

# BROWN HARRIS STEVENS

---

Established 1873

## 10-Year Market Report

2003-2012



# MANHATTAN APARTMENTS

## 2003-2012

We are pleased to present the most comprehensive report available on the Manhattan apartment market over the past ten years. Over 145,000 verified sales are included, a number of which were recorded after our quarterly market reports were released. We have also provided a summary of relevant economic indicators over the past decade, including data on employment, Wall Street, building permits and interest rates.

Highlights of the report include:

- Manhattan apartment sales rose 12% in 2012 to their highest level since the collapse of Lehman Brothers.
- The average price rose 6% in 2012 to \$1,455,797, fueled by a surge in high-end closings at the end of the year. This figure is now just 5% shy of the record level of 2008.
- Co-ops (+7%) and condos (+6%) saw similar gains in average price during 2012.
- Over the past ten years, the average price of a Manhattan apartment rose 111%, while the median was 92% higher.
- Condos posted a higher increase in average price during the past 10 years than co-ops.
- Downtown (+135%) posted the largest increase in the average price for all apartments over past ten years, followed by Midtown West (+116%) and the East Side (+113%).
- Co-ops accounted for 56% of apartment sales last year, their highest percentage of sales since 2005.

Gregory J. Heym

Chief Economist, Brown Harris Stevens

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

©2013 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.

Cover Property: BrownHarrisStevens.com WEB#3468182



EAST SIDE  
445 Park Avenue  
Hall F. Willkie, President  
Ruth McCoy, EVP  
Managing Director of Sales

EDWARD LEE CAVE DIVISION  
790 Madison Avenue  
Caroline E. Y. Guthrie  
President

VILLAGE  
2 Fifth Avenue  
Stephen Klym, EVP  
Managing Director of Sales

BROOKLYN HEIGHTS  
129 Montague Street  
Christopher Thomas, EVP  
Managing Director of Sales

UPPER EAST SIDE  
1121 Madison Avenue  
Peter R. Marra, EVP  
Managing Director of Sales

WEST SIDE  
1926 Broadway  
Kevin Kovesci, EVP  
Managing Director of Sales

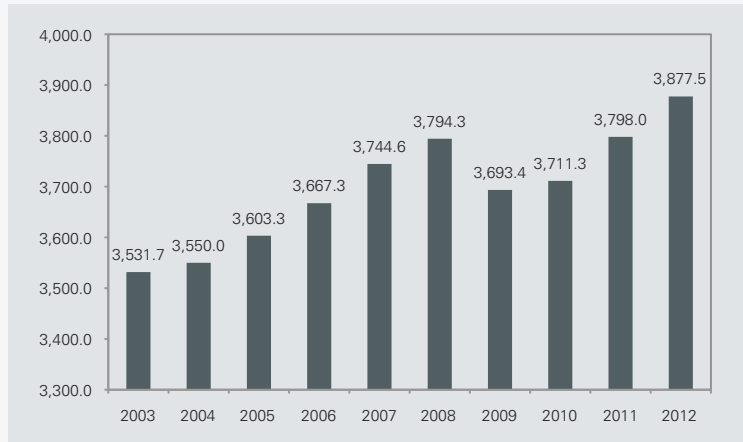
TRIBECA  
43 North Moore  
Stephen Klym, EVP  
Managing Director of Sales

PARK SLOPE  
100 Seventh Avenue  
MaryAnn Albano, EVP  
Managing Director of Sales

# ECONOMIC INDICATORS

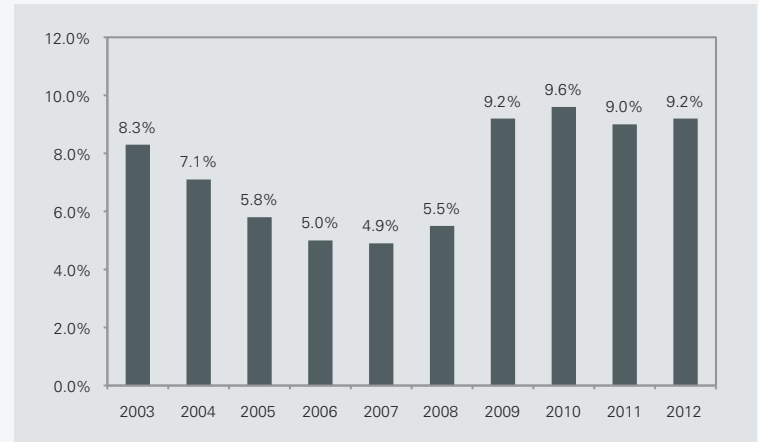
Average NYC Employment (thousands)

Source: NYS Department of Labor



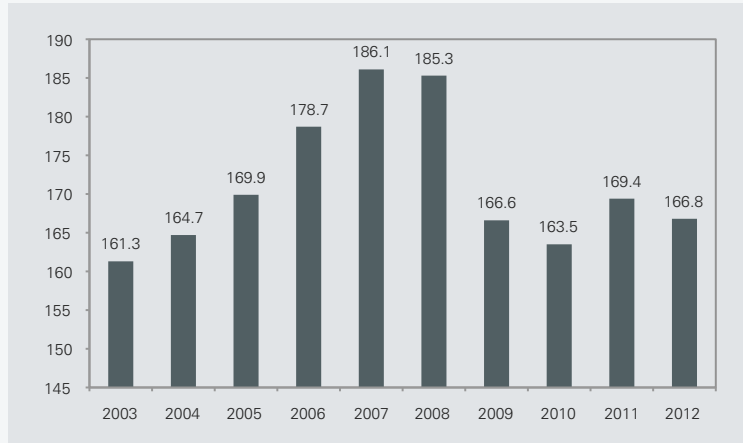
Average NYC Unemployment Rate

Source: NYS Department of Labor



Average NYC Securities Industry Employment (thousands)

Source: NYS Department of Labor



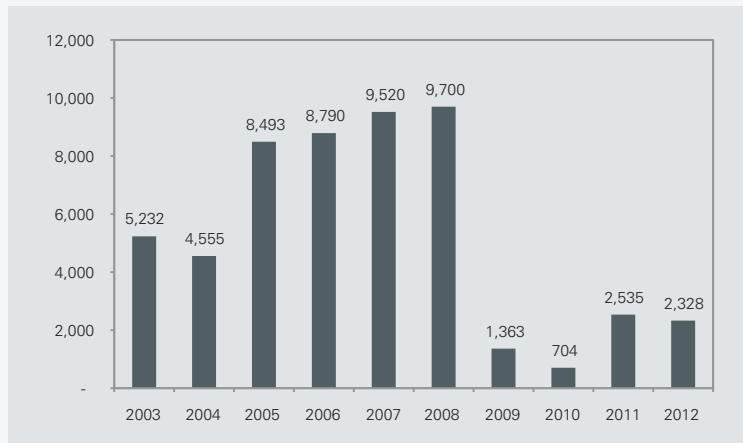
Wall Street Bonuses (billions)

Source: NYS Comptroller



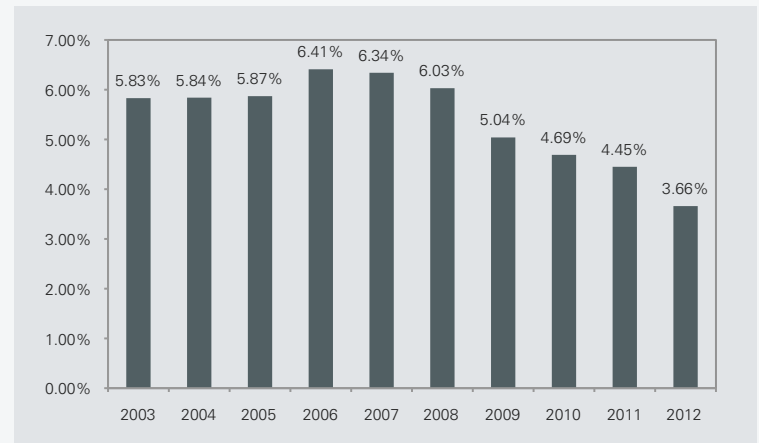
Manhattan Building Permits (number of units)

