



HALSTEAD  
REAL ESTATE

# MANHATTAN ANNUAL REPORT 2003-2017





# Manhattan Apartments 2003-2017

We are pleased to present the most comprehensive annual report available on the Manhattan apartment market over the past 15 years.

Over 210,000 verified sales are included, many 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:

- The average Manhattan apartment price of \$2,053,520 in 2017 was down slightly from a year ago.
- A 7% decline in the average new development price caused this dip, as the average resale price rose 5% to a record \$1,600,035 in 2017.
- Prices were up for studio and one-bedroom apartments, while falling for two-bedroom and larger apartments.
- The median price reached a record \$1,165,000, showing the continued strength of the middle-to-lower end of the market.
- The number of closings fell 2% from 2016, to 12,813.
- Upper Manhattan (+16%) and the West Side (+12%) posted the largest gains in average price over the past year.

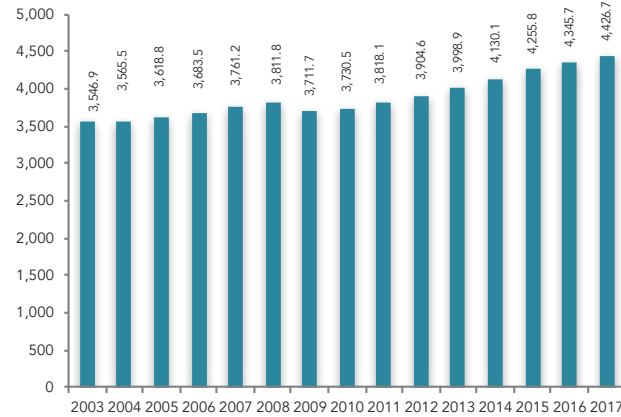


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# Economic Indicators

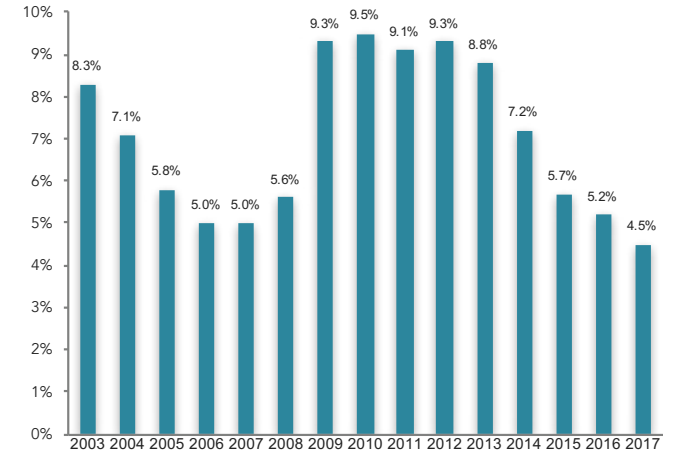
**AVERAGE NYC EMPLOYMENT** (thousands)

Source: NYS Department of Labor



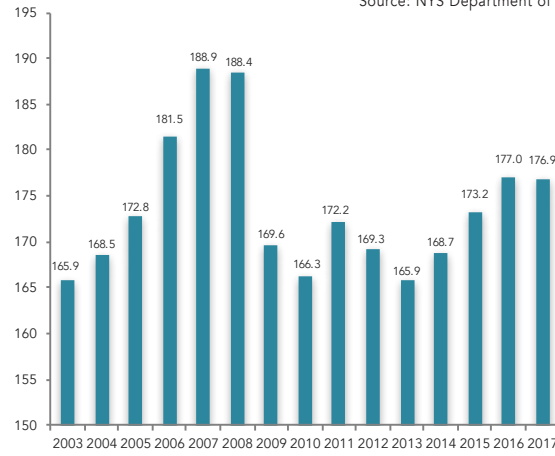
**AVERAGE NYC UNEMPLOYMENT RATE**

Source: NYS Department of Labor



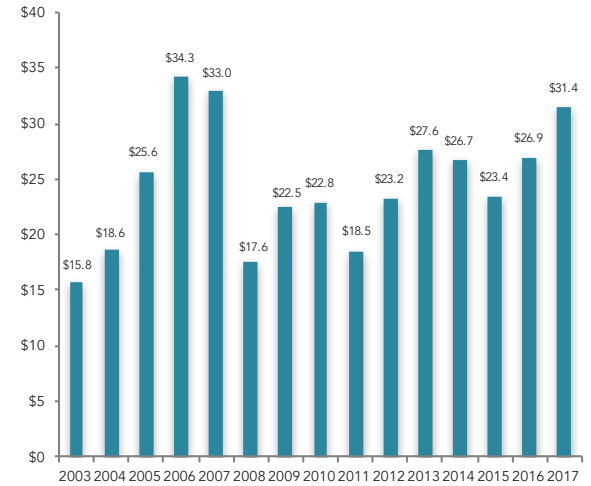
**AVERAGE NYC SECURITIES INDUSTRY EMPLOYMENT** (thousands)

Source: NYS Department of Labor



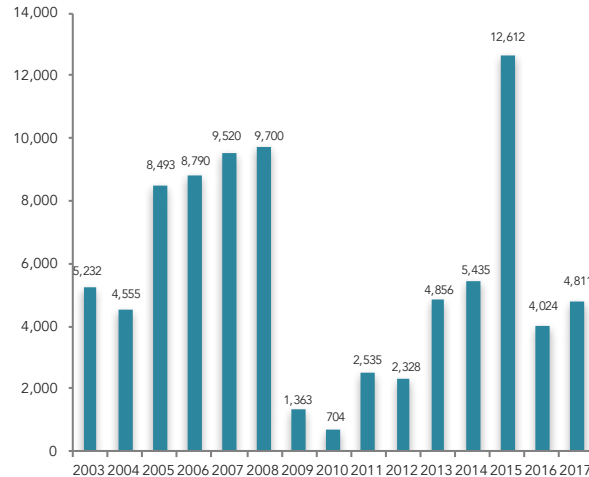
**WALL STREET BONUSES** (billions)

Source: NYS Comptroller



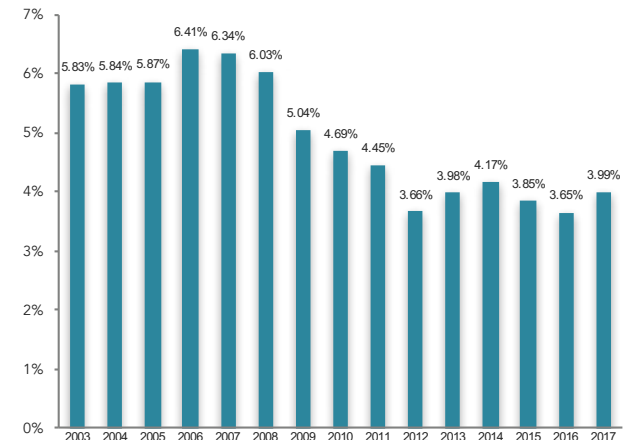
**MANHATTAN BUILDING PERMITS** (number of units)

Source: Census Bureau



**AVERAGE 30-YEAR CONFORMING MORTGAGE RATE**

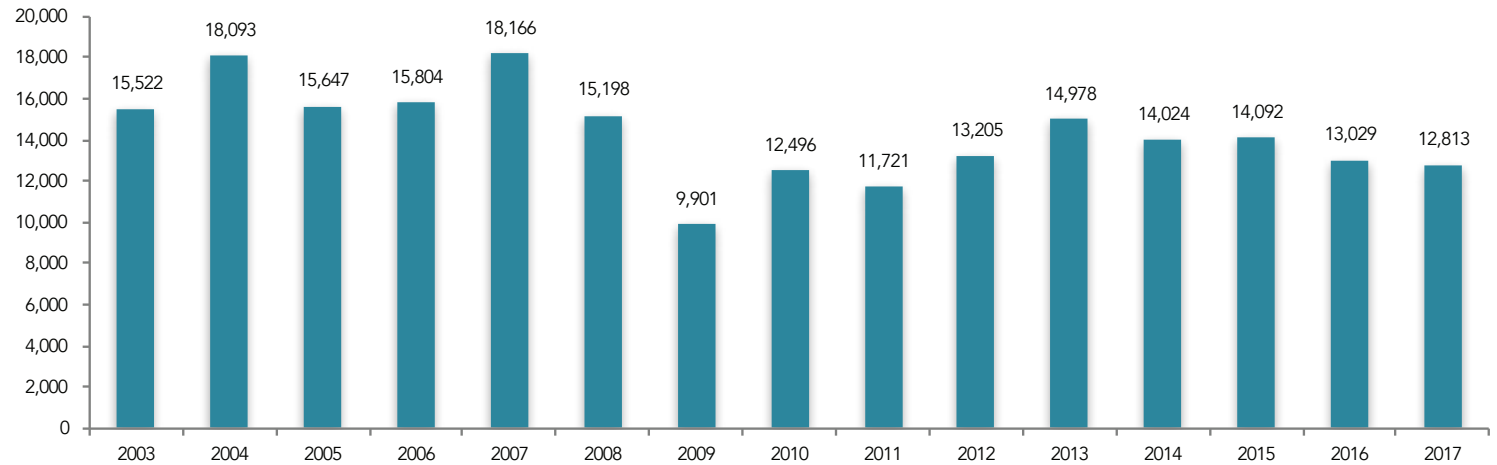
Source: Freddie Mac



# Manhattan

## COOPERATIVES AND CONDOMINIUMS

### NUMBER OF SALES



### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,164	\$418,775	\$873,865	\$2,204,558	\$690,983
2004	\$300,893	\$489,268	\$1,017,202	\$2,551,677	\$856,293
2005	\$380,191	\$601,268	\$1,210,817	\$3,222,100	\$1,057,740
2006	\$418,387	\$673,626	\$1,333,773	\$3,389,198	\$1,127,402
2007	\$446,118	\$754,375	\$1,501,168	\$3,706,143	\$1,310,751
2008	\$493,578	\$803,301	\$1,641,247	\$4,425,496	\$1,527,393
2009	\$434,545	\$684,118	\$1,397,634	\$3,620,961	\$1,324,801
2010	\$417,995	\$690,071	\$1,399,054	\$3,560,671	\$1,374,014
2011	\$401,260	\$695,690	\$1,412,134	\$3,559,539	\$1,376,205
2012	\$410,305	\$712,257	\$1,481,873	\$3,950,239	\$1,454,311
2013	\$452,430	\$744,933	\$1,561,735	\$3,899,355	\$1,446,798
2014	\$473,662	\$825,568	\$1,724,652	\$5,133,951	\$1,687,358
2015	\$506,479	\$891,259	\$1,865,559	\$5,006,482	\$1,815,600
2016	\$542,809	\$938,555	\$1,990,399	\$5,935,945	\$2,060,177
2017	\$559,931	\$958,590	\$1,965,316	\$5,458,115	\$2,053,520

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$235,000	\$399,000	\$746,791	\$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	\$629,500	\$1,165,000	\$2,425,000	\$727,885
2007	\$418,000	\$695,000	\$1,280,000	\$2,599,500	\$835,000
2008	\$459,300	\$740,000	\$1,400,000	\$2,900,000	\$910,000
2009	\$380,000	\$620,000	\$1,150,000	\$2,672,500	\$805,000
2010	\$380,000	\$620,000	\$1,175,000	\$2,596,000	\$830,000
2011	\$375,000	\$631,500	\$1,200,000	\$2,613,500	\$822,000
2012	\$382,500	\$640,000	\$1,235,000	\$2,700,000	\$842,000
2013	\$420,000	\$665,000	\$1,313,500	\$2,850,000	\$855,000
2014	\$435,000	\$725,000	\$1,450,000	\$3,222,000	\$920,000
2015	\$460,000	\$790,000	\$1,564,472	\$3,500,000	\$999,500
2016	\$495,000	\$810,000	\$1,625,000	\$4,000,000	\$1,100,000
2017	\$505,000	\$845,000	\$1,650,000	\$3,850,000	\$1,165,000

# Manhattan

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,802	\$381,189	\$814,757	\$2,156,654	\$644,127	\$606,087
2004	\$268,537	\$439,974	\$921,475	\$2,424,066	\$878,056	\$721,321
2005	\$328,794	\$538,637	\$1,098,277	\$3,047,017	\$1,098,610	\$873,393
2006	\$357,364	\$583,859	\$1,238,038	\$3,431,666	\$1,233,199	\$1,004,704
2007	\$383,953	\$622,411	\$1,277,634	\$3,531,399	\$1,271,840	\$1,046,255
2008	\$406,173	\$649,064	\$1,374,927	\$4,512,727	\$1,397,604	\$1,211,784
2009	\$347,130	\$567,203	\$1,129,849	\$2,813,255	\$1,107,835	\$953,360
2010	\$347,312	\$585,636	\$1,225,396	\$3,023,098	\$1,386,305	\$1,090,636
2011	\$341,637	\$585,786	\$1,209,641	\$3,301,952	\$1,304,241	\$1,111,191
2012	\$347,843	\$584,811	\$1,259,580	\$3,770,365	\$1,443,902	\$1,185,273
2013	\$379,116	\$609,575	\$1,263,650	\$3,228,151	\$1,543,466	\$1,103,094
2014	\$398,567	\$667,045	\$1,370,509	\$3,946,640	\$1,662,695	\$1,218,339
2015	\$423,425	\$721,513	\$1,483,801	\$3,940,535	\$1,792,669	\$1,325,272
2016	\$457,123	\$729,989	\$1,425,384	\$3,787,758	\$1,764,063	\$1,271,849
2017	\$480,602	\$774,747	\$1,480,753	\$3,589,810	\$1,820,567	\$1,326,550

