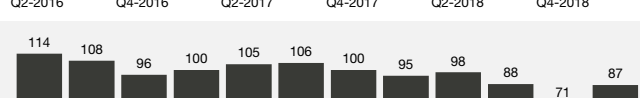
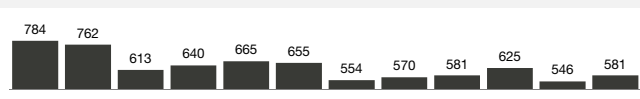
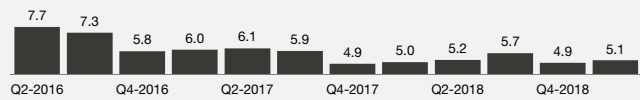



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	7.7	5.9
Q3-2017	5.6	5.8	6.1
Q4-2017	4.5	5.0	5.1
Q1-2018	4.5	4.9	5.5
Q2-2018	4.9	5.4	5.3
Q3-2018	5.4	5.8	5.9
Q4-2018	4.2	6.1	5.3
Q1-2019	5.0	6.2	4.9

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	Q1-2018	Q1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings	 <p>Q2-2016: 610, Q4-2016: 402, Q2-2017: 605, Q4-2017: 427, Q2-2018: 556, Q4-2018: 562</p>	496	562	+ 13.3%	496	562	+ 13.3%
Pending Sales	 <p>Q2-2016: 360, Q4-2016: 298, Q2-2017: 387, Q4-2017: 321, Q2-2018: 368, Q4-2018: 340</p>	308	340	+ 10.4%	308	340	+ 10.4%
Closed Sales	 <p>Q2-2016: 285, Q4-2016: 325, Q2-2017: 319, Q4-2017: 369, Q2-2018: 351, Q4-2018: 281</p>	295	281	- 4.7%	295	281	- 4.7%
Days on Market	 <p>Q2-2016: 115, Q4-2016: 108, Q2-2017: 102, Q4-2017: 86, Q2-2018: 88, Q4-2018: 85</p>	86	85	- 1.2%	86	85	- 1.2%
Median Sales Price	 <p>Q2-2016: \$280,000, Q4-2016: \$295,000, Q2-2017: \$299,900, Q4-2017: \$315,000, Q2-2018: \$305,000, Q4-2018: \$345,000</p>	\$318,000	\$345,000	+ 8.5%	\$318,000	\$345,000	+ 8.5%
Average Sales Price	 <p>Q2-2016: \$298,204, Q4-2016: \$323,837, Q2-2017: \$321,246, Q4-2017: \$347,747, Q2-2018: \$332,801, Q4-2018: \$346,159</p>	\$347,747	\$346,159	- 0.5%	\$347,747	\$346,159	- 0.5%
Pct. of Orig. Price Received	 <p>Q2-2016: 93.2%, Q4-2016: 94.8%, Q2-2017: 95.8%, Q4-2017: 96.0%, Q2-2018: 96.5%, Q4-2018: 95.6%</p>	96.3%	95.6%	- 0.7%	96.3%	95.6%	- 0.7%
Housing Affordability Index	 <p>Q2-2016: 114, Q4-2016: 96, Q2-2017: 105, Q4-2017: 100, Q2-2018: 98, Q4-2018: 87</p>	95	87	- 8.4%	95	87	- 8.4%
Inventory of Homes for Sale	 <p>Q2-2016: 784, Q4-2016: 613, Q2-2017: 665, Q4-2017: 554, Q2-2018: 581, Q4-2018: 581</p>	570	581	+ 1.9%	--	--	--
Months Supply of Inventory	 <p>Q2-2016: 7.7, Q4-2016: 5.8, Q2-2017: 6.1, Q4-2017: 4.9, Q2-2018: 5.2, Q4-2018: 5.1</p>	5.0	5.1	+ 2.0%	--	--	--