



Manhattan Apartments, 2003-2014

We are pleased to present the most comprehensive annual report available on the Manhattan apartment market over the past twelve years. Over 174,000 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.



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Highlights of the report include:

- Manhattan apartment sales declined 7% in 2014, due to low inventory and escalating prices.
- The average apartment price climbed 17% from 2013, to a record \$1,692,288.
- A large number of high-end new development closings, especially at One57, played a large part in the magnitude of this increase.
- Closings over \$20 million more than tripled in 2014, to a record level of 58. The prior record had been set in 2008.
- The median apartment price of \$920,000 was an 8% improvement from the prior year.
- Records were also set for the average cooperative and condominium average price in 2014.
- Co-ops accounted for 57% of all apartment sales last year, unchanged from 2013.
- Downtown between 34th and 14th Street and Upper Manhattan were the only two areas in our report to see more sales than the prior year.
- While the average price more than doubled in the Midtown West area, this was due to One57 sales. The Midtown West median price of \$1,090,000 was 21% higher than 2013.



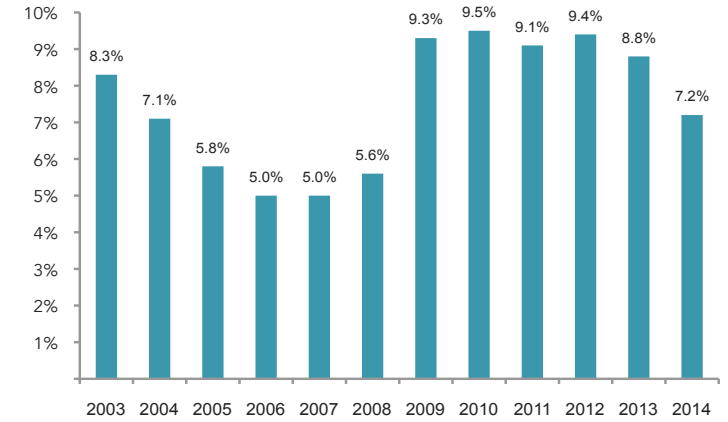
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Economic Indicators

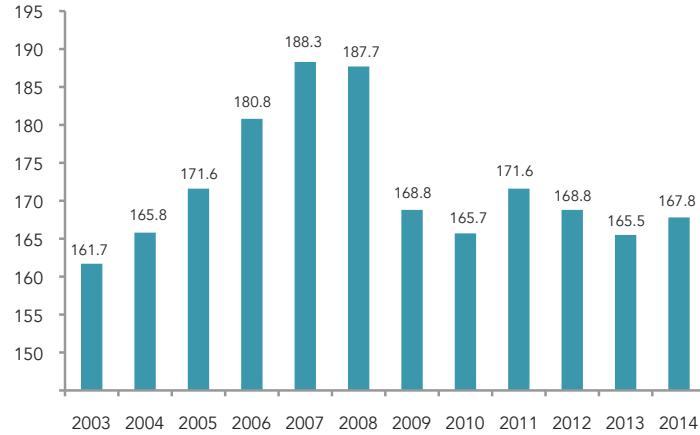
AVERAGE NYC EMPLOYMENT (thousands) Source: NYS Department of Labor



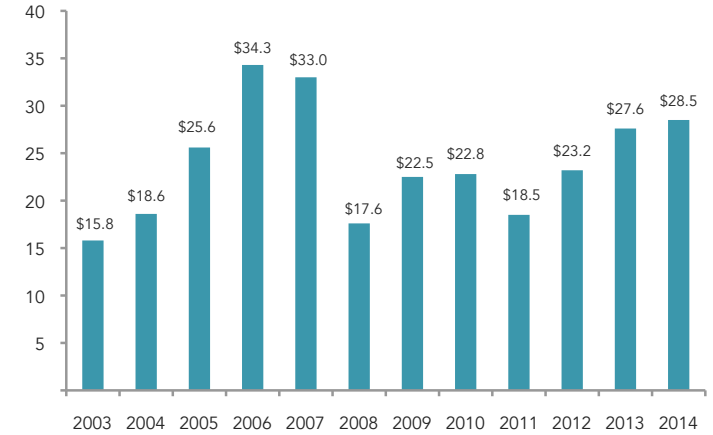
AVERAGE NYC UNEMPLOYMENT RATE Source: NYS Department of Labor



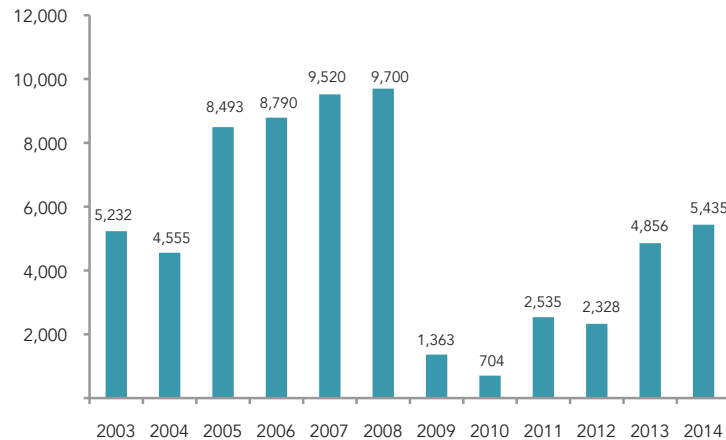
AVERAGE NYC SECURITIES INDUSTRY EMPLOYMENT (thousands) Source: NYS Department of Labor



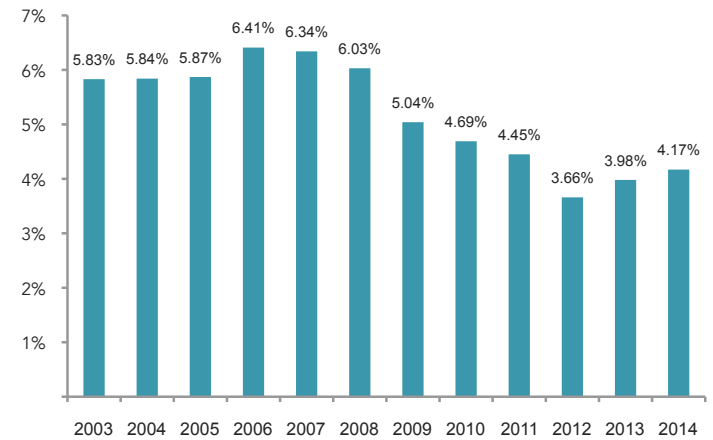
WALL STREET BONUSES (billions) Source: NYS Comptroller



MANHATTAN BUILDING PERMITS (number of units) Source: Census Bureau

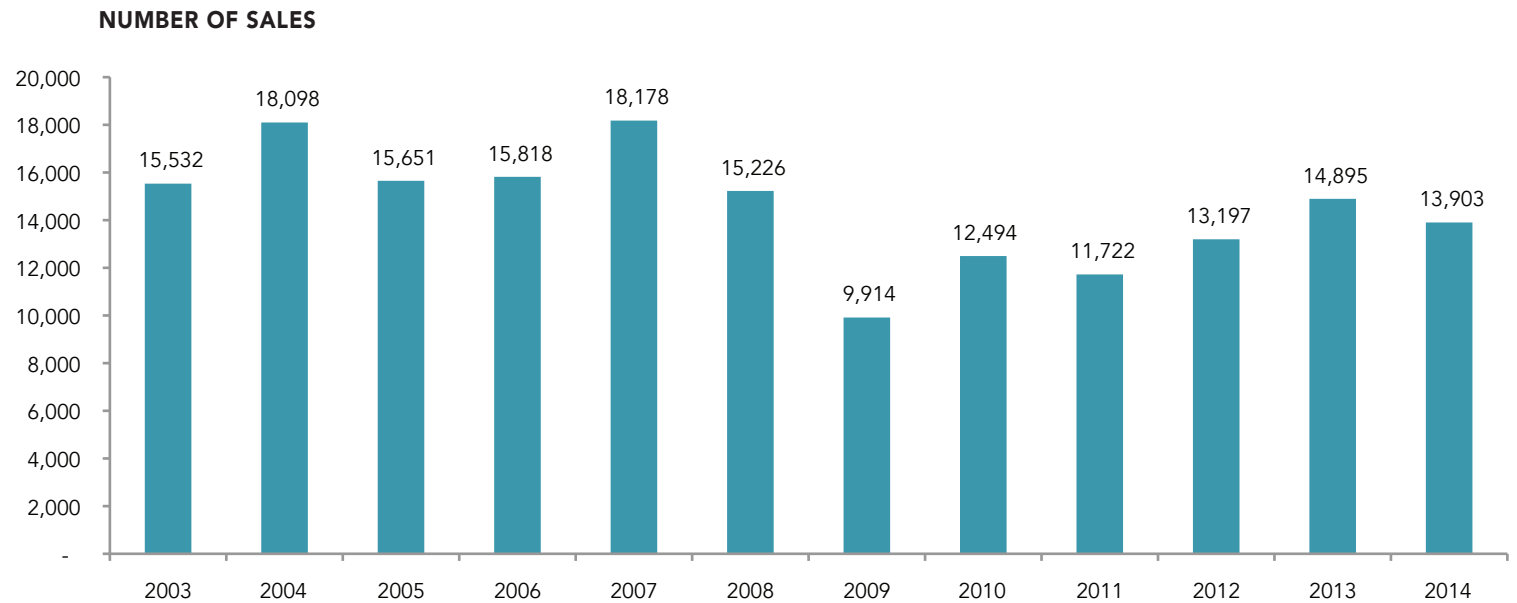


AVERAGE 30-YEAR CONFORMING MORTGAGE RATE Source: Freddie Mac



Manhattan

COOPERATIVES AND CONDOMINIUMS



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,114	\$418,808	\$873,603	\$2,204,558	\$690,852
2004	\$300,834	\$489,319	\$1,017,316	\$2,551,677	\$856,209
2005	\$380,105	\$601,315	\$1,210,592	\$3,221,745	\$1,057,541
2006	\$418,387	\$673,664	\$1,333,316	\$3,395,764	\$1,127,786
2007	\$446,299	\$754,076	\$1,501,778	\$3,713,244	\$1,310,251
2008	\$493,678	\$803,228	\$1,640,884	\$4,423,380	\$1,526,812
2009	\$434,396	\$684,036	\$1,398,903	\$3,618,927	\$1,325,500
2010	\$417,945	\$690,092	\$1,398,959	\$3,561,226	\$1,373,695
2011	\$401,206	\$695,547	\$1,413,470	\$3,557,646	\$1,376,517
2012	\$410,541	\$712,411	\$1,482,451	\$3,942,632	\$1,454,580
2013	\$452,696	\$744,428	\$1,561,799	\$3,895,062	\$1,445,852
2014	\$477,330	\$825,908	\$1,728,329	\$5,133,947	\$1,692,288