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,011	4,135	2,553	742	671	10,112
2004	2,275	4,587	2,954	935	876	11,627
2005	1,886	3,843	2,305	751	723	9,508
2006	1,653	3,262	2,212	734	636	8,497
2007	1,764	3,542	2,244	808	631	8,989
2008	1,214	2,523	1,683	619	430	6,469
2009	844	1,999	1,397	530	332	5,102
2010	1,029	2,507	1,901	848	460	6,745
2011	1,016	2,331	1,719	797	473	6,336
2012	1,144	2,765	2,015	901	539	7,364
2013	1,415	3,261	2,305	932	643	8,556
2014	1,425	3,061	2,136	837	556	8,015
2015	1,400	2,950	1,957	951	527	7,785
2016	1,258	2,627	1,801	776	446	6,908
2017	1,166	2,593	1,826	848	438	6,871

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$212,407	\$367,000	\$695,000	\$1,500,000	\$465,000	\$390,000
2004	\$250,000	\$415,000	\$785,000	\$1,725,000	\$638,465	\$460,000
2005	\$315,000	\$515,000	\$935,000	\$2,200,000	\$785,000	\$565,000
2006	\$349,000	\$550,000	\$989,500	\$2,300,000	\$973,500	\$610,000
2007	\$375,000	\$590,000	\$1,075,000	\$2,386,250	\$935,000	\$645,000
2008	\$390,000	\$610,000	\$1,100,000	\$2,526,000	\$927,500	\$670,000
2009	\$342,250	\$530,000	\$930,000	\$1,918,750	\$882,500	\$605,000
2010	\$340,000	\$550,000	\$980,000	\$2,100,000	\$1,015,500	\$660,000
2011	\$330,000	\$550,000	\$999,000	\$2,150,000	\$910,000	\$650,440
2012	\$335,750	\$540,000	\$1,018,188	\$2,250,000	\$999,000	\$652,500
2013	\$365,000	\$570,000	\$1,075,000	\$2,275,000	\$1,145,000	\$663,250
2014	\$385,000	\$617,200	\$1,200,000	\$2,550,000	\$1,013,000	\$702,000
2015	\$400,000	\$660,000	\$1,265,000	\$2,700,000	\$1,200,000	\$750,750
2016	\$434,625	\$691,000	\$1,261,406	\$2,700,000	\$1,240,000	\$780,000
2017	\$451,000	\$720,000	\$1,300,000	\$2,600,000	\$1,213,750	\$815,000

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,645	\$119,051	\$169,595	\$275,764	\$141,115
2004	\$121,590	\$137,261	\$192,882	\$317,719	\$164,923
2005	\$154,749	\$168,081	\$232,027	\$389,046	\$200,890
2006	\$167,459	\$180,842	\$256,430	\$432,919	\$222,834
2007	\$175,982	\$192,879	\$267,322	\$453,555	\$234,500
2008	\$186,520	\$201,123	\$285,088	\$540,696	\$256,394
2009	\$157,596	\$175,858	\$233,485	\$366,365	\$210,671
2010	\$158,019	\$181,906	\$255,968	\$393,233	\$228,910
2011	\$155,247	\$181,289	\$255,066	\$424,872	\$231,519
2012	\$158,982	\$181,294	\$263,549	\$456,768	\$238,205
2013	\$175,354	\$191,355	\$267,745	\$426,679	\$238,462
2014	\$186,337	\$209,780	\$296,549	\$498,043	\$262,496
2015	\$197,188	\$226,604	\$318,956	\$527,720	\$285,285
2016	\$213,785	\$231,027	\$310,106	\$505,326	\$282,649
2017	\$231,311	\$245,553	\$324,852	\$484,717	\$297,007

# Manhattan

## CONDOMINIUMS

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,207	\$496,328	\$981,192	\$2,273,710	\$1,213,450	\$849,664
2004	\$390,882	\$586,270	\$1,173,433	\$2,726,373	\$1,739,983	\$1,098,996
2005	\$504,465	\$716,763	\$1,350,809	\$3,401,238	\$1,975,959	\$1,343,254
2006	\$519,560	\$781,321	\$1,439,709	\$3,341,169	\$1,687,897	\$1,270,083
2007	\$546,264	\$900,993	\$1,686,401	\$3,829,134	\$1,900,946	\$1,569,830
2008	\$616,389	\$920,476	\$1,812,845	\$4,384,340	\$2,092,604	\$1,761,288
2009	\$607,732	\$823,565	\$1,642,460	\$4,166,986	\$2,174,090	\$1,719,694
2010	\$555,745	\$827,006	\$1,579,944	\$4,036,518	\$2,250,553	\$1,706,371
2011	\$521,929	\$827,000	\$1,635,265	\$3,782,688	\$2,618,194	\$1,688,021
2012	\$534,147	\$888,893	\$1,737,973	\$4,119,410	\$2,505,649	\$1,793,499
2013	\$605,665	\$937,769	\$1,926,624	\$4,508,471	\$2,596,063	\$1,904,714
2014	\$642,714	\$1,056,305	\$2,130,908	\$6,160,582	\$3,022,749	\$2,312,950
2015	\$689,590	\$1,118,564	\$2,251,656	\$5,907,562	\$3,332,891	\$2,420,834
2016	\$738,796	\$1,203,500	\$2,528,239	\$7,265,286	\$3,548,574	\$2,949,863
2017	\$747,553	\$1,200,082	\$2,445,669	\$6,692,012	\$3,902,737	\$2,894,148

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,004	1,406	514	669	5,410
2004	818	2,331	1,810	683	824	6,466
2005	780	2,084	1,853	734	688	6,139
2006	997	2,719	1,999	649	943	7,307
2007	1,095	3,188	2,708	1,148	1,038	9,177
2008	864	3,321	2,612	1,312	620	8,729
2009	426	1,676	1,528	784	385	4,799
2010	528	1,912	1,825	958	528	5,751
2011	502	1,951	1,560	920	452	5,385
2012	577	1,995	1,749	958	562	5,841
2013	677	2,289	1,883	1,027	546	6,422
2014	633	2,103	1,862	968	443	6,009
2015	635	2,203	1,935	1,125	409	6,307
2016	550	2,068	1,892	1,254	357	6,121
2017	493	1,974	1,842	1,284	349	5,942

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$285,000	\$465,000	\$870,000	\$1,850,000	\$1,050,000	\$580,000
2004	\$355,000	\$555,000	\$995,000	\$2,085,000	\$1,425,000	\$725,000
2005	\$444,000	\$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	\$875,712
2007	\$525,000	\$830,000	\$1,425,000	\$2,717,500	\$1,525,000	\$1,055,000
2008	\$599,500	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,145,000
2009	\$508,000	\$750,000	\$1,461,975	\$3,200,000	\$1,662,500	\$1,075,000
2010	\$479,000	\$740,000	\$1,375,000	\$3,027,375	\$1,747,500	\$1,100,000
2011	\$496,500	\$760,000	\$1,442,000	\$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	\$2,147,500	\$1,225,625
2014	\$610,000	\$950,000	\$1,820,000	\$3,785,000	\$2,339,998	\$1,375,000
2015	\$682,500	\$999,999	\$1,927,000	\$4,300,000	\$2,550,000	\$1,499,082
2016	\$660,000	\$1,043,000	\$2,100,000	\$5,250,000	\$2,750,000	\$1,680,000
2017	\$690,000	\$1,095,160	\$2,125,000	\$5,016,520	\$2,800,000	\$1,735,000

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$604	\$654	\$760	\$977	\$700	\$709
2004	\$765	\$776	\$894	\$1,152	\$872	\$860
2005	\$944	\$943	\$1,015	\$1,314	\$1,069	\$1,024
2006	\$986	\$1,014	\$1,094	\$1,356	\$1,081	\$1,071
2007	\$1,038	\$1,124	\$1,236	\$1,534	\$1,210	\$1,208
2008	\$1,146	\$1,151	\$1,315	\$1,714	\$1,213	\$1,288
2009	\$1,060	\$1,030	\$1,204	\$1,624	\$1,115	\$1,192
2010	\$972	\$1,027	\$1,161	\$1,535	\$1,163	\$1,162
2011	\$997	\$1,048	\$1,202	\$1,555	\$1,294	\$1,195
2012	\$1,041	\$1,109	\$1,278	\$1,646	\$1,314	\$1,261
2013	\$1,118	\$1,183	\$1,411	\$1,812	\$1,462	\$1,367
2014	\$1,244	\$1,334	\$1,580	\$2,223	\$1,645	\$1,567
2015	\$1,327	\$1,427	\$1,659	\$2,144	\$1,731	\$1,636
2016	\$1,431	\$1,502	\$1,774	\$2,478	\$1,806	\$1,798
2017	\$1,439	\$1,504	\$1,744	\$2,376	\$1,830	\$1,781

# East Side

## COOPERATIVES AND CONDOMINIUMS

### NUMBER OF SALES



### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$222,709	\$407,029	\$1,002,794	\$2,592,197	\$868,975
2004	\$267,116	\$482,348	\$1,109,158	\$2,905,063	\$1,012,463
2005	\$353,562	\$594,663	\$1,349,809	\$3,778,983	\$1,257,080
2006	\$382,079	\$658,957	\$1,544,742	\$4,087,579	\$1,461,479
2007	\$401,348	\$691,978	\$1,640,311	\$4,396,648	\$1,556,467
2008	\$419,161	\$740,013	\$1,825,766	\$5,875,383	\$2,024,187
2009	\$398,136	\$655,665	\$1,533,880	\$4,064,399	\$1,656,269
2010	\$356,061	\$640,176	\$1,529,953	\$3,804,817	\$1,659,511
2011	\$340,449	\$666,082	\$1,532,379	\$4,168,739	\$1,698,097
2012	\$345,544	\$639,461	\$1,609,269	\$4,847,638	\$1,846,268
2013	\$384,350	\$662,179	\$1,601,412	\$4,521,714	\$1,755,899
2014	\$401,283	\$737,343	\$1,773,637	\$5,742,274	\$2,041,072
2015	\$433,297	\$799,434	\$1,937,628	\$5,512,447	\$2,114,891
2016	\$465,476	\$841,444	\$1,801,793	\$5,337,409	\$1,994,173
2017	\$485,089	\$856,905	\$1,853,563	\$5,087,765	\$2,024,373

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$215,000	\$385,000	\$825,000	\$1,900,000	\$485,400
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	\$612,950	\$1,265,000	\$2,830,000	\$811,962
2007	\$390,000	\$640,000	\$1,300,000	\$3,200,000	\$850,000
2008	\$399,500	\$664,500	\$1,425,000	\$3,500,000	\$960,000
2009	\$360,000	\$585,000	\$1,235,000	\$3,150,000	\$930,000
2010	\$345,000	\$585,783	\$1,225,000	\$2,850,000	\$950,000
2011	\$325,000	\$594,000	\$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	\$1,322,500	\$3,362,500	\$915,000
2014	\$375,000	\$653,000	\$1,458,500	\$4,006,250	\$1,012,000
2015	\$400,000	\$725,000	\$1,553,656	\$3,855,000	\$1,100,000
2016	\$440,000	\$770,000	\$1,600,000	\$3,550,000	\$1,130,000
2017	\$440,000	\$777,000	\$1,650,000	\$3,692,500	\$1,182,500

# East Side

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$209,077	\$383,833	\$1,003,507	\$2,666,844	\$840,743
2004	\$243,767	\$446,359	\$1,073,471	\$3,022,914	\$981,679
2005	\$318,148	\$545,786	\$1,280,222	\$3,863,676	\$1,176,371
2006	\$350,154	\$599,096	\$1,515,888	\$4,223,740	\$1,382,744
2007	\$372,306	\$640,240	\$1,584,196	\$4,648,321	\$1,487,127
2008	\$387,837	\$678,501	\$1,791,678	\$6,879,677	\$2,013,922
2009	\$321,967	\$587,054	\$1,389,750	\$3,670,818	\$1,363,843
2010	\$324,705	\$592,596	\$1,471,109	\$3,838,526	\$1,532,988
2011	\$314,899	\$605,409	\$1,472,696	\$4,357,350	\$1,622,878
2012	\$315,723	\$576,955	\$1,524,669	\$5,238,125	\$1,813,435
2013	\$335,015	\$588,150	\$1,478,483	\$4,094,323	\$1,463,119
2014	\$361,493	\$632,386	\$1,602,250	\$5,156,489	\$1,680,809
2015	\$395,158	\$698,452	\$1,767,343	\$5,370,916	\$1,912,450
2016	\$416,627	\$710,070	\$1,668,929	\$4,759,633	\$1,697,109
2017	\$451,556	\$757,887	\$1,643,720	\$4,604,354	\$1,706,261

