

2015

MANHATTAN ANNUAL REPORT 2003-2015

BROWN HARRIS STEVENS Established 1873



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE
in New York City, The Hamptons & Palm Beach

Manhattan Apartments 2003-2015

Cover Property: BrownHarrisStevens.com WEB# 13091038

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

Over **188,000** verified sales are included, a number of which were recorded after our quarterly market reports were released.



BrownHarrisStevens.com WEB# 13514359



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We have also provided a summary of relevant economic indicators, including data on employment, Wall Street, building permits and interest rates.

Data Highlights

The average apartment price reached a record \$1,818,057 in Manhattan last year, an

8% increase from 2014.

A **41%** jump in new development activity helped push this figure higher, as new developments typically sell for more than resale apartments as they tend to be larger and have more amenities.



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The average price for just resale apartments rose 4% to **\$1,535,570**, while the average new development price fell 2% to \$3,043,168

Total sales were virtually unchanged from 2014, with **14,004** closings reported.

Data Highlights continued

The median price for all apartments rose

9% last year, reaching a record \$999,395.

Downtown, south of 14th Street, posted the largest increase in average price during 2015 (28%), followed by Midtown East (19%). Both

areas had sharp **increases** in new development activity last year.



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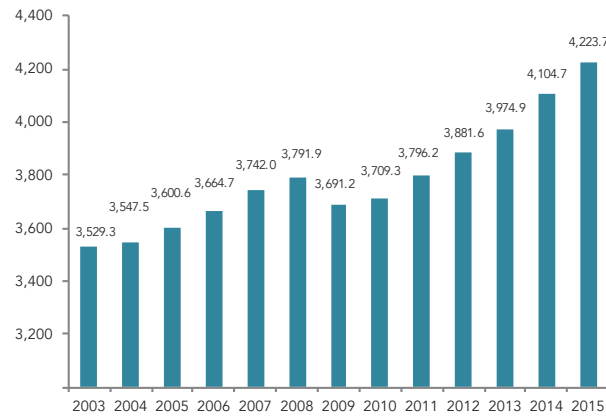
While the Midtown West average price fell **21%** in 2015, this was due to closings at One57 inflating the 2014 data.

Midtown West had **27%** more sales than during 2014, the highest increase in sales in our report.

Economic Indicators

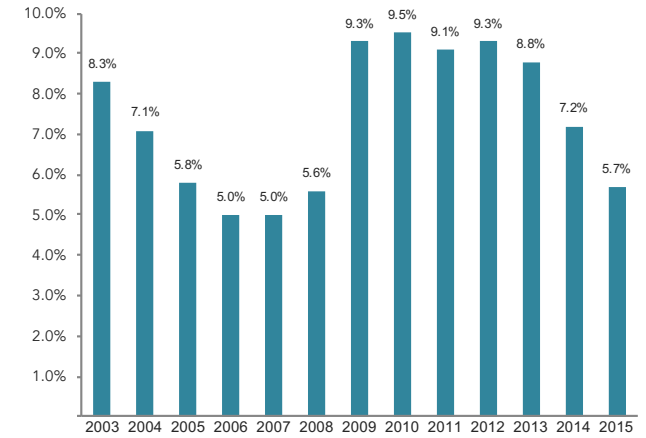
AVERAGE NYC EMPLOYMENT (thousands)

Source: NYS Department of Labor



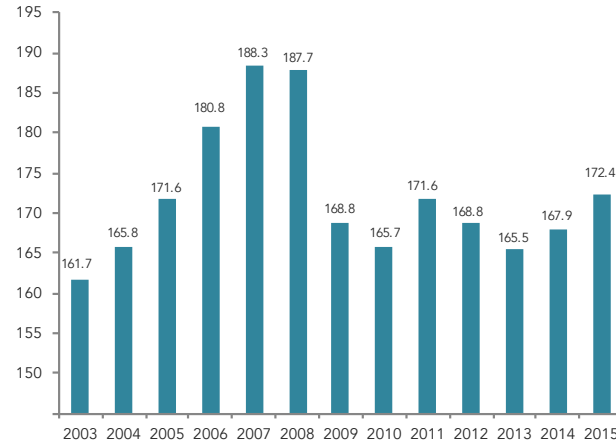
AVERAGE NYC UNEMPLOYMENT RATE

Source: NYS Department of Labor



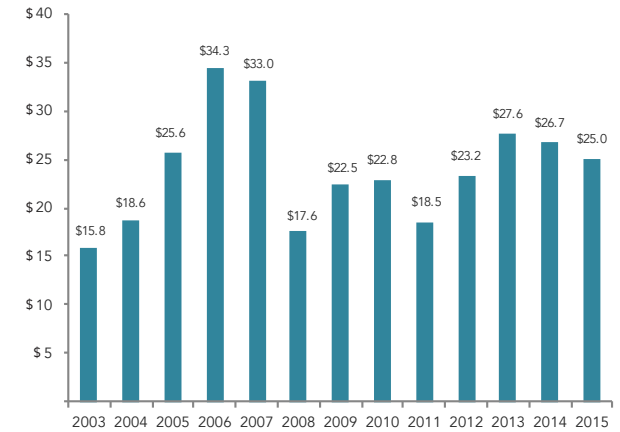
AVERAGE NYC SECURITIES INDUSTRY EMPLOYMENT (thousands)

Source: NYS Department of Labor



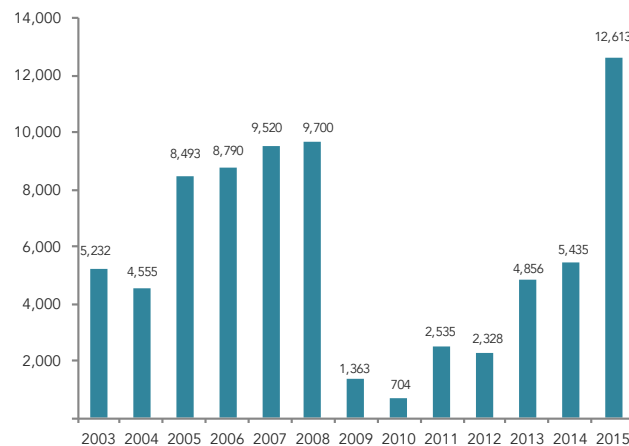
WALL STREET BONUSES (billions)

Source: NYS Comptroller



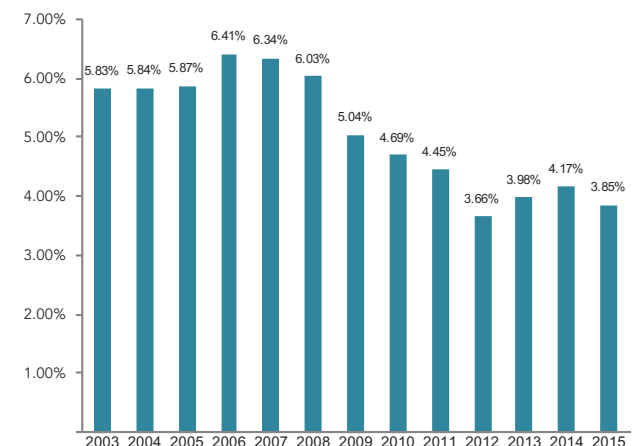
MANHATTAN BUILDING PERMITS (number of units)

