New York City Real Estate Market Residential Brief 1Q 2022

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC. Real Estate Appraisers & Consultants

	1Q-2022	%Chg QOQ	4Q-2021	%Chg YOY	1Q-2021	%Chg 2YOY	1Q-202
Average Sales Price	\$1,231,683	2.8%	\$1,198,274	20.3%	\$1,023,709	18.6%	\$1,038,50
Median Sales Price	\$804,417	3.1%	\$780,000	11.7%	\$719,924	18.3%	\$680,00
Number of Sales (closed)	13,843	4.5%	13,249	24.2%	11,147	36.4%	10,14
Listing Inventory (active)	17,948	5.6%	16,991	-5.9%	19,082	4.4%	17,18
Absorption Rate (mo)	3.9	2.6%	3.8	-23.5%	5.1	-23.5%	5.
Sales Volume (\$)	\$17,050,187,769	7.4%	\$15,875,932,226	49.4%	\$11,411,284,223	61.8%	\$10,538,698,00
BRONX							
BRONA	1Q-2022	%Chq QOQ	40 2021		10 2021	% Cha 2VOV	10 202
Average Selee Drice		•	4Q-2021	%Chg YOY		%Chg 2YOY	1Q-202
Average Sales Price	\$568,489	-3.8%	\$590,795 \$575,000	5.6%	\$538,564	17.5%	\$483,75
Median Sales Price	\$580,000	0.9%	\$575,000	10.5%	\$525,000	22.1%	\$475,00
Number of Sales (closed)	1,041	15.3%	903	3.3%	1,008	4.7%	99
Listing Inventory (active)	1,821	3.1%	1,766	16.1%	1,568	6.7%	1,70
Absorption Rate (mo)	5.2	-11.9%	5.9	10.6%	4.7	0.0%	5.1
Sales Volume (\$)	\$591,797,049	10.9%	\$533,487,885	9.0%	\$542,872,512	23.1%	\$480,852,47
Market Share by Unit	7.5%		6.8%		9.0%		9.8%
Market Share by Volume	3.5%		3.4%		4.8%		4.6%
BROOKLYN	1Q-2022	%Chg QOQ	4Q-2021	%Chg YOY	10-2021	%Chg 2YOY	1Q-202
Average Sales Price	\$1,208,929	2.6%	\$1,178,237	8.5%	\$1,114,193	19.2%	\$1,014,00
Median Sales Price	\$948,500	2.6%	\$941,000	0.5% 5.4%	\$1,114,193	19.2%	\$1,014,00
Number of Sales (closed)	3,666	14.0%	3,217	29.9%	2,822	45.2%	\$803,39 2,52
Listing Inventory (active)	2,913	5.0%	2,773	1.0%	2,885	43.2 %	2,52
Absorption Rate (mo)	2,913	-7.7%	2,773	-22.6%	2,885	-22.6%	2,01
Sales Volume (\$)					\$3,144,252,646		
()	\$4,431,933,714	16.9%	\$3,790,388,429	41.0%		73.1%	\$2,560,355,05
Market Share by Unit	26.5%		24.3%		25.3%		24.9%
Market Share by Volume	26.0%		23.9%		27.6%		24.3%
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	1Q-2022	%Chg QOQ	4Q-2021	%Chg YOY		%Chg 2YOY	1Q-202
Average Sales Price	\$2,169,257	4.8%	\$2,069,695	19.8%	\$1,810,852	9.0%	\$1,989,37
Median Sales Price	\$1,200,000	0.8%	\$1,190,500	9.1%	\$1,100,000	10.9%	\$1,082,50
Number of Sales (closed)	3,683	1.1%	3,644	47.3%	2,501	49.8%	2,45
Listing Inventory (active)	7,190	10.4%	6,512	-5.0%	7,570	12.3%	6,40
Absorption Rate (mo)	5.9	9.3%	5.4	-35.2%	9.1	-24.4%	7.
Sales Volume (\$)	\$7,989,373,531	5.9%	\$7,541,968,580	76.4%	\$4,528,940,852	63.4%	\$4,889,888,66
Market Share by Unit	26.6%		27.5%		22.4%		24.29
Market Share by Volume	46.9%						
Market Chare by Volume	40.5%		47.5%		39.7%		
QUEENS		% Cha OOO		% Che YOY		% Cha 2YOY	46.49
QUEENS	1Q-2022	%Chg QOQ	4Q-2021	%Chg YOY	1Q-2021	%Chg 2YOY	46.49 1Q-202
QUEENS Average Sales Price	1Q-2022 \$767,284	-0.2%	4Q-2021 \$768,833	10.1%	1Q-2021 \$696,793	18.2%	46.49 1Q-202 \$649,01
QUEENS Average Sales Price Median Sales Price	1Q-2022 \$767,284 \$718,444	-0.2% 0.1%	4Q-2021 \$768,833 \$718,000	10.1% 8.9%	1Q-2021 \$696,793 \$660,000	18.2% 21.6%	46.4 ⁴ 1Q-202 \$649,01 \$590,58
QUEENS Average Sales Price Median Sales Price Number of Sales (closed)	1Q-2022 \$767,284 \$718,444 4,000	-0.2% 0.1% 6.0%	4Q-2021 \$768,833 \$718,000 3,773	10.1% 8.9% 21.9%	1Q-2021 \$696,793 \$660,000 3,282	18.2% 21.6% 31.8%	46.49 1Q-202 \$649,01 \$590,58 3,03
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active)	1Q-2022 \$767,284 \$718,444 4,000 4,914	-0.2% 0.1% 6.0% -0.8%	4Q-2021 \$768,833 \$718,000 3,773 4,952	10.1% 8.9% 21.9% -12.6%	1Q-2021 \$696,793 \$660,000 3,282 5,625	18.2% 21.6% 31.8% 7.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo)	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7	-0.2% 0.1% 6.0% -0.8% -5.1%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9	10.1% 8.9% 21.9% -12.6% -27.5%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5,1	18.2% 21.6% 31.8% 7.8% -17.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4.
