

2016

MANHATTAN ANNUAL REPORT 2003-2016

BROWN HARRIS STEVENS

Established 1873



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

Manhattan Apartments 2003-2016

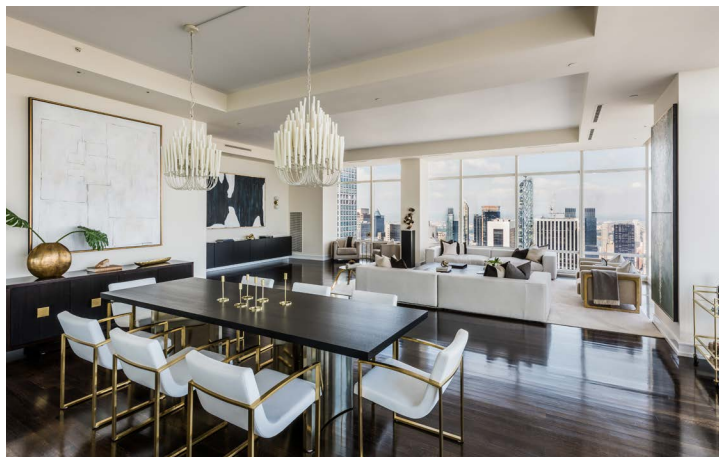
Cover Property: BrownHarrisStevens.com WEB# 16170299

We are pleased to present the most comprehensive annual report available on the Manhattan apartment market over the past **14** years.

Over **200,000** verified sales are included, a number of which were recorded after our quarterly market reports were released.



BrownHarrisStevens.com WEB# 16151839



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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.

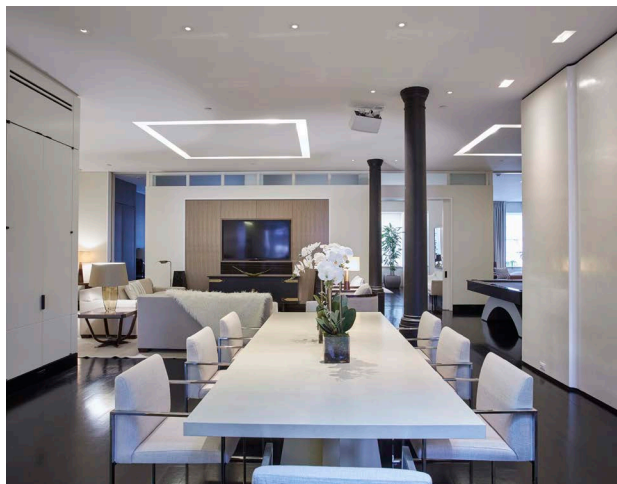
Data Highlights

Manhattan apartment prices averaged a record **\$2,063,252** in 2016, 14% higher than the prior year.

New developments were solely responsible for the **increase** in average price, as resale prices declined slightly last year.



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The average new development price of **\$4,082,292** in 2016 was 34% higher than the year before, and a new record.

A new record was set in the median apartment price, which crossed **\$1 million** for the first time.

Data Highlights continued

Market volatility and political uncertainty led to **8%** fewer closings than in 2015. The 12,958 reported sales was the lowest annual figure since 2011.

While Midtown East saw its average price jump **64%** last year, this was due to the large number of closings at 432 Park, which inflated 2016's data.



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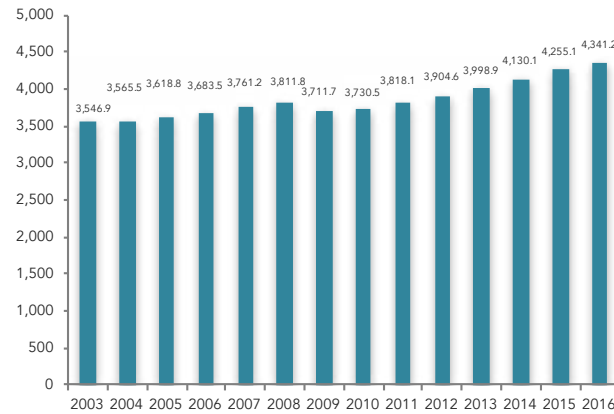
Both Downtown markets and Upper Manhattan saw their average apartment prices **rise** in 2016.

Midtown West posted the **biggest** decline in prices last year, due to a reduction in new development closings, particularly at One57.

Economic Indicators

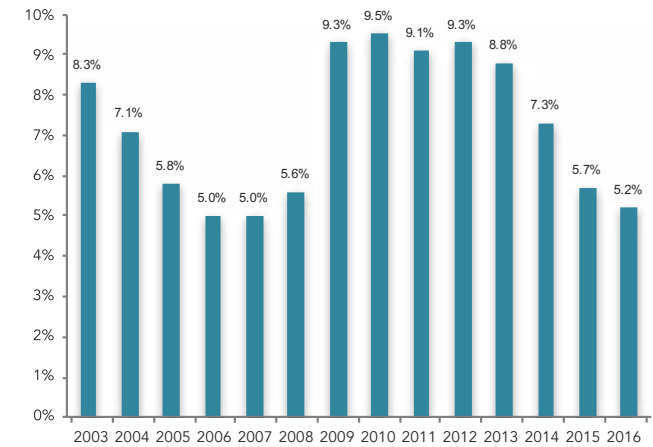
AVERAGE NYC EMPLOYMENT (thousands)

Source: NYS Department of Labor



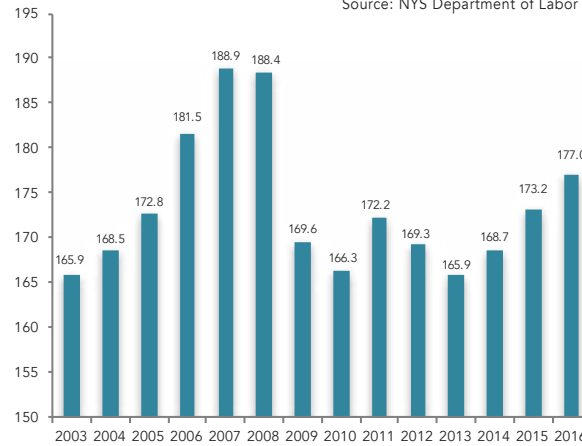
AVERAGE NYC UNEMPLOYMENT RATE

Source: NYS Department of Labor



AVERAGE NYC SECURITIES INDUSTRY EMPLOYMENT (thousands)

Source: NYS Department of Labor



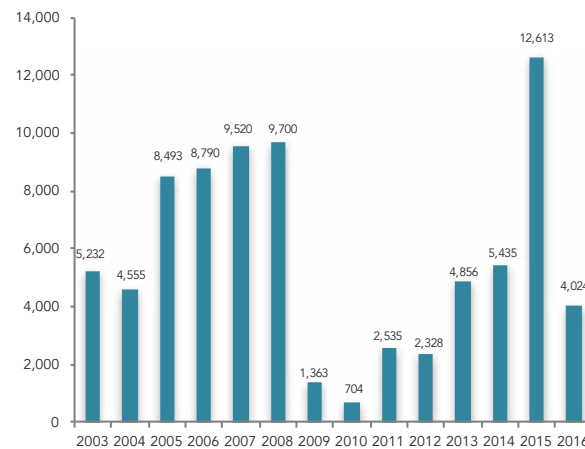
WALL STREET BONUSES (billions)