Source: Census Bureau



AVERAGE 30-YEAR CONFORMING MORTGAGE RATE

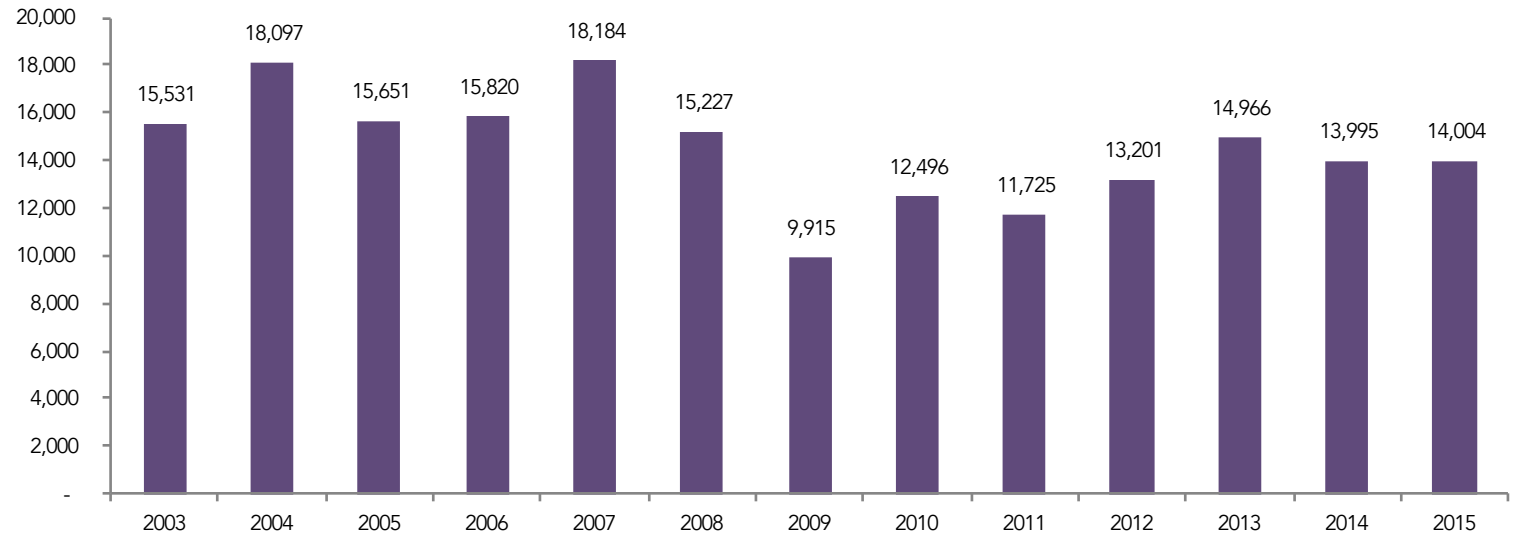
Source: Freddie Mac



Manhattan

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,114	\$418,808	\$873,603	\$2,204,558	\$690,881
2004	\$300,834	\$489,319	\$1,017,356	\$2,551,677	\$856,211
2005	\$380,105	\$601,315	\$1,210,592	\$3,221,745	\$1,057,541
2006	\$418,387	\$673,664	\$1,333,316	\$3,392,237	\$1,127,764
2007	\$446,299	\$754,043	\$1,501,591	\$3,706,143	\$1,310,258
2008	\$493,678	\$803,228	\$1,640,861	\$4,423,380	\$1,526,813
2009	\$434,396	\$683,978	\$1,398,903	\$3,618,927	\$1,325,414
2010	\$417,945	\$690,092	\$1,398,959	\$3,558,655	\$1,373,674
2011	\$400,997	\$695,547	\$1,411,333	\$3,559,999	\$1,376,256
2012	\$410,416	\$712,382	\$1,482,349	\$3,948,777	\$1,454,933
2013	\$452,538	\$745,117	\$1,561,560	\$3,899,355	\$1,447,120
2014	\$476,720	\$825,891	\$1,726,126	\$5,135,136	\$1,689,160
2015	\$507,209	\$890,014	\$1,864,323	\$5,039,356	\$1,818,057

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	\$1,281,000	\$2,599,500	\$835,000
2008	\$459,750	\$740,000	\$1,400,000	\$2,900,000	\$908,555
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	\$631,000	\$1,200,000	\$2,613,906	\$822,000
2012	\$382,500	\$640,000	\$1,235,000	\$2,700,000	\$842,500
2013	\$420,000	\$665,000	\$1,312,000	\$2,850,000	\$855,000
2014	\$435,000	\$725,000	\$1,450,000	\$3,223,500	\$920,000
2015	\$460,000	\$790,000	\$1,563,847	\$3,529,211	\$999,395



BrownHarrisStevens.com WEB# 12518866

Manhattan

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,753	\$381,226	\$814,450	\$2,156,654	\$645,080	\$605,980
2004	\$268,509	\$439,948	\$921,755	\$2,424,066	\$877,060	\$721,281
2005	\$328,688	\$538,763	\$1,097,920	\$3,046,549	\$1,096,602	\$873,167
2006	\$357,364	\$584,027	\$1,236,664	\$3,427,659	\$1,231,960	\$1,004,349
2007	\$383,993	\$622,138	\$1,277,634	\$3,531,399	\$1,268,975	\$1,045,574
2008	\$406,230	\$649,065	\$1,374,417	\$4,506,812	\$1,397,604	\$1,211,123
2009	\$347,009	\$567,201	\$1,129,778	\$2,810,433	\$1,108,262	\$953,213
2010	\$347,305	\$585,473	\$1,225,578	\$3,023,098	\$1,386,305	\$1,090,645
2011	\$341,186	\$585,671	\$1,208,770	\$3,303,265	\$1,305,839	\$1,111,592
2012	\$347,901	\$584,815	\$1,260,029	\$3,767,549	\$1,443,902	\$1,185,681
2013	\$379,044	\$609,598	\$1,263,405	\$3,228,151	\$1,543,333	\$1,103,330
2014	\$402,619	\$667,081	\$1,371,131	\$3,947,779	\$1,655,151	\$1,219,476
2015	\$423,832	\$720,817	\$1,482,237	\$3,974,609	\$1,783,924	\$1,326,621

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,013	4,138	2,555	742	672	10,120
2004	2,275	4,588	2,955	935	875	11,628
2005	1,888	3,845	2,306	752	721	9,512
2006	1,653	3,264	2,218	735	637	8,507
2007	1,766	3,548	2,244	808	633	8,999
2008	1,215	2,528	1,686	620	430	6,479
2009	845	2,001	1,398	531	333	5,108
2010	1,030	2,505	1,900	848	460	6,743
2011	1,015	2,331	1,721	798	472	6,337
2012	1,142	2,764	2,011	902	539	7,358
2013	1,414	3,254	2,304	932	640	8,544
2014	1,418	3,052	2,126	836	553	7,985
2015	1,389	2,932	1,946	940	521	7,728

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$212,407	\$367,034	\$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	\$2,386,250	\$930,000	\$645,000
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	\$998,000	\$2,150,000	\$912,500	\$650,000
2012	\$335,750	\$540,500	\$1,018,188	\$2,250,000	\$999,000	\$652,500
2013	\$365,000	\$570,000	\$1,075,000	\$2,275,000	\$1,141,500	\$662,750
2014	\$385,000	\$618,100	\$1,200,000	\$2,550,000	\$999,500	\$702,000
2015	\$400,000	\$659,213	\$1,267,500	\$2,700,000	\$1,200,000	\$750,399

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,630	\$119,066	\$169,532	\$275,764	\$141,091
2004	\$121,564	\$137,254	\$192,965	\$317,719	\$164,938
2005	\$154,692	\$168,128	\$231,950	\$389,125	\$200,892
2006	\$167,459	\$180,907	\$256,205	\$432,462	\$222,797
2007	\$175,997	\$192,794	\$267,322	\$453,555	\$234,424
2008	\$186,523	\$201,098	\$284,985	\$540,051	\$256,293
2009	\$157,555	\$175,911	\$233,465	\$366,029	\$210,655
2010	\$157,997	\$181,850	\$256,000	\$393,233	\$228,893
2011	\$155,085	\$181,266	\$254,900	\$424,945	\$231,497
2012	\$158,984	\$181,308	\$263,594	\$456,421	\$238,228
2013	\$175,365	\$191,360	\$267,683	\$426,679	\$238,494
2014	\$187,672	\$209,802	\$296,624	\$497,715	\$262,802
2015	\$197,228	\$226,377	\$318,504	\$530,505	\$285,337