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$235,000	\$399,000	\$745,822	\$1,682,556	\$440,000
2004	\$275,000	\$455,000	\$855,000	\$1,898,530	\$540,000
2005	\$350,000	\$570,000	\$999,999	\$2,350,000	\$660,000
2006	\$390,000	\$629,635	\$1,165,000	\$2,425,000	\$727,635
2007	\$418,000	\$695,000	\$1,282,000	\$2,600,000	\$835,000
2008	\$459,750	\$740,000	\$1,400,000	\$2,900,000	\$908,378
2009	\$380,000	\$620,000	\$1,150,000	\$2,672,500	\$805,000
2010	\$380,000	\$620,000	\$1,175,000	\$2,598,000	\$830,000
2011	\$375,000	\$631,000	\$1,200,000	\$2,613,500	\$822,375
2012	\$383,000	\$640,000	\$1,235,000	\$2,700,000	\$843,000
2013	\$420,000	\$665,000	\$1,315,000	\$2,850,000	\$855,000
2014	\$435,000	\$725,000	\$1,450,000	\$3,223,500	\$920,000

Manhattan

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,765	\$381,218	\$814,450	\$2,156,654	\$645,080	\$605,919
2004	\$268,509	\$439,917	\$921,722	\$2,424,066	\$877,060	\$721,253
2005	\$328,688	\$538,763	\$1,097,920	\$3,046,549	\$1,096,602	\$873,167
2006	\$357,364	\$584,027	\$1,236,664	\$3,430,617	\$1,231,960	\$1,004,319
2007	\$383,993	\$622,138	\$1,277,634	\$3,533,290	\$1,268,975	\$1,045,467
2008	\$406,230	\$649,065	\$1,374,417	\$4,506,812	\$1,397,604	\$1,211,123
2009	\$347,009	\$567,250	\$1,129,778	\$2,810,433	\$1,108,262	\$953,308
2010	\$347,305	\$585,473	\$1,225,578	\$3,023,098	\$1,386,305	\$1,090,645
2011	\$341,381	\$585,671	\$1,212,482	\$3,297,874	\$1,305,839	\$1,111,866
2012	\$347,979	\$584,887	\$1,260,109	\$3,765,093	\$1,443,902	\$1,186,091
2013	\$379,093	\$609,230	\$1,262,760	\$3,224,409	\$1,548,068	\$1,102,446
2014	\$402,923	\$667,301	\$1,373,178	\$3,931,084	\$1,662,110	\$1,220,627

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	\$934,824	\$2,200,000	\$785,000	\$565,000
2006	\$349,000	\$550,000	\$986,550	\$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	\$927,500	\$670,000
2009	\$342,000	\$530,000	\$930,000	\$1,912,500	\$885,000	\$605,000
2010	\$340,000	\$550,000	\$980,000	\$2,100,000	\$1,015,500	\$660,000
2011	\$330,000	\$550,000	\$998,500	\$2,150,000	\$912,500	\$650,879
2012	\$336,000	\$541,000	\$1,017,844	\$2,250,000	\$999,000	\$652,500
2013	\$365,000	\$569,500	\$1,075,000	\$2,275,000	\$1,149,000	\$662,500
2014	\$385,000	\$619,000	\$1,200,000	\$2,550,000	\$999,000	\$704,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,014	4,139	2,555	742	672	10,122
2004	2,275	4,589	2,956	935	875	11,630
2005	1,888	3,845	2,306	752	721	9,512
2006	1,653	3,264	2,218	734	637	8,506
2007	1,766	3,548	2,244	807	633	8,998
2008	1,215	2,528	1,686	620	430	6,479
2009	845	2,000	1,398	531	333	5,107
2010	1,030	2,505	1,900	848	460	6,743
2011	1,013	2,331	1,722	797	472	6,335
2012	1,140	2,763	2,010	903	539	7,355
2013	1,409	3,241	2,288	927	637	8,502
2014	1,404	3,023	2,113	833	545	7,918

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,628	\$119,065	\$169,532	\$275,764	\$141,084
2004	\$121,564	\$137,246	\$192,962	\$317,719	\$164,933
2005	\$154,692	\$168,128	\$231,950	\$389,125	\$200,892
2006	\$167,459	\$180,907	\$256,205	\$432,837	\$222,805
2007	\$175,997	\$192,794	\$267,322	\$453,620	\$234,404
2008	\$186,523	\$201,098	\$284,985	\$540,051	\$256,293
2009	\$157,555	\$175,921	\$233,465	\$366,029	\$210,666
2010	\$157,997	\$181,850	\$256,000	\$393,233	\$228,893
2011	\$155,152	\$181,266	\$255,242	\$424,419	\$231,535
2012	\$159,026	\$181,327	\$263,589	\$456,161	\$238,266
2013	\$175,405	\$191,235	\$267,631	\$425,862	\$238,277
2014	\$187,611	\$209,882	\$296,996	\$496,453	\$262,983

Manhattan

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,207	\$496,523	\$981,021	\$2,273,710	\$1,212,213	\$849,761
2004	\$390,626	\$586,534	\$1,173,433	\$2,726,373	\$1,739,983	\$1,098,870
2005	\$504,402	\$716,779	\$1,350,809	\$3,401,238	\$1,975,959	\$1,343,217
2006	\$519,560	\$781,151	\$1,440,449	\$3,356,348	\$1,687,897	\$1,271,415
2007	\$546,511	\$900,822	\$1,687,311	\$3,840,299	\$1,900,946	\$1,569,786
2008	\$616,228	\$920,226	\$1,812,950	\$4,384,014	\$2,093,951	\$1,760,646
2009	\$607,732	\$823,233	\$1,644,649	\$4,165,818	\$2,181,044	\$1,720,921
2010	\$555,745	\$827,086	\$1,579,366	\$4,038,561	\$2,250,553	\$1,705,569
2011	\$521,929	\$826,756	\$1,635,187	\$3,782,688	\$2,618,194	\$1,687,741
2012	\$534,147	\$889,027	\$1,737,973	\$4,109,978	\$2,510,656	\$1,792,603
2013	\$605,880	\$937,289	\$1,925,929	\$4,503,970	\$2,584,376	\$1,902,546
2014	\$642,625	\$1,055,319	\$2,132,657	\$6,172,272	\$3,024,316	\$2,316,284

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	\$1,200,350	\$2,500,000	\$1,634,125	\$850,000
2006	\$485,000	\$725,000	\$1,335,000	\$2,550,000	\$1,370,000	\$876,606
2007	\$525,000	\$830,000	\$1,430,000	\$2,740,000	\$1,525,000	\$1,055,000
2008	\$599,000	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,144,750
2009	\$508,000	\$750,000	\$1,463,950	\$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	\$1,445,000	\$3,000,000	\$2,000,000	\$1,081,000
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	\$2,140,000	\$1,226,250
2014	\$610,000	\$950,000	\$1,823,334	\$3,800,000	\$2,341,049	\$1,375,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,002	1,407	514	670	5,410
2004	819	2,332	1,810	683	824	6,468
2005	781	2,083	1,853	734	688	6,139
2006	997	2,722	2,001	649	943	7,312
2007	1,098	3,190	2,711	1,143	1,038	9,180
2008	867	3,331	2,611	1,314	624	8,747
2009	426	1,678	1,531	785	387	4,807
2010	528	1,913	1,826	956	528	5,751
2011	502	1,952	1,561	920	452	5,387
2012	577	1,995	1,749	958	563	5,842
2013	677	2,272	1,879	1,021	544	6,393
2014	632	2,090	1,856	965	442	5,985

AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$604	\$654	\$760	\$977	\$700	\$709
2004	\$764	\$776	\$894	\$1,152	\$872	\$860
2005	\$945	\$943	\$1,015	\$1,314	\$1,069	\$1,024
2006	\$986	\$1,014	\$1,094	\$1,357	\$1,081	\$1,071
2007	\$1,039	\$1,124	\$1,237	\$1,537	\$1,210	\$1,208
2008	\$1,146	\$1,150	\$1,315	\$1,714	\$1,214	\$1,288
2009	\$1,060	\$1,030	\$1,204	\$1,624	\$1,115	\$1,192
2010	\$972	\$1,027	\$1,161	\$1,536	\$1,163	\$1,162
2011	\$997	\$1,047	\$1,202	\$1,555	\$1,294	\$1,195
2012	\$1,041	\$1,109	\$1,278	\$1,644	\$1,316	\$1,261
2013	\$1,118	\$1,182	\$1,411	\$1,812	\$1,459	\$1,367
2014	\$1,244	\$1,333	\$1,581	\$2,225	\$1,644	\$1,567

East Side

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$222,745	\$407,136	\$1,002,563	\$2,592,197	\$868,937
2004	\$267,098	\$482,348	\$1,109,158	\$2,905,063	\$1,012,292
2005	\$353,562	\$594,663	\$1,349,809	\$3,778,983	\$1,257,080
2006	\$382,079	\$658,949	\$1,543,971	\$4,105,883	\$1,463,978
2007	\$401,348	\$691,777	\$1,641,031	\$4,400,748	\$1,555,655
2008	\$419,340	\$739,459	\$1,825,039	\$5,876,053	\$2,022,688
2009	\$398,136	\$655,908	\$1,533,880	\$4,057,111	\$1,657,356
2010	\$355,997	\$640,176	\$1,529,953	\$3,808,435	\$1,660,662
2011	\$340,733	\$665,805	\$1,538,993	\$4,162,687	\$1,698,905
2012	\$345,596	\$639,635	\$1,609,332	\$4,847,638	\$1,846,972
2013	\$384,714	\$660,803	\$1,601,747	\$4,525,766	\$1,755,874
2014	\$402,184	\$738,983	\$1,780,219	\$5,748,770	\$2,049,803

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$215,000	\$385,000	\$825,000	\$1,900,000	\$485,800
2004	\$250,000	\$450,000	\$899,000	\$2,217,500	\$595,000
2005	\$330,000	\$569,500	\$1,141,500	\$2,800,000	\$710,000
2006	\$362,000	\$613,225	\$1,265,000	\$2,851,575	\$811,779
2007	\$390,000	\$640,000	\$1,300,000	\$3,200,000	\$850,000
2008	\$399,750	\$662,750	\$1,425,000	\$3,515,000	\$960,000
2009	\$360,000	\$585,000	\$1,235,000	\$3,150,000	\$930,300
2010	\$345,000	\$585,783	\$1,225,000	\$2,850,000	\$950,000
2011	\$325,000	\$593,400	\$1,250,000	\$3,006,250	\$950,000
2012	\$330,000	\$585,000	\$1,300,000	\$3,137,500	\$940,000
2013	\$345,000	\$600,000	\$1,325,000	\$3,360,000	\$915,000
2014	\$375,500	\$655,000	\$1,465,000	\$4,006,250	\$1,025,000

East Side COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$209,153	\$383,802	\$1,003,507	\$2,666,844	\$840,340
2004	\$243,788	\$446,238	\$1,073,471	\$3,022,914	\$981,237
2005	\$318,148	\$545,786	\$1,280,222	\$3,863,676	\$1,176,371
2006	\$350,154	\$599,157	\$1,514,834	\$4,232,703	\$1,382,202
2007	\$372,306	\$640,070	\$1,584,196	\$4,655,621	\$1,485,658
2008	\$388,194	\$678,091	\$1,790,621	\$6,879,677	\$2,010,805
2009	\$321,967	\$587,287	\$1,389,750	\$3,661,203	\$1,364,463
2010	\$324,786	\$592,596	\$1,471,109	\$3,838,526	\$1,532,345
2011	\$315,142	\$605,124	\$1,482,219	\$4,347,902	\$1,624,117
2012	\$315,662	\$577,192	\$1,524,632	\$5,238,125	\$1,814,376
2013	\$335,312	\$586,565	\$1,478,144	\$4,095,848	\$1,461,295
2014	\$362,067	\$633,759	\$1,608,923	\$5,151,451	\$1,687,577