Source: NYS Comptroller



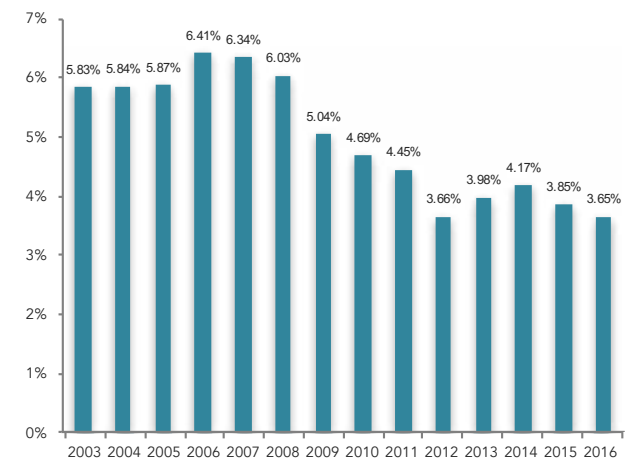
MANHATTAN BUILDING PERMITS (number of units)

Source: Census Bureau



AVERAGE 30-YEAR CONFORMING MORTGAGE RATE

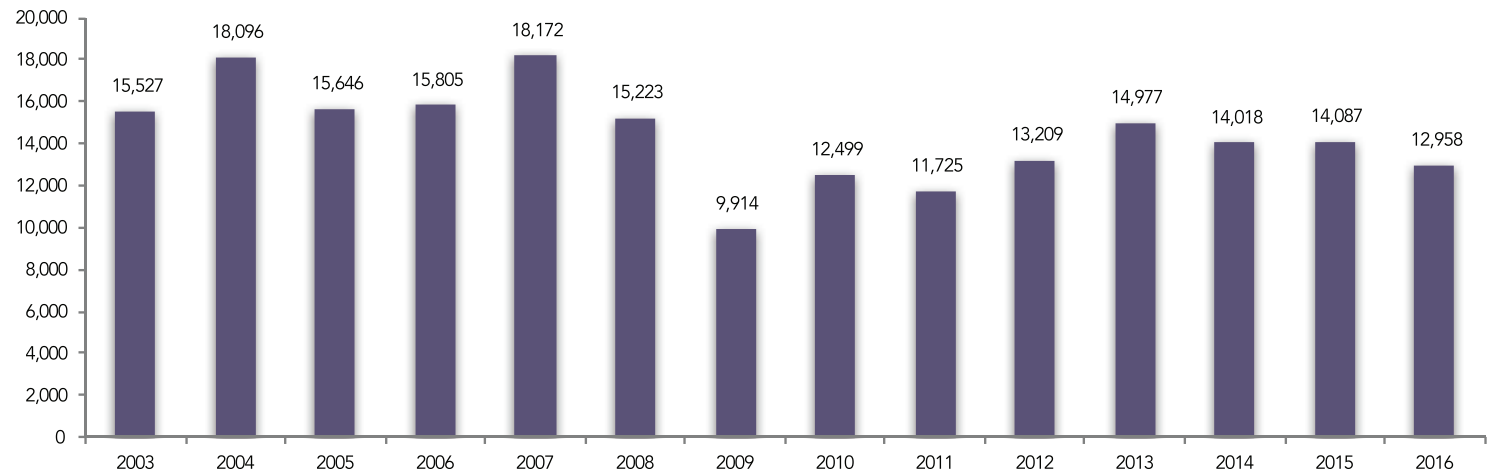
Source: Freddie Mac



Manhattan

COOPERATIVES AND CONDOMINIUMS

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,165	\$418,769	\$873,820	\$2,204,558	\$690,955
2004	\$300,834	\$489,288	\$1,017,202	\$2,551,677	\$856,219
2005	\$380,191	\$601,254	\$1,210,817	\$3,222,100	\$1,057,764
2006	\$418,387	\$673,589	\$1,333,692	\$3,389,198	\$1,127,317
2007	\$446,099	\$754,176	\$1,501,420	\$3,706,143	\$1,310,608
2008	\$493,538	\$803,154	\$1,640,861	\$4,423,380	\$1,526,793
2009	\$434,396	\$683,978	\$1,398,944	\$3,618,927	\$1,325,419
2010	\$417,945	\$690,137	\$1,399,054	\$3,562,082	\$1,374,279
2011	\$401,260	\$695,552	\$1,411,948	\$3,559,999	\$1,376,243
2012	\$410,305	\$712,319	\$1,481,873	\$3,949,074	\$1,454,539
2013	\$452,430	\$744,981	\$1,561,735	\$3,899,355	\$1,446,863
2014	\$473,662	\$825,697	\$1,724,889	\$5,133,953	\$1,687,654
2015	\$506,524	\$891,466	\$1,865,514	\$5,007,304	\$1,815,855
2016	\$543,065	\$938,913	\$1,993,702	\$5,937,841	\$2,063,252

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$235,000	\$399,000	\$746,646	\$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	\$629,250	\$1,165,000	\$2,425,000	\$727,770
2007	\$418,000	\$695,000	\$1,280,000	\$2,599,500	\$835,000
2008	\$459,300	\$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	\$821,000
2012	\$382,500	\$640,000	\$1,235,000	\$2,700,000	\$842,500
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	\$1,563,847	\$3,500,000	\$999,500
2016	\$495,000	\$810,000	\$1,625,000	\$4,000,000	\$1,100,000



BrownHarrisStevens.com WEB# 15633008

Manhattan

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,815	\$381,198	\$814,711	\$2,156,654	\$645,080	\$606,086
2004	\$268,509	\$439,948	\$921,475	\$2,424,066	\$878,056	\$721,281
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	\$1,232,833	\$1,004,703
2007	\$383,993	\$622,286	\$1,277,634	\$3,531,399	\$1,271,840	\$1,045,878
2008	\$406,230	\$649,024	\$1,374,417	\$4,506,812	\$1,397,604	\$1,211,107
2009	\$347,009	\$567,201	\$1,129,778	\$2,810,433	\$1,108,262	\$953,213
2010	\$347,305	\$585,636	\$1,225,396	\$3,023,098	\$1,386,305	\$1,090,525
2011	\$341,637	\$585,728	\$1,209,404	\$3,303,265	\$1,304,241	\$1,111,549
2012	\$347,843	\$584,799	\$1,259,580	\$3,768,161	\$1,443,902	\$1,185,268
2013	\$379,116	\$609,615	\$1,263,650	\$3,228,151	\$1,543,466	\$1,103,167
2014	\$398,567	\$667,117	\$1,370,622	\$3,946,646	\$1,662,700	\$1,218,442
2015	\$423,432	\$721,702	\$1,483,691	\$3,941,209	\$1,792,669	\$1,325,392
2016	\$457,473	\$730,061	\$1,426,048	\$3,792,497	\$1,771,642	\$1,274,456

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,012	4,137	2,554	742	672	10,117
2004	2,275	4,588	2,954	935	876	11,628
2005	1,886	3,843	2,305	751	723	9,508
2006	1,653	3,262	2,212	734	637	8,498
2007	1,766	3,546	2,244	808	631	8,995
2008	1,215	2,528	1,686	620	430	6,479
2009	845	2,001	1,398	531	333	5,108
2010	1,030	2,507	1,901	848	460	6,746
2011	1,016	2,332	1,720	798	473	6,339
2012	1,144	2,766	2,015	902	539	7,366
2013	1,415	3,260	2,305	932	643	8,555
2014	1,425	3,059	2,134	837	555	8,010
2015	1,399	2,947	1,956	950	527	7,779
2016	1,248	2,605	1,788	773	443	6,857

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$212,454	\$367,000	\$695,000	\$1,500,000	\$467,000	\$390,000
2004	\$250,000	\$415,000	\$785,000	\$1,725,000	\$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	\$975,000	\$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	\$2,525,500	\$927,500	\$670,000
2009	\$342,000	\$530,000	\$930,000	\$1,912,500	\$885,000	\$605,000
2010	\$340,000	\$550,000	\$980,000	\$2,100,000	\$1,015,500	\$660,000
2011	\$330,000	\$550,000	\$998,500	\$2,150,000	\$910,000	\$650,879
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	\$1,145,000	\$663,500
2014	\$385,000	\$619,000	\$1,200,000	\$2,550,000	\$1,010,000	\$702,000
2015	\$400,000	\$660,000	\$1,265,000	\$2,697,500	\$1,200,000	\$750,750
2016	\$435,000	\$693,550	\$1,258,828	\$2,700,000	\$1,250,000	\$780,000

