

ANNUAL MARKET REPORT



MANHATTAN APARTMENTS

2003-2013

We are pleased to present the most comprehensive annual report available on the Manhattan apartment market. Over 160,000 verified sales are included, a number of which were recorded after our quarterly market reports were released. We have also provided a summary of relevant economic indicators, including data on employment, Wall Street, building permits and interest rates.

Highlights of the report include:

- Manhattan apartment sales rose 13% in 2013 to their highest level since 2008, even though inventory fell sharply.
- New developments accounted for 14% of 2013's closings, down from 18% in 2012.
- The average apartment price fell 1% in 2013 to \$1,448,308. There was a surge of high-end closings at the end of 2012, before capital gains rates were slated to rise for the wealthy. This, combined with lower inventory, led to fewer luxury closings in 2013.
- Sales over \$20 million fell 35% in 2013, while sales over \$40 million fell from 7 in 2012 to just 1 last year.
- The median price, which measures the middle of the market, rose to \$855,000 in 2013 from \$845,000 the prior year.
- Condo prices averaged just over \$1.9 million in 2013, a new record.
- While the average co-op price fell in 2013, this was due solely to a decline in high-end sales. The median co-op price rose 2% to \$665,000.
- Co-ops accounted for 57% of all apartment sales last year, their highest market share since 2005.
- Downtown was the only market to see its average price rise in 2013. A strong new development market helped push the average price 11% higher to \$1,589,060.

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Chief Economist, Halstead Property

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While information is believed true, no guaranty is made of accuracy.

Park Avenue 499 Park Avenue 212.734.0010
West Side 408 Columbus Avenue 212.769.3000
Village 831 Broadway 212.381.6500
SoHo 451 West Broadway 212.381.4200
East Side 770 Lexington Avenue 212.317.7800
Harlem 2169 Frederick Douglass Blvd 212.381.2570
Washington Heights 819 West 187th Street
Hudson Valley 526 Warren Street 518.828.0181

Brooklyn Heights 150 Montague Street 718.613.2000
Park Slope 76 Seventh Avenue 718.399.2222
Park Slope 244 Fifth Avenue 718.622.9300
Cobble Hill 162 Court Street 718.613.2020
Boerum Hill 495 Atlantic Avenue 718.613.2090
Bedford Stuyvesant 316 Stuyvesant Avenue 718.613.2800
Riverdale 3531 Johnson Avenue 718.878.1700
Riverdale 5626 Mosholu Avenue 718.549.4116

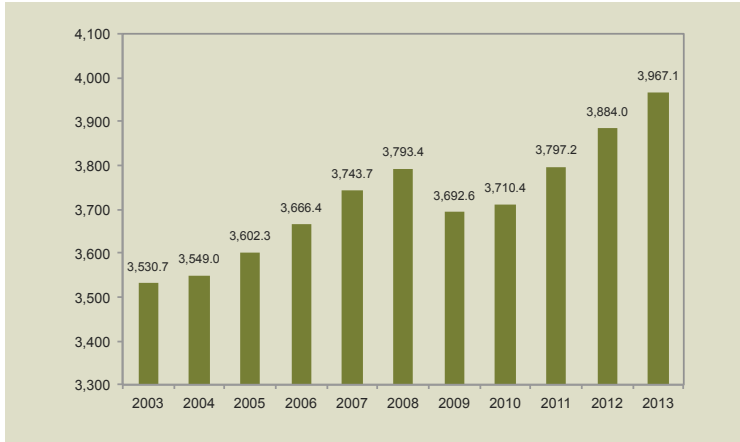
Darien, CT 671 Boston Post Road 203.655.1418
New Canaan, CT 183 Elm Street 203.966.7800
Rowayton, CT 140 Rowayton Avenue 203.853.1418
Greenwich, CT 75 Holly Hill Lane 203.869.8100
Greenwich, CT 56 Mason Street 203.869.8100
Westport, CT 379 Post Rd East 203.221.0666
Wilton, CT 21 River Road 203.762.8118
Stamford, CT 1099 High Ridge Road 203.329.8801

East Hampton 3 North Main Street 631.324.6100
Southampton 31 Main Street 631.283.2883
New Jersey 200 Washington Street 201.478.6700
Development Marketing 831 Broadway 212.381.4203
Commercial Division 770 Lexington Avenue 212.381.3208
Global Services 770 Lexington Avenue 212.381.6521

Economic Indicators

Average NYC Employment (thousands)

Source: NYS Department of Labor



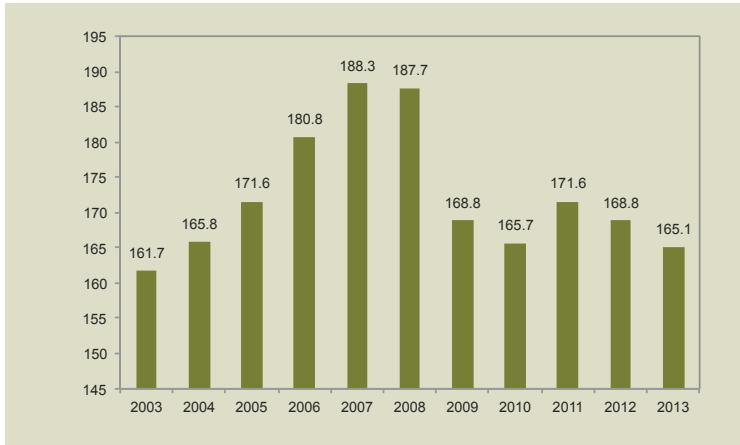
Average NYC Unemployment Rate

Source: NYS Department of Labor



Average NYC Securities Industry Employment (thousands)

Source: NYS Department of Labor



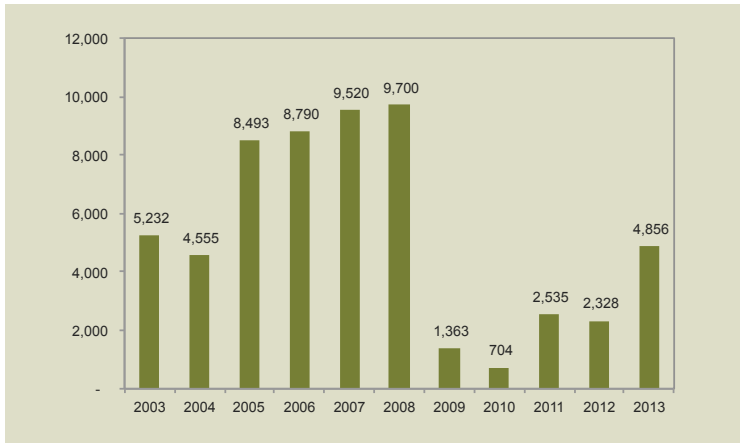
Wall Street Bonuses (billions)

Source: NYS Comptroller



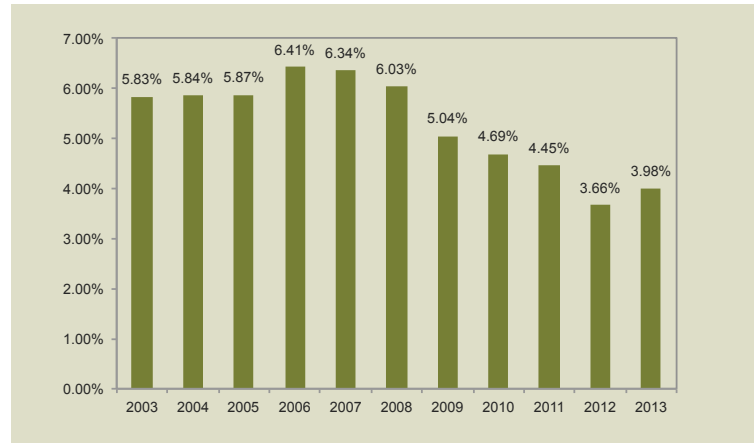
Manhattan Building Permits (number of units)

Source: Census Bureau



Average 30-Year Conforming Mortgage Rate

Source: Freddie Mac



MANHATTAN

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,114	\$418,738	\$874,465	\$2,203,735	\$690,812
2004	\$300,834	\$489,319	\$1,017,245	\$2,551,599	\$856,266
2005	\$381,086	\$601,242	\$1,212,089	\$3,214,902	\$1,057,053
2006	\$417,964	\$673,491	\$1,333,831	\$3,396,590	\$1,127,200
2007	\$446,031	\$753,846	\$1,500,693	\$3,714,266	\$1,309,685
2008	\$495,314	\$803,235	\$1,640,167	\$4,423,380	\$1,526,872
2009	\$434,521	\$683,879	\$1,398,018	\$3,617,375	\$1,325,556
2010	\$417,948	\$690,329	\$1,398,992	\$3,563,298	\$1,374,171
2011	\$401,299	\$695,870	\$1,413,741	\$3,559,797	\$1,376,725
2012	\$410,536	\$712,625	\$1,483,863	\$3,943,120	\$1,455,931
2013	\$453,643	\$744,600	\$1,566,455	\$3,896,174	\$1,448,308

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$235,000	\$399,000	\$746,500	\$1,682,556	\$440,000
2004	\$275,000	\$455,000	\$855,000	\$1,900,000	\$540,000
2005	\$350,000	\$570,000	\$999,999	\$2,350,000	\$660,000
2006	\$390,000	\$629,000	\$1,162,500	\$2,412,500	\$727,213
2007	\$418,000	\$695,000	\$1,280,000	\$2,600,000	\$835,000
2008	\$460,000	\$740,000	\$1,400,000	\$2,900,000	\$910,000
2009	\$380,000	\$620,000	\$1,150,000	\$2,670,000	\$805,000
2010	\$380,000	\$620,000	\$1,175,000	\$2,596,000	\$830,000
2011	\$376,250	\$632,500	\$1,200,000	\$2,614,311	\$822,804
2012	\$383,000	\$640,000	\$1,235,000	\$2,700,000	\$845,000
2013	\$420,000	\$665,000	\$1,315,000	\$2,850,000	\$855,000