Manhattan

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,207	\$496,450	\$981,021	\$2,273,710	\$1,212,213	\$849,669
2004	\$390,626	\$586,410	\$1,173,433	\$2,726,373	\$1,739,983	\$1,098,747
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	\$3,352,182	\$1,687,897	\$1,271,330
2007	\$546,511	\$900,797	\$1,686,900	\$3,829,134	\$1,900,946	\$1,569,582
2008	\$616,228	\$920,226	\$1,812,845	\$4,384,014	\$2,093,951	\$1,760,621
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	\$4,032,718	\$2,250,553	\$1,705,407
2011	\$521,929	\$826,756	\$1,634,516	\$3,782,688	\$2,618,194	\$1,687,536
2012	\$534,147	\$889,033	\$1,737,973	\$4,119,410	\$2,510,656	\$1,793,997
2013	\$605,812	\$937,769	\$1,926,571	\$4,508,471	\$2,596,063	\$1,904,508
2014	\$642,714	\$1,056,475	\$2,131,017	\$6,160,582	\$3,022,749	\$2,313,192
2015	\$690,454	\$1,116,330	\$2,249,976	\$5,936,185	\$3,337,837	\$2,423,189

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,003	1,407	514	670	5,411
2004	819	2,333	1,810	683	824	6,469
2005	781	2,083	1,853	734	688	6,139
2006	997	2,722	2,001	650	943	7,313
2007	1,098	3,189	2,712	1,148	1,038	9,185
2008	867	3,331	2,612	1,314	624	8,748
2009	426	1,678	1,531	785	387	4,807
2010	528	1,913	1,826	958	528	5,753
2011	502	1,952	1,562	920	452	5,388
2012	577	1,996	1,749	958	563	5,843
2013	678	2,289	1,882	1,027	546	6,422
2014	633	2,102	1,864	968	443	6,010
2015	632	2,192	1,928	1,116	408	6,276

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	\$556,000	\$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	\$875,712
2007	\$525,000	\$830,000	\$1,426,251	\$2,717,500	\$1,525,000	\$1,055,000
2008	\$599,000	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,144,875
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	\$3,027,375	\$1,747,500	\$1,100,000
2011	\$496,500	\$760,000	\$1,442,000	\$3,000,000	\$2,000,000	\$1,080,500
2012	\$516,672	\$810,000	\$1,495,000	\$3,057,750	\$1,900,000	\$1,135,000
2013	\$575,000	\$850,000	\$1,680,000	\$3,350,000	\$2,147,500	\$1,225,000
2014	\$610,000	\$950,000	\$1,820,000	\$3,785,000	\$2,339,998	\$1,375,000
2015	\$682,750	\$999,997	\$1,926,000	\$4,350,000	\$2,554,688	\$1,499,540

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	\$1,356	\$1,081	\$1,071
2007	\$1,039	\$1,124	\$1,237	\$1,534	\$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	\$1,028	\$1,161	\$1,534	\$1,163	\$1,162
2011	\$997	\$1,047	\$1,201	\$1,555	\$1,294	\$1,195
2012	\$1,041	\$1,109	\$1,278	\$1,646	\$1,316	\$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	\$1,328	\$1,426	\$1,658	\$2,152	\$1,732	\$1,637

East Side

COOPERATIVES AND CONDOMINIUMS

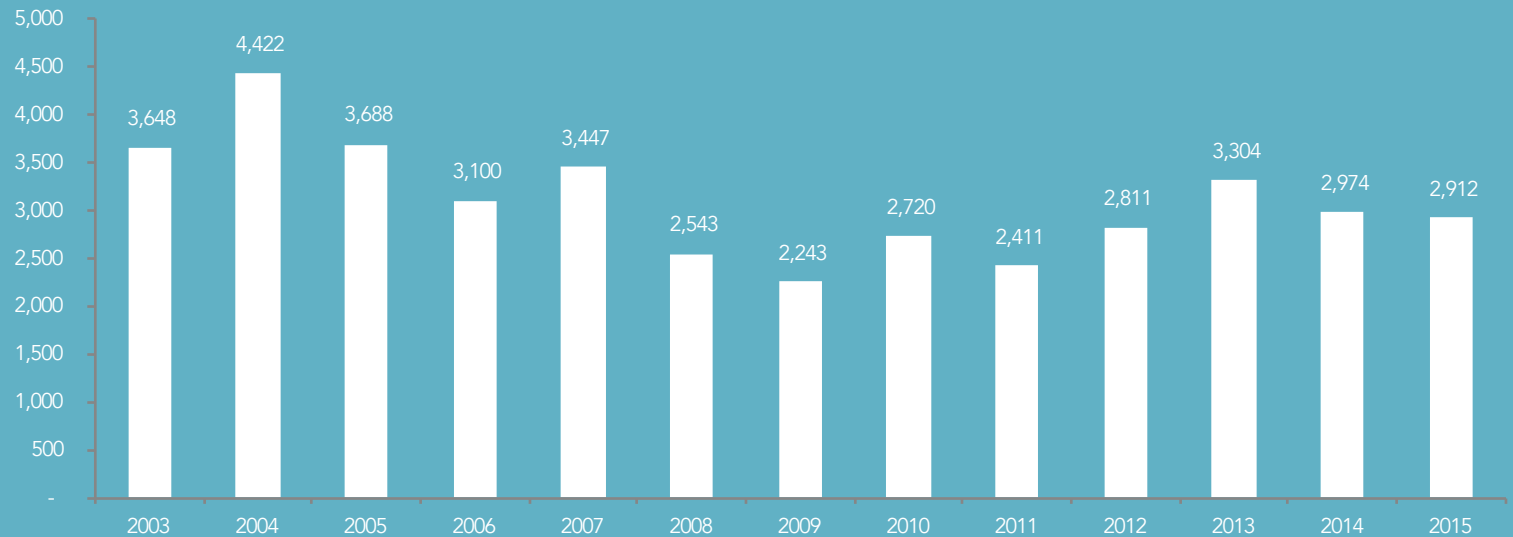


BrownHarrisStevens.com WEB#



BrownHarrisStevens.com WEB# 11966757

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$222,709	\$407,136	\$1,002,563	\$2,592,197	\$869,109
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	\$4,100,252	\$1,463,912
2007	\$401,348	\$691,777	\$1,641,031	\$4,396,648	\$1,555,785
2008	\$419,340	\$739,459	\$1,825,039	\$5,876,053	\$2,022,688
2009	\$398,136	\$655,665	\$1,533,880	\$4,057,111	\$1,656,827
2010	\$355,997	\$640,176	\$1,529,953	\$3,808,435	\$1,660,662
2011	\$340,449	\$665,805	\$1,531,473	\$4,169,076	\$1,698,308
2012	\$345,544	\$639,367	\$1,609,332	\$4,847,638	\$1,845,912
2013	\$384,350	\$662,025	\$1,602,177	\$4,521,714	\$1,757,177
2014	\$401,954	\$737,602	\$1,775,750	\$5,742,274	\$2,044,538
2015	\$433,771	\$799,555	\$1,936,396	\$5,579,073	\$2,123,254

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$215,000	\$385,000	\$825,000	\$1,900,000	\$485,900
2004	\$250,000	\$450,000	\$899,000	\$2,217,500	\$595,000
2005	\$330,000	\$569,500	\$1,141,500	\$2,800,000	\$710,000
2006	\$362,000	\$613,225	\$1,265,000	\$2,840,788	\$811,871
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	\$930,000
2010	\$345,000	\$585,783	\$1,225,000	\$2,850,000	\$950,000
2011	\$325,000	\$593,400	\$1,250,000	\$3,012,928	\$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	\$1,460,000	\$4,006,250	\$1,013,500
2015	\$400,000	\$725,000	\$1,553,656	\$3,895,000	\$1,100,000

