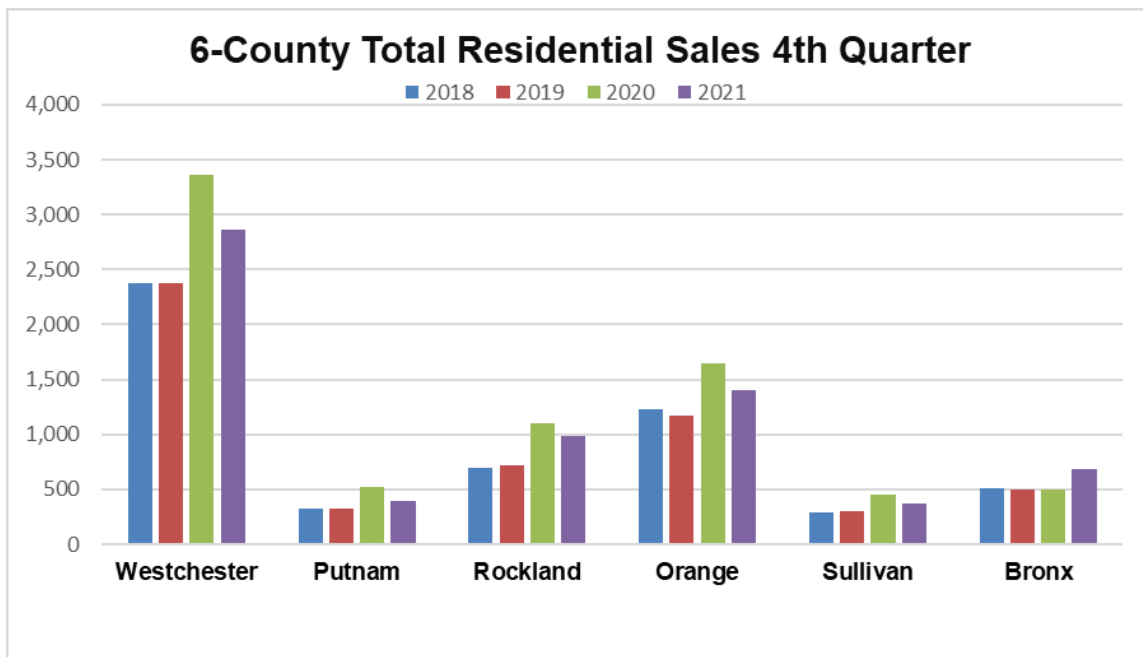


January 4, 2022

**2021 FOURTH QUARTER AND ANNUAL RESIDENTIAL REAL ESTATE SALES REPORT
Westchester, Putnam, Rockland, Orange, Sullivan, and Bronx Counties, New York**

Residential sales in 2021 in the counties served by OneKey MLS, Inc. reached a historic peak. This, despite a slowing of sales in the fourth quarter in all areas served by OneKey MLS except for Bronx County. Arguably, some of the slowdown can be attributed to the dearth of inventory in the counties north of NYC while the “Bronx Tale” is more closely aligned to a return of buyers to the New York City market. While the view of the market in terms of units sold and dollar volume is a positive one, it was a frustrating arena for many buyers who lost homes to higher bidders and for the practitioners dealing with client frustration and disappointment.



Bronx County had the largest percentage increase in residential sales at 61.4% year over year with 2,553 units sold as compared to 1,582 sales for 2020. Total residential sales in the counties to the north were more in line with each other with Rockland County leading the group with an increase of 19.3% (3,631 units compared to 3,044 units in 2020); Westchester, a close second at 19.1% (11,855 units compared to 9,955 units for 2020); followed by Orange County with a 16% increase (5,406 residential sales compared to 4,662 sales in 2020); Putnam experienced a 10.6% increase over 2020 (1,605 units compared to 1,451) and Sullivan County had a 9.6% increase for 2021 (1,393 compared to 1,271 in 2020).

Sales of single-family residential units increased across the board with Bronx County sales increasing an eye-opening 45.8% (716 units vs. 491 units for 2020). The median price of a single-family residence in Bronx County increased 8.5% to \$575,000. The largest percentage price increase for a single-family home occurred in Sullivan County with a 25.3% to \$244,400 from \$195,000 in 2020. Notably, Westchester County, with the highest prices in the region, had the smallest percentage increase in median price for the year at 6.1% (\$780,000 as compared to \$735,000 in 2020) and actually experienced a slight decrease (-0.8%) in median price for the fourth quarter. This may be indicative of price increases beginning to moderate.