

Quarterly Indicators

Bronx County



Q1-2020

The first quarter of 2020 started out strong but as we moved into March, the spread and impact of COVID-19 became more apparent. The financial markets turned volatile and lenders began tightening underwriting standards. Unemployment, which had been at record lows early in the quarter, shot up by millions of people in the last weeks of March as stay at home orders became widespread.

- Single-Family Closed Sales were up 5.2 percent to 122.
- Condos Closed Sales were up 29.4 percent to 44.
- Co-ops Closed Sales were down 18.4 percent to 111.
- Single-Family Median Sales Price increased 8.1 percent to \$521,500.
- Condos Median Sales Price increased 12.9 percent to \$276,500.
- Co-ops Median Sales Price increased 1.3 percent to \$200,000.

With COVID-19's impact across the country and across the economy, real estate activity will be diminished during the pandemic. The duration and severity of the impact to the housing market will depend on what happens with both the virus and the economy.

Quarterly Snapshot

- 3.1% **- 4.4%** **+ 4.3%**

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
- 3.1%	- 4.4%	+ 4.3%

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	Q1-2019	Q1-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings	<p>Q2-2017: 255, Q4-2017: 232, Q2-2018: 190, Q4-2018: 197, Q2-2019: 257, Q4-2019: 266, Q2-2019: 190, Q4-2019: 248, Q2-2019: 275, Q4-2019: 269, Q4-2019: 189, Q4-2019: 232</p>	248	232	- 6.5%	248	232	- 6.5%
Pending Sales	<p>Q2-2017: 130, Q4-2017: 154, Q2-2018: 134, Q4-2018: 120, Q2-2019: 146, Q4-2019: 141, Q2-2019: 110, Q4-2019: 166, Q2-2019: 163, Q4-2019: 140, Q4-2019: 120</p>	110	120	+ 9.1%	110	120	+ 9.1%
Closed Sales	<p>Q2-2017: 124, Q4-2017: 131, Q2-2018: 148, Q4-2018: 127, Q2-2019: 129, Q4-2019: 144, Q2-2019: 116, Q4-2019: 158, Q2-2019: 134, Q4-2019: 152, Q4-2019: 146, Q4-2019: 122</p>	116	122	+ 5.2%	116	122	+ 5.2%
Days on Market	<p>Q2-2017: 66, Q4-2017: 65, Q2-2018: 67, Q4-2018: 73, Q2-2019: 73, Q4-2019: 79, Q2-2019: 68, Q4-2019: 77, Q2-2019: 65, Q4-2019: 74, Q4-2019: 68, Q4-2019: 80</p>	77	80	+ 3.9%	77	80	+ 3.9%
Median Sales Price	<p>Q2-2017: \$447,000, Q4-2017: \$446,000, Q2-2018: \$451,800, Q4-2018: \$450,000, Q2-2019: \$452,000, Q4-2019: \$472,500, Q2-2019: \$483,850, Q4-2019: \$482,500, Q2-2019: \$495,250, Q4-2019: \$510,000, Q4-2019: \$500,000, Q4-2019: \$521,500</p>	\$482,500	\$521,500	+ 8.1%	\$482,500	\$521,500	+ 8.1%
Average Sales Price	<p>Q2-2017: \$452,266, Q4-2017: \$467,691, Q2-2018: \$500,798, Q4-2018: \$492,317, Q2-2019: \$482,905, Q4-2019: \$511,446, Q2-2019: \$527,834, Q4-2019: \$491,064, Q2-2019: \$564,713, Q4-2019: \$561,337, Q4-2019: \$513,153, Q4-2019: \$576,782</p>	\$491,064	\$576,782	+ 17.5%	\$491,064	\$576,782	+ 17.5%
Pct. of Orig. Price Received	<p>Q2-2017: 96.2%, Q4-2017: 97.1%, Q2-2018: 95.8%, Q4-2018: 94.7%, Q2-2019: 95.7%, Q4-2019: 96.2%, Q2-2019: 94.9%, Q4-2019: 94.7%, Q2-2019: 95.5%, Q4-2019: 95.7%, Q4-2019: 94.9%, Q4-2019: 94.7%</p>	94.7%	94.7%	0.0%	94.7%	94.7%	0.0%
Housing Affordability Index	<p>Q2-2017: 71, Q4-2017: 72, Q2-2018: 70, Q4-2018: 67, Q2-2019: 66, Q4-2019: 63, Q2-2019: 57, Q4-2019: 63, Q2-2019: 62, Q4-2019: 64, Q4-2019: 65, Q4-2019: 62</p>	63	62	- 1.6%	63	62	- 1.6%
Inventory of Homes for Sale	<p>Q2-2017: 249, Q4-2017: 241, Q2-2018: 200, Q4-2018: 201, Q2-2019: 227, Q4-2019: 248, Q2-2019: 196, Q4-2019: 247, Q2-2019: 261, Q4-2019: 252, Q4-2019: 214, Q4-2019: 242</p>	247	242	- 2.0%	--	--	--
Months Supply of Inventory	<p>Q2-2017: 5.7, Q4-2017: 5.6, Q2-2018: 4.5, Q4-2018: 4.5, Q2-2019: 4.9, Q4-2019: 5.5, Q2-2019: 4.3, Q4-2019: 5.5, Q4-2019: 5.6, Q4-2019: 5.2, Q4-2019: 4.4, Q4-2019: 4.9</p>	5.5	4.9	- 10.9%	--	--	--

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	Q1-2019	Q1-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		96	94	- 2.1%	96	94	- 2.1%
Pending Sales		55	54	- 1.8%	55	54	- 1.8%
Closed Sales		34	44	+ 29.4%	34	44	+ 29.4%
Days on Market		76	80	+ 5.3%	76	80	+ 5.3%
Median Sales Price		\$245,000	\$276,500	+ 12.9%	\$245,000	\$276,500	+ 12.9%
Average Sales Price		\$269,897	\$303,345	+ 12.4%	\$269,897	\$303,345	+ 12.4%
Pct. of Orig. Price Received		99.1%	95.9%	- 3.2%	99.1%	95.9%	- 3.2%
Housing Affordability Index		124	117	- 5.6%	124	117	- 5.6%
Inventory of Homes for Sale		104	97	- 6.7%	--	--	--
Months Supply of Inventory		6.9	6.0	- 13.0%	--	--	--

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.