MANHATTAN

Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,765	\$381,218	\$816,105	\$2,152,758	\$645,080	\$605,919
2004	\$268,509	\$439,917	\$922,051	\$2,424,066	\$877,060	\$721,354
2005	\$328,688	\$538,765	\$1,099,330	\$3,046,549	\$1,096,602	\$873,568
2006	\$357,364	\$584,027	\$1,238,360	\$3,428,475	\$1,231,960	\$1,004,319
2007	\$383,993	\$621,907	\$1,277,429	\$3,533,290	\$1,268,975	\$1,045,471
2008	\$406,230	\$649,020	\$1,374,210	\$4,506,812	\$1,399,289	\$1,211,221
2009	\$347,095	\$567,356	\$1,127,470	\$2,812,906	\$1,108,262	\$952,867
2010	\$347,242	\$585,725	\$1,225,920	\$3,022,417	\$1,385,404	\$1,090,738
2011	\$341,461	\$585,981	\$1,213,420	\$3,301,586	\$1,305,767	\$1,112,184
2012	\$347,529	\$585,006	\$1,260,543	\$3,763,253	\$1,441,877	\$1,187,690
2013	\$378,595	\$608,739	\$1,266,350	\$3,227,662	\$1,547,881	\$1,104,712

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$212,454	\$367,000	\$695,000	\$1,500,000	\$467,000	\$390,000
2004	\$250,000	\$415,000	\$785,000	\$1,725,000	\$637,930	\$460,000
2005	\$315,000	\$515,000	\$935,000	\$2,200,000	\$785,000	\$565,000
2006	\$349,000	\$550,000	\$987,000	\$2,300,000	\$972,000	\$610,000
2007	\$375,000	\$590,000	\$1,075,000	\$2,390,000	\$930,000	\$643,750
2008	\$390,000	\$610,000	\$1,100,000	\$2,525,500	\$930,000	\$670,000
2009	\$342,250	\$530,000	\$930,000	\$1,918,750	\$885,000	\$605,000
2010	\$340,000	\$550,000	\$980,000	\$2,100,000	\$1,012,500	\$660,000
2011	\$330,000	\$550,000	\$999,000	\$2,150,000	\$912,500	\$651,025
2012	\$335,250	\$542,500	\$1,018,188	\$2,250,000	\$999,000	\$655,000
2013	\$364,000	\$568,000	\$1,075,000	\$2,275,000	\$1,147,000	\$665,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,014	4,139	2,556	741	672	10,122
2004	2,275	4,589	2,957	935	875	11,631
2005	1,888	3,844	2,307	752	721	9,512
2006	1,653	3,264	2,219	733	637	8,506
2007	1,766	3,546	2,246	807	633	8,998
2008	1,215	2,527	1,686	620	429	6,477
2009	844	1,997	1,395	530	333	5,099
2010	1,029	2,501	1,899	847	459	6,735
2011	1,012	2,325	1,719	794	470	6,320
2012	1,132	2,750	2,007	903	537	7,329
2013	1,393	3,219	2,274	923	634	8,443

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,628	\$119,072	\$169,747	\$275,163	\$141,087
2004	\$121,564	\$137,246	\$193,031	\$317,719	\$164,955
2005	\$154,692	\$168,133	\$232,192	\$389,125	\$200,965
2006	\$167,459	\$180,907	\$256,500	\$432,453	\$222,830
2007	\$175,997	\$192,750	\$267,306	\$453,620	\$234,398
2008	\$186,523	\$201,091	\$284,955	\$540,051	\$256,291
2009	\$157,578	\$175,948	\$233,115	\$366,153	\$210,579
2010	\$157,950	\$181,936	\$256,067	\$393,272	\$228,956
2011	\$155,202	\$181,307	\$255,405	\$424,826	\$231,616
2012	\$158,902	\$181,378	\$263,725	\$455,793	\$238,449
2013	\$175,232	\$191,254	\$268,227	\$426,374	\$238,601

MANHATTAN

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,207	\$496,347	\$980,484	\$2,277,369	\$1,212,213	\$849,705
2004	\$390,626	\$586,534	\$1,172,934	\$2,725,932	\$1,738,873	\$1,098,870
2005	\$507,593	\$716,595	\$1,352,400	\$3,388,091	\$1,974,688	\$1,341,397
2006	\$518,740	\$781,007	\$1,440,182	\$3,360,298	\$1,677,377	\$1,270,244
2007	\$545,993	\$900,738	\$1,686,278	\$3,842,379	\$1,892,611	\$1,568,858
2008	\$620,011	\$920,226	\$1,811,904	\$4,384,014	\$2,093,951	\$1,760,579
2009	\$607,732	\$822,636	\$1,644,371	\$4,159,139	\$2,181,044	\$1,720,719
2010	\$555,745	\$827,086	\$1,579,081	\$4,042,509	\$2,250,553	\$1,706,157
2011	\$521,929	\$826,756	\$1,634,339	\$3,782,887	\$2,618,194	\$1,687,140
2012	\$534,147	\$888,630	\$1,739,980	\$4,113,193	\$2,503,970	\$1,792,392
2013	\$606,928	\$938,026	\$1,931,004	\$4,501,705	\$2,557,768	\$1,902,509

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$285,000	\$465,000	\$870,000	\$1,850,000	\$1,044,308	\$580,000
2004	\$355,000	\$556,750	\$995,000	\$2,085,000	\$1,425,000	\$725,000
2005	\$445,000	\$675,000	\$1,202,575	\$2,500,000	\$1,633,250	\$850,000
2006	\$483,334	\$725,000	\$1,337,500	\$2,520,000	\$1,350,000	\$875,250
2007	\$525,000	\$830,000	\$1,426,251	\$2,745,000	\$1,512,500	\$1,055,000
2008	\$599,500	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,144,875
2009	\$508,000	\$750,000	\$1,461,975	\$3,200,000	\$1,667,000	\$1,075,000
2010	\$479,000	\$740,000	\$1,375,000	\$3,036,188	\$1,747,500	\$1,100,000
2011	\$496,500	\$760,000	\$1,439,000	\$3,000,000	\$2,000,000	\$1,080,500
2012	\$516,672	\$810,000	\$1,495,000	\$3,057,750	\$1,900,000	\$1,135,000
2013	\$575,000	\$850,000	\$1,680,000	\$3,350,000	\$2,100,000	\$1,225,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,001	1,407	513	670	5,408
2004	819	2,332	1,808	684	825	6,468
2005	782	2,082	1,854	731	689	6,138
2006	994	2,716	1,992	644	961	7,307
2007	1,096	3,185	2,702	1,140	1,050	9,173
2008	868	3,331	2,611	1,314	624	8,748
2009	426	1,677	1,532	787	387	4,809
2010	528	1,913	1,825	956	528	5,750
2011	502	1,952	1,561	919	452	5,386
2012	577	1,994	1,750	955	567	5,843
2013	682	2,261	1,872	1,019	553	6,387

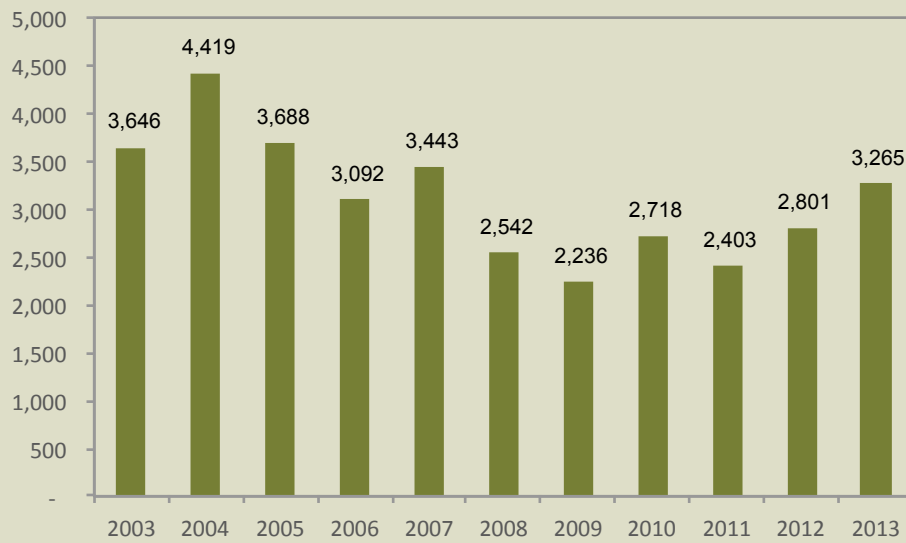
Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$604	\$654	\$760	\$979	\$700	\$709
2004	\$764	\$776	\$894	\$1,152	\$872	\$860
2005	\$945	\$943	\$1,016	\$1,312	\$1,069	\$1,023
2006	\$985	\$1,014	\$1,093	\$1,358	\$1,082	\$1,071
2007	\$1,039	\$1,124	\$1,237	\$1,538	\$1,210	\$1,208
2008	\$1,149	\$1,150	\$1,314	\$1,714	\$1,214	\$1,288
2009	\$1,060	\$1,029	\$1,204	\$1,623	\$1,115	\$1,192
2010	\$972	\$1,027	\$1,161	\$1,537	\$1,163	\$1,162
2011	\$997	\$1,047	\$1,202	\$1,556	\$1,294	\$1,195
2012	\$1,041	\$1,109	\$1,279	\$1,645	\$1,315	\$1,261
2013	\$1,118	\$1,184	\$1,411	\$1,811	\$1,455	\$1,368