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	436	1,090	811	354	10	2,701
2004	522	1,212	979	466	13	3,192
2005	397	1,086	778	354	10	2,625
2006	360	835	702	332	11	2,240
2007	393	912	692	363	7	2,367
2008	243	627	523	279	6	1,678
2009	169	502	438	244	9	1,362
2010	188	652	627	382	3	1,852
2011	227	543	571	344	5	1,690
2012	236	694	684	414	6	2,034
2013	297	850	777	409	9	2,342
2014	279	769	689	357	12	2,106
2015	310	739	597	423	7	2,076
2016	262	618	532	315	7	1,734
2017	272	667	537	349	3	1,828

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$201,250	\$360,000	\$769,775	\$1,900,000	\$445,000
2004	\$234,811	\$410,500	\$850,000	\$2,200,000	\$540,411
2005	\$300,000	\$499,495	\$1,050,000	\$2,785,000	\$643,000
2006	\$338,250	\$550,000	\$1,175,000	\$2,838,288	\$700,000
2007	\$365,000	\$590,000	\$1,225,000	\$3,195,000	\$737,500
2008	\$360,000	\$620,000	\$1,295,000	\$3,770,000	\$810,000
2009	\$315,000	\$530,000	\$1,037,500	\$2,325,000	\$743,750
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	\$306,750	\$525,000	\$1,200,000	\$2,912,500	\$840,000
2013	\$319,000	\$540,000	\$1,200,000	\$2,895,000	\$771,750
2014	\$340,000	\$585,000	\$1,300,000	\$3,325,000	\$819,500
2015	\$376,500	\$630,000	\$1,400,000	\$3,537,815	\$875,119
2016	\$399,750	\$664,500	\$1,405,000	\$3,400,000	\$891,000
2017	\$420,000	\$700,000	\$1,400,000	\$3,250,000	\$900,000

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$94,141	\$118,479	\$197,176	\$323,996	\$165,289
2004	\$110,709	\$136,537	\$217,448	\$372,142	\$191,750
2005	\$142,390	\$167,215	\$263,888	\$458,270	\$231,609
2006	\$166,167	\$182,546	\$295,350	\$488,217	\$260,956
2007	\$168,439	\$195,941	\$319,309	\$541,609	\$280,703
2008	\$177,437	\$203,865	\$352,174	\$747,279	\$337,093
2009	\$144,327	\$179,353	\$273,286	\$443,679	\$253,055
2010	\$147,331	\$181,777	\$291,103	\$465,689	\$274,003
2011	\$143,344	\$182,641	\$298,255	\$510,595	\$283,478
2012	\$145,656	\$176,301	\$305,823	\$570,510	\$296,894
2013	\$153,466	\$184,227	\$304,988	\$504,586	\$276,693
2014	\$167,673	\$196,674	\$336,408	\$609,983	\$309,251
2015	\$179,706	\$218,607	\$370,567	\$663,280	\$347,538
2016	\$191,824	\$221,200	\$352,243	\$591,048	\$324,570
2017	\$215,254	\$235,076	\$344,634	\$573,229	\$329,025



# East Side

## CONDOMINIUMS AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$276,256	\$478,049	\$1,001,015	\$2,420,607	\$949,497
2004	\$351,172	\$572,468	\$1,198,058	\$2,638,469	\$1,092,417
2005	\$451,194	\$729,386	\$1,512,388	\$3,622,013	\$1,456,383
2006	\$500,564	\$830,134	\$1,613,407	\$3,826,278	\$1,667,275
2007	\$477,947	\$817,805	\$1,757,984	\$3,983,265	\$1,709,003
2008	\$531,099	\$868,144	\$1,888,321	\$4,501,863	\$2,044,263
2009	\$567,511	\$787,628	\$1,745,013	\$4,459,600	\$2,109,378
2010	\$448,169	\$767,316	\$1,651,318	\$3,754,121	\$1,930,087
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	\$867,815	\$1,941,325	\$5,106,339	\$2,464,989
2014	\$545,458	\$1,031,910	\$2,187,974	\$6,602,873	\$2,904,226
2015	\$609,757	\$1,041,725	\$2,319,809	\$5,788,333	\$2,604,711
2016	\$606,119	\$1,096,756	\$2,066,525	\$6,176,117	\$2,571,002
2017	\$645,107	\$1,075,596	\$2,250,345	\$5,811,843	\$2,688,195

## NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	111	356	325	154	1	947
2004	145	484	393	206	1	1,229
2005	144	394	333	191	1	1,063
2006	97	292	295	173	0	857
2007	149	375	330	221	1	1,076
2008	68	301	285	204	0	858
2009	76	261	299	243	0	879
2010	64	244	304	254	0	866
2011	57	234	234	193	0	718
2012	65	256	260	196	0	777
2013	81	306	281	299	0	967
2014	77	274	285	243	0	879
2015	67	308	266	217	0	858
2016	91	318	267	217	0	893
2017	57	302	284	233	0	876

## MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$260,000	\$439,000	\$910,000	\$1,897,500	\$625,000
2004	\$347,000	\$535,000	\$1,050,000	\$2,297,500	\$725,000
2005	\$435,000	\$675,000	\$1,362,500	\$2,800,000	\$881,000
2006	\$486,000	\$730,000	\$1,500,000	\$2,830,000	\$1,100,000
2007	\$459,000	\$745,000	\$1,495,000	\$3,250,000	\$1,085,000
2008	\$496,500	\$766,943	\$1,675,000	\$3,237,500	\$1,350,000
2009	\$524,500	\$700,000	\$1,550,000	\$3,795,000	\$1,325,000
2010	\$420,000	\$675,000	\$1,526,316	\$3,112,500	\$1,323,750
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	\$3,810,000	\$1,495,000
2014	\$517,500	\$850,000	\$1,925,000	\$4,925,000	\$1,665,000
2015	\$600,000	\$915,000	\$1,800,000	\$4,417,600	\$1,574,160
2016	\$612,432	\$952,750	\$1,848,283	\$3,750,000	\$1,600,000
2017	\$625,000	\$987,681	\$2,100,000	\$4,900,000	\$1,740,000

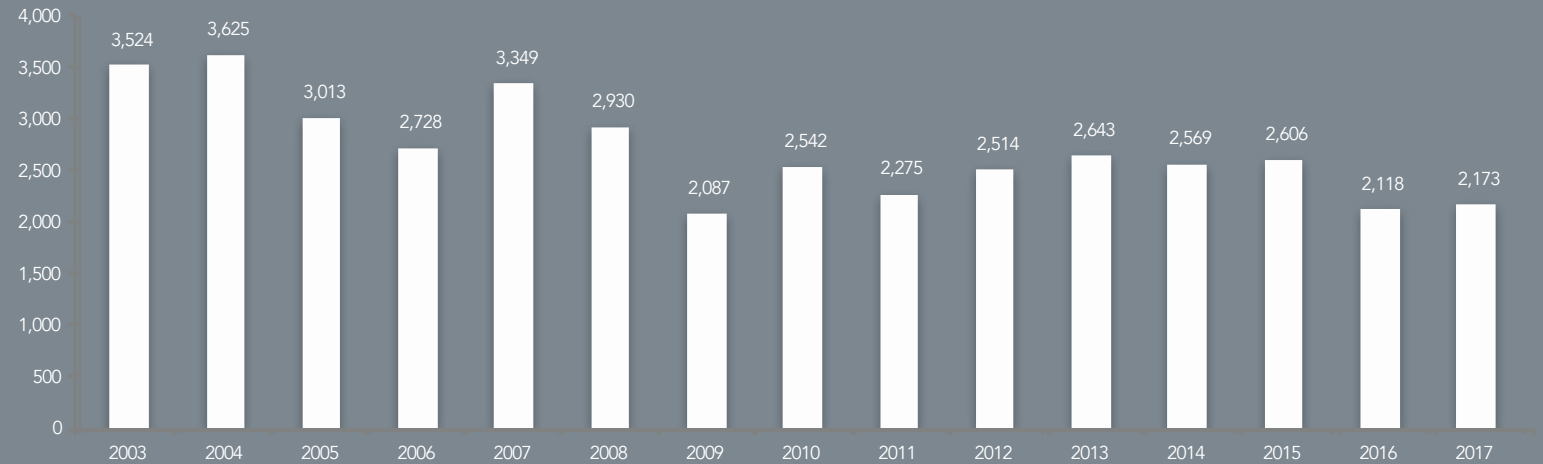
## AVERAGE PRICE PER SQUARE FOOT

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$582	\$643	\$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	\$1,300	\$1,631	\$1,249
2008	\$1,087	\$1,120	\$1,396	\$1,705	\$1,347
2009	\$1,114	\$1,001	\$1,253	\$1,657	\$1,279
2010	\$901	\$976	\$1,215	\$1,489	\$1,205
2011	\$938	\$1,026	\$1,259	\$1,595	\$1,248
2012	\$1,003	\$1,041	\$1,324	\$1,699	\$1,299
2013	\$1,115	\$1,123	\$1,438	\$1,975	\$1,478
2014	\$1,180	\$1,272	\$1,604	\$2,305	\$1,657
2015	\$1,280	\$1,351	\$1,679	\$2,022	\$1,617
2016	\$1,287	\$1,382	\$1,580	\$2,095	\$1,604
2017	\$1,324	\$1,390	\$1,659	\$2,179	\$1,684

# West Side

## COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$256,422	\$459,420	\$913,881	\$2,162,940	\$781,706
2004	\$345,391	\$524,851	\$1,180,171	\$2,812,496	\$1,009,132
2005	\$375,770	\$644,031	\$1,318,538	\$3,426,866	\$1,171,738
2006	\$391,938	\$664,787	\$1,341,926	\$3,655,478	\$1,240,552
2007	\$420,557	\$733,199	\$1,541,058	\$3,925,019	\$1,429,814
2008	\$474,452	\$802,175	\$1,770,829	\$5,106,408	\$1,909,820
2009	\$399,506	\$660,438	\$1,332,539	\$3,480,070	\$1,353,607
2010	\$387,341	\$691,880	\$1,421,058	\$3,715,426	\$1,515,201
2011	\$397,989	\$689,653	\$1,433,991	\$3,723,174	\$1,607,456
2012	\$414,479	\$696,763	\$1,496,005	\$4,170,391	\$1,645,055
2013	\$435,924	\$754,383	\$1,621,641	\$3,755,227	\$1,515,590
2014	\$474,054	\$831,953	\$1,765,837	\$4,683,850	\$1,759,759
2015	\$490,155	\$886,715	\$1,863,360	\$4,397,209	\$1,836,333
2016	\$515,867	\$905,494	\$1,875,878	\$4,502,851	\$1,834,283
2017	\$538,486	\$944,641	\$1,942,173	\$4,676,083	\$2,047,382

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$245,000	\$425,000	\$765,000	\$1,600,000	\$534,500
2004	\$290,000	\$496,000	\$920,000	\$1,900,000	\$625,000
2005	\$360,000	\$604,300	\$1,150,500	\$2,350,000	\$750,000
2006	\$375,000	\$615,000	\$1,150,000	\$2,558,750	\$775,000
2007	\$399,000	\$677,500	\$1,300,000	\$2,750,000	\$885,000
2008	\$429,000	\$755,000	\$1,420,000	\$3,200,000	\$1,005,000
2009	\$370,000	\$600,000	\$1,100,000	\$2,431,250	\$854,000
2010	\$360,000	\$629,500	\$1,180,000	\$2,525,000	\$900,000
2011	\$365,000	\$645,650	\$1,200,000	\$2,850,000	\$945,000
2012	\$372,000	\$630,000	\$1,255,575	\$2,811,000	\$923,000
2013	\$405,000	\$685,000	\$1,361,000	\$2,817,500	\$950,000
2014	\$445,000	\$751,794	\$1,497,000	\$3,199,000	\$1,025,000
2015	\$450,000	\$812,500	\$1,599,000	\$3,300,000	\$1,181,539
2016	\$480,000	\$830,000	\$1,593,000	\$3,300,000	\$1,133,750
2017	\$508,656	\$845,000	\$1,649,000	\$3,491,250	\$1,325,000

