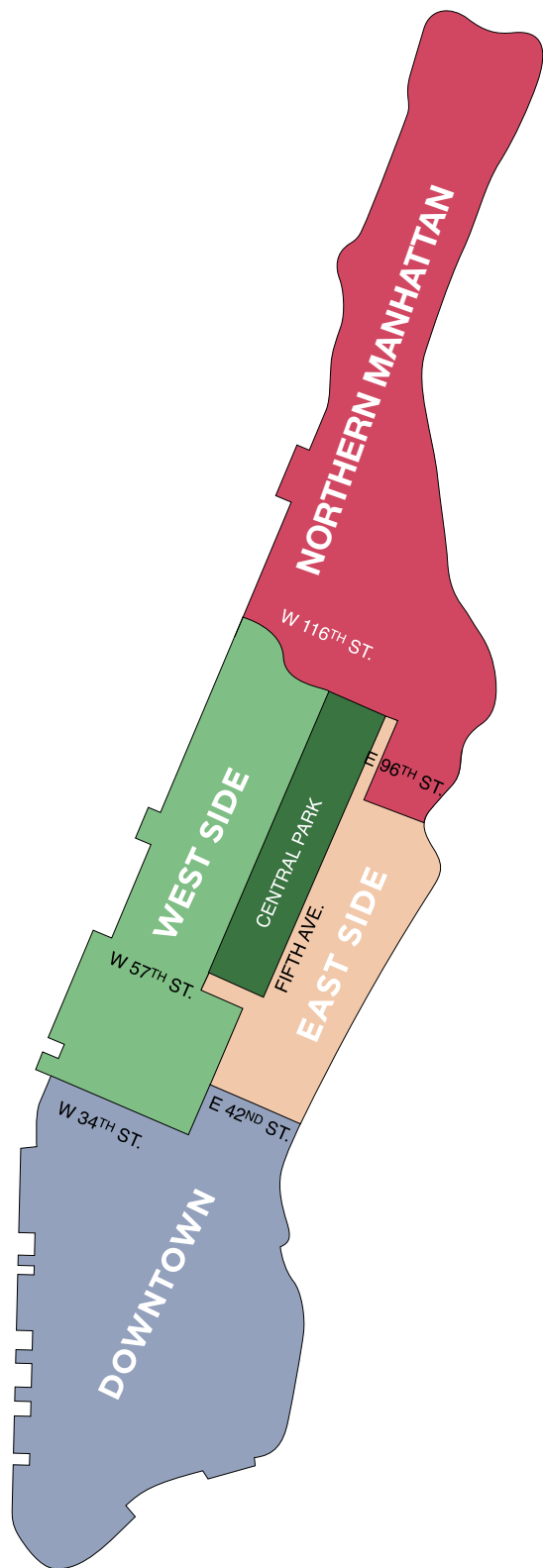


# Elliman Report

2014-2023 Manhattan Decade Sales





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- 55 Washington Heights Co-ops and Condos
- 56 Fort George Co-ops and Condos
- 57 Inwood Co-ops and Condos

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Established in 1986, Miller Samuel is an independently owned firm that provides appraisal and consulting services on residential property in New York City as well as Westchester County, Fairfield County, Long Island, The Hamptons, and North Fork. With a certified or licensed appraisal staff averaging nearly twenty-two years of experience, Miller Samuel is known for its neutral valuation perspective and professionalism, providing their clients with benchmark insights to make more informed decisions. Their clients include domestic and international financial institutions, law firms, consulting firms, developers, employee relocation companies, co-op boards and condo associations, managing agents, individuals, and government agencies. Miller Samuel provides appraisal services for purchase and refinance mortgage origination, collateral management, foreclosure, estate, trust, gift, divorce, bankruptcy, litigation, buyer and seller valuations, as well as expert witness services and extensive assignments covering roof, hallway, basement, and other common area valuations and share allocations. Miller Samuel authors more than 200 market reports a year in U.S. sales and rental markets to provide better transparency to consumers and real estate professionals.

For questions regarding this report or others in the Elliman series or for appraisal inquiries, please contact the author, Jonathan J. Miller, at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com) or follow him on social media @jonathanmiller. To review additional analysis of the market reports and housing market insights, go to [millersamuel.com](http://millersamuel.com) to sign up for Housing Notes, his weekly newsletter that provides a deep dive into local, regional, and national housing markets.

## The Elliman Report Series

### Quarterly

#### New York

Manhattan  
Brooklyn  
Queens  
Riverdale  
Long Island  
Hamptons  
North Fork  
Westchester County  
Putnam & Dutchess Counties

#### Connecticut

Fairfield County  
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New Canaan

#### Massachusetts

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Jupiter/Palm Beach Gardens  
Lee County  
Lighthouse Point  
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Miami Mainland  
Naples  
Palm Beach  
Pompano Beach  
Sarasota  
St. Petersburg  
Tampa  
Vero Beach  
Wellington  
West Palm Beach  
Weston

### Monthly New Signed Contracts

California  
Florida  
New York

### Monthly Rentals

Manhattan, Brooklyn & Queens

### Annual Sales

Manhattan Decade  
Manhattan Townhouse

## Methodology

The aggregate of our four quarterly reports published during the year, each known as the “**Elliman Report: Manhattan Sales,**” is based on the data available at each release period. After the end of each quarter, sales data continues to fall within those quarterly report time frames because of the lag between the closing date and the recording date. As a result, this Decade report does not include all sales during the year but has a significant sample size and is helpful for market trend references. The primary data source is the New York City public record, ACRIS. The analysis relied on additional sources, including data collected through Miller Samuel and Douglas Elliman’s business operations to supplement or complement public records.

This report’s coverage of the Manhattan real estate market is comprehensive, encompassing the entire island of Manhattan. The areas presented overlap in numerous ways because they reflect different markets, neighborhoods, and sub-neighborhoods. The totals from these breakdowns exceed the overall Manhattan statistics. For example, a condo sale in Carnegie Hill is also included in the Upper East Side condo statistics, the East Side condo statistics, East + West + Downtown condo statistics, Manhattan condo statistics, and Manhattan co-op + condo statistics. The idea behind this overlapping coverage approach was to parse market information in commonly accepted delineations that were most requested and practical but, most importantly, had an adequate depth of data to extract trends reliably.

## Reference Links

[elliman.com/marketreports](http://elliman.com/marketreports)

Download the current versions of all reports in the **Elliman Report** series.

[millersamuel.com/reports-info/methodology](http://millersamuel.com/reports-info/methodology)

Additional information on how this report and others in the Elliman Report series are prepared included data sources and market boundaries.

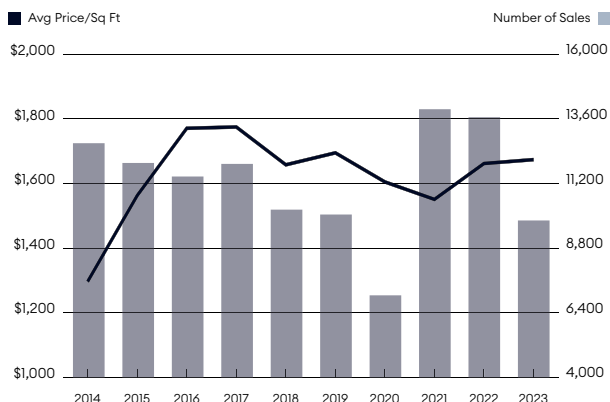
[millersamuel.com/blog](http://millersamuel.com/blog)

For additional interpretation of this report and coverage of the real estate economy, please visit the Miller Samuel blog: **Matrix: Interpreting The Real Estate Economy.**

[millersamuel.com/email-lists](http://millersamuel.com/email-lists)

Sign-up for **Jonathan Miller’s Housing Notes** for a weekly take on local, regional and national housing markets.

**Manhattan Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,996,123	-1.8%	\$2,032,529	16.2%	\$1,718,531
Average Price Per Sq Ft	\$1,674	0.8%	\$1,662	29.1%	\$1,297
Median Sales Price	\$1,150,000	-3.8%	\$1,195,000	22.3%	\$940,000
Number of Sales (Closed)	9,827	-28.1%	13,662	-22.6%	12,695
Average Days on Market	79	3.9%	76	-22.5%	102
Average Discount (From List Price)	6.3%		5.9%		2.2%
Listing Inventory	6,412	-1.7%	6,523	28.4%	4,995
30-Year Fixed Mortgage (Freddie Mac)*	6.61%		6.42%		3.83%
1-Year Adjustable Rate Mortgage (Mortgage Bankers Association)*	6.18%		5.61%		2.39%

\* Year End

### Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$577,058	\$967,036	\$1,919,492	\$3,794,943	\$8,400,677	\$1,996,123
2022	\$633,490	\$972,116	\$1,977,868	\$3,817,751	\$8,316,732	\$2,032,529
2021	\$676,091	\$913,873	\$1,816,350	\$3,426,471	\$7,930,898	\$1,876,126
2020	\$548,555	\$979,012	\$1,865,221	\$3,509,193	\$8,943,517	\$1,938,437
2019	\$544,221	\$1,009,466	\$1,929,938	\$3,833,472	\$9,120,712	\$1,921,705
2018	\$558,710	\$955,077	\$1,934,151	\$3,883,842	\$9,102,410	\$1,979,520
2017	\$524,748	\$965,578	\$2,084,977	\$4,094,016	\$9,040,873	\$2,053,273
2016	\$562,791	\$954,599	\$2,037,845	\$4,507,229	\$8,662,595	\$2,052,047
2015	\$435,749	\$896,054	\$1,879,731	\$3,785,181	\$8,692,542	\$1,832,069
2014	\$503,555	\$847,071	\$1,760,176	\$3,728,034	\$8,767,404	\$1,718,530

### Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,081	\$1,239	\$1,520	\$1,895	\$2,516	\$1,674
2022	\$1,092	\$1,236	\$1,529	\$1,856	\$2,499	\$1,662
2021	\$958	\$1,162	\$1,413	\$1,733	\$2,372	\$1,551
2020	\$1,068	\$1,226	\$1,414	\$1,724	\$2,687	\$1,605
2019	\$1,063	\$1,265	\$1,516	\$1,939	\$2,718	\$1,657
2018	\$1,109	\$1,267	\$1,558	\$1,878	\$2,671	\$1,707
2017	\$981	\$1,231	\$1,734	\$2,052	\$2,800	\$1,775
2016	\$1,047	\$1,249	\$1,593	\$2,219	\$2,685	\$1,771
2015	\$765	\$1,132	\$1,452	\$1,821	\$2,592	\$1,563
2014	\$966	\$1,061	\$1,380	\$1,826	\$2,663	\$1,297

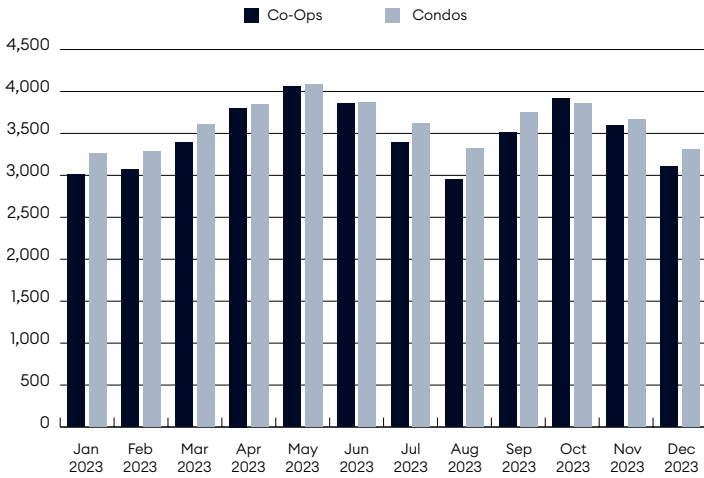
### Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$495,000	\$835,000	\$1,625,000	\$2,990,000	\$6,200,000	\$1,150,000
2022	\$495,000	\$847,500	\$1,650,000	\$2,950,000	\$6,250,000	\$1,195,000
2021	\$467,176	\$790,000	\$1,565,000	\$2,735,116	\$5,495,000	\$1,125,000
2020	\$475,000	\$779,750	\$1,575,000	\$2,750,000	\$5,922,343	\$1,050,000
2019	\$475,000	\$825,000	\$1,585,000	\$2,785,000	\$5,855,241	\$1,095,000
2018	\$500,000	\$825,000	\$1,600,000	\$3,050,000	\$6,415,347	\$1,075,000
2017	\$489,500	\$827,000	\$1,720,000	\$3,337,500	\$6,842,169	\$1,140,000
2016	\$500,000	\$805,000	\$1,682,000	\$3,500,000	\$6,927,380	\$1,100,000
2015	\$411,500	\$772,500	\$1,634,146	\$3,160,000	\$6,500,000	\$1,010,500
2014	\$419,000	\$718,000	\$1,495,000	\$2,925,000	\$5,804,025	\$940,000

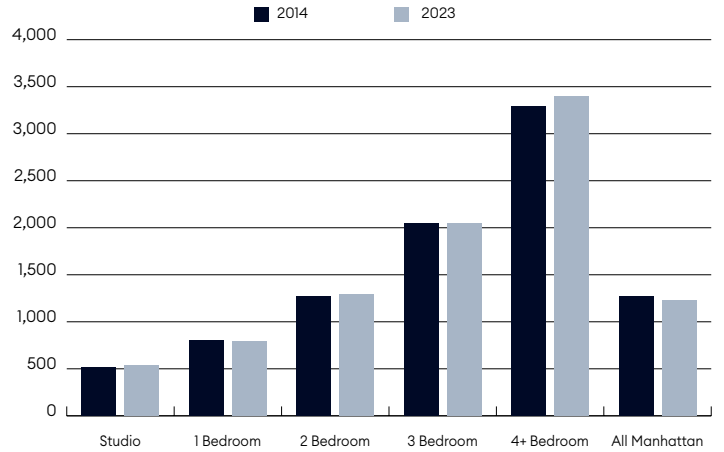
### Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	1,403	3,546	2,876	1,385	533	9,827
2022	1,984	4,883	4,093	1,952	747	13,662
2021	2,105	4,768	4,419	1,939	722	13,957
2020	823	2,884	2,037	913	366	7,048
2019	1,267	4,083	3,028	1,244	426	10,048
2018	1,441	3,950	2,972	1,266	518	10,227
2017	1,412	4,867	3,520	1,522	606	11,927
2016	1,435	4,642	3,261	1,416	557	11,459
2015	1,522	4,997	3,442	1,506	495	11,962
2014	1,824	4,979	3,902	1,515	475	12,695

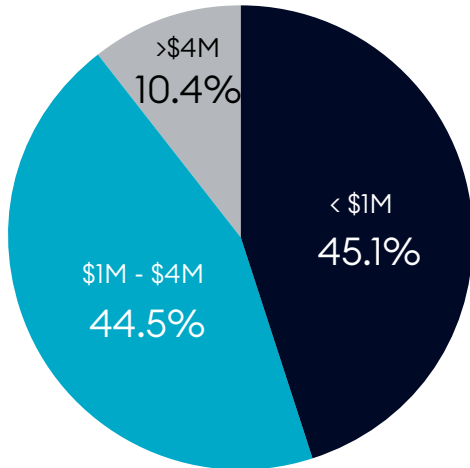
Manhattan Co-Ops & Condos Listing Inventory



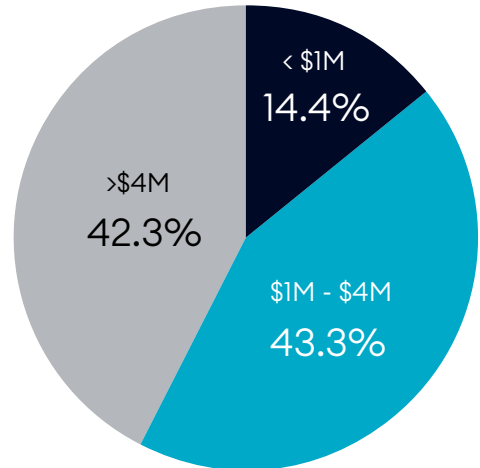
Manhattan Co-Ops & Condos Average Square Footage by Number of Bedrooms



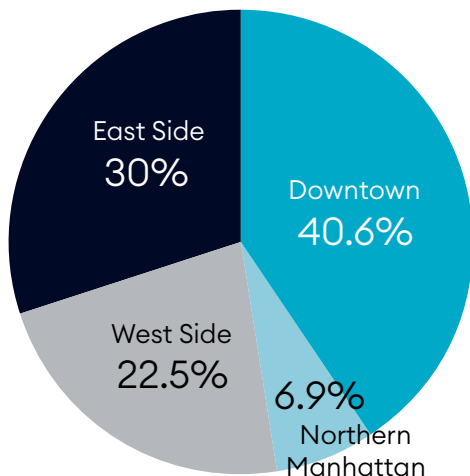
2023 Number of Units Sold



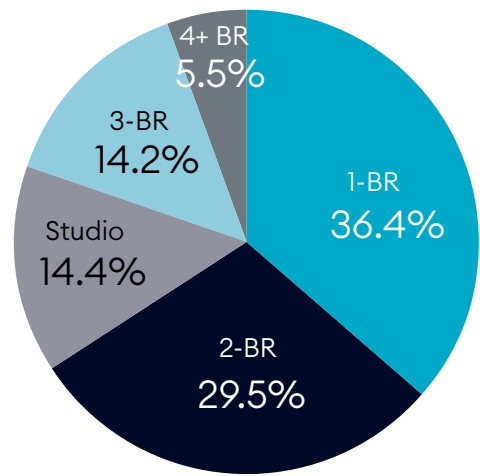
2023 Aggregate Purchase Dollars by Sales Price



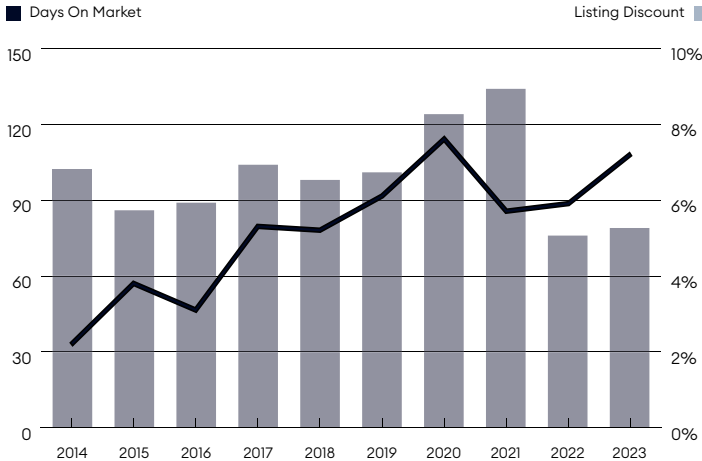
2023 Number of Units Sold by Area



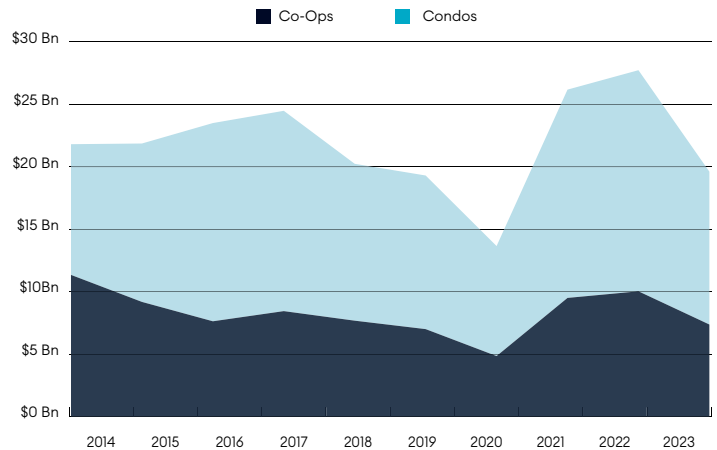
2023 Number of Units Sold by Number of Bedrooms