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, 788	\$446, 359	\$1, 073, 471	\$3, 022, 914	\$981, 451
2005	\$318, 148	\$545, 786	\$1, 280, 222	\$3, 863, 676	\$1, 176, 371
2006	\$350, 154	\$599, 157	\$1, 514, 834	\$4, 223, 740	\$1, 382, 146
2007	\$372, 306	\$640, 070	\$1, 584, 196	\$4, 648, 321	\$1, 485, 877
2008	\$388, 194	\$678, 091	\$1, 790, 621	\$6, 879, 677	\$2, 010, 805
2009	\$321, 967	\$587, 054	\$1, 389, 750	\$3, 661, 203	\$1, 363, 807
2010	\$324, 786	\$592, 596	\$1, 471, 109	\$3, 838, 526	\$1, 532, 345
2011	\$314, 899	\$605, 124	\$1, 471, 524	\$4, 357, 329	\$1, 623, 311
2012	\$315, 723	\$576, 916	\$1, 524, 632	\$5, 238, 125	\$1, 812, 944
2013	\$335, 015	\$587, 678	\$1, 479, 209	\$4, 094, 323	\$1, 464, 299
2014	\$362, 063	\$632, 464	\$1, 603, 487	\$5, 156, 489	\$1, 683, 839
2015	\$395, 364	\$698, 789	\$1, 763, 933	\$5, 450, 401	\$1, 922, 413

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$201,250	\$360,000	\$769,775	\$1,900,000	\$445,000
2004	\$235, 000	\$410, 500	\$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, 838, 288	\$700, 000
2007	\$365, 000	\$590, 000	\$1, 225, 000	\$3, 195, 000	\$735, 500
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, 163, 076	\$2, 725, 000	\$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	\$773, 500
2014	\$340, 000	\$585, 000	\$1, 310, 000	\$3, 325, 000	\$819, 000
2015	\$377, 000	\$630, 000	\$1, 400, 000	\$3, 600, 000	\$875, 000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	436	1, 090	811	354	10	2, 701
2004	523	1, 212	979	466	13	3, 193
2005	397	1, 086	778	354	10	2, 625
2006	360	836	703	332	11	2, 242
2007	393	914	692	363	8	2, 370
2008	244	629	524	279	6	1, 682
2009	169	502	438	245	9	1, 363
2010	189	652	627	382	3	1, 853
2011	227	544	572	345	5	1, 693
2012	236	695	683	414	6	2, 034
2013	297	847	775	409	9	2, 337
2014	277	767	682	357	12	2, 095
2015	307	735	594	417	7	2, 060

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, 692	\$136, 537	\$217, 448	\$372, 142	\$191, 722
2005	\$142, 390	\$167, 215	\$263, 888	\$458, 270	\$231, 609
2006	\$166, 167	\$182, 587	\$295, 175	\$488, 217	\$260, 896
2007	\$168, 439	\$195, 889	\$319, 309	\$541, 609	\$280, 612
2008	\$177, 489	\$203, 799	\$352, 027	\$747, 279	\$336, 784
2009	\$144, 327	\$179, 353	\$273, 286	\$442, 635	\$253, 007
2010	\$147, 271	\$181, 777	\$291, 103	\$465, 689	\$273, 928
2011	\$143, 344	\$182, 581	\$298, 084	\$510, 516	\$283, 469
2012	\$145, 656	\$176, 311	\$305, 703	\$570, 510	\$296, 794
2013	\$153, 466	\$184, 067	\$305, 066	\$504, 586	\$276, 755
2014	\$167, 992	\$196, 664	\$336, 465	\$609, 983	\$309, 461
2015	\$179, 784	\$218, 642	\$369, 854	\$669, 154	\$348, 089

East Side

CONDOMINIUMS

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$276,256	\$478,688	\$1,000,214	\$2,420,607	\$950,013
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	\$3,864,632	\$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	\$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	\$1,041,589	\$2,322,972	\$5,829,804	\$2,608,856

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	\$725,000
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	\$3,810,000	\$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	\$4,437,500	\$1,574,160

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	111	355	326	154	1	947
2004	145	484	393	206	1	1,229
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	306	281	299	0	967
2014	77	274	285	243	0	879
2015	67	306	265	214	0	852

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	\$1,123	\$1,438	\$1,975	\$1,478
2014	\$1,180	\$1,272	\$1,604	\$2,305	\$1,657
2015	\$1,280	\$1,351	\$1,680	\$2,030	\$1,619

West Side

COOPERATIVES AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 14137596



BrownHarrisStevens.com WEB# 14236277

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	\$1,182,290	\$2,812,496	\$1,009,589
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	\$697,539	\$1,500,284	\$4,170,391	\$1,647,759
2013	\$436,595	\$754,130	\$1,624,380	\$3,755,227	\$1,517,232
2014	\$474,054	\$833,280	\$1,766,402	\$4,683,850	\$1,762,580
2015	\$490,345	\$886,332	\$1,867,375	\$4,415,200	\$1,839,093

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	\$921,000	\$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	\$2,811,000	\$921,000
2013	\$405,000	\$685,000	\$1,361,000	\$2,817,500	\$951,250
2014	\$445,000	\$755,000	\$1,499,000	\$3,199,000	\$1,030,500
2015	\$450,000	\$815,000	\$1,599,500	\$3,300,000	\$1,183,000

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	\$978,785	\$2,179,079	\$791,305
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	\$3,008,277	\$1,187,570
2013	\$382,553	\$637,719	\$1,340,365	\$3,065,314	\$1,191,775
2014	\$407,356	\$705,694	\$1,475,978	\$4,140,087	\$1,378,534
2015	\$422,554	\$752,772	\$1,590,142	\$3,354,165	\$1,390,799

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	\$375,000	\$599,000	\$1,200,000	\$2,385,000	\$780,000
2014	\$399,500	\$659,000	\$1,315,000	\$2,800,000	\$825,000
2015	\$410,500	\$715,000	\$1,388,885	\$2,750,000	\$865,000

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	345	895	736	229	22	2,227
2004	363	977	765	244	36	2,385
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	254	28	1,576
2013	223	622	542	241	20	1,648
2014	257	603	497	221	33	1,611
2015	232	573	470	249	27	1,551

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	\$203,729	\$297,195	\$177,687
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	\$413,279	\$246,431
2013	\$176,430	\$200,672	\$285,402	\$428,998	\$259,360
2014	\$188,459	\$223,411	\$319,300	\$537,694	\$291,935
2015	\$198,134	\$236,513	\$335,152	\$479,378	\$300,771

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, 625	\$1, 925, 325	\$5, 318, 939	\$2, 428, 447
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, 121	\$1, 103, 747	\$2, 257, 492	\$5, 463, 603	\$2, 511, 533

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, 000
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, 067, 825	\$3, 878, 441	\$1, 629, 100

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	286	295	257	12	929
2013	84	354	334	201	13	986
2014	94	318	292	230	17	951
2015	87	352	334	252	9	1, 034

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, 125	\$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, 123	\$1, 692