Source: Census Bureau



Average 30-Year Conforming Mortgage Rate

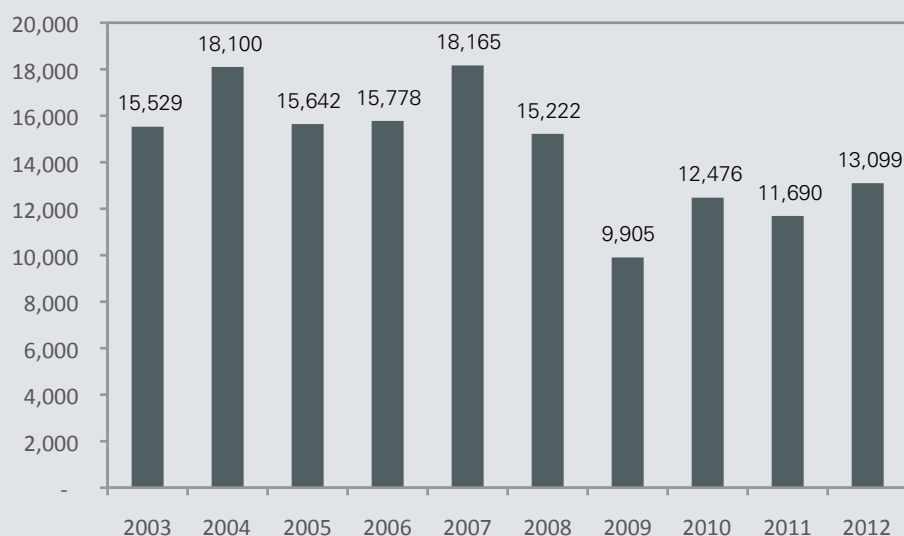
Source: Freddie Mac



# MANHATTAN

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$241,111	\$418,738	\$874,465	\$2,203,735	\$690,841
2004	\$290,203	\$489,270	\$1,017,379	\$2,562,370	\$856,219
2005	\$369,434	\$601,254	\$1,212,986	\$3,214,902	\$1,057,280
2006	\$414,565	\$673,108	\$1,335,061	\$3,398,563	\$1,127,648
2007	\$445,907	\$753,835	\$1,501,909	\$3,716,529	\$1,310,717
2008	\$494,096	\$803,132	\$1,639,488	\$4,423,380	\$1,526,683
2009	\$414,817	\$683,946	\$1,397,012	\$3,617,375	\$1,325,533
2010	\$397,939	\$690,480	\$1,399,353	\$3,563,153	\$1,374,479
2011	\$401,327	\$695,099	\$1,414,510	\$3,558,636	\$1,377,401
2012	\$410,839	\$712,497	\$1,486,282	\$3,941,069	\$1,455,797

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$235,000	\$399,000	\$746,500	\$1,682,556	\$440,000
2004	\$275,000	\$455,000	\$855,000	\$1,900,000	\$540,000
2005	\$350,000	\$570,000	\$999,999	\$2,350,000	\$660,000
2006	\$390,000	\$628,000	\$1,163,676	\$2,420,000	\$726,000
2007	\$418,000	\$695,000	\$1,280,000	\$2,600,000	\$835,000
2008	\$459,500	\$740,000	\$1,400,000	\$2,900,000	\$908,378
2009	\$380,000	\$620,000	\$1,150,000	\$2,670,000	\$805,000
2010	\$380,000	\$620,000	\$1,175,000	\$2,596,000	\$830,000
2011	\$375,000	\$631,500	\$1,200,000	\$2,613,906	\$823,000
2012	\$383,500	\$640,000	\$1,239,000	\$2,700,000	\$845,000



# MANHATTAN

## COOPERATIVES

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$218,749	\$381,218	\$816,105	\$2,152,758	\$645,080	\$605,954
2004	\$259,814	\$439,854	\$922,051	\$2,442,843	\$876,061	\$721,174
2005	\$327,899	\$538,589	\$1,099,143	\$3,046,549	\$1,095,850	\$873,051
2006	\$357,364	\$583,837	\$1,238,682	\$3,428,475	\$1,231,960	\$1,004,105
2007	\$383,723	\$621,797	\$1,279,221	\$3,538,804	\$1,268,975	\$1,046,390
2008	\$404,196	\$648,938	\$1,372,236	\$4,506,812	\$1,402,721	\$1,210,564
2009	\$347,095	\$567,375	\$1,127,042	\$2,812,906	\$1,108,262	\$952,867
2010	\$347,242	\$585,734	\$1,225,920	\$3,021,468	\$1,385,404	\$1,090,560
2011	\$341,330	\$584,360	\$1,213,103	\$3,301,586	\$1,313,547	\$1,112,805
2012	\$347,781	\$585,087	\$1,261,043	\$3,767,077	\$1,437,179	\$1,187,008

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$212,407	\$367,000	\$695,000	\$1,500,000	\$467,000	\$390,000
2004	\$250,000	\$415,000	\$785,000	\$1,725,000	\$637,168	\$460,000
2005	\$315,000	\$515,000	\$934,824	\$2,200,000	\$785,000	\$565,000
2006	\$349,000	\$550,000	\$988,000	\$2,300,000	\$972,000	\$610,000
2007	\$375,000	\$590,000	\$1,075,000	\$2,390,000	\$930,000	\$645,000
2008	\$390,000	\$610,000	\$1,100,000	\$2,525,500	\$930,000	\$670,000
2009	\$342,250	\$530,000	\$930,000	\$1,918,750	\$885,000	\$605,000
2010	\$340,000	\$550,000	\$980,000	\$2,100,000	\$1,012,500	\$660,000
2011	\$330,000	\$550,000	\$999,000	\$2,150,000	\$915,000	\$650,879
2012	\$335,750	\$541,750	\$1,019,094	\$2,250,000	\$997,500	\$655,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	2,013	4,139	2,556	741	672	10,121
2004	2,275	4,590	2,957	936	874	11,632
2005	1,888	3,850	2,308	752	721	9,519
2006	1,653	3,268	2,218	733	637	8,509
2007	1,764	3,547	2,245	807	633	8,996
2008	1,214	2,528	1,685	620	430	6,477
2009	844	1,996	1,396	530	333	5,099
2010	1,029	2,498	1,899	846	459	6,731
2011	1,010	2,319	1,717	794	471	6,311
2012	1,124	2,732	2,000	894	532	7,282

### Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$100,616	\$119,072	\$169,747	\$275,163	\$141,089
2004	\$121,095	\$137,227	\$193,031	\$318,637	\$164,939
2005	\$154,615	\$168,071	\$232,164	\$389,125	\$200,895
2006	\$167,459	\$180,851	\$256,556	\$432,453	\$222,797
2007	\$175,869	\$192,717	\$267,574	\$453,775	\$234,449
2008	\$186,381	\$201,094	\$284,659	\$540,051	\$256,179
2009	\$157,578	\$175,960	\$233,043	\$366,153	\$210,575
2010	\$157,950	\$181,952	\$256,132	\$393,091	\$228,953
2011	\$155,080	\$180,920	\$255,354	\$424,826	\$231,496
2012	\$159,013	\$181,372	\$263,655	\$456,131	\$238,419

# MANHATTAN

## CONDOMINIUMS

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,207	\$496,347	\$980,484	\$2,277,369	\$1,212,213	\$849,705
2004	\$375,133	\$586,534	\$1,173,376	\$2,725,932	\$1,745,951	\$1,099,083
2005	\$471,673	\$717,581	\$1,355,243	\$3,388,091	\$1,985,144	\$1,343,689
2006	\$510,362	\$781,360	\$1,443,025	\$3,364,411	\$1,680,274	\$1,272,266
2007	\$545,993	\$901,019	\$1,687,070	\$3,842,340	\$1,898,232	\$1,570,057
2008	\$619,976	\$920,190	\$1,812,024	\$4,384,014	\$2,093,951	\$1,760,818
2009	\$549,623	\$822,858	\$1,643,016	\$4,159,139	\$2,239,856	\$1,720,918
2010	\$497,116	\$827,401	\$1,580,015	\$4,042,509	\$2,305,845	\$1,707,127
2011	\$522,521	\$826,726	\$1,636,614	\$3,780,481	\$2,612,980	\$1,687,843
2012	\$534,317	\$887,766	\$1,745,178	\$4,104,804	\$2,503,912	\$1,792,280

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$285,000	\$465,000	\$870,000	\$1,850,000	\$1,044,308	\$580,000
2004	\$355,000	\$556,750	\$995,000	\$2,085,000	\$1,425,000	\$725,000
2005	\$440,000	\$675,000	\$1,210,000	\$2,500,000	\$1,650,000	\$850,238
2006	\$480,000	\$725,000	\$1,340,000	\$2,537,500	\$1,355,000	\$880,000
2007	\$525,000	\$830,000	\$1,428,751	\$2,745,000	\$1,515,000	\$1,055,000
2008	\$599,000	\$850,000	\$1,575,000	\$2,995,000	\$1,625,000	\$1,145,000
2009	\$505,500	\$750,000	\$1,460,000	\$3,200,000	\$1,668,500	\$1,075,000
2010	\$479,000	\$740,000	\$1,375,000	\$3,036,188	\$1,750,000	\$1,100,000
2011	\$498,000	\$760,000	\$1,450,000	\$3,000,000	\$1,990,000	\$1,085,000
2012	\$515,836	\$810,000	\$1,500,000	\$3,053,625	\$1,900,000	\$1,136,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	817	2,001	1,407	513	670	5,408
2004	814	2,332	1,807	684	831	6,468
2005	767	2,074	1,847	731	704	6,123
2006	987	2,695	1,980	642	965	7,269
2007	1,096	3,182	2,700	1,140	1,051	9,169
2008	867	3,330	2,610	1,314	624	8,745
2009	424	1,675	1,532	787	388	4,806
2010	526	1,911	1,823	956	529	5,745
2011	500	1,951	1,557	920	451	5,379
2012	574	1,986	1,740	950	567	5,817