**Manhattan Co-Ops & Condos**  
Days on Market / Listing Discount



**Manhattan Co-Ops & Condos**  
Market Sales Volume

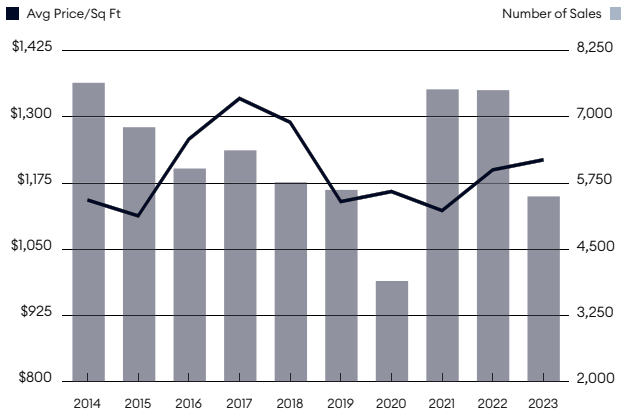


**Market Area Ranking (Percent change of average price per square foot, 2023-2022, co-ops, condos)**

Market Area	Type	% Change
Lenox Hill	Co-ops	35.9%
Soho + Tribeca	Co-ops	22.6%
Lenox Hill	Co-ops + Condos	21.5%
Central Park West	Co-ops	18.7%
Yorkville	Co-ops + Condos	17.4%
Lenox Hill	Condos	12.2%
Chelsea	Co-ops + Condos	6.6%
Hamilton + Morningside Heights	Co-ops + Condos	6.6%
Midtown East + Turtle Bay	Co-ops	6.2%
Lincoln Center	Co-ops	5.2%
Downtown	Co-ops	4.3%
Financial District	Co-ops	4.2%
Soho + Tribeca	Co-ops + Condos	3.9%
Chelsea	Condos	3.6%
Upper East Side	Co-ops + Condos	3.5%
Carnegie Hill	Condos	3.4%
Yorkville	Condos	2.9%
East Side	Co-ops + Condos	2.8%
Upper East Side	Condos	2.5%
Soho + Tribeca	Condos	2.0%
East Side + West Side + Downtown	Co-ops	1.9%
Midtown East + Turtle Bay	Co-ops + Condos	1.8%
Central Park West	Co-ops + Condos	1.6%
Manhattan	Co-ops	1.6%
West Side	Co-ops	0.9%
Midtown West + Clinton	Co-ops	0.8%
Upper West Side	Co-ops	0.8%
Manhattan	Co-ops + Condos	0.7%
Riverside Dr + West End Ave Corridor	Co-ops + Condos	0.6%
East Side + West Side + Downtown	Co-ops + Condos	0.5%
East Side	Co-ops	0.2%
Sutton + Beekman	Condos	0.1%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops + Condos	0.1%
Downtown	Co-ops + Condos	0.0%
East Village + Lower East Side	Condos	-0.1%
Manhattan	Condos	-0.1%
Riverside Dr + West End Ave Corridor	Co-ops	-0.3%
East Side	Condos	-0.5%
Downtown	Condos	-0.7%
East Side + West Side + Downtown	Condos	-0.8%

Market Area	Type	% Change
Union Square + Gramercy + Kips Bay + Murray Hill	Condos	-0.8%
Upper East Side	Co-ops	-0.8%
Midtown West + Clinton	Co-ops + Condos	-0.9%
Chelsea	Co-ops	-1.2%
Midtown East + Turtle Bay	Condos	-1.3%
Yorkville	Co-ops	-1.5%
Greenwich Village	Co-ops	-1.6%
Riverside Dr + West End Ave Corridor	Condos	-1.6%
Midtown West + Clinton	Condos	-1.8%
West Side	Co-ops + Condos	-1.8%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops	-2.1%
Upper West Side	Co-ops + Condos	-2.1%
Northern Manhattan (Uptown)	Co-ops + Condos	-2.4%
Lincoln Center	Co-ops + Condos	-3.0%
East Village + Lower East Side	Co-ops + Condos	-3.2%
Inwood	Co-ops + Condos	-4.2%
Sutton + Beekman	Co-ops + Condos	-4.2%
West Side	Condos	-4.4%
Battery Park City	Condos	-4.5%
Sutton + Beekman	Co-ops	-4.6%
Fifth Ave + Park Ave Corridor	Co-ops + Condos	-5.0%
Upper West Side	Condos	-5.4%
East End Ave	Condos	-5.8%
Fifth Ave + Park Ave Corridor	Co-ops	-6.2%
Fifth Ave + Park Ave Corridor	Condos	-6.3%
Lincoln Center	Condos	-6.5%
East Village + Lower East Side	Co-ops	-7.1%
Greenwich Village	Co-ops + Condos	-8.2%
Financial District	Condos	-8.4%
East End Ave	Co-ops	-8.7%
Financial District	Co-ops + Condos	-9.0%
Fort George	Co-ops + Condos	-9.7%
Washington Heights	Co-ops + Condos	-9.8%
Carnegie Hill	Co-ops + Condos	-11.8%
Harlem + East Harlem	Co-ops + Condos	-12.4%
Carnegie Hill	Co-ops	-15.3%
Greenwich Village	Condos	-18.7%
East End Ave	Co-ops + Condos	-20.4%
Central Park West	Condos	-23.4%

**Manhattan Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,342,537	0.3%	\$1,338,013	-9.6%	\$1,484,885
Average Price Per Sq Ft	\$1,219	1.6%	\$1,200	6.6%	\$1,143
Median Sales Price	\$845,000	0.6%	\$839,750	14.2%	\$740,000
Number of Sales (Closed)	5,497	-26.8%	7,506	-28.1%	7,645

**Boundary**

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$481,580	\$788,628	\$1,466,036	\$2,570,597	\$5,350,301	\$1,342,537
2022	\$482,161	\$785,501	\$1,494,976	\$2,628,348	\$5,191,865	\$1,338,013
2021	\$553,734	\$745,343	\$1,405,629	\$2,382,340	\$5,109,433	\$1,264,433
2020	\$453,985	\$765,288	\$1,401,420	\$2,502,072	\$5,310,931	\$1,245,533
2019	\$456,449	\$800,243	\$1,456,559	\$2,475,485	\$5,473,604	\$1,247,654
2018	\$472,706	\$807,536	\$1,533,720	\$2,794,423	\$5,919,685	\$1,333,087
2017	\$468,255	\$781,220	\$1,640,775	\$2,918,664	\$6,058,947	\$1,327,329
2016	\$468,270	\$758,879	\$1,501,186	\$2,957,070	\$6,053,627	\$1,268,632
2015	\$399,192	\$749,710	\$1,544,211	\$3,205,749	\$6,821,847	\$1,350,393
2014	\$423,717	\$719,238	\$1,531,903	\$3,617,412	\$9,043,822	\$1,484,885

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$905	\$988	\$1,183	\$1,352	\$1,790	\$1,219
2022	\$882	\$983	\$1,186	\$1,321	\$1,702	\$1,200
2021	\$852	\$925	\$1,099	\$1,278	\$1,596	\$1,123
2020	\$893	\$992	\$1,089	\$1,295	\$1,768	\$1,159
2019	\$940	\$1,031	\$1,206	\$1,357	\$1,810	\$1,211
2018	\$984	\$1,078	\$1,285	\$1,398	\$1,929	\$1,290
2017	\$884	\$1,018	\$1,430	\$1,575	\$2,225	\$1,335
2016	\$891	\$1,008	\$1,207	\$1,574	\$2,060	\$1,258
2015	\$669	\$939	\$1,203	\$1,565	\$2,012	\$1,113
2014	\$853	\$919	\$1,226	\$1,751	\$2,735	\$1,143

**Median Sales Price**

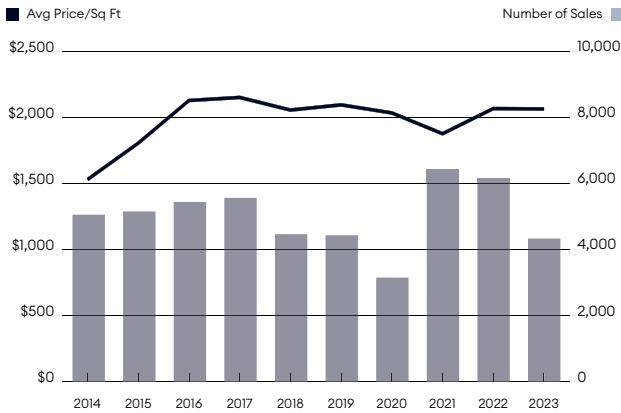
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$425,000	\$715,000	\$1,280,000	\$2,186,250	\$3,972,500	\$845,000
2022	\$430,000	\$720,000	\$1,300,000	\$2,250,000	\$3,850,000	\$839,750
2021	\$425,000	\$678,250	\$1,220,000	\$2,050,000	\$3,900,000	\$808,905
2020	\$430,000	\$675,000	\$1,206,000	\$1,999,900	\$3,775,000	\$779,750
2019	\$430,000	\$705,000	\$1,262,500	\$2,100,000	\$3,742,500	\$810,000
2018	\$443,000	\$719,000	\$1,320,000	\$2,337,500	\$4,360,000	\$816,000
2017	\$445,000	\$715,000	\$1,350,000	\$2,418,343	\$4,202,641	\$799,000
2016	\$436,250	\$685,000	\$1,300,000	\$2,397,500	\$4,277,500	\$771,000
2015	\$390,000	\$675,000	\$1,350,000	\$2,685,000	\$5,050,000	\$755,000
2014	\$375,000	\$625,000	\$1,280,000	\$2,595,000	\$5,753,112	\$740,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	962	2,059	1,499	680	240	5,497
2022	1,366	2,848	2,042	930	317	7,506
2021	1,380	2,760	2,210	876	292	7,521
2020	589	1,759	974	421	155	3,898
2019	883	2,391	1,574	608	164	5,620
2018	1,004	2,375	1,571	584	202	5,766
2017	1,041	2,812	1,712	607	196	6,368
2016	954	2,710	1,571	546	174	6,024
2015	1,180	2,974	1,769	711	171	6,805
2014	1,263	3,181	2,147	791	263	7,645



**Manhattan Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,825,600	-1.9%	\$2,879,350	36.4%	\$2,072,237
Average Price Per Sq Ft	\$2,062	-0.1%	\$2,065	34.9%	\$1,529
Median Sales Price	\$1,650,000	-5.5%	\$1,746,250	22.2%	\$1,350,000
Number of Sales (Closed)	4,331	-29.6%	6,156	-14.2%	5,050

**Boundary**

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$785,333	\$1,214,072	\$2,413,125	\$4,975,873	\$10,899,279	\$2,825,861
2022	\$967,979	\$1,233,284	\$2,458,640	\$4,900,085	\$10,620,414	\$2,879,350
2021	\$908,991	\$1,145,517	\$2,227,256	\$4,286,921	\$9,846,869	\$2,590,939
2020	\$786,596	\$1,313,182	\$2,290,190	\$4,370,977	\$11,612,005	\$2,795,879
2019	\$746,052	\$1,305,125	\$2,442,387	\$5,131,673	\$11,403,635	\$2,777,209
2018	\$756,304	\$1,177,561	\$2,383,172	\$4,816,717	\$11,136,937	\$2,815,057
2017	\$683,262	\$1,217,848	\$2,505,592	\$4,873,731	\$10,466,379	\$2,884,864
2016	\$750,260	\$1,229,134	\$2,536,716	\$5,480,087	\$9,847,870	\$2,920,363
2015	\$562,623	\$1,102,674	\$2,191,192	\$4,259,389	\$9,630,732	\$2,462,490
2014	\$683,296	\$1,073,231	\$2,039,436	\$3,848,893	\$8,424,489	\$2,072,237

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,380	\$1,532	\$1,800	\$2,271	\$2,933	\$2,062
2022	\$1,380	\$1,549	\$1,816	\$2,265	\$2,959	\$2,065
2021	\$1,138	\$1,422	\$1,655	\$1,990	\$2,738	\$1,875
2020	\$1,490	\$1,562	\$1,697	\$2,058	\$3,248	\$2,032
2019	\$1,302	\$1,574	\$1,818	\$2,418	\$3,201	\$2,098
2018	\$1,332	\$1,496	\$1,790	\$2,198	\$3,002	\$2,054
2017	\$1,241	\$1,510	\$1,998	\$2,333	\$3,016	\$2,149
2016	\$1,287	\$1,512	\$1,866	\$2,516	\$2,909	\$2,126
2015	\$1,122	\$1,374	\$1,649	\$2,002	\$2,865	\$1,804
2014	\$1,221	\$1,313	\$1,568	\$1,907	\$2,574	\$1,529

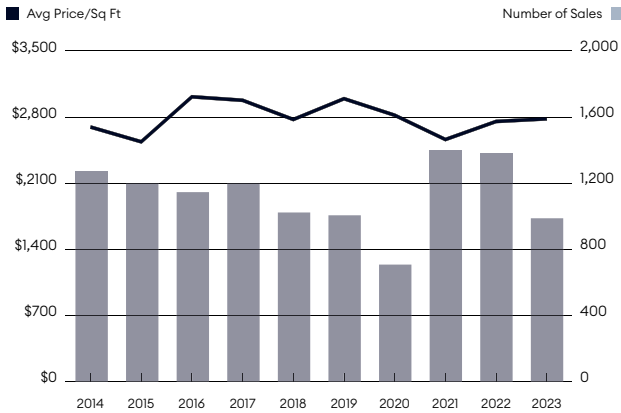
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$670,000	\$1,090,000	\$2,175,000	\$4,200,000	\$8,166,000	\$1,650,000
2022	\$660,000	\$1,100,000	\$2,200,000	\$3,825,000	\$8,100,000	\$1,746,250
2021	\$606,500	\$1,015,000	\$1,997,605	\$3,700,219	\$6,712,500	\$1,650,000
2020	\$635,000	\$998,000	\$1,999,000	\$3,595,000	\$6,750,000	\$1,679,000
2019	\$637,000	\$1,097,000	\$2,050,000	\$3,769,419	\$7,761,000	\$1,587,500
2018	\$650,000	\$1,050,000	\$2,079,980	\$3,800,000	\$8,032,316	\$1,600,000
2017	\$660,000	\$1,075,000	\$2,152,500	\$4,149,422	\$7,584,219	\$1,713,233
2016	\$650,000	\$1,073,889	\$2,172,500	\$4,500,000	\$8,000,000	\$1,680,112
2015	\$550,000	\$951,000	\$1,898,018	\$3,650,000	\$7,229,575	\$1,520,000
2014	\$610,000	\$950,000	\$1,770,000	\$3,192,213	\$6,000,000	\$1,350,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	441	1,487	1,377	705	293	4,330
2022	618	2,035	2,051	1,022	430	6,156
2021	725	2,008	2,209	1,063	430	6,436
2020	234	1,125	1,063	492	211	3,150
2019	384	1,692	1,454	636	262	4,428
2018	437	1,575	1,401	682	316	4,461
2017	371	2,055	1,808	915	410	5,559
2016	481	1,932	1,690	870	383	5,435
2015	340	1,991	1,705	800	314	5,150
2014	561	1,798	1,755	724	212	5,050

**Manhattan Luxury Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$8,264,370	0.0%	\$8,264,713	12.7%	\$7,330,892
Average Price Per Sq Ft	\$2,783	1.1%	\$2,754	3.3%	\$2,695
Median Sales Price	\$6,200,000	2.4%	\$6,056,000	20.4%	\$5,150,000
Number of Sales (Closed)	983	-28.9%	1,382	-22.6%	1,270

**Boundary**

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

Note: This sub-category is the analysis of the top ten percent of all co-op and condo sales. The data is also contained within the co-op and condo markets presented.

**Average Sales Price**

2023	\$8,264,370	2018	\$8,516,512
2022	\$8,264,713	2017	\$8,594,899
2021	\$7,448,503	2016	\$8,799,588
2020	\$8,204,204	2015	\$7,332,748
2019	\$8,201,852	2014	\$7,330,892

**Average Price Per Sq Ft**

2023	\$2,783	2018	\$2,775
2022	\$2,754	2017	\$2,978
2021	\$2,563	2016	\$3,015
2020	\$2,820	2015	\$2,539
2019	\$2,913	2014	\$2,695

**Median Sales Price**

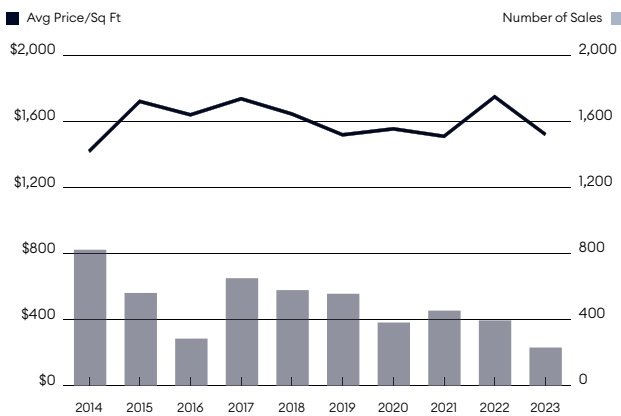
2023	\$6,200,000	2018	\$6,200,000
2022	\$6,056,000	2017	\$6,531,391
2021	\$5,450,000	2016	\$6,628,546
2020	\$5,645,000	2015	\$5,651,287
2019	\$5,378,856	2014	\$5,150,000

**Number of Sales**

2023	983	2018	1,023
2022	1,382	2017	1,200
2021	1,401	2016	1,146
2020	708	2015	1,119
2019	1,006	2014	1,270

MANHATTAN Manhattan Lofts • Co-Ops & Condos

**Manhattan Lofts Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$3,077,897	-16.2%	\$3,670,974	22.8%	\$2,506,039
Average Price Per Sq Ft	\$1,520	-13.0%	\$1,748	7.2%	\$1,418
Median Sales Price	\$2,512,500	-11.1%	\$2,827,500	28.2%	\$1,960,000
Number of Sales (Closed)	232	-41.4%	396	-71.8%	823

**Boundary**

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

Note: This sub-category is the analysis of all co-op and condo loft sales available. The data is also contained within the co-op and condo markets presented.