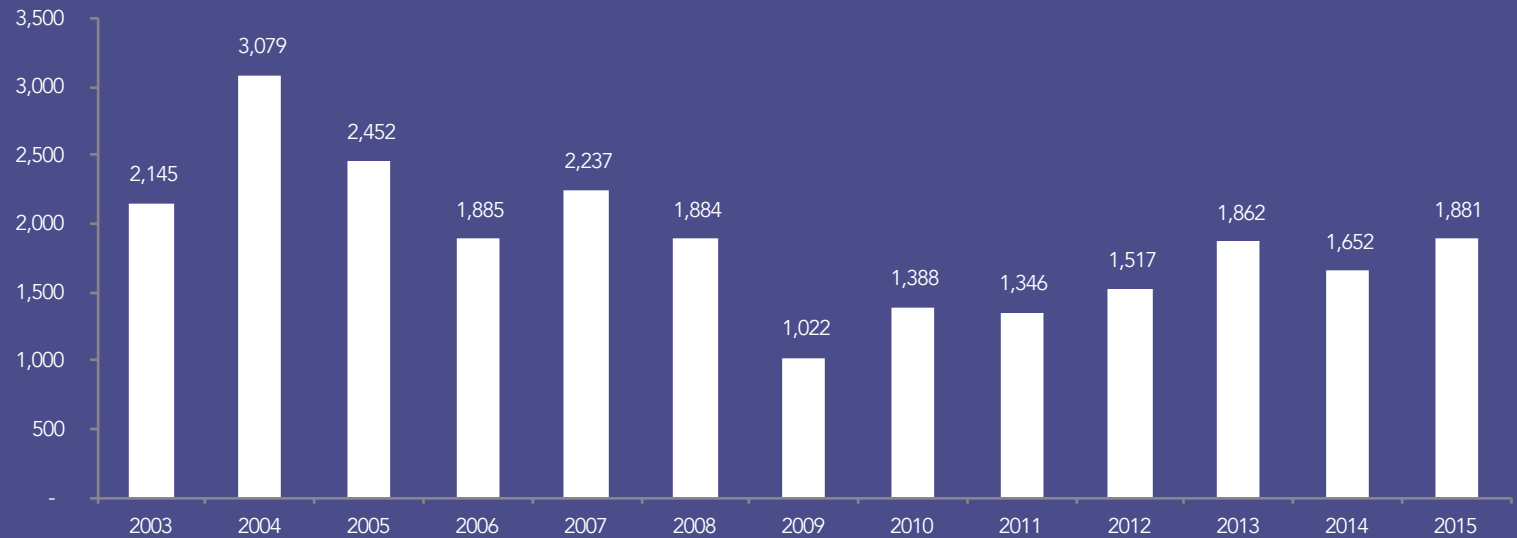
Midtown East

COOPERATIVES
AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 13753010

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	\$4,739,523	\$1,291,109
2008	\$420,354	\$852,682	\$1,848,637	\$5,195,808	\$1,432,922
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	\$357,170	\$739,351	\$1,404,146	\$4,007,757	\$1,071,845
2012	\$343,391	\$730,936	\$1,600,529	\$3,182,752	\$1,111,443
2013	\$382,244	\$727,981	\$1,502,440	\$3,247,973	\$1,087,259
2014	\$403,050	\$777,539	\$1,607,743	\$3,742,947	\$1,124,243
2015	\$460,086	\$896,645	\$1,952,254	\$4,637,621	\$1,335,809

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	\$2,750,000	\$750,000
2008	\$385,000	\$700,000	\$1,426,000	\$2,693,750	\$801,000
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	\$675,250
2012	\$328,000	\$620,000	\$1,210,000	\$2,150,000	\$721,000
2013	\$349,000	\$640,000	\$1,217,500	\$2,342,500	\$730,000
2014	\$371,250	\$685,000	\$1,350,000	\$2,325,000	\$739,500
2015	\$402,500	\$775,000	\$1,600,000	\$3,408,264	\$849,000

Midtown East

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$196,170	\$379,749	\$794,748	\$2,061,921	\$328,990	\$475,585
2004	\$225,207	\$434,033	\$944,285	\$2,025,397	\$343,872	\$556,404
2005	\$291,294	\$526,290	\$1,068,735	\$2,391,155	\$437,262	\$655,475
2006	\$331,799	\$582,763	\$1,215,913	\$2,764,556	\$530,775	\$741,756
2007	\$354,665	\$617,055	\$1,241,520	\$2,735,432	\$521,216	\$784,166
2008	\$368,965	\$626,795	\$1,311,772	\$2,867,565	\$561,130	\$834,493
2009	\$327,131	\$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	\$304,410	\$550,293	\$1,059,081	\$2,616,079	\$529,017	\$750,634
2012	\$312,381	\$541,077	\$1,112,943	\$2,156,779	\$600,445	\$755,708
2013	\$323,979	\$587,569	\$1,178,806	\$2,531,452	\$718,887	\$819,401
2014	\$354,351	\$622,470	\$1,309,501	\$2,745,958	\$645,175	\$837,466
2015	\$377,927	\$661,942	\$1,390,845	\$2,702,807	\$716,644	\$865,015

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	194	325	186	54	29	788
2012	213	372	242	68	48	943
2013	270	506	297	88	63	1,224
2014	281	467	251	67	53	1,119
2015	297	438	236	65	67	1,103

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	\$544,750
2012	\$299,000	\$510,000	\$967,500	\$1,750,000	\$560,000	\$555,000
2013	\$304,600	\$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	\$603,750
2015	\$365,000	\$630,000	\$1,259,500	\$2,178,000	\$685,000	\$635,000

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	\$138,441	\$170,218	\$223,824	\$342,787	\$187,510
2012	\$144,361	\$166,196	\$237,611	\$315,548	\$191,657
2013	\$150,098	\$183,405	\$247,432	\$360,536	\$205,464
2014	\$167,024	\$195,982	\$280,712	\$379,272	\$219,819
2015	\$179,761	\$207,376	\$293,689	\$391,013	\$230,643

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	\$6,171,016	\$1,915,934
2008	\$574,521	\$1,012,989	\$2,153,027	\$6,250,482	\$1,943,088
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	\$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	\$665,139	\$1,194,615	\$2,538,505	\$6,314,460	\$2,003,272

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	\$4,050,912	\$1,030,000
2008	\$515,000	\$800,000	\$1,636,875	\$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	\$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	\$1,065,000	\$2,361,250	\$5,111,977	\$1,300,000

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	98	34	1,002
2008	78	496	321	117	5	1,017
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	269	206	72	1	638
2014	69	228	183	51	2	533
2015	119	345	226	75	13	778

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	\$2,119	\$1,387
2008	\$1,126	\$1,238	\$1,453	\$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	\$1,312
2014	\$1,198	\$1,327	\$1,506	\$1,890	\$1,425
2015	\$1,313	\$1,518	\$1,771	\$2,282	\$1,628