EAST SIDE

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$222,745	\$407,136	\$1,003,071	\$2,599,762	\$869,163
2004	\$267,098	\$482,348	\$1,109,158	\$2,912,836	\$1,012,184
2005	\$353,562	\$594,663	\$1,349,809	\$3,778,983	\$1,257,080
2006	\$382,079	\$658,949	\$1,543,971	\$4,111,220	\$1,458,857
2007	\$401,348	\$691,615	\$1,640,307	\$4,405,935	\$1,554,050
2008	\$430,460	\$739,434	\$1,822,471	\$5,876,053	\$2,023,184
2009	\$398,640	\$656,266	\$1,535,082	\$4,068,184	\$1,658,182
2010	\$355,997	\$640,176	\$1,529,953	\$3,812,281	\$1,659,980
2011	\$341,020	\$666,375	\$1,540,003	\$4,164,193	\$1,698,212
2012	\$345,745	\$639,339	\$1,610,087	\$4,857,417	\$1,849,120
2013	\$385,595	\$661,327	\$1,607,246	\$4,538,738	\$1,760,565

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$215,000	\$385,000	\$825,000	\$1,900,000	\$485,900
2004	\$250,000	\$450,000	\$899,000	\$2,225,000	\$595,000
2005	\$330,000	\$569,500	\$1,141,500	\$2,800,000	\$710,000
2006	\$362,000	\$613,225	\$1,265,000	\$2,825,000	\$807,500
2007	\$390,000	\$640,000	\$1,300,000	\$3,200,000	\$850,000
2008	\$400,000	\$661,500	\$1,425,000	\$3,515,000	\$960,000
2009	\$360,000	\$585,000	\$1,235,000	\$3,155,000	\$930,300
2010	\$345,000	\$585,783	\$1,225,000	\$2,850,000	\$950,000
2011	\$325,000	\$594,500	\$1,250,000	\$3,012,928	\$950,000
2012	\$330,000	\$585,000	\$1,300,000	\$3,150,000	\$940,000
2013	\$345,000	\$600,000	\$1,325,000	\$3,362,500	\$920,000

EAST SIDE Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$209,153	\$383,802	\$1,004,221	\$2,671,679	\$840,449
2004	\$243,788	\$446,238	\$1,073,471	\$3,034,909	\$981,058
2005	\$318,148	\$545,786	\$1,280,222	\$3,863,676	\$1,176,371
2006	\$350,154	\$599,157	\$1,514,834	\$4,241,620	\$1,382,243
2007	\$372,306	\$639,785	\$1,583,209	\$4,666,388	\$1,485,961
2008	\$388,194	\$677,957	\$1,790,621	\$6,879,677	\$2,011,547
2009	\$322,247	\$587,695	\$1,391,445	\$3,681,398	\$1,366,748
2010	\$324,786	\$592,596	\$1,471,109	\$3,845,110	\$1,531,204
2011	\$315,387	\$605,716	\$1,483,543	\$4,359,878	\$1,626,057
2012	\$315,725	\$576,516	\$1,525,427	\$5,254,451	\$1,817,221
2013	\$335,761	\$586,747	\$1,484,499	\$4,114,946	\$1,466,460

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$202,000	\$360,000	\$769,888	\$1,900,000	\$445,000
2004	\$235,000	\$410,000	\$850,000	\$2,205,000	\$540,000
2005	\$300,000	\$499,495	\$1,050,000	\$2,785,000	\$643,000
2006	\$338,250	\$550,000	\$1,175,000	\$2,875,788	\$700,000
2007	\$365,000	\$590,000	\$1,225,000	\$3,195,000	\$735,000
2008	\$360,000	\$620,000	\$1,292,500	\$3,770,000	\$810,000
2009	\$315,000	\$530,000	\$1,040,000	\$2,350,000	\$745,000
2010	\$320,000	\$530,000	\$1,144,250	\$2,761,875	\$840,000
2011	\$305,000	\$540,000	\$1,168,076	\$2,737,500	\$840,000
2012	\$306,750	\$525,000	\$1,200,000	\$2,942,500	\$840,000
2013	\$319,500	\$540,000	\$1,210,000	\$2,900,000	\$771,750

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	437	1,091	810	353	10	2,701
2004	523	1,213	979	463	13	3,191
2005	397	1,086	778	354	10	2,625
2006	360	836	703	330	11	2,240
2007	393	913	693	361	8	2,368
2008	244	628	524	279	6	1,681
2009	168	500	437	243	9	1,357
2010	189	652	627	380	3	1,851
2011	225	542	572	342	5	1,686
2012	234	691	681	412	6	2,024
2013	292	837	765	401	9	2,304

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$94,148	\$118,478	\$197,289	\$324,525	\$165,031
2004	\$110,692	\$136,507	\$217,448	\$373,415	\$191,427
2005	\$142,390	\$167,215	\$263,888	\$458,270	\$231,289
2006	\$166,167	\$182,587	\$295,175	\$490,049	\$260,394
2007	\$168,439	\$195,822	\$319,136	\$543,194	\$280,343
2008	\$177,489	\$203,777	\$352,027	\$747,279	\$336,195
2009	\$144,368	\$179,502	\$273,540	\$444,858	\$252,685
2010	\$147,271	\$181,777	\$291,103	\$466,601	\$274,020
2011	\$143,578	\$182,750	\$299,279	\$510,604	\$283,453
2012	\$145,822	\$176,271	\$305,929	\$571,796	\$296,796
2013	\$153,782	\$183,915	\$305,766	\$505,017	\$276,233

EAST SIDE

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$276,256	\$479,052	\$1,000,214	\$2,433,837	\$952,008
2004	\$351,172	\$573,034	\$1,198,058	\$2,638,469	\$1,093,771
2005	\$451,194	\$729,386	\$1,512,388	\$3,622,013	\$1,457,420
2006	\$500,564	\$830,134	\$1,613,407	\$3,855,076	\$1,660,284
2007	\$477,947	\$817,805	\$1,759,851	\$3,976,605	\$1,705,101
2008	\$579,924	\$866,852	\$1,881,238	\$4,510,146	\$2,045,903
2009	\$567,511	\$787,628	\$1,745,013	\$4,454,970	\$2,108,098
2010	\$448,169	\$767,316	\$1,651,318	\$3,763,358	\$1,934,908
2011	\$442,200	\$806,875	\$1,678,016	\$3,815,629	\$1,867,881
2012	\$453,816	\$808,912	\$1,831,832	\$4,022,835	\$1,932,216
2013	\$565,244	\$866,666	\$1,943,808	\$5,110,928	\$2,465,681

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$260,000	\$440,000	\$910,000	\$1,900,000	\$627,500
2004	\$347,000	\$535,000	\$1,050,000	\$2,297,500	\$726,316
2005	\$435,000	\$675,000	\$1,362,500	\$2,800,000	\$881,500
2006	\$486,000	\$730,000	\$1,500,000	\$2,812,500	\$1,100,000
2007	\$459,000	\$745,000	\$1,495,000	\$3,250,000	\$1,085,000
2008	\$497,000	\$765,000	\$1,662,000	\$3,250,000	\$1,350,000
2009	\$524,500	\$700,000	\$1,550,000	\$3,775,000	\$1,325,000
2010	\$420,000	\$675,000	\$1,526,316	\$3,125,000	\$1,325,000
2011	\$410,000	\$703,750	\$1,525,000	\$3,325,000	\$1,260,000
2012	\$443,080	\$707,500	\$1,552,500	\$3,431,025	\$1,275,000
2013	\$548,000	\$775,000	\$1,670,000	\$3,773,000	\$1,495,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	111	354	326	153	1	945
2004	145	483	393	206	1	1,228
2005	144	394	333	191	1	1,063
2006	97	292	295	168	0	852
2007	149	375	331	219	1	1,075
2008	69	303	284	205	0	861
2009	76	261	299	243	0	879
2010	64	244	304	255	0	867
2011	57	234	234	192	0	717
2012	65	256	260	196	0	777
2013	81	304	279	297	0	961

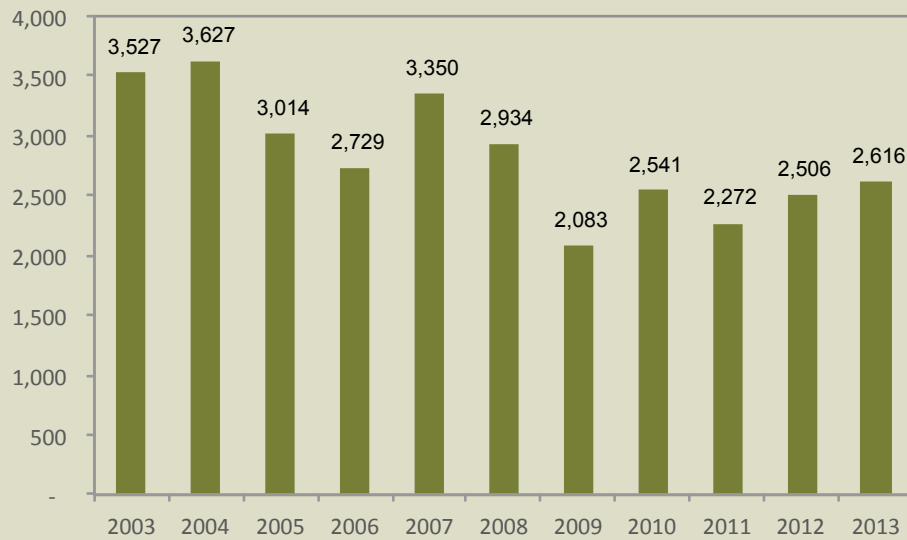
Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$582	\$644	\$781	\$1,039	\$749
2004	\$731	\$766	\$911	\$1,173	\$877
2005	\$934	\$936	\$1,130	\$1,487	\$1,096
2006	\$973	\$1,030	\$1,174	\$1,512	\$1,167
2007	\$1,022	\$1,068	\$1,301	\$1,631	\$1,249
2008	\$1,127	\$1,118	\$1,387	\$1,709	\$1,347
2009	\$1,114	\$1,001	\$1,253	\$1,659	\$1,280
2010	\$901	\$976	\$1,215	\$1,493	\$1,207
2011	\$938	\$1,026	\$1,259	\$1,599	\$1,249
2012	\$1,003	\$1,041	\$1,324	\$1,699	\$1,299
2013	\$1,115	\$1,121	\$1,440	\$1,980	\$1,479