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,656	\$119,055	\$169,583	\$275,764	\$141,110
2004	\$121,564	\$137,254	\$192,882	\$317,719	\$164,912
2005	\$154,749	\$168,081	\$232,027	\$389,046	\$200,890
2006	\$167,459	\$180,842	\$256,430	\$432,919	\$222,834
2007	\$175,997	\$192,839	\$267,322	\$453,555	\$234,453
2008	\$186,523	\$201,112	\$284,985	\$540,051	\$256,299
2009	\$157,555	\$175,911	\$233,465	\$366,029	\$210,655
2010	\$157,997	\$181,906	\$255,968	\$393,233	\$228,895
2011	\$155,247	\$181,276	\$255,034	\$424,945	\$231,543
2012	\$158,982	\$181,294	\$263,549	\$456,544	\$238,200
2013	\$175,354	\$191,365	\$267,745	\$426,679	\$238,472
2014	\$186,337	\$209,795	\$296,556	\$498,016	\$262,506
2015	\$197,208	\$226,659	\$318,945	\$527,779	\$285,315
2016	\$213,943	\$231,087	\$310,217	\$505,909	\$282,931

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	\$390,626	\$586,361	\$1,173,433	\$2,726,373	\$1,739,983	\$1,098,808
2005	\$504,465	\$716,779	\$1,350,809	\$3,401,238	\$1,975,959	\$1,343,361
2006	\$519,560	\$781,199	\$1,439,591	\$3,341,169	\$1,687,897	\$1,269,915
2007	\$546,264	\$900,970	\$1,686,724	\$3,829,134	\$1,900,946	\$1,570,088
2008	\$616,174	\$920,163	\$1,812,845	\$4,384,014	\$2,091,060	\$1,760,706
2009	\$607,732	\$823,233	\$1,644,888	\$4,165,818	\$2,181,044	\$1,721,013
2010	\$555,745	\$827,086	\$1,579,944	\$4,038,680	\$2,250,553	\$1,707,011
2011	\$521,929	\$826,756	\$1,635,265	\$3,782,688	\$2,618,194	\$1,687,773
2012	\$534,147	\$889,033	\$1,737,973	\$4,119,410	\$2,510,656	\$1,793,997
2013	\$605,665	\$937,769	\$1,926,624	\$4,508,471	\$2,596,063	\$1,904,714
2014	\$642,714	\$1,056,475	\$2,130,908	\$6,160,582	\$3,022,749	\$2,313,219
2015	\$689,590	\$1,118,564	\$2,251,281	\$5,907,562	\$3,332,891	\$2,420,692
2016	\$738,347	\$1,202,763	\$2,531,575	\$7,266,648	\$3,548,566	\$2,949,790

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,004	1,406	514	669	5,410
2004	819	2,332	1,810	683	824	6,468
2005	780	2,083	1,853	734	688	6,138
2006	997	2,720	1,998	649	943	7,307
2007	1,095	3,186	2,710	1,148	1,038	9,177
2008	865	3,330	2,612	1,314	623	8,744
2009	426	1,678	1,530	785	387	4,806
2010	528	1,913	1,825	959	528	5,753
2011	502	1,952	1,560	920	452	5,386
2012	577	1,996	1,749	958	563	5,843
2013	677	2,289	1,883	1,027	546	6,422
2014	633	2,102	1,862	968	443	6,008
2015	635	2,203	1,936	1,125	409	6,308
2016	547	2,062	1,887	1,248	357	6,101

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	\$555,500	\$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	\$599,000	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,145,000
2009	\$508,000	\$750,000	\$1,464,475	\$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	\$1,225,625
2014	\$610,000	\$950,000	\$1,820,000	\$3,785,000	\$2,339,998	\$1,375,000
2015	\$682,500	\$999,999	\$1,926,000	\$4,300,000	\$2,550,000	\$1,499,540
2016	\$660,000	\$1,040,000	\$2,100,000	\$5,250,000	\$2,750,000	\$1,680,000

AVERAGE PRICE PER SQUARE FOOT

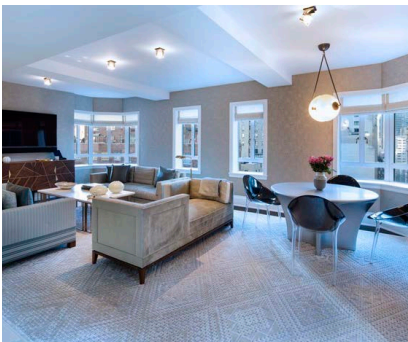
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$604	\$654	\$760	\$977	\$700	\$709
2004	\$764	\$776	\$894	\$1,152	\$872	\$860
2005	\$944	\$943	\$1,015	\$1,314	\$1,069	\$1,024
2006	\$986	\$1,014	\$1,093	\$1,356	\$1,081	\$1,071
2007	\$1,038	\$1,124	\$1,236	\$1,534	\$1,210	\$1,208
2008	\$1,146	\$1,150	\$1,315	\$1,714	\$1,214	\$1,288
2009	\$1,060	\$1,030	\$1,205	\$1,624	\$1,115	\$1,192
2010	\$972	\$1,028	\$1,161	\$1,536	\$1,163	\$1,162
2011	\$997	\$1,047	\$1,202	\$1,555	\$1,294	\$1,195
2012	\$1,041	\$1,109	\$1,278	\$1,646	\$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	\$1,327	\$1,427	\$1,659	\$2,144	\$1,731	\$1,636
2016	\$1,432	\$1,502	\$1,775	\$2,478	\$1,806	\$1,798

East Side

COOPERATIVES AND CONDOMINIUMS

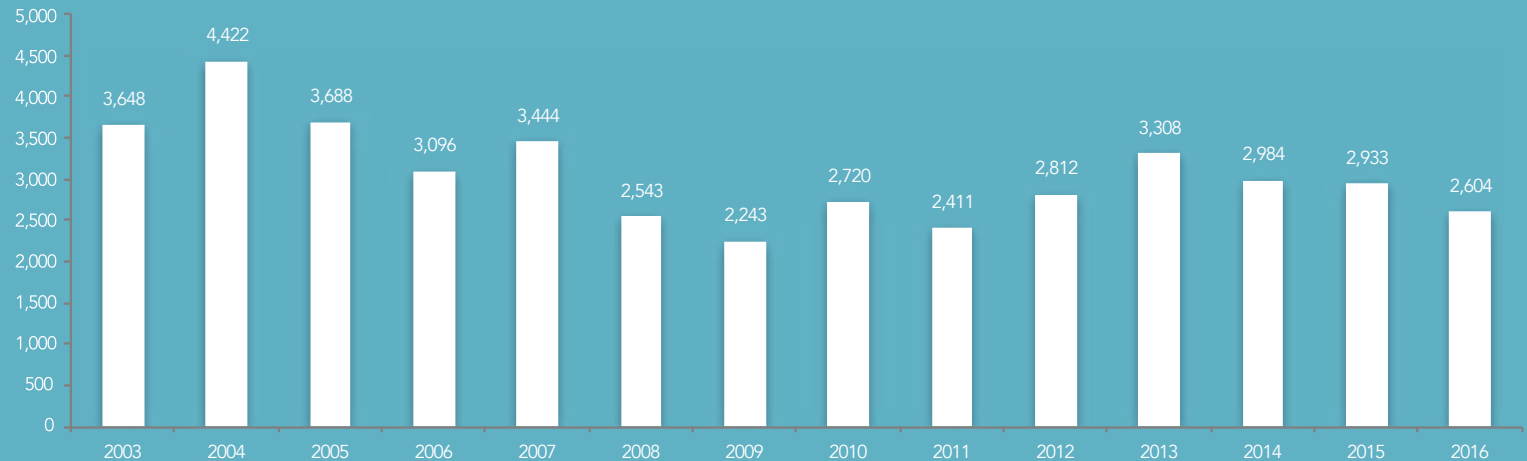


BrownHarrisStevens.com WEB# 16023977



BrownHarrisStevens.com WEB# 16039104

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	\$267,098	\$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	\$658,957	\$1,544,612	\$4,087,579	\$1,461,410
2007	\$401,348	\$691,934	\$1,640,311	\$4,396,648	\$1,556,200
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	\$1,609,269	\$4,847,638	\$1,845,807
2013	\$384,350	\$662,337	\$1,601,412	\$4,521,714	\$1,756,285
2014	\$401,283	\$737,343	\$1,773,713	\$5,742,274	\$2,041,186
2015	\$433,297	\$799,773	\$1,937,628	\$5,512,447	\$2,115,460
2016	\$466,261	\$840,654	\$1,807,210	\$5,324,294	\$1,995,379