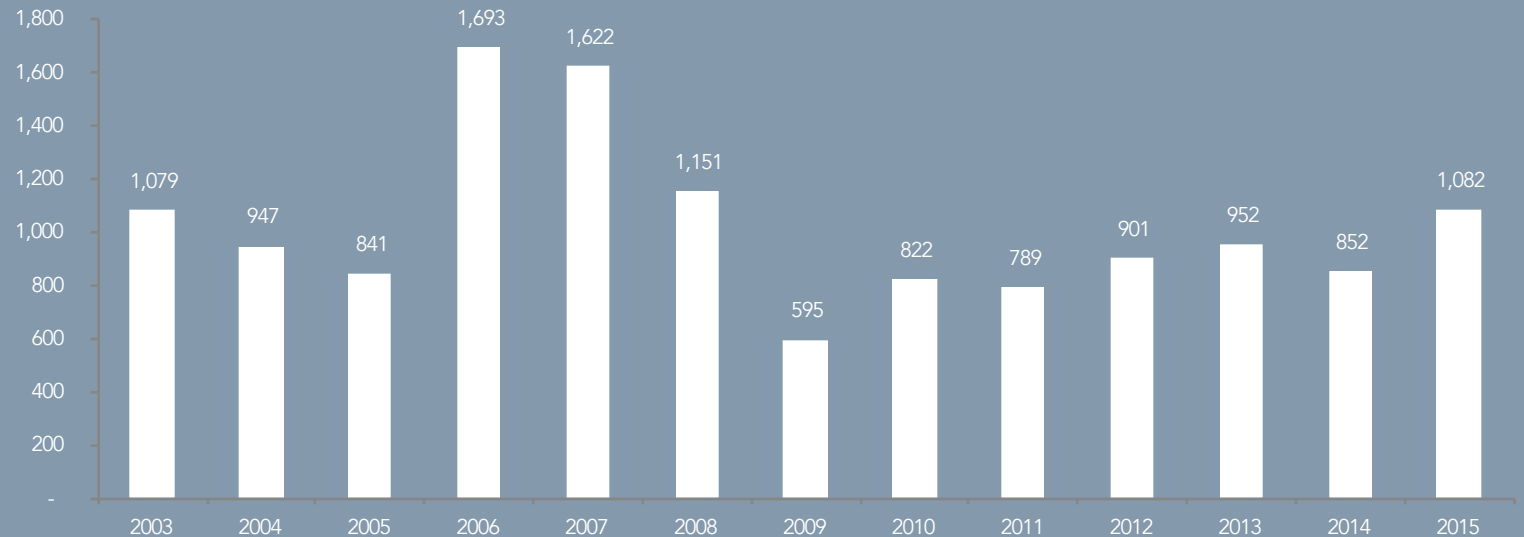
Midtown West

COOPERATIVES AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 12856215

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	\$883,027	\$1,569,994	\$5,515,196	\$1,138,923
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	\$540,036	\$938,271	\$1,826,889	\$3,867,980	\$1,271,553
2014	\$567,501	\$1,066,917	\$2,847,527	\$17,551,145	\$2,698,602
2015	\$622,170	\$1,136,732	\$2,212,697	\$9,478,009	\$2,139,872

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	\$1,341,000	\$4,250,000	\$899,500
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	\$862,500	\$1,575,294	\$3,025,000	\$900,000
2014	\$541,500	\$927,000	\$1,950,000	\$8,875,000	\$1,089,000
2015	\$650,000	\$999,373	\$1,825,000	\$4,957,500	\$1,149,870

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	\$368, 964	\$625, 243	\$1, 475, 314	\$890, 518
2014	\$402, 905	\$751, 064	\$1, 951, 827	\$1, 105, 277
2015	\$398, 663	\$674, 768	\$1, 472, 168	\$1, 102, 128

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	\$318, 000	\$554, 000	\$912, 500	\$629, 000
2014	\$375, 000	\$650, 000	\$1, 050, 000	\$650, 000
2015	\$355, 000	\$595, 000	\$1, 080, 000	\$625, 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	73	104	69	11	40	297
2014	71	119	45	11	27	273
2015	72	106	51	22	24	275

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	\$173, 599	\$192, 473	\$308, 258	\$226, 659
2014	\$191, 975	\$233, 325	\$407, 139	\$274, 278
2015	\$192, 575	\$207, 023	\$323, 587	\$263, 844

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, 355	\$1, 557, 201	\$5, 477, 177	\$1, 178, 864
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, 041, 949	\$1, 972, 151	\$4, 117, 265	\$1, 444, 328
2014	\$683, 208	\$1, 229, 629	\$3, 063, 069	\$20, 046, 317	\$3, 449, 859
2015	\$754, 076	\$1, 273, 133	\$2, 370, 059	\$10, 844, 604	\$2, 493, 503

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, 000	\$1, 349, 000	\$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, 787, 500	\$1, 025, 000
2014	\$625, 000	\$1, 100, 000	\$2, 010, 000	\$12, 300, 000	\$1, 338, 888
2015	\$750, 000	\$1, 100, 000	\$1, 900, 000	\$5, 497, 500	\$1, 390, 000

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	699	381	31	2	1, 282
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	314	167	50	10	655
2014	101	231	187	53	7	579
2015	122	359	240	82	4	807

AVERAGE PRICE PER SQUARE FOOT

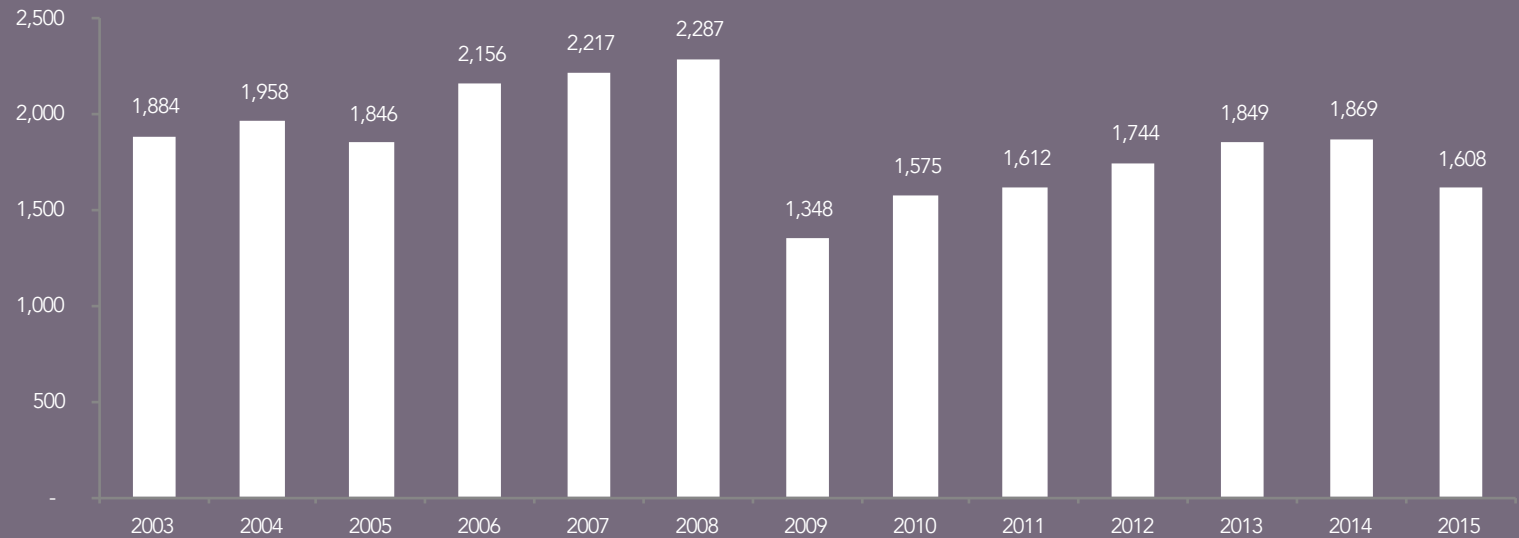
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$624	\$682	\$797	\$1, 156	\$718
2004	\$786	\$836	\$950	\$1, 321	\$868
2005	\$970	\$972	\$1, 166	\$1, 493	\$1, 049
2006	\$1, 022	\$1, 052	\$1, 157	\$1, 410	\$1, 082
2007	\$1, 140	\$1, 218	\$1, 329	\$1, 864	\$1, 256
2008	\$1, 250	\$1, 305	\$1, 401	\$1, 799	\$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, 331	\$1, 529	\$1, 797	\$1, 402
2014	\$1, 392	\$1, 541	\$2, 061	\$4, 831	\$1, 981
2015	\$1, 459	\$1, 584	\$1, 851	\$3, 223	\$1, 811

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	\$482,755	\$836,362	\$1,998,483	\$5,200,139	\$1,543,340
2014	\$504,220	\$944,702	\$2,148,378	\$6,562,516	\$1,765,616
2015	\$552,220	\$1,056,306	\$2,396,335	\$5,839,838	\$1,890,981