**Average Sales Price**

2023	\$3,077,897	2018	\$2,945,623
2022	\$3,670,974	2017	\$2,854,612
2021	\$2,998,271	2016	\$2,672,047
2020	\$2,798,459	2015	\$2,807,152
2019	\$2,610,070	2014	\$2,506,039

**Average Price Per Sq Ft**

2023	\$1,520	2018	\$1,644
2022	\$1,748	2017	\$1,736
2021	\$1,509	2016	\$1,639
2020	\$1,554	2015	\$1,720
2019	\$1,536	2014	\$1,418

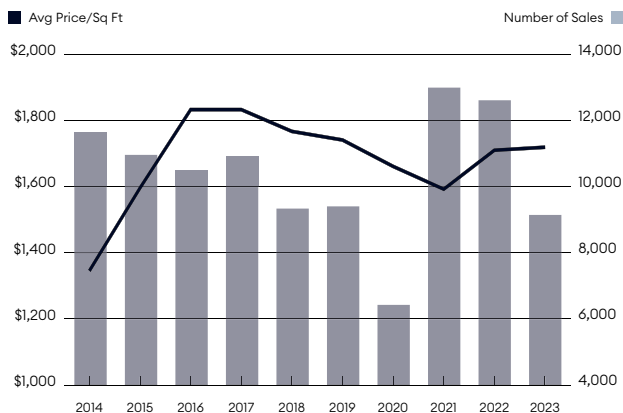
**Median Sales Price**

2023	\$2,512,500	2018	\$2,275,000
2022	\$2,827,500	2017	\$2,275,000
2021	\$2,500,000	2016	\$2,200,000
2020	\$2,075,000	2015	\$2,100,000
2019	\$2,050,000	2014	\$1,960,000

**Number of Sales**

2023	232	2018	579
2022	396	2017	651
2021	455	2016	286
2020	383	2015	562
2019	557	2014	823

**East Side/West Side/Downtown Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,090,691	-2.2%	\$2,137,522	14.7%	\$1,823,272
Average Price Per Sq Ft	\$1,720	0.6%	\$1,711	27.8%	\$1,346
Median Sales Price	\$1,223,000	-3.7%	\$1,270,000	22.3%	\$999,950
Number of Sales (Closed)	9,149	-27.5%	12,620	-21.5%	11,648

**Boundary**

North: West 116th Street and East 96th Street  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$589,154	\$996,479	\$2,024,684	\$3,969,922	\$8,649,196	\$2,090,691
2022	\$647,261	\$999,727	\$2,110,052	\$4,062,943	\$8,476,200	\$2,137,522
2021	\$688,182	\$938,204	\$1,904,570	\$3,621,917	\$8,036,270	\$1,955,181
2020	\$557,185	\$1,023,786	\$1,978,647	\$3,725,114	\$9,265,803	\$2,056,551
2019	\$552,445	\$1,045,879	\$2,029,597	\$4,035,242	\$9,263,160	\$2,008,440
2018	\$569,969	\$991,671	\$2,079,558	\$4,184,143	\$9,444,856	\$2,097,798
2017	\$535,599	\$1,004,569	\$2,228,469	\$4,334,632	\$9,314,626	\$2,175,717
2016	\$573,478	\$999,808	\$2,184,861	\$4,734,196	\$8,920,449	\$2,181,524
2015	\$445,408	\$933,484	\$1,985,997	\$4,029,485	\$8,946,807	\$1,911,126
2014	\$522,584	\$883,983	\$1,880,221	\$4,010,302	\$8,945,410	\$1,823,272

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,114	\$1,268	\$1,569	\$1,936	\$2,547	\$1,720
2022	\$1,108	\$1,261	\$1,587	\$1,914	\$2,523	\$1,711
2021	\$990	\$1,185	\$1,458	\$1,776	\$2,387	\$1,593
2020	\$1,088	\$1,270	\$1,465	\$1,773	\$2,727	\$1,662
2019	\$1,075	\$1,294	\$1,563	\$1,991	\$2,730	\$1,701
2018	\$1,124	\$1,301	\$1,629	\$1,944	\$2,710	\$1,768
2017	\$997	\$1,264	\$1,809	\$2,105	\$2,831	\$1,834
2016	\$1,069	\$1,289	\$1,660	\$2,272	\$2,729	\$1,834
2015	\$772	\$1,169	\$1,502	\$1,886	\$2,624	\$1,597
2014	\$995	\$1,095	\$1,443	\$1,910	\$2,695	\$1,346

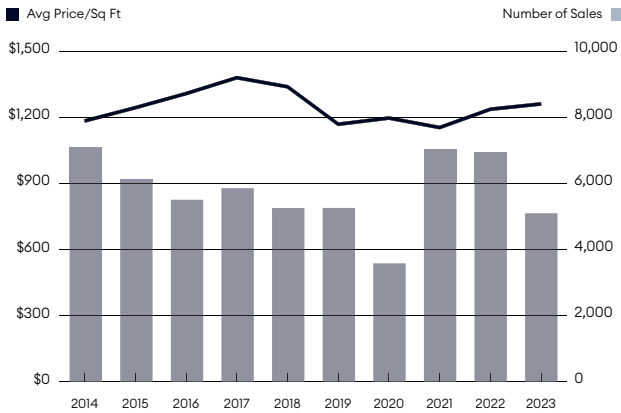
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$500,000	\$855,000	\$1,710,000	\$3,100,000	\$6,475,000	\$1,223,000
2022	\$498,000	\$860,000	\$1,775,000	\$3,150,000	\$6,390,000	\$1,270,000
2021	\$470,000	\$810,000	\$1,640,000	\$2,900,000	\$5,525,619	\$1,190,000
2020	\$480,000	\$807,738	\$1,660,000	\$2,902,300	\$6,000,000	\$1,170,000
2019	\$480,000	\$850,000	\$1,675,000	\$2,915,000	\$5,995,000	\$1,160,000
2018	\$505,500	\$850,000	\$1,725,000	\$3,265,000	\$6,675,000	\$1,180,000
2017	\$499,000	\$855,000	\$1,820,000	\$3,600,000	\$6,997,500	\$1,229,000
2016	\$510,000	\$845,000	\$1,795,000	\$3,695,000	\$7,113,875	\$1,200,000
2015	\$418,000	\$799,326	\$1,716,376	\$3,375,000	\$6,676,629	\$1,115,000
2014	\$432,000	\$740,000	\$1,600,000	\$3,100,000	\$5,956,762	\$999,950

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	1,314	3,315	2,634	1,298	514	9,149
2022	1,860	4,551	3,692	1,786	728	12,620
2021	2,012	4,457	4,039	1,781	710	13,003
2020	773	2,604	1,833	840	351	6,426
2019	1,225	3,811	2,792	1,161	419	9,408
2018	1,358	3,637	2,637	1,139	496	9,341
2017	1,321	4,446	3,162	1,407	584	10,920
2016	1,347	4,227	2,932	1,329	538	10,495
2015	1,395	4,573	3,144	1,377	478	10,967
2014	1,685	4,598	3,527	1,374	464	11,648

**East Side/West Side/Downtown Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,409,507	0.5%	\$1,402,529	-10.2%	\$1,569,473
Average Price Per Sq Ft	\$1,260	1.9%	\$1,236	6.5%	\$1,183
Median Sales Price	\$895,000	1.7%	\$880,000	14.4%	\$782,071
Number of Sales (Closed)	5,094	-26.6%	6,943	-28.0%	7,079

**Boundary**

North: West 116th Street and East 96th Street  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$493,016	\$814,670	\$1,563,882	\$2,718,499	\$5,578,457	\$1,409,507
2022	\$491,767	\$806,801	\$1,615,908	\$2,821,921	\$5,319,866	\$1,402,529
2021	\$564,976	\$767,260	\$1,481,935	\$2,536,860	\$5,210,195	\$1,317,042
2020	\$461,011	\$797,447	\$1,476,019	\$2,652,836	\$5,635,790	\$1,308,172
2019	\$463,675	\$828,142	\$1,530,049	\$2,627,282	\$5,632,340	\$1,299,267
2018	\$482,040	\$836,112	\$1,655,147	\$3,096,981	\$6,317,714	\$1,404,736
2017	\$477,358	\$807,626	\$1,763,942	\$3,169,217	\$6,458,697	\$1,395,877
2016	\$476,915	\$793,658	\$1,618,820	\$3,144,585	\$6,517,319	\$1,341,093
2015	\$408,291	\$778,941	\$1,630,398	\$3,441,314	\$7,221,067	\$1,357,827
2014	\$439,598	\$746,051	\$1,623,855	\$3,886,830	\$9,232,091	\$1,569,473

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$941	\$1,015	\$1,231	\$1,390	\$1,825	\$1,260
2022	\$893	\$1,005	\$1,239	\$1,365	\$1,715	\$1,236
2021	\$868	\$948	\$1,132	\$1,315	\$1,612	\$1,153
2020	\$908	\$1,027	\$1,125	\$1,325	\$1,807	\$1,196
2019	\$953	\$1,050	\$1,240	\$1,393	\$1,824	\$1,239
2018	\$998	\$1,104	\$1,348	\$1,467	\$1,985	\$1,338
2017	\$900	\$1,041	\$1,495	\$1,625	\$2,281	\$1,379
2016	\$905	\$1,036	\$1,265	\$1,625	\$2,149	\$1,307
2015	\$675	\$967	\$1,243	\$1,634	\$2,064	\$1,243
2014	\$880	\$944	\$1,276	\$1,828	\$2,777	\$1,183

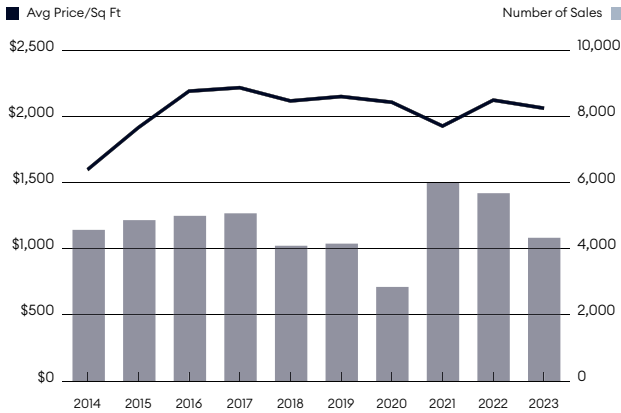
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$440,000	\$733,000	\$1,350,000	\$2,295,000	\$4,125,000	\$895,000
2022	\$438,000	\$735,000	\$1,397,880	\$2,395,000	\$3,972,500	\$880,000
2021	\$426,000	\$695,000	\$1,285,000	\$2,185,000	\$4,000,000	\$850,000
2020	\$432,500	\$697,000	\$1,288,358	\$2,125,000	\$4,015,000	\$815,000
2019	\$435,000	\$725,000	\$1,320,000	\$2,250,000	\$3,850,000	\$850,000
2018	\$450,000	\$735,000	\$1,399,000	\$2,525,000	\$4,635,000	\$855,000
2017	\$450,000	\$730,000	\$1,425,000	\$2,585,000	\$4,725,000	\$840,000
2016	\$440,000	\$710,000	\$1,385,000	\$2,500,000	\$4,634,379	\$820,000
2015	\$399,000	\$695,000	\$1,400,000	\$2,800,000	\$5,190,000	\$795,000
2014	\$380,000	\$645,000	\$1,350,000	\$2,750,000	\$5,804,025	\$782,071

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	903	1,927	1,357	629	228	5,094
2022	1,310	2,674	1,807	841	308	6,943
2021	1,325	2,588	2,015	802	285	7,018
2020	561	1,604	883	389	144	3,581
2019	853	2,235	1,449	559	159	5,255
2018	959	2,195	1,381	503	187	5,252
2017	997	2,602	1,527	543	182	5,851
2016	911	2,472	1,399	501	160	5,502
2015	1,103	2,703	1,525	618	155	6,104
2014	1,169	2,958	1,970	725	257	7,079

**East Side/West Side/Downtown Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,946,412	-3.0%	\$3,036,421	32.9%	\$2,216,496
Average Price Per Sq Ft	\$2,106	-0.8%	\$2,123	31.8%	\$1,598
Median Sales Price	\$1,750,000	-7.4%	\$1,890,000	20.7%	\$1,450,000
Number of Sales (Closed)	4,055	-28.6%	5,677	-11.2%	4,569

**Boundary**

North: West 116th Street and East 96th Street  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$800,379	\$1,248,889	\$2,514,353	\$5,146,521	\$11,097,197	\$2,946,412
2022	\$1,017,620	\$1,274,571	\$2,583,748	\$5,167,386	\$10,790,846	\$3,036,421
2021	\$925,807	\$1,174,910	\$2,325,324	\$4,510,799	\$9,931,403	\$2,703,462
2020	\$811,684	\$1,386,834	\$2,445,827	\$4,649,984	\$11,791,029	\$2,998,534
2019	\$755,997	\$1,354,662	\$2,568,573	\$5,342,634	\$11,483,547	\$2,905,793
2018	\$781,307	\$1,228,462	\$2,546,207	\$5,043,958	\$11,337,334	\$2,987,982
2017	\$714,815	\$1,282,467	\$2,662,311	\$5,067,064	\$10,607,609	\$3,075,863
2016	\$775,243	\$1,290,180	\$2,701,424	\$5,696,026	\$9,937,647	\$3,107,631
2015	\$585,617	\$1,156,868	\$2,320,950	\$4,508,391	\$9,774,949	\$2,605,622
2014	\$710,589	\$1,132,766	\$2,204,590	\$4,148,232	\$8,589,482	\$2,216,496

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,401	\$1,563	\$1,845	\$2,309	\$2,956	\$2,106
2022	\$1,425	\$1,583	\$1,871	\$2,328	\$2,992	\$2,123
2021	\$1,213	\$1,447	\$1,711	\$2,037	\$2,749	\$1,927
2020	\$1,547	\$1,623	\$1,763	\$2,127	\$3,276	\$2,107
2019	\$1,312	\$1,621	\$1,877	\$2,478	\$3,208	\$2,156
2018	\$1,353	\$1,541	\$1,864	\$2,247	\$3,023	\$2,117
2017	\$1,277	\$1,562	\$2,078	\$2,382	\$3,033	\$2,217
2016	\$1,336	\$1,566	\$1,936	\$2,562	\$2,928	\$2,191
2015	\$1,174	\$1,427	\$1,711	\$2,063	\$2,882	\$1,915
2014	\$1,256	\$1,368	\$1,654	\$2,001	\$2,594	\$1,598

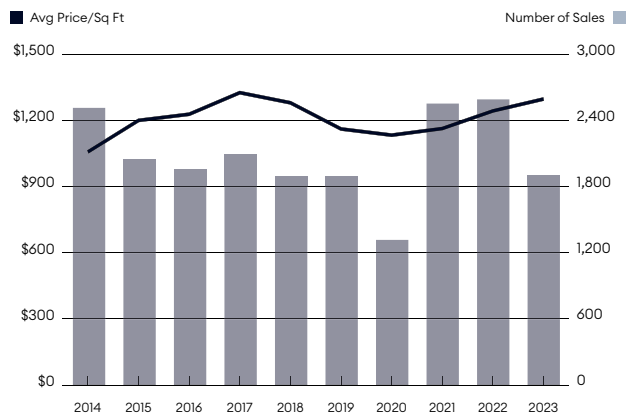
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$686,000	\$1,100,000	\$2,250,000	\$4,287,150	\$8,250,000	\$1,750,000
2022	\$685,000	\$1,155,714	\$2,300,000	\$4,016,240	\$8,187,500	\$1,890,000
2021	\$610,000	\$1,050,000	\$2,100,000	\$3,850,000	\$6,750,000	\$1,741,000
2020	\$645,000	\$1,080,000	\$2,132,500	\$3,850,000	\$6,797,606	\$1,816,425
2019	\$642,167	\$1,149,766	\$2,163,150	\$3,877,500	\$7,850,000	\$1,675,000
2018	\$670,000	\$1,100,000	\$2,223,722	\$3,946,500	\$8,100,000	\$1,711,990
2017	\$689,000	\$1,141,595	\$2,265,606	\$4,334,601	\$7,687,500	\$1,850,000
2016	\$660,000	\$1,125,000	\$2,315,000	\$4,650,000	\$8,057,270	\$1,825,000
2015	\$565,000	\$990,000	\$1,997,543	\$3,850,000	\$7,250,000	\$1,649,919
2014	\$625,000	\$985,000	\$1,870,600	\$3,400,000	\$6,109,625	\$1,450,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	411	1,388	1,277	669	286	4,055
2022	550	1,877	1,885	945	420	5,677
2021	687	1,869	2,024	979	425	5,985
2020	212	1,000	950	451	207	2,845
2019	372	1,576	1,343	602	260	4,153
2018	399	1,442	1,256	636	309	4,089
2017	324	1,844	1,635	864	402	5,069
2016	436	1,755	1,533	828	378	4,993
2015	292	1,870	1,619	759	323	4,863
2014	516	1,640	1,557	649	207	4,569

**Downtown Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,283,359	2.0%	\$1,258,574	14.7%	\$1,118,961
Average Price Per Sq Ft	\$1,299	4.3%	\$1,245	22.7%	\$1,059
Median Sales Price	\$880,000	3.5%	\$850,000	22.8%	\$716,500
Number of Sales (Closed)	1,908	-26.4%	2,594	-24.2%	2,517

**Boundary**

North: West 34th Street and East 42nd Street  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$573,295	\$938,291	\$1,761,795	\$3,124,531	\$4,727,566	\$1,283,359
2022	\$535,914	\$904,500	\$1,826,730	\$2,952,409	\$5,165,619	\$1,258,574
2021	\$574,675	\$877,096	\$1,598,173	\$2,829,339	\$4,823,215	\$1,189,238
2020	\$498,504	\$854,188	\$1,510,244	\$2,619,641	\$5,765,521	\$1,101,514
2019	\$502,134	\$889,480	\$1,629,857	\$2,991,727	\$4,173,594	\$1,124,489
2018	\$506,560	\$945,400	\$1,685,779	\$3,171,677	\$5,179,343	\$1,199,435
2017	\$525,907	\$892,471	\$1,764,652	\$3,236,977	\$5,792,601	\$1,239,191
2016	\$516,383	\$864,264	\$1,696,154	\$3,155,326	\$4,402,981	\$1,157,687
2015	\$441,002	\$840,923	\$1,723,222	\$3,515,424	\$5,033,208	\$1,153,307
2014	\$467,504	\$781,489	\$1,531,715	\$2,982,221	\$6,699,829	\$1,118,961

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,044	\$1,121	\$1,391	\$1,550	\$1,774	\$1,299
2022	\$968	\$1,095	\$1,358	\$1,415	\$1,662	\$1,245
2021	\$959	\$1,027	\$1,198	\$1,428	\$1,534	\$1,165
2020	\$974	\$1,069	\$1,128	\$1,279	\$1,641	\$1,135
2019	\$994	\$1,085	\$1,285	\$1,469	\$1,327	\$1,192
2018	\$1,037	\$1,184	\$1,361	\$1,450	\$1,633	\$1,282
2017	\$969	\$1,120	\$1,494	\$1,700	\$2,052	\$1,328
2016	\$970	\$1,098	\$1,303	\$1,604	\$1,642	\$1,230
2015	\$854	\$1,032	\$1,312	\$1,655	\$1,667	\$1,202
2014	\$913	\$972	\$1,206	\$1,462	\$1,915	\$1,059

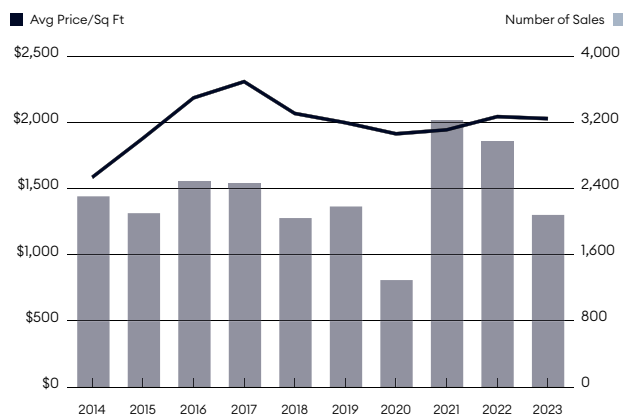
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$485,000	\$837,500	\$1,550,000	\$2,820,000	\$3,243,741	\$880,000
2022	\$490,000	\$805,000	\$1,575,000	\$2,600,000	\$4,737,500	\$850,000
2021	\$475,000	\$770,000	\$1,425,000	\$2,662,500	\$4,500,000	\$825,000
2020	\$479,500	\$750,000	\$1,340,000	\$2,280,000	\$5,575,000	\$785,000
2019	\$470,000	\$775,000	\$1,450,000	\$2,873,750	\$3,725,000	\$797,000
2018	\$493,500	\$799,000	\$1,480,000	\$2,768,500	\$4,400,000	\$815,000
2017	\$500,000	\$784,576	\$1,525,000	\$2,600,000	\$4,900,000	\$820,000
2016	\$495,978	\$750,000	\$1,500,000	\$2,850,000	\$4,850,000	\$799,000
2015	\$427,140	\$740,000	\$1,500,000	\$3,000,000	\$5,025,000	\$772,500
2014	\$410,000	\$680,000	\$1,395,000	\$2,650,000	\$5,100,000	\$716,500

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	414	845	451	135	39	1,908
2022	609	1,143	603	195	44	2,594
2021	601	1,098	629	186	41	2,556
2020	263	689	261	85	20	1,318
2019	427	916	422	114	18	1,897
2018	456	878	411	118	27	1,897
2017	421	1,048	465	121	39	2,094
2016	384	998	417	115	20	1,959
2015	427	1,051	420	127	24	2,049
2014	542	1,189	587	161	38	2,517

**Downtown Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,716,891	-5.8%	\$2,882,857	21.7%	\$2,232,167
Average Price Per Sq Ft	\$2,032	-0.7%	\$2,047	28.0%	\$1,588
Median Sales Price	\$1,825,000	-12.5%	\$2,084,850	16.6%	\$1,565,000
Number of Sales (Closed)	2,084	-30.0%	2,979	-9.7%	2,309

**Boundary**

North: West 34th Street and East 42nd Street  
 South: Battery Park  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$904,570	\$1,341,145	\$2,683,126	\$5,017,388	\$10,669,928	\$2,716,891
2022	\$1,108,730	\$1,372,024	\$2,698,155	\$4,966,511	\$10,449,636	\$2,882,857
2021	\$1,155,635	\$1,270,192	\$2,473,856	\$4,797,359	\$10,643,821	\$2,812,967
2020	\$807,412	\$1,247,884	\$2,479,650	\$4,593,858	\$9,870,215	\$2,847,945
2019	\$950,852	\$1,462,721	\$2,705,382	\$4,822,048	\$9,726,320	\$2,757,090
2018	\$825,589	\$1,315,765	\$2,559,341	\$5,172,026	\$11,803,022	\$3,039,968
2017	\$745,452	\$1,402,111	\$2,938,522	\$5,681,655	\$11,454,903	\$3,443,387
2016	\$798,820	\$1,386,190	\$2,869,891	\$5,806,491	\$9,168,489	\$3,356,488
2015	\$612,882	\$1,233,955	\$2,393,722	\$4,827,517	\$9,071,217	\$2,720,091
2014	\$737,026	\$1,191,401	\$2,324,670	\$4,218,006	\$9,095,140	\$2,232,167

