

Quarterly Indicators

Bronx County



Q4-2021

Q4 picked up where last quarter left off to finish the year strong, capping a record-breaking year for the real estate industry. Nationally, existing home sales grew month after month this quarter, despite rising sales prices and increasing mortgage interest rates, as buyers move to lock in their home purchases before the end of the year. New listings have also increased, albeit slowly, and builders are working steadily to add much needed supply to an ultra-competitive housing environment.

- Single-Family Closed Sales were up 18.4 percent to 187.
- Condos Closed Sales were up 25.0 percent to 55.
- Co-ops Closed Sales were up 68.5 percent to 187.

- Single-Family Median Sales Price increased 7.7 percent to \$595,000.
- Condos Median Sales Price decreased 10.0 percent to \$270,000.
- Co-ops Median Sales Price decreased 0.9 percent to \$228,000.

The Federal Reserve recently announced the tapering of their bond buying program, set to end in March 2022, with a series of interest rate increases to follow. Lawrence Yun, chief economist at the National Association of REALTORS®, expects mortgage interest rates will reach 3.7% by the end of 2022, and high sales prices, coupled with increasing down payment amounts, will further decrease affordability, which may leave many first-time home buyers unable to compete. But rising interest rates may also serve to help cool buyer demand, which would likely mean a greater selection of homes for potential buyers.

Quarterly Snapshot

+ 37.1% **+ 3.6%** **+ 2.3%**

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
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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



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	Q4-2020	Q4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>Q1-2019: 248, Q3-2019: 275, Q1-2020: 189, Q3-2020: 306, Q1-2021: 205, Q3-2021: 212</p>	188	212	+ 12.8%	893	971	+ 8.7%
Pending Sales	<p>Q1-2019: 110, Q3-2019: 153, Q1-2020: 102, Q3-2020: 189, Q1-2021: 142, Q3-2021: 184</p>	162	184	+ 13.6%	535	673	+ 25.8%
Closed Sales	<p>Q1-2019: 116, Q3-2019: 152, Q1-2020: 122, Q3-2020: 158, Q1-2021: 178, Q3-2021: 187</p>	158	187	+ 18.4%	478	667	+ 39.5%
Days on Market	<p>Q1-2019: 77, Q3-2019: 74, Q1-2020: 80, Q3-2020: 70, Q1-2021: 67, Q3-2021: 49</p>	73	49	- 32.9%	73	56	- 23.3%
Median Sales Price	<p>Q1-2019: \$482,500, Q3-2019: \$510,000, Q1-2020: \$521,500, Q3-2020: \$528,000, Q1-2021: \$545,000, Q3-2021: \$595,000</p>	\$552,500	\$595,000	+ 7.7%	\$533,500	\$575,000	+ 7.8%
Average Sales Price	<p>Q1-2019: \$491,064, Q3-2019: \$561,337, Q1-2020: \$576,782, Q3-2020: \$566,205, Q1-2021: \$574,159, Q3-2021: \$627,031</p>	\$575,850	\$627,031	+ 8.9%	\$569,552	\$611,001	+ 7.3%
Pct. of Orig. Price Received	<p>Q1-2019: 94.7%, Q3-2019: 95.7%, Q1-2020: 94.7%, Q3-2020: 96.0%, Q1-2021: 96.3%, Q3-2021: 98.0%</p>	95.5%	97.2%	+ 1.8%	95.6%	97.0%	+ 1.5%
Housing Affordability Index	<p>Q1-2019: 72, Q3-2019: 73, Q1-2020: 75, Q3-2020: 79, Q1-2021: 76, Q3-2021: 73</p>	76	73	- 3.9%	79	75	- 5.1%
Inventory of Homes for Sale	<p>Q1-2019: 247, Q3-2019: 253, Q1-2020: 257, Q3-2020: 253, Q1-2021: 180, Q3-2021: 166</p>	183	166	- 9.3%	--	--	--
Months Supply of Inventory	<p>Q1-2019: 5.5, Q3-2019: 5.4, Q1-2020: 5.7, Q3-2020: 6.1, Q1-2021: 3.8, Q3-2021: 3.0</p>	4.1	3.0	- 26.8%	--	--	--

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	Q4-2020	Q4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		99	79	- 20.2%	358	458	+ 27.9%
Pending Sales		44	61	+ 38.6%	163	270	+ 65.6%
Closed Sales		44	55	+ 25.0%	154	259	+ 68.2%
Days on Market		79	88	+ 11.4%	89	77	- 13.5%
Median Sales Price		\$300,000	\$270,000	- 10.0%	\$300,000	\$290,000	- 3.3%
Average Sales Price		\$335,363	\$341,159	+ 1.7%	\$338,504	\$352,540	+ 4.1%
Pct. of Orig. Price Received		93.8%	95.4%	+ 1.7%	95.9%	95.8%	- 0.1%
Housing Affordability Index		141	160	+ 13.5%	141	149	+ 5.7%
Inventory of Homes for Sale		133	116	- 12.8%	--	--	--
Months Supply of Inventory		9.8	5.2	- 46.9%	--	--	--