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$202,000	\$360,000	\$769,775	\$1,900,000	\$445,000
2004	\$235,000	\$410,000	\$850,000	\$2,200,000	\$540,000
2005	\$300,000	\$499,495	\$1,050,000	\$2,785,000	\$643,000
2006	\$338,250	\$550,000	\$1,175,000	\$2,851,575	\$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	\$1,037,500	\$2,300,000	\$745,000
2010	\$320,000	\$530,000	\$1,144,250	\$2,761,875	\$840,000
2011	\$305,000	\$540,000	\$1,166,152	\$2,718,750	\$840,000
2012	\$306,000	\$525,000	\$1,200,000	\$2,912,500	\$840,000
2013	\$319,500	\$540,000	\$1,200,000	\$2,895,000	\$770,000
2014	\$340,000	\$585,000	\$1,320,000	\$3,312,500	\$820,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	437	1,091	811	354	10	2,703
2004	523	1,213	979	466	13	3,194
2005	397	1,086	778	354	10	2,625
2006	360	836	703	331	11	2,241
2007	393	914	692	362	8	2,369
2008	244	629	524	279	6	1,682
2009	169	501	438	245	9	1,362
2010	189	652	627	382	3	1,853
2011	226	544	573	344	5	1,692
2012	235	694	683	414	6	2,032
2013	296	843	772	405	9	2,325
2014	275	762	676	356	12	2,081

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$94,148	\$118,478	\$197,176	\$323,996	\$165,246
2004	\$110,692	\$136,507	\$217,448	\$372,142	\$191,693
2005	\$142,390	\$167,215	\$263,888	\$458,270	\$231,609
2006	\$166,167	\$182,587	\$295,175	\$489,218	\$260,942
2007	\$168,439	\$195,889	\$319,309	\$541,997	\$280,561
2008	\$177,489	\$203,799	\$352,027	\$747,279	\$336,784
2009	\$144,327	\$179,398	\$273,286	\$442,635	\$253,078
2010	\$147,271	\$181,777	\$291,103	\$465,689	\$273,928
2011	\$143,403	\$182,581	\$299,038	\$509,545	\$283,560
2012	\$145,714	\$176,380	\$305,703	\$570,510	\$296,958
2013	\$153,567	\$183,718	\$304,804	\$503,620	\$276,168
2014	\$167,899	\$197,002	\$337,364	\$609,256	\$309,928

East Side

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$276,256	\$479,052	\$1,000,214	\$2,420,607	\$950,647
2004	\$351,172	\$573,034	\$1,198,058	\$2,638,469	\$1,093,063
2005	\$451,194	\$729,386	\$1,512,388	\$3,622,013	\$1,456,383
2006	\$500,564	\$830,134	\$1,613,407	\$3,864,632	\$1,677,570
2007	\$477,947	\$817,805	\$1,759,851	\$3,983,265	\$1,709,622
2008	\$531,099	\$866,852	\$1,888,321	\$4,510,146	\$2,045,903
2009	\$567,511	\$787,628	\$1,745,013	\$4,454,642	\$2,110,674
2010	\$448,169	\$767,316	\$1,651,318	\$3,763,358	\$1,934,908
2011	\$442,200	\$806,875	\$1,678,016	\$3,832,563	\$1,875,145
2012	\$453,816	\$808,912	\$1,831,832	\$4,022,835	\$1,932,216
2013	\$565,244	\$866,666	\$1,941,325	\$5,110,052	\$2,466,348
2014	\$545,458	\$1,032,687	\$2,189,391	\$6,627,472	\$2,911,279

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$260,000	\$440,000	\$910,000	\$1,897,500	\$625,000
2004	\$347,000	\$535,000	\$1,050,000	\$2,297,500	\$725,658
2005	\$435,000	\$675,000	\$1,362,500	\$2,800,000	\$881,000
2006	\$486,000	\$730,000	\$1,500,000	\$2,860,000	\$1,100,000
2007	\$459,000	\$745,000	\$1,495,000	\$3,250,000	\$1,085,000
2008	\$496,500	\$765,000	\$1,675,000	\$3,250,000	\$1,350,000
2009	\$524,500	\$700,000	\$1,550,000	\$3,785,000	\$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	\$3,791,500	\$1,495,000
2014	\$517,500	\$850,000	\$1,925,000	\$4,960,000	\$1,665,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	111	354	326	154	1	946
2004	145	483	393	206	1	1,228
2005	144	394	333	191	1	1,063
2006	97	292	295	174	0	858
2007	149	375	331	221	1	1,077
2008	68	303	285	205	0	861
2009	76	261	299	244	0	880
2010	64	244	304	255	0	867
2011	57	234	234	193	0	718
2012	65	256	260	196	0	777
2013	81	304	281	298	0	964
2014	77	273	283	242	0	875

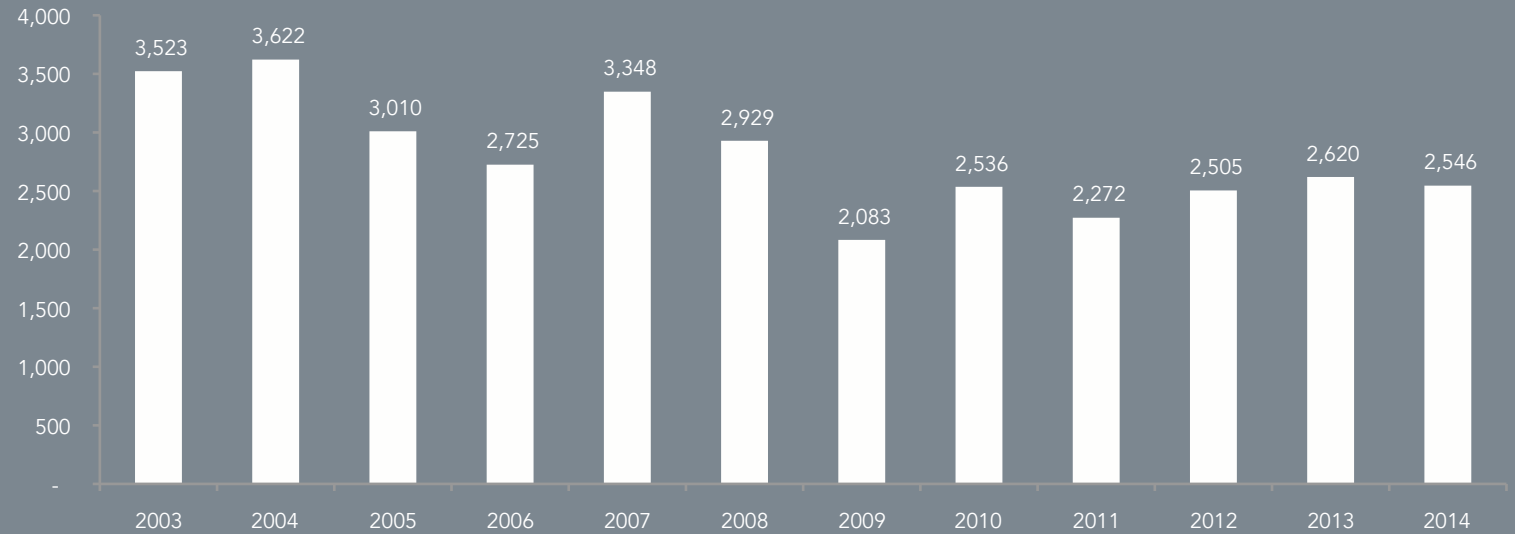
AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$582	\$644	\$781	\$1,034	\$748
2004	\$731	\$766	\$911	\$1,173	\$877
2005	\$934	\$936	\$1,130	\$1,487	\$1,096
2006	\$973	\$1,030	\$1,174	\$1,507	\$1,168
2007	\$1,022	\$1,068	\$1,301	\$1,631	\$1,250
2008	\$1,087	\$1,118	\$1,396	\$1,709	\$1,347
2009	\$1,114	\$1,001	\$1,253	\$1,658	\$1,280
2010	\$901	\$976	\$1,215	\$1,493	\$1,207
2011	\$938	\$1,026	\$1,259	\$1,595	\$1,248
2012	\$1,003	\$1,041	\$1,324	\$1,699	\$1,299
2013	\$1,115	\$1,121	\$1,438	\$1,979	\$1,479
2014	\$1,180	\$1,272	\$1,604	\$2,313	\$1,659

West Side

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$256,663	\$459,177	\$914,059	\$2,162,940	\$781,847
2004	\$345,391	\$525,215	\$1,181,985	\$2,812,496	\$1,009,538
2005	\$375,354	\$644,114	\$1,320,388	\$3,430,155	\$1,171,540
2006	\$391,938	\$665,042	\$1,342,190	\$3,655,478	\$1,241,121
2007	\$420,557	\$732,803	\$1,543,835	\$3,925,019	\$1,430,318
2008	\$474,665	\$802,129	\$1,771,974	\$5,117,884	\$1,909,395
2009	\$399,506	\$660,572	\$1,335,919	\$3,480,070	\$1,355,216
2010	\$387,341	\$692,071	\$1,421,951	\$3,719,500	\$1,516,265
2011	\$397,989	\$689,653	\$1,434,983	\$3,730,164	\$1,607,612
2012	\$414,988	\$697,294	\$1,500,284	\$4,147,624	\$1,644,411
2013	\$436,392	\$752,859	\$1,621,224	\$3,732,940	\$1,514,257
2014	\$475,640	\$833,823	\$1,767,619	\$4,666,443	\$1,761,434

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	\$1,156,000	\$2,350,000	\$750,000
2006	\$375,000	\$615,000	\$1,150,000	\$2,558,750	\$775,000
2007	\$399,000	\$675,700	\$1,300,000	\$2,750,000	\$885,000
2008	\$429,000	\$755,000	\$1,420,000	\$3,200,000	\$1,000,000
2009	\$370,000	\$600,000	\$1,100,000	\$2,431,250	\$857,500
2010	\$360,000	\$629,500	\$1,180,000	\$2,525,000	\$900,000
2011	\$365,000	\$645,650	\$1,200,000	\$2,850,000	\$942,500
2012	\$373,500	\$630,000	\$1,258,750	\$2,805,500	\$925,000
2013	\$405,000	\$682,500	\$1,360,000	\$2,817,500	\$950,000
2014	\$449,500	\$755,000	\$1,499,000	\$3,199,500	\$1,050,000

West Side

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$227,064	\$405,400	\$837,910	\$1,987,850	\$685,436
2004	\$319,783	\$469,947	\$978,584	\$2,179,079	\$791,319
2005	\$332,011	\$566,399	\$1,177,630	\$2,821,862	\$972,146
2006	\$353,634	\$593,852	\$1,235,672	\$3,145,228	\$1,045,649
2007	\$376,111	\$634,737	\$1,330,436	\$2,837,709	\$1,070,178
2008	\$399,819	\$657,283	\$1,354,558	\$2,955,742	\$1,113,418
2009	\$351,065	\$576,265	\$1,104,784	\$2,324,462	\$949,557
2010	\$343,869	\$593,315	\$1,215,186	\$2,696,678	\$1,147,532
2011	\$342,811	\$594,792	\$1,238,479	\$2,962,560	\$1,205,703
2012	\$355,857	\$594,597	\$1,266,788	\$3,002,558	\$1,187,799
2013	\$381,784	\$637,953	\$1,333,818	\$3,065,314	\$1,190,826
2014	\$408,210	\$705,459	\$1,476,988	\$4,092,051	\$1,374,045