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,474	\$1,664	\$1,924	\$2,190	\$2,830	\$2,032
2022	\$1,477	\$1,671	\$1,915	\$2,186	\$2,811	\$2,047
2021	\$1,305	\$1,533	\$1,760	\$2,077	\$2,746	\$1,947
2020	\$1,463	\$1,499	\$1,740	\$2,011	\$2,596	\$1,917
2019	\$1,473	\$1,721	\$1,900	\$2,157	\$2,706	\$2,014
2018	\$1,347	\$1,600	\$1,819	\$2,175	\$2,983	\$2,071
2017	\$1,284	\$1,648	\$2,190	\$2,446	\$3,116	\$2,312
2016	\$1,345	\$1,623	\$1,968	\$2,487	\$2,754	\$2,189
2015	\$1,172	\$1,447	\$1,695	\$2,053	\$2,696	\$1,883
2014	\$1,227	\$1,404	\$1,672	\$1,906	\$2,551	\$1,588

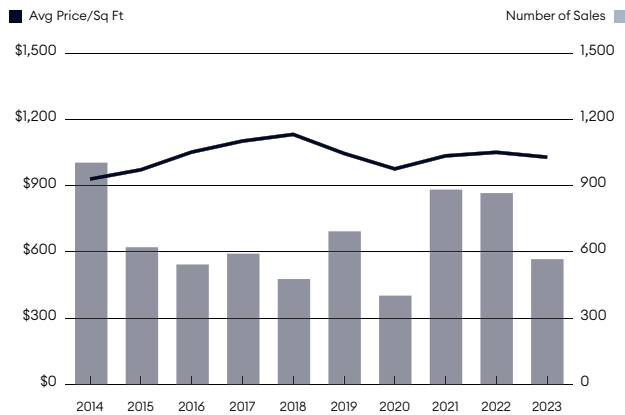
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$755,000	\$1,227,500	\$2,445,000	\$4,325,000	\$8,550,000	\$1,825,000
2022	\$730,000	\$1,300,000	\$2,525,000	\$4,333,371	\$8,400,000	\$2,084,850
2021	\$735,000	\$1,205,000	\$2,253,496	\$4,150,000	\$7,825,000	\$1,940,000
2020	\$650,500	\$1,173,500	\$2,275,000	\$4,037,500	\$7,365,000	\$1,925,000
2019	\$770,000	\$1,312,000	\$2,500,000	\$4,100,000	\$8,275,000	\$1,828,880
2018	\$716,000	\$1,215,000	\$2,356,079	\$4,414,648	\$9,400,000	\$1,836,300
2017	\$725,000	\$1,235,500	\$2,571,081	\$4,999,000	\$8,900,000	\$2,141,144
2016	\$717,500	\$1,200,000	\$2,571,081	\$5,142,162	\$8,137,155	\$2,225,000
2015	\$590,000	\$1,030,000	\$2,100,000	\$4,450,000	\$7,750,000	\$1,792,109
2014	\$650,000	\$1,053,888	\$2,075,000	\$3,600,000	\$6,700,000	\$1,565,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	209	776	691	303	97	2,084
2022	273	1,025	1,054	459	168	2,979
2021	316	1,031	1,194	495	196	3,233
2020	96	432	450	216	97	1,295
2019	150	884	731	302	119	2,186
2018	191	707	658	312	139	2,046
2017	148	862	803	462	191	2,466
2016	190	823	763	461	214	2,493
2015	128	749	741	346	141	2,105
2014	250	851	795	338	75	2,309

**Union Square/Gramercy/Kips Bay/Murray Hill Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$894,582	-2.4%	\$916,921	8.2%	\$826,793
Average Price Per Sq Ft	\$1,029	-2.1%	\$1,051	10.6%	\$930
Median Sales Price	\$670,000	-1.1%	\$677,250	8.1%	\$620,000
Number of Sales (Closed)	567	-34.5%	866	-43.5%	1,004

**Boundary**

North: East 42nd Street  
 South: East 14th Street  
 East: East River  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$457,084	\$754,017	\$1,456,271	\$2,569,643	\$2,784,143	\$894,582
2022	\$467,884	\$731,265	\$1,487,016	\$2,686,899	\$5,955,418	\$916,921
2021	\$509,512	\$736,590	\$1,364,418	\$2,572,622	\$4,210,909	\$918,583
2020	\$416,942	\$723,926	\$1,248,184	\$2,188,453	\$3,504,167	\$795,906
2019	\$432,351	\$765,448	\$1,400,201	\$2,766,699	\$3,067,857	\$906,130
2018	\$469,160	\$770,621	\$1,464,877	\$2,207,167	\$7,600,000	\$874,734
2017	\$475,226	\$742,022	\$1,376,507	\$2,811,728	\$7,241,667	\$875,277
2016	\$464,145	\$759,243	\$1,338,902	\$2,370,725	\$5,106,000	\$843,367
2015	\$406,548	\$675,193	\$1,326,567	\$2,941,250	\$2,527,500	\$759,491
2014	\$404,193	\$685,586	\$1,340,598	\$2,417,754	\$4,873,883	\$826,793

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$901	\$949	\$1,195	\$1,225	\$1,012	\$1,029
2022	\$887	\$937	\$1,187	\$1,202	\$1,709	\$1,051
2021	\$947	\$926	\$1,091	\$1,240	\$1,304	\$1,035
2020	\$861	\$986	\$994	\$1,043	\$1,095	\$976
2019	\$932	\$976	\$1,173	\$1,408	\$897	\$1,068
2018	\$964	\$1,051	\$1,290	\$1,269	\$2,533	\$1,132
2017	\$884	\$978	\$1,242	\$1,627	\$2,785	\$1,102
2016	\$909	\$996	\$1,125	\$1,442	\$1,435	\$1,059
2015	\$797	\$901	\$1,123	\$1,514	\$1,076	\$972
2014	\$822	\$883	\$1,115	\$1,328	\$1,325	\$930

**Median Sales Price**

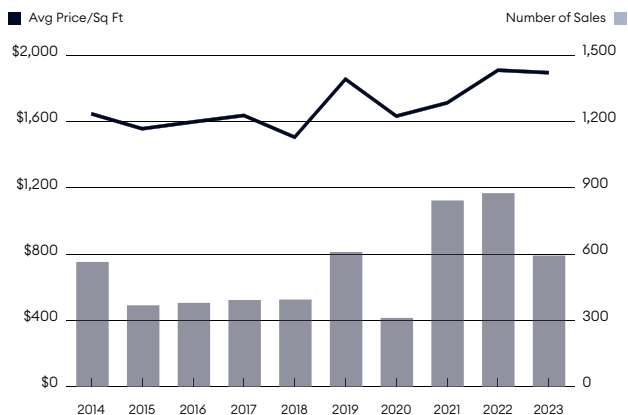
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$405,000	\$690,000	\$1,221,900	\$2,375,000	\$2,250,000	\$670,000
2022	\$437,500	\$700,000	\$1,300,000	\$2,250,000	\$4,892,927	\$677,250
2021	\$415,000	\$677,500	\$1,197,500	\$2,500,000	\$3,550,000	\$656,000
2020	\$420,000	\$672,500	\$1,170,000	\$1,930,000	\$2,525,000	\$626,000
2019	\$417,145	\$720,000	\$1,225,000	\$2,367,500	\$2,800,000	\$690,000
2018	\$450,000	\$725,000	\$1,263,510	\$2,225,000	\$7,600,000	\$692,500
2017	\$450,000	\$722,500	\$1,375,000	\$2,062,500	\$3,025,000	\$682,500
2016	\$459,250	\$708,000	\$1,300,000	\$1,935,000	\$6,608,000	\$667,000
2015	\$400,000	\$637,500	\$1,254,500	\$2,625,000	\$2,527,500	\$595,000
2014	\$380,000	\$630,000	\$1,210,000	\$2,000,000	\$5,450,000	\$620,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	175	261	95	27	7	567
2022	271	407	132	49	7	866
2021	274	382	174	41	11	882
2020	110	214	59	16	3	402
2019	214	309	127	36	7	693
2018	155	214	83	21	1	477
2017	180	294	91	24	3	592
2016	159	278	82	20	3	543
2015	201	310	88	20	2	621
2014	276	501	175	46	6	1,004



**Union Square/Gramercy/Kips Bay/Murray Hill Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,252,047	-4.2%	\$2,350,491	7.1%	\$2,102,661
Average Price Per Sq Ft	\$1,895	-0.8%	\$1,910	15.0%	\$1,647
Median Sales Price	\$1,643,719	-9.6%	\$1,817,500	11.4%	\$1,475,000
Number of Sales (Closed)	594	-32.2%	876	5.1%	565

**Boundary**

North: East 42nd Street  
 South: East 14th Street  
 East: East River  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$745,256	\$1,374,293	\$2,630,258	\$4,095,515	\$9,396,281	\$2,252,047
2022	\$1,177,186	\$1,411,385	\$2,695,859	\$4,159,092	\$9,047,493	\$2,350,491
2021	\$1,063,785	\$1,145,156	\$2,212,946	\$4,483,273	\$8,495,233	\$2,060,647
2020	\$735,848	\$1,080,763	\$2,052,988	\$4,213,991	\$9,680,964	\$1,899,037
2019	\$859,615	\$1,416,222	\$2,464,477	\$4,235,842	\$9,792,272	\$2,238,897
2018	\$738,764	\$1,134,001	\$1,750,577	\$2,553,660	\$4,053,000	\$1,380,234
2017	\$641,981	\$1,150,181	\$2,012,936	\$3,009,264	\$11,571,888	\$1,604,179
2016	\$745,755	\$1,178,843	\$2,001,105	\$3,441,840	\$8,500,625	\$1,628,568
2015	\$596,337	\$1,048,122	\$1,947,231	\$3,055,729	\$10,304,699	\$1,633,164
2014	\$663,054	\$1,257,900	\$2,241,029	\$4,276,631	\$8,409,635	\$2,102,661

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,509	\$1,698	\$1,884	\$2,016	\$2,530	\$1,895
2022	\$1,715	\$1,678	\$1,929	\$2,021	\$2,523	\$1,910
2021	\$1,302	\$1,456	\$1,636	\$2,074	\$2,429	\$1,713
2020	\$1,446	\$1,375	\$1,543	\$2,052	\$2,130	\$1,633
2019	\$1,513	\$1,675	\$1,823	\$2,056	\$3,008	\$1,880
2018	\$1,404	\$1,496	\$1,522	\$1,574	\$1,498	\$1,506
2017	\$1,217	\$1,413	\$1,692	\$1,951	\$3,488	\$1,637
2016	\$1,489	\$1,455	\$1,577	\$1,859	\$2,591	\$1,598
2015	\$1,203	\$1,420	\$1,475	\$1,649	\$2,565	\$1,557
2014	\$1,162	\$1,521	\$1,725	\$2,022	\$2,598	\$1,647

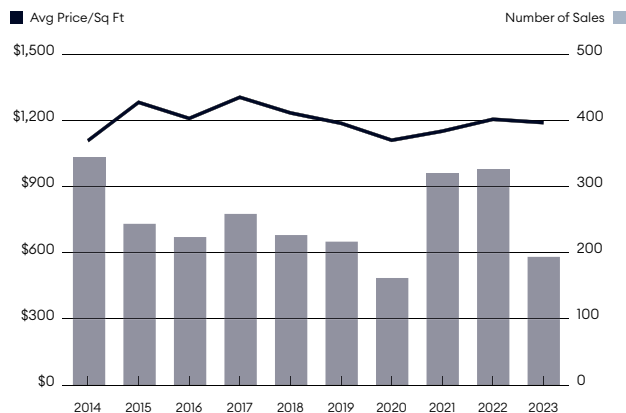
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$690,000	\$1,250,000	\$2,390,000	\$3,856,875	\$7,000,000	\$1,643,719
2022	\$695,000	\$1,350,000	\$2,565,990	\$3,775,628	\$6,500,000	\$1,817,500
2021	\$650,000	\$1,097,500	\$2,125,000	\$3,850,000	\$5,850,000	\$1,550,000
2020	\$637,500	\$1,035,000	\$1,899,000	\$3,450,000	\$5,995,000	\$1,285,000
2019	\$682,500	\$1,290,100	\$2,400,000	\$4,000,000	\$6,650,000	\$1,695,000
2018	\$620,000	\$1,083,548	\$1,685,000	\$2,233,000	\$4,600,000	\$1,295,000
2017	\$637,500	\$1,113,796	\$1,850,000	\$2,581,250	\$10,631,275	\$1,295,000
2016	\$660,000	\$1,110,000	\$1,800,000	\$3,049,658	\$8,495,000	\$1,289,000
2015	\$587,500	\$964,000	\$1,727,875	\$2,815,000	\$7,739,788	\$1,286,000
2014	\$615,000	\$1,123,650	\$2,095,000	\$2,900,000	\$6,750,000	\$1,475,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	55	253	207	62	16	594
2022	83	370	299	100	24	876
2021	79	326	335	83	19	843
2020	42	127	103	29	9	312
2019	34	285	210	68	13	610
2018	47	204	111	20	5	395
2017	32	212	117	28	4	393
2016	41	192	114	29	4	380
2015	32	186	118	25	8	369
2014	57	221	209	61	17	565

**Chelsea Co-ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,108,685	-11.1%	\$1,246,486	1.8%	\$1,088,974
Average Price Per Sq Ft	\$1,192	-1.3%	\$1,207	7.4%	\$1,110
Median Sales Price	\$758,500	-16.2%	\$905,000	1.1%	\$750,000
Number of Sales (Closed)	194	-40.7%	327	-43.8%	345

**Boundary**

North: West 34th Street  
 South: West 14th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$518,627	\$834,341	\$1,560,291	\$3,489,615	\$4,056,250	\$1,108,685
2022	\$563,105	\$939,154	\$1,644,869	\$2,435,089	\$6,473,750	\$1,246,486
2021	\$546,033	\$877,942	\$1,618,528	\$2,683,200	\$4,298,879	\$1,117,180
2020	\$525,219	\$844,237	\$1,543,138	\$2,244,286	\$4,562,500	\$1,065,673
2019	\$512,929	\$848,569	\$1,852,087	\$3,018,858	\$5,362,500	\$1,108,547
2018	\$586,043	\$951,032	\$1,559,390	\$3,287,992		\$1,137,289
2017	\$559,451	\$899,152	\$1,744,113	\$3,549,821	\$5,987,264	\$1,196,895
2016	\$562,198	\$908,047	\$1,577,606	\$2,578,000	\$1,905,000	\$1,104,849
2015	\$485,251	\$925,336	\$1,719,530	\$3,385,286	\$4,025,000	\$1,232,938
2014	\$456,051	\$797,426	\$1,691,954	\$2,813,280	\$5,068,333	\$1,088,974

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$966	\$1,063	\$1,204	\$1,510	\$1,287	\$1,192
2022	\$1,009	\$1,117	\$1,230	\$1,219	\$1,677	\$1,207
2021	\$941	\$1,069	\$1,185	\$1,486	\$1,333	\$1,153
2020	\$983	\$1,068	\$1,172	\$1,196	\$1,228	\$1,112
2019	\$1,024	\$1,119	\$1,337	\$1,410	\$2,267	\$1,225
2018	\$1,167	\$1,146	\$1,287	\$1,444		\$1,236
2017	\$1,041	\$1,101	\$1,530	\$1,617	\$1,931	\$1,307
2016	\$1,028	\$1,159	\$1,312	\$1,232	\$2,704	\$1,211
2015	\$939	\$1,158	\$1,326	\$1,610	\$2,118	\$1,284
2014	\$909	\$1,037	\$1,344	\$1,439	\$1,552	\$1,110

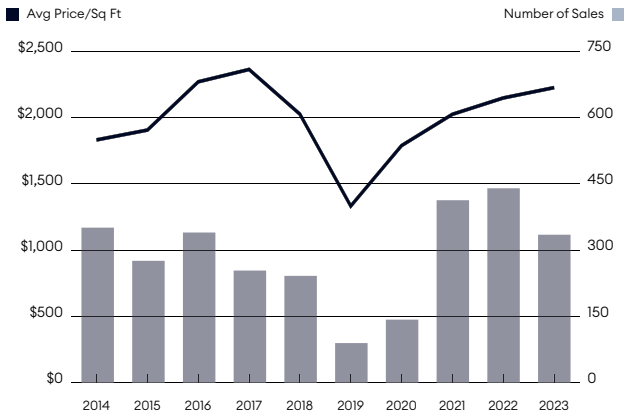
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$469,999	\$808,250	\$1,432,500	\$2,660,000	\$3,712,500	\$758,500
2022	\$520,000	\$850,000	\$1,512,500	\$2,235,000	\$6,150,000	\$905,000
2021	\$485,000	\$749,500	\$1,550,000	\$2,560,000	\$3,744,396	\$785,000
2020	\$510,000	\$766,250	\$1,475,000	\$2,155,000	\$3,750,000	\$799,000
2019	\$490,000	\$750,000	\$1,560,000	\$2,872,500	\$5,362,500	\$750,000
2018	\$573,750	\$840,000	\$1,487,000	\$2,771,700		\$875,000
2017	\$569,000	\$835,000	\$1,675,000	\$2,577,500	\$5,007,467	\$818,750
2016	\$545,000	\$849,000	\$1,315,000	\$2,200,000	\$1,905,000	\$897,250
2015	\$515,000	\$800,000	\$1,500,000	\$2,862,500	\$4,025,000	\$854,500
2014	\$450,000	\$720,000	\$1,650,000	\$2,480,000	\$5,100,000	\$750,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	59	68	40	13	4	194
2022	97	122	72	28	8	327
2021	87	138	69	20	5	320
2020	35	84	32	7	4	162
2019	55	106	42	13	1	217
2018	46	118	51	12		227
2017	69	121	51	14	4	259
2016	45	109	50	15	2	224
2015	49	119	55	19	2	244
2014	68	175	79	20	3	345

**Chelsea Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,992,036	-4.8%	\$3,142,120	-1.1%	\$3,024,330
Average Price Per Sq Ft	\$2,226	3.7%	\$2,148	21.5%	\$1,832
Median Sales Price	\$2,250,000	-2.2%	\$2,300,000	12.5%	\$2,000,000
Number of Sales (Closed)	335	-23.9%	440	-4.6%	351

**Boundary**

North: West 34th Street  
 South: West 14th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$935,486	\$1,437,596	\$3,006,456	\$5,510,775	\$10,364,709	\$2,992,036
2022	\$1,227,939	\$1,480,578	\$2,879,718	\$5,455,833	\$9,031,119	\$3,142,120
2021	\$819,649	\$1,464,289	\$2,585,932	\$4,924,005	\$10,332,134	\$3,158,540
2020	\$627,151	\$1,169,666	\$2,598,465	\$4,436,547	\$6,788,799	\$2,789,868
2019	\$775,721	\$1,438,934	\$2,489,355	\$4,327,185	\$5,697,559	\$2,505,980
2018	\$925,004	\$1,441,268	\$2,792,250	\$4,423,457	\$11,036,760	\$2,932,787
2017	\$727,727	\$1,735,307	\$3,068,866	\$5,351,602	\$14,718,587	\$3,168,403
2016	\$777,112	\$1,494,068	\$2,909,110	\$6,304,131	\$7,687,441	\$3,362,323
2015	\$654,400	\$1,286,852	\$2,725,049	\$5,077,114	\$8,665,319	\$2,761,075
2014	\$767,829	\$1,299,616	\$2,575,563	\$4,997,243	\$13,619,584	\$3,024,330

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,584	\$1,918	\$2,176	\$2,337	\$2,928	\$2,226
2022	\$1,317	\$1,749	\$2,055	\$2,348	\$2,700	\$2,148
2021	\$1,442	\$1,639	\$1,762	\$2,173	\$2,690	\$2,025
2020	\$1,169	\$1,459	\$1,809	\$1,871	\$1,985	\$1,789
2019	\$1,357	\$1,568	\$1,704	\$1,862	\$1,750	\$1,714
2018	\$1,542	\$1,643	\$1,953	\$1,964	\$2,937	\$2,026
2017	\$1,402	\$1,992	\$2,327	\$2,336	\$3,477	\$2,363
2016	\$1,522	\$1,811	\$1,950	\$2,527	\$3,003	\$2,270
2015	\$1,125	\$1,589	\$1,901	\$1,976	\$2,550	\$1,906
2014	\$1,192	\$1,521	\$1,802	\$2,295	\$3,273	\$1,832