WEST SIDE

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$256,288	\$459,177	\$916,846	\$2,155,719	\$781,501
2004	\$345,391	\$525,215	\$1,180,889	\$2,812,496	\$1,009,420
2005	\$375,340	\$643,975	\$1,322,423	\$3,430,155	\$1,172,012
2006	\$391,938	\$665,091	\$1,344,164	\$3,651,581	\$1,240,365
2007	\$420,557	\$732,436	\$1,542,314	\$3,925,019	\$1,429,980
2008	\$474,665	\$802,005	\$1,769,196	\$5,111,669	\$1,907,830
2009	\$399,506	\$660,572	\$1,329,464	\$3,480,070	\$1,352,926
2010	\$387,341	\$691,940	\$1,420,297	\$3,715,426	\$1,515,282
2011	\$397,435	\$689,685	\$1,434,519	\$3,727,910	\$1,606,762
2012	\$414,374	\$697,234	\$1,497,933	\$4,147,624	\$1,643,913
2013	\$436,384	\$752,012	\$1,619,101	\$3,736,152	\$1,515,250

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$245,000	\$425,000	\$765,000	\$1,600,000	\$535,000
2004	\$290,000	\$497,040	\$920,000	\$1,900,000	\$625,000
2005	\$360,000	\$605,000	\$1,155,000	\$2,350,000	\$750,000
2006	\$375,000	\$615,000	\$1,150,000	\$2,550,000	\$775,000
2007	\$399,000	\$675,000	\$1,300,000	\$2,750,000	\$885,000
2008	\$429,000	\$755,000	\$1,417,500	\$3,200,000	\$1,000,000
2009	\$370,000	\$600,000	\$1,100,000	\$2,431,250	\$855,000
2010	\$360,000	\$629,000	\$1,180,000	\$2,525,000	\$900,000
2011	\$365,000	\$646,300	\$1,200,000	\$2,850,000	\$942,500
2012	\$372,000	\$630,000	\$1,256,825	\$2,805,500	\$925,000
2013	\$405,000	\$680,000	\$1,360,000	\$2,825,000	\$953,750

WEST SIDE Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,625	\$405,400	\$843,138	\$1,974,446	\$685,074
2004	\$319,783	\$469,947	\$978,884	\$2,179,079	\$791,650
2005	\$332,011	\$566,445	\$1,181,617	\$2,821,862	\$973,932
2006	\$353,634	\$593,852	\$1,242,346	\$3,135,618	\$1,045,649
2007	\$376,111	\$633,995	\$1,329,756	\$2,837,709	\$1,070,168
2008	\$399,819	\$657,283	\$1,352,301	\$2,947,627	\$1,113,225
2009	\$351,065	\$576,265	\$1,093,665	\$2,324,462	\$945,653
2010	\$343,869	\$593,286	\$1,215,186	\$2,692,811	\$1,147,518
2011	\$342,811	\$595,227	\$1,239,530	\$2,965,074	\$1,206,240
2012	\$354,739	\$594,541	\$1,264,017	\$3,002,558	\$1,187,685
2013	\$381,524	\$637,263	\$1,332,514	\$3,065,314	\$1,191,955

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$225,000	\$385,000	\$719,500	\$1,390,000	\$460,000
2004	\$260,000	\$451,050	\$829,000	\$1,625,000	\$550,000
2005	\$325,000	\$545,000	\$995,000	\$2,126,500	\$650,000
2006	\$345,000	\$565,000	\$1,074,500	\$2,225,000	\$667,354
2007	\$375,000	\$600,000	\$1,150,000	\$2,227,500	\$725,000
2008	\$395,000	\$622,500	\$1,165,500	\$2,262,500	\$750,000
2009	\$342,500	\$539,500	\$950,000	\$1,850,000	\$685,000
2010	\$335,000	\$570,000	\$999,999	\$2,025,000	\$775,000
2011	\$345,000	\$565,000	\$1,050,000	\$2,100,000	\$779,000
2012	\$345,750	\$570,000	\$1,075,000	\$2,200,000	\$770,000
2013	\$372,250	\$597,500	\$1,200,000	\$2,385,000	\$780,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	346	895	738	228	22	2,229
2004	363	977	769	244	36	2,389
2005	335	743	595	210	36	1,919
2006	279	689	564	193	29	1,754
2007	299	755	611	218	23	1,906
2008	218	554	454	164	17	1,407
2009	166	454	429	149	24	1,222
2010	177	544	512	259	29	1,521
2011	179	470	460	245	17	1,371
2012	214	541	539	255	28	1,577
2013	220	617	541	241	20	1,639

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$102,067	\$126,627	\$175,629	\$261,524	\$153,098
2004	\$123,600	\$147,517	\$203,791	\$297,195	\$177,752
2005	\$152,963	\$177,955	\$246,929	\$388,999	\$218,840
2006	\$161,528	\$184,309	\$260,126	\$410,468	\$230,717
2007	\$172,598	\$197,685	\$273,983	\$402,029	\$242,116
2008	\$185,005	\$204,467	\$282,170	\$414,608	\$251,587
2009	\$157,010	\$178,835	\$229,162	\$330,103	\$212,647
2010	\$155,192	\$184,557	\$252,363	\$358,531	\$234,543
2011	\$156,904	\$185,357	\$259,031	\$415,191	\$248,212
2012	\$156,187	\$184,897	\$264,920	\$412,527	\$246,249
2013	\$176,337	\$200,312	\$284,172	\$431,211	\$259,447

WEST SIDE Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$330,128	\$547,978	\$1,046,979	\$2,397,418	\$947,092
2004	\$401,390	\$651,970	\$1,562,565	\$3,585,265	\$1,429,655
2005	\$491,463	\$778,252	\$1,555,144	\$4,213,846	\$1,519,150
2006	\$485,681	\$812,489	\$1,505,472	\$4,306,719	\$1,590,654
2007	\$514,807	\$879,902	\$1,796,469	\$4,806,185	\$1,904,913
2008	\$617,792	\$960,455	\$2,146,228	\$6,003,385	\$2,639,990
2009	\$517,759	\$805,009	\$1,655,781	\$4,336,715	\$1,930,960
2010	\$488,584	\$856,061	\$1,705,669	\$4,828,273	\$2,063,683
2011	\$537,117	\$840,177	\$1,799,133	\$4,381,388	\$2,216,214
2012	\$575,914	\$891,488	\$1,925,325	\$5,283,780	\$2,418,370
2013	\$580,064	\$956,047	\$2,084,697	\$4,544,512	\$2,057,605

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$315,500	\$517,625	\$903,750	\$1,800,000	\$660,000
2004	\$375,000	\$635,000	\$1,250,000	\$2,400,000	\$849,000
2005	\$485,000	\$742,500	\$1,337,500	\$2,790,000	\$940,000
2006	\$475,000	\$765,000	\$1,325,000	\$3,194,219	\$999,000
2007	\$475,000	\$810,000	\$1,460,000	\$3,150,000	\$1,174,150
2008	\$580,000	\$907,500	\$1,620,000	\$3,612,500	\$1,375,000
2009	\$475,000	\$775,000	\$1,497,500	\$2,900,000	\$1,200,000
2010	\$465,000	\$780,000	\$1,395,000	\$3,275,250	\$1,203,750
2011	\$510,500	\$780,000	\$1,514,500	\$3,264,550	\$1,285,000
2012	\$500,000	\$822,500	\$1,574,669	\$3,250,000	\$1,369,000
2013	\$572,000	\$875,000	\$1,650,000	\$3,277,500	\$1,350,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	139	542	418	171	28	1,298
2004	166	426	407	200	39	1,238
2005	125	429	360	163	18	1,095
2006	114	333	356	152	20	975
2007	141	504	511	269	19	1,444
2008	114	506	502	398	7	1,527
2009	68	265	310	201	17	861
2010	76	327	368	238	11	1,020
2011	70	295	246	286	4	901
2012	79	286	295	257	12	929
2013	84	347	333	200	13	977

Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$616	\$691	\$821	\$1,007	\$769
2004	\$834	\$850	\$1,162	\$1,473	\$1,058
2005	\$981	\$993	\$1,173	\$1,520	\$1,130
2006	\$1,022	\$1,049	\$1,149	\$1,602	\$1,174
2007	\$1,039	\$1,108	\$1,316	\$1,802	\$1,306
2008	\$1,233	\$1,189	\$1,491	\$2,140	\$1,542
2009	\$1,036	\$1,042	\$1,250	\$1,728	\$1,280
2010	\$939	\$1,070	\$1,264	\$1,726	\$1,284
2011	\$1,076	\$1,087	\$1,341	\$1,759	\$1,372
2012	\$1,190	\$1,125	\$1,444	\$1,952	\$1,461
2013	\$1,142	\$1,228	\$1,527	\$1,891	\$1,458