# West Side COOPERATIVES

## AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,812	\$405,791	\$837,632	\$1,987,850	\$685,256
2004	\$319,783	\$469,942	\$976,872	\$2,179,079	\$790,944
2005	\$332,451	\$566,269	\$1,175,382	\$2,818,914	\$972,769
2006	\$353,634	\$593,681	\$1,235,432	\$3,145,228	\$1,045,099
2007	\$376,111	\$635,268	\$1,328,612	\$2,837,709	\$1,070,441
2008	\$399,819	\$657,108	\$1,353,072	\$2,942,793	\$1,114,466
2009	\$351,065	\$576,238	\$1,100,584	\$2,324,462	\$948,142
2010	\$343,869	\$593,372	\$1,214,864	\$2,692,811	\$1,147,209
2011	\$342,811	\$594,792	\$1,237,385	\$2,953,729	\$1,206,321
2012	\$355,436	\$594,469	\$1,263,621	\$3,008,277	\$1,185,881
2013	\$381,872	\$638,487	\$1,339,065	\$3,065,314	\$1,190,924
2014	\$407,356	\$704,932	\$1,475,665	\$4,140,087	\$1,375,716
2015	\$421,934	\$754,999	\$1,583,334	\$3,345,088	\$1,389,317
2016	\$450,194	\$777,740	\$1,595,821	\$3,692,089	\$1,428,556
2017	\$464,846	\$771,838	\$1,645,080	\$3,486,590	\$1,518,152

## NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	346	895	736	229	22	2,228
2004	363	978	770	244	36	2,391
2005	334	744	595	211	36	1,920
2006	279	691	564	194	29	1,757
2007	299	755	612	218	23	1,907
2008	218	553	454	165	17	1,407
2009	166	455	432	149	24	1,226
2010	177	545	515	259	29	1,525
2011	179	472	462	248	17	1,378
2012	216	543	545	254	28	1,586
2013	224	624	548	241	20	1,657
2014	257	609	498	221	33	1,618
2015	234	580	473	253	27	1,567
2016	211	520	418	214	18	1,381
2017	166	452	427	235	20	1,300

## 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	\$451,622	\$827,462	\$1,625,000	\$550,000
2005	\$325,000	\$545,000	\$995,000	\$2,150,000	\$650,000
2006	\$345,000	\$565,000	\$1,072,000	\$2,260,000	\$667,500
2007	\$375,000	\$600,000	\$1,145,000	\$2,227,500	\$725,000
2008	\$395,000	\$620,000	\$1,165,500	\$2,250,000	\$750,000
2009	\$342,500	\$540,000	\$948,750	\$1,850,000	\$685,000
2010	\$335,000	\$570,000	\$999,999	\$2,025,000	\$775,000
2011	\$345,000	\$564,250	\$1,050,000	\$2,100,000	\$777,000
2012	\$345,750	\$570,000	\$1,075,000	\$2,200,000	\$770,000
2013	\$374,750	\$599,000	\$1,200,000	\$2,385,000	\$780,000
2014	\$399,500	\$655,274	\$1,317,500	\$2,800,000	\$825,000
2015	\$409,000	\$718,000	\$1,381,800	\$2,750,000	\$862,500
2016	\$437,500	\$750,000	\$1,400,000	\$2,610,625	\$915,000
2017	\$453,750	\$725,000	\$1,480,000	\$2,525,000	\$995,000

## AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$102,228	\$126,644	\$174,939	\$263,528	\$153,137
2004	\$123,600	\$147,525	\$203,347	\$297,195	\$177,608
2005	\$153,144	\$177,843	\$245,815	\$388,459	\$218,519
2006	\$161,528	\$184,218	\$258,933	\$412,034	\$230,517
2007	\$172,598	\$197,956	\$273,717	\$402,029	\$242,155
2008	\$185,005	\$204,438	\$282,280	\$414,267	\$251,723
2009	\$157,010	\$178,752	\$230,246	\$330,103	\$213,018
2010	\$155,192	\$184,610	\$252,182	\$358,531	\$234,502
2011	\$156,904	\$185,223	\$258,671	\$413,346	\$247,999
2012	\$156,732	\$184,867	\$264,586	\$413,279	\$246,091
2013	\$176,053	\$200,885	\$284,661	\$428,998	\$259,115
2014	\$188,459	\$223,035	\$319,189	\$537,694	\$291,514
2015	\$197,936	\$237,079	\$333,710	\$477,989	\$300,389
2016	\$208,906	\$244,872	\$342,560	\$507,754	\$310,537
2017	\$216,381	\$246,073	\$352,822	\$481,401	\$321,038

# 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	\$651,505	\$1,566,689	\$3,585,265	\$1,431,894
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	\$1,796,494	\$4,806,185	\$1,905,073
2008	\$618,436	\$961,030	\$2,150,153	\$6,003,385	\$2,644,596
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	\$891,660	\$1,925,325	\$5,318,939	\$2,429,805
2013	\$580,064	\$958,673	\$2,085,267	\$4,582,436	\$2,061,201
2014	\$656,410	\$1,075,210	\$2,260,719	\$5,206,336	\$2,413,156
2015	\$671,562	\$1,103,747	\$2,257,564	\$5,445,188	\$2,510,515
2016	\$725,823	\$1,176,647	\$2,393,859	\$5,430,675	\$2,594,540
2017	\$749,248	\$1,213,050	\$2,398,498	\$5,875,787	\$2,835,469

## NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	139	542	416	171	28	1,296
2004	166	424	405	200	39	1,234
2005	124	428	360	163	18	1,093
2006	114	332	353	152	20	971
2007	141	504	509	269	19	1,442
2008	113	505	500	398	7	1,523
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	354	334	201	13	986
2014	94	318	292	230	17	951
2015	88	352	336	254	9	1,039
2016	66	245	226	187	13	737
2017	58	291	278	233	13	873

## 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	\$633,500	\$1,250,000	\$2,400,000	\$850,000
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	\$1,174,150
2008	\$585,000	\$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	\$1,655,000	\$3,275,000	\$1,350,000
2014	\$615,000	\$967,750	\$1,782,500	\$3,495,000	\$1,487,000
2015	\$690,000	\$1,085,000	\$2,071,048	\$3,878,441	\$1,635,000
2016	\$740,000	\$1,045,000	\$2,045,000	\$4,479,209	\$1,670,000
2017	\$732,500	\$1,125,000	\$2,200,000	\$4,275,000	\$1,792,733

## 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	\$1,314	\$1,802	\$1,306
2008	\$1,234	\$1,189	\$1,492	\$2,140	\$1,544
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	\$1,123	\$1,444	\$1,957	\$1,463
2013	\$1,142	\$1,231	\$1,529	\$1,895	\$1,460
2014	\$1,286	\$1,374	\$1,730	\$2,216	\$1,682
2015	\$1,354	\$1,436	\$1,724	\$2,119	\$1,691
2016	\$1,446	\$1,521	\$1,825	\$2,170	\$1,773
2017	\$1,407	\$1,534	\$1,805	\$2,261	\$1,809



# Midtown East

## COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,656	\$431,304	\$906,395	\$2,048,053	\$572,619
2004	\$265,322	\$513,528	\$1,067,712	\$2,367,657	\$673,131
2005	\$331,476	\$633,583	\$1,473,790	\$3,996,956	\$1,020,559
2006	\$367,875	\$695,303	\$1,513,803	\$3,410,394	\$1,038,010
2007	\$410,425	\$839,152	\$1,915,641	\$4,739,523	\$1,291,495
2008	\$420,323	\$852,682	\$1,849,295	\$5,195,808	\$1,433,410
2009	\$367,584	\$683,081	\$1,439,011	\$3,809,500	\$1,084,540
2010	\$350,030	\$678,703	\$1,420,074	\$4,581,907	\$1,179,986
2011	\$357,170	\$739,351	\$1,404,146	\$4,007,757	\$1,071,845
2012	\$343,391	\$730,732	\$1,600,529	\$3,193,691	\$1,110,663
2013	\$382,515	\$727,832	\$1,502,440	\$3,247,973	\$1,086,486
2014	\$402,700	\$777,126	\$1,607,743	\$3,742,947	\$1,123,350
2015	\$459,600	\$901,864	\$1,949,147	\$4,637,621	\$1,334,564
2016	\$494,759	\$889,251	\$2,432,910	\$9,548,848	\$2,177,255
2017	\$480,016	\$877,620	\$1,738,302	\$6,911,646	\$1,806,219

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$212,250	\$403,000	\$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	\$675,588
2007	\$372,250	\$700,000	\$1,300,000	\$2,750,000	\$750,000
2008	\$385,000	\$700,000	\$1,425,500	\$2,693,750	\$801,000
2009	\$349,000	\$600,000	\$1,150,000	\$2,037,500	\$648,832
2010	\$330,000	\$605,000	\$1,106,250	\$2,625,000	\$680,000
2011	\$320,000	\$629,750	\$1,115,000	\$2,395,949	\$675,250
2012	\$328,000	\$619,550	\$1,210,000	\$2,162,500	\$720,000
2013	\$349,000	\$640,000	\$1,217,500	\$2,342,500	\$730,000
2014	\$370,000	\$685,000	\$1,350,000	\$2,325,000	\$738,250
2015	\$402,500	\$775,000	\$1,597,500	\$3,408,264	\$847,000
2016	\$427,500	\$760,000	\$1,652,625	\$4,700,000	\$860,000
2017	\$430,000	\$765,000	\$1,462,500	\$3,938,723	\$884,500

# Midtown East

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$196,448	\$379,526	\$794,748	\$2,061,921	\$328,990	\$475,852
2004	\$225,207	\$434,033	\$944,285	\$2,025,397	\$343,872	\$556,404
2005	\$291,340	\$526,290	\$1,068,735	\$2,391,155	\$437,262	\$655,738
2006	\$331,799	\$582,763	\$1,215,913	\$2,764,556	\$531,144	\$741,969
2007	\$354,527	\$618,065	\$1,241,520	\$2,735,432	\$521,216	\$784,747
2008	\$368,965	\$626,795	\$1,310,632	\$2,867,565	\$561,130	\$833,703
2009	\$327,701	\$540,824	\$1,174,501	\$2,285,823	\$655,048	\$745,470
2010	\$321,593	\$553,656	\$1,078,263	\$2,381,681	\$595,815	\$766,439
2011	\$304,410	\$550,293	\$1,059,081	\$2,616,079	\$529,017	\$750,634
2012	\$312,381	\$541,235	\$1,112,943	\$2,162,366	\$600,445	\$754,454
2013	\$324,554	\$587,894	\$1,178,806	\$2,531,452	\$718,887	\$818,881
2014	\$354,087	\$622,187	\$1,309,501	\$2,745,958	\$645,175	\$836,658
2015	\$378,155	\$661,456	\$1,389,504	\$2,702,807	\$714,414	\$864,030
2016	\$395,640	\$666,124	\$1,356,628	\$3,164,705	\$687,305	\$887,752
2017	\$420,322	\$706,239	\$1,287,287	\$2,775,760	\$609,565	\$897,782

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	364	516	295	48	128	1,351
2004	496	715	400	84	126	1,821
2005	409	597	292	72	88	1,458
2006	287	471	228	48	59	1,093
2007	347	498	250	70	70	1,235
2008	234	352	181	53	46	866
2009	144	268	154	33	21	620
2010	207	341	223	63	39	873
2011	194	325	186	54	29	788
2012	213	373	242	67	48	943
2013	271	508	297	88	63	1,227
2014	282	468	251	67	53	1,121
2015	299	440	238	65	68	1,110
2016	270	409	174	67	53	973
2017	271	411	216	74	52	1,024

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$180,500	\$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	\$280,326	\$515,000	\$928,000	\$1,897,500	\$420,000	\$495,000
2006	\$325,000	\$560,000	\$1,050,000	\$2,129,000	\$540,000	\$557,500
2007	\$340,000	\$588,750	\$1,141,000	\$2,020,500	\$505,000	\$575,000
2008	\$356,250	\$590,000	\$1,140,000	\$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	\$517,000	\$950,000	\$1,900,000	\$525,000	\$567,500
2011	\$295,000	\$535,000	\$970,000	\$2,000,000	\$475,000	\$544,750
2012	\$299,000	\$510,000	\$967,500	\$1,750,000	\$560,000	\$555,000
2013	\$305,000	\$550,000	\$1,025,000	\$1,897,500	\$595,000	\$590,000
2014	\$350,000	\$595,000	\$1,180,000	\$2,000,000	\$599,000	\$602,000
2015	\$365,000	\$630,000	\$1,259,500	\$2,178,000	\$682,500	\$632,500
2016	\$390,000	\$650,000	\$1,348,500	\$2,275,000	\$640,000	\$639,000
2017	\$410,000	\$670,000	\$1,220,000	\$2,335,000	\$587,500	\$667,227