Co-ops Market Overview

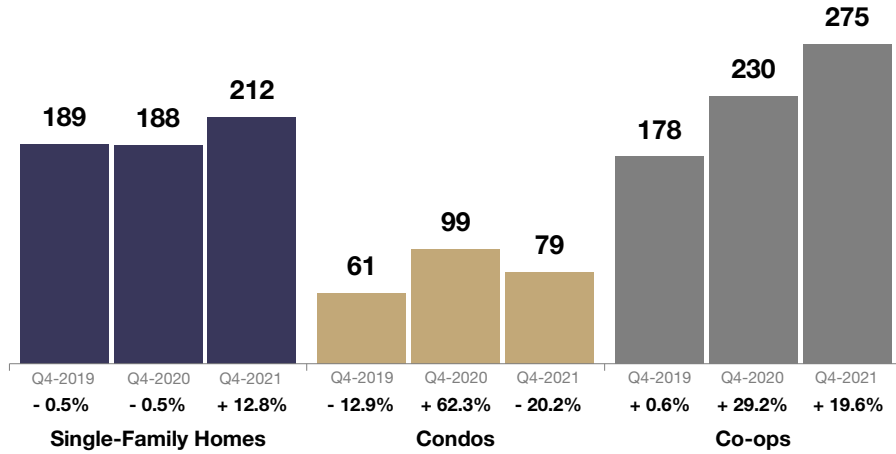
Key metrics for Co-operatives Only for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q4-2020	Q4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change																									
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>218</td><td>263</td><td>230</td><td>178</td><td>211</td><td>143</td><td>339</td><td>230</td><td>310</td><td>362</td><td>342</td><td>275</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	218	263	230	178	211	143	339	230	310	362	342	275	230	275	+ 19.6%	923	1,289	+ 39.7%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	218	263	230	178	211	143	339	230	310	362	342	275																				
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>132</td><td>144</td><td>134</td><td>118</td><td>96</td><td>54</td><td>143</td><td>150</td><td>158</td><td>206</td><td>170</td><td>188</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	132	144	134	118	96	54	143	150	158	206	170	188	150	188	+ 25.3%	443	722	+ 63.0%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	132	144	134	118	96	54	143	150	158	206	170	188																				
Closed Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>136</td><td>136</td><td>138</td><td>127</td><td>113</td><td>76</td><td>92</td><td>111</td><td>135</td><td>166</td><td>191</td><td>187</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	136	136	138	127	113	76	92	111	135	166	191	187	111	187	+ 68.5%	392	679	+ 73.2%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	136	136	138	127	113	76	92	111	135	166	191	187																				
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>96</td><td>86</td><td>85</td><td>87</td><td>107</td><td>92</td><td>102</td><td>86</td><td>95</td><td>103</td><td>92</td><td>93</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	96	86	85	87	107	92	102	86	95	103	92	93	86	93	+ 8.1%	97	95	- 2.1%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	96	86	85	87	107	92	102	86	95	103	92	93																				
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>\$197,500</td><td>\$180,000</td><td>\$220,000</td><td>\$195,955</td><td>\$202,500</td><td>\$210,000</td><td>\$235,000</td><td>\$230,000</td><td>\$243,000</td><td>\$230,000</td><td>\$245,000</td><td>\$228,000</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	\$197,500	\$180,000	\$220,000	\$195,955	\$202,500	\$210,000	\$235,000	\$230,000	\$243,000	\$230,000	\$245,000	\$228,000	\$230,000	\$228,000	- 0.9%	\$215,000	\$238,000	+ 10.7%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	\$197,500	\$180,000	\$220,000	\$195,955	\$202,500	\$210,000	\$235,000	\$230,000	\$243,000	\$230,000	\$245,000	\$228,000																				
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>\$241,848</td><td>\$215,038</td><td>\$242,361</td><td>\$237,488</td><td>\$233,516</td><td>\$221,965</td><td>\$272,876</td><td>\$255,010</td><td>\$268,253</td><td>\$255,454</td><td>\$277,043</td><td>\$266,322</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	\$241,848	\$215,038	\$242,361	\$237,488	\$233,516	\$221,965	\$272,876	\$255,010	\$268,253	\$255,454	\$277,043	\$266,322	\$255,010	\$266,322	+ 4.4%	\$246,663	\$267,065	+ 8.3%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	\$241,848	\$215,038	\$242,361	\$237,488	\$233,516	\$221,965	\$272,876	\$255,010	\$268,253	\$255,454	\$277,043	\$266,322																				
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>95.5%</td><td>95.6%</td><td>96.9%</td><td>97.2%</td><td>95.3%</td><td>96.3%</td><td>94.8%</td><td>97.0%</td><td>96.2%</td><td>94.7%</td><td>96.3%</td><td>95.5%</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	95.5%	95.6%	96.9%	97.2%	95.3%	96.3%	94.8%	97.0%	96.2%	94.7%	96.3%	95.5%	97.0%	95.5%	- 1.5%	95.9%	95.7%	- 0.2%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	95.5%	95.6%	96.9%	97.2%	95.3%	96.3%	94.8%	97.0%	96.2%	94.7%	96.3%	95.5%																				
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>176</td><td>200</td><td>169</td><td>189</td><td>194</td><td>192</td><td>176</td><td>183</td><td>178</td><td>186</td><td>177</td><td>190</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	176	200	169	189	194	192	176	183	178	186	177	190	183	190	+ 3.8%	196	182	- 7.1%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	176	200	169	189	194	192	176	183	178	186	177	190																				
Inventory of Homes for Sale	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>280</td><td>304</td><td>329</td><td>289</td><td>301</td><td>304</td><td>402</td><td>369</td><td>415</td><td>478</td><td>518</td><td>428</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	280	304	329	289	301	304	402	369	415	478	518	428	369	428	+ 16.0%	--	--	--
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	280	304	329	289	301	304	402	369	415	478	518	428																				
Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>5.9</td><td>6.7</td><td>7.3</td><td>6.6</td><td>7.3</td><td>9.1</td><td>11.7</td><td>10.0</td><td>9.9</td><td>8.7</td><td>9.1</td><td>7.1</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	5.9	6.7	7.3	6.6	7.3	9.1	11.7	10.0	9.9	8.7	9.1	7.1	10.0	7.1	- 29.0%	--	--	--
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	5.9	6.7	7.3	6.6	7.3	9.1	11.7	10.0	9.9	8.7	9.1	7.1																				

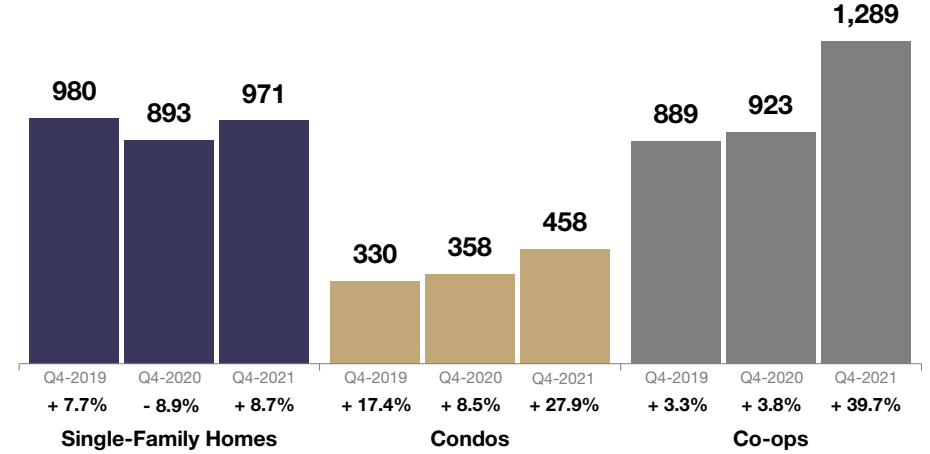
New Listings

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

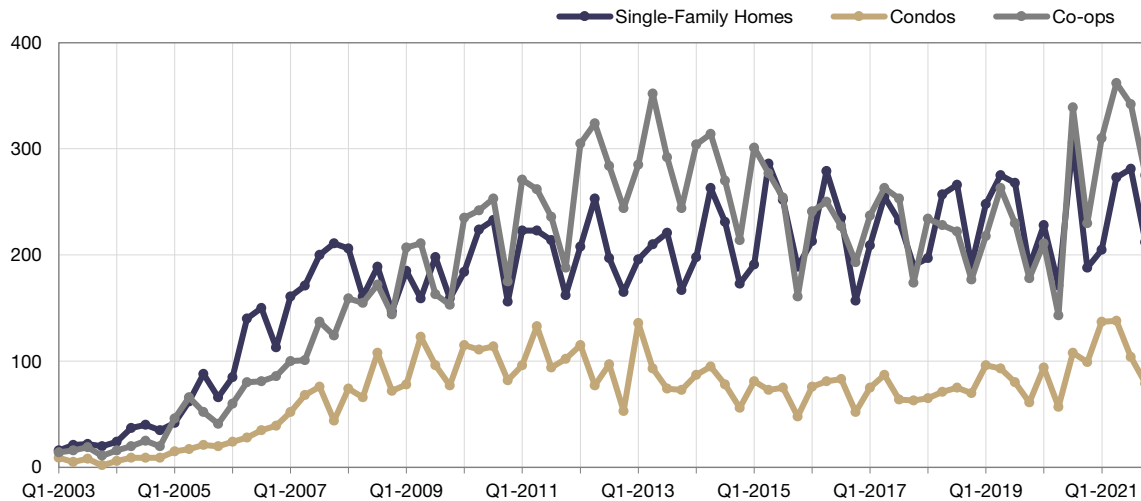
Q4-2021



Year to Date



Historical New Listings by Quarter



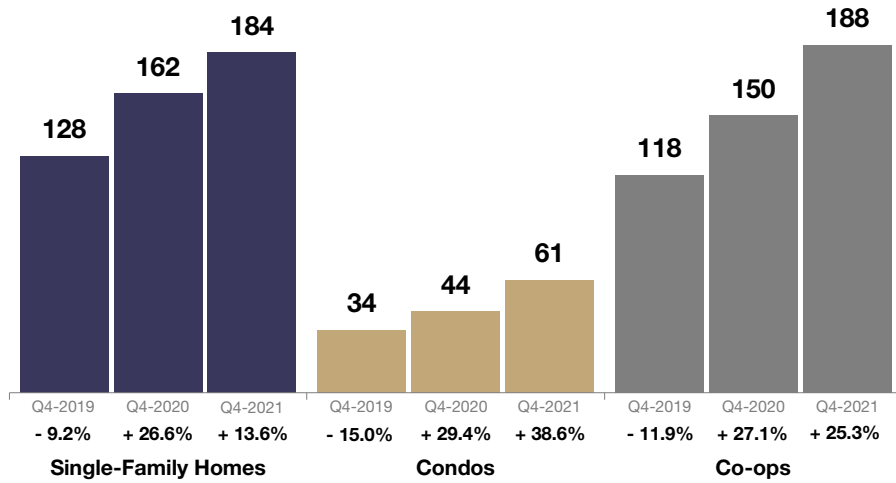
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	248	96	218
Q2-2019	275	93	263
Q3-2019	268	80	230
Q4-2019	189	61	178
Q1-2020	228	94	211
Q2-2020	171	57	143
Q3-2020	306	108	339
Q4-2020	188	99	230
Q1-2021	205	137	310
Q2-2021	273	138	362
Q3-2021	281	104	342
Q4-2021	212	79	275