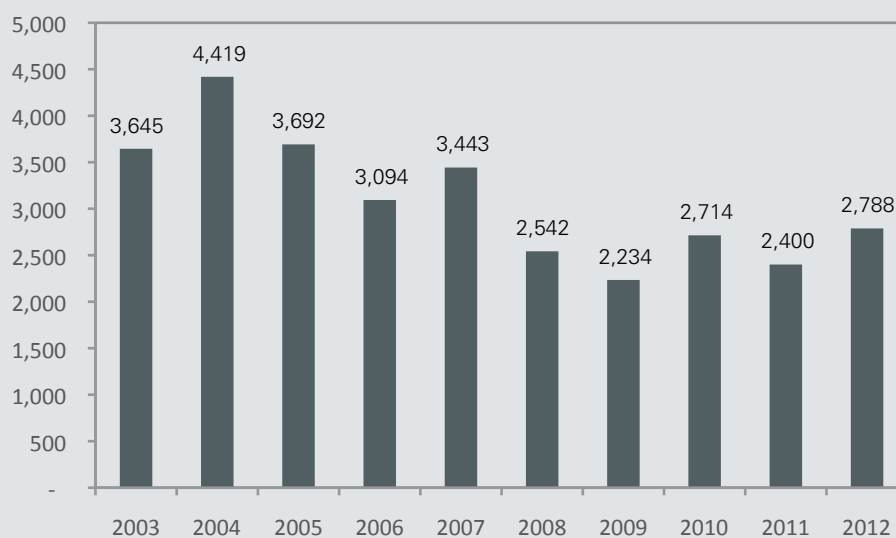
### Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$604	\$654	\$760	\$979	\$700	\$709
2004	\$761	\$776	\$893	\$1,152	\$874	\$860
2005	\$941	\$944	\$1,017	\$1,312	\$1,069	\$1,024
2006	\$985	\$1,015	\$1,095	\$1,358	\$1,082	\$1,072
2007	\$1,039	\$1,124	\$1,237	\$1,538	\$1,209	\$1,208
2008	\$1,149	\$1,150	\$1,314	\$1,714	\$1,214	\$1,288
2009	\$1,052	\$1,029	\$1,203	\$1,623	\$1,122	\$1,192
2010	\$965	\$1,027	\$1,161	\$1,537	\$1,171	\$1,162
2011	\$998	\$1,048	\$1,203	\$1,555	\$1,292	\$1,195
2012	\$1,041	\$1,108	\$1,281	\$1,644	\$1,322	\$1,262

# EAST SIDE

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$222,695	\$407,136	\$1,003,071	\$2,599,762	\$869,333
2004	\$267,098	\$482,348	\$1,109,158	\$2,912,836	\$1,012,184
2005	\$353,562	\$594,613	\$1,349,195	\$3,778,983	\$1,256,361
2006	\$382,079	\$658,663	\$1,545,925	\$4,111,220	\$1,458,866
2007	\$401,348	\$691,486	\$1,640,307	\$4,411,691	\$1,556,051
2008	\$430,460	\$739,434	\$1,822,471	\$5,876,053	\$2,023,184
2009	\$396,768	\$656,421	\$1,533,719	\$4,068,184	\$1,658,987
2010	\$355,623	\$640,454	\$1,529,953	\$3,812,261	\$1,660,471
2011	\$341,020	\$664,279	\$1,540,829	\$4,164,193	\$1,698,739
2012	\$345,745	\$639,519	\$1,614,529	\$4,857,404	\$1,848,054

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$215,000	\$385,000	\$825,000	\$1,900,000	\$486,000
2004	\$250,000	\$450,000	\$899,000	\$2,225,000	\$595,000
2005	\$330,000	\$570,000	\$1,141,139	\$2,800,000	\$710,000
2006	\$362,000	\$612,725	\$1,266,250	\$2,825,000	\$807,500
2007	\$390,000	\$640,000	\$1,300,000	\$3,200,000	\$850,000
2008	\$400,000	\$661,500	\$1,425,000	\$3,515,000	\$960,000
2009	\$360,000	\$585,000	\$1,235,000	\$3,155,000	\$930,800
2010	\$345,000	\$586,783	\$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	\$3,150,000	\$940,000

# EAST SIDE COOPERATIVES

## Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$209,060	\$383,802	\$1,004,221	\$2,671,679	\$840,668
2004	\$243,788	\$446,238	\$1,073,471	\$3,034,909	\$981,058
2005	\$318,148	\$545,853	\$1,279,434	\$3,863,676	\$1,175,486
2006	\$350,154	\$598,914	\$1,516,244	\$4,241,620	\$1,381,836
2007	\$372,306	\$639,785	\$1,583,209	\$4,674,906	\$1,488,605
2008	\$388,194	\$677,957	\$1,790,621	\$6,879,677	\$2,011,547
2009	\$322,247	\$587,810	\$1,389,479	\$3,681,398	\$1,366,748
2010	\$324,786	\$592,766	\$1,471,109	\$3,845,163	\$1,530,531
2011	\$315,387	\$602,488	\$1,484,609	\$4,359,878	\$1,626,680
2012	\$315,725	\$576,886	\$1,528,190	\$5,253,640	\$1,815,748

## Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$201,250	\$360,000	\$769,888	\$1,900,000	\$445,000
2004	\$235,000	\$410,000	\$850,000	\$2,205,000	\$540,000
2005	\$300,000	\$499,990	\$1,050,000	\$2,785,000	\$642,500
2006	\$338,250	\$550,000	\$1,175,000	\$2,875,788	\$700,000
2007	\$365,000	\$590,000	\$1,225,000	\$3,197,500	\$735,000
2008	\$360,000	\$620,000	\$1,292,500	\$3,770,000	\$810,000
2009	\$315,000	\$530,000	\$1,037,500	\$2,350,000	\$745,000
2010	\$320,000	\$530,000	\$1,144,250	\$2,755,000	\$840,000
2011	\$305,000	\$540,000	\$1,170,000	\$2,737,500	\$840,000
2012	\$306,750	\$525,000	\$1,200,000	\$2,960,000	\$840,000

## Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	436	1,091	810	353	10	2,700
2004	523	1,213	979	463	13	3,191
2005	397	1,089	779	354	10	2,629
2006	360	838	702	330	11	2,241
2007	393	913	693	362	8	2,369
2008	244	628	524	279	6	1,681
2009	168	499	438	243	9	1,357
2010	189	651	627	379	3	1,849
2011	225	540	571	342	5	1,683
2012	234	687	679	409	6	2,015

## Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$94,077	\$118,478	\$197,289	\$324,525	\$165,293
2004	\$110,692	\$136,507	\$217,448	\$373,415	\$191,708
2005	\$142,390	\$167,203	\$263,763	\$458,270	\$231,505
2006	\$166,167	\$182,547	\$295,408	\$490,049	\$260,936
2007	\$168,439	\$195,822	\$319,136	\$543,340	\$280,742
2008	\$177,489	\$203,777	\$352,027	\$747,279	\$336,855
2009	\$144,368	\$179,558	\$273,218	\$444,858	\$253,430
2010	\$147,271	\$181,871	\$291,103	\$466,390	\$273,844
2011	\$143,578	\$181,662	\$299,462	\$510,604	\$283,684
2012	\$145,822	\$176,350	\$306,431	\$572,070	\$297,321



# EAST SIDE CONDOMINIUMS

## Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$276,256	\$479,052	\$1,000,214	\$2,433,837	\$951,233
2004	\$351,172	\$573,034	\$1,198,058	\$2,638,469	\$1,093,063
2005	\$451,194	\$729,386	\$1,512,388	\$3,622,013	\$1,456,383
2006	\$500,564	\$830,134	\$1,616,318	\$3,855,076	\$1,661,239
2007	\$477,947	\$817,697	\$1,759,851	\$3,976,605	\$1,704,823
2008	\$579,924	\$866,852	\$1,881,238	\$4,510,146	\$2,045,903
2009	\$563,695	\$788,099	\$1,745,013	\$4,454,970	\$2,111,174
2010	\$448,134	\$768,211	\$1,651,318	\$3,763,358	\$1,938,225
2011	\$442,200	\$806,875	\$1,678,016	\$3,815,629	\$1,867,881
2012	\$453,816	\$808,923	\$1,840,005	\$4,022,040	\$1,932,266

## Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$260,000	\$440,000	\$910,000	\$1,900,000	\$625,000
2004	\$347,000	\$535,000	\$1,050,000	\$2,297,500	\$725,658
2005	\$435,000	\$675,000	\$1,362,500	\$2,800,000	\$881,000
2006	\$486,000	\$730,000	\$1,512,500	\$2,812,500	\$1,100,000
2007	\$459,000	\$745,000	\$1,495,000	\$3,250,000	\$1,085,000
2008	\$497,000	\$765,000	\$1,662,000	\$3,250,000	\$1,350,000
2009	\$524,000	\$700,000	\$1,550,000	\$3,775,000	\$1,325,000
2010	\$420,000	\$675,000	\$1,526,316	\$3,125,000	\$1,330,000
2011	\$410,000	\$703,750	\$1,525,000	\$3,325,000	\$1,260,000
2012	\$443,080	\$707,500	\$1,552,500	\$3,411,025	\$1,275,000

## Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	111	354	326	153	1	945
2004	145	483	393	206	1	1,228
2005	144	394	333	191	1	1,063
2006	97	292	296	168	0	853
2007	149	374	331	219	1	1,074
2008	69	303	284	205	0	861
2009	75	260	299	243	0	877
2010	63	243	304	255	0	865
2011	57	234	234	192	0	717
2012	65	254	260	194	0	773