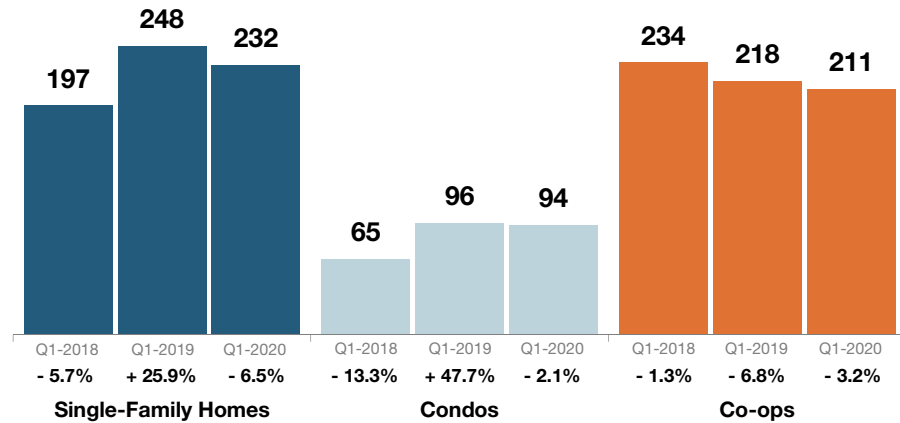


Key Metrics	Historical Sparkbars	Q1-2019	Q1-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		218	211	- 3.2%	218	211	- 3.2%
Pending Sales		132	132	0.0%	132	132	0.0%
Closed Sales		136	111	- 18.4%	136	111	- 18.4%
Days on Market		96	107	+ 11.5%	96	107	+ 11.5%
Median Sales Price		\$197,500	\$200,000	+ 1.3%	\$197,500	\$200,000	+ 1.3%
Average Sales Price		\$241,848	\$231,975	- 4.1%	\$241,848	\$231,975	- 4.1%
Pct. of Orig. Price Received		95.5%	95.3%	- 0.2%	95.5%	95.3%	- 0.2%
Housing Affordability Index		154	161	+ 4.5%	154	161	+ 4.5%
Inventory of Homes for Sale		280	264	- 5.7%	--	--	--
Months Supply of Inventory		5.9	5.8	- 1.7%	--	--	--

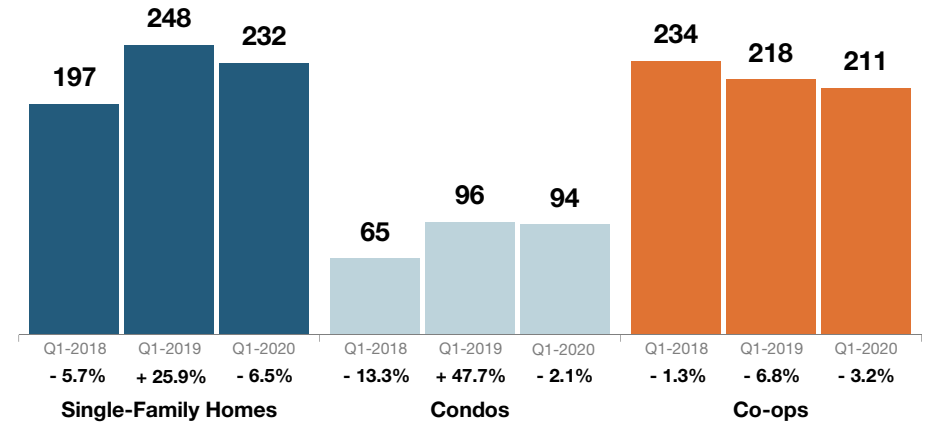
New Listings

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

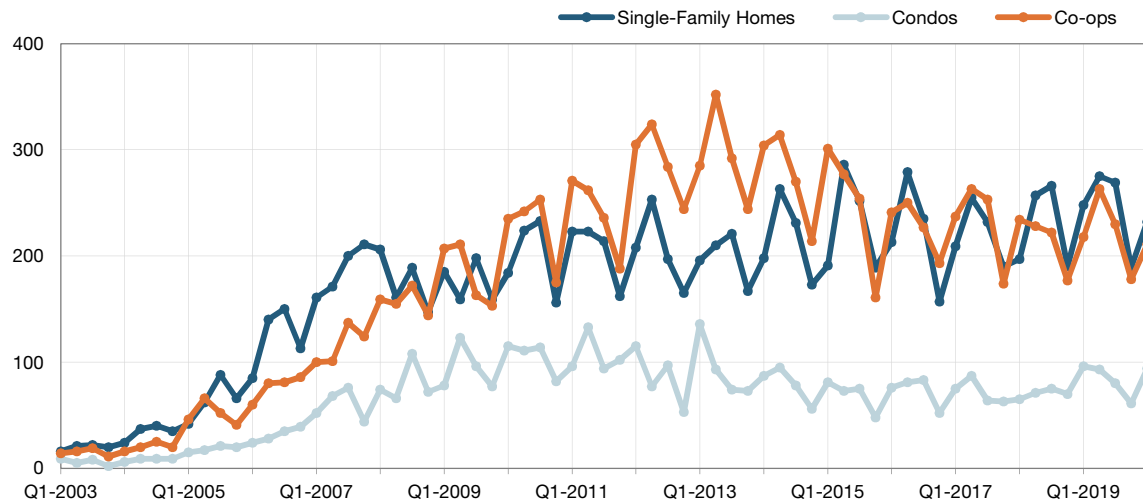
Q1-2020



Year to Date



Historical New Listings by Quarter



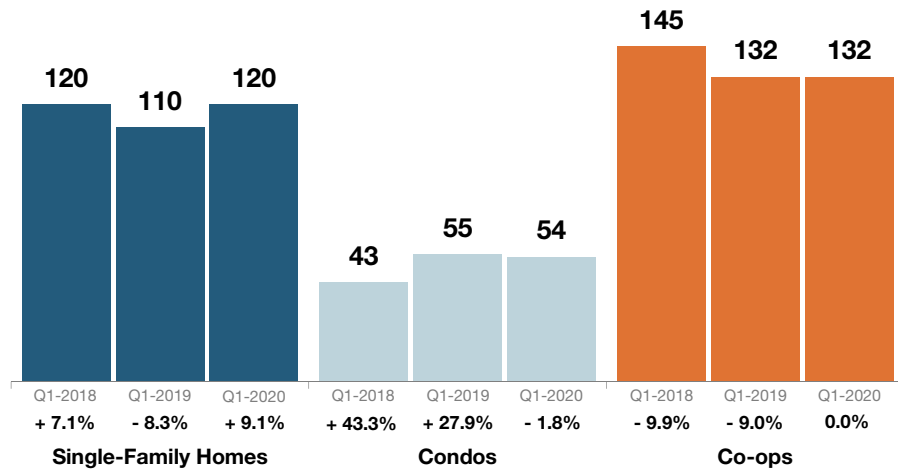
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q2-2019	275	93	263
Q3-2019	269	80	230
Q4-2019	189	61	178
Q1-2020	232	94	211