MIDTOWN EAST

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,399	\$430,905	\$904,888	\$2,048,053	\$571,878
2004	\$265,322	\$513,528	\$1,065,868	\$2,368,032	\$673,131
2005	\$331,366	\$633,532	\$1,478,206	\$3,945,973	\$1,015,702
2006	\$367,875	\$696,832	\$1,513,717	\$3,410,394	\$1,038,248
2007	\$410,409	\$838,704	\$1,909,729	\$4,739,944	\$1,290,707
2008	\$420,354	\$852,682	\$1,849,252	\$5,195,808	\$1,432,865
2009	\$366,925	\$683,521	\$1,452,448	\$3,809,500	\$1,088,145
2010	\$349,789	\$680,142	\$1,420,074	\$4,581,907	\$1,181,499
2011	\$357,677	\$739,351	\$1,404,146	\$4,007,757	\$1,072,474
2012	\$343,094	\$731,747	\$1,609,056	\$3,166,602	\$1,114,524
2013	\$382,242	\$735,664	\$1,519,681	\$3,209,718	\$1,091,211

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$212,000	\$403,000	\$790,000	\$1,800,000	\$405,000
2004	\$250,000	\$469,700	\$898,000	\$1,698,500	\$480,000
2005	\$315,000	\$580,000	\$1,215,000	\$3,000,000	\$625,000
2006	\$355,000	\$625,000	\$1,325,000	\$2,500,000	\$675,588
2007	\$372,500	\$700,500	\$1,300,000	\$2,800,000	\$750,000
2008	\$385,000	\$700,000	\$1,425,500	\$2,693,750	\$800,000
2009	\$347,000	\$600,000	\$1,150,000	\$2,037,500	\$650,000
2010	\$330,000	\$610,000	\$1,106,250	\$2,625,000	\$680,000
2011	\$320,000	\$629,750	\$1,115,000	\$2,395,949	\$675,500
2012	\$326,000	\$620,000	\$1,210,000	\$2,125,000	\$725,000
2013	\$348,250	\$639,000	\$1,220,000	\$2,310,000	\$735,000

MIDTOWN EAST

Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$196,170	\$379,749	\$794,748	\$2,061,921	\$328,990	\$475,585
2004	\$225,207	\$434,033	\$944,285	\$2,025,397	\$343,872	\$556,404
2005	\$291,294	\$526,290	\$1,068,735	\$2,391,155	\$437,262	\$655,475
2006	\$331,799	\$582,763	\$1,215,913	\$2,764,556	\$530,775	\$741,756
2007	\$354,665	\$617,055	\$1,241,520	\$2,735,432	\$521,216	\$784,166
2008	\$368,965	\$626,795	\$1,311,772	\$2,867,565	\$561,130	\$834,493
2009	\$327,131	\$541,052	\$1,174,501	\$2,285,823	\$655,048	\$745,091
2010	\$321,152	\$554,466	\$1,078,263	\$2,381,681	\$595,815	\$767,651
2011	\$304,822	\$550,293	\$1,059,081	\$2,616,079	\$529,017	\$751,302
2012	\$311,411	\$540,936	\$1,112,943	\$2,156,779	\$600,445	\$758,018
2013	\$323,542	\$586,368	\$1,181,681	\$2,511,835	\$722,418	\$817,991

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$180,000	\$370,000	\$720,000	\$1,607,500	\$325,000	\$353,000
2004	\$215,000	\$407,500	\$840,000	\$1,540,000	\$327,500	\$395,000
2005	\$280,163	\$515,000	\$928,000	\$1,897,500	\$420,000	\$495,000
2006	\$325,000	\$560,000	\$1,050,000	\$2,129,000	\$538,750	\$556,250
2007	\$340,000	\$587,500	\$1,141,000	\$2,020,500	\$505,000	\$575,000
2008	\$356,250	\$590,000	\$1,145,000	\$2,030,000	\$537,500	\$580,000
2009	\$322,500	\$520,000	\$1,050,000	\$1,800,000	\$475,000	\$536,000
2010	\$310,000	\$520,000	\$950,000	\$1,900,000	\$525,000	\$569,000
2011	\$295,000	\$535,000	\$970,000	\$2,000,000	\$475,000	\$545,000
2012	\$299,000	\$510,000	\$967,500	\$1,750,000	\$560,000	\$558,000
2013	\$303,350	\$545,000	\$1,027,500	\$1,892,500	\$597,500	\$588,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	365	517	295	48	128	1,353
2004	496	715	400	84	126	1,821
2005	410	597	292	72	88	1,459
2006	287	471	228	48	60	1,094
2007	348	497	250	70	70	1,235
2008	234	352	182	53	46	867
2009	145	267	154	33	21	620
2010	206	339	223	63	39	870
2011	193	325	186	54	29	787
2012	209	369	242	68	48	936
2013	268	496	296	86	62	1,208

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$93,768	\$117,903	\$166,511	\$275,797	\$128,604
2004	\$104,699	\$134,083	\$195,130	\$303,815	\$148,302
2005	\$135,986	\$164,287	\$225,793	\$332,296	\$177,777
2006	\$152,709	\$178,706	\$251,807	\$365,329	\$196,273
2007	\$163,946	\$190,483	\$260,099	\$367,146	\$208,110
2008	\$173,473	\$194,692	\$278,015	\$397,429	\$220,203
2009	\$149,610	\$167,834	\$241,068	\$304,075	\$189,756
2010	\$146,636	\$169,923	\$232,476	\$331,526	\$193,188
2011	\$138,575	\$170,218	\$223,824	\$342,787	\$187,609
2012	\$144,212	\$166,110	\$237,611	\$315,548	\$191,885
2013	\$149,944	\$184,001	\$247,991	\$356,580	\$205,515

MIDTOWN EAST

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$300,950	\$501,999	\$1,062,613	\$2,037,812	\$736,587
2004	\$356,176	\$603,179	\$1,210,609	\$2,785,152	\$842,097
2005	\$459,722	\$788,553	\$1,821,785	\$5,054,358	\$1,545,511
2006	\$459,503	\$858,173	\$1,788,612	\$3,729,984	\$1,447,797
2007	\$560,789	\$1,081,881	\$2,493,829	\$6,157,275	\$1,915,661
2008	\$574,521	\$1,012,989	\$2,154,943	\$6,250,482	\$1,943,485
2009	\$507,660	\$879,599	\$1,838,070	\$4,758,204	\$1,618,553
2010	\$459,037	\$861,437	\$1,893,514	\$6,714,433	\$1,880,620
2011	\$507,691	\$958,012	\$1,795,501	\$5,715,725	\$1,525,454
2012	\$461,339	\$993,491	\$2,254,536	\$4,311,067	\$1,695,865
2013	\$557,039	\$1,009,927	\$2,003,005	\$4,055,041	\$1,607,721

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$280,000	\$451,250	\$902,500	\$1,850,000	\$520,000
2004	\$346,000	\$560,000	\$980,670	\$2,175,000	\$615,000
2005	\$439,500	\$718,000	\$1,585,000	\$3,800,000	\$950,000
2006	\$440,000	\$741,000	\$1,550,000	\$2,850,000	\$950,000
2007	\$509,000	\$865,000	\$1,630,000	\$3,975,000	\$1,030,000
2008	\$515,000	\$800,000	\$1,640,938	\$3,000,000	\$1,145,000
2009	\$430,000	\$670,000	\$1,325,000	\$2,587,500	\$875,000
2010	\$442,500	\$703,625	\$1,400,000	\$4,000,000	\$940,000
2011	\$460,000	\$799,000	\$1,372,500	\$3,260,000	\$966,000
2012	\$443,750	\$815,000	\$1,700,000	\$2,537,500	\$1,100,000
2013	\$537,500	\$870,000	\$1,550,000	\$2,850,000	\$1,050,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	148	372	206	65	-	791
2004	219	634	336	69	-	1,258
2005	128	413	348	101	2	992
2006	113	333	247	97	2	792
2007	129	453	286	99	34	1,001
2008	78	496	320	117	5	1,016
2009	41	194	111	53	2	401
2010	54	235	161	65	-	515
2011	68	281	164	44	1	558
2012	56	269	186	60	3	574
2013	90	270	207	71	1	639