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$93,896	\$117,811	\$166,511	\$275,797	\$128,641
2004	\$104,699	\$134,083	\$195,130	\$303,815	\$148,302
2005	\$136,052	\$164,287	\$225,793	\$332,296	\$177,827
2006	\$152,709	\$178,706	\$251,807	\$365,329	\$196,273
2007	\$163,955	\$190,743	\$260,099	\$367,146	\$208,247
2008	\$173,473	\$194,692	\$277,873	\$397,429	\$220,101
2009	\$149,798	\$167,719	\$241,068	\$304,075	\$189,781
2010	\$146,924	\$169,737	\$232,476	\$331,526	\$193,072
2011	\$138,441	\$170,218	\$223,824	\$342,787	\$187,510
2012	\$144,361	\$166,153	\$237,611	\$316,457	\$191,540
2013	\$150,135	\$183,562	\$247,432	\$360,536	\$205,456
2014	\$166,928	\$195,913	\$280,712	\$379,272	\$219,692
2015	\$179,661	\$207,274	\$293,668	\$391,013	\$230,545
2016	\$193,723	\$212,690	\$293,129	\$420,160	\$237,447
2017	\$207,282	\$225,066	\$281,498	\$396,912	\$245,731

# 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	\$788,303	\$1,814,643	\$5,119,458	\$1,555,680
2006	\$459,503	\$855,443	\$1,789,895	\$3,729,984	\$1,448,115
2007	\$560,789	\$1,082,201	\$2,500,816	\$6,171,016	\$1,916,079
2008	\$576,398	\$1,012,989	\$2,153,027	\$6,250,482	\$1,944,577
2009	\$507,660	\$879,599	\$1,809,325	\$4,758,204	\$1,610,100
2010	\$459,037	\$860,930	\$1,893,514	\$6,714,433	\$1,882,373
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	\$992,102	\$1,969,039	\$4,123,721	\$1,601,142
2014	\$601,378	\$1,095,160	\$2,016,808	\$5,052,716	\$1,726,315
2015	\$660,859	\$1,206,703	\$2,538,505	\$6,314,460	\$2,001,605
2016	\$805,948	\$1,215,177	\$3,257,902	\$12,789,285	\$3,898,361
2017	\$745,215	\$1,160,501	\$2,262,061	\$8,952,016	\$3,241,773

## 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	414	347	103	2	994
2006	113	331	246	97	2	789
2007	129	453	288	98	34	1,002
2008	77	496	321	117	5	1,016
2009	41	194	110	53	2	400
2010	54	234	161	65	0	514
2011	68	281	164	44	1	558
2012	56	269	185	61	3	574
2013	90	269	206	72	1	638
2014	69	228	183	51	2	533
2015	121	347	226	75	14	783
2016	86	280	227	132	4	729
2017	61	249	186	150	2	648

## 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	\$716,500	\$1,585,000	\$3,850,000	\$950,000
2006	\$440,000	\$741,000	\$1,550,000	\$2,850,000	\$950,000
2007	\$509,000	\$870,000	\$1,642,500	\$4,050,912	\$1,030,856
2008	\$515,000	\$800,000	\$1,636,875	\$3,000,000	\$1,147,048
2009	\$430,000	\$670,000	\$1,325,000	\$2,587,500	\$875,000
2010	\$442,500	\$703,063	\$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	\$865,000	\$1,550,000	\$2,862,500	\$1,036,250
2014	\$560,000	\$922,500	\$1,770,000	\$3,137,500	\$1,195,000
2015	\$650,000	\$1,080,000	\$2,361,250	\$5,111,977	\$1,300,000
2016	\$629,000	\$1,005,500	\$2,293,063	\$5,516,866	\$1,585,000
2017	\$630,000	\$1,060,000	\$1,899,500	\$5,175,000	\$1,550,000

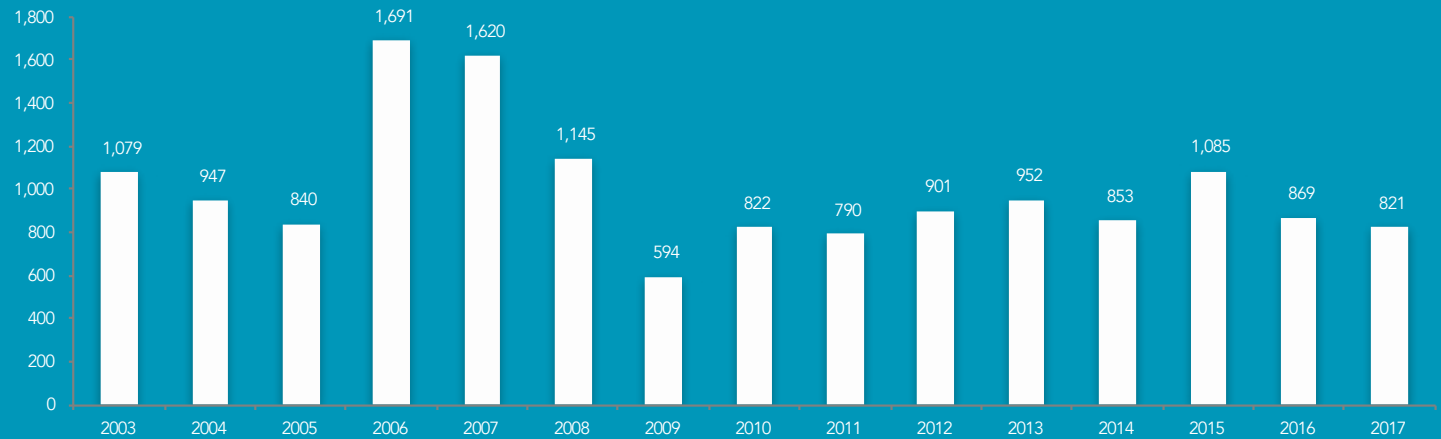
## AVERAGE PRICE PER SQUARE FOOT

	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	\$1,244	\$1,549	\$1,152
2007	\$1,059	\$1,250	\$1,547	\$2,119	\$1,389
2008	\$1,127	\$1,238	\$1,453	\$2,183	\$1,406
2009	\$1,026	\$1,001	\$1,243	\$1,722	\$1,165
2010	\$944	\$1,068	\$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	\$1,312
2014	\$1,198	\$1,327	\$1,506	\$1,890	\$1,425
2015	\$1,307	\$1,525	\$1,771	\$2,282	\$1,629
2016	\$1,663	\$1,514	\$1,912	\$3,558	\$2,025
2017	\$1,561	\$1,406	\$1,614	\$2,624	\$1,763

# 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	\$403,859	\$643,264	\$1,416,464	\$4,136,152	\$929,602
2006	\$478,182	\$754,890	\$1,552,764	\$4,201,788	\$1,019,814
2007	\$516,826	\$883,027	\$1,569,994	\$5,515,196	\$1,139,444
2008	\$625,292	\$972,604	\$1,760,880	\$4,269,057	\$1,303,459
2009	\$426,508	\$836,678	\$1,434,526	\$4,378,190	\$1,104,331
2010	\$455,102	\$810,197	\$1,616,337	\$3,265,615	\$1,094,052
2011	\$491,362	\$787,254	\$1,632,269	\$3,546,746	\$1,204,529
2012	\$496,761	\$855,422	\$1,797,711	\$4,751,025	\$1,328,233
2013	\$540,036	\$938,271	\$1,826,889	\$3,867,980	\$1,271,553
2014	\$567,501	\$1,065,869	\$2,847,527	\$17,551,145	\$2,696,258
2015	\$622,170	\$1,135,953	\$2,225,667	\$9,478,009	\$2,141,246
2016	\$643,862	\$1,086,587	\$2,305,120	\$7,268,193	\$1,824,221
2017	\$664,053	\$1,086,680	\$2,182,230	\$4,602,048	\$1,565,966

### 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	\$514,000	\$850,000	\$1,341,000	\$4,250,000	\$900,000
2008	\$630,000	\$902,000	\$1,570,000	\$3,252,700	\$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	\$470,500	\$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	\$862,500	\$1,575,294	\$3,025,000	\$900,000
2014	\$541,500	\$925,000	\$1,950,000	\$8,875,000	\$1,088,000
2015	\$650,000	\$999,373	\$1,837,500	\$4,957,500	\$1,149,990
2016	\$640,000	\$996,888	\$1,958,651	\$4,625,000	\$1,125,000
2017	\$650,000	\$994,000	\$1,841,331	\$2,882,000	\$1,140,000



# Midtown West

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$200,796	\$360,435	\$734,911	\$1,364,513	\$399,963
2004	\$240,323	\$411,692	\$814,677	\$1,540,385	\$509,299
2005	\$312,516	\$550,220	\$1,110,015	\$2,040,005	\$663,461
2006	\$369,975	\$656,689	\$2,235,517	\$5,486,522	\$1,275,610
2007	\$379,758	\$688,060	\$1,667,483	\$5,593,767	\$988,325
2008	\$449,426	\$676,131	\$1,649,146	\$4,330,000	\$949,177
2009	\$314,832	\$631,916	\$1,104,040	\$3,818,571	\$789,910
2010	\$329,290	\$613,935	\$1,416,690	\$3,575,611	\$903,219
2011	\$298,070	\$540,545	\$1,240,808	\$2,952,991	\$759,358
2012	\$358,805	\$658,696	\$1,605,588	\$5,548,182	\$1,055,740
2013	\$368,964	\$625,243	\$1,475,314	\$2,734,864	\$890,518
2014	\$402,905	\$751,064	\$1,951,827	\$5,528,955	\$1,105,277
2015	\$398,663	\$674,768	\$1,472,168	\$4,384,333	\$1,102,128
2016	\$458,864	\$756,094	\$1,402,354	\$4,755,385	\$1,081,580
2017	\$537,309	\$738,414	\$2,031,566	\$4,990,556	\$1,128,571

### 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	70	22	34	326
2007	93	141	50	15	41	340
2008	53	80	48	5	20	206
2009	40	66	25	7	9	147
2010	55	94	53	12	29	243
2011	44	78	26	11	17	176
2012	55	97	46	11	31	240
2013	73	104	69	11	40	297
2014	71	119	45	11	27	273
2015	72	106	51	22	24	275
2016	58	88	48	13	22	229
2017	63	104	41	9	20	237

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$186,750	\$330,000	\$585,000	\$1,464,125	\$320,050
2004	\$225,000	\$379,000	\$650,000	\$1,225,000	\$394,000
2005	\$280,000	\$511,250	\$799,000	\$2,395,000	\$515,500
2006	\$302,500	\$550,000	\$1,262,500	\$4,566,188	\$618,750
2007	\$350,000	\$595,000	\$1,197,500	\$4,650,000	\$592,550
2008	\$360,000	\$549,500	\$947,000	\$2,275,000	\$652,500
2009	\$296,500	\$500,000	\$800,000	\$2,000,000	\$490,000
2010	\$315,000	\$532,500	\$840,000	\$2,725,000	\$565,000
2011	\$272,500	\$450,000	\$974,500	\$2,500,000	\$467,750
2012	\$315,000	\$525,000	\$1,075,000	\$4,000,000	\$597,500
2013	\$318,000	\$554,000	\$912,500	\$2,700,000	\$629,000
2014	\$375,000	\$650,000	\$1,050,000	\$4,850,000	\$650,000
2015	\$355,000	\$595,000	\$1,080,000	\$3,525,000	\$625,000
2016	\$408,500	\$660,000	\$1,014,500	\$5,430,000	\$720,000
2017	\$445,000	\$642,500	\$1,100,000	\$2,600,000	\$696,000

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$91,748	\$111,333	\$163,184	\$212,742	\$115,992
2004	\$111,179	\$127,640	\$177,433	\$244,118	\$137,268
2005	\$148,989	\$169,983	\$241,126	\$324,284	\$181,249
2006	\$183,395	\$201,665	\$463,442	\$739,370	\$300,177
2007	\$175,885	\$213,150	\$359,909	\$767,950	\$253,933
2008	\$208,104	\$210,535	\$361,708	\$562,500	\$258,316
2009	\$147,718	\$197,388	\$243,540	\$546,314	\$209,051
2010	\$155,369	\$187,886	\$289,284	\$534,723	\$224,090
2011	\$137,330	\$168,010	\$271,257	\$414,505	\$193,457
2012	\$164,112	\$201,785	\$336,443	\$695,924	\$247,516
2013	\$173,599	\$192,473	\$308,258	\$390,163	\$226,659
2014	\$191,975	\$233,325	\$407,139	\$705,025	\$274,278
2015	\$192,575	\$207,023	\$323,587	\$632,372	\$263,844
2016	\$219,367	\$238,357	\$305,921	\$668,387	\$275,710
2017	\$264,140	\$229,232	\$444,393	\$739,217	\$301,171