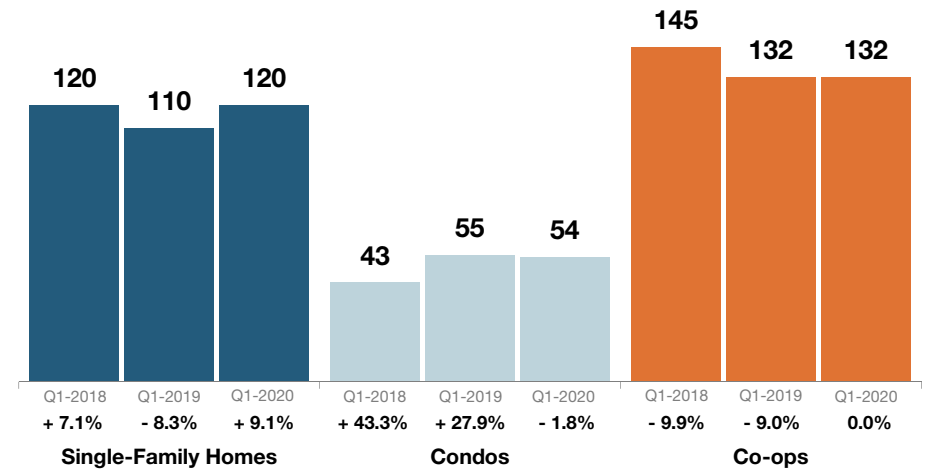
Pending Sales

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

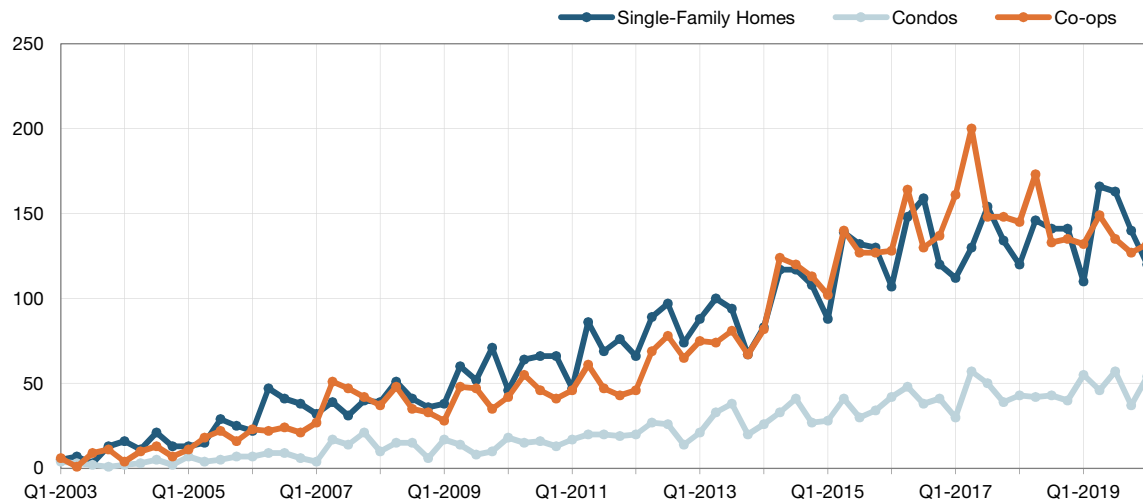
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Historical Pending Sales by Quarter



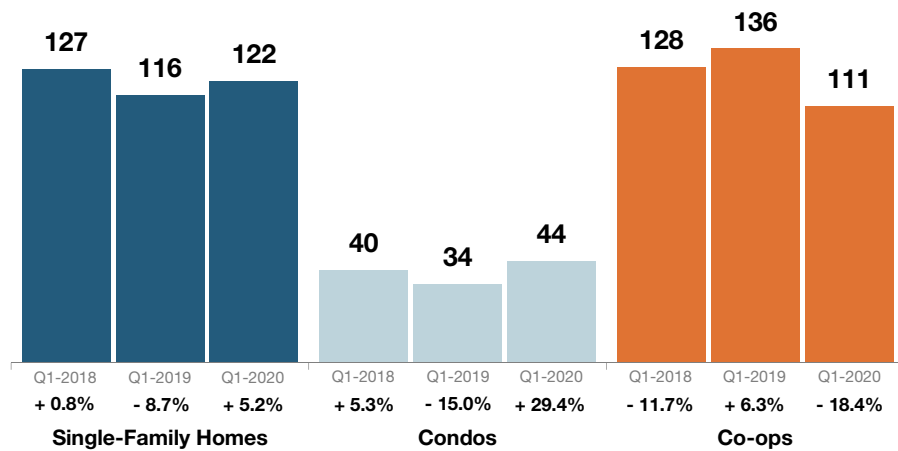
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	130	57	200
Q3-2017	154	50	148
Q4-2017	134	39	148
Q1-2018	120	43	145
Q2-2018	146	42	173
Q3-2018	141	43	133
Q4-2018	141	40	135
Q1-2019	110	55	132
Q2-2019	166	46	149
Q3-2019	163	57	135
Q4-2019	140	37	127
Q1-2020	120	54	132

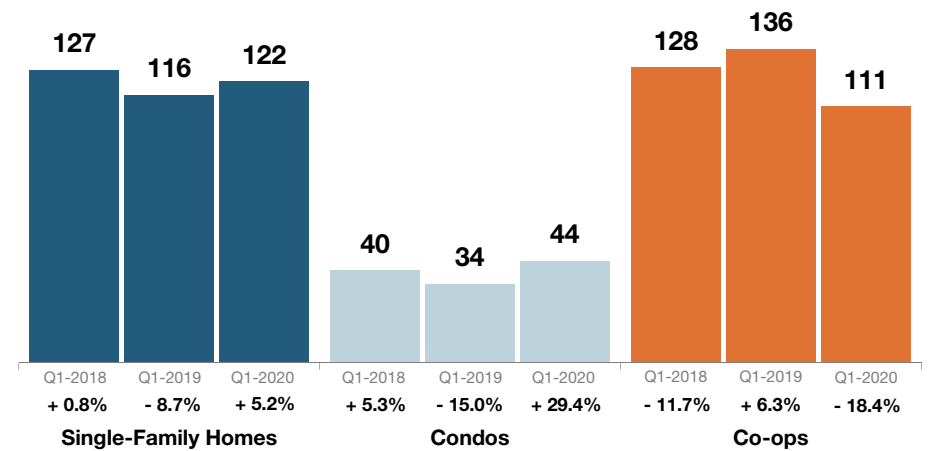
Closed Sales

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

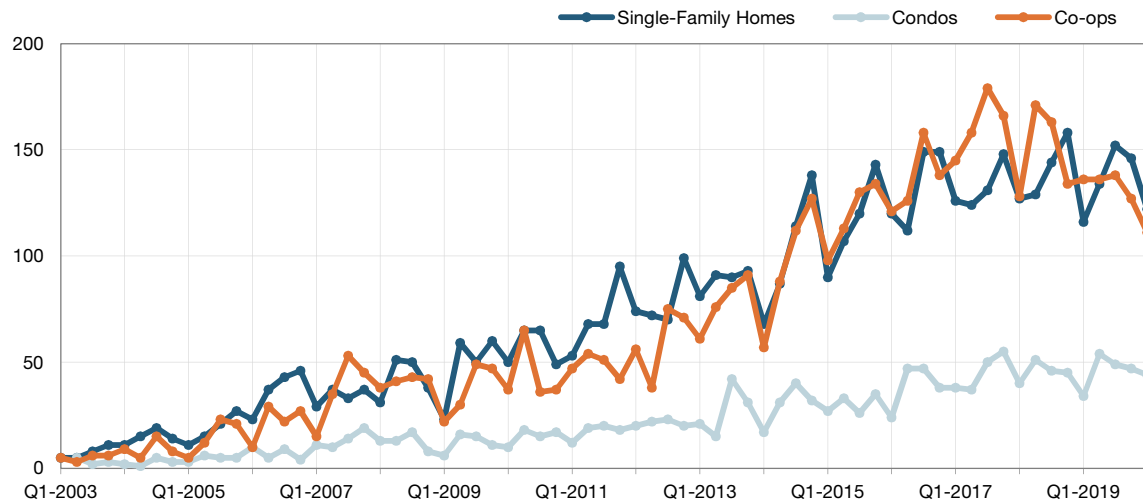
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Historical Closed Sales by Quarter