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$225,000	\$385,000	\$719,500	\$1,395,000	\$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	\$1,074,000	\$2,260,000	\$667,354
2007	\$375,000	\$600,000	\$1,150,000	\$2,227,500	\$725,000
2008	\$395,000	\$622,500	\$1,166,000	\$2,275,000	\$750,000
2009	\$342,500	\$539,500	\$950,000	\$1,850,000	\$685,500
2010	\$335,000	\$570,000	\$999,999	\$2,047,250	\$775,000
2011	\$345,000	\$564,250	\$1,050,000	\$2,100,000	\$775,000
2012	\$346,500	\$570,000	\$1,075,000	\$2,200,000	\$770,000
2013	\$374,500	\$599,000	\$1,200,000	\$2,385,000	\$780,000
2014	\$400,000	\$655,137	\$1,320,000	\$2,800,000	\$830,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	345	895	736	229	22	2,227
2004	363	977	766	244	36	2,386
2005	335	744	592	210	36	1,917
2006	279	689	563	194	29	1,754
2007	299	756	609	218	23	1,905
2008	218	554	453	163	17	1,405
2009	166	454	429	149	24	1,222
2010	177	543	512	258	29	1,519
2011	179	472	461	246	17	1,375
2012	215	542	537	255	28	1,577
2013	221	620	537	241	20	1,639
2014	252	598	496	219	32	1,597

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$102,254	\$126,595	\$174,961	\$263,528	\$153,152
2004	\$123,600	\$147,517	\$203,702	\$297,195	\$177,690
2005	\$152,963	\$177,920	\$246,269	\$388,999	\$218,552
2006	\$161,528	\$184,309	\$258,973	\$412,034	\$230,604
2007	\$172,598	\$197,875	\$274,048	\$402,029	\$242,156
2008	\$185,005	\$204,467	\$282,528	\$415,490	\$251,668
2009	\$157,010	\$178,835	\$230,862	\$330,103	\$213,256
2010	\$155,192	\$184,543	\$252,363	\$358,826	\$234,539
2011	\$156,904	\$185,223	\$258,878	\$414,696	\$248,063
2012	\$156,844	\$184,885	\$265,500	\$412,527	\$246,415
2013	\$176,334	\$200,768	\$284,657	\$428,998	\$259,231
2014	\$188,153	\$223,350	\$319,452	\$534,956	\$291,746

West Side

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$330,128	\$547,978	\$1,048,782	\$2,397,418	\$947,517
2004	\$401,390	\$651,970	\$1,566,689	\$3,585,265	\$1,430,791
2005	\$492,451	\$779,208	\$1,555,144	\$4,213,846	\$1,521,254
2006	\$485,681	\$812,782	\$1,512,076	\$4,306,719	\$1,594,221
2007	\$514,807	\$879,902	\$1,798,658	\$4,806,185	\$1,905,762
2008	\$617,792	\$961,030	\$2,150,153	\$6,003,385	\$2,643,219
2009	\$517,759	\$805,009	\$1,655,781	\$4,336,715	\$1,930,960
2010	\$488,584	\$856,061	\$1,711,989	\$4,828,273	\$2,067,007
2011	\$541,133	\$841,947	\$1,804,733	\$4,392,727	\$2,223,693
2012	\$575,914	\$892,599	\$1,925,325	\$5,283,780	\$2,420,357
2013	\$580,064	\$956,406	\$2,084,697	\$4,533,426	\$2,054,628
2014	\$656,410	\$1,075,210	\$2,262,990	\$5,215,752	\$2,413,342

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$315,500	\$517,625	\$908,750	\$1,800,000	\$660,000
2004	\$375,000	\$635,000	\$1,250,000	\$2,400,000	\$849,500
2005	\$485,000	\$745,750	\$1,337,500	\$2,790,000	\$942,500
2006	\$475,000	\$766,000	\$1,328,410	\$3,194,219	\$999,121
2007	\$475,000	\$810,000	\$1,460,000	\$3,150,000	\$1,174,200
2008	\$580,000	\$910,000	\$1,622,500	\$3,612,500	\$1,385,000
2009	\$475,000	\$775,000	\$1,497,500	\$2,900,000	\$1,200,000
2010	\$465,000	\$780,000	\$1,400,000	\$3,275,250	\$1,215,000
2011	\$515,000	\$780,000	\$1,529,000	\$3,275,000	\$1,299,000
2012	\$500,000	\$825,000	\$1,574,669	\$3,250,000	\$1,369,500
2013	\$572,000	\$875,000	\$1,650,000	\$3,275,000	\$1,350,000
2014	\$615,000	\$967,750	\$1,790,000	\$3,495,000	\$1,475,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	139	542	416	171	28	1,296
2004	166	426	405	200	39	1,236
2005	124	428	360	163	18	1,093
2006	114	332	353	152	20	971
2007	141	504	510	269	19	1,443
2008	114	505	500	398	7	1,524
2009	68	265	310	201	17	861
2010	76	327	365	238	11	1,017
2011	69	294	245	285	4	897
2012	79	285	295	257	12	928
2013	84	350	333	201	13	981
2014	94	318	291	229	17	949

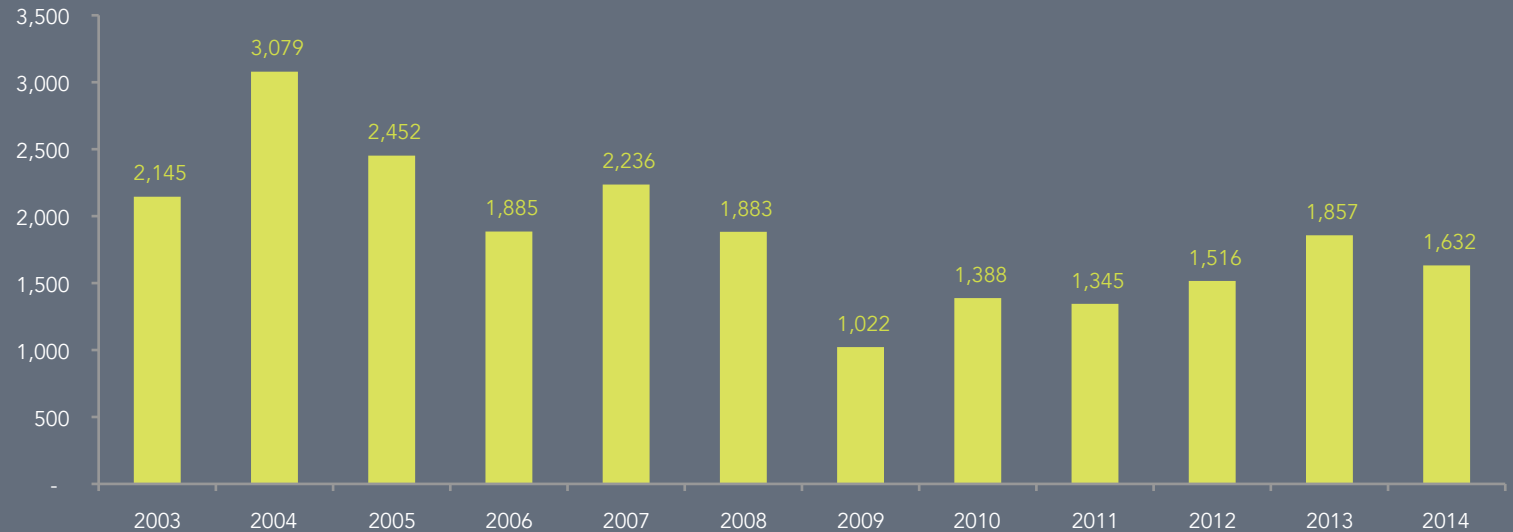
AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$616	\$691	\$822	\$1,007	\$769
2004	\$834	\$850	\$1,165	\$1,473	\$1,059
2005	\$982	\$994	\$1,173	\$1,520	\$1,130
2006	\$1,022	\$1,050	\$1,152	\$1,602	\$1,176
2007	\$1,039	\$1,108	\$1,317	\$1,802	\$1,307
2008	\$1,233	\$1,189	\$1,492	\$2,140	\$1,543
2009	\$1,036	\$1,042	\$1,250	\$1,728	\$1,280
2010	\$939	\$1,070	\$1,267	\$1,726	\$1,285
2011	\$1,079	\$1,088	\$1,344	\$1,762	\$1,375
2012	\$1,190	\$1,126	\$1,444	\$1,952	\$1,462
2013	\$1,142	\$1,230	\$1,528	\$1,887	\$1,458
2014	\$1,286	\$1,374	\$1,731	\$2,218	\$1,682

Midtown East

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,399	\$431,376	\$906,395	\$2,048,053	\$572,360
2004	\$265,322	\$513,528	\$1,067,712	\$2,367,657	\$673,131
2005	\$331,366	\$633,532	\$1,473,790	\$3,996,956	\$1,020,391
2006	\$367,875	\$695,209	\$1,515,826	\$3,410,394	\$1,038,270
2007	\$410,409	\$838,704	\$1,915,641	\$4,754,793	\$1,290,707
2008	\$420,354	\$852,682	\$1,849,252	\$5,195,808	\$1,432,865
2009	\$366,925	\$683,081	\$1,452,448	\$3,809,500	\$1,087,550
2010	\$350,030	\$679,199	\$1,420,074	\$4,581,907	\$1,179,831
2011	\$357,677	\$739,351	\$1,404,146	\$4,007,757	\$1,072,474
2012	\$343,639	\$730,936	\$1,600,529	\$3,182,752	\$1,111,993
2013	\$382,244	\$728,064	\$1,502,440	\$3,244,187	\$1,086,702
2014	\$402,988	\$775,960	\$1,605,817	\$3,742,947	\$1,124,474

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$212,000	\$403,500	\$790,000	\$1,800,000	\$405,000
2004	\$250,000	\$469,700	\$899,000	\$1,696,750	\$480,000
2005	\$315,000	\$580,000	\$1,210,000	\$3,050,000	\$625,000
2006	\$355,000	\$625,000	\$1,325,000	\$2,500,000	\$675,000
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	\$648,832
2010	\$330,000	\$607,500	\$1,106,250	\$2,625,000	\$680,000
2011	\$320,000	\$629,750	\$1,115,000	\$2,395,949	\$675,500
2012	\$329,000	\$620,000	\$1,210,000	\$2,150,000	\$723,000
2013	\$349,000	\$638,000	\$1,217,500	\$2,312,500	\$730,000
2014	\$370,000	\$685,000	\$1,350,000	\$2,325,000	\$737,500

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	\$540,824	\$1,174,501	\$2,285,823	\$655,048	\$744,664
2010	\$321,593	\$553,610	\$1,078,263	\$2,381,681	\$595,815	\$766,422
2011	\$304,822	\$550,293	\$1,059,081	\$2,616,079	\$529,017	\$751,302
2012	\$312,548	\$541,077	\$1,112,943	\$2,156,779	\$600,445	\$756,216
2013	\$323,979	\$587,173	\$1,178,806	\$2,516,297	\$722,418	\$817,395
2014	\$354,098	\$622,946	\$1,305,280	\$2,745,958	\$623,222	\$837,317