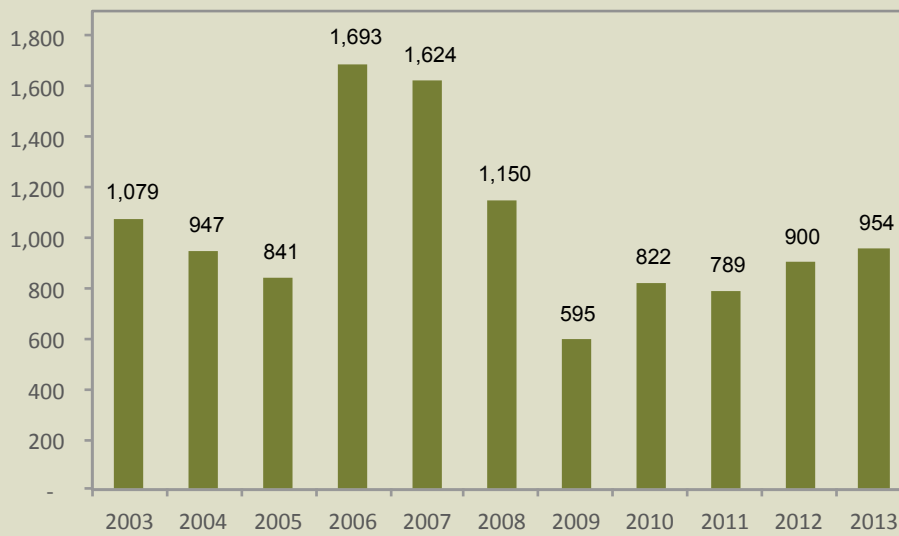
Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$610	\$632	\$759	\$861	\$673
2004	\$741	\$765	\$879	\$1,100	\$809
2005	\$969	\$969	\$1,219	\$1,660	\$1,126
2006	\$962	\$1,036	\$1,244	\$1,549	\$1,152
2007	\$1,059	\$1,246	\$1,546	\$2,121	\$1,387
2008	\$1,126	\$1,238	\$1,454	\$2,183	\$1,406
2009	\$1,026	\$1,001	\$1,255	\$1,722	\$1,168
2010	\$944	\$1,069	\$1,301	\$2,136	\$1,263
2011	\$1,051	\$1,187	\$1,287	\$2,051	\$1,267
2012	\$969	\$1,190	\$1,511	\$1,732	\$1,328
2013	\$1,132	\$1,229	\$1,414	\$1,637	\$1,321

MIDTOWN WEST

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$262,804	\$456,920	\$1,004,530	\$2,401,977	\$615,449
2004	\$318,621	\$528,046	\$1,062,468	\$3,446,410	\$713,786
2005	\$404,078	\$643,264	\$1,416,464	\$4,136,152	\$929,037
2006	\$478,182	\$754,961	\$1,553,564	\$4,201,788	\$1,020,210
2007	\$518,358	\$883,142	\$1,570,041	\$5,515,196	\$1,139,103
2008	\$625,292	\$972,318	\$1,760,880	\$4,236,302	\$1,303,157
2009	\$426,508	\$832,867	\$1,434,526	\$4,293,083	\$1,103,678
2010	\$455,102	\$810,197	\$1,616,337	\$3,265,615	\$1,094,052
2011	\$488,988	\$787,254	\$1,632,269	\$3,546,746	\$1,205,042
2012	\$497,824	\$855,422	\$1,797,711	\$4,751,025	\$1,329,359
2013	\$547,924	\$936,259	\$1,826,889	\$3,897,029	\$1,266,904

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$265,000	\$415,000	\$840,000	\$2,170,000	\$400,000
2004	\$310,000	\$465,000	\$895,000	\$2,275,000	\$478,000
2005	\$405,000	\$585,000	\$1,282,250	\$2,900,000	\$600,000
2006	\$466,700	\$715,000	\$1,320,000	\$3,000,000	\$735,000
2007	\$515,000	\$850,000	\$1,344,400	\$4,250,000	\$900,000
2008	\$630,000	\$904,000	\$1,570,000	\$3,250,000	\$957,375
2009	\$407,500	\$750,000	\$1,250,000	\$3,425,000	\$800,000
2010	\$449,000	\$750,000	\$1,330,000	\$2,650,000	\$817,500
2011	\$470,250	\$755,000	\$1,500,000	\$2,670,525	\$860,000
2012	\$480,000	\$799,500	\$1,527,500	\$3,097,041	\$891,121
2013	\$520,000	\$860,000	\$1,575,294	\$3,212,500	\$899,500

MIDTOWN WEST

Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	All
2003	\$200,796	\$360,435	\$734,911	\$399,963
2004	\$240,323	\$411,692	\$814,677	\$509,299
2005	\$312,516	\$550,220	\$1,110,015	\$663,461
2006	\$369,975	\$656,689	\$2,230,791	\$1,277,519
2007	\$379,758	\$688,060	\$1,667,483	\$988,325
2008	\$449,426	\$677,784	\$1,649,146	\$949,833
2009	\$314,832	\$631,916	\$1,104,040	\$789,910
2010	\$329,290	\$613,935	\$1,416,690	\$903,219
2011	\$286,397	\$540,545	\$1,240,808	\$759,126
2012	\$359,617	\$658,696	\$1,605,588	\$1,058,840
2013	\$370,630	\$626,669	\$1,475,314	\$893,182

Median Price

	Studio	1-Bedroom	2-Bedroom	All
2003	\$186,750	\$330,000	\$585,000	\$320,050
2004	\$225,000	\$379,000	\$650,000	\$394,000
2005	\$280,000	\$511,250	\$799,000	\$515,500
2006	\$302,500	\$550,000	\$1,275,000	\$620,000
2007	\$350,000	\$595,000	\$1,197,500	\$592,550
2008	\$360,000	\$550,000	\$947,000	\$652,500
2009	\$296,500	\$500,000	\$800,000	\$490,000
2010	\$315,000	\$532,500	\$840,000	\$565,000
2011	\$270,000	\$450,000	\$974,500	\$467,500
2012	\$315,000	\$525,000	\$1,075,000	\$600,000
2013	\$319,000	\$554,000	\$912,500	\$639,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	94	151	55	4	24	328
2004	92	187	70	13	76	438
2005	91	159	67	5	40	362
2006	76	124	71	22	34	327
2007	93	141	50	15	41	340
2008	53	81	48	5	19	206
2009	40	66	25	7	9	147
2010	55	94	53	12	29	243
2011	43	78	26	11	17	175
2012	54	97	46	11	31	239
2013	72	102	69	11	39	293

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	All
2003	\$91,748	\$111,333	\$163,184	\$115,992
2004	\$111,179	\$127,640	\$177,433	\$137,268
2005	\$148,989	\$169,983	\$241,126	\$181,249
2006	\$183,395	\$201,665	\$463,605	\$300,773
2007	\$175,885	\$213,150	\$359,909	\$253,933
2008	\$208,104	\$209,904	\$361,708	\$257,787
2009	\$147,718	\$197,388	\$243,540	\$209,051
2010	\$155,369	\$187,886	\$289,284	\$224,090
2011	\$133,082	\$168,010	\$271,257	\$192,656
2012	\$164,818	\$201,785	\$336,443	\$248,100
2013	\$174,281	\$192,339	\$308,258	\$227,277

MIDTOWN WEST

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$287,713	\$510,483	\$1,083,408	\$2,492,192	\$709,563
2004	\$376,248	\$621,030	\$1,227,661	\$4,399,423	\$889,750
2005	\$462,755	\$722,802	\$1,612,008	\$4,427,283	\$1,129,744
2006	\$505,145	\$773,593	\$1,421,104	\$3,437,892	\$958,613
2007	\$594,629	\$922,437	\$1,557,286	\$5,477,177	\$1,179,029
2008	\$687,432	\$1,022,863	\$1,781,831	\$4,228,494	\$1,380,259
2009	\$503,526	\$891,813	\$1,495,277	\$4,437,500	\$1,206,633
2010	\$525,710	\$879,293	\$1,673,844	\$3,116,816	\$1,174,143
2011	\$589,118	\$859,871	\$1,683,673	\$3,672,348	\$1,332,135
2012	\$561,612	\$922,852	\$1,840,613	\$4,579,090	\$1,427,172
2013	\$652,557	\$1,037,147	\$1,972,151	\$4,157,923	\$1,432,564

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$275,000	\$460,000	\$930,000	\$2,243,750	\$460,000
2004	\$365,000	\$570,000	\$1,030,000	\$2,787,500	\$583,750
2005	\$450,000	\$672,500	\$1,450,000	\$3,075,000	\$675,000
2006	\$485,000	\$733,636	\$1,320,000	\$2,700,000	\$750,000
2007	\$610,000	\$878,425	\$1,349,500	\$3,625,000	\$960,000
2008	\$687,500	\$942,500	\$1,650,000	\$3,252,700	\$1,057,500
2009	\$499,500	\$795,000	\$1,293,513	\$3,475,000	\$860,000
2010	\$499,000	\$810,000	\$1,400,000	\$2,550,000	\$945,000
2011	\$570,000	\$808,000	\$1,551,500	\$2,725,263	\$962,500
2012	\$563,000	\$860,000	\$1,566,400	\$2,995,000	\$999,000
2013	\$590,000	\$920,000	\$1,800,000	\$3,800,000	\$999,999

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	234	272	188	46	11	751
2004	125	234	105	26	19	509
2005	142	186	105	36	10	479
2006	305	654	363	37	7	1,366
2007	169	700	382	31	2	1,284
2008	150	472	256	60	6	944
2009	58	225	136	23	6	448
2010	98	267	184	25	5	579
2011	87	265	198	52	12	614
2012	117	283	206	51	4	661
2013	122	313	167	49	10	661

Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$624	\$682	\$797	\$1,156	\$718
2004	\$786	\$836	\$950	\$1,321	\$868
2005	\$970	\$972	\$1,166	\$1,493	\$1,049
2006	\$1,022	\$1,052	\$1,157	\$1,410	\$1,082
2007	\$1,140	\$1,218	\$1,329	\$1,864	\$1,256
2008	\$1,250	\$1,305	\$1,401	\$1,799	\$1,351
2009	\$1,009	\$1,133	\$1,212	\$1,950	\$1,180
2010	\$1,070	\$1,137	\$1,289	\$1,461	\$1,186
2011	\$1,076	\$1,108	\$1,301	\$1,639	\$1,205
2012	\$1,076	\$1,177	\$1,391	\$1,747	\$1,268
2013	\$1,271	\$1,330	\$1,530	\$1,803	\$1,402