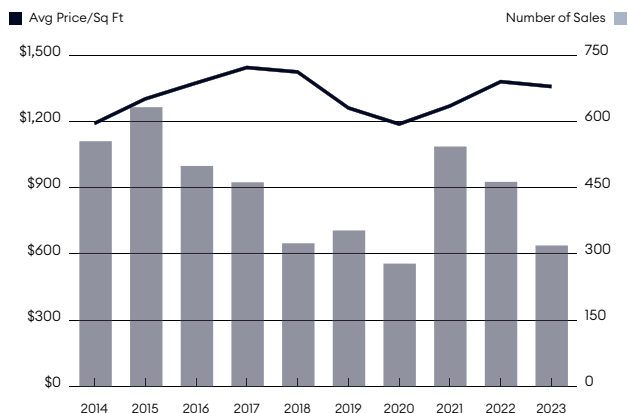
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,015,705	\$1,238,108	\$2,700,000	\$5,495,000	\$9,575,000	\$2,250,000
2022	\$850,000	\$1,390,000	\$2,600,000	\$4,983,773	\$8,050,000	\$2,300,000
2021	\$675,000	\$1,360,000	\$2,250,000	\$4,175,000	\$10,067,150	\$2,155,000
2020	\$650,000	\$1,080,000	\$2,299,000	\$4,194,788	\$5,961,213	\$2,103,888
2019	\$732,500	\$1,272,500	\$2,315,000	\$4,125,000	\$5,800,000	\$1,995,000
2018	\$850,773	\$1,349,591	\$2,625,056	\$4,037,500	\$7,150,000	\$2,150,000
2017	\$740,000	\$1,300,000	\$2,585,300	\$4,300,000	\$14,908,944	\$2,062,500
2016	\$750,000	\$1,428,096	\$2,610,860	\$4,600,000	\$6,872,250	\$2,247,000
2015	\$595,000	\$1,110,000	\$2,560,000	\$4,350,000	\$7,937,500	\$1,977,500
2014	\$693,334	\$1,095,000	\$2,375,000	\$4,150,000	\$9,042,060	\$2,000,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	22	120	123	57	12	335
2022	20	161	150	83	26	440
2021	25	147	131	78	32	413
2020	9	40	55	26	13	143
2019	8	80	61	34	12	195
2018	12	96	80	38	15	242
2017	11	109	89	35	10	254
2016	19	126	98	65	31	340
2015	21	91	107	43	14	276
2014	17	127	130	58	19	351

**Greenwich Village Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,456,347	0.3%	\$1,451,345	17.8%	\$1,235,998
Average Price Per Sq Ft	\$1,358	-1.6%	\$1,380	14.0%	\$1,191
Median Sales Price	\$1,120,075	-3.9%	\$1,165,000	25.1%	\$895,000
Number of Sales (Closed)	319	-31.1%	463	-42.5%	555

**Boundary**

North: 14th Street  
 South: Houston Street  
 East: Broadway  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$584,577	\$1,141,681	\$2,093,864	\$3,384,531	\$9,318,333	\$1,456,347
2022	\$579,131	\$1,111,629	\$2,101,032	\$3,262,941	\$5,234,726	\$1,451,345
2021	\$659,745	\$1,021,380	\$1,813,435	\$3,293,709	\$5,773,744	\$1,425,094
2020	\$548,390	\$970,976	\$1,644,101	\$3,519,690	\$4,722,000	\$1,263,901
2019	\$564,147	\$1,023,527	\$1,989,625	\$3,632,111	\$3,539,750	\$1,298,457
2018	\$573,451	\$1,138,477	\$2,074,060	\$3,750,852	\$5,415,000	\$1,439,413
2017	\$615,802	\$1,072,485	\$2,035,957	\$3,341,698	\$5,131,000	\$1,390,828
2016	\$574,974	\$1,007,746	\$1,977,714	\$3,713,959	\$4,611,846	\$1,415,666
2015	\$500,770	\$996,044	\$2,001,031	\$3,658,988	\$5,158,333	\$1,364,962
2014	\$525,546	\$970,730	\$1,805,353	\$3,223,588	\$4,637,633	\$1,235,998

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$971	\$1,166	\$1,481	\$1,508	\$4,063	\$1,358
2022	\$1,052	\$1,260	\$1,470	\$1,583	\$1,755	\$1,380
2021	\$1,017	\$1,090	\$1,283	\$1,604	\$1,973	\$1,270
2020	\$1,048	\$1,103	\$1,161	\$1,470	\$1,458	\$1,188
2019	\$1,077	\$1,174	\$1,437	\$1,725	\$1,522	\$1,314
2018	\$1,115	\$1,311	\$1,526	\$1,713	\$1,563	\$1,424
2017	\$1,113	\$1,271	\$1,712	\$1,602	\$1,816	\$1,444
2016	\$1,064	\$1,201	\$1,422	\$1,889	\$1,658	\$1,374
2015	\$946	\$1,127	\$1,440	\$1,691	\$1,833	\$1,302
2014	\$1,003	\$1,156	\$1,336	\$1,507	\$1,862	\$1,191

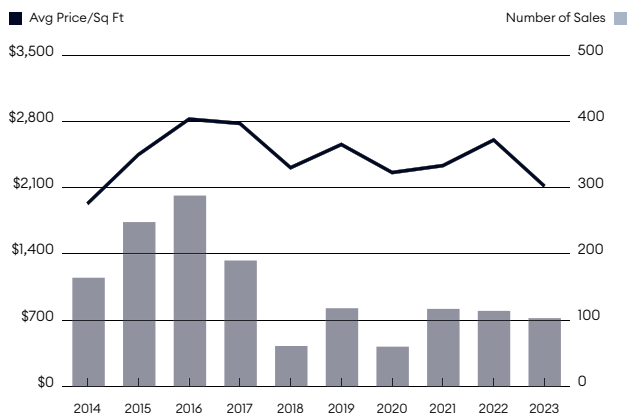
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$548,641	\$999,999	\$1,937,500	\$3,325,000	\$7,345,000	\$1,120,075
2022	\$540,000	\$1,032,500	\$1,942,500	\$2,815,000	\$5,350,000	\$1,165,000
2021	\$560,000	\$950,000	\$1,765,000	\$3,100,000	\$5,150,000	\$1,080,000
2020	\$520,000	\$892,500	\$1,562,500	\$3,775,000	\$3,440,000	\$935,000
2019	\$532,500	\$950,000	\$1,850,000	\$3,575,000	\$3,724,500	\$975,000
2018	\$562,270	\$985,000	\$2,025,000	\$3,400,000	\$4,880,000	\$1,102,500
2017	\$600,000	\$975,000	\$1,995,000	\$3,212,500	\$4,850,000	\$1,082,500
2016	\$540,000	\$949,500	\$2,000,000	\$3,375,000	\$5,000,000	\$995,000
2015	\$485,000	\$878,500	\$1,850,000	\$3,350,000	\$4,725,000	\$957,500
2014	\$499,000	\$830,000	\$1,590,000	\$2,875,000	\$3,365,000	\$895,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	65	155	80	16	3	319
2022	108	200	114	34	7	463
2021	113	232	145	43	10	543
2020	59	134	62	18	5	278
2019	79	173	79	18	4	353
2018	74	153	67	23	4	324
2017	82	245	107	18	10	462
2016	95	246	113	32	9	499
2015	99	342	142	43	6	632
2014	130	254	133	32	6	555

**Greenwich Village Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,980,159	-31.9%	\$4,373,222	20.7%	\$2,469,650
Average Price Per Sq Ft	\$2,116	-18.7%	\$2,604	9.6%	\$1,931
Median Sales Price	\$1,975,000	-27.5%	\$2,726,003	10.2%	\$1,792,182
Number of Sales (Closed)	103	-9.6%	114	-37.2%	164

**Boundary**

North: 14th Street  
 South: Houston Street  
 East: Broadway  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,019,966	\$1,864,217	\$3,446,340	\$5,668,846	\$7,786,667	\$2,980,159
2022	\$909,444	\$1,698,635	\$3,564,256	\$7,094,816	\$12,502,493	\$4,373,222
2021	\$714,522	\$1,559,653	\$4,317,424	\$5,658,289	\$8,709,066	\$3,708,799
2020	\$1,129,000	\$1,188,359	\$3,052,392	\$5,156,540	\$10,433,222	\$4,051,259
2019	\$843,764	\$2,306,985	\$4,529,554	\$5,916,316	\$10,288,317	\$4,477,667
2018	\$874,147	\$2,053,996	\$2,932,097	\$5,659,391	\$12,184,637	\$3,772,749
2017	\$971,015	\$1,729,663	\$4,386,462	\$7,438,120	\$11,464,200	\$4,926,255
2016	\$908,995	\$2,206,361	\$4,431,916	\$7,402,258	\$11,949,012	\$5,576,964
2015	\$621,500	\$2,098,218	\$3,279,647	\$6,508,362	\$11,678,971	\$4,564,039
2014	\$1,012,796	\$1,514,869	\$3,373,453	\$4,173,996	\$6,494,000	\$2,469,650

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,447	\$2,037	\$2,396	\$2,177	\$1,998	\$2,116
2022	\$1,297	\$2,079	\$2,215	\$3,134	\$3,055	\$2,604
2021	\$1,514	\$1,740	\$2,596	\$2,313	\$2,486	\$2,333
2020	\$1,760	\$1,396	\$1,882	\$2,346	\$2,908	\$2,260
2019	\$1,658	\$2,140	\$2,726	\$2,620	\$2,646	\$2,555
2018	\$1,652	\$2,211	\$2,075	\$2,476	\$2,529	\$2,311
2017	\$1,524	\$1,830	\$3,125	\$2,996	\$3,039	\$2,779
2016	\$1,605	\$2,148	\$2,689	\$2,972	\$3,126	\$2,824
2015	\$1,349	\$1,735	\$2,068	\$2,540	\$3,121	\$2,448
2014	\$1,675	\$1,729	\$2,289	\$2,164	\$1,715	\$1,931

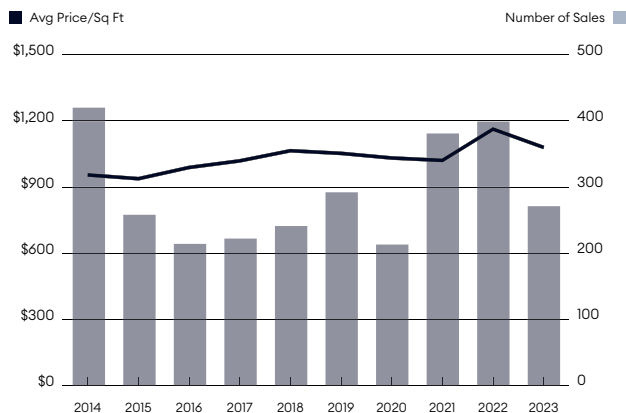
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$970,000	\$1,695,000	\$3,040,000	\$5,662,500	\$8,237,500	\$1,975,000
2022	\$810,000	\$1,562,500	\$3,250,000	\$5,700,000	\$11,959,375	\$2,726,003
2021	\$700,000	\$1,382,500	\$3,530,000	\$4,895,000	\$8,095,000	\$2,700,000
2020	\$865,000	\$1,050,000	\$3,275,000	\$4,475,011	\$8,000,000	\$3,275,000
2019	\$780,000	\$1,600,000	\$4,326,677	\$4,700,000	\$8,640,414	\$3,075,000
2018	\$799,000	\$1,662,469	\$2,698,362	\$5,200,000	\$13,250,000	\$2,500,000
2017	\$880,786	\$1,514,000	\$3,675,000	\$7,695,000	\$9,450,000	\$2,770,000
2016	\$732,500	\$2,025,000	\$4,281,487	\$6,544,277	\$10,445,000	\$4,439,837
2015	\$707,000	\$1,480,000	\$2,875,000	\$6,547,002	\$10,487,533	\$3,025,000
2014	\$750,000	\$1,443,702	\$3,150,000	\$4,065,000	\$5,200,000	\$1,792,182

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	17	39	28	13	6	103
2022	9	36	37	19	13	114
2021	13	34	41	19	10	117
2020	5	13	20	13	9	60
2019	6	37	42	21	12	118
2018	9	14	19	13	5	61
2017	15	66	46	29	34	190
2016	16	65	95	66	43	288
2015	8	82	74	52	32	248
2014	24	68	43	24	5	164

**East Village/Lower East Side Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,069,042	-8.8%	\$1,171,591	0.3%	\$1,065,364
Average Price Per Sq Ft	\$1,080	-7.1%	\$1,163	13.1%	\$955
Median Sales Price	\$780,000	-5.5%	\$825,000	20.0%	\$650,000
Number of Sales (Closed)	271	-32.1%	399	-35.5%	420

**Boundary**

North: 14th Street  
 South: Brooklyn Bridge  
 East: East River  
 West: Broadway

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$434,712	\$770,965	\$1,251,330	\$1,923,729	\$5,523,958	\$1,069,042
2022	\$529,768	\$815,083	\$1,502,196	\$2,494,556	\$2,907,222	\$1,171,591
2021	\$526,134	\$790,434	\$1,159,905	\$1,678,629	\$2,100,000	\$962,248
2020	\$552,671	\$718,354	\$1,159,605	\$1,687,636	\$5,600,000	\$902,986
2019	\$593,479	\$782,495	\$1,113,672	\$2,182,794	\$4,700,000	\$936,600
2018	\$501,887	\$720,276	\$1,043,085	\$1,539,934		\$830,354
2017	\$468,321	\$717,406	\$974,440	\$1,521,857	\$1,500,000	\$825,674
2016	\$515,839	\$751,313	\$968,296	\$1,200,553	\$2,500,000	\$805,449
2015	\$409,934	\$652,327	\$1,088,476	\$2,036,667		\$745,741
2014	\$361,547	\$686,732	\$1,214,279	\$3,155,086	\$6,505,925	\$1,065,364

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$842	\$969	\$1,111	\$1,150	\$1,458	\$1,080
2022	\$1,014	\$1,029	\$1,240	\$1,376	\$1,087	\$1,163
2021	\$916	\$968	\$1,029	\$1,168	\$1,200	\$1,021
2020	\$1,029	\$971	\$1,048	\$1,098	\$1,867	\$1,032
2019	\$928	\$1,008	\$1,135	\$1,326	\$1,516	\$1,077
2018	\$1,099	\$1,046	\$1,059	\$1,122		\$1,065
2017	\$901	\$982	\$1,046	\$1,143	\$1,500	\$1,019
2016	\$931	\$1,026	\$919	\$982	\$1,516	\$989
2015	\$815	\$882	\$1,012	\$1,307		\$938
2014	\$730	\$843	\$1,027	\$1,549	\$2,233	\$955

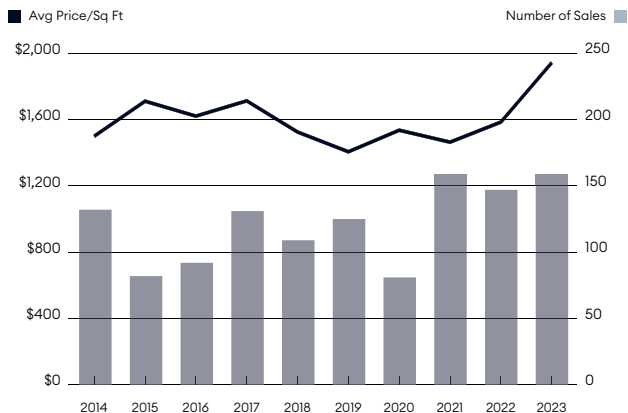
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$449,500	\$686,000	\$1,010,000	\$1,756,500	\$6,700,000	\$780,000
2022	\$530,000	\$720,000	\$999,250	\$1,710,000	\$3,400,000	\$825,000
2021	\$463,000	\$697,500	\$920,000	\$1,285,000	\$2,100,000	\$785,000
2020	\$463,608	\$682,500	\$875,000	\$1,387,500	\$5,600,000	\$715,000
2019	\$455,000	\$720,000	\$979,500	\$1,525,000	\$4,700,000	\$750,000
2018	\$499,000	\$678,750	\$890,000	\$1,500,000		\$725,000
2017	\$475,000	\$670,000	\$852,000	\$1,337,500	\$1,500,000	\$745,000
2016	\$450,000	\$699,500	\$863,500	\$1,100,000	\$2,500,000	\$720,750
2015	\$415,000	\$600,000	\$891,000	\$1,875,000		\$640,000
2014	\$340,000	\$580,000	\$840,000	\$3,693,750	\$4,275,537	\$650,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	36	122	78	24	6	271
2022	48	193	114	35	9	399
2021	49	174	121	35	2	381
2020	30	119	41	22	1	213
2019	33	170	71	17	1	292
2018	28	136	59	17		241
2017	21	119	67	14	1	222
2016	27	124	46	9	2	214
2015	41	152	59	6		258
2014	45	207	138	22	8	420

**SoHo/TriBeCa Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,733,048	0.1%	\$2,729,424	-7.1%	\$2,941,899
Average Price Per Sq Ft	\$1,943	22.6%	\$1,585	29.5%	\$1,500
Median Sales Price	\$2,025,000	-13.8%	\$2,350,000	-3.6%	\$2,100,000
Number of Sales (Closed)	159	8.2%	147	20.5%	132

**Boundary**

North: Houston Street  
 South: Vesey Street  
 East: Broadway  
 West: Hudson River

Note: Price break-out by number of bedrooms skewed by loft market. Suggested emphasis on "All" category.