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	\$811,871
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	\$1,457,000	\$4,006,250	\$1,011,000
2015	\$400,000	\$725,000	\$1,553,656	\$3,855,000	\$1,100,000
2016	\$440,000	\$770,000	\$1,600,000	\$3,540,000	\$1,132,500

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, 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, 096	\$1, 515, 888	\$4, 223, 740	\$1, 382, 744
2007	\$372, 306	\$640, 234	\$1, 584, 196	\$4, 648, 321	\$1, 486, 767
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, 669	\$5, 238, 125	\$1, 812, 814
2013	\$335, 015	\$588, 277	\$1, 478, 483	\$4, 094, 323	\$1, 463, 539
2014	\$361, 493	\$632, 386	\$1, 602, 108	\$5, 156, 489	\$1, 680, 800
2015	\$395, 158	\$698, 796	\$1, 767, 343	\$5, 370, 916	\$1, 913, 158
2016	\$416, 740	\$709, 741	\$1, 674, 826	\$4, 760, 778	\$1, 703, 994

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	835	702	332	11	2, 240
2007	393	913	692	363	7	2, 368
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	684	414	6	2, 035
2013	297	849	777	409	9	2, 341
2014	279	769	688	357	12	2, 105
2015	310	738	597	423	7	2, 075
2016	257	613	523	314	7	1, 714

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	\$736, 750
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, 300, 000	\$3, 325, 000	\$819, 000
2015	\$376, 500	\$630, 000	\$1, 400, 000	\$3, 537, 815	\$875, 237
2016	\$400, 000	\$665, 000	\$1, 411, 000	\$3, 400, 000	\$891, 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, 692	\$136, 537	\$217, 448	\$372, 142	\$191, 722
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, 925	\$319, 309	\$541, 609	\$280, 661
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, 823	\$570, 510	\$296, 838
2013	\$153, 466	\$184, 256	\$304, 988	\$504, 586	\$276, 743
2014	\$167, 673	\$196, 674	\$336, 348	\$609, 983	\$309, 219
2015	\$179, 706	\$218, 702	\$370, 567	\$663, 280	\$347, 634
2016	\$191, 959	\$221, 234	\$353, 095	\$591, 529	\$325, 342

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	\$1,613,199	\$3,826,278	\$1,667,267
2007	\$477,947	\$817,805	\$1,757,984	\$3,983,265	\$1,709,003
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	\$1,041,725	\$2,319,809	\$5,788,333	\$2,604,711
2016	\$606,119	\$1,093,806	\$2,066,525	\$6,147,290	\$2,556,543

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	294	173	0	856
2007	149	375	330	221	1	1,076
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	308	266	217	0	858
2016	91	317	267	215	0	890

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	\$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	\$4,417,600	\$1,574,160
2016	\$612,432	\$950,500	\$1,848,283	\$3,737,287	\$1,600,000

AVERAGE PRICE PER SQUARE FOOT

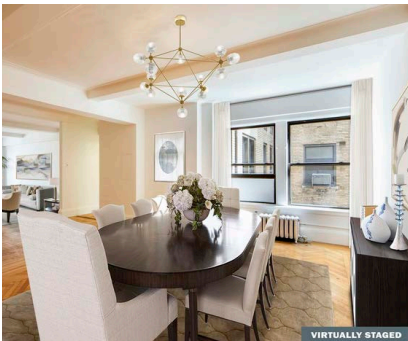
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$582	\$643	\$781	\$1,034	\$748
2004	\$731	\$766	\$911	\$1,173	\$877
2005	\$934	\$936	\$1,130	\$1,487	\$1,096
2006	\$973	\$1,030	\$1,173	\$1,507	\$1,168
2007	\$1,022	\$1,068	\$1,300	\$1,631	\$1,249
2008	\$1,087	\$1,118	\$1,396	\$1,709	\$1,347
2009	\$1,114	\$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	\$1,679	\$2,022	\$1,617
2016	\$1,287	\$1,380	\$1,580	\$2,089	\$1,601

West Side

COOPERATIVES AND CONDOMINIUMS

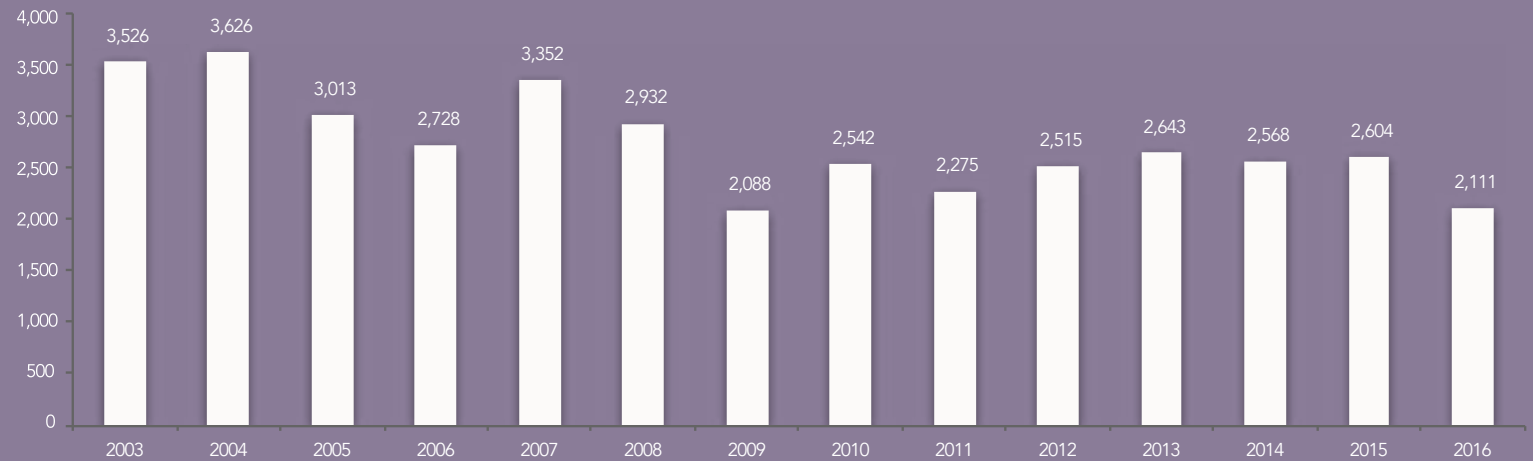


BrownHarrisStevens.com WEB# 14801969



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NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$256,422	\$459,310	\$913,691	\$2,162,940	\$781,545
2004	\$345,391	\$525,047	\$1,180,171	\$2,812,496	\$1,009,075
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	\$732,759	\$1,542,269	\$3,925,019	\$1,429,671
2008	\$474,452	\$801,783	\$1,770,829	\$5,106,408	\$1,908,923
2009	\$399,506	\$660,438	\$1,332,132	\$3,480,070	\$1,353,452
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	\$697,331	\$1,496,005	\$4,170,391	\$1,644,865
2013	\$435,924	\$754,383	\$1,621,641	\$3,755,227	\$1,515,590
2014	\$474,054	\$832,241	\$1,765,837	\$4,683,850	\$1,760,224
2015	\$490,031	\$886,846	\$1,863,360	\$4,399,378	\$1,836,167
2016	\$515,867	\$906,412	\$1,875,967	\$4,511,637	\$1,835,973