DOWNTOWN

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$254,406	\$409,975	\$720,016	\$1,573,873	\$610,284
2004	\$332,035	\$483,105	\$944,685	\$1,799,584	\$847,496
2005	\$440,993	\$609,037	\$1,139,888	\$2,335,030	\$1,014,378
2006	\$464,538	\$696,138	\$1,244,532	\$2,516,017	\$1,062,098
2007	\$494,950	\$802,706	\$1,563,929	\$3,114,095	\$1,319,813
2008	\$551,312	\$852,318	\$1,671,450	\$3,019,068	\$1,383,084
2009	\$518,049	\$741,647	\$1,570,018	\$3,641,950	\$1,346,793
2010	\$499,175	\$760,359	\$1,514,786	\$3,504,497	\$1,401,251
2011	\$447,769	\$742,071	\$1,562,536	\$3,291,621	\$1,369,553
2012	\$456,973	\$788,651	\$1,585,146	\$3,631,935	\$1,434,389
2013	\$524,724	\$851,310	\$1,864,759	\$4,435,696	\$1,589,060

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$250,000	\$395,000	\$675,000	\$1,445,000	\$420,000
2004	\$293,500	\$450,000	\$865,000	\$1,645,000	\$552,250
2005	\$375,000	\$580,000	\$1,020,000	\$2,237,500	\$685,000
2006	\$415,000	\$660,000	\$1,190,000	\$2,000,000	\$753,934
2007	\$472,250	\$745,100	\$1,450,000	\$2,500,000	\$913,875
2008	\$536,750	\$815,000	\$1,570,000	\$2,800,000	\$990,000
2009	\$430,000	\$680,000	\$1,415,000	\$3,000,000	\$890,000
2010	\$432,250	\$685,000	\$1,355,000	\$3,000,000	\$920,000
2011	\$425,000	\$690,000	\$1,381,000	\$2,625,000	\$857,500
2012	\$435,000	\$725,000	\$1,400,000	\$3,000,000	\$900,000
2013	\$488,750	\$755,000	\$1,657,500	\$3,320,000	\$965,000

DOWNTOWN

Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$243,954	\$396,283	\$659,430	\$1,165,585	\$743,022	\$474,385
2004	\$301,059	\$456,104	\$795,071	\$1,383,668	\$1,025,511	\$608,507
2005	\$374,388	\$575,132	\$958,949	\$1,989,479	\$1,217,677	\$751,044
2006	\$395,379	\$613,759	\$1,030,288	\$2,765,802	\$1,389,277	\$865,246
2007	\$431,914	\$674,749	\$1,176,516	\$2,685,217	\$1,438,412	\$916,991
2008	\$459,246	\$709,851	\$1,232,496	\$2,797,508	\$1,576,158	\$974,834
2009	\$387,926	\$591,504	\$991,957	\$2,058,825	\$1,198,512	\$788,466
2010	\$392,523	\$636,174	\$1,189,623	\$2,183,217	\$1,509,389	\$923,774
2011	\$393,689	\$635,059	\$1,131,345	\$2,314,767	\$1,408,281	\$911,099
2012	\$392,760	\$652,004	\$1,165,777	\$2,352,170	\$1,603,750	\$950,413
2013	\$449,917	\$707,424	\$1,263,593	\$2,859,313	\$1,739,394	\$1,049,178

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$240,000	\$385,000	\$620,000	\$1,185,000	\$622,500	\$375,000
2004	\$285,000	\$425,000	\$725,000	\$1,200,000	\$862,500	\$435,000
2005	\$360,000	\$550,000	\$839,500	\$1,630,000	\$950,000	\$556,693
2006	\$385,000	\$585,000	\$852,875	\$1,939,063	\$1,275,000	\$604,500
2007	\$420,000	\$650,000	\$1,100,000	\$2,110,000	\$1,200,000	\$659,000
2008	\$440,000	\$665,000	\$1,050,000	\$2,262,500	\$1,250,000	\$680,000
2009	\$375,000	\$565,000	\$870,000	\$1,474,069	\$977,500	\$575,000
2010	\$390,000	\$606,000	\$985,000	\$1,700,000	\$1,180,000	\$645,000
2011	\$388,000	\$610,000	\$999,000	\$1,700,000	\$1,075,000	\$632,500
2012	\$382,750	\$625,000	\$1,050,000	\$1,833,875	\$1,345,000	\$645,000
2013	\$430,000	\$658,500	\$1,067,500	\$2,141,179	\$1,395,000	\$680,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	699	1,259	473	59	488	2,978
2004	746	1,243	501	84	624	3,198
2005	605	1,006	380	57	547	2,595
2006	538	866	402	74	503	2,383
2007	557	909	358	80	491	2,395
2008	401	706	287	63	341	1,798
2009	291	597	232	60	270	1,450
2010	363	723	333	81	359	1,859
2011	342	755	326	81	402	1,906
2012	388	862	327	90	424	2,091
2013	490	888	352	96	504	2,330

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$112,528	\$125,470	\$152,335	\$186,747	\$128,392
2004	\$144,247	\$145,408	\$179,885	\$227,409	\$154,458
2005	\$183,335	\$182,578	\$215,708	\$304,951	\$192,336
2006	\$187,057	\$193,699	\$234,282	\$453,483	\$210,702
2007	\$198,043	\$211,237	\$267,071	\$434,061	\$227,238
2008	\$207,325	\$224,716	\$274,162	\$432,636	\$238,660
2009	\$176,872	\$185,517	\$220,082	\$313,015	\$196,664
2010	\$178,455	\$201,031	\$274,060	\$372,012	\$221,013
2011	\$178,057	\$198,779	\$257,920	\$376,407	\$216,452
2012	\$180,731	\$204,302	\$262,792	\$373,922	\$219,447
2013	\$208,749	\$223,443	\$280,188	\$421,431	\$240,848

DOWNTOWN

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,156	\$449,515	\$863,300	\$1,913,154	\$1,262,341	\$884,663
2004	\$476,460	\$552,023	\$1,151,176	\$2,068,330	\$1,771,575	\$1,250,601
2005	\$613,936	\$668,253	\$1,322,266	\$2,474,721	\$2,014,443	\$1,359,332
2006	\$569,053	\$766,012	\$1,391,506	\$2,366,951	\$1,719,250	\$1,219,093
2007	\$567,946	\$918,902	\$1,718,548	\$3,200,737	\$1,972,433	\$1,578,254
2008	\$640,704	\$929,334	\$1,796,307	\$3,050,719	\$2,243,309	\$1,579,982
2009	\$738,200	\$888,110	\$1,814,744	\$4,064,116	\$2,284,127	\$1,771,543
2010	\$687,111	\$890,672	\$1,697,074	\$3,855,394	\$2,331,428	\$1,788,693
2011	\$542,617	\$854,441	\$1,827,259	\$3,584,677	\$2,706,767	\$1,778,449
2012	\$562,993	\$942,024	\$1,830,905	\$4,027,738	\$2,595,721	\$1,858,706
2013	\$664,630	\$1,003,601	\$2,182,492	\$4,916,117	\$2,657,437	\$2,073,810

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$299,000	\$445,000	\$782,500	\$1,665,000	\$1,111,000	\$636,000
2004	\$339,000	\$540,000	\$1,062,500	\$1,953,750	\$1,450,000	\$975,000
2005	\$435,000	\$632,500	\$1,200,000	\$2,450,000	\$1,659,874	\$1,020,000
2006	\$502,972	\$710,000	\$1,325,000	\$2,012,051	\$1,400,000	\$910,000
2007	\$540,000	\$850,000	\$1,575,000	\$2,595,500	\$1,594,000	\$1,250,000
2008	\$625,000	\$885,000	\$1,650,000	\$2,865,000	\$1,750,000	\$1,215,000
2009	\$563,426	\$842,500	\$1,621,125	\$3,200,000	\$1,730,000	\$1,257,500
2010	\$520,000	\$790,000	\$1,550,000	\$3,275,000	\$1,850,000	\$1,275,000
2011	\$512,000	\$791,800	\$1,599,000	\$2,933,107	\$2,100,000	\$1,250,000
2012	\$540,000	\$850,000	\$1,671,500	\$3,500,000	\$1,990,679	\$1,250,100
2013	\$615,250	\$897,500	\$1,938,678	\$3,675,000	\$2,200,000	\$1,450,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	175	436	200	71	593	1,475
2004	160	487	363	130	756	1,896
2005	233	576	377	141	654	1,981
2006	356	1,021	586	124	901	2,988
2007	481	1,001	897	396	958	3,733
2008	413	1,306	1,009	441	559	3,728
2009	172	612	548	225	349	1,906
2010	206	689	594	305	497	2,291
2011	195	719	531	270	422	2,137
2012	235	768	558	291	533	2,385
2013	262	839	666	315	513	2,595

