

Quarterly Indicators

Bronx County



Q3-2021

The housing market continued at a blistering pace in Q3 2021, with record high sales prices, low inventory, multiple offers, and strong buyer demand being the lay of the land this summer. In navigating the challenges of a seller’s market, some buyers chose to step outside their comfort zones, including making offers on homes sight unseen, offering more than the asking price, or waiving financing or inspection contingencies in an attempt to sweeten their pitch and gain a leg up on the competition.

- Single-Family Closed Sales were up 30.4 percent to 150.
- Condos Closed Sales were up 123.5 percent to 76.
- Co-ops Closed Sales were up 105.4 percent to 189.
- Single-Family Median Sales Price increased 13.1 percent to \$595,000.
- Condos Median Sales Price decreased 5.0 percent to \$297,000.
- Co-ops Median Sales Price increased 4.3 percent to \$245,000.

While some homebuyers chose to persevere through bidding wars, escalation clauses, and line-out-the-door open houses, others decided to put their home searches on hold and rent for the time being, only to find conditions much the same in the rental market. But nationwide, Q3 also saw an improvement in new listings which, along with a small decline in home sales, may signify the market is beginning to moderate and possibly shifting to a more buyer-friendly environment.

Quarterly Snapshot

+ 72.2% **+ 6.8%** **- 10.9%**

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
+ 72.2%	+ 6.8%	- 10.9%

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	Q3-2020	Q3-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>Q4-2018: 190, Q2-2019: 248, 275, 268, Q4-2019: 189, 228, 171, Q2-2020: 306, Q4-2020: 188, 205, Q2-2021: 273, 281</p>	306	281	- 8.2%	705	759	+ 7.7%
Pending Sales	<p>Q4-2018: 141, Q2-2019: 110, 161, 153, Q4-2019: 128, 102, 82, Q2-2020: 190, Q4-2020: 168, 144, Q2-2021: 175, 177</p>	190	177	- 6.8%	374	496	+ 32.6%
Closed Sales	<p>Q4-2018: 158, Q2-2019: 116, 134, 152, Q4-2019: 146, 122, 83, Q2-2020: 115, Q4-2020: 158, 178, Q2-2021: 149, 150</p>	115	150	+ 30.4%	320	477	+ 49.1%
Days on Market	<p>Q4-2018: 68, Q2-2019: 77, 65, 74, Q4-2019: 68, 80, 68, Q2-2020: 70, Q4-2020: 73, 67, Q2-2021: 58, 48</p>	70	48	- 31.4%	73	58	- 20.5%
Median Sales Price	<p>Q4-2018: \$493,850, Q2-2019: \$482,200, \$495,250, \$510,000, Q4-2019: \$500,000, \$521,500, Q2-2020: \$527,000, Q4-2020: \$526,000, \$552,500, Q2-2021: \$545,000, \$565,000, \$585,000</p>	\$526,000	\$595,000	+ 13.1%	\$525,000	\$570,000	+ 8.6%
Average Sales Price	<p>Q4-2018: \$527,634, Q2-2019: \$491,064, \$564,713, \$561,337, Q4-2019: \$513,153, \$576,782, Q2-2020: \$565,606, Q4-2020: \$556,205, \$575,850, Q2-2021: \$574,159, \$594,607, \$552,722</p>	\$556,205	\$652,722	+ 17.4%	\$566,423	\$605,252	+ 6.9%
Pct. of Orig. Price Received	<p>Q4-2018: 94.9%, Q2-2019: 94.7%, 95.5%, 95.7%, Q4-2019: 94.9%, 94.7%, Q2-2020: 96.6%, 96.0%, Q4-2020: 95.5%, 96.3%, Q2-2021: 96.7%, 98.1%</p>	96.0%	98.1%	+ 2.2%	95.7%	97.0%	+ 1.4%
Housing Affordability Index	<p>Q4-2018: 63, Q2-2019: 72, 73, 73, Q4-2019: 74, 75, Q2-2020: 76, 79, Q4-2020: 76, 79, Q2-2021: 76, 73</p>	79	73	- 7.6%	79	76	- 3.8%
Inventory of Homes for Sale	<p>Q4-2018: 196, Q2-2019: 247, 261, 253, Q4-2019: 218, 257, 255, 253, Q4-2020: 184, 179, Q2-2021: 214, 218</p>	253	218	- 13.8%	--	--	--
Months Supply of Inventory	<p>Q4-2018: 4.3, Q2-2019: 5.5, 5.7, 5.4, Q4-2019: 4.7, 5.7, Q2-2020: 6.6, 6.0, Q4-2020: 4.1, 3.7, Q2-2021: 3.8, 3.9</p>	6.0	3.9	- 35.0%	--	--	--

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	Q3-2020	Q3-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		108	104	- 3.7%	259	379	+ 46.3%
Pending Sales		52	63	+ 21.2%	119	216	+ 81.5%
Closed Sales		34	76	+ 123.5%	110	201	+ 82.7%
Days on Market		116	71	- 38.8%	94	73	- 22.3%
Median Sales Price		\$312,500	\$297,000	- 5.0%	\$295,000	\$295,000	0.0%
Average Sales Price		\$363,672	\$367,008	+ 0.9%	\$339,732	\$357,533	+ 5.2%
Pct. of Orig. Price Received		98.1%	96.2%	- 1.9%	96.7%	95.8%	- 0.9%
Housing Affordability Index		133	146	+ 9.8%	140	147	+ 5.0%
Inventory of Homes for Sale		125	138	+ 10.4%	--	--	--
Months Supply of Inventory		9.8	6.3	- 35.7%	--	--	--