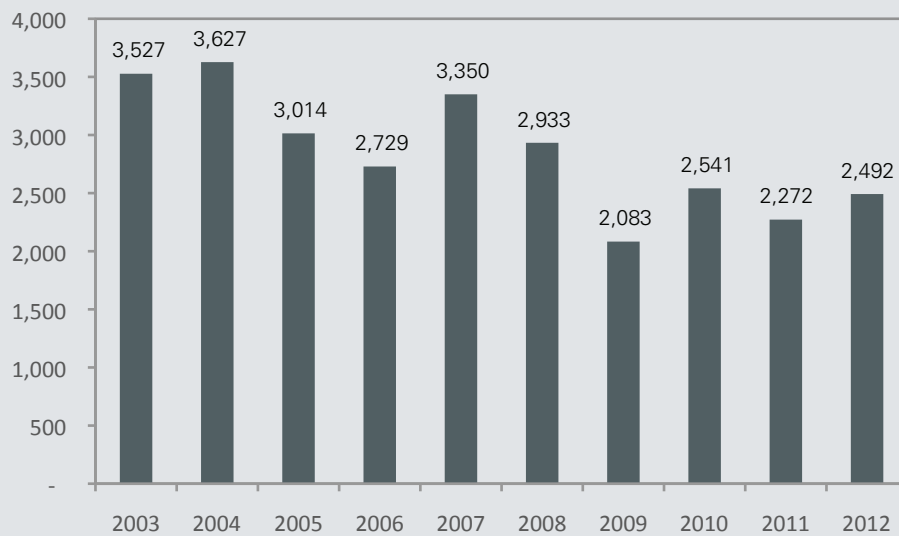
## Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$582	\$644	\$781	\$1,039	\$749
2004	\$731	\$766	\$911	\$1,173	\$877
2005	\$934	\$936	\$1,130	\$1,487	\$1,096
2006	\$973	\$1,030	\$1,174	\$1,512	\$1,167
2007	\$1,022	\$1,068	\$1,301	\$1,631	\$1,249
2008	\$1,127	\$1,118	\$1,387	\$1,709	\$1,347
2009	\$1,108	\$1,002	\$1,253	\$1,659	\$1,280
2010	\$904	\$977	\$1,215	\$1,492	\$1,208
2011	\$938	\$1,026	\$1,259	\$1,599	\$1,249
2012	\$1,003	\$1,041	\$1,328	\$1,695	\$1,298

# WEST SIDE

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$256,288	\$459,177	\$916,846	\$2,155,719	\$781,501
2004	\$308,166	\$525,215	\$1,180,889	\$2,851,120	\$1,009,420
2005	\$375,340	\$643,975	\$1,322,423	\$3,430,155	\$1,172,012
2006	\$391,938	\$665,091	\$1,344,164	\$3,651,581	\$1,240,365
2007	\$420,557	\$732,436	\$1,542,314	\$3,925,019	\$1,429,980
2008	\$474,665	\$802,480	\$1,769,196	\$5,111,669	\$1,908,378
2009	\$399,506	\$660,572	\$1,329,464	\$3,480,070	\$1,352,926
2010	\$387,341	\$691,940	\$1,420,297	\$3,715,426	\$1,515,282
2011	\$397,435	\$689,685	\$1,434,519	\$3,727,910	\$1,606,762
2012	\$415,432	\$698,145	\$1,500,116	\$4,151,137	\$1,645,051

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$245,000	\$425,000	\$765,000	\$1,600,000	\$535,000
2004	\$290,000	\$497,040	\$920,000	\$1,900,000	\$625,000
2005	\$360,000	\$605,000	\$1,155,000	\$2,350,000	\$750,000
2006	\$375,000	\$615,000	\$1,150,000	\$2,550,000	\$775,000
2007	\$399,000	\$675,000	\$1,300,000	\$2,750,000	\$885,000
2008	\$429,000	\$755,000	\$1,417,500	\$3,200,000	\$1,000,000
2009	\$370,000	\$600,000	\$1,100,000	\$2,431,250	\$855,000
2010	\$360,000	\$629,000	\$1,180,000	\$2,525,000	\$900,000
2011	\$365,000	\$646,300	\$1,200,000	\$2,850,000	\$942,500
2012	\$375,000	\$630,000	\$1,257,500	\$2,795,000	\$925,000

# WEST SIDE COOPERATIVES

## Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,625	\$405,400	\$843,138	\$1,974,446	\$685,074
2004	\$265,417	\$469,947	\$978,884	\$2,251,817	\$791,650
2005	\$332,011	\$566,445	\$1,181,617	\$2,821,862	\$973,932
2006	\$353,634	\$593,852	\$1,242,346	\$3,135,618	\$1,045,649
2007	\$376,111	\$633,995	\$1,329,756	\$2,837,709	\$1,070,168
2008	\$399,819	\$657,931	\$1,352,301	\$2,947,627	\$1,113,804
2009	\$351,065	\$576,265	\$1,093,665	\$2,324,462	\$945,653
2010	\$343,869	\$593,286	\$1,215,186	\$2,692,811	\$1,147,518
2011	\$342,811	\$595,227	\$1,239,530	\$2,965,074	\$1,206,240
2012	\$355,060	\$595,272	\$1,266,155	\$2,992,489	\$1,186,781

## Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$225,000	\$385,000	\$719,500	\$1,390,000	\$460,000
2004	\$260,000	\$451,050	\$829,000	\$1,625,000	\$550,000
2005	\$325,000	\$545,000	\$995,000	\$2,126,500	\$650,000
2006	\$345,000	\$565,000	\$1,074,500	\$2,225,000	\$667,354
2007	\$375,000	\$600,000	\$1,150,000	\$2,227,500	\$725,000
2008	\$395,000	\$625,000	\$1,165,500	\$2,262,500	\$750,000
2009	\$342,500	\$539,500	\$950,000	\$1,850,000	\$685,000
2010	\$335,000	\$570,000	\$999,999	\$2,025,000	\$775,000
2011	\$345,000	\$565,000	\$1,050,000	\$2,100,000	\$779,000
2012	\$347,000	\$570,000	\$1,075,000	\$2,187,000	\$775,000

## Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	346	895	738	228	22	2,229
2004	362	977	769	245	36	2,389
2005	335	743	595	210	36	1,919
2006	279	689	564	193	29	1,754
2007	299	755	611	218	23	1,906
2008	218	553	454	164	17	1,406
2009	166	454	429	149	24	1,222
2010	177	544	512	259	29	1,521
2011	179	470	460	245	17	1,371
2012	210	538	537	252	28	1,565

## Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$102,067	\$126,627	\$175,629	\$261,524	\$153,098
2004	\$120,684	\$147,517	\$203,791	\$300,784	\$177,752
2005	\$152,963	\$177,954	\$246,929	\$388,999	\$218,840
2006	\$161,528	\$184,309	\$260,126	\$410,468	\$230,717
2007	\$172,598	\$197,685	\$273,983	\$402,029	\$242,116
2008	\$185,005	\$204,657	\$282,170	\$414,608	\$251,697
2009	\$157,010	\$178,835	\$229,162	\$330,103	\$212,647
2010	\$155,192	\$184,557	\$252,363	\$358,531	\$234,543
2011	\$156,904	\$185,357	\$259,031	\$415,191	\$248,212
2012	\$156,428	\$185,134	\$265,305	\$410,654	\$246,198

# WEST SIDE CONDOMINIUMS

## Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$330,128	\$547,978	\$1,046,979	\$2,397,418	\$947,092
2004	\$401,390	\$651,970	\$1,562,565	\$3,585,265	\$1,429,655
2005	\$491,463	\$778,252	\$1,555,144	\$4,213,846	\$1,519,150
2006	\$485,681	\$812,489	\$1,505,472	\$4,306,719	\$1,590,654
2007	\$514,807	\$879,902	\$1,796,469	\$4,806,185	\$1,904,913
2008	\$617,792	\$960,455	\$2,146,228	\$6,003,385	\$2,639,990
2009	\$517,759	\$805,009	\$1,655,781	\$4,336,715	\$1,930,960
2010	\$488,584	\$856,061	\$1,705,669	\$4,828,273	\$2,063,683
2011	\$537,117	\$840,177	\$1,799,133	\$4,381,388	\$2,216,214
2012	\$575,914	\$891,663	\$1,927,452	\$5,291,682	\$2,418,722

## Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$315,500	\$517,625	\$903,750	\$1,800,000	\$660,000
2004	\$375,000	\$635,000	\$1,250,000	\$2,400,000	\$849,000
2005	\$485,000	\$742,500	\$1,337,500	\$2,790,000	\$940,000
2006	\$475,000	\$765,000	\$1,325,000	\$3,194,219	\$999,000
2007	\$475,000	\$810,000	\$1,460,000	\$3,150,000	\$1,174,150
2008	\$580,000	\$907,500	\$1,620,000	\$3,612,500	\$1,375,000
2009	\$475,000	\$775,000	\$1,497,500	\$2,900,000	\$1,200,000
2010	\$465,000	\$780,000	\$1,395,000	\$3,275,250	\$1,203,750
2011	\$510,500	\$780,000	\$1,514,500	\$3,264,550	\$1,285,000
2012	\$500,000	\$825,000	\$1,574,834	\$3,222,607	\$1,369,000

## Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	139	542	418	171	28	1,298
2004	166	426	407	200	39	1,238
2005	125	429	360	163	18	1,095
2006	114	333	356	152	20	975
2007	141	504	511	269	19	1,444
2008	114	506	502	398	7	1,527
2009	68	265	310	201	17	861
2010	76	327	368	238	11	1,020
2011	70	295	246	286	4	901
2012	79	286	294	256	12	927