# 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	\$462,810	\$722,802	\$1,612,008	\$4,427,283	\$1,131,156
2006	\$505,145	\$773,538	\$1,421,104	\$3,437,892	\$958,722
2007	\$593,157	\$922,355	\$1,557,201	\$5,477,177	\$1,179,585
2008	\$687,432	\$1,023,283	\$1,781,831	\$4,263,892	\$1,381,182
2009	\$503,526	\$896,742	\$1,495,277	\$4,556,250	\$1,207,731
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	\$1,041,949	\$1,972,151	\$4,117,265	\$1,444,328
2014	\$683,208	\$1,227,342	\$3,063,069	\$20,046,317	\$3,445,116
2015	\$754,076	\$1,271,370	\$2,385,121	\$10,844,604	\$2,494,033
2016	\$756,808	\$1,189,355	\$2,515,473	\$7,908,712	\$2,089,948
2017	\$759,111	\$1,224,924	\$2,214,914	\$4,526,035	\$1,743,470

## 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	141	186	105	36	10	478
2006	305	653	363	37	7	1,365
2007	167	699	381	31	2	1,280
2008	150	468	256	59	6	939
2009	58	225	136	22	6	447
2010	98	267	184	25	5	579
2011	87	265	198	52	12	614
2012	117	283	206	51	4	661
2013	114	314	167	50	10	655
2014	101	232	187	53	7	580
2015	122	361	241	82	4	810
2016	95	283	206	51	5	640
2017	84	262	189	46	3	584

## 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	\$733,371	\$1,320,000	\$2,700,000	\$750,000
2007	\$605,000	\$878,000	\$1,349,000	\$3,625,000	\$960,000
2008	\$687,500	\$942,500	\$1,650,000	\$3,255,400	\$1,060,000
2009	\$499,500	\$799,000	\$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	\$3,787,500	\$1,025,000
2014	\$625,000	\$1,100,000	\$2,010,000	\$12,300,000	\$1,334,444
2015	\$750,000	\$1,100,000	\$1,900,000	\$5,497,500	\$1,390,000
2016	\$715,000	\$1,100,000	\$2,106,255	\$4,400,000	\$1,327,500
2017	\$745,500	\$1,140,000	\$1,932,626	\$2,888,500	\$1,305,000

## 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	\$1,139	\$1,218	\$1,329	\$1,864	\$1,257
2008	\$1,250	\$1,306	\$1,401	\$1,807	\$1,352
2009	\$1,009	\$1,140	\$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	\$1,331	\$1,529	\$1,797	\$1,402
2014	\$1,392	\$1,539	\$2,061	\$4,831	\$1,979
2015	\$1,459	\$1,582	\$1,858	\$3,223	\$1,812
2016	\$1,513	\$1,549	\$1,903	\$2,670	\$1,746
2017	\$1,469	\$1,595	\$1,697	\$2,068	\$1,645

# Downtown

34th-14th Street

## COOPERATIVES AND CONDOMINIUMS

### NUMBER OF SALES



### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$257,672	\$415,570	\$765,274	\$1,407,907	\$551,695
2004	\$328,986	\$492,058	\$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	\$455,963	\$804,280	\$1,542,464	\$3,187,051	\$1,270,668
2008	\$537,159	\$889,019	\$1,660,465	\$2,943,957	\$1,283,591
2009	\$415,441	\$700,229	\$1,574,663	\$3,489,379	\$1,195,011
2010	\$428,220	\$782,871	\$1,649,959	\$3,657,075	\$1,304,485
2011	\$437,794	\$761,002	\$1,637,813	\$3,438,661	\$1,273,858
2012	\$436,512	\$784,330	\$1,598,542	\$3,609,091	\$1,278,391
2013	\$482,755	\$836,362	\$1,998,483	\$5,200,139	\$1,543,626
2014	\$503,942	\$944,702	\$2,148,378	\$6,562,516	\$1,764,891
2015	\$551,180	\$1,059,280	\$2,399,650	\$5,839,838	\$1,893,041
2016	\$572,282	\$1,114,588	\$2,451,374	\$6,891,201	\$2,202,233
2017	\$615,558	\$1,113,236	\$2,723,574	\$6,944,274	\$2,220,621

### 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	\$468,750	\$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	\$436,937	\$735,000	\$1,505,000	\$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	\$693,600	\$1,500,000	\$3,300,000	\$900,000
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	\$1,830,000	\$3,500,000	\$925,000
2014	\$465,000	\$840,000	\$1,960,000	\$4,389,694	\$999,000
2015	\$520,000	\$910,000	\$2,085,000	\$5,664,000	\$1,185,000
2016	\$542,000	\$995,000	\$2,285,000	\$5,300,000	\$1,325,000
2017	\$562,000	\$979,000	\$2,340,000	\$5,334,990	\$1,300,000

# Downtown 34th-14th Street

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$246,304	\$387,236	\$686,476	\$1,006,938	\$699,602	\$429,253
2004	\$298,992	\$447,562	\$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	\$424,581	\$655,343	\$1,196,018	\$3,221,658	\$1,229,297	\$852,559
2008	\$475,571	\$690,954	\$1,124,279	\$2,901,447	\$1,349,192	\$823,584
2009	\$381,757	\$563,052	\$975,486	\$2,398,592	\$1,261,892	\$702,166
2010	\$389,760	\$634,870	\$1,314,998	\$2,994,277	\$1,309,638	\$875,343
2011	\$391,604	\$615,832	\$1,196,707	\$2,217,442	\$1,184,921	\$800,074
2012	\$385,134	\$638,239	\$1,161,076	\$2,365,686	\$1,414,962	\$850,133
2013	\$436,207	\$671,524	\$1,282,332	\$2,172,518	\$1,527,323	\$857,256
2014	\$451,168	\$735,513	\$1,461,014	\$2,758,096	\$1,444,553	\$936,121
2015	\$488,581	\$813,034	\$1,500,503	\$3,014,917	\$1,949,381	\$1,067,655
2016	\$522,875	\$807,618	\$1,498,995	\$2,995,095	\$1,626,261	\$1,039,613
2017	\$533,740	\$842,487	\$1,531,414	\$2,977,167	\$1,833,635	\$1,091,672

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	394	588	189	16	144	1,331
2004	423	564	154	27	227	1,395
2005	317	454	156	18	181	1,126
2006	282	387	146	36	183	1,034
2007	283	404	147	38	160	1,032
2008	236	302	102	19	99	758
2009	168	308	74	19	79	648
2010	196	312	134	31	105	778
2011	196	362	136	31	127	852
2012	201	383	119	39	139	881
2013	264	431	122	28	153	998
2014	271	397	153	38	121	980
2015	245	347	126	30	133	881
2016	209	314	114	36	99	772
2017	188	343	111	31	112	785

### 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	\$425,525	\$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	\$416,500	\$632,500	\$1,125,000	\$2,212,500	\$925,500	\$614,550
2008	\$460,000	\$657,750	\$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	\$597,000	\$999,000	\$2,950,000	\$1,130,000	\$606,000
2011	\$386,000	\$600,500	\$1,076,915	\$1,737,500	\$910,000	\$601,000
2012	\$379,000	\$625,000	\$1,065,000	\$1,849,000	\$1,180,000	\$625,000
2013	\$425,000	\$650,000	\$1,197,500	\$2,141,179	\$1,300,778	\$627,250
2014	\$440,000	\$695,000	\$1,350,000	\$2,225,000	\$1,010,000	\$675,000
2015	\$483,000	\$740,000	\$1,341,954	\$2,575,000	\$1,510,000	\$720,000
2016	\$515,000	\$775,346	\$1,337,500	\$2,314,000	\$1,500,000	\$766,250
2017	\$537,500	\$800,000	\$1,370,000	\$2,350,000	\$1,582,188	\$790,000

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$113,125	\$122,814	\$157,686	\$183,702	\$125,971
2004	\$138,865	\$142,230	\$188,067	\$232,006	\$149,130
2005	\$171,538	\$178,513	\$217,547	\$283,863	\$184,638
2006	\$181,868	\$192,504	\$252,350	\$607,804	\$216,815
2007	\$190,203	\$206,295	\$273,289	\$532,347	\$226,575
2008	\$209,003	\$218,352	\$250,283	\$448,326	\$226,577
2009	\$173,183	\$177,790	\$224,343	\$367,269	\$188,811
2010	\$174,029	\$201,585	\$304,117	\$515,670	\$228,442
2011	\$175,540	\$195,348	\$274,282	\$387,929	\$213,035
2012	\$175,354	\$202,768	\$262,695	\$395,854	\$215,102
2013	\$197,217	\$211,962	\$286,746	\$357,252	\$222,967
2014	\$211,088	\$233,610	\$331,917	\$411,360	\$251,878
2015	\$222,678	\$258,722	\$349,743	\$512,962	\$272,445
2016	\$234,932	\$257,901	\$339,136	\$484,446	\$276,647
2017	\$254,722	\$273,283	\$355,054	\$437,753	\$289,160



# Downtown 34th-14th Street

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$315,096	\$508,644	\$938,445	\$1,621,758	\$1,247,020	\$847,465
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	\$1,730,388	\$3,176,445	\$1,946,978	\$1,635,717
2008	\$626,329	\$997,184	\$1,778,843	\$2,949,984	\$2,051,827	\$1,512,537
2009	\$550,178	\$886,355	\$1,749,226	\$3,765,711	\$2,041,311	\$1,653,865
2010	\$544,191	\$961,158	\$1,851,236	\$3,885,372	\$2,032,929	\$1,722,348
2011	\$563,534	\$970,371	\$1,924,848	\$3,841,404	\$2,419,943	\$1,804,994
2012	\$559,454	\$967,183	\$1,842,947	\$4,147,900	\$2,181,369	\$1,715,075
2013	\$671,810	\$1,089,191	\$2,358,032	\$5,912,520	\$2,588,884	\$2,346,671
2014	\$714,264	\$1,201,817	\$2,540,790	\$7,719,059	\$2,833,739	\$2,677,469
2015	\$783,555	\$1,412,368	\$2,957,741	\$6,496,796	\$2,959,994	\$2,875,696
2016	\$753,441	\$1,430,617	\$2,887,403	\$7,683,629	\$3,060,303	\$3,227,996
2017	\$867,718	\$1,420,742	\$3,224,823	\$7,698,754	\$2,858,069	\$3,236,934

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	78	179	86	30	178	551
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	271	124	357	1,182
2008	163	553	462	134	211	1,523
2009	42	227	254	75	98	696
2010	65	259	223	90	162	799
2011	72	251	209	94	134	760
2012	84	306	213	90	171	864
2013	65	281	243	119	145	853
2014	68	323	268	125	106	890
2015	66	242	203	129	100	740
2016	57	305	249	177	87	875
2017	61	302	264	163	82	872

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$308,245	\$500,000	\$892,500	\$1,602,500	\$1,140,000	\$655,000
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	\$1,568,275	\$3,100,000	\$1,637,500	\$1,300,000
2010	\$525,000	\$840,000	\$1,675,000	\$3,450,000	\$1,662,500	\$1,300,000
2011	\$509,166	\$870,000	\$1,667,500	\$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	\$1,050,000	\$2,125,000	\$4,250,000	\$2,350,000	\$1,695,000
2014	\$677,500	\$1,125,000	\$2,328,391	\$5,300,000	\$2,422,500	\$1,765,827
2015	\$749,250	\$1,325,107	\$2,650,000	\$6,100,000	\$2,750,000	\$2,067,037
2016	\$730,000	\$1,380,000	\$2,637,500	\$5,850,000	\$2,750,000	\$2,154,924
2017	\$740,000	\$1,287,500	\$2,749,995	\$5,875,000	\$2,592,650	\$2,150,000