Co-ops Market Overview

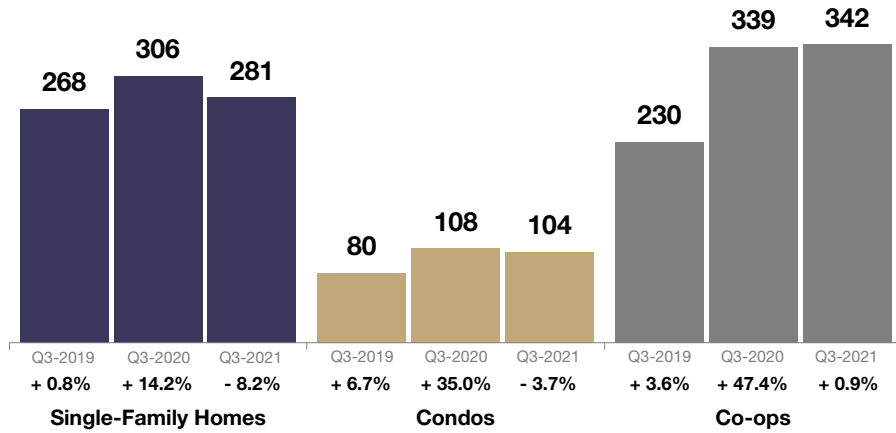
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q3-2020	Q3-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings	<p>Q4-2018: 177, Q2-2019: 263, Q4-2019: 211, Q2-2020: 143, Q4-2020: 339, Q2-2021: 342</p>	339	342	+ 0.9%	693	1,014	+ 46.3%
Pending Sales	<p>Q4-2018: 134, Q2-2019: 144, Q4-2019: 118, Q2-2020: 54, Q4-2020: 142, Q2-2021: 194</p>	142	194	+ 36.6%	292	565	+ 93.5%
Closed Sales	<p>Q4-2018: 134, Q2-2019: 136, Q4-2019: 127, Q2-2020: 76, Q4-2020: 92, Q2-2021: 189</p>	92	189	+ 105.4%	281	489	+ 74.0%
Days on Market	<p>Q4-2018: 96, Q2-2019: 86, Q4-2019: 87, Q2-2020: 92, Q4-2020: 86, Q2-2021: 92</p>	102	92	- 9.8%	101	96	- 5.0%
Median Sales Price	<p>Q4-2018: \$194,500, Q2-2019: \$197,500, Q4-2019: \$196,555, Q2-2020: \$210,000, Q4-2020: \$230,000, Q2-2021: \$245,000</p>	\$235,000	\$245,000	+ 4.3%	\$210,000	\$240,000	+ 14.3%
Average Sales Price	<p>Q4-2018: \$241,267, Q2-2019: \$215,038, Q4-2019: \$237,488, Q2-2020: \$221,965, Q4-2020: \$255,010, Q2-2021: \$276,091</p>	\$272,876	\$276,091	+ 1.2%	\$243,354	\$267,088	+ 9.8%
Pct. of Orig. Price Received	<p>Q4-2018: 96.7%, Q2-2019: 96.9%, Q4-2019: 95.3%, Q2-2020: 96.3%, Q4-2020: 97.0%, Q2-2021: 96.3%</p>	94.8%	96.3%	+ 1.6%	95.4%	95.7%	+ 0.3%
Housing Affordability Index	<p>Q4-2018: 160, Q2-2019: 200, Q4-2019: 189, Q2-2020: 192, Q4-2020: 176, Q2-2021: 177</p>	176	177	+ 0.6%	197	181	- 8.1%
Inventory of Homes for Sale	<p>Q4-2018: 267, Q2-2019: 304, Q4-2019: 289, Q2-2020: 304, Q4-2020: 369, Q2-2021: 477</p>	402	477	+ 18.7%	--	--	--
Months Supply of Inventory	<p>Q4-2018: 5.5, Q2-2019: 6.7, Q4-2019: 6.6, Q2-2020: 9.1, Q4-2020: 10.0, Q2-2021: 8.0</p>	11.8	8.0	- 32.2%	--	--	--

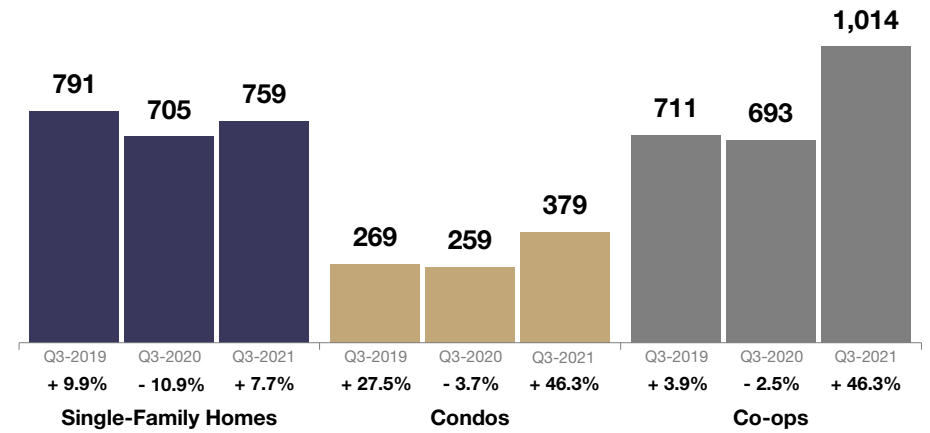
New Listings

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

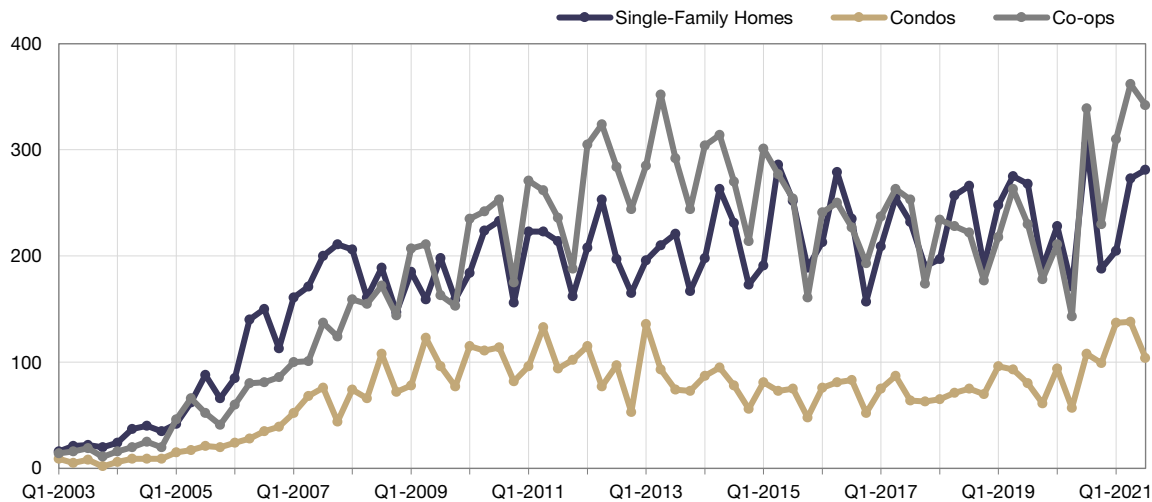
Q3-2021



Year to Date



Historical New Listings by Quarter



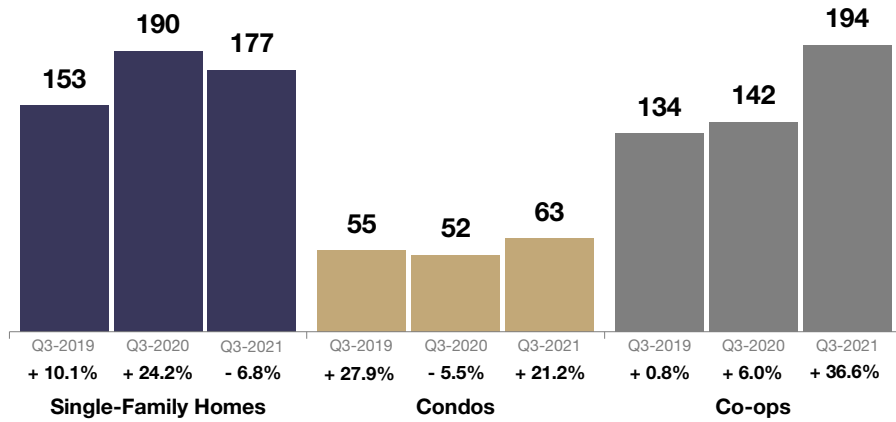
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2018	190	70	177
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