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	\$497,000	\$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	\$676,400	\$1,300,000	\$2,750,000	\$885,000
2008	\$429,000	\$755,000	\$1,420,000	\$3,200,000	\$1,002,000
2009	\$370,000	\$600,000	\$1,100,000	\$2,431,250	\$854,500
2010	\$360,000	\$629,500	\$1,180,000	\$2,525,000	\$900,000
2011	\$365,000	\$645,650	\$1,200,000	\$2,850,000	\$945,000
2012	\$372,000	\$630,000	\$1,255,575	\$2,811,000	\$925,000
2013	\$405,000	\$685,000	\$1,361,000	\$2,817,500	\$950,000
2014	\$445,000	\$753,397	\$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	\$1,140,000

West Side

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226, 812	\$405, 673	\$837, 438	\$1, 987, 850	\$685, 088
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	\$634, 793	\$1, 328, 612	\$2, 837, 709	\$1, 069, 797
2008	\$399, 819	\$656, 883	\$1, 353, 072	\$2, 942, 793	\$1, 113, 728
2009	\$351, 065	\$576, 238	\$1, 100, 421	\$2, 324, 462	\$948, 209
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	\$705, 162	\$1, 475, 665	\$4, 140, 087	\$1, 376, 218
2015	\$421, 763	\$754, 982	\$1, 583, 334	\$3, 345, 267	\$1, 388, 469
2016	\$450, 194	\$778, 090	\$1, 595, 959	\$3, 700, 502	\$1, 430, 278

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	346	896	737	229	22	2, 230
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	757	612	218	23	1, 909
2008	218	555	454	165	17	1, 409
2009	166	455	433	149	24	1, 227
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	608	498	221	33	1, 617
2015	234	579	473	252	27	1, 565
2016	211	516	418	213	18	1, 376

MEDIAN PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$225, 000	\$385, 000	\$719, 000	\$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	\$950, 000	\$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	\$657, 137	\$1, 317, 500	\$2, 800, 000	\$825, 000
2015	\$409, 000	\$716, 000	\$1, 381, 800	\$2, 750, 000	\$862, 500
2016	\$437, 500	\$750, 000	\$1, 400, 000	\$2, 616, 250	\$919, 500

AVERAGE PRICE PER ROOM

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$102, 228	\$126, 598	\$174, 890	\$263, 528	\$153, 100
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, 834	\$273, 717	\$402, 029	\$242, 060
2008	\$185, 005	\$204, 360	\$282, 280	\$414, 267	\$251, 624
2009	\$157, 010	\$178, 752	\$230, 190	\$330, 103	\$213, 012
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, 092	\$319, 189	\$537, 694	\$291, 579
2015	\$197, 851	\$237, 048	\$333, 710	\$478, 015	\$300, 294
2016	\$208, 906	\$245, 084	\$342, 581	\$508, 518	\$310, 792

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, 854	\$1, 566, 689	\$3, 585, 265	\$1, 431, 382
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	\$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	\$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, 562	\$1, 103, 747	\$2, 257, 564	\$5, 445, 188	\$2, 510, 515
2016	\$725, 823	\$1, 177, 780	\$2, 393, 859	\$5, 440, 517	\$2, 595, 477

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	139	542	416	171	28	1, 296
2004	166	425	405	200	39	1, 235
2005	124	428	360	163	18	1, 093
2006	114	332	353	152	20	971
2007	141	504	510	269	19	1, 443
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	286	295	257	12	929
2013	84	354	334	201	13	986
2014	94	318	292	230	17	951
2015	88	352	336	254	9	1, 039
2016	66	244	226	186	13	735

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	\$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, 200
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, 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, 071, 048	\$3, 878, 441	\$1, 635, 000
2016	\$740, 000	\$1, 047, 500	\$2, 045, 000	\$4, 489, 604	\$1, 670, 000

AVERAGE PRICE PER SQUARE FOOT

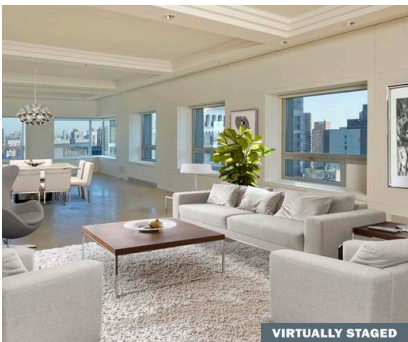
	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$616	\$691	\$822	\$1, 007	\$769
2004	\$834	\$851	\$1, 165	\$1, 473	\$1, 059
2005	\$982	\$994	\$1, 173	\$1, 520	\$1, 130
2006	\$1, 022	\$1, 050	\$1, 152	\$1, 602	\$1, 176
2007	\$1, 039	\$1, 108	\$1, 317	\$1, 802	\$1, 307
2008	\$1, 234	\$1, 189	\$1, 492	\$2, 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, 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, 119	\$1, 691
2016	\$1, 446	\$1, 522	\$1, 825	\$2, 171	\$1, 774

Midtown East

COOPERATIVES
AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 15247422



BrownHarrisStevens.com WEB# 16218372

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	\$633,532	\$1,473,790	\$3,996,956	\$1,020,696
2006	\$367,875	\$695,303	\$1,513,803	\$3,410,394	\$1,038,010
2007	\$410,409	\$838,877	\$1,915,641	\$4,739,523	\$1,291,183
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	\$679,226	\$1,420,074	\$4,581,907	\$1,179,842
2011	\$357,170	\$739,351	\$1,404,146	\$4,007,757	\$1,071,845
2012	\$343,391	\$730,732	\$1,600,529	\$3,182,752	\$1,111,106
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	\$459,805	\$901,864	\$1,949,147	\$4,637,621	\$1,335,072
2016	\$495,169	\$887,999	\$2,438,202	\$9,544,862	\$2,184,647

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	\$372,500	\$700,000	\$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	\$619,550	\$1,210,000	\$2,150,000	\$720,500
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	\$405,000	\$775,000	\$1,597,500	\$3,408,264	\$848,000
2016	\$427,000	\$760,000	\$1,652,625	\$4,685,950	\$863,750

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	\$354,665	\$618,065	\$1,241,520	\$2,735,432	\$521,216	\$784,438
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	\$553,656	\$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	\$2,156,779	\$600,445	\$755,543
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	\$378,168	\$661,456	\$1,389,504	\$2,702,807	\$714,414	\$864,472
2016	\$395,866	\$664,786	\$1,356,628	\$3,164,705	\$691,484	\$889,391

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	348	498	250	70	70	1,236
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	373	242	68	48	944
2013	271	508	297	88	63	1,227
2014	282	468	251	67	53	1,121
2015	298	440	238	65	68	1,109
2016	268	406	174	67	52	967

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	\$1,145,000	\$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	\$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	\$635,000
2016	\$390,000	\$650,000	\$1,348,500	\$2,275,000	\$642,500	\$639,000

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	\$163,946	\$190,743	\$260,099	\$367,146	\$208,206
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	\$169,737	\$232,476	\$331,526	\$193,072
2011	\$138,441	\$170,218	\$223,824	\$342,787	\$187,510
2012	\$144,361	\$166,153	\$237,611	\$315,548	\$191,611
2013	\$150,135	\$183,562	\$247,432	\$360,536	\$205,456
2014	\$166,928	\$195,913	\$280,712	\$379,272	\$219,692
2015	\$179,762	\$207,274	\$293,668	\$391,013	\$230,623
2016	\$193,895	\$212,175	\$293,129	\$420,160	\$237,445