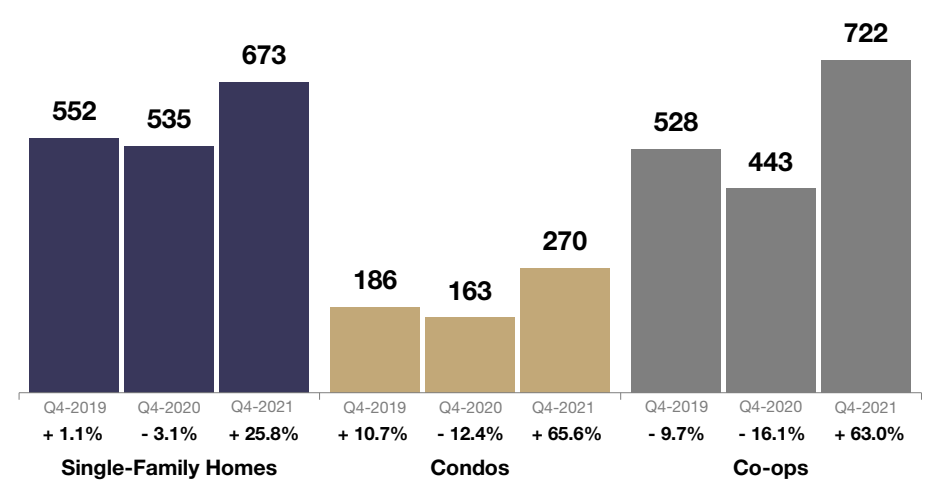
Pending Sales

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

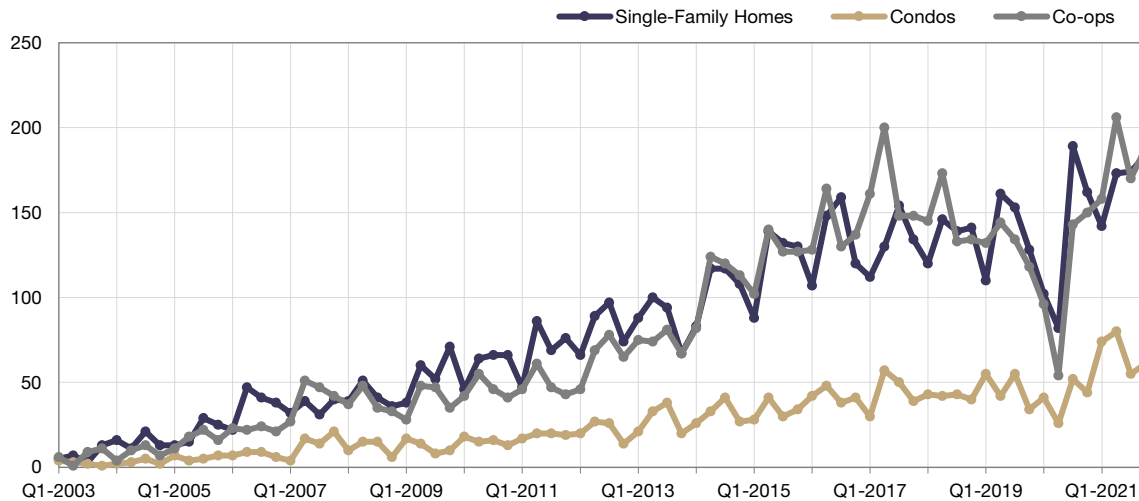
Q4-2021



Year to Date



Historical Pending Sales by Quarter



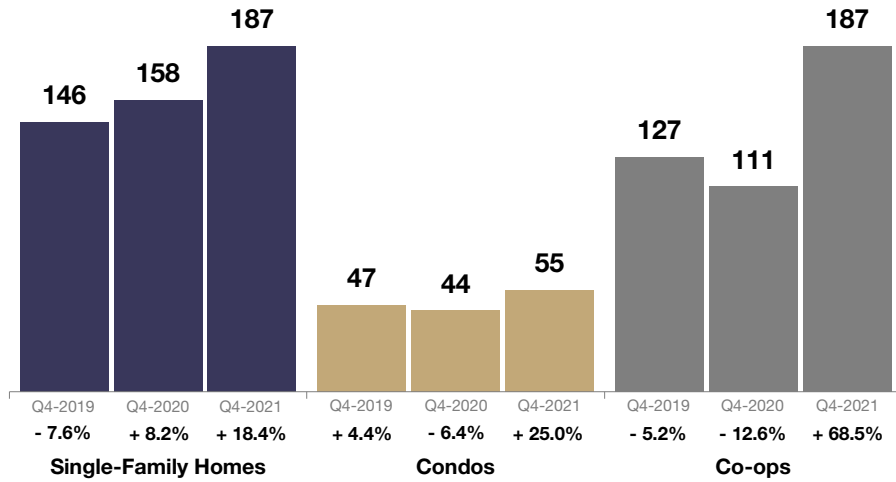
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	110	55	132
Q2-2019	161	42	144
Q3-2019	153	55	134
Q4-2019	128	34	118
Q1-2020	102	41	96
Q2-2020	82	26	54
Q3-2020	189	52	143
Q4-2020	162	44	150
Q1-2021	142	74	158
Q2-2021	173	80	206
Q3-2021	174	55	170
Q4-2021	184	61	188