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	\$535,000
2010	\$310,000	\$517,000	\$950,000	\$1,900,000	\$525,000	\$567,500
2011	\$295,000	\$535,000	\$970,000	\$2,000,000	\$475,000	\$545,000
2012	\$299,500	\$510,000	\$967,500	\$1,750,000	\$560,000	\$555,000
2013	\$304,600	\$550,000	\$1,025,000	\$1,895,000	\$597,500	\$588,000
2014	\$350,000	\$595,000	\$1,180,000	\$2,000,000	\$590,000	\$602,000

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	268	154	33	21	621
2010	207	341	223	63	39	873
2011	193	325	186	54	29	787
2012	212	372	242	68	48	942
2013	270	504	297	87	62	1,220
2014	280	458	249	67	51	1,105

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	\$167,719	\$241,068	\$304,075	\$189,668
2010	\$146,924	\$169,659	\$232,476	\$331,526	\$193,040
2011	\$138,575	\$170,218	\$223,824	\$342,787	\$187,609
2012	\$144,389	\$166,196	\$237,611	\$315,548	\$191,717
2013	\$150,098	\$183,354	\$247,432	\$359,148	\$205,242
2014	\$166,861	\$196,243	\$280,019	\$379,272	\$219,864

Midtown East

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$300,950	\$502,932	\$1,066,278	\$2,037,812	\$737,684
2004	\$356,176	\$603,179	\$1,214,213	\$2,790,449	\$842,097
2005	\$459,722	\$788,553	\$1,814,643	\$5,119,458	\$1,556,556
2006	\$459,503	\$854,734	\$1,792,669	\$3,729,984	\$1,448,366
2007	\$560,789	\$1,081,881	\$2,500,816	\$6,212,065	\$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	\$2,238,344	\$4,326,459	\$1,695,865
2013	\$557,039	\$993,024	\$1,969,039	\$4,123,721	\$1,602,486
2014	\$601,378	\$1,087,429	\$2,021,561	\$5,052,716	\$1,726,577

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$280,000	\$452,500	\$907,500	\$1,850,000	\$520,000
2004	\$346,000	\$560,000	\$981,339	\$2,170,000	\$615,000
2005	\$439,500	\$718,000	\$1,585,000	\$3,850,000	\$950,000
2006	\$440,000	\$740,500	\$1,550,000	\$2,850,000	\$950,000
2007	\$509,000	\$865,000	\$1,642,500	\$4,126,824	\$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	\$2,575,000	\$1,100,000
2013	\$537,500	\$867,500	\$1,550,000	\$2,862,500	\$1,037,500
2014	\$560,000	\$917,500	\$1,772,500	\$3,137,500	\$1,185,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	148	373	206	65	0	792
2004	219	634	337	68	0	1,258
2005	128	413	347	103	2	993
2006	113	332	247	97	2	791
2007	129	453	288	97	34	1,001
2008	78	496	320	117	5	1,016
2009	41	194	111	53	2	401
2010	54	235	161	65	0	515
2011	68	281	164	44	1	558
2012	56	269	185	61	3	574
2013	90	268	206	72	1	637
2014	69	225	180	51	2	527

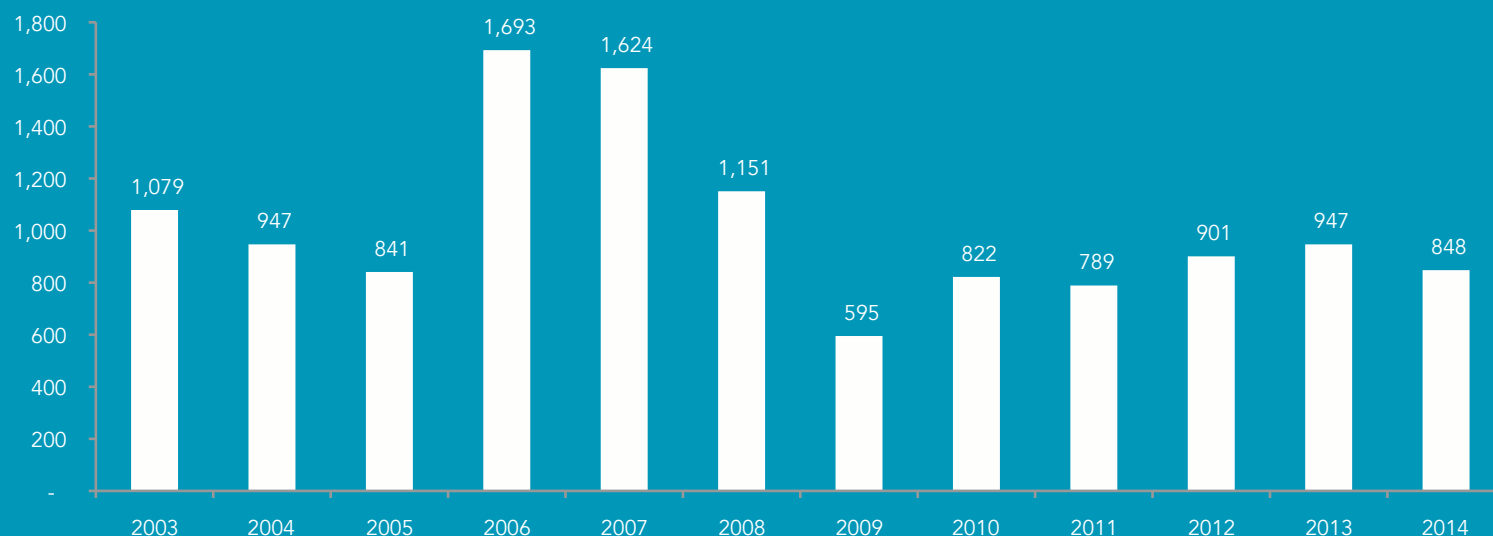
AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$610	\$632	\$760	\$861	\$673
2004	\$741	\$765	\$880	\$1,099	\$810
2005	\$969	\$969	\$1,218	\$1,669	\$1,128
2006	\$962	\$1,035	\$1,246	\$1,549	\$1,152
2007	\$1,059	\$1,246	\$1,547	\$2,129	\$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	\$1,509	\$1,734	\$1,328
2013	\$1,132	\$1,209	\$1,406	\$1,658	\$1,313
2014	\$1,198	\$1,323	\$1,505	\$1,890	\$1,423

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	\$1,302,611
2009	\$426,508	\$836,265	\$1,434,526	\$4,378,190	\$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	\$496,761	\$855,422	\$1,797,711	\$4,751,025	\$1,328,233
2013	\$541,601	\$938,945	\$1,826,889	\$3,897,029	\$1,273,083
2014	\$567,501	\$1,068,948	\$2,855,533	\$17,551,145	\$2,707,211

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	\$955,000
2009	\$407,500	\$750,000	\$1,250,000	\$3,475,000	\$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	\$479,950	\$799,500	\$1,527,500	\$3,097,041	\$890,000
2013	\$520,000	\$860,000	\$1,575,294	\$3,212,500	\$900,000
2014	\$541,500	\$929,000	\$1,950,000	\$8,875,000	\$1,090,000

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	\$948,505
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	\$358,805	\$658,696	\$1,605,588	\$1,055,740
2013	\$370,630	\$626,070	\$1,475,314	\$893,881
2014	\$402,905	\$748,971	\$1,973,505	\$1,108,724

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	\$655,000
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	\$597,500
2013	\$319,000	\$563,000	\$912,500	\$639,000
2014	\$375,000	\$647,500	\$1,070,000	\$645,000

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	20	207
2009	40	66	25	7	9	147
2010	55	94	53	12	29	243
2011	43	78	26	11	17	175
2012	55	97	46	11	31	240
2013	72	103	69	11	40	295
2014	71	116	44	11	27	269

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	\$164,112	\$201,785	\$336,443	\$247,516
2013	\$174,281	\$192,039	\$308,258	\$227,019
2014	\$191,975	\$233,013	\$411,352	\$274,854

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	\$895,942	\$1,495,277	\$4,556,250	\$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	\$649,583	\$1,042,234	\$1,972,151	\$4,157,923	\$1,444,655
2014	\$683,208	\$1,229,629	\$3,063,069	\$20,046,317	\$3,449,859

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	\$797,000	\$1,293,513	\$3,587,500	\$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	\$597,500	\$922,500	\$1,800,000	\$3,800,000	\$1,025,000
2014	\$625,000	\$1,100,000	\$2,010,000	\$12,300,000	\$1,338,888

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	226	136	22	6	448
2010	98	267	184	25	5	579
2011	87	265	198	52	12	614
2012	117	283	206	51	4	661
2013	114	312	167	49	10	652
2014	101	231	187	53	7	579

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	\$1,139	\$1,212	\$1,989	\$1,183
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	\$1,332	\$1,529	\$1,803	\$1,403
2014	\$1,392	\$1,541	\$2,061	\$4,831	\$1,981

Downtown

34th -14th Street

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$257,672	\$415,680	\$765,274	\$1,407,907	\$551,579
2004	\$329,007	\$491,829	\$916,094	\$1,505,543	\$684,204
2005	\$410,037	\$620,049	\$1,090,687	\$2,108,880	\$854,844
2006	\$452,405	\$703,465	\$1,304,191	\$3,167,978	\$1,041,204
2007	\$455,910	\$804,280	\$1,542,004	\$3,187,051	\$1,269,913
2008	\$537,159	\$888,639	\$1,660,465	\$2,943,957	\$1,284,886
2009	\$415,441	\$699,726	\$1,575,956	\$3,489,379	\$1,196,087
2010	\$428,220	\$782,622	\$1,649,959	\$3,606,301	\$1,299,364
2011	\$437,794	\$761,073	\$1,637,414	\$3,438,661	\$1,274,343
2012	\$436,764	\$784,330	\$1,600,682	\$3,609,091	\$1,281,457
2013	\$483,023	\$835,707	\$1,999,217	\$5,202,072	\$1,541,211
2014	\$504,975	\$945,184	\$2,152,690	\$6,562,516	\$1,770,731

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$251,230	\$405,000	\$712,000	\$1,445,000	\$415,000
2004	\$295,000	\$468,422	\$852,250	\$1,304,500	\$492,500
2005	\$376,377	\$605,000	\$1,100,000	\$1,795,000	\$650,000
2006	\$415,825	\$680,000	\$1,280,000	\$2,342,750	\$771,759
2007	\$436,373	\$735,000	\$1,500,000	\$2,799,000	\$935,000
2008	\$525,000	\$850,000	\$1,595,000	\$2,610,000	\$1,010,000
2009	\$392,500	\$650,000	\$1,425,000	\$3,012,500	\$830,000
2010	\$412,500	\$691,800	\$1,500,000	\$3,300,000	\$899,000
2011	\$415,000	\$710,000	\$1,475,000	\$2,680,000	\$840,000
2012	\$412,000	\$735,000	\$1,490,000	\$2,800,000	\$850,000
2013	\$449,000	\$749,000	\$1,832,500	\$3,500,000	\$925,000
2014	\$467,500	\$840,000	\$1,975,000	\$4,389,694	\$999,459