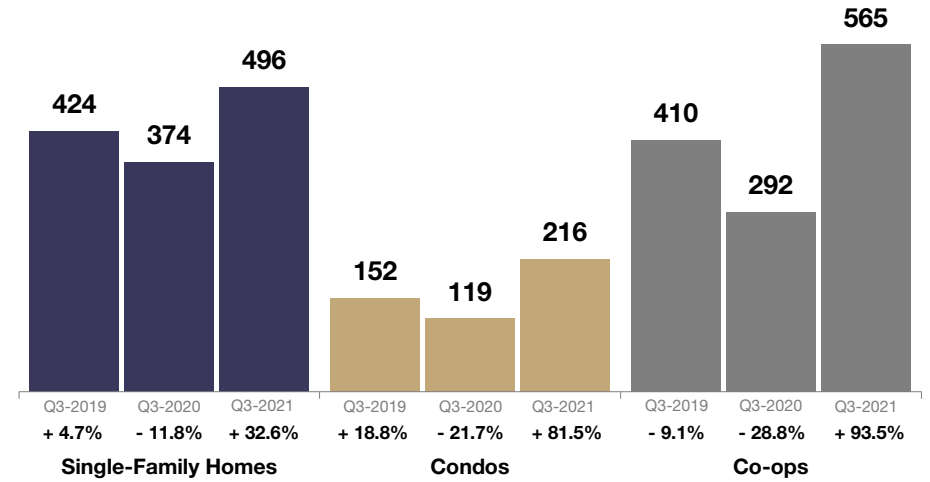
Pending Sales

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

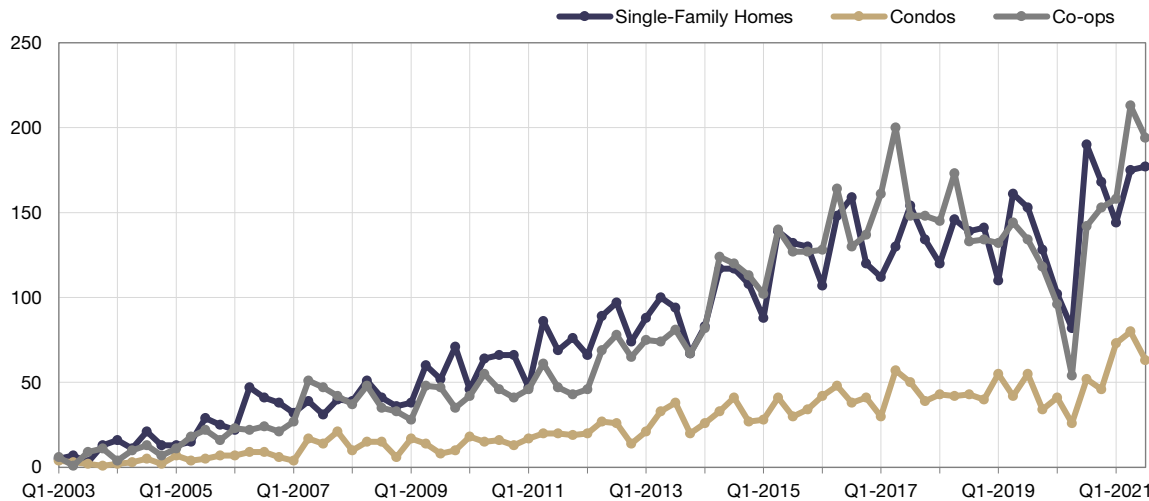
Q3-2021



Year to Date



Historical Pending Sales by Quarter



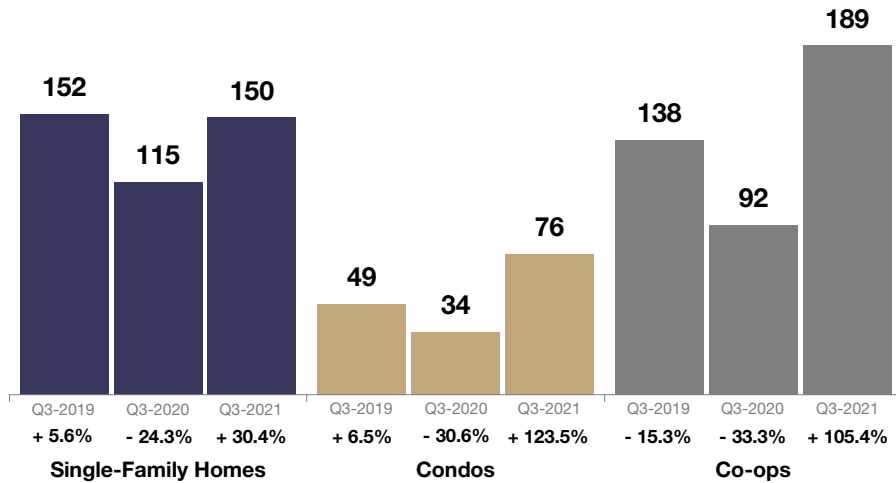
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
Q4-2018	141	40	134
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	190	52	142
Q4-2020	168	46	153
Q1-2021	144	73	158
Q2-2021	175	80	213
Q3-2021	177	63	194