### AVERAGE PRICE PER SQUARE FOOT

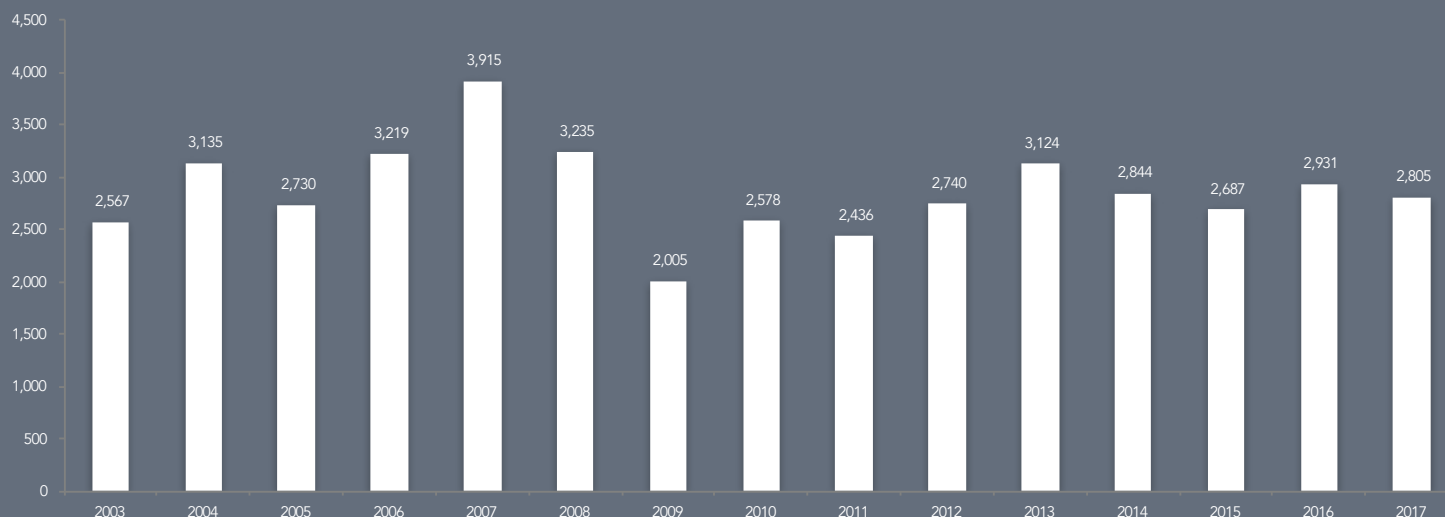
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$635	\$729	\$752	\$773	\$680	\$708
2004	\$792	\$869	\$891	\$946	\$811	\$851
2005	\$957	\$1,045	\$1,050	\$1,007	\$1,022	\$1,025
2006	\$1,064	\$1,100	\$1,103	\$1,141	\$1,074	\$1,091
2007	\$1,015	\$1,166	\$1,255	\$1,306	\$1,320	\$1,233
2008	\$1,240	\$1,232	\$1,345	\$1,425	\$1,227	\$1,283
2009	\$1,085	\$1,155	\$1,275	\$1,523	\$1,094	\$1,226
2010	\$1,105	\$1,147	\$1,281	\$1,547	\$1,153	\$1,227
2011	\$1,053	\$1,192	\$1,381	\$1,600	\$1,285	\$1,298
2012	\$1,156	\$1,221	\$1,390	\$1,695	\$1,313	\$1,324
2013	\$1,249	\$1,390	\$1,736	\$2,198	\$1,474	\$1,605
2014	\$1,418	\$1,578	\$1,883	\$2,610	\$1,682	\$1,814
2015	\$1,557	\$1,767	\$2,040	\$2,452	\$1,742	\$1,939
2016	\$1,527	\$1,758	\$2,002	\$2,639	\$1,757	\$1,990
2017	\$1,633	\$1,751	\$2,146	\$2,724	\$1,678	\$2,037

# Downtown

## South of 14th Street

### COOPERATIVES AND CONDOMINIUMS

#### NUMBER OF SALES



#### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$250,585	\$405,249	\$688,744	\$1,664,758	\$653,250
2004	\$335,856	\$476,302	\$955,330	\$1,908,907	\$949,694
2005	\$465,766	\$600,356	\$1,171,831	\$2,494,203	\$1,122,253
2006	\$475,351	\$692,333	\$1,203,388	\$2,241,093	\$1,078,819
2007	\$520,167	\$802,401	\$1,574,981	\$3,078,862	\$1,351,004
2008	\$564,511	\$825,235	\$1,680,613	\$3,051,808	\$1,453,070
2009	\$603,219	\$774,924	\$1,567,097	\$3,718,346	\$1,446,733
2010	\$559,302	\$744,976	\$1,431,299	\$3,444,378	\$1,462,102
2011	\$457,706	\$728,329	\$1,514,321	\$3,212,010	\$1,433,267
2012	\$473,783	\$791,626	\$1,574,356	\$3,619,596	\$1,529,869
2013	\$556,247	\$865,604	\$1,783,619	\$4,020,114	\$1,615,245
2014	\$594,406	\$965,587	\$1,830,313	\$3,978,468	\$1,699,625
2015	\$609,713	\$997,512	\$2,122,850	\$5,832,367	\$2,176,348
2016	\$670,914	\$1,153,716	\$2,518,607	\$7,013,087	\$2,745,126
2017	\$692,301	\$1,149,551	\$2,416,165	\$6,959,687	\$2,725,705

#### 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	\$868,250	\$1,893,500	\$607,500
2005	\$375,000	\$550,000	\$975,000	\$2,450,000	\$725,000
2006	\$415,000	\$632,000	\$1,050,000	\$1,925,000	\$750,000
2007	\$499,000	\$750,000	\$1,409,995	\$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	\$1,341,250	\$3,131,188	\$940,000
2013	\$537,000	\$772,250	\$1,575,000	\$3,300,000	\$980,000
2014	\$575,156	\$885,000	\$1,650,000	\$3,250,000	\$1,137,500
2015	\$585,000	\$900,000	\$1,872,500	\$4,841,250	\$1,330,000
2016	\$590,000	\$938,470	\$2,154,053	\$5,995,000	\$1,600,000
2017	\$640,000	\$995,000	\$2,050,000	\$5,817,288	\$1,570,000

# Downtown South of 14th Street

## COOPERATIVES

### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$240,904	\$404,067	\$641,432	\$1,224,616	\$759,671	\$510,555
2004	\$303,813	\$463,411	\$779,379	\$1,375,825	\$1,087,920	\$662,067
2005	\$383,657	\$588,266	\$951,278	\$2,082,421	\$1,337,219	\$829,777
2006	\$392,113	\$612,810	\$986,185	\$1,839,353	\$1,424,503	\$869,068
2007	\$439,503	\$690,082	\$1,162,930	\$2,199,865	\$1,543,084	\$966,747
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	\$1,171,888	\$858,948
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	\$1,506,616	\$999,869
2012	\$401,321	\$661,865	\$1,163,139	\$2,312,040	\$1,697,859	\$1,020,917
2013	\$466,991	\$742,855	\$1,245,788	\$3,142,112	\$1,821,615	\$1,187,291
2014	\$483,561	\$811,998	\$1,274,626	\$2,534,819	\$2,033,824	\$1,222,545
2015	\$520,050	\$905,061	\$1,577,540	\$3,194,676	\$2,073,789	\$1,341,346
2016	\$566,615	\$882,669	\$1,454,423	\$3,374,356	\$2,186,375	\$1,348,484
2017	\$596,890	\$958,411	\$1,621,647	\$2,982,766	\$2,185,490	\$1,419,437

### NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	304	670	284	43	343	1,644
2004	324	678	346	57	398	1,803
2005	288	551	224	38	368	1,469
2006	256	478	256	38	320	1,348
2007	273	504	211	42	330	1,360
2008	165	403	185	44	242	1,039
2009	123	288	158	42	190	801
2010	167	413	199	50	255	1,084
2011	146	395	191	50	278	1,060
2012	190	483	209	52	287	1,221
2013	234	462	237	68	358	1,359
2014	201	444	238	51	310	1,244
2015	188	468	232	58	268	1,214
2016	203	425	266	60	247	1,201
2017	170	436	277	69	231	1,183

### MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$235,000	\$385,000	\$599,500	\$1,200,000	\$615,000	\$387,250
2004	\$282,250	\$425,000	\$667,500	\$1,280,000	\$897,500	\$465,000
2005	\$365,000	\$550,000	\$795,000	\$1,652,500	\$1,110,000	\$585,500
2006	\$372,500	\$575,000	\$800,000	\$1,662,500	\$1,200,000	\$631,000
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	\$963,500	\$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	\$1,205,000	\$666,346
2012	\$389,500	\$618,500	\$1,025,000	\$1,775,000	\$1,515,000	\$675,000
2013	\$447,500	\$685,000	\$1,015,000	\$2,159,000	\$1,450,000	\$730,000
2014	\$452,500	\$717,500	\$1,048,462	\$2,050,000	\$1,557,500	\$775,000
2015	\$515,923	\$795,000	\$1,300,375	\$2,561,250	\$1,675,000	\$859,500
2016	\$535,000	\$786,000	\$1,230,000	\$2,692,961	\$1,825,000	\$900,000
2017	\$577,500	\$825,000	\$1,450,000	\$2,753,275	\$1,600,000	\$975,000

### AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$111,722	\$127,740	\$148,774	\$187,880	\$130,576
2004	\$151,320	\$148,109	\$175,499	\$225,231	\$158,723
2005	\$196,279	\$185,684	\$214,416	\$311,144	\$198,602
2006	\$192,774	\$194,330	\$223,977	\$307,284	\$205,501
2007	\$206,099	\$215,084	\$262,740	\$345,135	\$227,768
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	\$261,912	\$353,330	\$222,398
2013	\$222,292	\$234,542	\$275,495	\$447,857	\$255,866
2014	\$227,572	\$256,894	\$293,081	\$388,406	\$266,986
2015	\$245,577	\$284,959	\$357,781	\$539,664	\$310,608
2016	\$267,681	\$283,421	\$334,009	\$532,375	\$309,834
2017	\$289,247	\$304,912	\$385,432	\$518,347	\$341,013

# 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	\$441,795	\$506,029	\$1,189,482	\$2,215,833	\$1,829,403	\$1,339,027
2005	\$646,282	\$620,791	\$1,382,059	\$2,692,275	\$2,082,233	\$1,462,973
2006	\$556,995	\$755,372	\$1,373,431	\$2,389,308	\$1,742,011	\$1,229,939
2007	\$579,845	\$884,562	\$1,712,767	\$3,212,140	\$2,004,176	\$1,555,540
2008	\$649,739	\$879,459	\$1,812,231	\$3,094,688	\$2,360,069	\$1,626,954
2009	\$798,946	\$889,146	\$1,875,184	\$4,233,207	\$2,369,769	\$1,837,777
2010	\$752,995	\$848,216	\$1,605,744	\$3,852,716	\$2,475,777	\$1,827,185
2011	\$530,373	\$792,264	\$1,772,520	\$3,448,423	\$2,840,220	\$1,767,134
2012	\$564,961	\$926,993	\$1,823,469	\$3,954,537	\$2,798,120	\$1,938,975
2013	\$660,678	\$964,401	\$2,079,364	\$4,320,136	\$2,744,824	\$1,944,757
2014	\$712,288	\$1,091,637	\$2,153,670	\$4,424,687	\$3,299,885	\$2,070,555
2015	\$730,118	\$1,111,074	\$2,418,439	\$6,425,336	\$3,763,491	\$2,864,530
2016	\$837,628	\$1,409,137	\$3,099,865	\$7,523,189	\$4,029,432	\$3,714,702
2017	\$816,117	\$1,351,336	\$2,899,860	\$7,683,717	\$4,384,549	\$3,678,427

## NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	97	257	114	41	414	923
2004	98	294	260	99	581	1,332
2005	131	326	235	79	490	1,261
2006	261	603	327	103	577	1,871
2007	369	689	631	277	589	2,555
2008	249	750	546	307	344	2,196
2009	130	385	291	149	249	1,204
2010	141	430	372	216	335	1,494
2011	123	468	320	177	288	1,376
2012	151	463	345	203	357	1,519
2013	200	574	431	199	361	1,765
2014	189	541	409	165	296	1,600
2015	140	381	428	258	266	1,473
2016	127	451	487	428	237	1,730
2017	131	413	455	379	244	1,622

## 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	\$1,266,044	\$1,980,000	\$1,325,000	\$860,000
2007	\$541,750	\$830,000	\$1,540,000	\$2,500,000	\$1,470,000	\$1,115,000
2008	\$628,000	\$828,500	\$1,650,000	\$2,915,000	\$1,735,000	\$1,153,500
2009	\$560,000	\$845,000	\$1,680,000	\$3,357,000	\$1,800,000	\$1,212,500
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	\$1,150,500
2012	\$539,000	\$836,000	\$1,570,000	\$3,400,000	\$2,125,000	\$1,249,000
2013	\$605,000	\$843,000	\$1,765,000	\$3,545,000	\$2,220,000	\$1,325,000
2014	\$675,000	\$1,030,000	\$1,945,000	\$3,500,000	\$2,472,500	\$1,447,500
2015	\$691,500	\$1,035,000	\$2,037,500	\$5,200,000	\$2,800,000	\$1,830,000
2016	\$735,000	\$1,150,000	\$2,771,215	\$6,351,322	\$2,953,000	\$2,635,731
2017	\$750,000	\$1,240,000	\$2,550,000	\$6,400,000	\$2,995,000	\$2,315,494