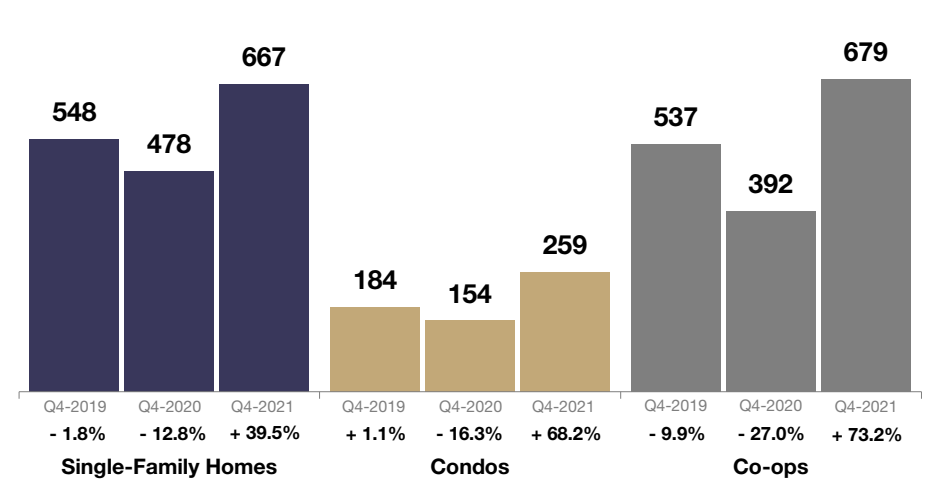
Closed Sales

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

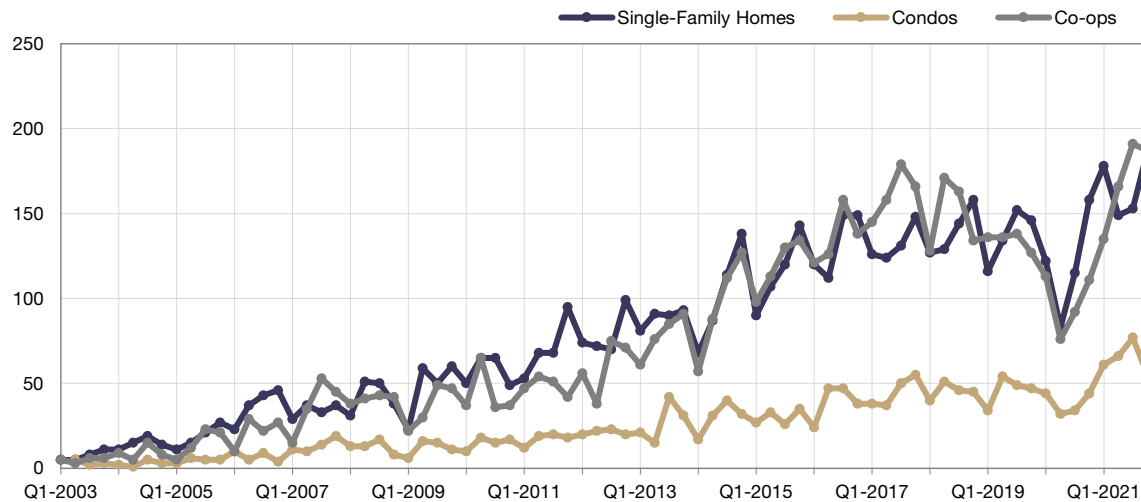
Q4-2021



Year to Date



Historical Closed Sales by Quarter



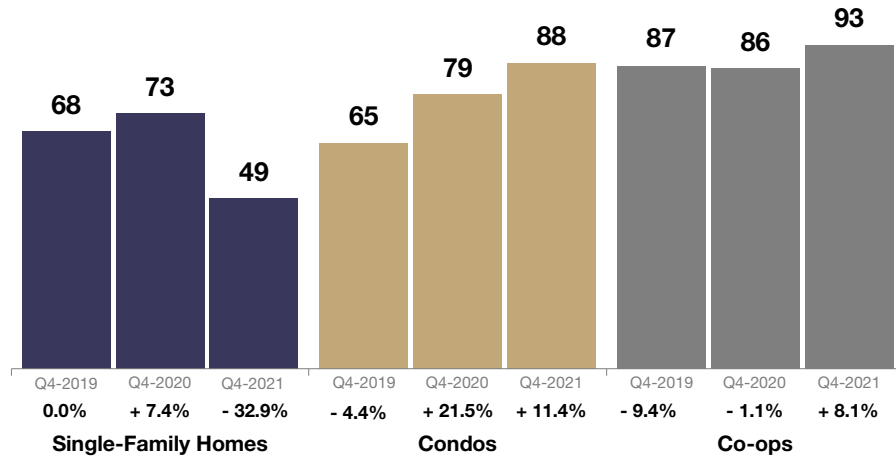
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	116	34	136
Q2-2019	134	54	136
Q3-2019	152	49	138
Q4-2019	146	47	127
Q1-2020	122	44	113
Q2-2020	83	32	76
Q3-2020	115	34	92
Q4-2020	158	44	111
Q1-2021	178	61	135
Q2-2021	149	66	166
Q3-2021	153	77	191
Q4-2021	187	55	187

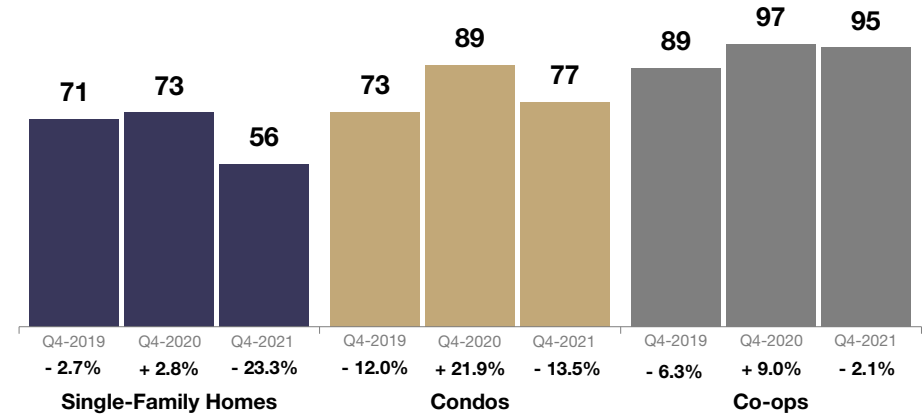
Days on Market Until Sale

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

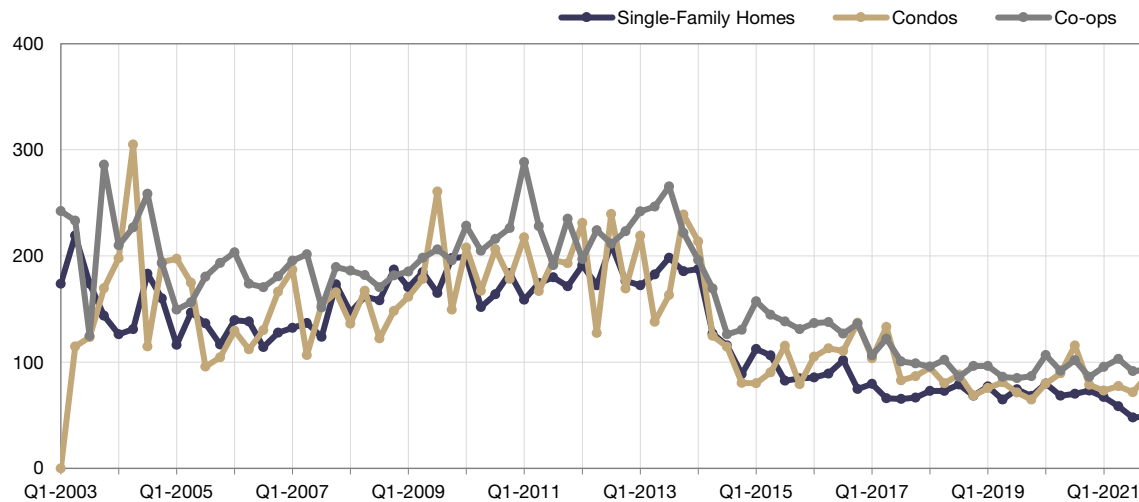
Q4-2021



Year to Date



Historical Days on Market Until Sale by Quarter



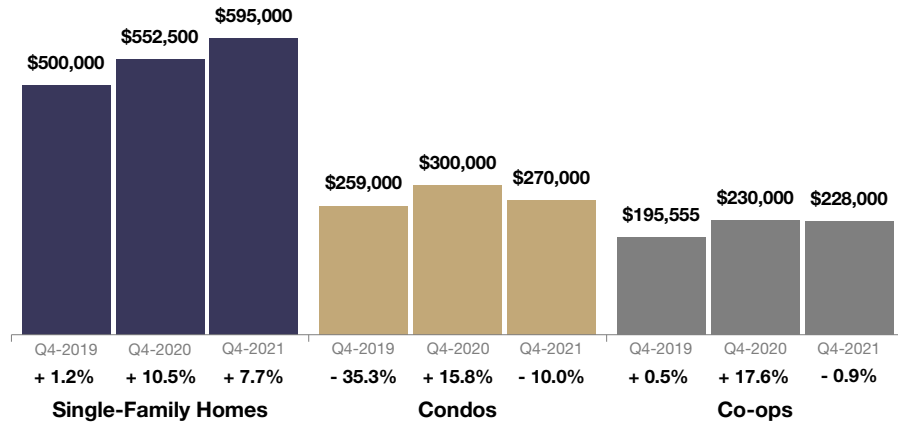
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q2-2020	68	90	92
Q3-2020	70	116	102
Q4-2020	73	79	86
Q1-2021	67	73	95
Q2-2021	58	77	103
Q3-2021	48	72	92
Q4-2021	49	88	93