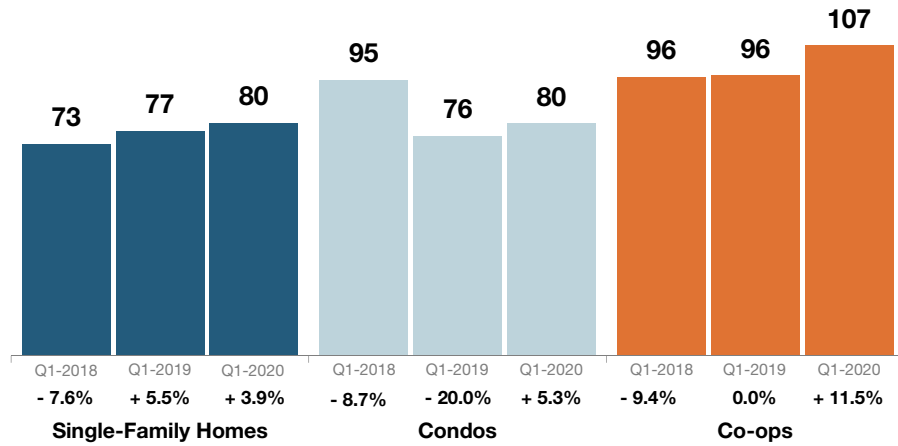
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	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	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	111

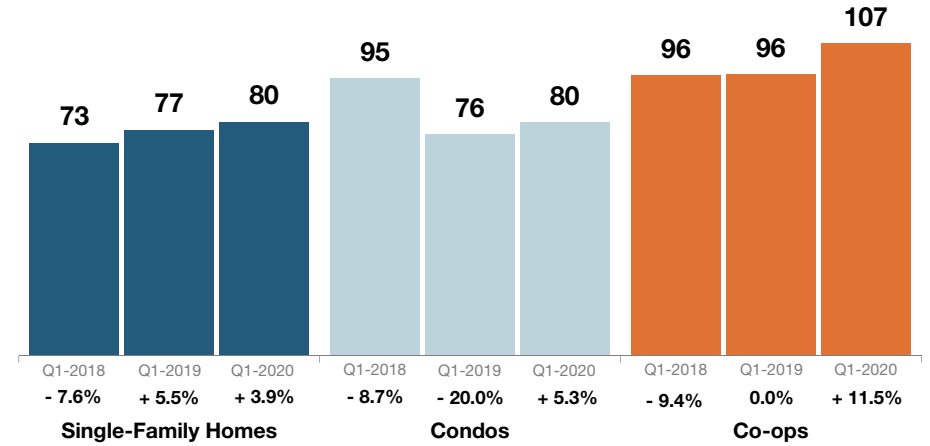
Days on Market Until Sale

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

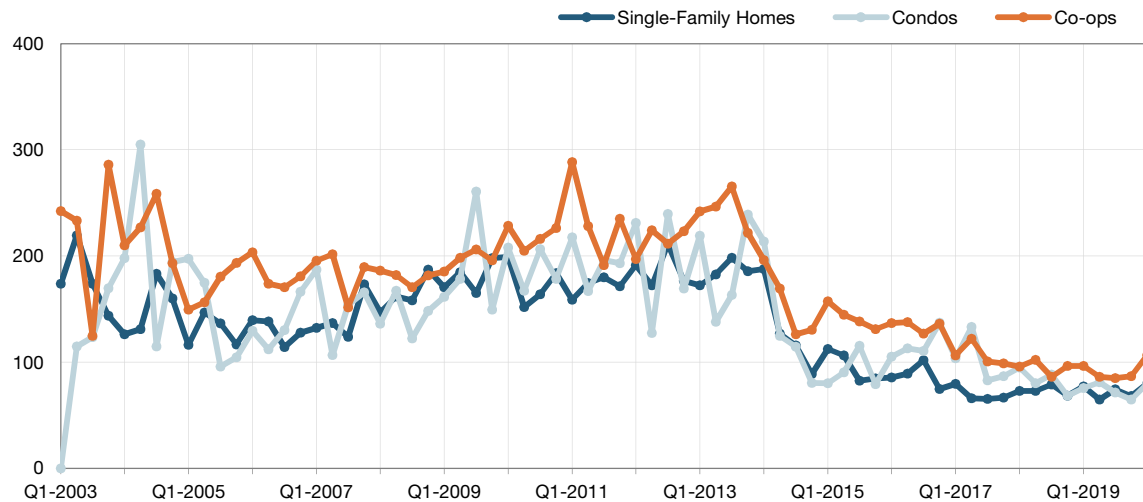
Q1-2020



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Historical Days on Market Until Sale by Quarter



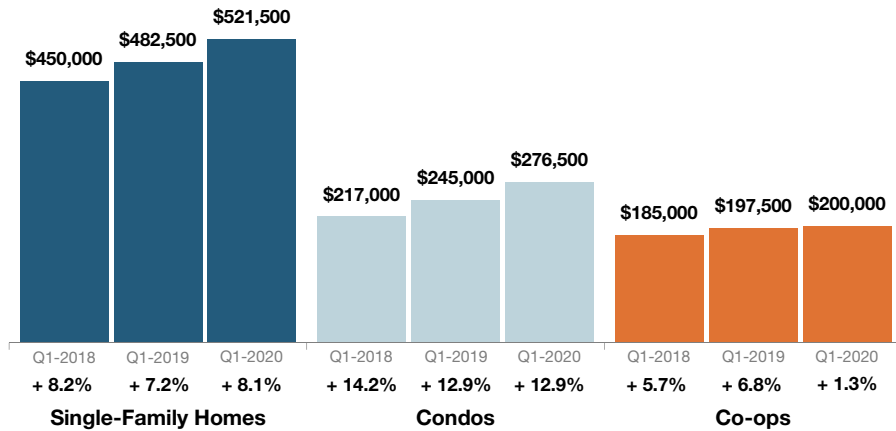
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	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	77	76	96
Q2-2019	65	81	86
Q3-2019	74	71	85
Q4-2019	68	65	87
Q1-2020	80	80	107