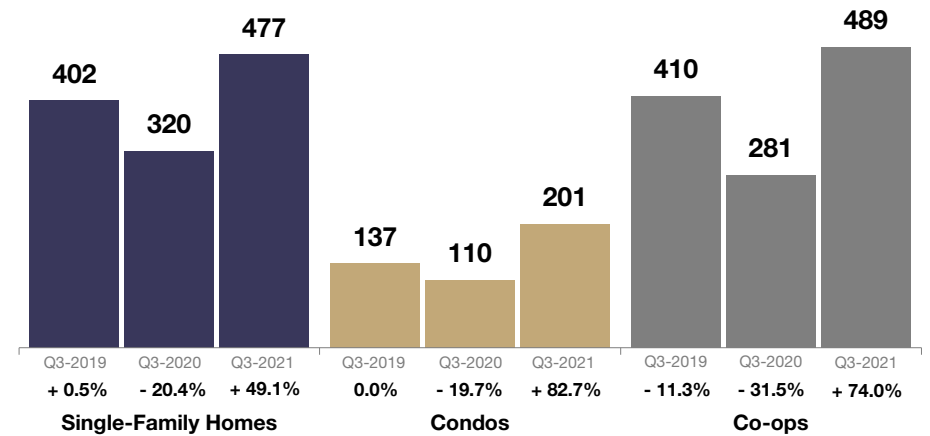
Closed Sales

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

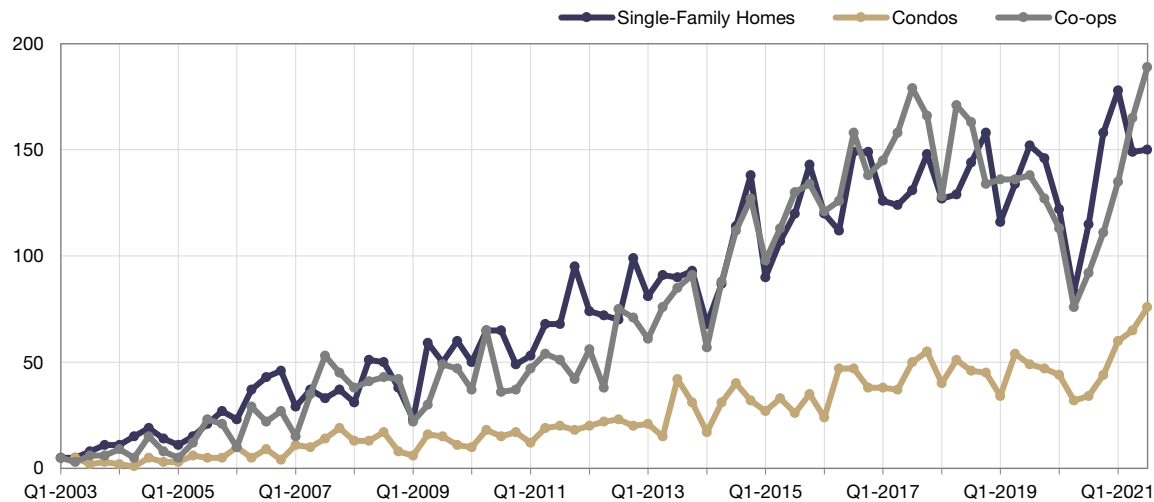
Q3-2021



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Historical Closed Sales by Quarter



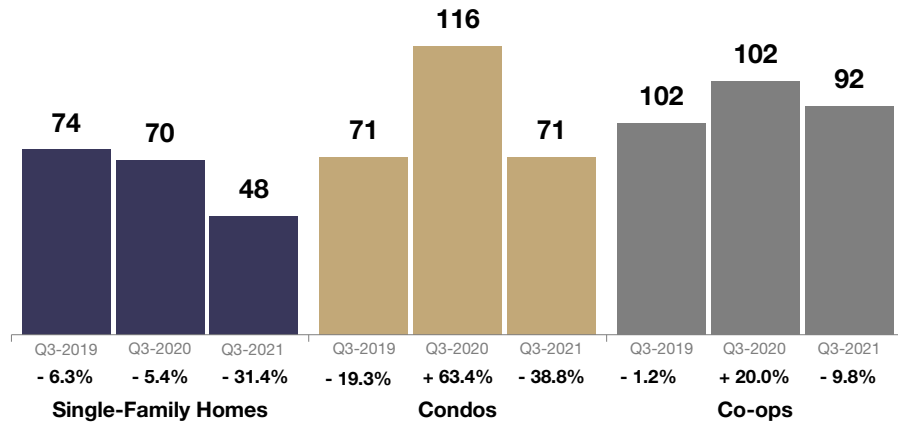
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	113
Q2-2020	83	32	76
Q3-2020	115	34	92
Q4-2020	158	44	111
Q1-2021	178	60	135
Q2-2021	149	65	165
Q3-2021	150	76	189

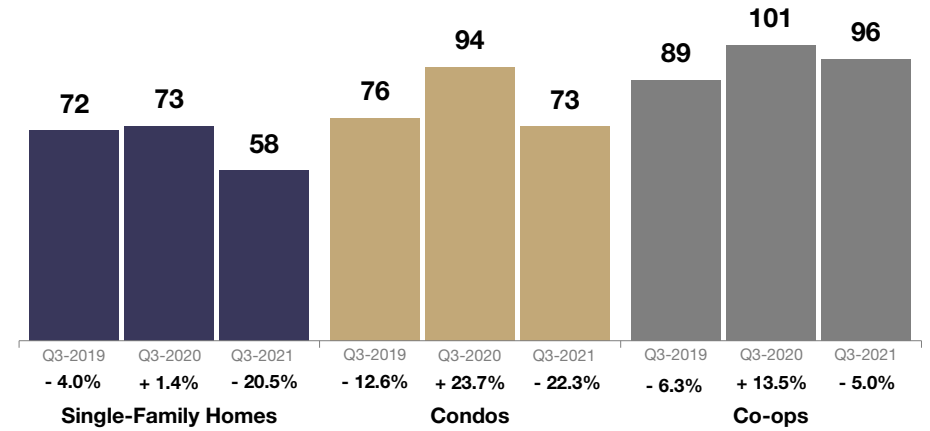
Days on Market Until Sale

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

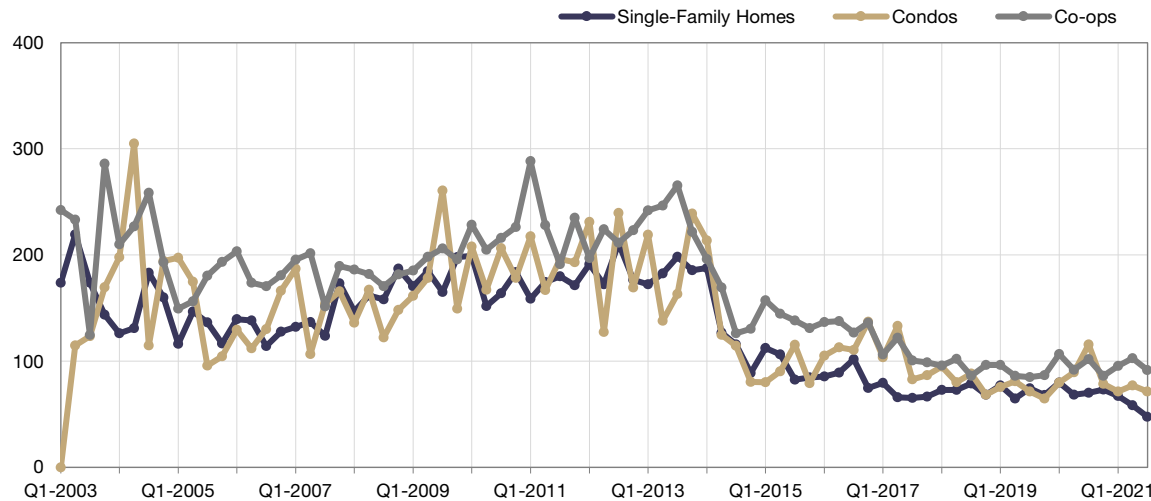
Q3-2021



Year to Date



Historical Days on Market Until Sale by Quarter



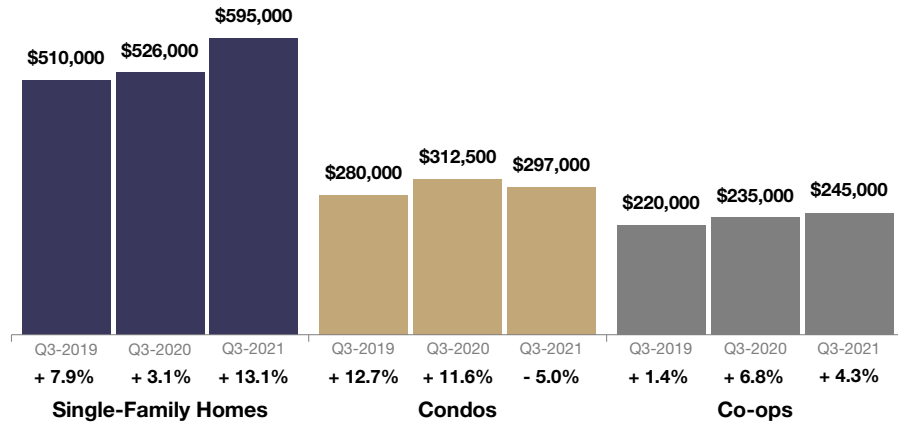
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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
Q2-2020	68	90	92
Q3-2020	70	116	102
Q4-2020	73	79	86
Q1-2021	67	71	95
Q2-2021	58	77	103
Q3-2021	48	71	92