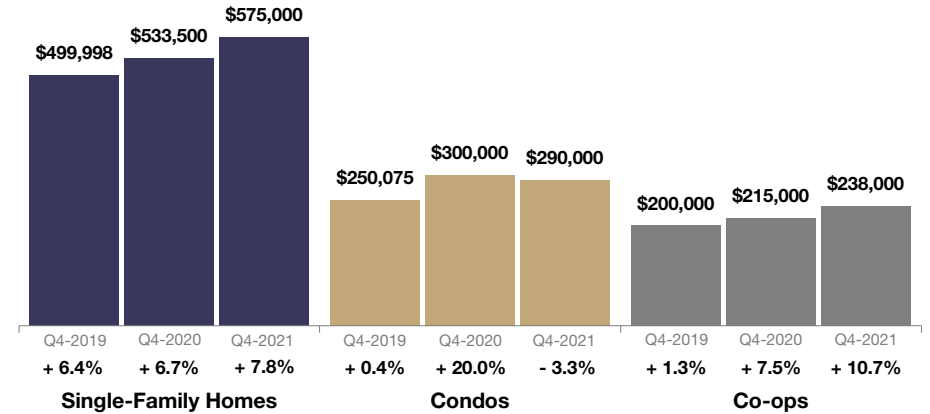
Median Sales Price

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

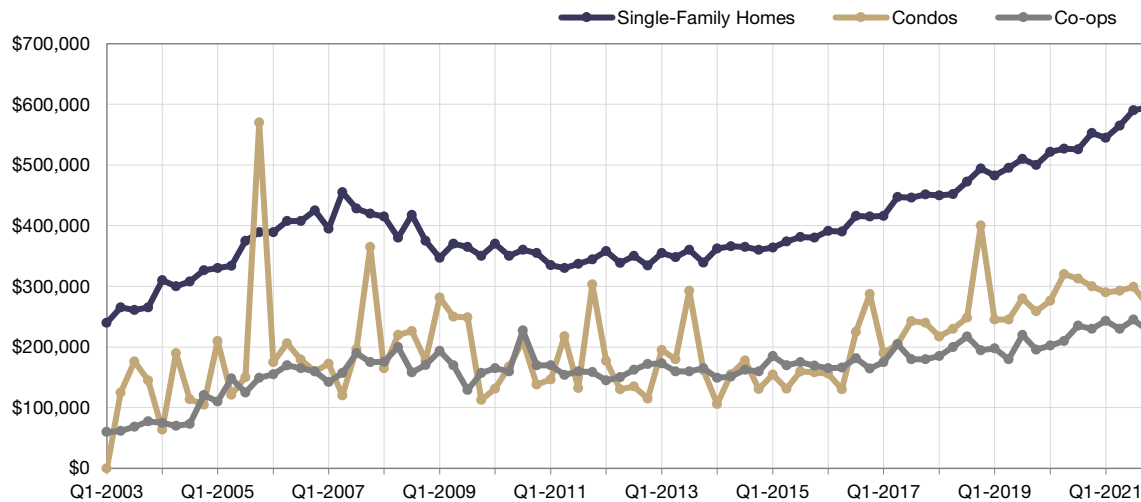
Q4-2021



Year to Date



Historical Median Sales Price by Quarter



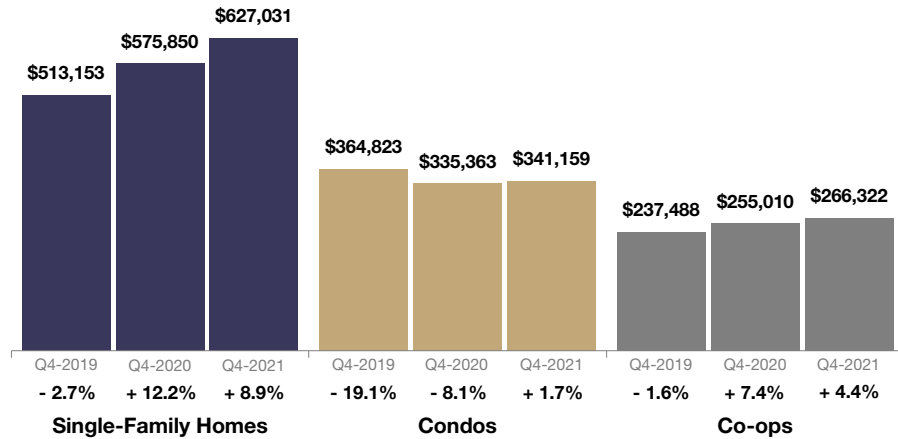
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$202,500
Q2-2020	\$527,000	\$320,000	\$210,000
Q3-2020	\$526,000	\$312,500	\$235,000
Q4-2020	\$552,500	\$300,000	\$230,000
Q1-2021	\$545,000	\$290,000	\$243,000
Q2-2021	\$565,000	\$292,500	\$230,000
Q3-2021	\$590,000	\$299,000	\$245,000
Q4-2021	\$595,000	\$270,000	\$228,000

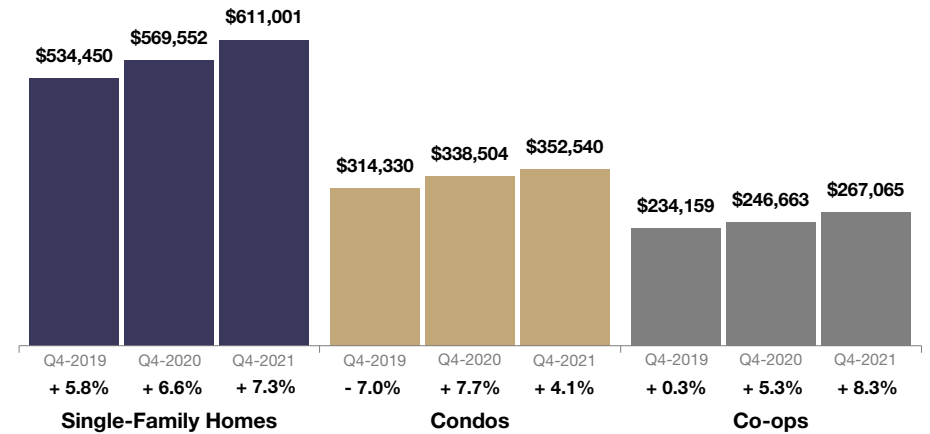
Average Sales Price

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

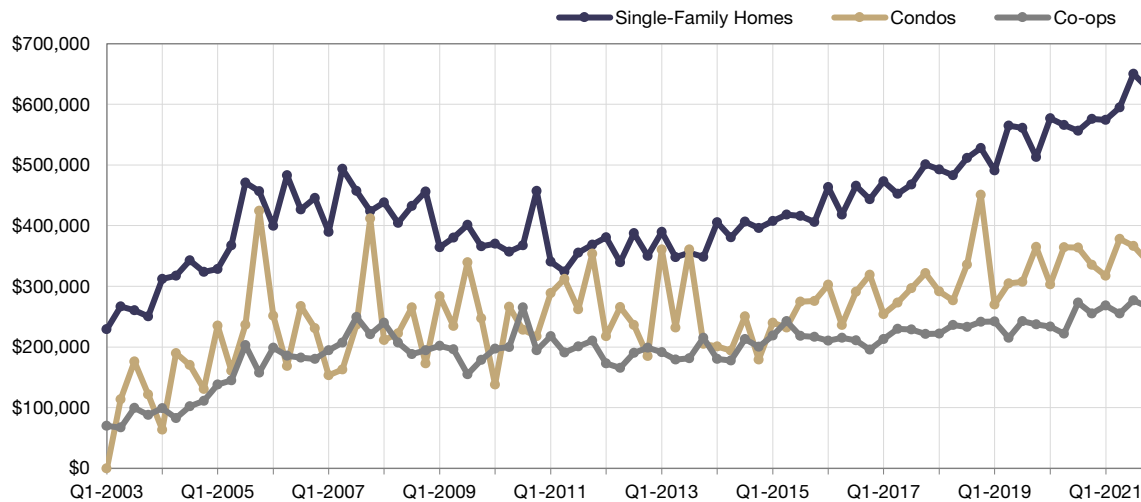
Q4-2021



Year to Date



Historical Average Sales Price by Quarter



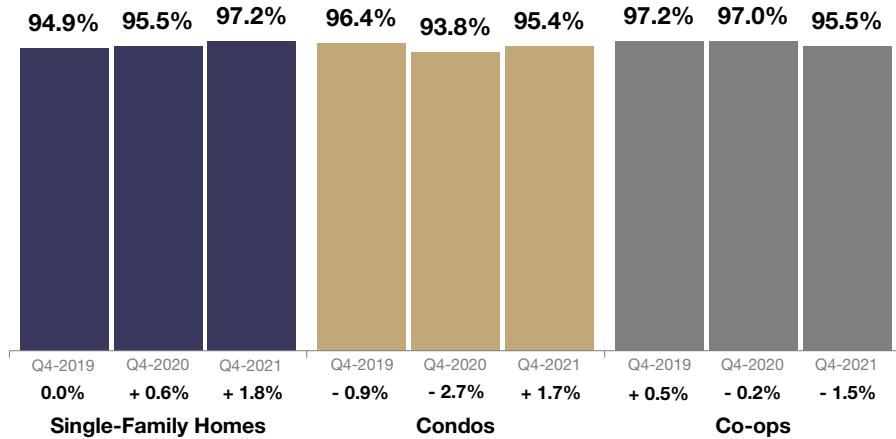
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$233,516
Q2-2020	\$565,606	\$364,329	\$221,965
Q3-2020	\$556,205	\$363,672	\$272,876
Q4-2020	\$575,850	\$335,363	\$255,010
Q1-2021	\$574,159	\$317,697	\$268,253
Q2-2021	\$594,607	\$378,062	\$255,454
Q3-2021	\$650,234	\$366,397	\$277,043
Q4-2021	\$627,031	\$341,159	\$266,322