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$2,430,107	\$1,475,611	\$2,745,180	\$4,643,606	\$7,284,857	\$2,733,048
2022	\$870,333	\$1,407,900	\$2,885,997	\$3,769,124	\$5,893,841	\$2,729,424
2021	\$1,184,516	\$1,489,686	\$2,459,268	\$3,589,974	\$5,747,143	\$2,446,955
2020	\$797,908	\$1,244,971	\$2,359,975	\$3,516,890	\$8,191,131	\$2,477,918
2019	\$786,125	\$1,507,217	\$2,354,069	\$3,555,673	\$4,732,047	\$2,191,206
2018	\$688,920	\$1,675,651	\$2,442,073	\$4,743,156	\$5,954,080	\$2,638,617
2017	\$682,800	\$1,356,281	\$2,665,276	\$4,271,939	\$5,666,999	\$2,526,454
2016	\$686,303	\$1,549,979	\$2,851,697	\$4,509,211	\$5,606,250	\$2,957,560
2015	\$425,333	\$1,352,517	\$2,826,850	\$4,987,186	\$6,600,000	\$2,890,898
2014	\$1,549,292	\$1,191,495	\$2,234,303	\$3,756,176	\$8,684,800	\$2,941,899

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$2,350	\$1,730	\$1,831	\$2,011	\$2,358	\$1,943
2022	\$1,016	\$1,255	\$1,650	\$1,579	\$1,960	\$1,585
2021	\$1,024	\$1,308	\$1,440	\$1,583	\$1,578	\$1,464
2020	\$1,330	\$1,373	\$1,208	\$1,552	\$2,153	\$1,536
2019	\$1,209	\$1,401	\$1,415	\$1,534	\$1,675	\$1,447
2018	\$975	\$1,425	\$1,455	\$1,665	\$1,764	\$1,525
2017	\$1,169	\$1,495	\$1,644	\$1,818	\$2,203	\$1,713
2016	\$915	\$1,328	\$1,621	\$1,782	\$1,699	\$1,621
2015	\$915	\$1,328	\$1,621	\$1,782	\$1,699	\$1,621
2014	\$890	\$1,208	\$1,565	\$2,094	\$2,185	\$1,711

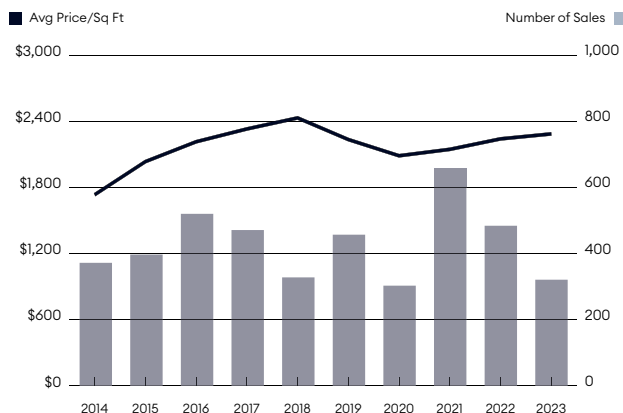
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$595,750	\$1,480,000	\$2,487,500	\$4,400,000	\$4,199,000	\$2,025,000
2022	\$550,000	\$1,200,000	\$2,600,000	\$3,351,500	\$5,775,000	\$2,350,000
2021	\$807,500	\$1,327,725	\$2,350,000	\$3,250,000	\$5,925,000	\$2,159,432
2020	\$434,000	\$875,000	\$2,370,000	\$3,135,000	\$7,500,000	\$1,652,000
2019	\$556,500	\$1,275,000	\$2,250,000	\$3,350,000	\$5,145,344	\$1,995,000
2018	\$484,000	\$1,457,500	\$2,299,500	\$4,294,000	\$4,331,562	\$2,240,000
2017	\$557,000	\$1,100,000	\$2,900,000	\$3,400,000	\$5,547,500	\$2,010,000
2016	\$471,000	\$960,000	\$2,800,000	\$4,325,000	\$6,000,000	\$2,750,000
2015	\$386,500	\$1,210,000	\$2,600,000	\$3,525,000	\$5,600,000	\$2,360,000
2014	\$472,937	\$777,165	\$2,100,000	\$3,795,000	\$6,200,000	\$2,100,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	14	62	48	27	7	159
2022	15	31	65	26	10	147
2021	14	47	57	34	7	159
2020	4	38	17	15	7	81
2019	8	46	49	18	4	125
2018	11	27	48	16	7	109
2017	10	45	47	19	10	131
2016	5	23	38	19	4	92
2015	3	30	25	21	3	82
2014	13	37	38	29	15	132

**SoHo/TriBeCa Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$4,770,442	1.2%	\$4,714,803	46.6%	\$3,254,919
Average Price Per Sq Ft	\$2,285	2.0%	\$2,240	31.8%	\$1,734
Median Sales Price	\$3,492,000	-2.8%	\$3,593,750	24.7%	\$2,800,000
Number of Sales (Closed)	321	-33.7%	484	-13.7%	372

**Boundary**

North: Houston Street  
 South: Vesey Street  
 East: Broadway  
 West: Hudson River

Note: Price break-out by number of bedrooms skewed by loft market. Suggested emphasis on "All" category.

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,635,833	\$1,586,050	\$3,139,228	\$5,491,952	\$11,547,096	\$4,770,442
2022	\$2,224,334	\$1,751,090	\$3,255,569	\$5,427,190	\$11,181,550	\$4,714,803
2021	\$1,989,660	\$1,532,152	\$2,995,701	\$5,198,355	\$11,132,996	\$4,222,180
2020	\$1,218,474	\$1,815,786	\$2,998,306	\$4,965,457	\$10,222,220	\$4,264,245
2019	\$1,059,286	\$1,882,322	\$3,230,895	\$5,537,923	\$10,457,444	\$4,236,455
2018	\$1,439,711	\$2,223,718	\$3,433,628	\$5,981,767	\$13,161,484	\$6,024,693
2017	\$849,143	\$1,361,310	\$3,074,281	\$5,444,707	\$10,596,893	\$4,451,102
2016	\$1,590,955	\$1,431,194	\$3,061,251	\$5,776,823	\$8,563,542	\$4,445,539
2015	\$466,188	\$1,397,634	\$2,649,828	\$4,713,854	\$8,791,941	\$3,898,294
2014	\$929,315	\$1,537,323	\$2,859,200	\$4,240,383	\$8,142,776	\$3,254,919

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,535	\$1,720	\$1,951	\$2,190	\$2,926	\$2,285
2022	\$1,593	\$1,856	\$1,968	\$2,116	\$2,867	\$2,240
2021	\$1,605	\$1,715	\$1,873	\$2,029	\$2,767	\$2,145
2020	\$2,335	\$1,693	\$1,829	\$1,973	\$2,673	\$2,087
2019	\$1,887	\$1,980	\$1,943	\$2,240	\$2,803	\$2,253
2018	\$1,496	\$2,056	\$1,956	\$2,205	\$3,096	\$2,430
2017	\$1,403	\$1,558	\$2,086	\$2,276	\$2,924	\$2,330
2016	\$1,563	\$1,572	\$1,985	\$2,378	\$2,445	\$2,214
2015	\$852	\$1,336	\$1,761	\$2,054	\$2,577	\$2,034
2014	\$1,494	\$1,509	\$1,773	\$1,770	\$2,194	\$1,734

**Median Sales Price**

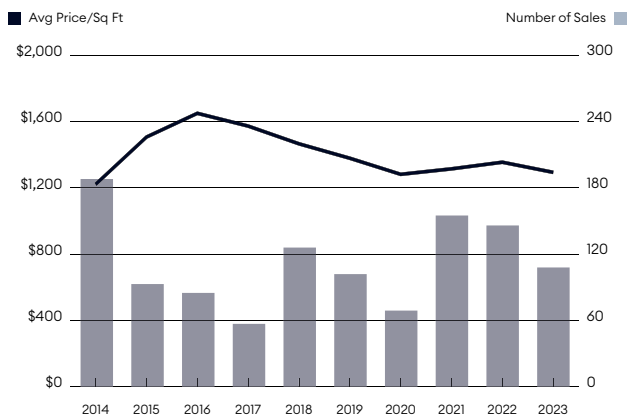
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$932,000	\$1,575,500	\$2,912,501	\$4,556,713	\$8,550,000	\$3,492,000
2022	\$1,315,000	\$1,720,000	\$3,025,000	\$5,050,000	\$8,458,000	\$3,593,750
2021	\$1,316,598	\$1,425,000	\$2,760,000	\$4,590,000	\$7,225,000	\$2,995,000
2020	\$925,077	\$1,682,642	\$2,875,305	\$4,267,165	\$6,872,500	\$3,141,031
2019	\$955,000	\$1,612,251	\$3,050,000	\$5,050,000	\$8,852,675	\$3,085,000
2018	\$945,000	\$2,050,000	\$3,000,000	\$5,425,000	\$10,000,000	\$4,087,500
2017	\$750,000	\$1,172,994	\$2,995,000	\$4,775,000	\$7,789,612	\$3,360,000
2016	\$938,800	\$1,121,310	\$2,832,922	\$5,250,000	\$7,355,000	\$3,599,502
2015	\$444,000	\$977,500	\$2,499,803	\$4,650,000	\$6,000,000	\$3,100,000
2014	\$763,688	\$1,425,000	\$2,520,000	\$3,632,850	\$6,700,000	\$2,800,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	12	58	106	97	47	321
2022	31	71	181	130	71	484
2021	58	125	220	173	82	658
2020	8	58	110	84	42	303
2019	29	100	171	97	60	457
2018	15	41	95	106	59	328
2017	7	92	171	134	67	471
2016	11	92	176	157	73	520
2015	4	60	153	129	51	397
2014	26	60	145	120	21	372



**Battery Park City Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,303,025	-8.7%	\$1,427,377	-16.8%	\$1,565,820
Average Price Per Sq Ft	\$1,294	-4.5%	\$1,355	5.9%	\$1,222
Median Sales Price	\$863,336	-12.8%	\$990,000	-12.8%	\$990,000
Number of Sales (Closed)	108	-26.0%	146	-42.6%	188

**Boundary**

North: Chambers Street  
 South: Battery Place  
 East: West Street  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$584,875	\$717,719	\$1,645,681	\$2,595,493	\$4,066,250	\$1,303,025
2022	\$572,233	\$724,509	\$1,604,830	\$3,094,143	\$4,383,571	\$1,427,377
2021	\$589,333	\$740,593	\$1,592,255	\$2,957,631	\$4,379,045	\$1,555,569
2020	\$423,500	\$712,907	\$1,838,598	\$2,237,091	\$4,175,000	\$1,402,797
2019	\$621,250	\$818,242	\$1,631,884	\$2,878,644	\$3,812,500	\$1,562,753
2018	\$650,267	\$837,690	\$1,726,631	\$3,348,200	\$4,356,667	\$1,541,522
2017		\$865,244	\$1,780,722	\$3,436,429	\$4,641,000	\$1,668,826
2016	\$523,829	\$785,764	\$2,119,600	\$3,514,308	\$6,768,633	\$2,134,293
2015	\$448,000	\$773,202	\$2,071,500	\$3,078,517	\$5,122,836	\$1,918,753
2014	\$790,500	\$743,060	\$1,624,730	\$3,246,003	\$8,816,250	\$1,565,820

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,024	\$1,034	\$1,348	\$1,545	\$1,740	\$1,294
2022	\$991	\$1,039	\$1,369	\$1,749	\$1,657	\$1,355
2021	\$1,000	\$1,040	\$1,299	\$1,563	\$1,509	\$1,315
2020	\$755	\$1,005	\$1,428	\$1,337	\$1,538	\$1,282
2019	\$1,040	\$1,108	\$1,389	\$1,678	\$1,841	\$1,417
2018	\$1,140	\$1,213	\$1,451	\$1,768	\$1,861	\$1,466
2017		\$1,207	\$1,567	\$2,106	\$1,787	\$1,573
2016	\$971	\$1,090	\$1,530	\$1,850	\$2,199	\$1,650
2015	\$862	\$1,047	\$1,538	\$1,676	\$1,975	\$1,507
2014	\$1,087	\$995	\$1,287	\$1,643	\$2,659	\$1,222

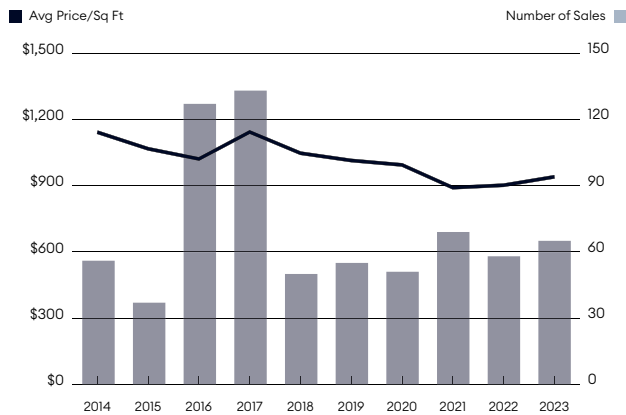
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$591,250	\$695,000	\$1,787,500	\$3,000,000	\$4,335,000	\$863,336
2022	\$552,000	\$670,000	\$1,575,000	\$3,280,000	\$4,450,000	\$990,000
2021	\$630,000	\$675,000	\$1,595,000	\$2,700,000	\$4,700,000	\$999,750
2020	\$422,500	\$699,500	\$1,950,000	\$2,188,920	\$4,800,000	\$960,013
2019	\$625,000	\$750,000	\$1,625,000	\$2,775,000	\$3,577,500	\$1,200,000
2018	\$565,000	\$803,826	\$1,615,000	\$3,100,000	\$4,250,000	\$1,115,000
2017		\$775,000	\$1,720,000	\$3,300,000	\$4,175,000	\$1,260,000
2016	\$516,800	\$780,000	\$2,220,000	\$3,412,500	\$6,625,000	\$1,230,000
2015	\$580,000	\$730,000	\$2,100,000	\$2,916,013	\$5,422,181	\$1,665,000
2014	\$634,200	\$622,500	\$1,515,000	\$3,014,020	\$11,700,000	\$990,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	4	57	32	11	4	108
2022	7	67	51	14	7	146
2021	12	59	54	19	11	155
2020	3	32	23	8	3	69
2019	4	42	34	18	4	102
2018	7	54	47	15	3	126
2017		29	18	7	3	57
2016	7	36	22	10	10	85
2015	5	32	35	14	7	93
2014	12	89	53	30	4	188

**Financial District Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$811,846	0.0%	\$811,459	-45.4%	\$1,486,582
Average Price Per Sq Ft	\$940	4.1%	\$902	-17.7%	\$1,142
Median Sales Price	\$675,000	-6.4%	\$720,875	-55.0%	\$1,500,000
Number of Sales (Closed)	65	12.1%	58	16.1%	56

**Boundary**

North: Vesey Street - Broadway - Brooklyn Bridge  
 South: Battery Park  
 East: East River  
 West: West Street

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$502,469	\$729,946	\$1,043,667	\$1,408,500	\$0	\$811,846
2022	\$538,375	\$769,505	\$1,099,964	\$1,350,000		\$811,459
2021	\$514,938	\$714,917	\$1,112,880	\$1,275,000	\$1,395,000	\$842,301
2020	\$568,750	\$780,165	\$1,160,144	\$2,385,000		\$954,843
2019	\$531,500	\$761,304	\$1,167,365	\$2,492,500		\$968,994
2018	\$604,000	\$730,385	\$1,184,028	\$2,170,000	\$2,295,000	\$1,000,837
2017	\$548,152	\$833,504	\$1,328,487	\$1,881,000	\$4,300,000	\$970,407
2016	\$531,750	\$765,074	\$1,106,917	\$1,567,750		\$828,429
2015	\$454,600	\$799,891	\$1,925,500	\$1,935,000		\$1,271,686
2014	\$612,467	\$928,854	\$1,604,213	\$2,614,945		\$1,486,582

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$961	\$912	\$885	\$1,026	\$0	\$940
2022	\$992	\$929	\$845	\$818		\$902
2021	\$880	\$896	\$913	\$0	\$617	\$891
2020	\$968	\$977	\$999	\$1,052		\$994
2019	\$963	\$972	\$1,040	\$1,278		\$1,029
2018	\$1,043	\$1,019	\$1,071	\$1,148	\$765	\$1,047
2017	\$921	\$1,052	\$1,314	\$1,393	\$1,433	\$1,143
2016	\$890	\$1,023	\$1,057	\$1,032		\$1,021
2015	\$909	\$1,002	\$1,202	\$946		\$1,067
2014	\$886	\$983	\$1,225	\$1,368		\$1,142

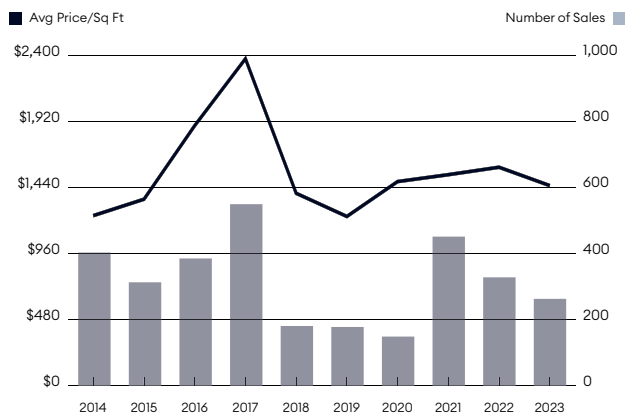
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$500,000	\$670,000	\$1,035,000	\$1,312,500	\$0	\$675,000
2022	\$506,250	\$710,000	\$1,049,750	\$1,350,000		\$720,875
2021	\$572,500	\$695,000	\$1,069,000	\$2,020,000		\$760,000
2020	\$485,875	\$700,000	\$949,000	\$1,275,000	\$1,395,000	\$730,000
2019	\$520,000	\$740,000	\$999,000	\$2,492,500		\$860,000
2018	\$550,000	\$727,500	\$1,100,000	\$1,810,000	\$2,295,000	\$804,750
2017	\$493,750	\$760,100	\$1,105,000	\$1,750,000	\$4,300,000	\$784,052
2016	\$530,000	\$710,000	\$980,000	\$1,559,000		\$725,000
2015	\$420,000	\$750,368	\$1,680,000	\$1,900,000		\$916,000
2014	\$425,000	\$925,000	\$1,700,000	\$2,750,000		\$1,500,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	16	28	12	8	-	65
2022	12	31	14	1		58
2021	12	30	25	1	1	69
2020	4	31	13	3		51
2019	6	24	23	2		55
2018	9	22	13	5	1	50
2017	22	72	34	4	1	133
2016	12	81	24	4		127
2015	5	15	12	5		37
2014	9	13	23	11		56

**Financial District Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,414,379	-25.0%	\$1,885,864	20.8%	\$1,170,991
Average Price Per Sq Ft	\$1,453	-8.4%	\$1,586	17.6%	\$1,235
Median Sales Price	\$1,200,000	-5.3%	\$1,267,500	20.1%	\$999,000
Number of Sales (Closed)	263	-19.8%	328	-34.7%	403

**Boundary**

North: Vesey Street - Broadway - Brooklyn Bridge  
 South: Battery Park  
 East: East River  
 West: West Street

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$879,791	\$1,163,956	\$1,921,655	\$2,958,334	\$6,930,000	\$1,414,379
2022	\$640,429	\$1,080,516	\$2,065,477	\$3,597,988	\$10,649,999	\$1,885,864
2021	\$748,538	\$1,190,323	\$2,099,382	\$3,633,466	\$7,796,500	\$1,707,878
2020	\$639,921	\$1,179,310	\$2,062,251	\$3,078,500	\$19,500,000	\$1,731,926
2019	\$718,103	\$1,039,006	\$1,736,655	\$2,462,143	\$5,675,000	\$1,278,989
2018	\$716,856	\$1,078,738	\$2,101,350	\$3,407,946	\$6,572,500	\$1,494,965
2017	\$548,152	\$833,504	\$1,328,487	\$1,881,000	\$4,300,000	\$970,407
2016	\$734,478	\$1,343,204	\$2,679,657	\$4,740,794	\$7,094,580	\$2,420,353
2015	\$531,750	\$765,074	\$1,106,917	\$1,567,750		\$828,429
2014	\$630,747	\$1,001,330	\$1,798,065	\$3,054,582	\$6,111,500	\$1,351,174

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,427	\$1,405	\$1,434	\$1,587	\$2,596	\$1,453
2022	\$1,092	\$1,310	\$1,478	\$1,895	\$2,939	\$1,586
2021	\$1,131	\$1,364	\$1,589	\$1,831	\$2,072	\$1,532
2020	\$1,073	\$1,284	\$1,545	\$1,497	\$3,274	\$1,482
2019	\$1,087	\$1,203	\$1,284	\$1,247	\$1,990	\$1,239
2018	\$1,174	\$1,267	\$1,487	\$1,618	\$1,520	\$1,397
2017	\$921	\$1,052	\$1,314	\$1,393	\$1,433	\$1,143
2016	\$1,203	\$1,534	\$1,777	\$2,277	\$2,622	\$1,888
2015	\$890	\$1,023	\$1,057	\$1,032		\$1,021
2014	\$1,216	\$1,266	\$1,394	\$1,506	\$2,669	\$1,354

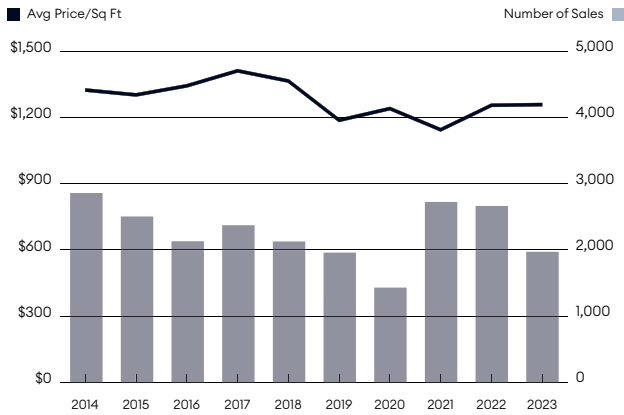
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$800,000	\$1,078,981	\$1,630,000	\$3,125,000	\$6,930,000	\$1,200,000
2022	\$632,500	\$960,000	\$1,995,000	\$3,500,000	\$11,500,000	\$1,267,500
2021	\$668,000	\$1,112,500	\$2,020,759	\$3,413,942	\$7,039,499	\$1,313,074
2020	\$550,000	\$1,050,000	\$2,220,000	\$2,630,000	\$19,500,000	\$1,450,000
2019	\$685,000	\$986,000	\$1,635,000	\$2,605,000	\$5,675,000	\$999,250
2018	\$685,000	\$1,052,500	\$1,957,500	\$2,781,875	\$6,572,500	\$1,120,000
2017	\$493,750	\$760,100	\$1,105,000	\$1,750,000	\$4,300,000	\$784,052
2016	\$721,000	\$1,150,000	\$2,200,000	\$5,193,075	\$6,051,500	\$1,570,000
2015	\$530,000	\$710,000	\$980,000	\$1,559,000		\$7,250,000
2014	\$580,000	\$965,000	\$1,790,000	\$3,191,250	\$6,111,500	\$1,128,500