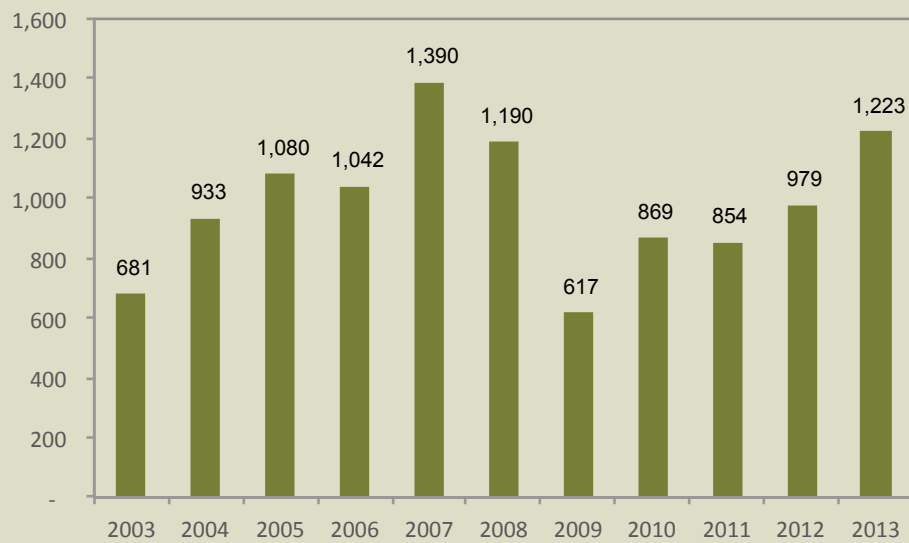
Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$581	\$636	\$707	\$802	\$717	\$681
2004	\$745	\$764	\$881	\$921	\$874	\$840
2005	\$924	\$951	\$1,009	\$1,089	\$1,074	\$1,010
2006	\$964	\$999	\$1,059	\$1,080	\$1,101	\$1,041
2007	\$1,022	\$1,111	\$1,235	\$1,375	\$1,234	\$1,189
2008	\$1,146	\$1,154	\$1,302	\$1,398	\$1,258	\$1,238
2009	\$1,097	\$1,105	\$1,292	\$1,605	\$1,135	\$1,223
2010	\$1,013	\$1,066	\$1,211	\$1,511	\$1,185	\$1,184
2011	\$979	\$1,070	\$1,276	\$1,471	\$1,325	\$1,214
2012	\$1,045	\$1,158	\$1,334	\$1,629	\$1,343	\$1,287
2013	\$1,104	\$1,243	\$1,538	\$1,905	\$1,493	\$1,435

UPPER MANHATTAN

Cooperatives and Condominiums

Number of Sales



Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$138,992	\$205,751	\$331,193	\$566,782	\$286,660
2004	\$169,124	\$250,962	\$339,507	\$517,735	\$319,283
2005	\$193,177	\$305,136	\$434,170	\$745,976	\$427,519
2006	\$271,108	\$396,773	\$546,437	\$979,832	\$517,074
2007	\$277,977	\$390,347	\$605,655	\$1,204,714	\$599,649
2008	\$298,742	\$421,099	\$589,467	\$1,059,009	\$560,067
2009	\$248,590	\$360,868	\$565,981	\$931,941	\$519,040
2010	\$261,946	\$381,086	\$556,194	\$810,114	\$510,344
2011	\$273,901	\$382,208	\$554,556	\$905,651	\$531,868
2012	\$277,142	\$376,434	\$637,774	\$992,620	\$591,233
2013	\$288,171	\$382,475	\$653,061	\$1,084,964	\$585,492

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$130,000	\$187,000	\$310,000	\$438,750	\$235,000
2004	\$155,000	\$240,000	\$300,000	\$475,000	\$275,520
2005	\$189,990	\$300,000	\$415,000	\$730,000	\$375,000
2006	\$235,172	\$365,000	\$503,465	\$797,300	\$427,854
2007	\$250,000	\$360,000	\$564,000	\$920,000	\$475,500
2008	\$290,000	\$404,250	\$570,000	\$850,000	\$475,000
2009	\$243,000	\$348,000	\$527,500	\$817,000	\$435,000
2010	\$249,000	\$360,750	\$530,000	\$741,000	\$440,000
2011	\$266,351	\$370,000	\$544,000	\$797,095	\$450,000
2012	\$230,000	\$365,000	\$568,000	\$835,000	\$480,000
2013	\$215,000	\$339,000	\$534,500	\$815,000	\$443,946

UPPER MANHATTAN

Cooperatives

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$133,971	\$206,307	\$343,396	\$586,071	\$278,895
2004	\$161,328	\$252,359	\$377,078	\$494,823	\$313,087
2005	\$173,201	\$304,965	\$442,243	\$646,463	\$374,932
2006	\$265,008	\$391,290	\$527,966	\$758,972	\$453,865
2007	\$263,700	\$379,010	\$508,854	\$920,220	\$461,514
2008	\$267,302	\$356,773	\$487,225	\$741,223	\$435,209
2009	\$224,120	\$338,441	\$482,783	\$637,474	\$419,328
2010	\$213,040	\$336,573	\$475,364	\$607,955	\$413,943
2011	\$248,209	\$347,577	\$463,285	\$699,841	\$438,077
2012	\$203,446	\$332,742	\$496,447	\$721,564	\$440,841
2013	\$226,508	\$330,758	\$505,138	\$792,071	\$448,917

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$125,000	\$185,500	\$310,000	\$443,000	\$235,000
2004	\$150,000	\$240,000	\$330,000	\$475,000	\$261,500
2005	\$182,260	\$303,000	\$444,000	\$588,500	\$331,803
2006	\$227,500	\$349,324	\$495,000	\$687,500	\$402,550
2007	\$211,500	\$333,500	\$460,600	\$653,000	\$391,250
2008	\$250,000	\$331,608	\$450,000	\$591,250	\$385,845
2009	\$197,500	\$312,000	\$440,000	\$568,500	\$375,000
2010	\$200,000	\$308,000	\$440,000	\$573,500	\$360,000
2011	\$212,500	\$332,000	\$415,000	\$665,000	\$380,000
2012	\$189,000	\$297,801	\$426,768	\$600,000	\$373,180
2013	\$190,000	\$295,000	\$435,000	\$665,000	\$365,000

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	73	226	185	49	533
2004	55	254	238	47	594
2005	50	253	195	54	552
2006	113	278	251	66	708
2007	76	331	284	63	754
2008	65	206	191	56	518
2009	34	113	118	38	303
2010	39	149	151	52	391
2011	30	155	149	61	395
2012	33	190	172	67	462
2013	51	279	251	88	669

Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$64,382	\$64,229	\$77,328	\$93,962	\$71,530
2004	\$73,356	\$77,308	\$86,608	\$82,227	\$81,058
2005	\$81,337	\$93,704	\$99,237	\$106,965	\$95,836
2006	\$119,648	\$122,039	\$121,291	\$131,700	\$122,293
2007	\$122,195	\$116,960	\$116,806	\$164,947	\$121,439
2008	\$126,577	\$110,327	\$111,109	\$128,801	\$114,651
2009	\$106,083	\$104,725	\$110,809	\$108,834	\$107,762
2010	\$94,781	\$103,979	\$106,651	\$105,722	\$104,325
2011	\$110,364	\$108,818	\$106,937	\$121,382	\$110,166
2012	\$95,952	\$105,170	\$111,949	\$120,020	\$109,189
2013	\$105,468	\$103,287	\$115,536	\$132,897	\$111,944

UPPER MANHATTAN

Condominiums

Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$175,650	\$200,724	\$298,473	\$431,754	\$314,623
2004	\$276,322	\$245,744	\$295,675	\$538,054	\$330,141
2005	\$293,056	\$305,651	\$429,414	\$800,256	\$482,496
2006	\$347,706	\$415,138	\$578,412	\$1,200,691	\$651,064
2007	\$318,162	\$415,035	\$698,848	\$1,346,961	\$763,412
2008	\$345,187	\$474,532	\$670,834	\$1,250,364	\$656,311
2009	\$324,227	\$381,986	\$642,679	\$1,198,363	\$615,259
2010	\$325,525	\$425,008	\$613,228	\$964,707	\$589,200
2011	\$304,731	\$416,180	\$626,894	\$1,073,043	\$612,581
2012	\$374,421	\$439,324	\$736,992	\$1,174,227	\$725,626
2013	\$361,307	\$459,225	\$821,828	\$1,381,223	\$750,418

Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$173,500	\$198,000	\$283,819	\$354,575	\$260,000
2004	\$250,000	\$243,538	\$280,820	\$475,000	\$290,850
2005	\$272,978	\$274,250	\$400,000	\$756,000	\$415,341
2006	\$324,300	\$390,000	\$570,000	\$950,000	\$499,500
2007	\$280,000	\$415,000	\$645,000	\$970,075	\$629,115
2008	\$355,500	\$460,000	\$667,995	\$979,000	\$551,375
2009	\$320,000	\$390,000	\$600,000	\$1,099,800	\$510,000
2010	\$339,500	\$425,000	\$635,000	\$832,750	\$525,000
2011	\$322,500	\$412,500	\$639,500	\$950,000	\$532,000
2012	\$385,000	\$437,500	\$689,000	\$994,494	\$590,000
2013	\$334,500	\$436,750	\$642,500	\$1,062,000	\$566,500

Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	10	25	69	7	37	148
2004	4	68	204	53	10	339
2005	10	84	331	99	4	528
2006	9	83	145	66	31	334
2007	27	152	295	126	36	636
2008	44	248	240	93	47	672
2009	11	120	128	42	13	314
2010	30	151	214	68	15	478
2011	25	158	188	75	13	459
2012	25	132	245	100	15	517
2013	43	188	220	87	16	554

Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$253	\$314	\$310	\$306	\$311
2004	\$520	\$345	\$301	\$375	\$329
2005	\$491	\$447	\$431	\$536	\$462
2006	\$577	\$598	\$518	\$626	\$558
2007	\$709	\$598	\$608	\$784	\$650
2008	\$681	\$626	\$625	\$752	\$649
2009	\$627	\$523	\$554	\$708	\$567
2010	\$654	\$580	\$552	\$611	\$576
2011	\$635	\$554	\$559	\$631	\$574
2012	\$631	\$608	\$634	\$688	\$638
2013	\$731	\$628	\$724	\$857	\$712