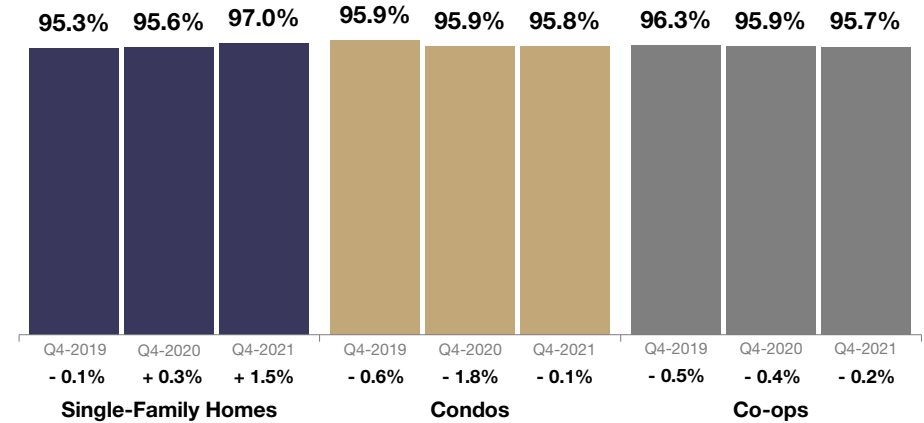
Percent of Original List Price Received

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.

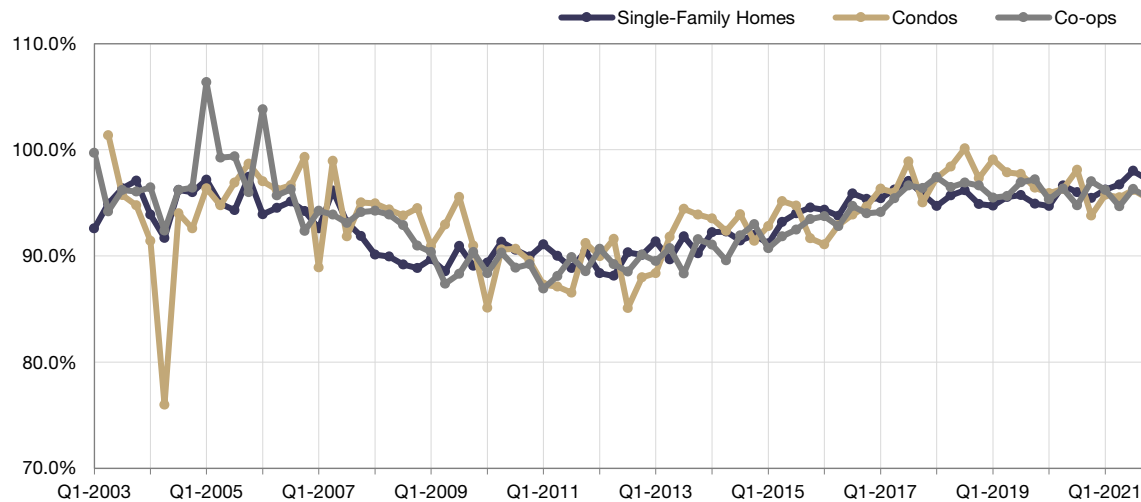
Q4-2021



Year to Date



Historical Percent of Original List Price Received by Quarter



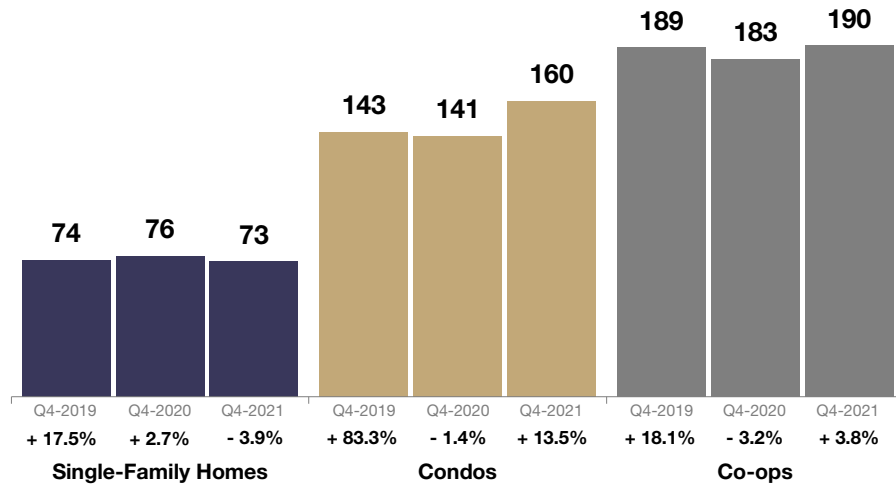
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	94.7%	99.1%	95.5%
Q2-2019	95.5%	97.9%	95.6%
Q3-2019	95.7%	97.7%	96.9%
Q4-2019	94.9%	96.4%	97.2%
Q1-2020	94.7%	95.9%	95.3%
Q2-2020	96.6%	96.3%	96.3%
Q3-2020	96.0%	98.1%	94.8%
Q4-2020	95.5%	93.8%	97.0%
Q1-2021	96.3%	95.8%	96.2%
Q2-2021	96.7%	95.5%	94.7%
Q3-2021	98.0%	96.2%	96.3%
Q4-2021	97.2%	95.4%	95.5%

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

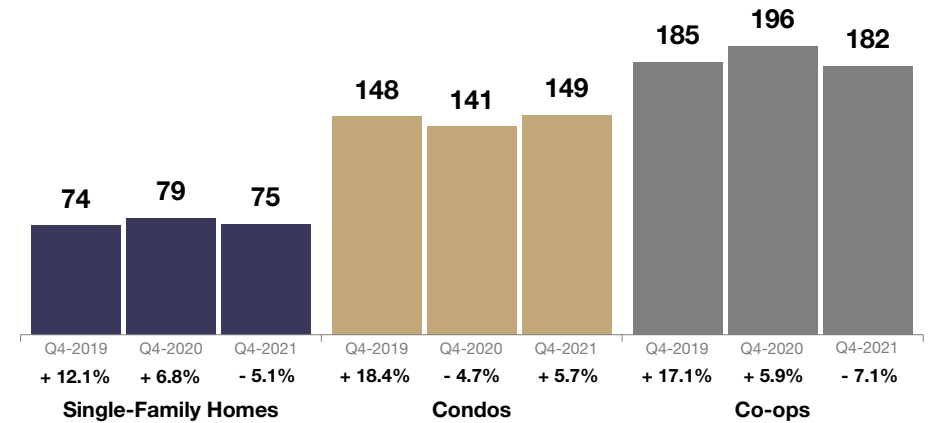
Housing Affordability Index

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.