Downtown 34th -14th Street

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$246,304	\$387,428	\$686,476	\$1,006,938	\$699,602	\$429,307
2004	\$298,944	\$447,335	\$824,126	\$1,400,225	\$919,282	\$539,281
2005	\$365,967	\$558,367	\$969,963	\$1,754,071	\$981,314	\$648,326
2006	\$398,344	\$613,764	\$1,107,618	\$3,743,720	\$1,328,034	\$860,132
2007	\$424,618	\$655,343	\$1,196,018	\$3,221,658	\$1,223,867	\$851,674
2008	\$475,571	\$690,605	\$1,124,279	\$2,901,447	\$1,349,192	\$823,270
2009	\$381,757	\$563,066	\$975,486	\$2,398,592	\$1,261,892	\$701,745
2010	\$389,760	\$633,938	\$1,314,998	\$2,994,277	\$1,309,638	\$875,279
2011	\$391,604	\$615,550	\$1,196,707	\$2,217,442	\$1,184,921	\$800,171
2012	\$385,234	\$638,239	\$1,163,373	\$2,365,686	\$1,414,962	\$850,639
2013	\$436,364	\$671,427	\$1,280,121	\$2,172,518	\$1,523,612	\$855,011
2014	\$451,672	\$735,888	\$1,465,659	\$2,758,096	\$1,453,216	\$939,763

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$241,750	\$380,000	\$640,000	\$985,000	\$622,500	\$355,000
2004	\$289,000	\$425,050	\$770,000	\$1,175,000	\$840,000	\$410,000
2005	\$360,000	\$541,500	\$867,000	\$1,555,000	\$810,000	\$520,000
2006	\$390,000	\$592,500	\$967,500	\$2,362,500	\$1,335,000	\$580,000
2007	\$417,750	\$632,500	\$1,125,000	\$2,212,500	\$921,000	\$612,000
2008	\$460,000	\$657,500	\$1,057,500	\$2,200,000	\$945,000	\$620,000
2009	\$370,000	\$550,000	\$877,500	\$1,700,000	\$1,060,000	\$540,000
2010	\$389,500	\$595,000	\$999,000	\$2,950,000	\$1,130,000	\$606,000
2011	\$386,000	\$600,000	\$1,076,915	\$1,737,500	\$910,000	\$601,000
2012	\$379,000	\$625,000	\$1,072,500	\$1,849,000	\$1,180,000	\$625,000
2013	\$425,000	\$650,000	\$1,197,500	\$2,141,179	\$1,300,778	\$625,000
2014	\$440,000	\$695,000	\$1,351,500	\$2,225,000	\$1,013,000	\$675,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	394	589	189	16	144	1,332
2004	422	565	154	27	227	1,395
2005	317	454	156	18	181	1,126
2006	282	387	146	36	183	1,034
2007	284	404	147	38	161	1,034
2008	236	303	102	19	99	759
2009	168	310	74	19	79	650
2010	196	311	134	31	105	777
2011	196	361	136	31	127	851
2012	200	383	118	39	139	879
2013	263	429	120	28	151	991
2014	267	394	152	38	120	971

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$113,125	\$122,889	\$157,686	\$183,702	\$126,005
2004	\$138,816	\$142,166	\$188,067	\$232,006	\$149,085
2005	\$171,538	\$178,513	\$217,547	\$283,863	\$184,638
2006	\$181,868	\$192,504	\$252,350	\$607,804	\$216,815
2007	\$190,299	\$206,295	\$273,289	\$532,347	\$226,564
2008	\$209,003	\$218,275	\$250,283	\$448,326	\$226,529
2009	\$173,183	\$178,125	\$224,343	\$367,269	\$188,955
2010	\$174,029	\$201,384	\$304,117	\$515,670	\$228,389
2011	\$175,540	\$195,322	\$274,282	\$387,929	\$213,046
2012	\$175,318	\$202,768	\$263,036	\$395,854	\$215,136
2013	\$197,216	\$211,957	\$286,284	\$357,252	\$222,803
2014	\$211,277	\$233,647	\$332,859	\$411,360	\$252,284

Downtown 34th -14th Street

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$315,096	\$508,644	\$938,445	\$1,621,758	\$1,242,205	\$846,627
2004	\$536,983	\$622,085	\$1,052,278	\$1,597,272	\$1,583,923	\$1,043,292
2005	\$548,357	\$731,617	\$1,223,312	\$2,210,254	\$1,816,265	\$1,177,816
2006	\$607,967	\$785,146	\$1,411,680	\$2,370,797	\$1,711,215	\$1,208,074
2007	\$534,556	\$994,092	\$1,728,989	\$3,176,445	\$1,946,978	\$1,635,475
2008	\$626,329	\$996,950	\$1,778,843	\$2,949,984	\$2,056,495	\$1,514,183
2009	\$550,178	\$886,355	\$1,750,210	\$3,765,711	\$2,052,005	\$1,656,433
2010	\$544,191	\$961,158	\$1,851,236	\$3,819,477	\$2,032,929	\$1,712,288
2011	\$563,534	\$970,371	\$1,922,825	\$3,841,404	\$2,419,943	\$1,804,593
2012	\$559,454	\$967,183	\$1,842,947	\$4,147,900	\$2,199,645	\$1,719,249
2013	\$671,810	\$1,089,218	\$2,355,793	\$5,927,093	\$2,588,884	\$2,344,074
2014	\$714,264	\$1,201,280	\$2,543,808	\$7,719,059	\$2,838,537	\$2,680,392

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$308,245	\$500,000	\$892,500	\$1,602,500	\$1,140,000	\$652,500
2004	\$343,000	\$608,913	\$977,500	\$1,330,000	\$1,400,000	\$875,500
2005	\$465,000	\$695,000	\$1,195,000	\$2,000,000	\$1,675,000	\$945,000
2006	\$503,911	\$735,000	\$1,385,686	\$2,293,250	\$1,525,000	\$1,020,000
2007	\$524,472	\$905,000	\$1,675,000	\$3,022,500	\$1,685,000	\$1,450,000
2008	\$610,000	\$975,000	\$1,650,000	\$2,682,500	\$1,759,000	\$1,300,000
2009	\$563,426	\$840,000	\$1,570,000	\$3,100,000	\$1,650,000	\$1,300,000
2010	\$525,000	\$840,000	\$1,675,000	\$3,400,000	\$1,662,500	\$1,300,000
2011	\$509,166	\$870,000	\$1,666,250	\$3,125,000	\$2,000,000	\$1,400,000
2012	\$548,500	\$872,500	\$1,730,000	\$3,550,000	\$1,850,000	\$1,270,000
2013	\$642,100	\$1,042,500	\$2,115,000	\$4,250,000	\$2,350,000	\$1,695,000
2014	\$677,500	\$1,125,000	\$2,331,782	\$5,300,000	\$2,425,000	\$1,766,654

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	78	179	86	30	179	552
2004	61	193	104	31	174	563
2005	101	251	142	63	163	720
2006	98	425	267	26	306	1,122
2007	113	317	272	124	357	1,183
2008	163	554	462	134	215	1,528
2009	42	227	255	75	99	698
2010	65	259	223	89	162	798
2011	72	251	210	94	134	761
2012	84	306	213	90	172	865
2013	65	278	242	117	145	847
2014	68	322	267	125	105	887

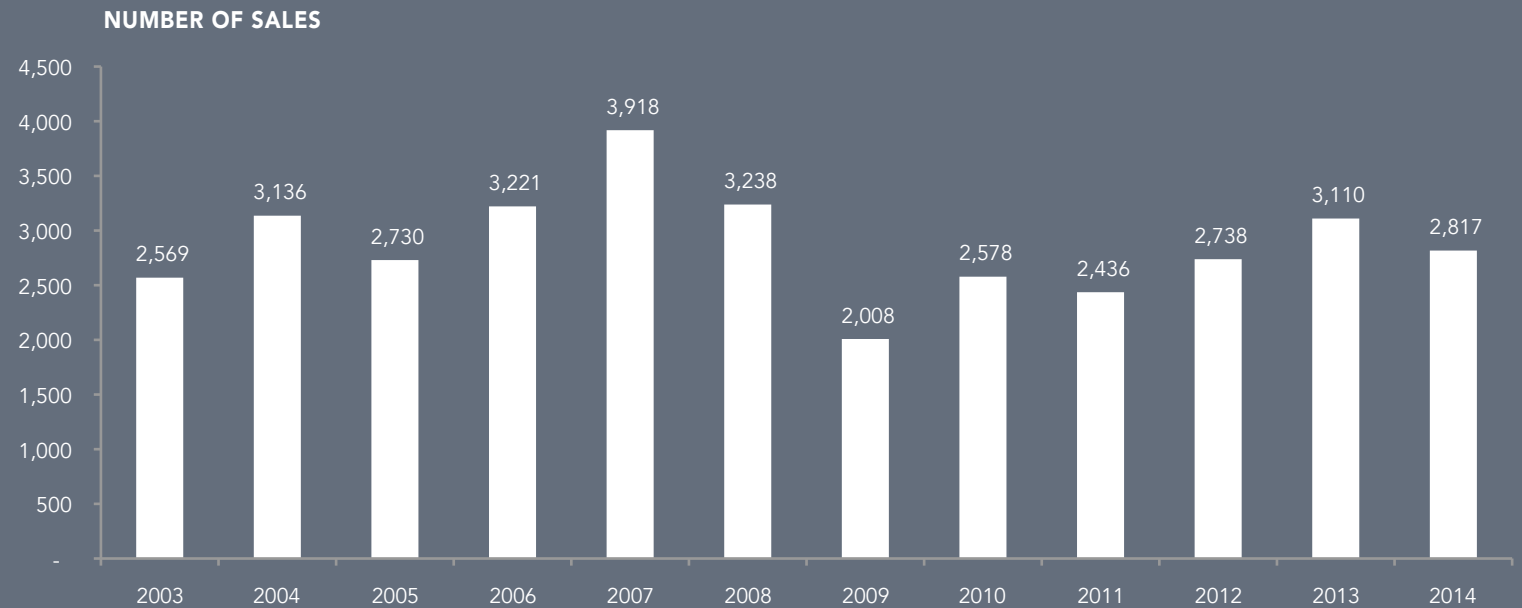
AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$635	\$729	\$752	\$773	\$680	\$708
2004	\$792	\$869	\$891	\$946	\$811	\$851
2005	\$957	\$1,045	\$1,050	\$1,007	\$1,022	\$1,025
2006	\$1,064	\$1,100	\$1,103	\$1,141	\$1,074	\$1,091
2007	\$1,015	\$1,166	\$1,255	\$1,306	\$1,320	\$1,233
2008	\$1,240	\$1,232	\$1,345	\$1,425	\$1,229	\$1,284
2009	\$1,085	\$1,155	\$1,275	\$1,523	\$1,096	\$1,226
2010	\$1,105	\$1,147	\$1,281	\$1,531	\$1,153	\$1,225
2011	\$1,053	\$1,192	\$1,378	\$1,600	\$1,285	\$1,297
2012	\$1,156	\$1,221	\$1,390	\$1,695	\$1,318	\$1,325
2013	\$1,249	\$1,390	\$1,733	\$2,195	\$1,474	\$1,603
2014	\$1,418	\$1,578	\$1,885	\$2,610	\$1,680	\$1,815