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	\$1,830,000	\$3,500,000	\$925,000
2014	\$466,250	\$840,000	\$1,960,000	\$4,389,694	\$999,000
2015	\$520,000	\$907,860	\$2,085,000	\$5,664,000	\$1,177,500



BrownHarrisStevens.com WEB# 9964797

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	\$436,207	\$671,524	\$1,282,332	\$2,172,518	\$1,523,612	\$855,348
2014	\$451,321	\$735,513	\$1,461,014	\$2,758,096	\$1,444,553	\$936,659
2015	\$489,388	\$812,066	\$1,485,588	\$3,014,917	\$1,913,694	\$1,057,450

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	264	431	122	28	151	996
2014	270	397	153	38	121	979
2015	243	345	123	30	130	871

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	\$625,750
2014	\$440,000	\$695,000	\$1,350,000	\$2,225,000	\$1,010,000	\$675,000
2015	\$483,000	\$738,000	\$1,330,000	\$2,575,000	\$1,505,000	\$715,000

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	\$197,217	\$211,962	\$286,746	\$357,252	\$222,967
2014	\$211,262	\$233,610	\$331,917	\$411,360	\$251,980
2015	\$223,151	\$258,598	\$346,086	\$512,962	\$271,794

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	\$1,089,191	\$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	\$1,407,401	\$2,950,898	\$6,496,796	\$2,959,994	\$2,876,063

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	\$1,050,000	\$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	\$1,325,000	\$2,649,000	\$6,100,000	\$2,750,000	\$2,067,037

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	281	243	119	145	853
2014	68	323	268	125	106	890
2015	66	240	202	129	100	737

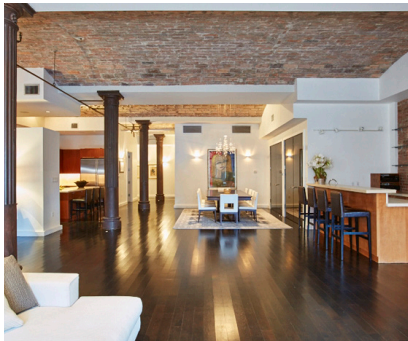
AVERAGE PRICE PER SQUARE FOOT

	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	\$1,736	\$2,198	\$1,474	\$1,605
2014	\$1,418	\$1,578	\$1,883	\$2,610	\$1,682	\$1,814
2015	\$1,557	\$1,765	\$2,037	\$2,452	\$1,742	\$1,938

Downtown

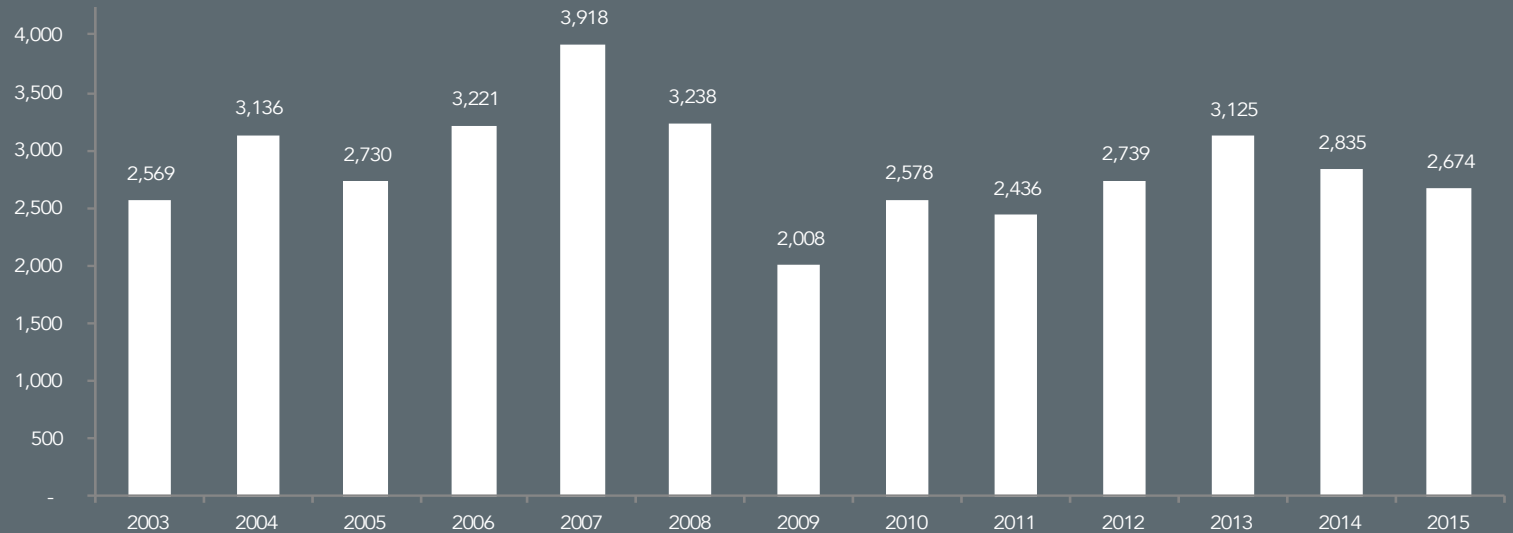
South of 14th Street

COOPERATIVES AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 13526484

NUMBER OF SALES



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	\$1,574,356	\$3,630,726	\$1,530,139
2013	\$556,589	\$865,830	\$1,781,431	\$4,020,114	\$1,614,486
2014	\$609,895	\$966,088	\$1,834,511	\$3,983,019	\$1,702,668
2015	\$610,309	\$997,708	\$2,125,131	\$5,853,353	\$2,179,658

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	\$1,341,250	\$3,140,594	\$940,000
2013	\$539,000	\$772,500	\$1,575,000	\$3,300,000	\$977,000
2014	\$579,000	\$885,000	\$1,650,000	\$3,250,000	\$1,140,000
2015	\$585,000	\$900,000	\$1,875,000	\$4,848,750	\$1,327,500

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	\$1,163,139	\$2,341,834	\$1,697,859	\$1,021,104
2013	\$466,991	\$743,627	\$1,242,928	\$3,142,112	\$1,823,637	\$1,186,834
2014	\$512,155	\$812,419	\$1,278,013	\$2,525,515	\$2,023,862	\$1,224,419
2015	\$520,612	\$906,222	\$1,574,716	\$3,209,933	\$2,073,366	\$1,341,147

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	209	51	287	1,220
2013	234	463	238	68	357	1,360
2014	198	442	236	50	307	1,233
2015	187	464	231	57	266	1,205

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	\$1,025,000	\$1,800,000	\$1,515,000	\$673,750
2013	\$447,500	\$685,000	\$1,010,000	\$2,159,000	\$1,450,000	\$727,500
2014	\$457,500	\$717,500	\$1,050,000	\$1,975,000	\$1,530,000	\$775,000
2015	\$516,847	\$795,000	\$1,295,000	\$2,622,500	\$1,675,000	\$859,000

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	\$261,912	\$357,150	\$222,466
2013	\$222,292	\$234,827	\$274,931	\$447,857	\$255,862
2014	\$236,772	\$257,067	\$293,711	\$381,174	\$268,768
2015	\$245,781	\$285,072	\$356,916	\$543,305	\$310,597

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	\$660,898	\$964,401	\$2,079,486	\$4,320,136	\$2,744,824	\$1,944,008
2014	\$712,288	\$1,091,637	\$2,154,057	\$4,424,687	\$3,299,885	\$2,070,758
2015	\$730,118	\$1,109,419	\$2,423,596	\$6,439,637	\$3,763,491	\$2,867,476

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	201	574	430	199	361	1,765
2014	189	541	411	165	296	1,602
2015	140	380	426	257	266	1,469

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	\$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	\$1,450,000
2015	\$691,500	\$1,030,000	\$2,042,500	\$5,200,000	\$2,800,000	\$1,831,000