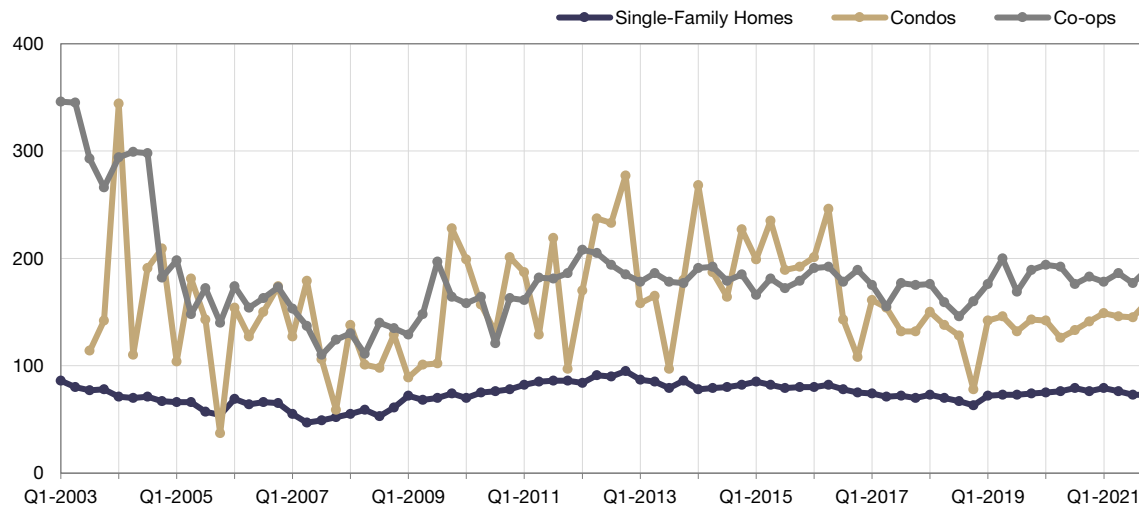
Q4-2021



Year to Date



Historical Housing Affordability Index by Quarter



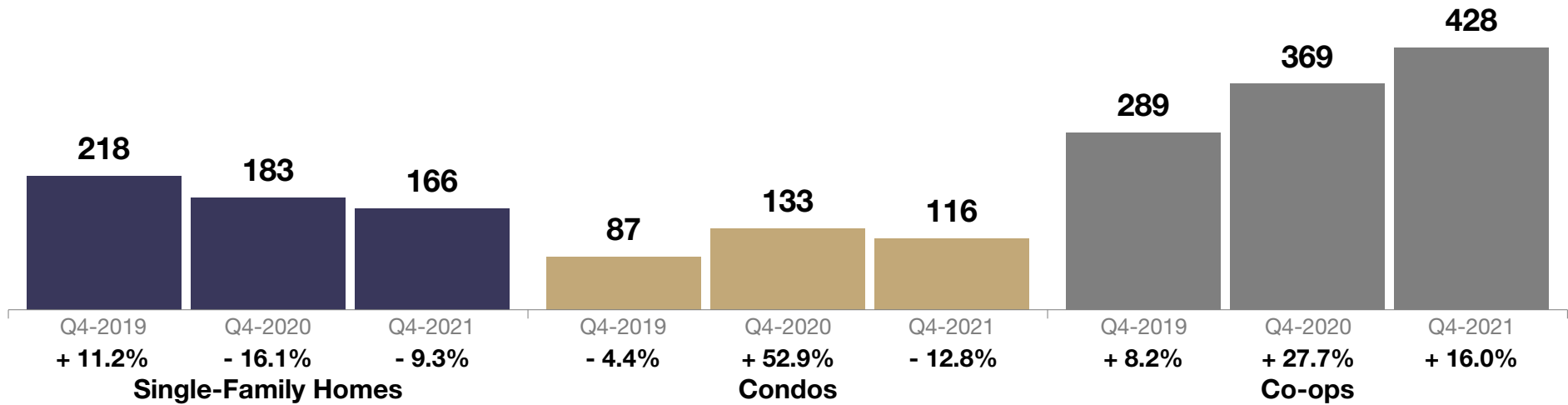
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	72	142	176
Q2-2019	73	146	200
Q3-2019	73	132	169
Q4-2019	74	143	189
Q1-2020	75	142	194
Q2-2020	76	126	192
Q3-2020	79	133	176
Q4-2020	76	141	183
Q1-2021	79	149	178
Q2-2021	76	146	186
Q3-2021	73	145	177
Q4-2021	73	160	190

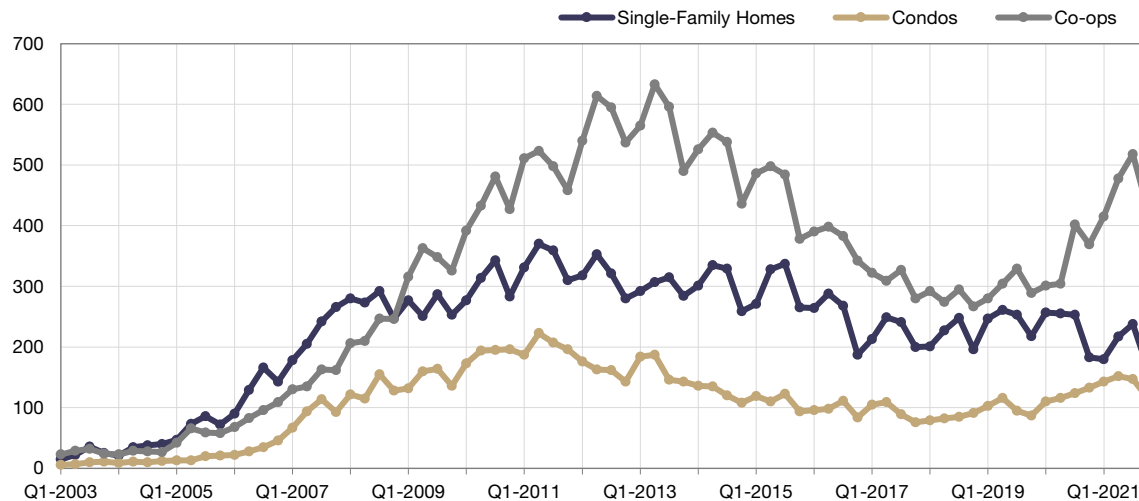
Inventory of Homes for Sale

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

Q4-2021



Historical Inventory of Homes for Sale by Quarter



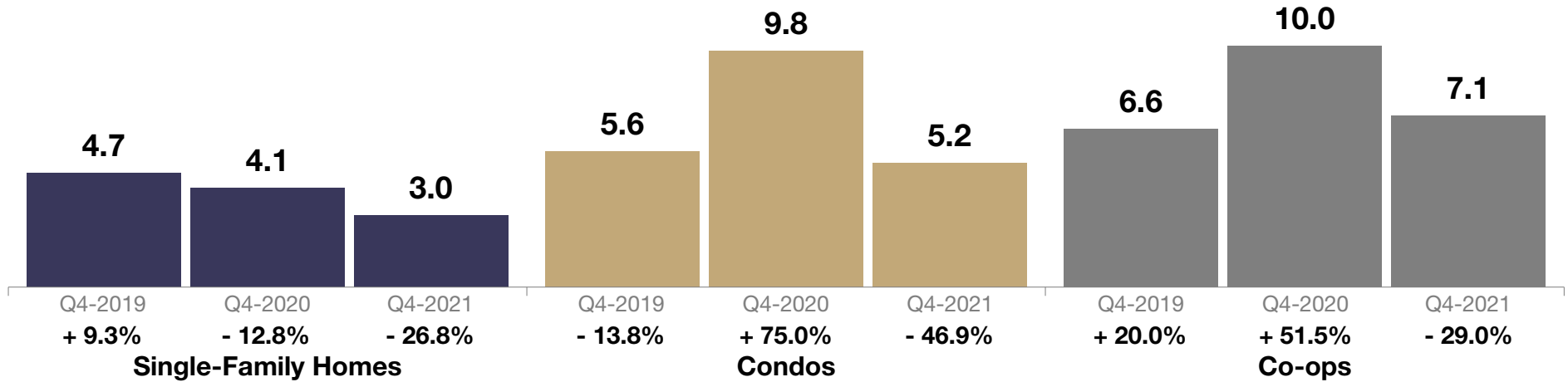
Quarter	Single-Family Homes	Condos	Co-ops
Q1-2019	247	103	280
Q2-2019	261	116	304
Q3-2019	253	95	329
Q4-2019	218	87	289
Q1-2020	257	110	301
Q2-2020	255	116	304
Q3-2020	253	124	402
Q4-2020	183	133	369
Q1-2021	180	143	415
Q2-2021	217	152	478
Q3-2021	238	147	518
Q4-2021	166	116	428