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	\$855,443	\$1,789,895	\$3,729,984	\$1,448,115
2007	\$560,789	\$1,082,161	\$2,500,816	\$6,171,016	\$1,916,894
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	\$660,859	\$1,206,703	\$2,538,505	\$6,314,460	\$2,001,605
2016	\$808,265	\$1,212,817	\$3,267,251	\$12,783,275	\$3,907,499

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	331	246	97	2	789
2007	129	452	288	98	34	1,001
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	121	347	226	75	14	783
2016	85	279	227	132	4	727

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	\$741,000	\$1,550,000	\$2,850,000	\$950,000
2007	\$509,000	\$867,500	\$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	\$1,080,000	\$2,361,250	\$5,111,977	\$1,300,000
2016	\$630,000	\$999,999	\$2,317,500	\$5,516,866	\$1,585,000

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	\$1,248	\$1,547	\$2,119	\$1,388
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	\$1,307	\$1,525	\$1,771	\$2,282	\$1,629
2016	\$1,671	\$1,512	\$1,916	\$3,556	\$2,027

Midtown West

COOPERATIVES
AND CONDOMINIUMS

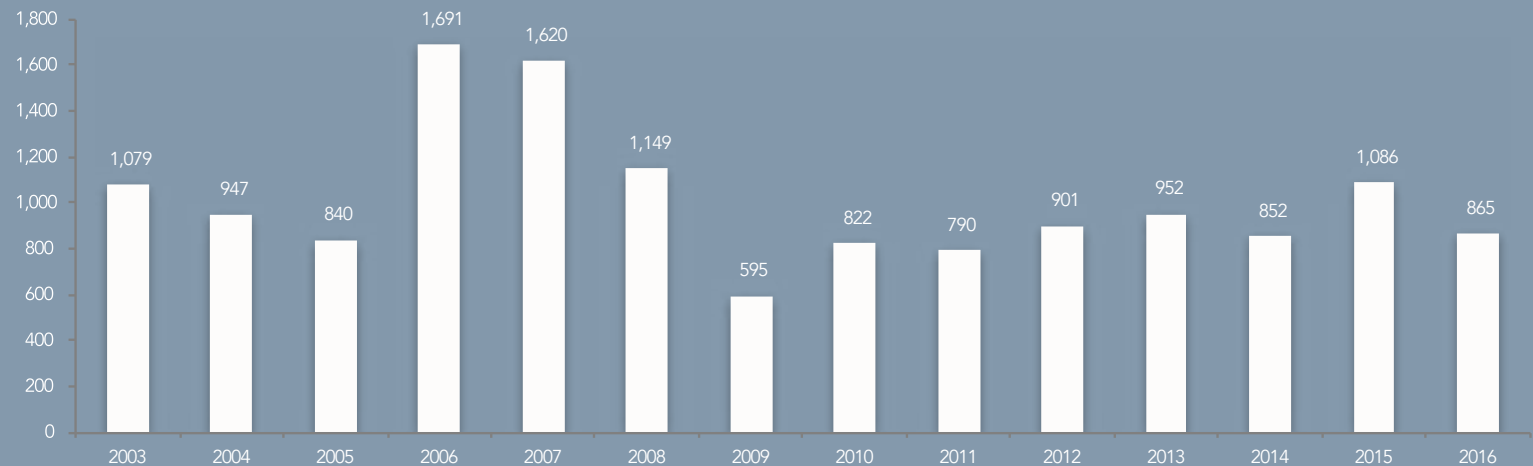


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NUMBER OF SALES



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	\$972,817	\$1,760,880	\$4,236,302	\$1,303,425
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	\$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	\$1,066,917	\$2,847,527	\$17,551,145	\$2,698,602
2015	\$622,170	\$1,135,953	\$2,223,276	\$9,478,009	\$2,140,678
2016	\$643,862	\$1,084,794	\$2,313,832	\$7,268,193	\$1,823,747

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	\$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	\$470,500	\$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	\$927,000	\$1,950,000	\$8,875,000	\$1,089,000
2015	\$650,000	\$999,373	\$1,825,000	\$4,957,500	\$1,149,995
2016	\$640,000	\$995,140	\$1,964,947	\$4,625,000	\$1,120,000

Midtown West

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	All
2003	\$200,796	\$360,435	\$734,911	\$399,963
2004	\$240,323	\$411,692	\$814,677	\$509,299
2005	\$312,516	\$550,220	\$1,110,015	\$663,461
2006	\$369,975	\$656,689	\$2,235,517	\$1,275,610
2007	\$379,758	\$688,060	\$1,667,483	\$988,325
2008	\$449,426	\$679,506	\$1,649,146	\$950,488
2009	\$314,832	\$631,916	\$1,104,040	\$789,910
2010	\$329,290	\$613,935	\$1,416,690	\$903,219
2011	\$298,070	\$540,545	\$1,240,808	\$759,358
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
2016	\$458,864	\$756,094	\$1,393,468	\$1,078,341

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	47	13	22	228

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	\$1,262,500	\$618,750
2007	\$350,000	\$595,000	\$1,197,500	\$592,550
2008	\$360,000	\$557,500	\$947,000	\$657,500
2009	\$296,500	\$500,000	\$800,000	\$490,000
2010	\$315,000	\$532,500	\$840,000	\$565,000
2011	\$272,500	\$450,000	\$974,500	\$467,750
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
2016	\$408,500	\$660,000	\$999,000	\$715,000

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	\$463,442	\$300,177
2007	\$175,885	\$213,150	\$359,909	\$253,933
2008	\$208,104	\$211,177	\$361,708	\$258,592
2009	\$147,718	\$197,388	\$243,540	\$209,051
2010	\$155,369	\$187,886	\$289,284	\$224,090
2011	\$137,330	\$168,010	\$271,257	\$193,457
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
2016	\$219,367	\$238,357	\$303,824	\$275,085

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, 022, 636	\$1, 781, 831	\$4, 228, 494	\$1, 380, 524
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, 271, 370	\$2, 381, 567	\$10, 844, 604	\$2, 492, 838
2016	\$756, 808	\$1, 187, 005	\$2, 526, 922	\$7, 908, 712	\$2, 090, 548

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	471	256	60	6	943
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	361	242	82	4	811
2016	95	283	203	51	5	637

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	\$940, 000	\$1, 650, 000	\$3, 252, 700	\$1, 055, 000
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
2016	\$715, 000	\$1, 100, 000	\$2, 145, 000	\$4, 400, 000	\$1, 312, 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, 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, 582	\$1, 858	\$3, 223	\$1, 812
2016	\$1, 513	\$1, 547	\$1, 908	\$2, 670	\$1, 746