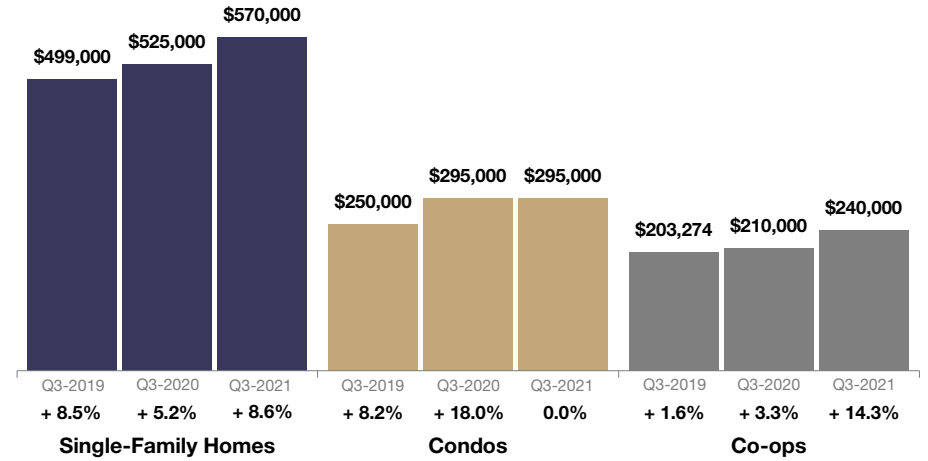
Median Sales Price

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

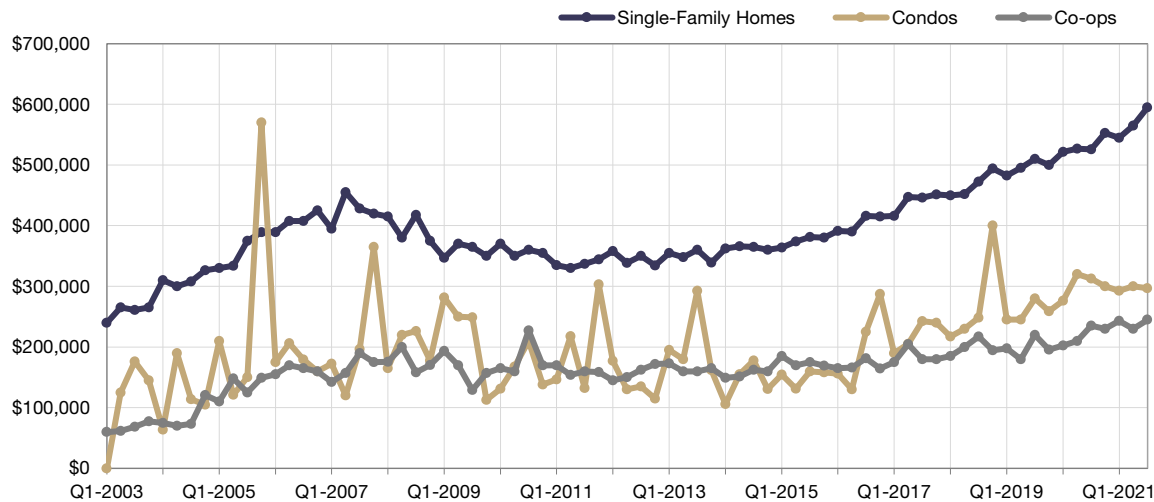
Q3-2021



Year to Date



Historical Median Sales Price by Quarter



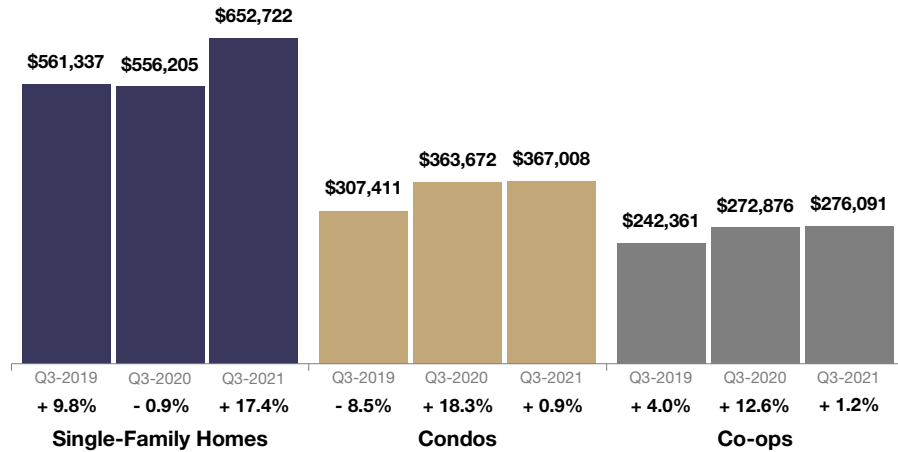
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$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	\$292,500	\$243,000
Q2-2021	\$565,000	\$300,000	\$230,000
Q3-2021	\$595,000	\$297,000	\$245,000