Downtown

South of 14th Street

COOPERATIVES AND CONDOMINIUMS



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$250,571	\$405,249	\$688,744	\$1,664,758	\$653,337
2004	\$335,492	\$476,302	\$956,640	\$1,908,907	\$949,449
2005	\$465,766	\$600,755	\$1,171,831	\$2,495,904	\$1,122,253
2006	\$475,351	\$692,678	\$1,204,555	\$2,241,093	\$1,079,045
2007	\$520,097	\$802,361	\$1,574,863	\$3,078,862	\$1,350,660
2008	\$564,920	\$825,369	\$1,680,613	\$3,051,808	\$1,452,507
2009	\$603,219	\$774,924	\$1,566,454	\$3,718,346	\$1,447,792
2010	\$559,302	\$744,976	\$1,431,299	\$3,444,378	\$1,462,102
2011	\$457,706	\$728,329	\$1,512,535	\$3,212,010	\$1,433,287
2012	\$473,783	\$791,626	\$1,575,213	\$3,630,726	\$1,530,296
2013	\$556,582	\$865,641	\$1,786,900	\$4,017,934	\$1,613,963
2014	\$610,692	\$964,425	\$1,836,633	\$3,985,276	\$1,705,701

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$245,000	\$379,000	\$632,500	\$1,445,000	\$430,000
2004	\$290,000	\$430,000	\$871,500	\$1,893,500	\$606,250
2005	\$375,000	\$550,000	\$975,000	\$2,472,500	\$725,000
2006	\$415,000	\$633,500	\$1,051,250	\$1,925,000	\$750,000
2007	\$499,000	\$750,000	\$1,410,000	\$2,490,000	\$905,000
2008	\$560,000	\$785,000	\$1,525,000	\$2,865,000	\$975,000
2009	\$470,000	\$710,000	\$1,400,000	\$2,923,000	\$925,000
2010	\$450,000	\$682,000	\$1,266,000	\$2,913,263	\$935,000
2011	\$450,000	\$675,000	\$1,330,000	\$2,500,000	\$875,000
2012	\$472,000	\$718,520	\$1,345,000	\$3,140,594	\$940,000
2013	\$537,000	\$772,250	\$1,575,000	\$3,275,000	\$980,000
2014	\$579,000	\$880,000	\$1,650,000	\$3,250,000	\$1,140,000

Downtown South of 14th Street

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$240,918	\$404,067	\$641,432	\$1,224,616	\$761,198	\$510,864
2004	\$303,813	\$463,411	\$782,176	\$1,375,825	\$1,086,252	\$662,067
2005	\$383,657	\$588,921	\$951,278	\$2,098,128	\$1,334,567	\$829,777
2006	\$392,113	\$613,754	\$986,185	\$1,839,353	\$1,424,300	\$869,165
2007	\$439,503	\$690,210	\$1,162,930	\$2,199,865	\$1,543,084	\$966,591
2008	\$435,896	\$724,322	\$1,292,161	\$2,752,625	\$1,669,008	\$1,085,553
2009	\$396,352	\$622,231	\$999,672	\$1,891,816	\$1,172,297	\$859,435
2010	\$395,765	\$637,487	\$1,105,200	\$1,680,360	\$1,592,778	\$958,936
2011	\$396,487	\$652,578	\$1,081,736	\$2,375,109	\$1,510,069	\$1,000,294
2012	\$401,321	\$661,865	\$1,163,442	\$2,341,834	\$1,697,859	\$1,021,039
2013	\$466,991	\$743,818	\$1,253,303	\$3,142,112	\$1,830,773	\$1,190,116
2014	\$513,174	\$812,265	\$1,280,047	\$2,525,515	\$2,032,657	\$1,226,613

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$235,000	\$385,000	\$599,500	\$1,200,000	\$620,000	\$387,250
2004	\$282,250	\$425,000	\$675,000	\$1,280,000	\$895,000	\$465,000
2005	\$365,000	\$550,000	\$795,000	\$1,675,000	\$1,110,000	\$585,500
2006	\$372,500	\$575,000	\$800,000	\$1,662,500	\$1,200,000	\$632,000
2007	\$425,000	\$660,000	\$1,073,900	\$1,962,500	\$1,370,000	\$685,000
2008	\$422,000	\$670,000	\$1,050,000	\$2,325,000	\$1,362,500	\$740,000
2009	\$399,000	\$585,000	\$852,500	\$1,350,000	\$965,000	\$635,000
2010	\$390,400	\$620,000	\$945,000	\$1,420,250	\$1,200,000	\$680,000
2011	\$390,000	\$617,500	\$951,000	\$1,676,500	\$1,210,000	\$667,000
2012	\$389,500	\$618,500	\$1,011,500	\$1,800,000	\$1,515,000	\$672,500
2013	\$447,500	\$685,000	\$1,017,500	\$2,159,000	\$1,475,000	\$733,000
2014	\$462,500	\$715,000	\$1,050,000	\$1,975,000	\$1,530,000	\$775,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	305	670	284	43	344	1,646
2004	324	678	347	57	397	1,803
2005	288	552	224	39	366	1,469
2006	256	479	256	38	320	1,349
2007	273	505	211	42	330	1,361
2008	165	403	185	44	242	1,039
2009	123	288	158	42	191	802
2010	167	413	199	50	255	1,084
2011	146	395	191	50	277	1,059
2012	190	483	208	51	287	1,219
2013	234	461	234	68	355	1,352
2014	196	439	235	50	303	1,223

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$111,757	\$127,740	\$148,774	\$187,880	\$130,570
2004	\$151,320	\$148,109	\$176,254	\$225,231	\$158,922
2005	\$196,279	\$185,921	\$214,416	\$314,683	\$198,937
2006	\$192,774	\$194,665	\$223,977	\$307,284	\$205,646
2007	\$206,099	\$215,085	\$262,740	\$345,135	\$227,756
2008	\$204,926	\$229,558	\$287,328	\$425,861	\$248,705
2009	\$181,911	\$193,552	\$218,087	\$288,161	\$204,056
2010	\$183,650	\$200,667	\$253,821	\$282,944	\$214,961
2011	\$181,436	\$202,131	\$245,633	\$369,264	\$219,579
2012	\$186,624	\$205,275	\$261,850	\$357,150	\$222,410
2013	\$222,292	\$234,835	\$276,913	\$447,857	\$256,296
2014	\$237,084	\$257,022	\$294,110	\$381,174	\$268,995

Downtown South of 14th Street

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$280,927	\$408,332	\$806,611	\$2,126,371	\$1,271,047	\$907,410
2004	\$439,168	\$506,029	\$1,189,482	\$2,215,833	\$1,829,403	\$1,338,159
2005	\$646,282	\$620,791	\$1,382,059	\$2,692,275	\$2,082,233	\$1,462,973
2006	\$556,995	\$755,372	\$1,374,990	\$2,389,308	\$1,742,011	\$1,230,289
2007	\$579,562	\$884,562	\$1,712,391	\$3,212,140	\$2,004,176	\$1,555,086
2008	\$650,077	\$879,521	\$1,812,231	\$3,094,688	\$2,360,069	\$1,625,889
2009	\$798,946	\$889,146	\$1,873,138	\$4,233,207	\$2,376,048	\$1,839,055
2010	\$752,995	\$848,216	\$1,605,744	\$3,852,716	\$2,475,777	\$1,827,185
2011	\$530,373	\$792,264	\$1,768,867	\$3,448,423	\$2,840,220	\$1,766,286
2012	\$564,961	\$926,993	\$1,823,469	\$3,954,537	\$2,798,120	\$1,938,975
2013	\$661,403	\$963,995	\$2,077,277	\$4,318,722	\$2,727,943	\$1,939,926
2014	\$712,359	\$1,089,049	\$2,155,652	\$4,430,325	\$3,299,885	\$2,073,282

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$280,000	\$355,000	\$721,250	\$1,750,000	\$1,100,000	\$610,000
2004	\$325,000	\$454,000	\$1,112,500	\$2,125,000	\$1,500,000	\$1,050,000
2005	\$400,000	\$560,000	\$1,250,000	\$2,550,000	\$1,650,000	\$1,150,000
2006	\$503,958	\$677,138	\$1,268,022	\$1,980,000	\$1,325,000	\$862,500
2007	\$541,374	\$830,000	\$1,540,000	\$2,500,000	\$1,470,000	\$1,115,000
2008	\$629,000	\$828,500	\$1,650,000	\$2,915,000	\$1,735,000	\$1,152,000
2009	\$560,000	\$845,000	\$1,677,500	\$3,357,000	\$1,800,000	\$1,215,000
2010	\$520,000	\$764,500	\$1,462,500	\$3,168,000	\$1,935,000	\$1,258,000
2011	\$515,000	\$732,950	\$1,500,000	\$2,725,000	\$2,125,000	\$1,150,000
2012	\$539,000	\$836,000	\$1,570,000	\$3,400,000	\$2,125,000	\$1,249,000
2013	\$605,000	\$840,000	\$1,765,000	\$3,497,500	\$2,215,000	\$1,322,973
2014	\$672,500	\$1,025,000	\$1,947,500	\$3,506,482	\$2,472,500	\$1,450,000

NUMBER OF SALES

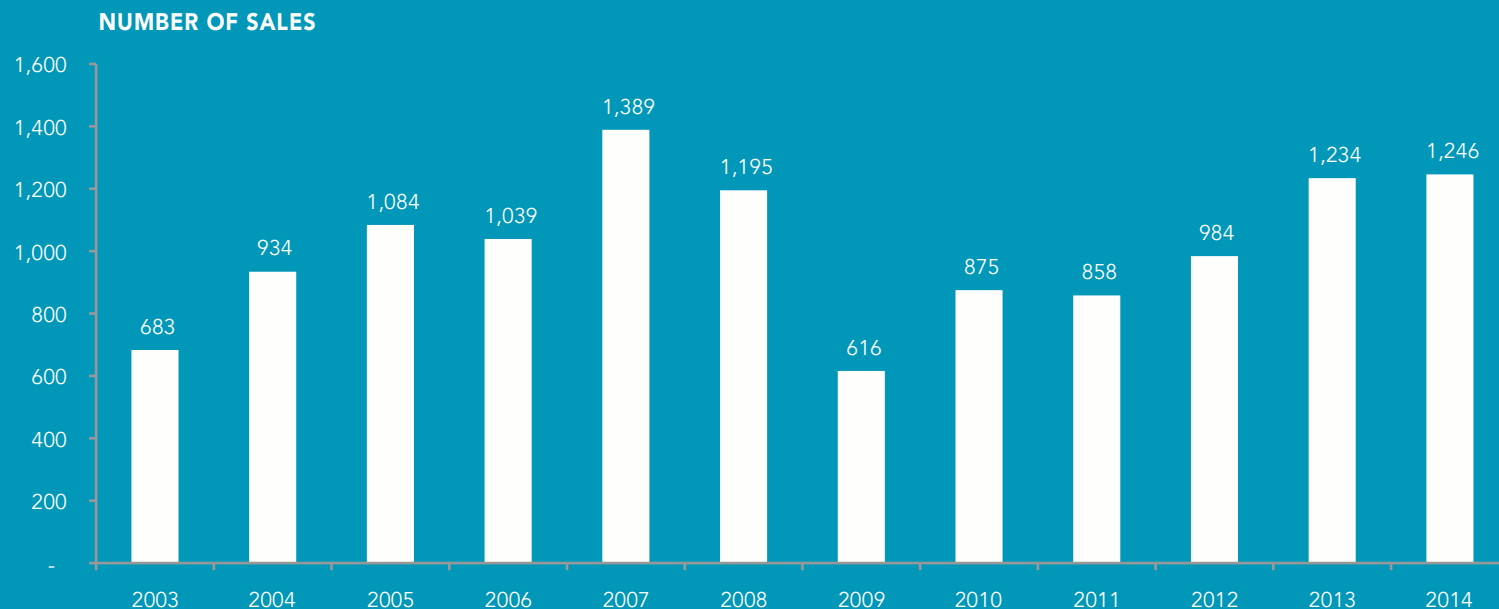
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	97	257	114	41	414	923
2004	99	294	260	99	581	1,333
2005	131	326	235	79	490	1,261
2006	261	603	328	103	577	1,872
2007	370	689	632	277	589	2,557
2008	250	752	546	307	344	2,199
2009	130	385	292	149	250	1,206
2010	141	430	372	216	335	1,494
2011	123	468	321	177	288	1,377
2012	151	463	345	203	357	1,519
2013	200	571	430	198	359	1,758
2014	188	536	410	164	296	1,594

AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$544	\$575	\$673	\$827	\$732	\$666
2004	\$718	\$694	\$876	\$913	\$893	\$835
2005	\$896	\$877	\$985	\$1,154	\$1,092	\$1,000
2006	\$928	\$929	\$1,026	\$1,077	\$1,113	\$1,011
2007	\$1,024	\$1,085	\$1,227	\$1,405	\$1,183	\$1,169
2008	\$1,085	\$1,096	\$1,265	\$1,387	\$1,276	\$1,205
2009	\$1,101	\$1,075	\$1,310	\$1,649	\$1,151	\$1,222
2010	\$971	\$1,017	\$1,170	\$1,499	\$1,201	\$1,162
2011	\$935	\$1,005	\$1,209	\$1,404	\$1,343	\$1,168
2012	\$983	\$1,117	\$1,299	\$1,597	\$1,356	\$1,265
2013	\$1,055	\$1,173	\$1,428	\$1,734	\$1,508	\$1,353
2014	\$1,228	\$1,332	\$1,579	\$1,893	\$1,690	\$1,507

Upper Manhattan

COOPERATIVES AND CONDOMINIUMS



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$138,231	\$205,751	\$334,109	\$559,632	\$286,588
2004	\$169,124	\$250,962	\$342,574	\$497,511	\$318,097
2005	\$196,059	\$305,325	\$435,471	\$745,976	\$428,057
2006	\$271,108	\$397,652	\$547,805	\$826,036	\$496,254
2007	\$277,977	\$390,347	\$606,548	\$1,169,340	\$593,987
2008	\$298,742	\$421,646	\$592,328	\$1,062,783	\$562,163
2009	\$248,590	\$360,868	\$566,215	\$880,068	\$510,791
2010	\$261,946	\$381,840	\$559,338	\$811,114	\$511,982
2011	\$273,652	\$382,088	\$554,179	\$862,019	\$524,120
2012	\$277,142	\$376,818	\$639,737	\$991,997	\$590,814
2013	\$290,136	\$382,776	\$655,155	\$1,059,475	\$581,653
2014	\$242,638	\$399,696	\$653,833	\$1,114,118	\$608,524

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$130,000	\$187,000	\$310,000	\$437,500	\$235,000
2004	\$155,000	\$240,000	\$300,493	\$473,000	\$275,550
2005	\$190,000	\$301,243	\$415,341	\$730,000	\$375,000
2006	\$235,172	\$365,000	\$505,986	\$768,000	\$426,000
2007	\$250,000	\$360,000	\$564,000	\$920,000	\$475,000
2008	\$290,000	\$405,000	\$570,000	\$856,250	\$475,000
2009	\$243,000	\$348,000	\$530,000	\$762,000	\$434,500
2010	\$249,000	\$363,250	\$530,000	\$741,000	\$445,000
2011	\$263,176	\$370,000	\$542,000	\$797,095	\$450,000
2012	\$230,000	\$365,000	\$570,000	\$835,000	\$487,064
2013	\$215,000	\$339,500	\$534,500	\$795,000	\$442,580
2014	\$203,831	\$371,519	\$575,000	\$890,000	\$484,000

Upper Manhattan

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$133,174	\$206,307	\$343,747	\$578,281	\$277,357
2004	\$161,328	\$252,359	\$379,232	\$448,674	\$309,831
2005	\$173,201	\$304,965	\$445,647	\$646,463	\$376,385
2006	\$265,008	\$391,290	\$527,966	\$750,803	\$452,682
2007	\$263,700	\$379,010	\$510,752	\$922,665	\$461,887
2008	\$267,302	\$356,773	\$488,229	\$756,728	\$437,968
2009	\$224,120	\$338,441	\$484,654	\$605,806	\$415,285
2010	\$213,040	\$338,672	\$476,019	\$610,262	\$415,067
2011	\$248,209	\$347,956	\$463,285	\$699,841	\$437,998
2012	\$203,446	\$332,812	\$504,355	\$711,643	\$441,281
2013	\$232,394	\$331,479	\$513,580	\$781,296	\$450,666
2014	\$227,535	\$366,205	\$558,880	\$746,045	\$480,040

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$125,000	\$185,500	\$310,000	\$441,500	\$233,000
2004	\$150,000	\$240,000	\$330,000	\$430,000	\$260,000
2005	\$182,260	\$303,000	\$445,000	\$588,500	\$334,303
2006	\$227,500	\$349,324	\$495,000	\$675,000	\$402,550
2007	\$211,500	\$333,500	\$461,200	\$639,000	\$391,250
2008	\$250,000	\$331,608	\$450,750	\$600,000	\$388,450
2009	\$197,500	\$312,000	\$445,000	\$556,000	\$375,000
2010	\$200,000	\$309,000	\$440,750	\$573,500	\$360,182
2011	\$212,500	\$333,500	\$415,000	\$665,000	\$380,000
2012	\$189,000	\$297,801	\$430,000	\$600,000	\$374,665
2013	\$190,000	\$295,000	\$435,000	\$650,000	\$367,500
2014	\$199,555	\$333,450	\$510,000	\$653,500	\$405,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	74	226	185	48	533
2004	55	254	240	44	593
2005	50	253	197	54	554
2006	113	278	251	65	707
2007	76	331	285	62	754
2008	65	206	192	57	520
2009	34	113	120	36	303
2010	39	151	152	52	394
2011	30	156	149	61	396
2012	33	192	176	65	466
2013	53	281	259	87	680
2014	63	256	261	92	672

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$64,019	\$64,229	\$77,416	\$93,063	\$71,373
2004	\$73,356	\$77,308	\$87,053	\$75,853	\$80,777
2005	\$81,337	\$93,704	\$99,959	\$106,965	\$96,105
2006	\$119,648	\$122,039	\$121,291	\$130,419	\$122,162
2007	\$122,195	\$116,960	\$117,133	\$165,836	\$121,572
2008	\$126,577	\$110,327	\$111,415	\$131,293	\$115,058
2009	\$106,083	\$104,725	\$111,442	\$105,297	\$107,605
2010	\$94,781	\$104,559	\$106,790	\$106,828	\$104,751
2011	\$110,364	\$108,989	\$106,937	\$121,382	\$110,230
2012	\$95,952	\$105,129	\$113,430	\$119,423	\$109,608
2013	\$108,705	\$103,430	\$116,839	\$131,312	\$112,516
2014	\$104,573	\$113,265	\$128,398	\$126,501	\$120,140

Upper Manhattan

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$175,650	\$200,724	\$308,995	\$431,754	\$319,388
2004	\$276,322	\$245,744	\$299,867	\$538,054	\$332,472
2005	\$299,960	\$306,396	\$429,414	\$800,256	\$482,068
2006	\$347,706	\$418,708	\$581,450	\$907,539	\$589,042
2007	\$318,162	\$415,035	\$698,784	\$1,292,678	\$750,843
2008	\$345,187	\$475,317	\$674,918	\$1,250,364	\$657,839
2009	\$324,227	\$381,986	\$642,679	\$1,120,884	\$603,247
2010	\$325,525	\$425,008	\$617,699	\$964,707	\$591,368
2011	\$303,010	\$415,575	\$625,836	\$993,923	\$597,938
2012	\$374,421	\$440,344	\$736,992	\$1,174,227	\$725,335
2013	\$361,307	\$459,044	\$821,828	\$1,340,889	\$742,431
2014	\$269,823	\$446,041	\$757,962	\$1,449,393	\$758,945

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$173,500	\$198,000	\$299,000	\$354,575	\$264,500
2004	\$250,000	\$243,538	\$282,214	\$475,000	\$291,000
2005	\$272,978	\$275,000	\$400,000	\$756,000	\$413,246
2006	\$324,300	\$391,385	\$572,500	\$935,968	\$497,000
2007	\$280,000	\$415,000	\$647,500	\$965,000	\$628,230
2008	\$355,500	\$460,000	\$669,495	\$979,000	\$555,000
2009	\$320,000	\$390,000	\$600,000	\$1,050,000	\$510,000
2010	\$339,500	\$425,000	\$635,000	\$832,750	\$525,000
2011	\$321,058	\$410,000	\$639,000	\$950,000	\$529,500
2012	\$385,000	\$440,000	\$689,000	\$994,494	\$590,000
2013	\$334,500	\$435,000	\$642,500	\$1,030,500	\$565,000
2014	\$222,482	\$428,000	\$673,000	\$1,191,478	\$600,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	10	25	71	7	37	150
2004	4	68	206	53	10	341
2005	11	85	331	99	4	530
2006	9	84	148	60	31	332
2007	27	152	296	124	36	635
2008	44	249	242	93	47	675
2009	11	120	128	41	13	313
2010	30	151	217	68	15	481
2011	26	159	189	75	13	462
2012	25	133	245	100	15	518
2013	43	189	220	86	16	554
2014	35	185	238	101	15	574

AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$253	\$314	\$321	\$306	\$316
2004	\$520	\$345	\$305	\$375	\$331
2005	\$528	\$451	\$431	\$536	\$463
2006	\$577	\$601	\$523	\$551	\$546
2007	\$709	\$598	\$608	\$771	\$648
2008	\$681	\$627	\$629	\$752	\$651
2009	\$627	\$523	\$554	\$690	\$564
2010	\$654	\$580	\$558	\$611	\$579
2011	\$645	\$556	\$559	\$610	\$572
2012	\$631	\$610	\$634	\$688	\$638
2013	\$731	\$630	\$724	\$848	\$711
2014	\$684	\$676	\$710	\$898	\$735

MANHATTAN

PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

EAST SIDE

770 Lexington Avenue
New York, NY 10065
212.317.7800

WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.253.9300

SOHO

451 West Broadway
New York, NY 10012
212.253.9300

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.928.3805

RIVERDALE

RIVERDALE

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

HAMPTONS

EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

BROOKLYN

BROOKLYN HEIGHTS

150 Montague Street
Brooklyn, NY 11201
718.613.2000

BOERUM HILL

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

PARK SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

HUDSON VALLEY

HUDSON VALLEY

526 Warren Street
Hudson, NY 12534
518.828.0181

NEW JERSEY

METRO NEW JERSEY

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

CONNECTICUT

DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN

183 Elm Street
New Canaan, CT 06840
203.966.7800

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

56 Mason Street
Greenwich, CT 06830
203.869.8100

GREENWICH

75 Holly Hill Lane
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

CORPORATE

COMMERCIAL SALES

770 Lexington Avenue
New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.253.9300

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

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