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	67	110	67	16	1	263
2022	52	110	113	47	6	328
2021	83	176	146	40	6	451
2020	19	61	54	14	1	149
2019	47	74	41	14	2	178
2018	49	66	48	14	2	181
2017	22	72	34	4	1	133
2016	70	137	97	51	23	385
2015	12	81	24	4		127
2014	37	152	107	16	1	313

**East Side Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,588,112	-0.5%	\$1,596,434	-24.2%	\$2,095,959
Average Price Per Sq Ft	\$1,258	0.2%	\$1,255	-5.0%	\$1,324
Median Sales Price	\$950,000	2.0%	\$931,111	8.6%	\$875,000
Number of Sales (Closed)	1,971	-26.0%	2,663	-31.0%	2,858

**Boundary**

North: East 96th Street  
 South: East 42nd Street  
 East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$408,414	\$708,942	\$1,483,758	\$2,650,139	\$6,486,092	\$1,588,112
2022	\$455,954	\$718,606	\$1,521,343	\$2,828,464	\$5,703,001	\$1,596,434
2021	\$594,627	\$682,306	\$1,429,592	\$2,442,789	\$5,548,203	\$1,429,088
2020	\$426,445	\$746,918	\$1,443,121	\$2,733,433	\$6,176,540	\$1,497,345
2019	\$413,315	\$764,932	\$1,515,136	\$2,624,463	\$6,830,743	\$1,487,993
2018	\$461,808	\$757,640	\$1,693,358	\$3,163,246	\$6,660,609	\$1,574,405
2017	\$422,792	\$737,980	\$1,742,977	\$3,204,402	\$7,536,203	\$1,518,720
2016	\$452,187	\$712,116	\$1,607,769	\$3,404,730	\$6,879,787	\$1,473,667
2015	\$387,138	\$723,976	\$1,633,281	\$3,605,774	\$8,281,223	\$1,526,580
2014	\$367,213	\$755,500	\$1,774,007	\$4,726,022	\$11,149,988	\$2,095,959

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$821	\$903	\$1,140	\$1,326	\$1,888	\$1,258
2022	\$796	\$915	\$1,168	\$1,348	\$1,772	\$1,255
2021	\$755	\$868	\$1,079	\$1,269	\$1,660	\$1,144
2020	\$862	\$976	\$1,105	\$1,329	\$1,906	\$1,240
2019	\$892	\$981	\$1,226	\$1,356	\$1,960	\$1,280
2018	\$967	\$1,031	\$1,354	\$1,457	\$1,961	\$1,365
2017	\$831	\$965	\$1,457	\$1,573	\$2,480	\$1,411
2016	\$838	\$957	\$1,223	\$1,672	\$2,187	\$1,343
2015	\$507	\$908	\$1,224	\$1,708	\$2,580	\$1,302
2014	\$758	\$946	\$1,360	\$2,114	\$3,224	\$1,324

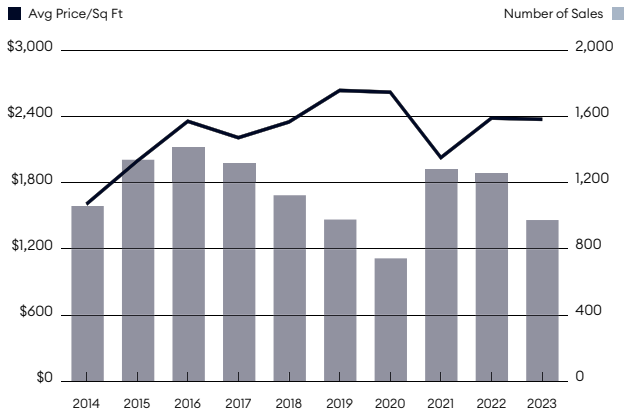
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$390,000	\$640,000	\$1,280,000	\$2,200,000	\$5,250,000	\$950,000
2022	\$395,000	\$675,000	\$1,290,000	\$2,297,500	\$4,000,000	\$931,111
2021	\$380,000	\$640,000	\$1,240,000	\$1,999,999	\$4,050,000	\$874,500
2020	\$396,750	\$640,000	\$1,212,500	\$2,200,000	\$5,500,000	\$860,000
2019	\$399,500	\$660,000	\$1,300,000	\$2,197,000	\$4,190,000	\$899,000
2018	\$420,000	\$685,965	\$1,355,000	\$2,500,000	\$5,450,000	\$885,000
2017	\$407,500	\$682,500	\$1,340,000	\$2,740,000	\$4,995,000	\$824,500
2016	\$390,000	\$649,000	\$1,375,000	\$2,625,000	\$5,250,000	\$800,000
2015	\$375,000	\$652,500	\$1,365,000	\$2,767,500	\$6,287,500	\$815,000
2014	\$350,000	\$617,307	\$1,350,000	\$3,135,323	\$7,850,000	\$875,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	273	664	580	312	128	1,971
2022	405	911	736	412	197	2,663
2021	444	889	855	375	159	2,723
2020	180	565	406	195	85	1,431
2019	242	763	602	258	94	1,959
2018	313	844	599	249	112	2,127
2017	381	992	636	262	101	2,372
2016	331	881	575	223	93	2,130
2015	414	1,019	679	306	86	2,504
2014	380	1,057	903	362	156	2,858

**East Side Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$3,850,506	2.9%	\$3,743,161	60.5%	\$2,399,677
Average Price Per Sq Ft	\$2,378	-0.5%	\$2,389	47.9%	\$1,608
Median Sales Price	\$1,900,000	8.6%	\$1,750,000	31.0%	\$1,450,000
Number of Sales (Closed)	975	-22.5%	1,258	-8.0%	1,060

**Boundary**

North: East 96th Street  
 South: East 42nd Street  
 East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$672,680	\$1,180,777	\$2,436,492	\$5,994,694	\$13,815,989	\$3,850,506
2022	\$1,125,176	\$1,141,860	\$2,487,454	\$6,448,726	\$13,906,528	\$3,743,161
2021	\$623,972	\$1,037,598	\$2,145,408	\$4,786,796	\$10,976,057	\$3,162,552
2020	\$761,387	\$1,615,472	\$2,341,916	\$5,697,157	\$18,847,181	\$3,754,436
2019	\$722,974	\$1,135,532	\$2,352,476	\$7,656,944	\$17,200,774	\$3,755,720
2018	\$765,972	\$1,173,850	\$2,720,593	\$5,593,814	\$13,912,710	\$3,395,830
2017	\$640,332	\$1,154,054	\$2,582,166	\$4,665,789	\$10,590,646	\$3,047,564
2016	\$802,459	\$1,257,828	\$2,704,822	\$6,153,569	\$13,115,037	\$3,288,688
2015	\$580,337	\$1,166,570	\$2,431,517	\$4,396,469	\$10,442,389	\$2,740,756
2014	\$579,714	\$1,106,102	\$2,142,778	\$4,107,855	\$8,649,893	\$2,399,677

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,303	\$1,434	\$1,757	\$2,612	\$3,342	\$2,378
2022	\$1,462	\$1,411	\$1,789	\$2,713	\$3,594	\$2,389
2021	\$1,089	\$1,296	\$1,590	\$2,025	\$3,091	\$2,030
2020	\$1,570	\$1,810	\$1,678	\$2,545	\$4,900	\$2,624
2019	\$1,230	\$1,408	\$1,782	\$3,439	\$4,384	\$2,647
2018	\$1,397	\$1,470	\$1,981	\$2,511	\$3,550	\$2,354
2017	\$1,251	\$1,473	\$2,039	\$2,310	\$3,075	\$2,211
2016	\$1,307	\$1,538	\$1,941	\$2,853	\$3,485	\$2,360
2015	\$1,199	\$1,459	\$1,803	\$2,074	\$2,913	\$1,998
2014	\$1,123	\$1,343	\$1,613	\$2,044	\$2,590	\$1,608

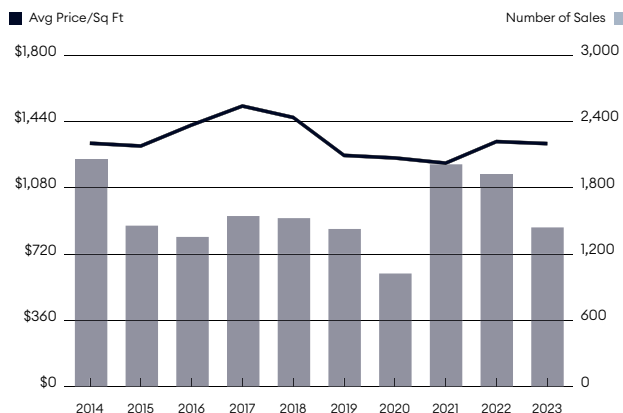
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$580,000	\$927,500	\$1,999,925	\$4,414,341	\$9,582,291	\$1,900,000
2022	\$607,500	\$920,000	\$1,875,000	\$3,750,000	\$9,625,462	\$1,750,000
2021	\$530,000	\$896,000	\$1,775,000	\$3,250,000	\$6,095,500	\$1,650,000
2020	\$602,500	\$999,000	\$1,762,500	\$3,100,000	\$7,882,675	\$1,630,000
2019	\$592,500	\$915,000	\$1,800,000	\$3,488,705	\$7,350,000	\$1,500,960
2018	\$615,000	\$990,000	\$2,100,000	\$3,700,000	\$8,339,500	\$1,735,000
2017	\$597,500	\$1,009,000	\$2,175,000	\$3,900,000	\$7,650,000	\$1,775,000
2016	\$625,000	\$1,032,500	\$2,098,217	\$3,925,000	\$10,091,250	\$1,749,495
2015	\$550,000	\$960,000	\$1,950,000	\$3,600,000	\$7,542,981	\$1,640,678
2014	\$565,000	\$857,500	\$1,800,000	\$3,250,000	\$6,900,000	\$1,450,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	96	272	294	205	102	975
2022	136	376	393	236	117	1,258
2021	141	363	392	251	136	1,283
2020	62	276	241	105	58	743
2019	86	340	322	156	74	978
2018	108	385	343	195	90	1,125
2017	80	468	421	233	119	1,321
2016	127	504	450	222	100	1,414
2015	79	523	436	198	104	1,340
2014	113	341	371	160	75	1,060

**Upper East Side Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,738,333	-2.4%	\$1,781,050	-17.9%	\$2,117,119
Average Price Per Sq Ft	\$1,320	-0.8%	\$1,331	-0.2%	\$1,322
Median Sales Price	\$1,050,000	5.1%	\$999,000	9.3%	\$960,375
Number of Sales (Closed)	1,441	-25.2%	1,926	-30.1%	2,061

**Boundary**

North: East 96th Street  
 South: East 59th Street  
 East: East River  
 West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$407,595	\$730,500	\$1,520,490	\$2,720,019	\$6,604,336	\$1,738,333
2022	\$499,546	\$723,998	\$1,570,628	\$2,970,733	\$6,051,692	\$1,781,050
2021	\$670,254	\$686,533	\$1,512,481	\$2,539,552	\$5,818,452	\$1,584,251
2020	\$424,502	\$733,744	\$1,488,061	\$2,533,522	\$6,003,706	\$1,511,742
2019	\$421,130	\$798,823	\$1,612,720	\$2,721,823	\$7,374,767	\$1,670,762
2018	\$470,214	\$753,368	\$1,783,512	\$3,352,580	\$6,906,318	\$1,780,588
2017	\$434,428	\$742,300	\$1,841,012	\$3,365,110	\$8,445,227	\$1,712,839
2016	\$453,222	\$733,679	\$1,662,198	\$3,585,583	\$7,193,402	\$1,637,881
2015	\$384,895	\$741,044	\$1,655,215	\$3,460,820	\$7,953,735	\$1,657,421
2014	\$358,472	\$780,724	\$1,720,175	\$4,264,210	\$10,007,127	\$2,117,119

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$807	\$933	\$1,170	\$1,365	\$1,941	\$1,320
2022	\$797	\$931	\$1,209	\$1,409	\$1,852	\$1,331
2021	\$768	\$880	\$1,136	\$1,327	\$1,713	\$1,214
2020	\$860	\$969	\$1,129	\$1,283	\$1,910	\$1,242
2019	\$899	\$1,013	\$1,280	\$1,384	\$2,030	\$1,352
2018	\$990	\$1,053	\$1,449	\$1,522	\$2,024	\$1,462
2017	\$836	\$975	\$1,568	\$1,639	\$2,661	\$1,524
2016	\$834	\$974	\$1,271	\$1,703	\$2,277	\$1,421
2015	\$377	\$939	\$1,223	\$1,660	\$2,528	\$1,307
2014	\$752	\$975	\$1,324	\$1,931	\$2,954	\$1,322

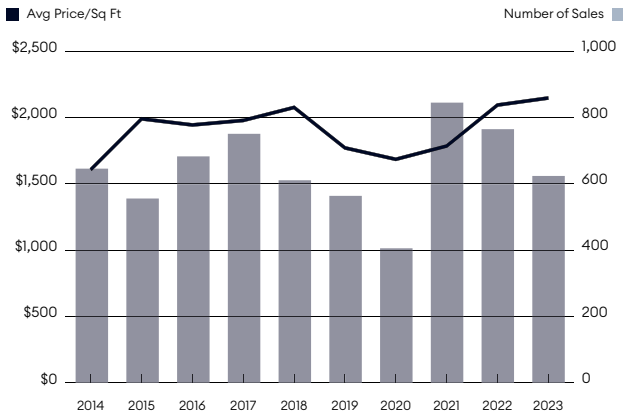
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$400,000	\$649,500	\$1,320,000	\$2,235,000	\$5,700,000	\$1,050,000
2022	\$400,000	\$680,000	\$1,350,000	\$2,400,000	\$4,445,000	\$999,000
2021	\$385,000	\$640,000	\$1,290,000	\$2,145,000	\$4,225,000	\$945,000
2020	\$400,000	\$649,000	\$1,250,000	\$2,175,000	\$4,000,000	\$899,500
2019	\$400,000	\$667,500	\$1,375,000	\$2,272,500	\$4,387,500	\$987,500
2018	\$420,000	\$685,000	\$1,405,000	\$2,700,000	\$5,675,000	\$950,000
2017	\$420,000	\$685,000	\$1,395,000	\$2,850,000	\$5,500,000	\$879,000
2016	\$399,000	\$650,000	\$1,400,000	\$2,700,000	\$5,300,000	\$864,494
2015	\$455,500	\$716,500	\$1,500,000	\$2,320,000	\$3,850,000	\$980,000
2014	\$375,000	\$665,000	\$1,423,275	\$2,697,500	\$6,225,000	\$850,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	184	454	423	263	109	1,441
2022	260	631	533	332	168	1,926
2021	294	641	631	303	142	2,012
2020	117	405	280	158	64	1,024
2019	164	533	432	216	82	1,427
2018	206	568	432	207	103	1,525
2017	203	636	439	191	75	1,544
2016	179	540	386	156	70	1,355
2015	126	422	351	140	37	1,076
2014	213	569	402	206	67	1,457

**Upper East Side Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$3,523,658	8.9%	\$3,235,437	34.9%	\$2,611,128
Average Price Per Sq Ft	\$2,148	2.5%	\$2,095	33.6%	\$1,608
Median Sales Price	\$1,900,000	2.7%	\$1,850,000	28.8%	\$1,475,000
Number of Sales (Closed)	624	-18.4%	765	-3.4%	646

**Boundary**

North: East 96th Street  
 South: East 59th Street  
 East: East River  
 West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$600,073	\$980,589	\$2,273,453	\$4,442,020	\$11,518,111	\$3,523,658
2022	\$1,248,491	\$1,048,656	\$2,070,716	\$4,294,254	\$10,492,343	\$3,235,437
2021	\$691,875	\$943,431	\$1,924,168	\$3,447,701	\$8,212,490	\$2,713,988
2020	\$648,750	\$1,157,043	\$1,929,946	\$2,997,631	\$7,674,157	\$2,214,001
2019	\$618,522	\$1,031,752	\$1,913,428	\$3,618,680	\$9,341,077	\$2,377,223
2018	\$800,626	\$1,129,711	\$2,210,703	\$3,901,334	\$12,197,349	\$3,091,876
2017	\$623,729	\$1,084,226	\$2,284,942	\$4,102,660	\$7,579,087	\$2,611,441
2016	\$625,039	\$1,165,105	\$2,013,257	\$4,013,186	\$9,617,796	\$2,627,313
2015	\$515,807	\$980,694	\$2,443,973	\$3,962,052	\$9,553,342	\$3,006,912
2014	\$559,725	\$1,035,869	\$2,048,921	\$3,652,018	\$9,247,685	\$2,611,128

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,152	\$1,271	\$1,700	\$2,111	\$2,929	\$2,148
2022	\$1,725	\$1,347	\$1,546	\$2,121	\$2,996	\$2,095
2021	\$1,149	\$1,205	\$1,462	\$1,757	\$2,462	\$1,786
2020	\$1,308	\$1,413	\$1,515	\$1,566	\$2,460	\$1,686
2019	\$988	\$1,322	\$1,479	\$1,892	\$2,720	\$1,789
2018	\$1,367	\$1,397	\$1,634	\$1,925	\$3,220	\$2,077
2017	\$1,237	\$1,397	\$1,878	\$2,169	\$2,488	\$1,979
2016	\$1,166	\$1,461	\$1,573	\$2,094	\$2,726	\$1,945
2015	\$1,040	\$1,260	\$1,812	\$1,968	\$2,635	\$1,991
2014	\$1,118	\$1,284	\$1,558	\$1,886	\$2,710	\$1,608

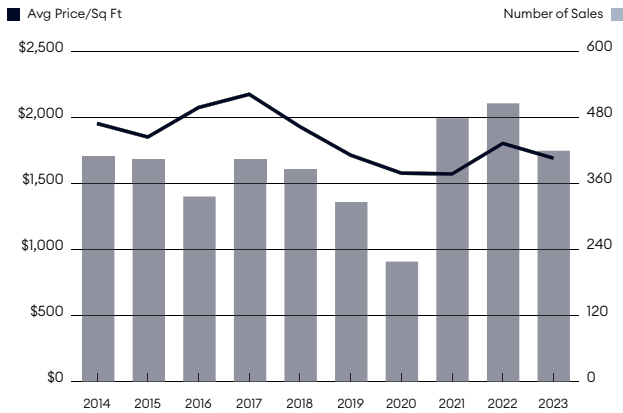
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$582,000	\$855,000	\$1,900,000	\$4,250,000	\$9,473,274	\$1,900,000
2022	\$567,250	\$900,000	\$1,832,500	\$3,400,000	\$8,050,000	\$1,850,000
2021	\$550,000	\$870,000	\$1,750,000	\$2,975,000	\$6,000,000	\$1,695,000
2020	\$572,500	\$947,500	\$1,672,500	\$2,612,500	\$5,700,000	\$1,532,600
2019	\$588,000	\$902,934	\$1,832,518	\$3,062,500	\$5,850,000	\$1,505,625
2018	\$585,000	\$987,510	\$2,050,000	\$3,250,000	\$7,685,000	\$1,780,000
2017	\$607,500	\$968,759	\$2,122,901	\$3,300,000	\$6,497,500	\$1,700,000
2016	\$618,000	\$955,000	\$1,800,000	\$3,000,000	\$8,064,540	\$1,585,000
2015	\$535,000	\$875,000	\$1,850,000	\$3,350,000	\$7,420,000	\$1,700,000
2014	\$535,000	\$800,000	\$1,750,000	\$3,250,000	\$8,247,825	\$1,475,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	61	143	199	135	84	624
2022	60	213	236	161	95	765
2021	80	234	247	177	107	845
2020	34	130	148	60	34	406
2019	43	207	182	84	48	564
2018	51	192	185	119	62	611
2017	46	262	246	117	80	751
2016	57	241	211	99	67	683
2015	21	186	191	89	69	556
2014	60	194	214	113	65	646