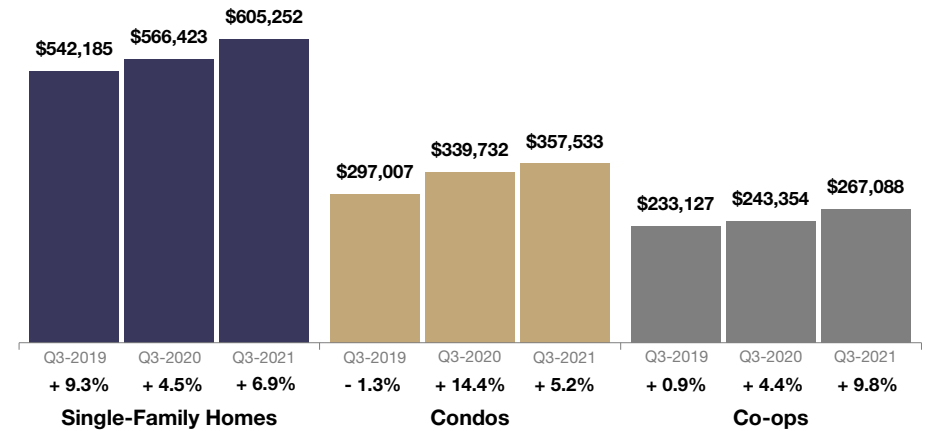
Average Sales Price

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

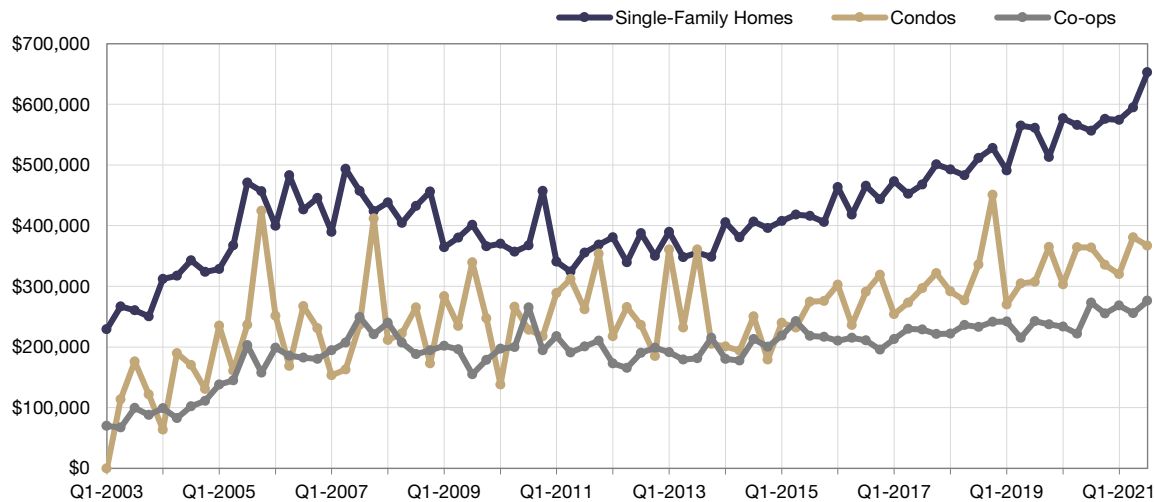
Q3-2021



Year to Date



Historical Average Sales Price by Quarter



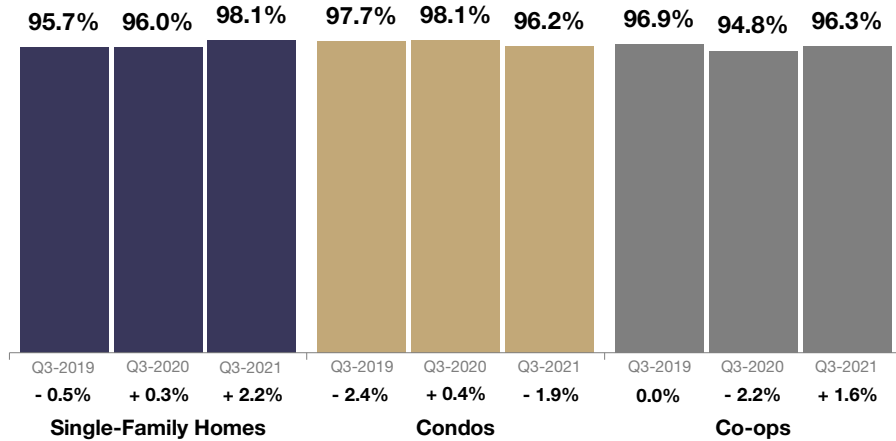
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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	\$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	\$320,242	\$268,253
Q2-2021	\$594,607	\$380,879	\$255,821
Q3-2021	\$652,722	\$367,008	\$276,091

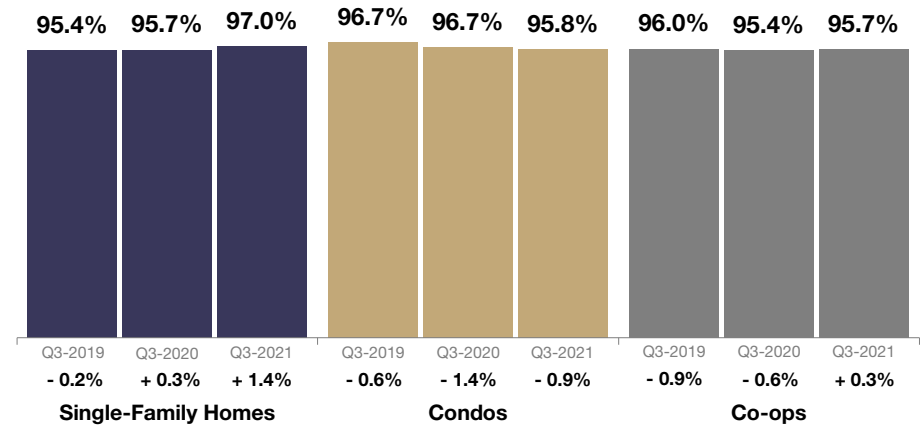
Percent of Original List Price Received

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.