Downtown

34th-14th Street

COOPERATIVES
AND CONDOMINIUMS

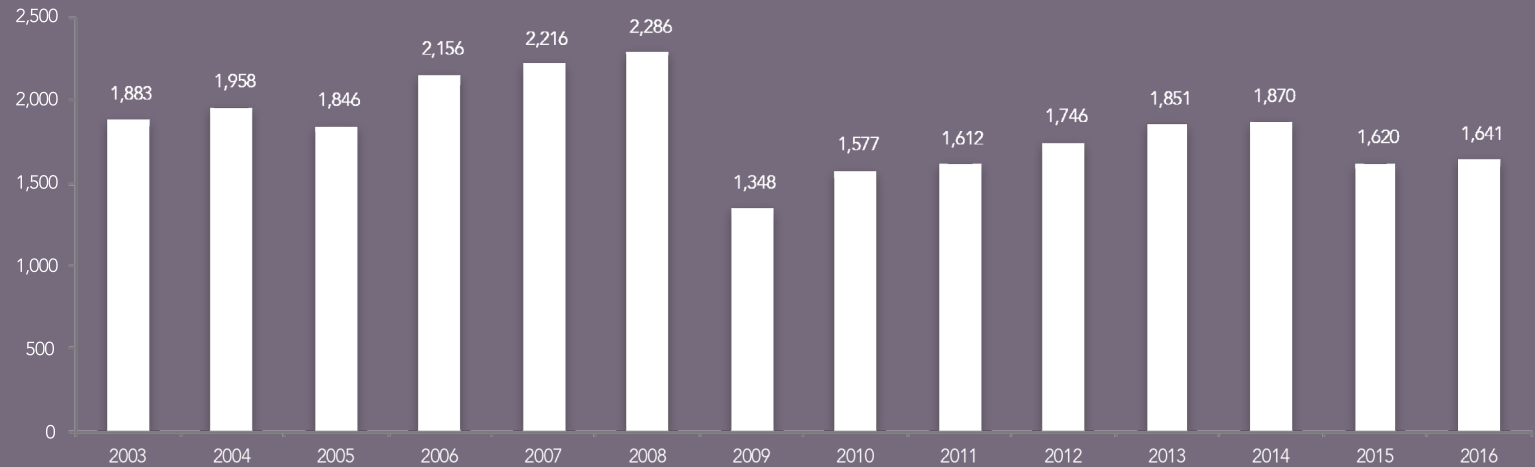


BrownHarrisStevens.com WEB# 16277191



BrownHarrisStevens.com WEB# 9899784

NUMBER OF SALES



AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$257,672	\$415,680	\$765,274	\$1,407,907	\$551,667
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	\$1,270,326
2008	\$537,159	\$888,639	\$1,660,465	\$2,943,957	\$1,283,744
2009	\$415,441	\$699,726	\$1,575,956	\$3,489,379	\$1,196,087
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	\$1,280,708
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	\$2,401,783	\$5,839,838	\$1,893,160
2016	\$572,932	\$1,116,120	\$2,451,374	\$6,891,201	\$2,207,218

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	\$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	\$2,087,500	\$5,664,000	\$1,182,500
2016	\$544,000	\$995,000	\$2,285,000	\$5,300,000	\$1,325,000

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	\$1,229,297	\$852,154
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	\$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	\$1,498,907	\$3,014,917	\$1,949,381	\$1,066,936
2016	\$523,466	\$806,240	\$1,498,995	\$2,995,095	\$1,626,261	\$1,041,101

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	160	1,033
2008	236	303	102	19	99	759
2009	168	310	74	19	79	650
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	125	30	133	880
2016	208	310	114	36	99	767

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	\$925,500	\$614,000
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	\$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	\$1,333,908	\$2,575,000	\$1,510,000	\$717,500
2016	\$515,000	\$775,000	\$1,337,500	\$2,314,000	\$1,500,000	\$765,000

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	\$201,585	\$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	\$349,821	\$512,962	\$272,355
2016	\$235,100	\$257,639	\$339,136	\$484,446	\$276,752

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	\$1,247,020	\$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	\$1,728,989	\$3,176,445	\$1,946,978	\$1,635,475
2008	\$626,329	\$996,950	\$1,778,843	\$2,949,984	\$2,047,904	\$1,512,624
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	\$3,885,372	\$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	\$2,199,645	\$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	\$1,412,368	\$2,957,741	\$6,496,796	\$2,959,994	\$2,875,696
2016	\$753,441	\$1,432,116	\$2,887,403	\$7,683,629	\$3,060,303	\$3,230,574

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	272	124	357	1,183
2008	163	554	462	134	214	1,527
2009	42	227	255	75	99	698
2010	65	259	223	90	162	799
2011	72	251	209	94	134	760
2012	84	306	213	90	172	865
2013	65	281	243	119	145	853
2014	68	323	268	125	106	890
2015	66	242	203	129	100	740
2016	57	304	249	177	87	874

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	\$1,754,500	\$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	\$3,450,000	\$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	\$1,382,500	\$2,637,500	\$5,850,000	\$2,750,000	\$2,159,012

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	\$1,228	\$1,283
2009	\$1,085	\$1,155	\$1,275	\$1,523	\$1,096	\$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	\$1,318	\$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	\$1,767	\$2,040	\$2,452	\$1,742	\$1,939
2016	\$1,527	\$1,758	\$2,002	\$2,639	\$1,757	\$1,991

Downtown

South of 14th Street

COOPERATIVES AND CONDOMINIUMS

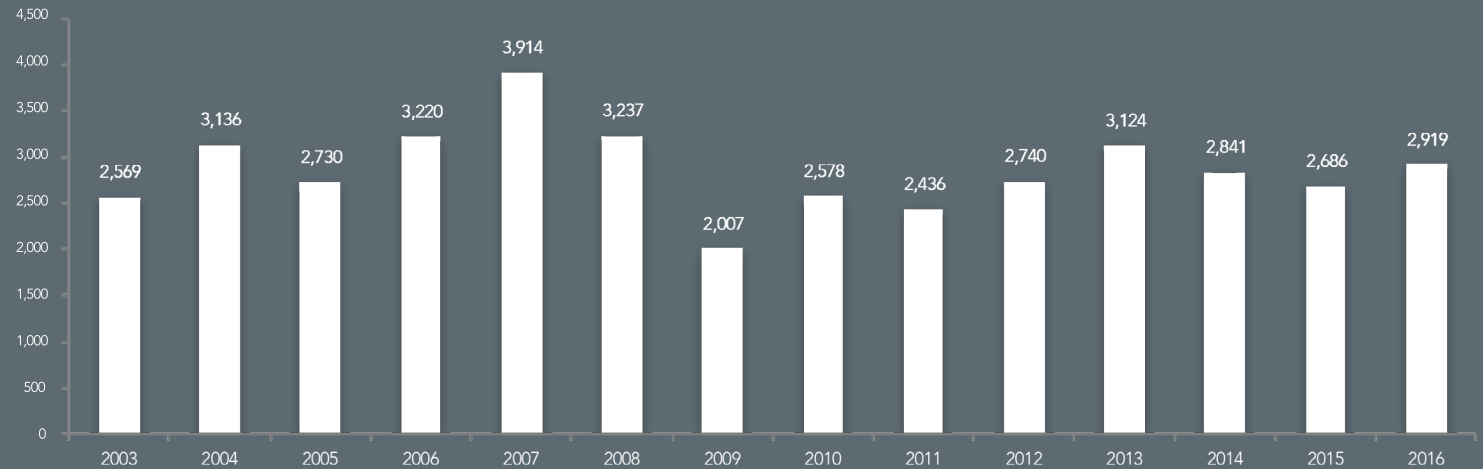


BrownHarrisStevens.com WEB# 16054666



BrownHarrisStevens.com WEB# 14658838

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	\$955,330	\$1,908,907	\$949,449
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	\$1,078,795
2007	\$520,167	\$802,423	\$1,574,981	\$3,078,862	\$1,351,151
2008	\$564,511	\$825,369	\$1,680,613	\$3,051,808	\$1,452,729
2009	\$603,219	\$774,924	\$1,567,097	\$3,718,346	\$1,447,877
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	\$966,011	\$1,831,908	\$3,978,468	\$1,700,361
2015	\$609,713	\$998,221	\$2,122,850	\$5,832,367	\$2,177,010
2016	\$669,262	\$1,153,326	\$2,520,134	\$7,029,003	\$2,746,218

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	\$606,250
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	\$1,140,000
2015	\$585,000	\$900,000	\$1,872,500	\$4,841,250	\$1,330,000
2016	\$590,000	\$937,000	\$2,156,000	\$5,995,000	\$1,600,000

Downtown South of 14th Street

COOPERATIVES

AVERAGE PRICE

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$240,918	\$404,067	\$641,432	\$1,224,616	\$761,198	\$510,864
2004	\$303,813	\$463,411	\$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	\$1,423,181	\$869,165
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	\$1,172,297	\$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	\$1,506,616	\$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	\$812,594	\$1,276,629	\$2,534,819	\$2,035,034	\$1,223,076
2015	\$520,050	\$906,150	\$1,577,540	\$3,194,676	\$2,073,789	\$1,342,125
2016	\$565,954	\$882,669	\$1,452,213	\$3,407,820	\$2,198,243	\$1,349,435