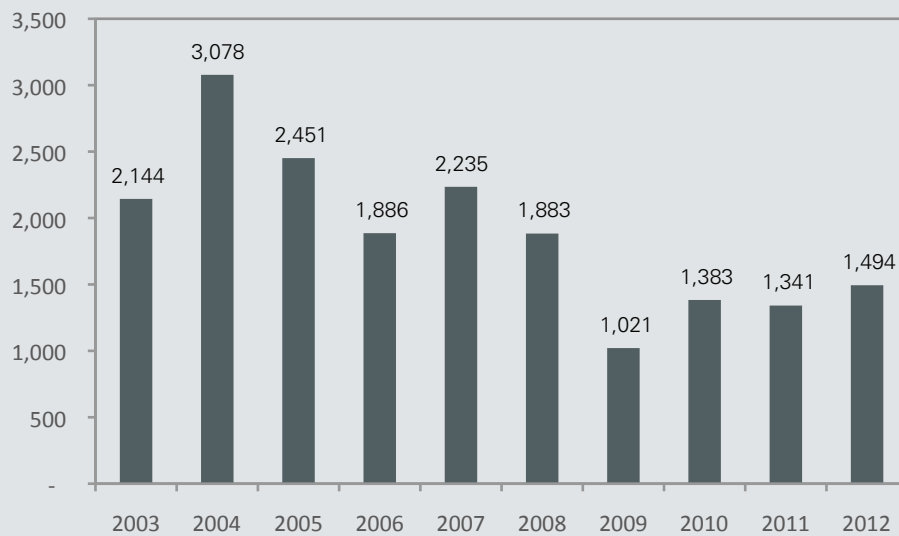
## Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$616	\$691	\$821	\$1,007	\$769
2004	\$834	\$850	\$1,161	\$1,473	\$1,058
2005	\$981	\$993	\$1,173	\$1,520	\$1,130
2006	\$1,022	\$1,049	\$1,149	\$1,602	\$1,174
2007	\$1,039	\$1,108	\$1,316	\$1,802	\$1,306
2008	\$1,233	\$1,189	\$1,491	\$2,140	\$1,542
2009	\$1,036	\$1,042	\$1,250	\$1,728	\$1,280
2010	\$939	\$1,070	\$1,264	\$1,726	\$1,284
2011	\$1,076	\$1,087	\$1,341	\$1,759	\$1,372
2012	\$1,190	\$1,125	\$1,444	\$1,953	\$1,461

# MIDTOWN EAST

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$226,399	\$430,905	\$904,888	\$2,048,053	\$571,878
2004	\$265,322	\$513,528	\$1,066,808	\$2,368,032	\$673,228
2005	\$330,967	\$633,532	\$1,478,206	\$3,945,973	\$1,015,614
2006	\$367,875	\$696,832	\$1,513,717	\$3,410,394	\$1,038,248
2007	\$410,347	\$838,704	\$1,912,318	\$4,748,515	\$1,291,088
2008	\$420,354	\$852,682	\$1,849,252	\$5,195,808	\$1,432,865
2009	\$366,925	\$683,521	\$1,452,448	\$3,809,500	\$1,088,145
2010	\$349,789	\$680,331	\$1,420,074	\$4,581,907	\$1,182,302
2011	\$357,677	\$740,491	\$1,405,334	\$4,007,757	\$1,073,298
2012	\$343,320	\$732,437	\$1,611,115	\$3,097,047	\$1,110,651

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$212,000	\$403,000	\$790,000	\$1,800,000	\$405,000
2004	\$250,000	\$469,700	\$899,000	\$1,698,500	\$480,825
2005	\$315,000	\$580,000	\$1,215,000	\$3,000,000	\$625,000
2006	\$355,000	\$625,000	\$1,325,000	\$2,500,000	\$675,588
2007	\$372,250	\$700,500	\$1,300,000	\$2,800,000	\$750,000
2008	\$385,000	\$700,000	\$1,425,500	\$2,693,750	\$800,000
2009	\$347,000	\$600,000	\$1,150,000	\$2,037,500	\$650,000
2010	\$330,000	\$610,000	\$1,106,250	\$2,625,000	\$680,000
2011	\$320,000	\$630,000	\$1,115,000	\$2,395,949	\$675,500
2012	\$327,000	\$620,000	\$1,205,000	\$2,100,000	\$725,000

# 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	\$291,340	\$526,290	\$1,068,735	\$2,391,155	\$437,262	\$655,239
2006	\$331,799	\$582,763	\$1,215,913	\$2,764,556	\$530,775	\$741,756
2007	\$354,419	\$617,055	\$1,249,721	\$2,727,250	\$521,216	\$784,445
2008	\$368,965	\$626,795	\$1,311,772	\$2,867,565	\$561,130	\$834,493
2009	\$327,131	\$541,052	\$1,174,501	\$2,285,823	\$655,048	\$745,091
2010	\$321,152	\$554,040	\$1,078,263	\$2,381,681	\$595,815	\$767,977
2011	\$304,822	\$551,255	\$1,057,576	\$2,616,079	\$529,017	\$751,072
2012	\$311,666	\$538,449	\$1,108,970	\$2,156,779	\$604,731	\$757,920

### 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	\$280,326	\$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	\$1,150,000	\$2,001,000	\$505,000	\$575,000
2008	\$356,250	\$590,000	\$1,145,000	\$2,030,000	\$537,500	\$580,000
2009	\$322,500	\$520,000	\$1,050,000	\$1,800,000	\$475,000	\$536,000
2010	\$310,000	\$517,000	\$950,000	\$1,900,000	\$525,000	\$567,750
2011	\$295,000	\$535,000	\$970,000	\$2,000,000	\$475,000	\$545,000
2012	\$299,000	\$510,000	\$965,000	\$1,750,000	\$560,000	\$555,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	365	517	295	48	128	1,353
2004	496	715	400	84	126	1,821
2005	411	597	292	72	88	1,460
2006	287	471	228	48	60	1,094
2007	347	497	251	69	70	1,234
2008	234	352	182	53	46	867
2009	145	267	154	33	21	620
2010	206	337	223	63	39	868
2011	193	323	184	54	29	783
2012	207	362	239	68	47	923

### 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	\$136,032	\$164,287	\$225,793	\$332,296	\$177,760
2006	\$152,709	\$178,706	\$251,807	\$365,329	\$196,273
2007	\$163,912	\$190,483	\$260,941	\$365,635	\$208,138
2008	\$173,473	\$194,692	\$278,015	\$397,429	\$220,203
2009	\$149,610	\$167,834	\$241,068	\$304,075	\$189,756
2010	\$146,636	\$169,789	\$233,030	\$331,526	\$193,338
2011	\$138,575	\$170,560	\$223,654	\$342,787	\$187,664
2012	\$144,228	\$165,405	\$235,794	\$315,548	\$191,260



# MIDTOWN EAST

## CONDOMINIUMS

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$300,950	\$501,999	\$1,062,613	\$2,037,812	\$736,587
2004	\$356,176	\$603,179	\$1,213,104	\$2,785,152	\$842,469
2005	\$459,208	\$788,553	\$1,821,785	\$5,054,358	\$1,546,540
2006	\$459,503	\$858,173	\$1,788,612	\$3,729,984	\$1,447,797
2007	\$560,789	\$1,081,881	\$2,493,829	\$6,157,275	\$1,915,661
2008	\$574,521	\$1,012,989	\$2,154,943	\$6,250,482	\$1,943,485
2009	\$507,660	\$879,599	\$1,838,070	\$4,758,204	\$1,618,553
2010	\$459,037	\$861,437	\$1,893,514	\$6,714,433	\$1,880,620
2011	\$507,691	\$958,012	\$1,795,501	\$5,715,725	\$1,525,454
2012	\$462,455	\$993,491	\$2,259,831	\$4,180,746	\$1,680,826

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$280,000	\$451,250	\$902,500	\$1,850,000	\$520,000
2004	\$346,000	\$560,000	\$981,339	\$2,175,000	\$615,000
2005	\$439,000	\$718,000	\$1,585,000	\$3,800,000	\$950,000
2006	\$440,000	\$741,000	\$1,550,000	\$2,850,000	\$950,000
2007	\$509,000	\$865,000	\$1,630,000	\$3,975,000	\$1,030,000
2008	\$515,000	\$800,000	\$1,640,938	\$3,000,000	\$1,145,000
2009	\$430,000	\$670,000	\$1,325,000	\$2,587,500	\$875,000
2010	\$442,500	\$703,625	\$1,400,000	\$4,000,000	\$940,000
2011	\$460,000	\$799,000	\$1,372,500	\$3,260,000	\$966,000
2012	\$445,000	\$815,000	\$1,700,000	\$2,500,000	\$1,100,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	148	372	206	65	0	791
2004	219	634	335	69	0	1,257
2005	127	413	348	101	2	991
2006	113	333	247	97	2	792
2007	129	453	286	99	34	1,001
2008	78	496	320	117	5	1,016
2009	41	194	111	53	2	401
2010	54	235	161	65	0	515
2011	68	281	164	44	1	558
2012	55	269	185	59	3	571