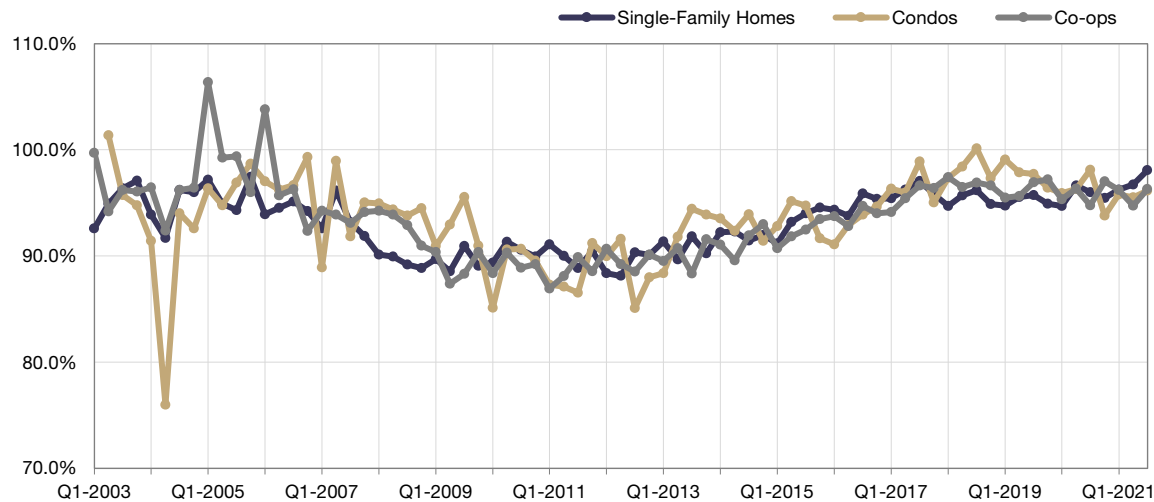
Q3-2021



Year to Date



Historical Percent of Original List Price Received by Quarter



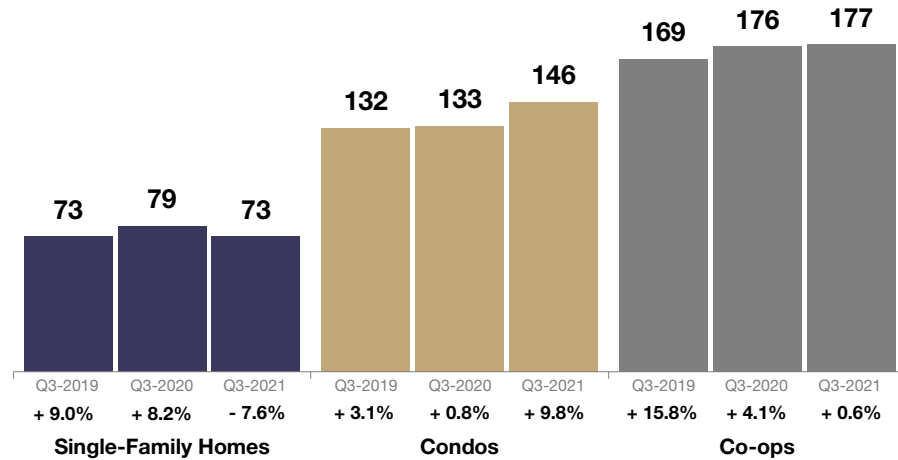
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single-Family Homes	Condos	Co-ops
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%
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	98.1%	96.2%	96.3%

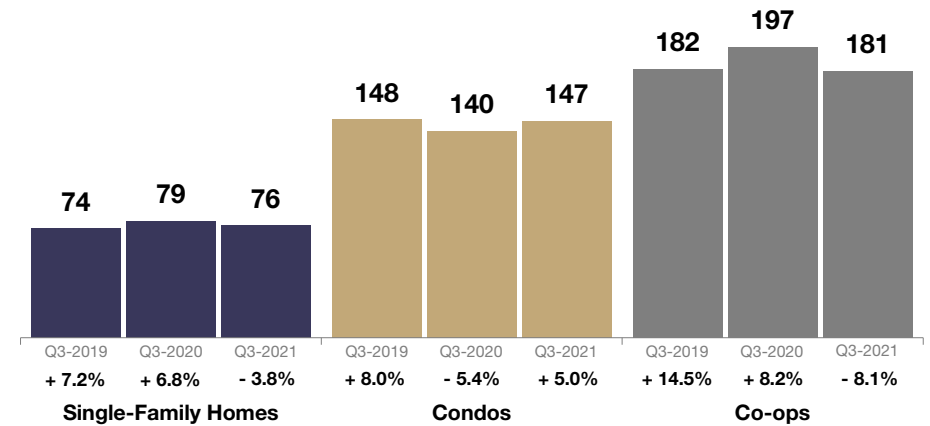
Housing Affordability Index

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.

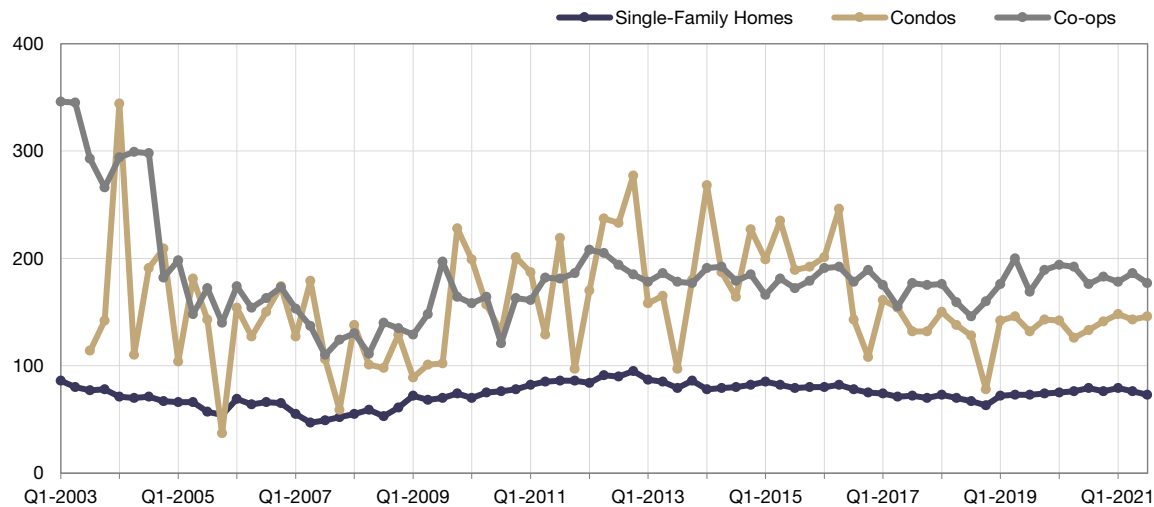
Q3-2021



Year to Date



Historical Housing Affordability Index by Quarter



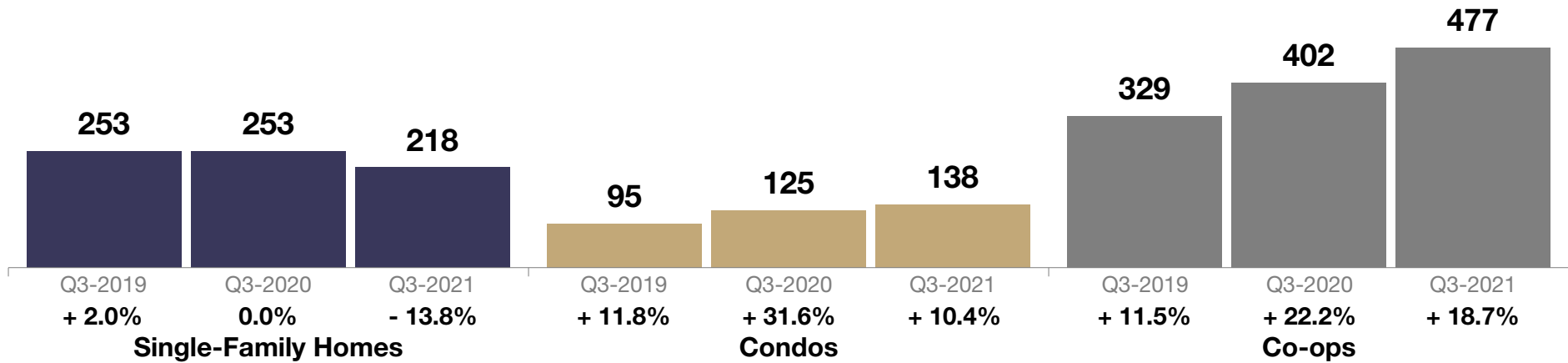
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2018	63	78	160
Q1-2019	72	142	176
Q2-2019	73	146	200
Q3-2019	73	132	169
Q4-2019	74	143	189
Q1-2020	75	142	194
Q2-2020	76	126	192
Q3-2020	79	133	176
Q4-2020	76	141	183
Q1-2021	79	148	178
Q2-2021	76	143	186
Q3-2021	73	146	177