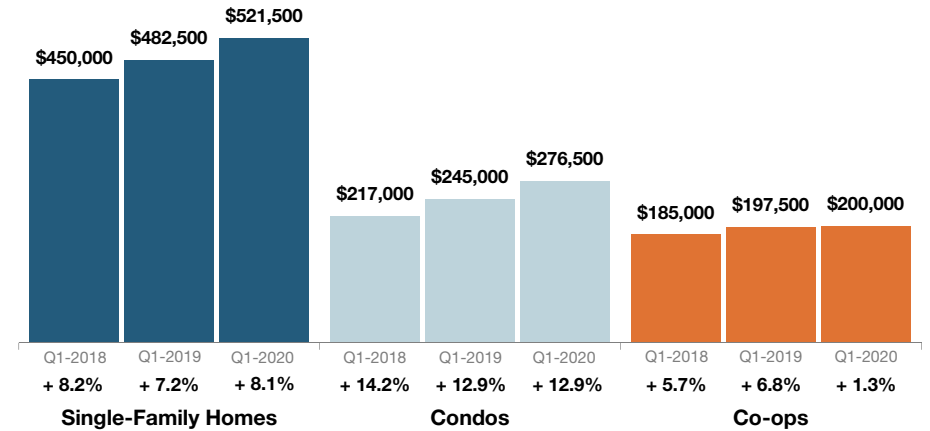
Median Sales Price

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

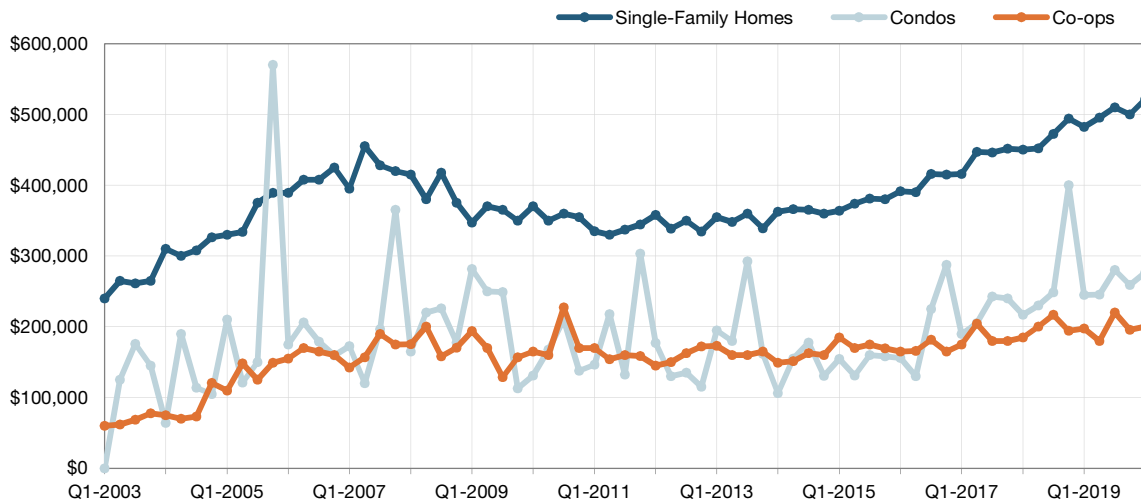
Q1-2020



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Historical Median Sales Price by Quarter



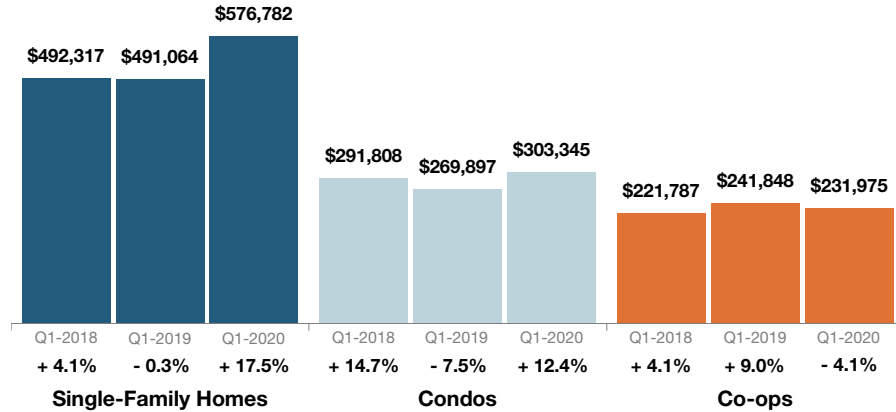
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$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	\$200,000

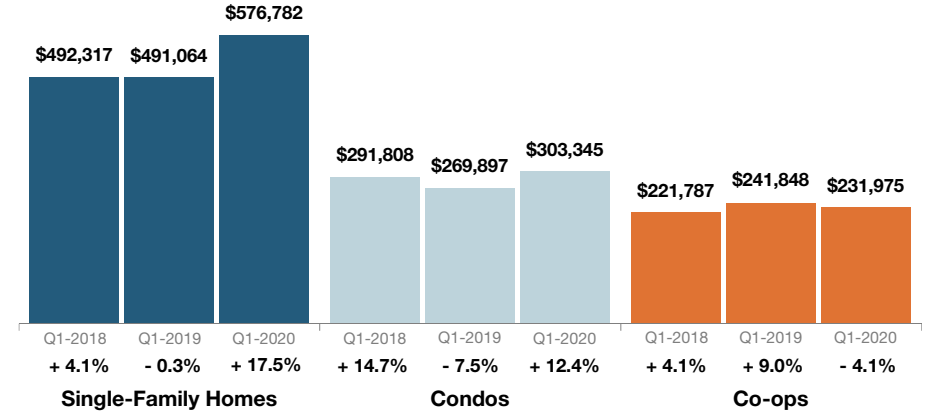
Average Sales Price

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

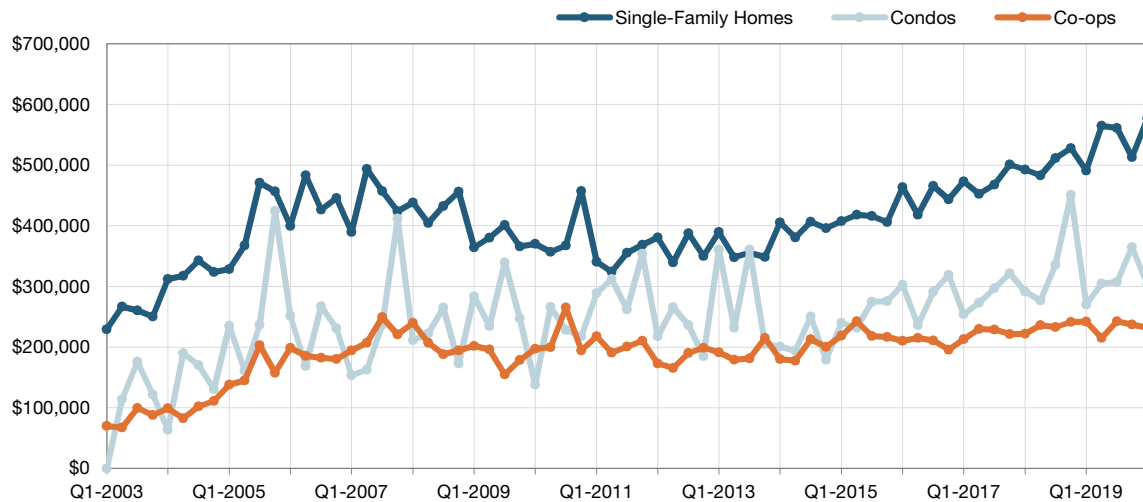
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Historical Average Sales Price by Quarter