## AVERAGE PRICE PER SQUARE FOOT

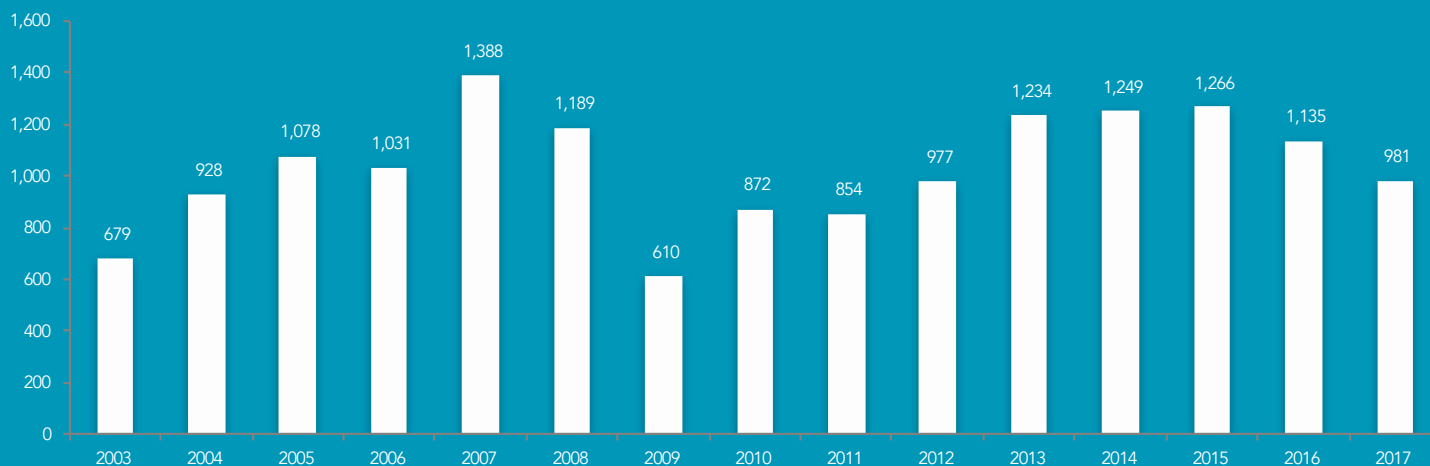
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$544	\$575	\$673	\$827	\$732	\$666
2004	\$724	\$694	\$876	\$913	\$893	\$835
2005	\$896	\$877	\$985	\$1,154	\$1,092	\$1,000
2006	\$928	\$929	\$1,025	\$1,077	\$1,113	\$1,011
2007	\$1,024	\$1,086	\$1,227	\$1,405	\$1,183	\$1,169
2008	\$1,086	\$1,096	\$1,265	\$1,387	\$1,276	\$1,206
2009	\$1,101	\$1,075	\$1,311	\$1,649	\$1,152	\$1,222
2010	\$971	\$1,018	\$1,170	\$1,499	\$1,201	\$1,162
2011	\$935	\$1,005	\$1,211	\$1,404	\$1,343	\$1,168
2012	\$983	\$1,117	\$1,299	\$1,597	\$1,356	\$1,265
2013	\$1,055	\$1,174	\$1,428	\$1,735	\$1,512	\$1,355
2014	\$1,228	\$1,334	\$1,579	\$1,894	\$1,690	\$1,508
2015	\$1,237	\$1,388	\$1,704	\$2,260	\$1,812	\$1,695
2016	\$1,377	\$1,644	\$2,031	\$2,605	\$1,896	\$2,006
2017	\$1,471	\$1,606	\$1,923	\$2,615	\$1,913	\$1,966



# Upper Manhattan

## COOPERATIVES AND CONDOMINIUMS

### NUMBER OF SALES



### AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$138,209	\$203,974	\$334,220	\$559,632	\$286,170
2004	\$169,124	\$250,296	\$338,701	\$497,511	\$315,966
2005	\$196,059	\$304,702	\$434,081	\$736,410	\$425,630
2006	\$271,108	\$396,737	\$547,637	\$827,334	\$496,066
2007	\$277,977	\$389,030	\$606,366	\$1,166,800	\$595,345
2008	\$298,742	\$421,562	\$592,315	\$1,053,043	\$559,726
2009	\$248,590	\$359,926	\$565,129	\$880,068	\$510,128
2010	\$261,946	\$381,190	\$555,384	\$810,899	\$510,398
2011	\$273,652	\$382,187	\$555,037	\$847,012	\$521,480
2012	\$277,142	\$376,818	\$632,811	\$996,582	\$587,930
2013	\$290,769	\$382,949	\$647,455	\$1,058,846	\$578,670
2014	\$241,753	\$399,724	\$651,115	\$1,114,092	\$606,948
2015	\$293,565	\$452,639	\$707,911	\$1,093,157	\$654,677
2016	\$355,020	\$477,948	\$741,942	\$1,122,007	\$664,636
2017	\$390,552	\$521,526	\$811,630	\$1,371,215	\$772,737

### 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	\$300,000	\$473,000	\$275,000
2005	\$190,000	\$300,000	\$415,000	\$727,500	\$374,500
2006	\$235,172	\$363,736	\$506,493	\$768,000	\$425,000
2007	\$250,000	\$358,000	\$564,000	\$920,000	\$475,500
2008	\$290,000	\$404,250	\$570,000	\$850,000	\$475,000
2009	\$243,000	\$345,000	\$522,500	\$762,000	\$430,000
2010	\$249,000	\$361,500	\$530,000	\$742,000	\$440,750
2011	\$263,176	\$370,000	\$544,000	\$795,095	\$450,000
2012	\$230,000	\$365,000	\$565,000	\$835,000	\$476,000
2013	\$215,000	\$339,000	\$526,550	\$797,500	\$441,000
2014	\$203,663	\$371,760	\$574,000	\$890,000	\$483,765
2015	\$250,000	\$414,750	\$635,000	\$950,000	\$537,138
2016	\$320,000	\$456,000	\$675,000	\$905,000	\$570,000
2017	\$385,000	\$486,000	\$740,000	\$965,000	\$621,000

# Upper Manhattan

## COOPERATIVES AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$133,080	\$204,336	\$344,007	\$578,281	\$276,751
2004	\$161,328	\$251,519	\$372,743	\$448,674	\$306,377
2005	\$173,201	\$304,131	\$442,085	\$617,151	\$371,045
2006	\$265,008	\$390,249	\$527,295	\$754,929	\$451,623
2007	\$263,700	\$377,074	\$505,991	\$922,665	\$459,380
2008	\$267,302	\$356,773	\$487,105	\$713,213	\$430,938
2009	\$224,120	\$336,425	\$479,555	\$605,806	\$411,869
2010	\$213,040	\$337,080	\$465,033	\$588,993	\$406,831
2011	\$248,209	\$347,956	\$463,797	\$660,260	\$430,768
2012	\$203,446	\$332,812	\$482,667	\$719,013	\$432,862
2013	\$232,440	\$330,428	\$496,182	\$781,296	\$443,442
2014	\$226,402	\$365,218	\$554,056	\$745,991	\$477,584
2015	\$236,920	\$393,145	\$578,930	\$813,670	\$511,751
2016	\$292,736	\$421,838	\$606,688	\$926,326	\$544,875
2017	\$300,603	\$447,986	\$636,855	\$857,608	\$581,951

## NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	73	225	183	48	529
2004	55	253	235	44	587
2005	50	252	193	53	548
2006	113	276	246	64	699
2007	76	328	282	62	748
2008	65	206	190	54	515
2009	34	112	116	36	298
2010	39	150	150	51	390
2011	30	156	147	59	392
2012	33	192	170	64	459
2013	52	282	255	87	676
2014	64	255	262	92	673
2015	52	270	240	100	662
2016	45	253	249	71	618
2017	36	180	217	81	514

## MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$125,000	\$185,000	\$310,000	\$441,500	\$233,000
2004	\$150,000	\$240,000	\$330,000	\$430,000	\$260,000
2005	\$182,260	\$302,743	\$444,000	\$587,000	\$330,000
2006	\$227,500	\$349,000	\$495,000	\$687,500	\$399,000
2007	\$211,500	\$332,000	\$460,000	\$639,000	\$390,000
2008	\$250,000	\$331,608	\$450,000	\$573,750	\$383,071
2009	\$197,500	\$311,000	\$432,500	\$556,000	\$370,000
2010	\$200,000	\$308,500	\$435,000	\$567,000	\$360,000
2011	\$212,500	\$333,500	\$415,000	\$660,000	\$379,000
2012	\$189,000	\$297,801	\$425,000	\$602,500	\$372,360
2013	\$190,000	\$295,000	\$435,000	\$650,000	\$363,999
2014	\$199,278	\$331,900	\$505,000	\$653,500	\$405,000
2015	\$231,000	\$360,000	\$550,000	\$697,500	\$447,158
2016	\$275,000	\$392,765	\$575,000	\$850,000	\$491,250
2017	\$282,000	\$424,250	\$620,000	\$770,000	\$526,250

## AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$63,618	\$63,937	\$77,388	\$93,063	\$71,189
2004	\$73,356	\$77,001	\$85,819	\$75,853	\$80,104
2005	\$81,337	\$93,492	\$99,317	\$103,794	\$95,431
2006	\$119,648	\$121,816	\$121,196	\$130,935	\$122,082
2007	\$122,195	\$116,568	\$116,181	\$165,836	\$121,077
2008	\$126,577	\$110,327	\$111,157	\$124,328	\$114,152
2009	\$106,083	\$104,400	\$109,832	\$105,297	\$106,815
2010	\$94,781	\$103,973	\$105,092	\$103,383	\$103,407
2011	\$110,364	\$108,989	\$107,123	\$117,114	\$109,618
2012	\$95,952	\$105,129	\$109,941	\$120,539	\$108,400
2013	\$109,027	\$103,133	\$114,309	\$131,312	\$111,429
2014	\$104,150	\$112,970	\$127,370	\$126,751	\$119,621
2015	\$110,160	\$122,748	\$131,897	\$143,449	\$128,203
2016	\$136,347	\$132,296	\$139,440	\$155,928	\$138,185
2017	\$149,069	\$142,652	\$148,655	\$154,240	\$147,462

# 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	\$418,311	\$581,450	\$903,300	\$589,637
2007	\$318,162	\$415,002	\$701,353	\$1,285,053	\$754,255
2008	\$345,187	\$475,379	\$674,918	\$1,250,364	\$658,132
2009	\$324,227	\$382,045	\$642,679	\$1,120,884	\$603,978
2010	\$325,525	\$425,008	\$618,128	\$972,573	\$594,197
2011	\$303,010	\$415,984	\$625,628	\$993,923	\$598,448
2012	\$374,421	\$440,344	\$736,992	\$1,174,227	\$725,335
2013	\$361,307	\$460,493	\$822,000	\$1,336,396	\$742,494
2014	\$269,823	\$446,778	\$757,962	\$1,449,393	\$758,098
2015	\$388,581	\$528,410	\$839,637	\$1,347,235	\$811,328
2016	\$455,119	\$554,269	\$888,369	\$1,346,094	\$807,793
2017	\$469,531	\$606,927	\$1,015,535	\$1,891,242	\$982,725

## 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	83	148	61	31	332
2007	27	151	298	128	36	640
2008	44	248	242	93	47	674
2009	11	119	128	41	13	312
2010	30	151	216	70	15	482
2011	26	158	190	75	13	462
2012	25	133	245	100	15	518
2013	43	191	221	87	16	558
2014	35	187	238	101	15	576
2015	31	212	235	110	16	604
2016	28	186	230	62	11	517
2017	41	155	186	80	5	467

## 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	\$390,000	\$572,500	\$935,000	\$499,500
2007	\$280,000	\$415,000	\$650,000	\$965,000	\$630,000
2008	\$355,500	\$460,000	\$669,495	\$979,000	\$555,500
2009	\$320,000	\$390,000	\$600,000	\$1,050,000	\$510,000
2010	\$339,500	\$425,000	\$635,000	\$836,000	\$530,500
2011	\$321,058	\$412,500	\$638,250	\$950,000	\$531,000
2012	\$385,000	\$440,000	\$689,000	\$994,494	\$590,000
2013	\$334,500	\$438,500	\$645,000	\$999,000	\$566,500
2014	\$222,482	\$428,000	\$673,000	\$1,191,478	\$600,000
2015	\$370,000	\$495,000	\$799,000	\$1,325,000	\$690,000
2016	\$406,051	\$530,750	\$841,403	\$1,049,500	\$700,000
2017	\$449,000	\$565,000	\$883,250	\$1,630,000	\$772,000

## 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	\$602	\$523	\$552	\$546
2007	\$709	\$597	\$609	\$773	\$649
2008	\$681	\$627	\$629	\$752	\$650
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	\$633	\$723	\$846	\$711
2014	\$684	\$677	\$710	\$898	\$734
2015	\$832	\$775	\$817	\$915	\$824
2016	\$934	\$824	\$897	\$959	\$882
2017	\$1,004	\$912	\$942	\$1,165	\$978



## OFFICES

### 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 JOHNSON

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

### RIVERDALE MOSHOLU

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

### 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

### SOUTH SLOPE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### NEW JERSEY HOBOKEN

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### HUDSON VALLEY HUDSON

526 Warren Street  
Hudson, NY 12534  
518.828.0181

### CONNECTICUT DARIEN

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### NEW CANAAN - ELM STREET

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

### NEW CANAAN - SOUTH AVENUE

6 South Avenue  
New Canaan, CT 06840  
203.966.7772

### ROWAYTON

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

### GREENWICH

125 Mason Street  
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

### QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### HAMPTONS EAST HAMPTON

2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### 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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