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

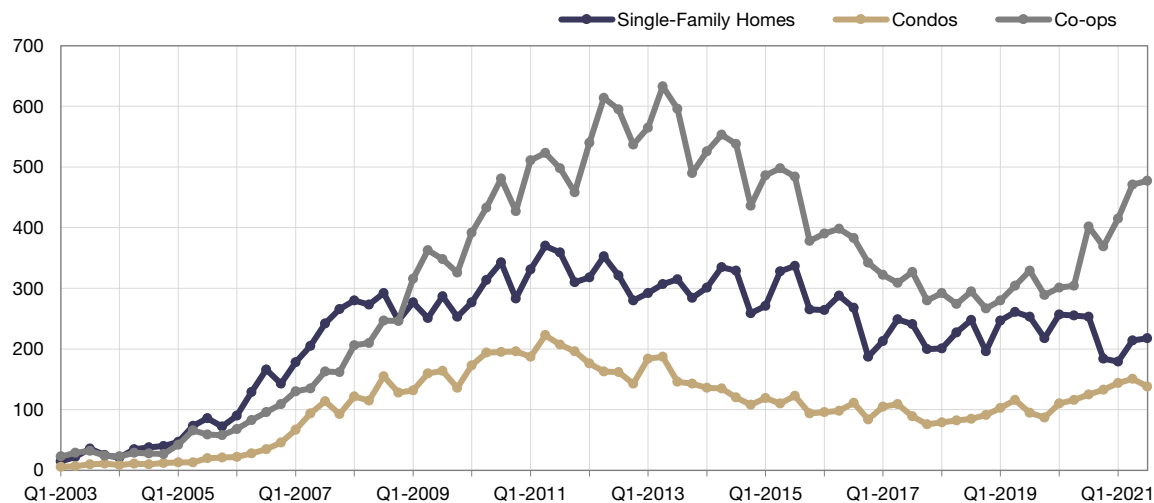
Inventory of Homes for Sale

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

Q3-2021



Historical Inventory of Homes for Sale by Quarter



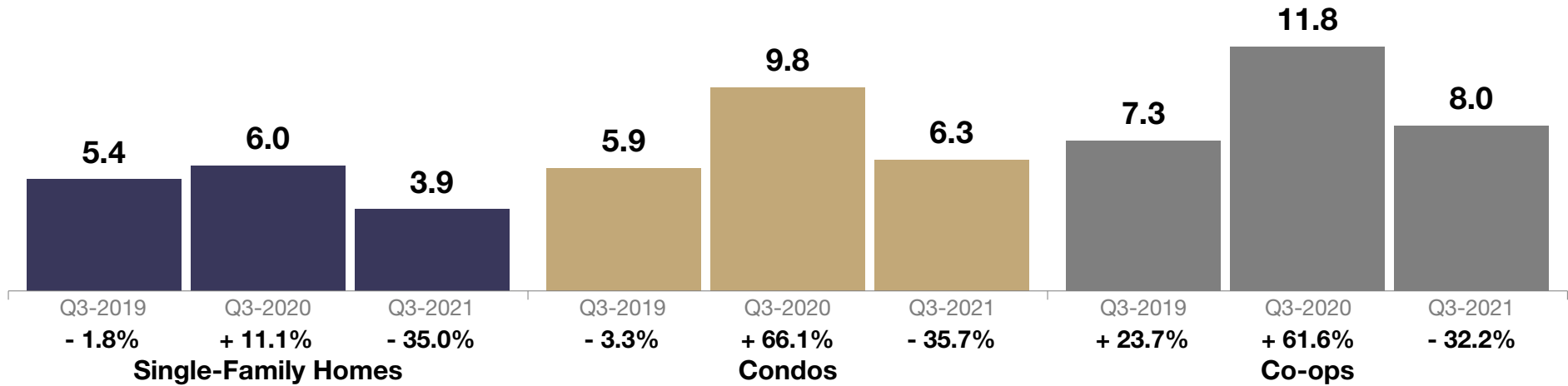
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2018	196	91	267
Q1-2019	247	103	280
Q2-2019	261	116	304
Q3-2019	253	95	329
Q4-2019	218	87	289
Q1-2020	257	110	301
Q2-2020	255	116	304
Q3-2020	253	125	402
Q4-2020	184	133	369
Q1-2021	179	144	415
Q2-2021	214	151	471
Q3-2021	218	138	477

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

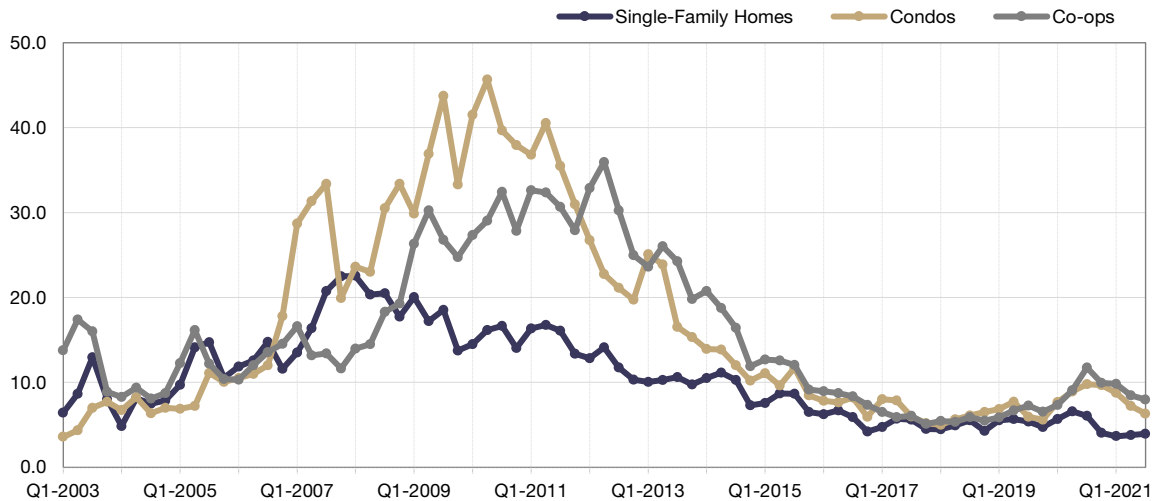
Months Supply of Inventory

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.

Q3-2021



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
Q4-2018	4.3	6.5	5.5
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	6.0	9.8	11.8
Q4-2020	4.1	9.7	10.0
Q1-2021	3.7	8.8	9.8
Q2-2021	3.8	7.2	8.5
Q3-2021	3.9	6.3	8.0

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	Q3-2020	Q3-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		753	727	- 3.5%	1,657	2,152	+ 29.9%
Pending Sales		384	434	+ 13.0%	785	1,277	+ 62.7%
Closed Sales		241	415	+ 72.2%	711	1,167	+ 64.1%
Days on Market		89	72	- 19.1%	87	77	- 11.5%
Median Sales Price		\$426,400	\$380,000	- 10.9%	\$385,000	\$399,999	+ 3.9%
Average Sales Price		\$420,884	\$428,873	+ 1.9%	\$403,436	\$420,887	+ 4.3%
Pct. of Orig. Price Received		95.8%	96.9%	+ 1.1%	95.7%	96.3%	+ 0.6%
Housing Affordability Index		97	114	+ 17.5%	108	108	0.0%
Inventory of Homes for Sale		780	833	+ 6.8%	--	--	--
Months Supply of Inventory		8.8	6.1	- 30.7%	--	--	--