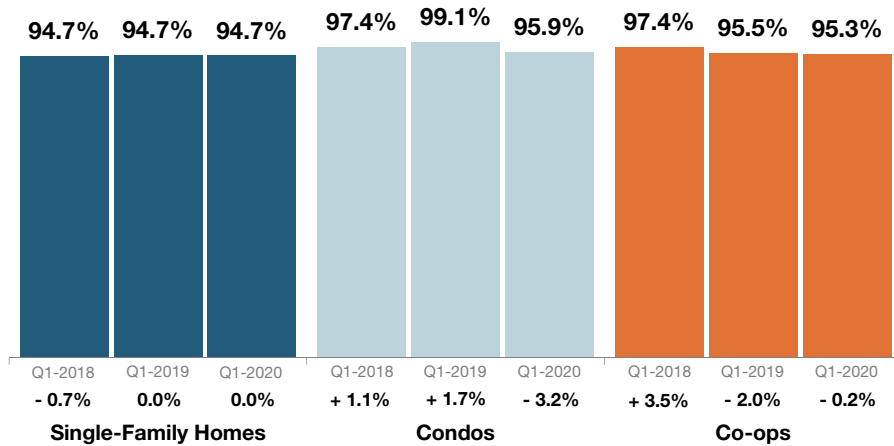
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	\$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	\$511,446	\$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	\$231,975

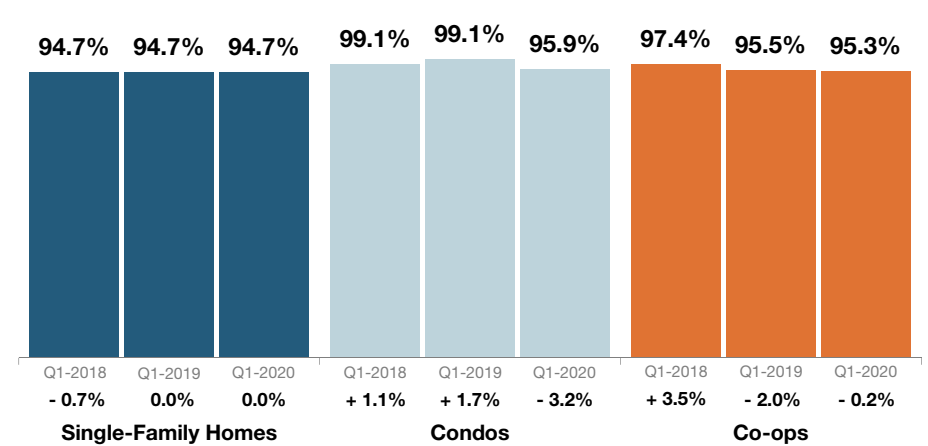
Percent of Original List Price Received

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.

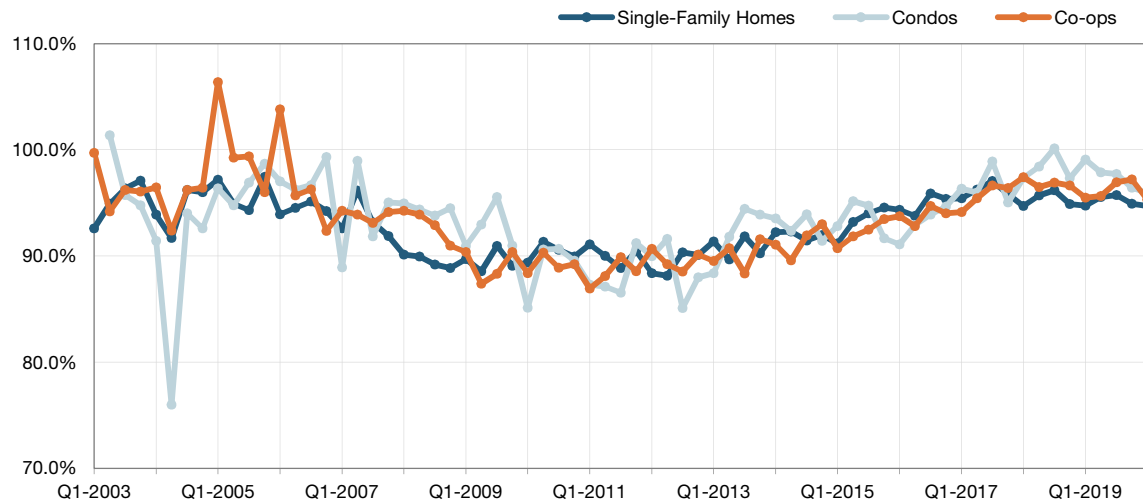
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Year to Date



Historical Percent of Original List Price Received by Quarter



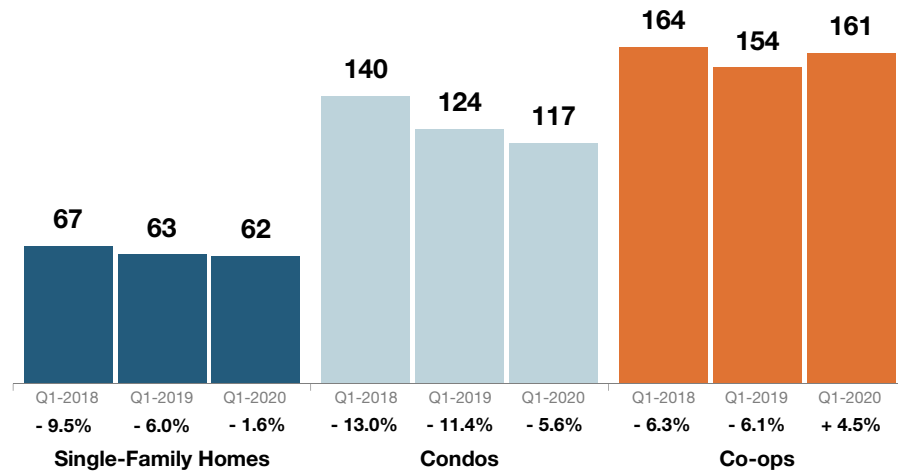
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	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%
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%

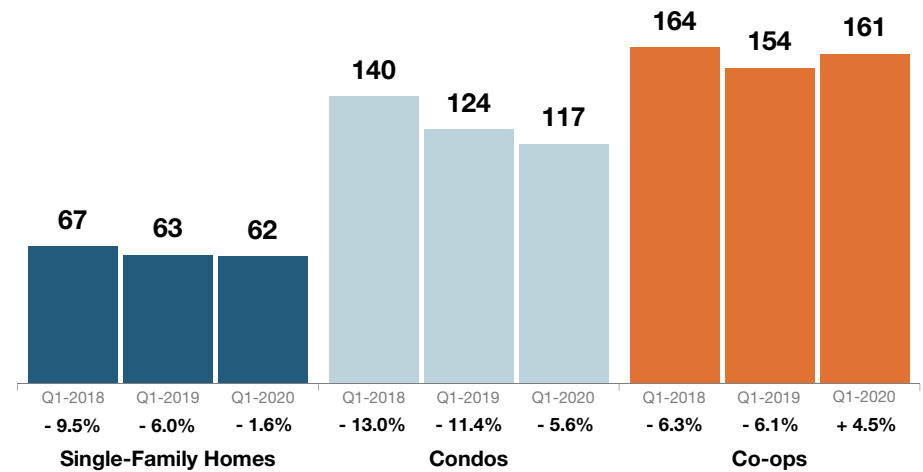
Housing Affordability Index

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.