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

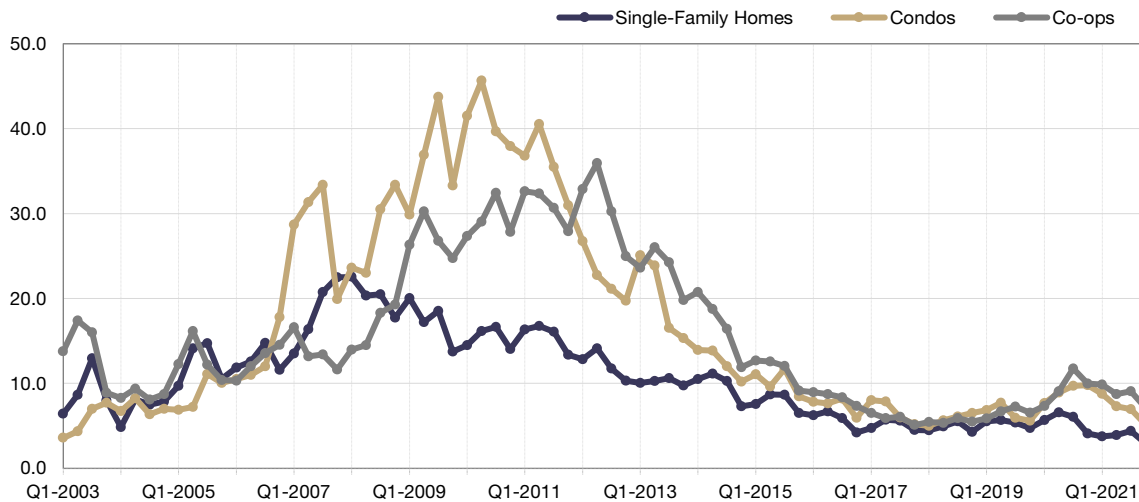
Months Supply of Inventory

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.

Q4-2021



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
Q1-2019	5.5	6.9	5.9
Q2-2019	5.7	7.7	6.7
Q3-2019	5.4	5.9	7.3
Q4-2019	4.7	5.6	6.6
Q1-2020	5.7	7.7	7.3
Q2-2020	6.6	8.9	9.1
Q3-2020	6.1	9.7	11.7
Q4-2020	4.1	9.8	10.0
Q1-2021	3.8	8.8	9.9
Q2-2021	3.9	7.3	8.7
Q3-2021	4.4	7.0	9.1
Q4-2021	3.0	5.2	7.1

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	Q4-2020	Q4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change																									
New Listings	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>562</td><td>631</td><td>578</td><td>428</td><td>533</td><td>371</td><td>753</td><td>517</td><td>652</td><td>773</td><td>727</td><td>566</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	562	631	578	428	533	371	753	517	652	773	727	566	517	566	+ 9.5%	2,174	2,718	+ 25.0%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	562	631	578	428	533	371	753	517	652	773	727	566																				
Pending Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>297</td><td>347</td><td>342</td><td>280</td><td>239</td><td>162</td><td>384</td><td>356</td><td>374</td><td>459</td><td>399</td><td>433</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	297	347	342	280	239	162	384	356	374	459	399	433	356	433	+ 21.6%	1,141	1,665	+ 45.9%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	297	347	342	280	239	162	384	356	374	459	399	433																				
Closed Sales	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>286</td><td>324</td><td>339</td><td>320</td><td>279</td><td>191</td><td>241</td><td>313</td><td>374</td><td>381</td><td>421</td><td>429</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	286	324	339	320	279	191	241	313	374	381	421	429	313	429	+ 37.1%	1,024	1,605	+ 56.7%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	286	324	339	320	279	191	241	313	374	381	421	429																				
Days on Market	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>86</td><td>76</td><td>78</td><td>75</td><td>91</td><td>81</td><td>89</td><td>78</td><td>78</td><td>81</td><td>72</td><td>73</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	86	76	78	75	91	81	89	78	78	81	72	73	78	73	- 6.4%	85	76	- 10.6%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	86	76	78	75	91	81	89	78	78	81	72	73																				
Median Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>\$345,000</td><td>\$341,000</td><td>\$395,000</td><td>\$381,500</td><td>\$380,000</td><td>\$376,500</td><td>\$426,400</td><td>\$430,000</td><td>\$427,500</td><td>\$367,000</td><td>\$380,000</td><td>\$440,000</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	\$345,000	\$341,000	\$395,000	\$381,500	\$380,000	\$376,500	\$426,400	\$430,000	\$427,500	\$367,000	\$380,000	\$440,000	\$430,000	\$440,000	+ 2.3%	\$399,500	\$410,000	+ 2.6%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	\$345,000	\$341,000	\$395,000	\$381,500	\$380,000	\$376,500	\$426,400	\$430,000	\$427,500	\$367,000	\$380,000	\$440,000																				
Average Sales Price	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>\$346,263</td><td>\$374,500</td><td>\$394,785</td><td>\$381,962</td><td>\$383,315</td><td>\$396,059</td><td>\$420,884</td><td>\$428,561</td><td>\$421,909</td><td>\$409,328</td><td>\$429,011</td><td>\$433,149</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	\$346,263	\$374,500	\$394,785	\$381,962	\$383,315	\$396,059	\$420,884	\$428,561	\$421,909	\$409,328	\$429,011	\$433,149	\$428,561	\$433,149	+ 1.1%	\$411,121	\$423,790	+ 3.1%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	\$346,263	\$374,500	\$394,785	\$381,962	\$383,315	\$396,059	\$420,884	\$428,561	\$421,909	\$409,328	\$429,011	\$433,149																				
Pct. of Orig. Price Received	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>95.6%</td><td>96.0%</td><td>96.5%</td><td>96.1%</td><td>95.2%</td><td>96.5%</td><td>95.8%</td><td>95.8%</td><td>96.2%</td><td>95.6%</td><td>96.9%</td><td>96.2%</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	95.6%	96.0%	96.5%	96.1%	95.2%	96.5%	95.8%	95.8%	96.2%	95.6%	96.9%	96.2%	95.8%	96.2%	+ 0.4%	95.8%	96.3%	+ 0.5%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	95.6%	96.0%	96.5%	96.1%	95.2%	96.5%	95.8%	95.8%	96.2%	95.6%	96.9%	96.2%																				
Housing Affordability Index	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>101</td><td>105</td><td>94</td><td>97</td><td>109</td><td>107</td><td>97</td><td>98</td><td>101</td><td>117</td><td>114</td><td>98</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	101	105	94	97	109	107	97	98	101	117	114	98	98	98	0.0%	106	106	0.0%
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	101	105	94	97	109	107	97	98	101	117	114	98																				
Inventory of Homes for Sale	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>630</td><td>681</td><td>677</td><td>594</td><td>668</td><td>675</td><td>779</td><td>685</td><td>738</td><td>847</td><td>903</td><td>710</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	630	681	677	594	668	675	779	685	738	847	903	710	685	710	+ 3.6%	--	--	--
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	630	681	677	594	668	675	779	685	738	847	903	710																				
Months Supply of Inventory	<table border="1"> <tr><th>Quarter</th><td>Q1-2019</td><td>Q2-2019</td><td>Q3-2019</td><td>Q4-2019</td><td>Q1-2020</td><td>Q2-2020</td><td>Q3-2020</td><td>Q4-2020</td><td>Q1-2021</td><td>Q2-2021</td><td>Q3-2021</td></tr> <tr><th>Value</th><td>5.9</td><td>6.4</td><td>6.2</td><td>5.6</td><td>6.6</td><td>7.9</td><td>8.8</td><td>7.2</td><td>6.9</td><td>6.5</td><td>6.8</td><td>5.1</td></tr> </table>	Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Value	5.9	6.4	6.2	5.6	6.6	7.9	8.8	7.2	6.9	6.5	6.8	5.1	7.2	5.1	- 29.2%	--	--	--
Quarter	Q1-2019	Q2-2019	Q3-2019	Q4-2019	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021																					
Value	5.9	6.4	6.2	5.6	6.6	7.9	8.8	7.2	6.9	6.5	6.8	5.1																				