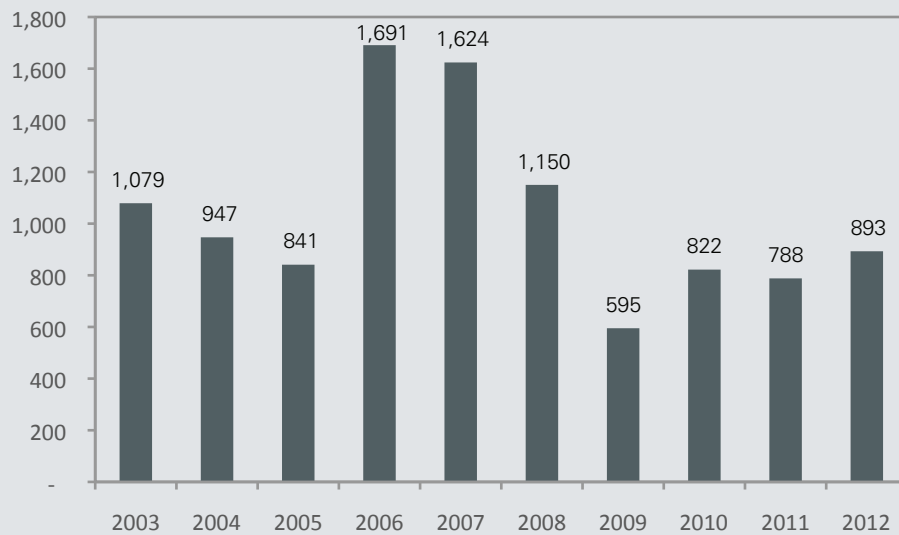
### Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$610	\$632	\$759	\$861	\$673
2004	\$741	\$765	\$879	\$1,100	\$810
2005	\$965	\$969	\$1,219	\$1,660	\$1,126
2006	\$962	\$1,036	\$1,244	\$1,549	\$1,152
2007	\$1,059	\$1,246	\$1,546	\$2,121	\$1,387
2008	\$1,126	\$1,238	\$1,454	\$2,183	\$1,406
2009	\$1,026	\$1,001	\$1,255	\$1,722	\$1,168
2010	\$944	\$1,069	\$1,301	\$2,136	\$1,263
2011	\$1,051	\$1,187	\$1,287	\$2,051	\$1,267
2012	\$967	\$1,189	\$1,514	\$1,685	\$1,323

# MIDTOWN WEST

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$262,804	\$456,920	\$1,004,530	\$2,401,977	\$615,449
2004	\$318,621	\$528,046	\$1,062,468	\$3,446,410	\$713,786
2005	\$404,078	\$643,264	\$1,416,464	\$4,136,152	\$929,037
2006	\$478,182	\$754,961	\$1,553,928	\$4,201,788	\$1,019,672
2007	\$518,358	\$883,142	\$1,570,041	\$5,515,196	\$1,139,103
2008	\$625,292	\$972,318	\$1,760,880	\$4,236,302	\$1,303,157
2009	\$426,508	\$832,867	\$1,434,526	\$4,293,083	\$1,103,678
2010	\$455,102	\$810,197	\$1,616,337	\$3,265,615	\$1,094,052
2011	\$488,988	\$787,758	\$1,632,269	\$3,546,746	\$1,205,791
2012	\$498,375	\$855,665	\$1,796,813	\$4,751,025	\$1,331,720

### 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	\$1,317,500	\$3,000,000	\$735,000
2007	\$515,000	\$850,000	\$1,344,400	\$4,250,000	\$900,000
2008	\$630,000	\$904,000	\$1,570,000	\$3,250,000	\$957,375
2009	\$407,500	\$750,000	\$1,250,000	\$3,425,000	\$800,000
2010	\$449,000	\$750,000	\$1,330,000	\$2,650,000	\$817,500
2011	\$470,250	\$755,000	\$1,500,000	\$2,670,525	\$862,500
2012	\$480,000	\$800,000	\$1,527,500	\$3,097,041	\$892,243

# MIDTOWN WEST

## COOPERATIVES

### Average Price

	Studio	1-Bedroom	2-Bedroom	All
2003	\$200,796	\$360,435	\$734,911	\$399,963
2004	\$240,323	\$411,692	\$814,677	\$509,299
2005	\$312,516	\$550,220	\$1,110,015	\$663,461
2006	\$369,975	\$656,689	\$2,230,791	\$1,277,519
2007	\$379,758	\$688,060	\$1,667,483	\$988,325
2008	\$449,426	\$677,784	\$1,649,146	\$949,833
2009	\$314,832	\$631,916	\$1,104,040	\$789,910
2010	\$329,290	\$613,935	\$1,416,690	\$903,219
2011	\$286,397	\$539,578	\$1,240,808	\$759,954
2012	\$360,458	\$658,696	\$1,605,588	\$1,061,965

### Median Price

	Studio	1-Bedroom	2-Bedroom	All
2003	\$186,750	\$330,000	\$585,000	\$320,050
2004	\$225,000	\$379,000	\$650,000	\$394,000
2005	\$280,000	\$511,250	\$799,000	\$515,500
2006	\$302,500	\$550,000	\$1,275,000	\$620,000
2007	\$350,000	\$595,000	\$1,197,500	\$592,550
2008	\$360,000	\$550,000	\$947,000	\$652,500
2009	\$296,500	\$500,000	\$800,000	\$490,000
2010	\$315,000	\$532,500	\$840,000	\$565,000
2011	\$270,000	\$450,000	\$974,500	\$466,250
2012	\$315,000	\$525,000	\$1,075,000	\$600,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	94	151	55	4	24	328
2004	92	187	70	13	76	438
2005	91	159	67	5	40	362
2006	76	124	71	22	34	327
2007	93	141	50	15	41	340
2008	53	81	48	5	19	206
2009	40	66	25	7	9	147
2010	55	94	53	12	29	243
2011	43	77	26	11	17	174
2012	53	97	46	11	31	238

### 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	\$167,530	\$271,257	\$192,577
2012	\$164,956	\$201,404	\$336,443	\$248,359

# 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	\$1,420,805	\$3,437,892	\$957,856
2007	\$594,629	\$922,437	\$1,557,286	\$5,477,177	\$1,179,029
2008	\$687,432	\$1,022,863	\$1,781,831	\$4,228,494	\$1,380,259
2009	\$503,526	\$891,813	\$1,495,277	\$4,437,500	\$1,206,633
2010	\$525,710	\$879,293	\$1,673,844	\$3,116,816	\$1,174,143
2011	\$589,118	\$859,871	\$1,683,673	\$3,672,348	\$1,332,135
2012	\$561,389	\$923,900	\$1,839,932	\$4,579,090	\$1,429,737

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$275,000	\$460,000	\$930,000	\$2,243,750	\$460,000
2004	\$365,000	\$570,000	\$1,030,000	\$2,787,500	\$583,750
2005	\$450,000	\$672,500	\$1,450,000	\$3,075,000	\$675,000
2006	\$485,000	\$733,636	\$1,320,000	\$2,700,000	\$750,000
2007	\$610,000	\$878,425	\$1,349,500	\$3,625,000	\$960,000
2008	\$687,500	\$942,500	\$1,650,000	\$3,252,700	\$1,057,500
2009	\$499,500	\$795,000	\$1,293,513	\$3,475,000	\$860,000
2010	\$499,000	\$810,000	\$1,400,000	\$2,550,000	\$945,000
2011	\$570,000	\$808,000	\$1,551,500	\$2,725,263	\$962,500
2012	\$557,500	\$860,000	\$1,566,400	\$2,995,000	\$999,999

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	234	272	188	46	11	751
2004	125	234	105	26	19	509
2005	142	186	105	36	10	479
2006	305	654	361	37	7	1,364
2007	169	700	382	31	2	1,284
2008	150	472	256	60	6	944
2009	58	225	136	23	6	448
2010	98	267	184	25	5	579
2011	87	265	198	52	12	614
2012	116	280	204	51	4	655

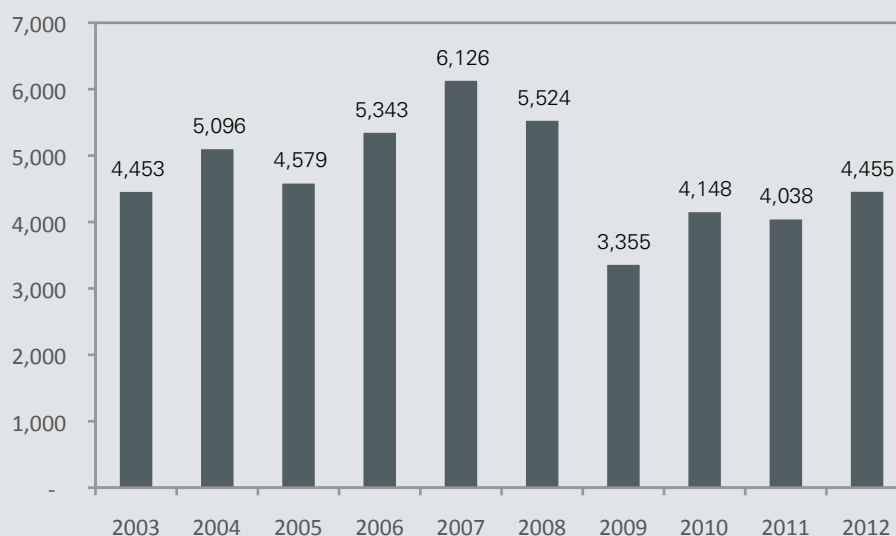
### Average Price per Square Foot

	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	\$1,156	\$1,410	\$1,082
2007	\$1,140	\$1,218	\$1,329	\$1,864	\$1,256
2008	\$1,250	\$1,305	\$1,401	\$1,799	\$1,351
2009	\$1,009	\$1,133	\$1,212	\$1,950	\$1,180
2010	\$1,070	\$1,137	\$1,289	\$1,461	\$1,186
2011	\$1,076	\$1,108	\$1,301	\$1,639	\$1,205
2012	\$1,075	\$1,177	\$1,393	\$1,747	\$1,269