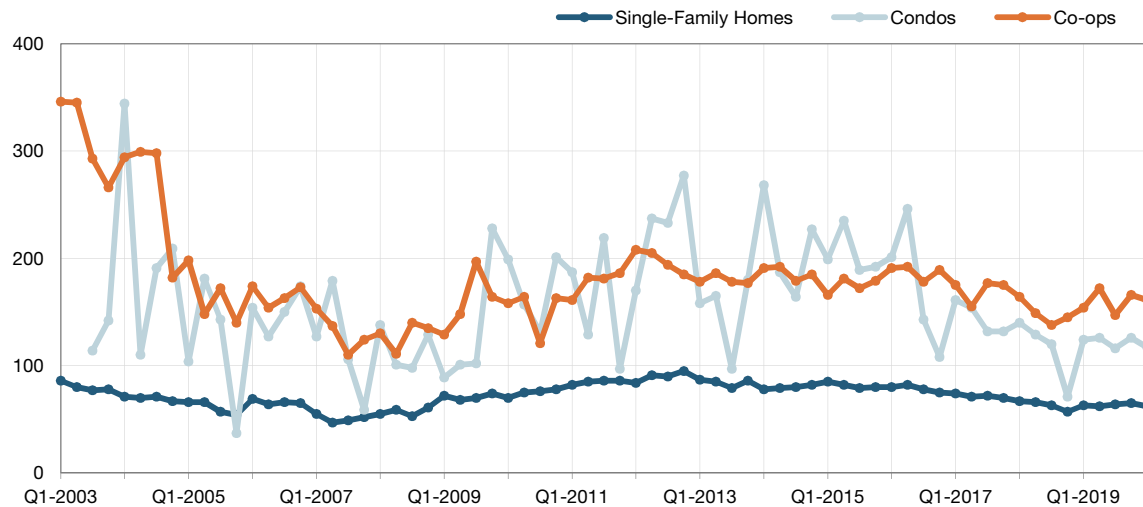
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Historical Housing Affordability Index by Quarter



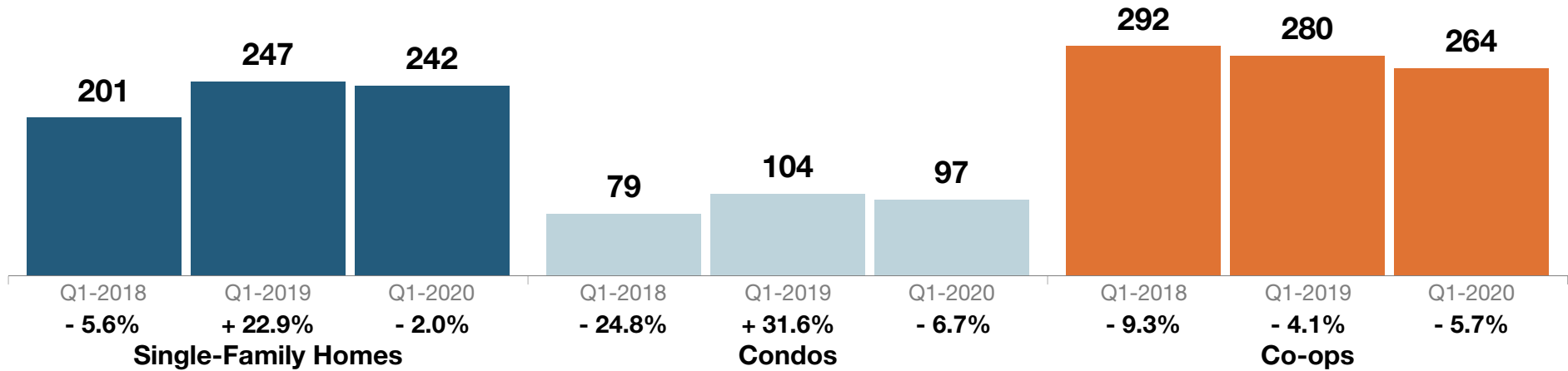
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	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	63	120	138
Q4-2018	57	71	145
Q1-2019	63	124	154
Q2-2019	62	126	172
Q3-2019	64	116	147
Q4-2019	65	126	166
Q1-2020	62	117	161