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$)	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000	-0.2% 0.1% 6.0% -0.8%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909	10.1% 8.9% 21.9% -12.6%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5,1 \$2,286,874,626	18.2% 21.6% 31.8% 7.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo)	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7	-0.2% 0.1% 6.0% -0.8% -5.1%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9	10.1% 8.9% 21.9% -12.6% -27.5%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5,1	18.2% 21.6% 31.8% 7.8% -17.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.99 18.79
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9%	-0.2% 0.1% 6.0% -0.8% -5.1%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5%	10.1% 8.9% 21.9% -12.6% -27.5%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5,1 \$2,286,874,626 29.4%	18.2% 21.6% 31.8% 7.8% -17.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.99
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9%	-0.2% 0.1% 6.0% -0.8% -5.1%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5%	10.1% 8.9% 21.9% -12.6% -27.5%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5.1 \$2,286,874,626 29.4% 20.0%	18.2% 21.6% 31.8% 7.8% -17.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.99 18.79
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9% 18.0%	-0.2% 0.1% 6.0% -0.8% -5.1% 5.8%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5% 18.3%	10.1% 8.9% 21.9% -12.6% -27.5% 34.2%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5.1 \$2,286,874,626 29.4% 20.0%	18.2% 21.6% 31.8% 7.8% -17.8% 55.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.99
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume STATEN ISLAND	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9% 18.0% 1Q-2022	-0.2% 0.1% 6.0% -0.8% -5.1% 5.8%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5% 18.3% 4Q-2021	10.1% 8.9% 21.9% -12.6% -27.5% 34.2%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5.1 \$2,286,874,626 29.4% 20.0% 1Q-2021	18.2% 21.6% 31.8% 7.8% -17.8% 55.8%	46.49 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.99 18.79 1Q-202 \$561,47
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume STATEN ISLAND Average Sales Price Median Sales Price	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9% 18.0% 1Q-2022 \$666,174 \$630,000	-0.2% 0.1% 6.0% -0.8% -5.1% 5.8% %Chg QOQ 2.8% 1.6%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5% 18.3% 4Q-2021 \$647,948 \$620,000	10.1% 8.9% 21.9% -12.6% -27.5% 34.2% %Chg YOY 12.5% 12.5%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5,1 \$2,286,874,626 29.4% 20.0% 1Q-2021 \$592,144 \$560,000	18.2% 21.6% 31.8% 7.8% -17.8% 55.8% %Chg 2YOY 18.6% 17.5%	46.44 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.94 18.76 1Q-202 \$561,47 \$536,37
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume STATEN ISLAND Average Sales Price Median Sales Price Number of Sales (closed)	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9% 18.0% 1Q-2022 \$666,174 \$630,000 1,453	-0.2% 0.1% 6.0% -0.8% -5.1% 5.8% %Chg QOQ 2.8% 1.6% -15.1%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5% 18.3% 4Q-2021 \$647,948 \$620,000 1,712	10.1% 8.9% 21.9% -12.6% -27.5% 34.2% %Chg YOY 12.5% 12.5% -5.3%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5.1 \$2,286,874,626 29.4% 20.0% 1Q-2021 \$592,144 \$592,144	18.2% 21.6% 31.8% 7.8% -17.8% 55.8% %Chg 2YOY 18.6% 17.5% 27.9%	46.4 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.9' 18.7' 1Q-202 \$561,47 \$536,37 1,13
QUEENS Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active) Absorption Rate (mo) Sales Volume (\$) Market Share by Unit Market Share by Volume STATEN ISLAND Average Sales Price Median Sales Price Number of Sales (closed) Listing Inventory (active)	1Q-2022 \$767,284 \$718,444 4,000 4,914 3.7 \$3,069,136,000 28.9% 18.0% 1Q-2022 \$666,174 \$6630,000 1,453 1,110	-0.2% 0.1% 6.0% -0.8% -5.1% 5.8% %Chg QOQ 2.8% 1.6% -15.1% 12.3%	4Q-2021 \$768,833 \$718,000 3,773 4,952 3.9 \$2,900,806,909 28.5% 18.3% 4Q-2021 \$647,948 \$620,000 1,712 988	10.1% 8.9% 21.9% -12.6% -27.5% 34.2% %Chg YOY 12.5% 12.5% -5.3% -22.6%	1Q-2021 \$696,793 \$660,000 3,282 5,625 5.1 \$2,286,874,626 29.4% 20.0% 1Q-2021 \$592,144 \$592,144 \$560,000 1,534 1,434	18.2% 21.6% 31.8% 7.8% -17.8% 55.8% %Chg 2YOY 18.6% 17.5%	46.44 1Q-202 \$649,01 \$590,58 3,03 4,55 4. \$1,969,772,66 29.94 18.74 1Q-202 \$561,47 \$536,37 1,13 1,90
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