NUMBER OF SALES

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	305	670	284	43	344	1,646
2004	324	678	346	57	398	1,803
2005	288	551	224	38	368	1,469
2006	256	478	256	38	321	1,349
2007	273	504	211	42	330	1,360
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	278	1,060
2012	190	483	209	52	287	1,221
2013	234	462	237	68	358	1,359
2014	201	443	237	51	309	1,241
2015	188	467	232	58	268	1,213
2016	202	425	265	59	245	1,196

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	\$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	\$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	\$1,205,000	\$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	\$720,000	\$1,050,000	\$2,050,000	\$1,555,000	\$775,000
2015	\$515,923	\$795,000	\$1,300,375	\$2,561,250	\$1,675,000	\$860,000
2016	\$535,000	\$786,000	\$1,225,000	\$2,700,000	\$1,850,000	\$900,000

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	\$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	\$257,061	\$293,474	\$388,406	\$267,148
2015	\$245,577	\$285,326	\$357,781	\$539,664	\$310,817
2016	\$267,273	\$283,421	\$333,869	\$536,653	\$309,759

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	\$1,373,431	\$2,389,308	\$1,742,011	\$1,229,939
2007	\$579,845	\$884,720	\$1,712,767	\$3,212,140	\$2,004,176	\$1,555,845
2008	\$649,739	\$879,521	\$1,812,231	\$3,094,688	\$2,360,069	\$1,626,294
2009	\$798,946	\$889,146	\$1,875,184	\$4,233,207	\$2,376,048	\$1,839,521
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	\$836,206	\$1,408,947	\$3,102,437	\$7,531,709	\$4,029,420	\$3,715,777

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	327	103	577	1,871
2007	369	688	631	277	589	2,554
2008	249	752	546	307	344	2,198
2009	130	385	291	149	250	1,205
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	125	450	486	425	237	1,723

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	\$830,625	\$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	\$1,215,000
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	\$1,150,500
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	\$727,000	\$1,150,000	\$2,771,607	\$6,350,000	\$2,953,000	\$2,643,952

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	\$1,025	\$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	\$1,151	\$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	\$1,376	\$1,644	\$2,032	\$2,607	\$1,896	\$2,006

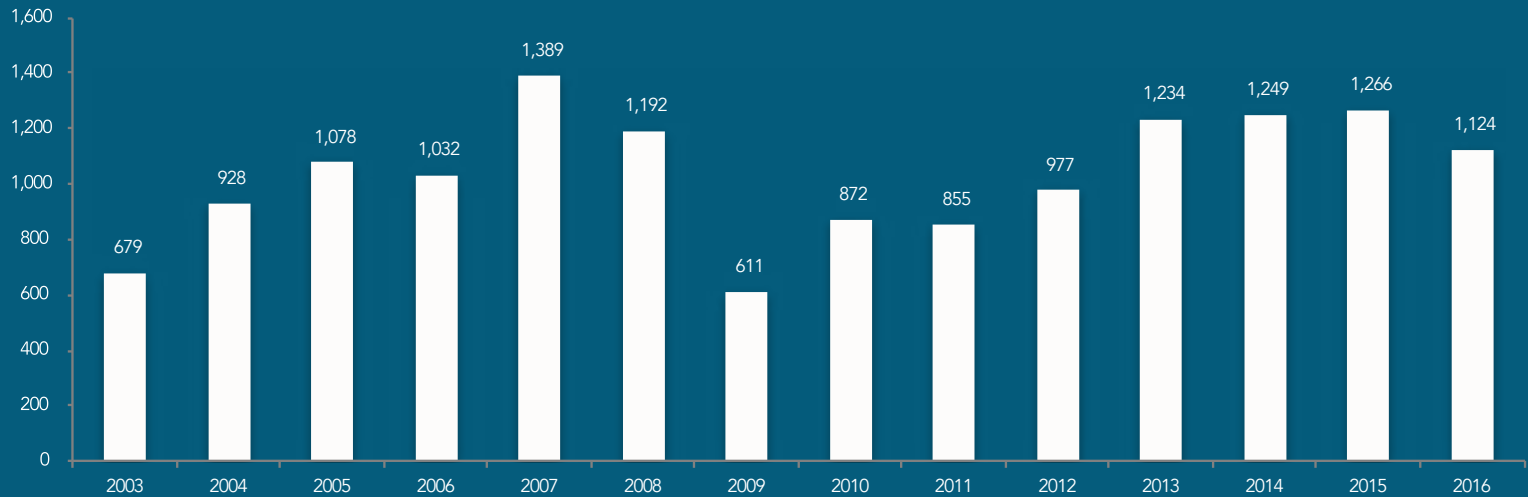
Upper Manhattan

COOPERATIVES
AND CONDOMINIUMS



BrownHarrisStevens.com WEB# 15853134

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	\$396,889	\$547,637	\$827,334	\$496,023
2007	\$277,977	\$389,262	\$606,366	\$1,166,800	\$595,276
2008	\$298,742	\$421,646	\$592,125	\$1,051,638	\$559,840
2009	\$248,590	\$359,991	\$565,129	\$880,068	\$509,907
2010	\$261,946	\$381,190	\$555,384	\$810,899	\$510,398
2011	\$273,652	\$382,088	\$555,037	\$847,012	\$521,281
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	\$1,114,118	\$606,952
2015	\$293,565	\$452,639	\$707,911	\$1,093,157	\$654,677
2016	\$356,479	\$476,919	\$740,316	\$1,122,007	\$664,877

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	\$364,368	\$506,493	\$768,000	\$425,000
2007	\$250,000	\$359,000	\$564,000	\$920,000	\$476,000
2008	\$290,000	\$405,000	\$570,000	\$850,000	\$475,000
2009	\$243,000	\$346,500	\$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	\$458,750	\$675,000	\$905,000	\$570,000

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	\$377,448	\$505,991	\$922,665	\$459,434
2008	\$267,302	\$356,773	\$487,225	\$715,609	\$431,892
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	\$746,045	\$477,592
2015	\$236,920	\$393,145	\$578,930	\$813,670	\$511,751
2016	\$293,708	\$419,975	\$605,102	\$926,326	\$544,970

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	329	282	62	749
2008	65	206	191	55	517
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	44	247	247	71	609

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	\$333,000	\$460,000	\$639,000	\$390,000
2008	\$250,000	\$331,608	\$450,000	\$582,500	\$383,790
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	\$277,500	\$392,000	\$573,000	\$850,000	\$495,000

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	\$116,648	\$116,181	\$165,836	\$121,106
2008	\$126,577	\$110,327	\$111,109	\$124,628	\$114,180
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	\$126,501	\$119,587
2015	\$110,160	\$122,748	\$131,897	\$143,449	\$128,203
2016	\$136,605	\$131,423	\$139,184	\$155,928	\$137,802

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	\$415,002	\$701,353	\$1,285,053	\$754,255
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	\$618,128	\$972,573	\$594,197
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	\$528,410	\$839,637	\$1,347,235	\$811,328
2016	\$455,119	\$552,946	\$886,157	\$1,346,094	\$806,670

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	151	298	128	36	640
2008	44	249	242	93	47	675
2009	11	120	128	41	13	313
2010	30	151	216	70	15	482
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	212	235	110	16	604
2016	28	185	229	62	11	515

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	\$530,500
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
2016	\$406,051	\$527,500	\$840,000	\$1,049,500	\$700,000

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	\$601	\$523	\$552	\$546
2007	\$709	\$597	\$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	\$775	\$817	\$915	\$824
2016	\$934	\$822	\$897	\$959	\$881

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

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