# DOWNTOWN

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$254,406	\$409,975	\$720,016	\$1,573,873	\$610,284
2004	\$317,604	\$482,913	\$944,685	\$1,799,584	\$847,236
2005	\$404,754	\$608,418	\$1,139,888	\$2,335,030	\$1,013,898
2006	\$454,788	\$695,168	\$1,244,440	\$2,520,874	\$1,062,381
2007	\$494,651	\$803,049	\$1,563,929	\$3,114,001	\$1,321,224
2008	\$548,329	\$851,745	\$1,669,242	\$3,019,068	\$1,382,290
2009	\$465,058	\$741,757	\$1,567,356	\$3,641,950	\$1,346,394
2010	\$444,596	\$760,542	\$1,515,310	\$3,504,497	\$1,401,557
2011	\$447,469	\$740,497	\$1,565,075	\$3,281,385	\$1,370,157
2012	\$457,193	\$787,362	\$1,590,340	\$3,641,461	\$1,434,599

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$250,000	\$395,000	\$675,000	\$1,445,000	\$420,000
2004	\$292,000	\$450,000	\$865,000	\$1,645,000	\$552,000
2005	\$375,000	\$580,000	\$1,020,000	\$2,237,500	\$685,000
2006	\$415,000	\$655,000	\$1,190,000	\$2,000,000	\$750,000
2007	\$472,000	\$746,200	\$1,450,000	\$2,500,000	\$914,750
2008	\$535,500	\$815,000	\$1,570,000	\$2,800,000	\$990,000
2009	\$429,000	\$680,000	\$1,407,500	\$3,000,000	\$890,000
2010	\$431,125	\$685,000	\$1,355,000	\$3,000,000	\$920,000
2011	\$425,000	\$689,500	\$1,383,125	\$2,601,000	\$857,550
2012	\$435,000	\$725,000	\$1,400,000	\$3,024,495	\$900,000

# DOWNTOWN

## COOPERATIVES

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$243,954	\$396,283	\$659,430	\$1,165,585	\$743,022	\$474,385
2004	\$300,950	\$455,858	\$795,071	\$1,383,668	\$1,024,349	\$607,885
2005	\$372,028	\$574,261	\$958,949	\$1,989,479	\$1,216,686	\$749,889
2006	\$395,379	\$613,175	\$1,030,288	\$2,765,802	\$1,389,277	\$864,822
2007	\$431,244	\$674,749	\$1,176,516	\$2,685,217	\$1,438,412	\$917,038
2008	\$453,206	\$708,891	\$1,220,372	\$2,797,508	\$1,579,956	\$972,091
2009	\$387,926	\$591,504	\$991,957	\$2,058,825	\$1,198,512	\$788,466
2010	\$392,523	\$636,174	\$1,189,623	\$2,183,217	\$1,509,389	\$923,774
2011	\$392,928	\$632,034	\$1,131,345	\$2,314,767	\$1,417,119	\$912,313
2012	\$393,103	\$651,907	\$1,165,672	\$2,380,401	\$1,596,858	\$948,213

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$240,000	\$385,000	\$620,000	\$1,185,000	\$622,500	\$375,000
2004	\$285,000	\$425,000	\$725,000	\$1,200,000	\$860,000	\$435,000
2005	\$360,000	\$550,000	\$839,500	\$1,630,000	\$950,000	\$555,000
2006	\$385,000	\$585,000	\$852,875	\$1,939,063	\$1,275,000	\$603,500
2007	\$420,000	\$650,000	\$1,100,000	\$2,110,000	\$1,200,000	\$659,000
2008	\$440,000	\$664,500	\$1,050,000	\$2,262,500	\$1,250,000	\$680,000
2009	\$375,000	\$565,000	\$870,000	\$1,474,069	\$977,500	\$575,000
2010	\$390,000	\$606,000	\$985,000	\$1,700,000	\$1,180,000	\$645,000
2011	\$387,000	\$609,375	\$999,000	\$1,700,000	\$1,075,000	\$630,000
2012	\$383,000	\$625,000	\$1,050,000	\$1,849,500	\$1,332,500	\$645,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	699	1,259	473	59	488	2,978
2004	747	1,244	501	84	623	3,199
2005	604	1,009	380	57	547	2,597
2006	538	868	402	74	503	2,385
2007	556	909	358	80	491	2,394
2008	400	708	286	63	342	1,799
2009	291	597	232	60	270	1,450
2010	363	723	333	81	359	1,859
2011	341	754	326	81	403	1,905
2012	387	859	326	88	420	2,080

### Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$112,528	\$125,470	\$152,335	\$186,747	\$128,392
2004	\$144,201	\$145,331	\$179,885	\$227,409	\$154,400
2005	\$183,142	\$182,314	\$215,708	\$304,951	\$192,140
2006	\$187,057	\$193,495	\$234,282	\$453,483	\$210,589
2007	\$197,676	\$211,237	\$267,071	\$434,061	\$227,146
2008	\$206,945	\$224,516	\$272,382	\$432,636	\$238,087
2009	\$176,872	\$185,517	\$220,082	\$313,015	\$196,664
2010	\$178,455	\$201,031	\$274,060	\$372,012	\$221,013
2011	\$177,545	\$198,249	\$257,920	\$376,407	\$216,108
2012	\$180,862	\$204,196	\$262,678	\$377,846	\$219,447



# DOWNTOWN

## CONDOMINIUMS

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$296,156	\$449,515	\$863,300	\$1,913,154	\$1,262,341	\$884,663
2004	\$397,865	\$552,023	\$1,151,176	\$2,068,330	\$1,779,036	\$1,250,864
2005	\$495,011	\$668,253	\$1,322,266	\$2,474,721	\$2,024,555	\$1,359,828
2006	\$546,369	\$766,126	\$1,393,126	\$2,372,311	\$1,722,154	\$1,221,669
2007	\$567,946	\$919,791	\$1,718,548	\$3,200,624	\$1,978,510	\$1,580,501
2008	\$640,681	\$929,247	\$1,796,601	\$3,050,719	\$2,243,309	\$1,580,397
2009	\$596,319	\$888,567	\$1,810,955	\$4,064,116	\$2,349,030	\$1,771,063
2010	\$536,804	\$891,236	\$1,698,199	\$3,855,394	\$2,389,999	\$1,789,586
2011	\$543,337	\$854,398	\$1,832,871	\$3,569,238	\$2,701,391	\$1,779,062
2012	\$563,189	\$939,462	\$1,840,687	\$4,024,127	\$2,595,659	\$1,860,572

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$299,000	\$445,000	\$782,500	\$1,665,000	\$1,111,000	\$636,000
2004	\$336,000	\$540,000	\$1,062,500	\$1,953,750	\$1,475,000	\$975,000
2005	\$420,000	\$632,500	\$1,200,000	\$2,450,000	\$1,675,000	\$1,022,500
2006	\$500,000	\$710,000	\$1,330,000	\$2,012,051	\$1,407,324	\$910,000
2007	\$540,000	\$850,000	\$1,575,000	\$2,595,500	\$1,595,000	\$1,250,000
2008	\$625,000	\$885,000	\$1,650,000	\$2,865,000	\$1,750,000	\$1,215,000
2009	\$561,852	\$845,000	\$1,617,525	\$3,200,000	\$1,741,750	\$1,255,000
2010	\$520,000	\$792,500	\$1,550,000	\$3,275,000	\$1,850,000	\$1,280,000
2011	\$513,500	\$790,900	\$1,599,732	\$2,915,000	\$2,100,000	\$1,250,000
2012	\$541,000	\$850,000	\$1,675,000	\$3,493,753	\$1,990,679	\$1,255,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	175	436	200	71	593	1,475
2004	155	487	363	130	762	1,897
2005	219	576	377	141	669	1,982
2006	349	1,003	579	122	905	2,958
2007	481	999	897	396	959	3,732
2008	412	1,305	1,008	441	559	3,725
2009	171	611	548	225	350	1,905
2010	205	688	593	305	498	2,289
2011	194	718	528	272	421	2,133
2012	234	765	553	290	533	2,375