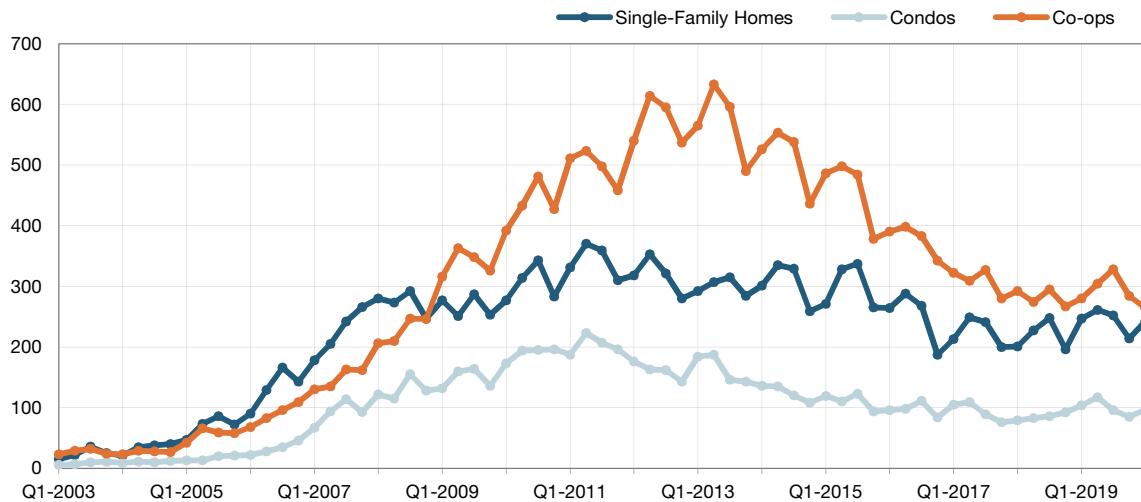
Inventory of Homes for Sale

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



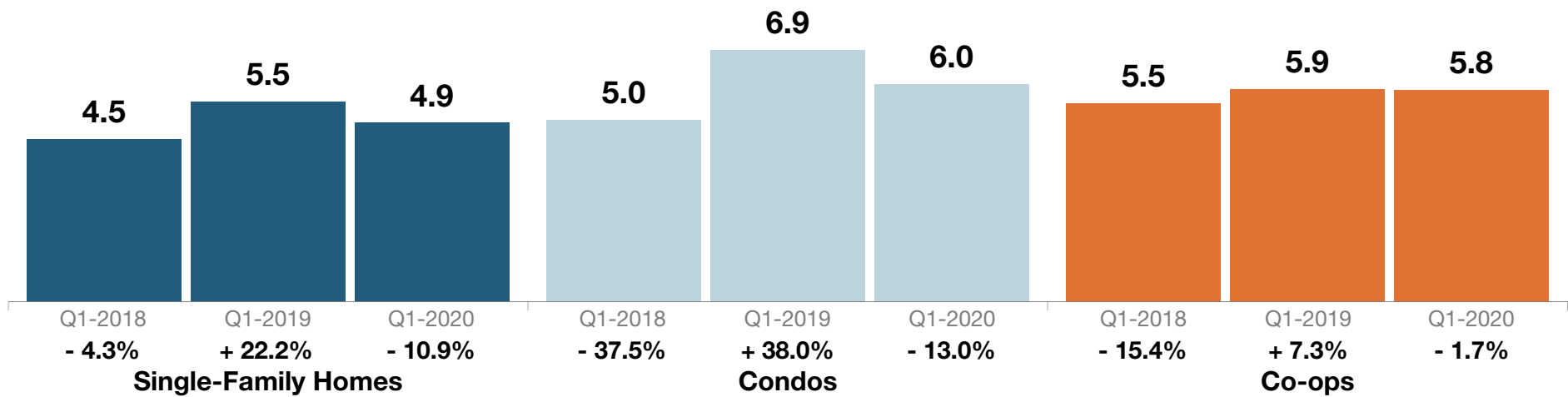
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q2-2017	249	109	309
Q3-2017	241	89	327
Q4-2017	200	76	280
Q1-2018	201	79	292
Q2-2018	227	83	274
Q3-2018	248	86	295
Q4-2018	196	92	267
Q1-2019	247	104	280
Q2-2019	261	117	304
Q3-2019	252	96	328
Q4-2019	214	85	284
Q1-2020	242	97	264

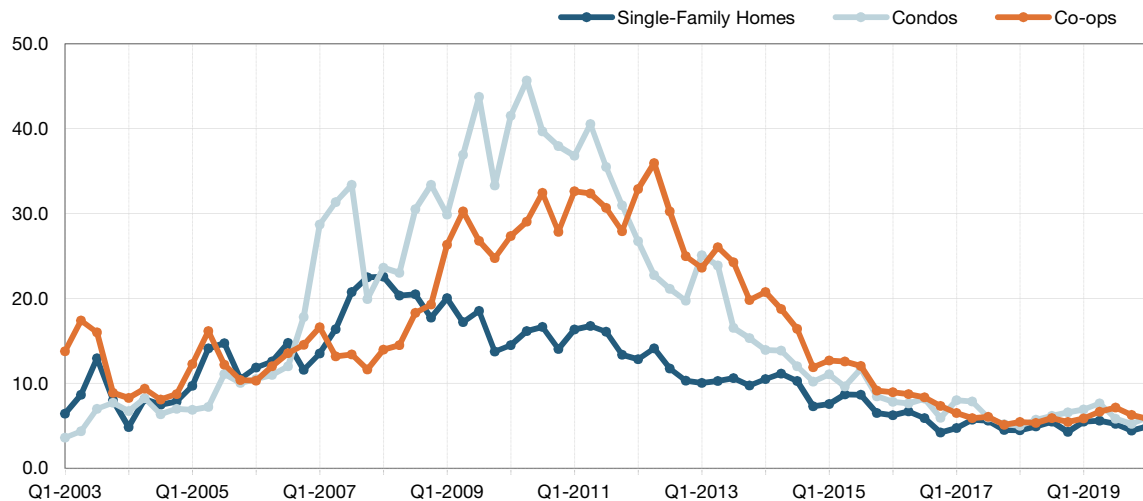
Months Supply of Inventory

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.

Q1-2020



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
Q2-2017	5.7	7.9	5.9
Q3-2017	5.6	6.0	6.1
Q4-2017	4.5	5.2	5.1
Q1-2018	4.5	5.0	5.5
Q2-2018	4.9	5.7	5.4
Q3-2018	5.5	6.2	5.9
Q4-2018	4.3	6.6	5.5
Q1-2019	5.5	6.9	5.9
Q2-2019	5.6	7.6	6.6
Q3-2019	5.2	5.8	7.1
Q4-2019	4.4	5.2	6.3
Q1-2020	4.9	6.0	5.8

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	Q1-2019	Q1-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings	<p>Q2-2017: 605, Q4-2017: 427, Q2-2018: 556, Q4-2018: 437, Q2-2019: 631, Q4-2019: 537</p>	562	537	- 4.4%	562	537	- 4.4%
Pending Sales	<p>Q2-2017: 387, Q4-2017: 321, Q2-2018: 361, Q4-2018: 316, Q2-2019: 361, Q4-2019: 306</p>	297	306	+ 3.0%	297	306	+ 3.0%
Closed Sales	<p>Q2-2017: 319, Q4-2017: 369, Q2-2018: 351, Q4-2018: 337, Q2-2019: 324, Q4-2019: 277</p>	286	277	- 3.1%	286	277	- 3.1%
Days on Market	<p>Q2-2017: 102, Q4-2017: 84, Q2-2018: 88, Q4-2018: 80, Q2-2019: 76, Q4-2019: 91</p>	86	91	+ 5.8%	86	91	+ 5.8%
Median Sales Price	<p>Q2-2017: \$299,900, Q4-2017: \$315,000, Q2-2018: \$309,000, Q4-2018: \$400,000, Q2-2019: \$341,000, Q4-2019: \$381,500</p>	\$345,000	\$360,000	+ 4.3%	\$345,000	\$360,000	+ 4.3%
Average Sales Price	<p>Q2-2017: \$321,246, Q4-2017: \$348,507, Q2-2018: \$332,801, Q4-2018: \$403,494, Q2-2019: \$374,590, Q4-2019: \$393,855</p>	\$346,263	\$393,855	+ 13.7%	\$346,263	\$393,855	+ 13.7%
Pct. of Orig. Price Received	<p>Q2-2017: 95.8%, Q4-2017: 97.1%, Q2-2018: 96.3%, Q4-2018: 95.9%, Q2-2019: 96.0%, Q4-2019: 95.2%</p>	95.6%	95.2%	- 0.4%	95.6%	95.2%	- 0.4%
Housing Affordability Index	<p>Q2-2017: 105, Q4-2017: 100, Q2-2018: 98, Q4-2018: 71, Q2-2019: 91, Q4-2019: 90</p>	88	90	+ 2.3%	88	90	+ 2.3%
Inventory of Homes for Sale	<p>Q2-2017: 667, Q4-2017: 556, Q2-2018: 584, Q4-2018: 555, Q2-2019: 682, Q4-2019: 583</p>	631	603	- 4.4%	--	--	--
Months Supply of Inventory	<p>Q2-2017: 6.1, Q4-2017: 4.9, Q2-2018: 5.2, Q4-2018: 5.1, Q2-2019: 6.3, Q4-2019: 5.5</p>	5.9	5.5	- 6.8%	--	--	--