AVERAGE PRICE PER SQUARE FOOT

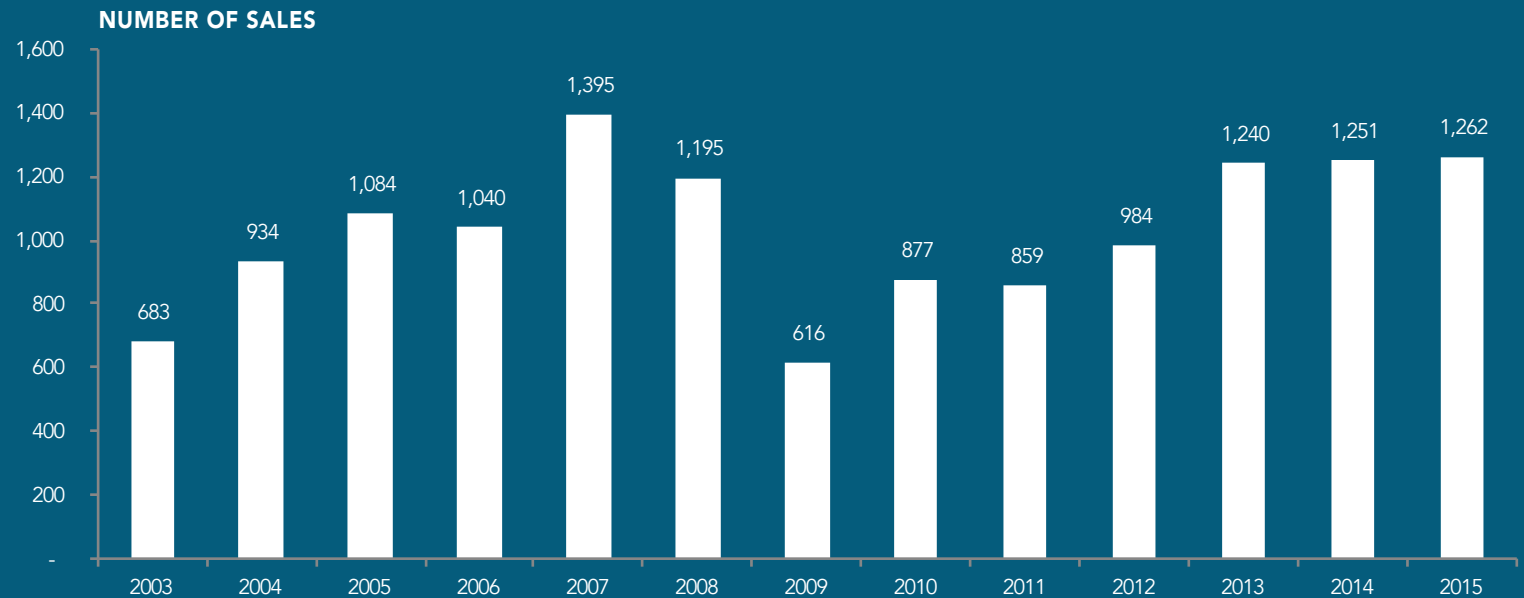
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$544	\$575	\$673	\$827	\$732	\$666
2004	\$718	\$694	\$876	\$913	\$893	\$835
2005	\$896	\$877	\$985	\$1,154	\$1,092	\$1,000
2006	\$928	\$929	\$1,026	\$1,077	\$1,113	\$1,011
2007	\$1,024	\$1,086	\$1,227	\$1,405	\$1,183	\$1,169
2008	\$1,085	\$1,096	\$1,265	\$1,387	\$1,276	\$1,205
2009	\$1,101	\$1,075	\$1,310	\$1,649	\$1,151	\$1,222
2010	\$971	\$1,018	\$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	\$1,174	\$1,427	\$1,735	\$1,512	\$1,355
2014	\$1,228	\$1,334	\$1,578	\$1,894	\$1,690	\$1,508
2015	\$1,237	\$1,388	\$1,706	\$2,263	\$1,812	\$1,696

Upper Manhattan

COOPERATIVES
AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 11624468



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	\$824,631	\$496,401
2007	\$277,977	\$390,347	\$608,178	\$1,166,800	\$595,990
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	\$818,145	\$513,642
2011	\$273,652	\$382,088	\$554,274	\$862,019	\$524,192
2012	\$277,142	\$376,818	\$639,737	\$991,997	\$590,814
2013	\$290,136	\$383,686	\$654,603	\$1,058,846	\$581,938
2014	\$241,753	\$400,198	\$653,235	\$1,114,118	\$607,637
2015	\$294,096	\$452,348	\$707,558	\$1,096,802	\$654,511

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	\$758,000	\$426,000
2007	\$250,000	\$360,000	\$565,000	\$920,000	\$480,000
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	\$746,000	\$445,000
2011	\$263,176	\$370,000	\$544,000	\$797,095	\$450,000
2012	\$230,000	\$365,000	\$570,000	\$835,000	\$487,064
2013	\$215,000	\$340,000	\$534,750	\$797,500	\$446,453
2014	\$203,663	\$372,000	\$575,000	\$890,000	\$484,000
2015	\$252,500	\$414,500	\$635,000	\$952,000	\$535,118

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	\$512,860	\$781,296	\$450,574
2014	\$226,402	\$366,306	\$558,102	\$746,045	\$479,243
2015	\$236,664	\$392,554	\$578,768	\$825,770	\$513,593

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	\$199,278	\$335,000	\$507,500	\$653,500	\$405,000
2015	\$230,000	\$360,000	\$550,000	\$705,000	\$445,315

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	261	87	682
2014	64	257	262	92	675
2015	51	271	241	100	663

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	\$116,686	\$131,312	\$112,470
2014	\$104,150	\$113,230	\$128,179	\$126,501	\$119,980
2015	\$109,869	\$122,689	\$131,798	\$145,870	\$128,510

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	\$903,300	\$589,222
2007	\$318,162	\$415,035	\$701,353	\$1,285,053	\$753,733
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	\$972,573	\$594,053
2011	\$303,010	\$415,575	\$625,628	\$993,923	\$597,913
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	\$529,510	\$839,637	\$1,350,102	\$810,486

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	\$935,000	\$499,000
2007	\$280,000	\$415,000	\$650,000	\$965,000	\$630,000
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	\$836,000	\$530,000
2011	\$321,058	\$410,000	\$638,250	\$950,000	\$530,000
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

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	61	31	333
2007	27	152	298	128	36	641
2008	44	249	242	93	47	675
2009	11	120	128	41	13	313
2010	30	151	217	70	15	483
2011	26	159	190	75	13	463
2012	25	133	245	100	15	518
2013	43	191	221	87	16	558
2014	35	187	238	101	15	576
2015	31	210	235	107	16	599

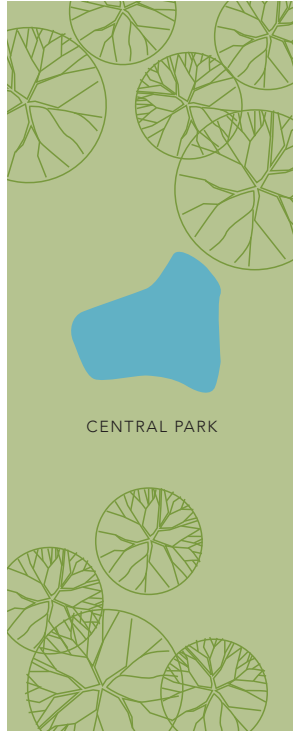
AVERAGE PRICE PER SQUARE FOOT

	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	\$552	\$546
2007	\$709	\$598	\$609	\$773	\$649
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	\$633	\$723	\$846	\$711
2014	\$684	\$677	\$710	\$898	\$734
2015	\$832	\$776	\$817	\$921	\$826

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