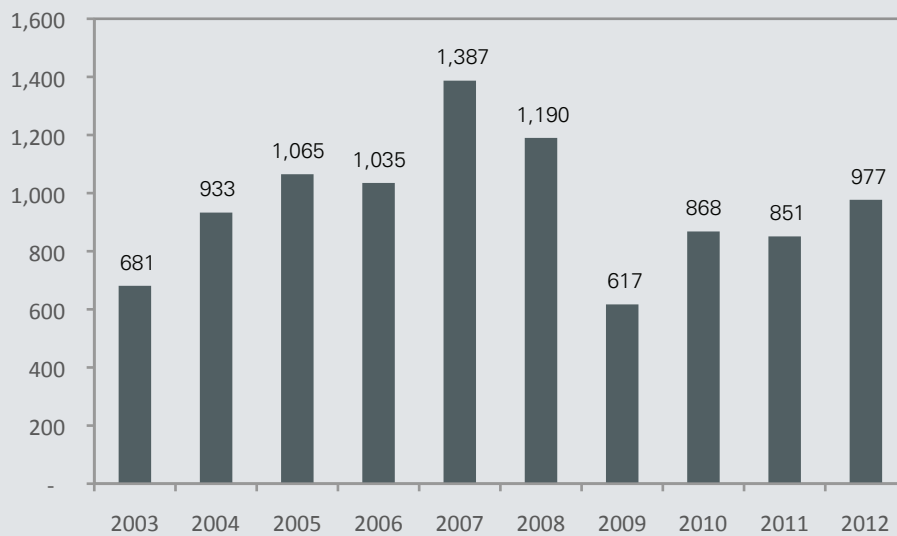
### Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	\$581	\$636	\$707	\$802	\$717	\$681
2004	\$728	\$764	\$881	\$921	\$876	\$840
2005	\$913	\$951	\$1,009	\$1,089	\$1,074	\$1,009
2006	\$963	\$1,000	\$1,060	\$1,080	\$1,101	\$1,042
2007	\$1,022	\$1,111	\$1,235	\$1,375	\$1,234	\$1,189
2008	\$1,146	\$1,154	\$1,302	\$1,398	\$1,258	\$1,238
2009	\$1,081	\$1,106	\$1,290	\$1,605	\$1,144	\$1,223
2010	\$994	\$1,066	\$1,212	\$1,511	\$1,193	\$1,184
2011	\$980	\$1,070	\$1,278	\$1,466	\$1,323	\$1,214
2012	\$1,045	\$1,157	\$1,338	\$1,642	\$1,349	\$1,291

# UPPER MANHATTAN

## COOPERATIVES AND CONDOMINIUMS

### Number of Sales



### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$138,992	\$205,751	\$331,193	\$566,782	\$286,660
2004	\$169,124	\$250,962	\$339,507	\$517,735	\$319,283
2005	\$193,177	\$301,348	\$431,903	\$745,976	\$426,120
2006	\$271,108	\$395,140	\$545,955	\$979,832	\$516,562
2007	\$277,977	\$390,016	\$606,757	\$1,204,714	\$599,822
2008	\$298,742	\$421,099	\$589,467	\$1,059,009	\$560,067
2009	\$248,590	\$360,868	\$565,981	\$931,941	\$519,040
2010	\$261,946	\$381,086	\$556,554	\$810,114	\$510,443
2011	\$274,671	\$382,208	\$554,037	\$901,989	\$531,296
2012	\$277,142	\$377,171	\$637,487	\$995,045	\$591,573

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$130,000	\$187,000	\$310,000	\$438,750	\$235,000
2004	\$155,000	\$240,000	\$300,000	\$475,000	\$275,520
2005	\$189,990	\$300,000	\$410,000	\$730,000	\$372,600
2006	\$235,172	\$362,368	\$503,465	\$797,300	\$425,000
2007	\$250,000	\$360,000	\$564,000	\$920,000	\$475,000
2008	\$290,000	\$404,250	\$570,000	\$850,000	\$475,000
2009	\$243,000	\$348,000	\$527,500	\$817,000	\$435,000
2010	\$249,000	\$360,750	\$530,000	\$741,000	\$440,750
2011	\$266,351	\$370,000	\$544,000	\$795,191	\$450,000
2012	\$230,000	\$365,000	\$568,000	\$835,000	\$480,000

# UPPER MANHATTAN

## COOPERATIVES

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$133,971	\$206,307	\$343,396	\$586,071	\$278,895
2004	\$161,328	\$252,359	\$377,078	\$494,823	\$313,087
2005	\$173,201	\$304,965	\$442,243	\$646,463	\$374,932
2006	\$265,008	\$391,290	\$527,966	\$758,972	\$453,865
2007	\$263,700	\$378,561	\$510,495	\$920,220	\$461,696
2008	\$267,302	\$356,773	\$487,225	\$741,223	\$435,209
2009	\$224,120	\$338,441	\$482,783	\$637,474	\$419,328
2010	\$213,040	\$336,573	\$475,364	\$607,955	\$413,943
2011	\$251,182	\$347,577	\$462,196	\$699,841	\$438,427
2012	\$203,446	\$333,762	\$494,849	\$723,558	\$440,691

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$125,000	\$185,500	\$310,000	\$443,000	\$235,000
2004	\$150,000	\$240,000	\$330,000	\$475,000	\$261,500
2005	\$182,260	\$303,000	\$444,000	\$588,500	\$331,803
2006	\$227,500	\$349,324	\$495,000	\$687,500	\$402,550
2007	\$211,500	\$333,250	\$463,100	\$653,000	\$392,000
2008	\$250,000	\$331,608	\$450,000	\$591,250	\$385,845
2009	\$197,500	\$312,000	\$440,000	\$568,500	\$375,000
2010	\$200,000	\$308,000	\$440,000	\$573,500	\$360,000
2011	\$225,000	\$332,000	\$415,000	\$665,000	\$380,000
2012	\$189,000	\$295,602	\$425,000	\$602,500	\$370,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	73	226	185	49	533
2004	55	254	238	47	594
2005	50	253	195	54	552
2006	113	278	251	66	708
2007	76	332	282	63	753
2008	65	206	191	56	518
2009	34	113	118	38	303
2010	39	149	151	52	391
2011	29	155	150	61	395
2012	33	189	173	66	461

### Average Price Per Room

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$64,382	\$64,229	\$77,328	\$93,962	\$71,530
2004	\$73,356	\$77,308	\$86,608	\$82,227	\$81,058
2005	\$81,337	\$93,704	\$99,237	\$106,965	\$95,836
2006	\$119,648	\$122,039	\$121,291	\$131,700	\$122,293
2007	\$122,195	\$116,839	\$117,142	\$164,947	\$121,518
2008	\$126,577	\$110,327	\$111,109	\$128,801	\$114,651
2009	\$106,083	\$104,724	\$110,809	\$108,834	\$107,762
2010	\$94,781	\$103,979	\$106,651	\$105,722	\$104,325
2011	\$111,377	\$108,818	\$106,724	\$121,382	\$110,151
2012	\$95,952	\$105,479	\$111,620	\$120,562	\$109,261

# UPPER MANHATTAN

## CONDOMINIUMS

### Average Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$175,650	\$200,724	\$298,473	\$431,754	\$314,623
2004	\$276,322	\$245,744	\$295,675	\$538,054	\$330,141
2005	\$293,056	\$289,307	\$425,679	\$800,256	\$481,198
2006	\$347,706	\$408,518	\$577,976	\$1,200,691	\$652,310
2007	\$318,162	\$415,035	\$699,406	\$1,346,961	\$763,874
2008	\$345,187	\$474,532	\$670,834	\$1,250,364	\$656,311
2009	\$324,227	\$381,986	\$642,679	\$1,198,363	\$615,259
2010	\$325,525	\$425,008	\$614,111	\$964,707	\$589,545
2011	\$303,053	\$416,180	\$627,706	\$1,068,624	\$611,742
2012	\$374,421	\$439,324	\$738,619	\$1,174,227	\$726,374

### Median Price

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$173,500	\$198,000	\$283,819	\$354,575	\$260,000
2004	\$250,000	\$243,538	\$280,820	\$475,000	\$290,850
2005	\$272,978	\$264,843	\$398,000	\$756,000	\$409,974
2006	\$324,300	\$385,160	\$570,000	\$950,000	\$499,000
2007	\$280,000	\$415,000	\$645,000	\$970,075	\$629,115
2008	\$355,500	\$460,000	\$667,995	\$979,000	\$551,375
2009	\$320,000	\$390,000	\$600,000	\$1,099,800	\$510,000
2010	\$339,500	\$425,000	\$635,000	\$832,750	\$525,000
2011	\$321,058	\$412,500	\$640,000	\$945,000	\$533,418
2012	\$385,000	\$437,500	\$689,500	\$994,494	\$590,000

### Number of Sales

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	Loft	All
2003	10	25	69	7	37	148
2004	4	68	204	53	10	339
2005	10	76	324	99	4	513
2006	9	80	141	66	31	327
2007	27	152	293	126	36	634
2008	44	248	240	93	47	672
2009	11	120	128	42	13	314
2010	30	151	213	68	15	477
2011	24	158	187	74	13	456
2012	25	132	244	100	15	516

### Average Price per Square Foot

	Studio	1-Bedroom	2-Bedroom	3+Bedroom	All
2003	\$253	\$314	\$310	\$306	\$311
2004	\$520	\$345	\$301	\$375	\$329
2005	\$491	\$428	\$428	\$536	\$458
2006	\$577	\$602	\$516	\$626	\$558
2007	\$709	\$598	\$607	\$783	\$650
2008	\$681	\$626	\$625	\$752	\$649
2009	\$627	\$523	\$554	\$708	\$567
2010	\$654	\$580	\$551	\$611	\$576
2011	\$630	\$554	\$561	\$630	\$574
2012	\$631	\$608	\$634	\$688	\$638