**Fifth Avenue/Park Avenue Corridor Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$3,377,604	-8.6%	\$3,697,218	-23.4%	\$4,410,049
Average Price Per Sq Ft	\$1,690	-6.2%	\$1,802	-13.4%	\$1,952
Median Sales Price	\$2,300,000	-6.1%	\$2,450,000	-14.0%	\$2,675,000
Number of Sales (Closed)	419	-17.0%	505	2.4%	409

**Boundary**

North: East 96th Street  
 South: East 59th Street  
 East: Park Avenue  
 West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$408,864	\$1,089,008	\$2,152,310	\$3,519,802	\$7,893,747	\$3,377,604
2022	\$1,694,347	\$1,060,856	\$2,315,930	\$4,037,268	\$8,037,820	\$3,697,218
2021	\$460,485	\$958,857	\$2,284,225	\$3,373,866	\$7,278,350	\$3,363,602
2020	\$385,813	\$941,000	\$2,067,762	\$3,266,186	\$8,412,390	\$2,966,069
2019	\$662,069	\$1,461,681	\$2,521,415	\$3,579,424	\$10,988,395	\$3,649,848
2018	\$913,938	\$1,125,688	\$2,789,706	\$4,519,465	\$9,327,759	\$3,687,599
2017	\$463,440	\$1,020,191	\$3,095,221	\$4,436,531	\$11,877,041	\$3,886,524
2016	\$859,509	\$1,230,701	\$2,665,899	\$5,062,768	\$9,638,591	\$3,784,064
2015	\$396,605	\$1,147,591	\$2,509,513	\$5,252,797	\$10,425,545	\$3,932,480
2014	\$556,657	\$1,081,779	\$2,482,724	\$5,179,345	\$11,926,992	\$4,410,049

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$765	\$1,082	\$1,413	\$1,598	\$2,147	\$1,690
2022	\$874	\$1,150	\$1,511	\$1,754	\$2,177	\$1,802
2021	\$711	\$1,071	\$1,354	\$1,534	\$1,935	\$1,571
2020	\$786	\$1,146	\$1,258	\$1,440	\$2,266	\$1,577
2019	\$828	\$1,358	\$1,588	\$1,551	\$2,790	\$1,851
2018	\$1,321	\$1,341	\$1,921	\$1,736	\$2,425	\$1,928
2017	\$831	\$1,202	\$2,138	\$1,820	\$3,199	\$2,173
2016	\$764	\$1,203	\$1,681	\$2,158	\$2,712	\$2,073
2015	\$675	\$1,257	\$1,564	\$2,173	\$3,018	\$1,850
2014	\$1,142	\$1,182	\$1,677	\$2,108	\$3,288	\$1,952

**Median Sales Price**

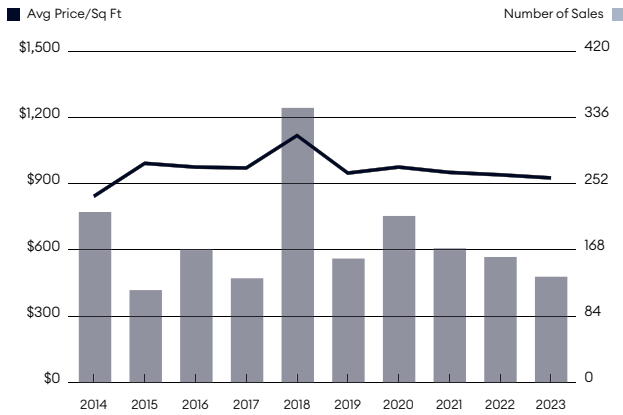
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$375,000	\$972,500	\$1,833,350	\$3,137,500	\$6,700,000	\$2,300,000
2022	\$550,000	\$893,750	\$1,975,000	\$3,255,000	\$6,975,000	\$2,450,000
2021	\$542,000	\$812,000	\$1,925,000	\$2,950,000	\$5,325,000	\$2,240,000
2020	\$406,250	\$835,000	\$1,825,000	\$3,137,500	\$7,700,000	\$2,025,000
2019	\$600,000	\$992,500	\$1,930,000	\$3,137,500	\$7,622,500	\$2,192,500
2018	\$632,500	\$962,500	\$2,000,000	\$3,600,000	\$7,500,000	\$2,185,000
2017	\$410,000	\$898,000	\$2,197,500	\$3,824,000	\$7,950,000	\$2,375,000
2016	\$506,500	\$966,850	\$2,187,500	\$4,750,000	\$8,525,000	\$2,500,000
2015	\$415,000	\$849,500	\$2,243,750	\$4,500,000	\$7,775,000	\$2,580,000
2014	\$528,500	\$855,000	\$2,126,000	\$4,700,000	\$10,000,000	\$2,675,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	11	70	132	128	74	419
2022	15	92	155	142	101	505
2021	21	74	172	121	90	478
2020	8	47	73	60	30	218
2019	7	70	113	94	42	326
2018	16	96	117	95	57	385
2017	20	89	146	101	48	404
2016	16	78	108	84	44	336
2015	16	88	132	115	52	403
2014	7	68	164	105	65	409



**Yorkville Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$757,744	-20.2%	\$949,737	-0.9%	\$764,835
Average Price Per Sq Ft	\$926	-1.5%	\$940	9.8%	\$843
Median Sales Price	\$575,000	-17.9%	\$700,000	6.7%	\$539,000
Number of Sales (Closed)	134	-15.7%	159	-38.0%	216

**Boundary**

North: East 96th Street  
 South: East 86th Street  
 East: York Avenue  
 West: Lexington Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$331,131	\$566,251	\$1,074,647	\$2,047,033	\$2,300,000	\$757,744
2022	\$379,727	\$572,811	\$1,111,896	\$1,756,139	\$2,363,591	\$949,737
2021	\$433,091	\$536,359	\$1,145,897	\$1,832,361	\$2,814,444	\$934,882
2020	\$374,333	\$665,037	\$1,085,308	\$1,460,320	\$2,849,500	\$919,083
2019	\$339,887	\$617,303	\$993,254	\$1,808,745	\$2,926,700	\$842,658
2018	\$343,797	\$588,753	\$1,164,600	\$2,073,889	\$2,903,750	\$905,641
2017	\$398,505	\$609,776	\$1,001,885	\$1,699,500	\$3,600,141	\$792,004
2016	\$359,450	\$560,921	\$1,185,459	\$1,952,700	\$3,067,234	\$835,799
2015	\$371,674	\$553,473	\$1,268,438	\$2,147,923	\$3,821,667	\$910,808
2014	\$335,825	\$532,980	\$1,094,914	\$1,950,533	\$2,644,167	\$764,835

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$757	\$856	\$919	\$1,199	\$1,064	\$926
2022	\$808	\$817	\$1,013	\$1,057	\$948	\$940
2021	\$773	\$810	\$999	\$1,066	\$1,047	\$951
2020	\$816	\$926	\$998	\$960	\$1,140	\$975
2019	\$825	\$875	\$1,030	\$1,116	\$1,089	\$972
2018	\$817	\$924	\$1,088	\$1,228	\$970	\$1,027
2017	\$800	\$872	\$1,028	\$1,246	\$1,196	\$971
2016	\$787	\$878	\$1,021	\$1,132	\$1,202	\$975
2015	\$788	\$797	\$1,071	\$1,177	\$1,289	\$992
2014	\$714	\$769	\$983	\$1,123	\$1,095	\$843

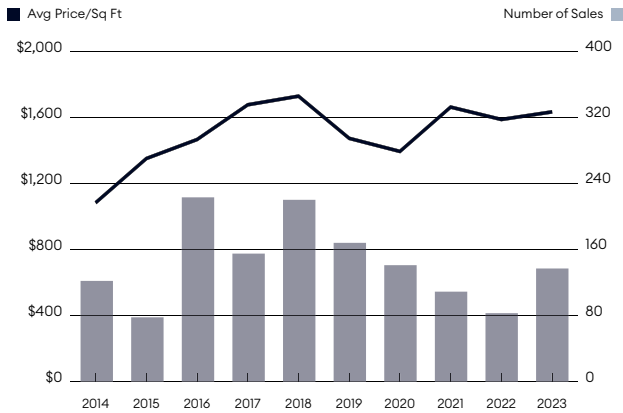
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$317,500	\$538,000	\$1,100,000	\$1,750,000	\$2,300,000	\$575,000
2022	\$353,000	\$585,000	\$1,100,000	\$1,610,000	\$2,300,000	\$700,000
2021	\$341,850	\$550,000	\$1,008,000	\$1,650,000	\$2,475,000	\$654,500
2020	\$381,875	\$617,500	\$999,000	\$1,500,000	\$2,412,500	\$712,000
2019	\$330,000	\$600,000	\$981,250	\$1,784,375	\$3,023,500	\$650,000
2018	\$350,000	\$620,000	\$1,150,000	\$1,900,000	\$3,125,000	\$655,000
2017	\$333,000	\$600,000	\$919,750	\$1,882,500	\$3,600,141	\$630,000
2016	\$330,000	\$553,000	\$1,175,000	\$1,957,500	\$3,100,000	\$600,000
2015	\$365,000	\$540,000	\$1,275,000	\$2,050,000	\$3,625,000	\$629,000
2014	\$320,000	\$475,000	\$990,000	\$1,900,000	\$2,162,500	\$539,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	25	69	29	9	2	134
2022	22	65	43	18	11	159
2021	34	64	45	18	9	170
2020	24	100	60	17	10	211
2019	23	79	36	14	5	157
2018	19	45	25	9	4	103
2017	18	74	28	10	2	132
2016	34	77	43	10	5	169
2015	23	49	35	7	3	117
2014	24	121	56	12	3	216

**Yorkville Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,493,423	18.7%	\$2,101,378	114.6%	\$1,161,936
Average Price Per Sq Ft	\$1,632	2.9%	\$1,586	50.7%	\$1,083
Median Sales Price	\$1,680,113	20.4%	\$1,395,000	81.0%	\$928,000
Number of Sales (Closed)	137	65.1%	83	12.3%	122

**Boundary**

North: East 96th Street  
 South: East 86th Street  
 East: York Avenue  
 West: Lexington Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$583,917	\$828,777	\$2,047,026	\$3,470,346	\$6,671,084	\$2,493,423
2022	\$1,386,625	\$1,001,360	\$1,581,866	\$3,652,320	\$5,395,668	\$2,101,378
2021	\$729,357	\$882,227	\$1,714,434	\$3,740,920	\$6,939,522	\$2,121,209
2020	\$568,214	\$1,045,319	\$1,432,606	\$2,305,648	\$5,376,640	\$1,494,726
2019	\$581,456	\$960,058	\$1,745,025	\$3,154,039	\$4,871,921	\$1,829,517
2018	\$753,420	\$1,006,643	\$2,143,367	\$3,721,848	\$7,392,672	\$2,360,875
2017	\$650,827	\$1,047,980	\$2,021,597	\$2,891,874	\$5,031,506	\$1,795,904
2016	\$596,160	\$967,328	\$1,729,073	\$2,618,224	\$3,596,159	\$1,609,776
2015	\$480,417	\$868,253	\$1,680,254	\$3,096,857		\$1,298,679
2014	\$516,583	\$731,800	\$1,381,826	\$2,148,057	\$2,874,750	\$1,161,936

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,013	\$1,043	\$1,530	\$1,750	\$1,972	\$1,632
2022	\$1,195	\$1,280	\$1,303	\$1,989	\$1,707	\$1,586
2021	\$1,035	\$1,181	\$1,407	\$1,849	\$2,301	\$1,661
2020	\$1,175	\$1,332	\$1,284	\$1,338	\$1,915	\$1,393
2019	\$579	\$1,272	\$1,447	\$1,728	\$1,771	\$1,480
2018	\$1,335	\$1,287	\$1,617	\$1,988	\$2,459	\$1,777
2017	\$1,294	\$1,340	\$1,793	\$1,819	\$1,986	\$1,675
2016	\$1,184	\$1,261	\$1,462	\$1,592	\$1,777	\$1,465
2015	\$1,014	\$1,166	\$1,421	\$1,642		\$1,350
2014	\$1,013	\$955	\$1,160	\$1,262	\$1,310	\$1,083

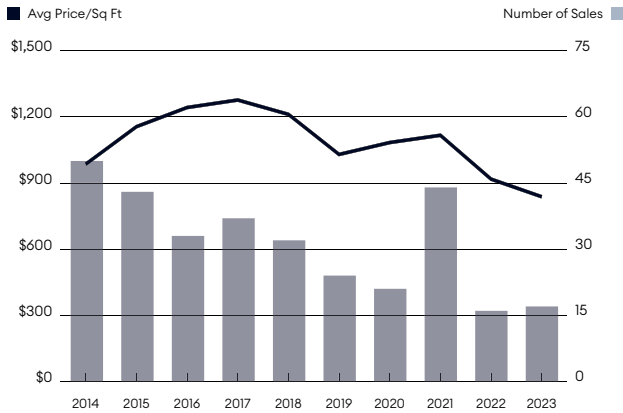
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$585,000	\$809,500	\$1,726,500	\$3,340,000	\$6,262,500	\$1,680,113
2022	\$563,250	\$857,500	\$1,495,000	\$4,125,000	\$5,250,000	\$1,395,000
2021	\$500,000	\$830,000	\$1,550,000	\$4,187,027	\$5,887,500	\$1,195,000
2020	\$555,000	\$925,000	\$1,382,000	\$2,150,000	\$4,780,000	\$1,081,664
2019	\$576,500	\$903,963	\$1,755,081	\$3,479,880	\$4,147,542	\$1,440,000
2018	\$822,441	\$865,000	\$2,247,991	\$3,772,000	\$6,283,575	\$1,765,000
2017	\$588,000	\$1,027,674	\$1,886,512	\$2,838,576	\$4,415,000	\$1,425,550
2016	\$613,541	\$915,418	\$1,715,954	\$2,436,012	\$3,615,000	\$1,290,000
2015	\$535,000	\$852,500	\$1,675,129	\$2,800,000		\$1,004,283
2014	\$510,000	\$738,000	\$1,200,000	\$2,117,750	\$2,300,000	\$928,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	12	30	50	29	16	137
2022	4	34	21	16	8	83
2021	7	43	35	12	12	109
2020	14	58	44	18	7	141
2019	10	55	65	29	9	168
2018	9	41	51	30	8	139
2017	17	59	51	18	10	155
2016	9	100	65	31	17	223
2015	6	40	25	7		78
2014	18	43	43	14	4	122

**East End Avenue Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,218,265	7.4%	\$1,134,031	-12.6%	\$1,393,718
Average Price Per Sq Ft	\$838	-8.8%	\$918	-15.0%	\$986
Median Sales Price	\$999,000	-1.1%	\$1,010,000	4.0%	\$960,375
Number of Sales (Closed)	17	6.3%	16	-66.0%	50

**Boundary**

North: East 90th Street  
 South: East 79th Street  
 East: East End Avenue (includes Gracie Square and Gracie Terrace)  
 West: East End Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$460,000	\$692,875	\$1,059,000	\$1,720,000	\$2,525,000	\$1,218,265
2022	\$341,000	\$694,900	\$1,206,000	\$1,832,800		\$1,134,031
2021	\$390,000	\$684,423	\$1,224,102	\$1,905,667	\$4,838,500	\$1,278,556
2020	\$385,000	\$563,454	\$890,500	\$1,839,500	\$5,481,667	\$1,448,457
2019	\$330,000	\$602,500	\$1,444,318	\$2,025,000	\$2,975,000	\$1,372,188
2018		\$718,357	\$1,397,500	\$2,053,000	\$3,965,714	\$1,892,672
2017	\$450,000	\$713,208	\$1,207,033	\$2,431,250	\$4,464,900	\$1,599,014
2016	\$387,000	\$712,409	\$1,528,156	\$3,595,000	\$5,925,000	\$1,676,030
2015	\$317,500	\$874,400	\$1,511,923	\$2,433,056	\$4,427,750	\$1,672,109
2014	\$394,286	\$603,577	\$1,139,700	\$2,042,500	\$4,384,967	\$1,393,718

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$0	\$873	\$922	\$878	\$601	\$838
2022	\$666	\$774	\$970	\$979		\$918
2021	\$778	\$866	\$1,018	\$1,193	\$1,826	\$1,117
2020	\$856	\$845	\$928	\$931	\$1,326	\$1,084
2019	\$1,100	\$763	\$1,135	\$1,125	\$1,488	\$1,096
2018		\$949	\$1,126	\$1,191	\$1,336	\$1,212
2017	\$750	\$899	\$1,157	\$1,305	\$1,704	\$1,277
2016	860	913	1,112	1,634	1,664	1,243
2015	\$684	\$850	\$1,163	\$1,274	\$1,337	\$1,156
2014	\$837	\$768	\$991	\$1,106	\$1,498	\$986

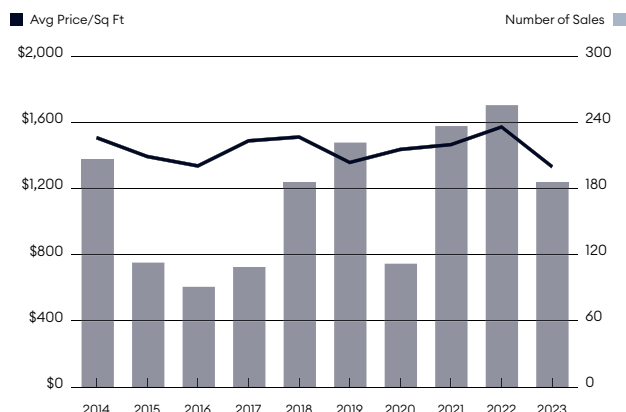
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$460,000	\$680,750	\$997,000	\$1,625,000	\$2,525,000	\$999,000
2022	\$341,000	\$687,000	\$1,215,000	\$1,750,000		\$1,010,000
2021	\$687,500	\$660,000	\$1,100,000	\$2,032,000	\$4,838,500	\$991,972
2020	\$385,000	\$608,000	\$960,000	\$1,839,500	\$6,000,000	\$775,000
2019	\$330,000	\$605,000	\$1,525,000	\$1,975,000	\$2,975,000	\$1,512,500
2018		\$675,000	\$1,387,500	\$1,993,500	\$3,495,000	\$1,412,500
2017	\$450,000	\$755,000	\$1,237,500	\$2,800,000	\$3,100,000	\$1,090,000
2016	\$387,000	\$700,000	\$1,472,500	\$3,400,000	\$5,925,000	\$1,250,000
2015	\$317,000	\$720,000	\$1,400,000	\$2,425,000	\$3,512,500	\$1,390,000
2014	\$312,500	\$585,000	\$1,050,000	\$2,050,000	\$3,700,000	\$960,375

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	1	4	6	5	1	17
2022	2	5	4	5		16
2021	4	13	19	6	2	44
2020	2	9	5	2	3	21
2019	1	6	11	5	1	24
2018		7	14	4	7	32
2017	1	12	15	4	5	37
2016	1	11	16	3	2	33
2015	4	13	13	9	4	43
2014	7	13	18	6	6	50

**Carnegie Hill Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,379,368	-18.3%	\$2,911,065	-10.5%	\$2,657,379
Average Price Per Sq Ft	\$1,334	-15.3%	\$1,575	-11.7%	\$1,510
Median Sales Price	\$1,995,000	-0.1%	\$1,997,500	11.1%	\$1,795,000
Number of Sales (Closed)	186	-27.3%	256	-10.1%	207

**Boundary**

North: East 96th Street  
(includes corridor between Fifth and Madison Avenues and East 110th Street)  
South: East 86th Street  
East: Lexington Avenue  
West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$425,833	\$710,420	\$1,559,686	\$2,946,538	\$5,078,100	\$2,379,368
2022	\$574,677	\$804,758	\$1,533,755	\$3,226,625	\$6,736,717	\$2,911,065
2021	\$435,333	\$791,519	\$1,827,455	\$2,620,625	\$6,650,582	\$2,722,320
2020	\$430,000	\$810,009	\$1,574,852	\$3,279,995	\$6,444,100	\$2,514,629
2019	\$408,039	\$718,530	\$1,939,670	\$3,178,935	\$7,178,641	\$2,431,941
2018	\$552,300	\$750,038	\$1,713,907	\$3,720,757	\$7,818,946	\$2,492,320
2017	\$614,800	\$716,516	\$1,696,592	\$2,684,110	\$5,782,169	\$1,999,284
2016	\$385,643	\$970,857	\$1,601,176	\$3,181,823	\$4,637,500	\$1,721,487
2015	\$402,222	\$692,241	\$1,886,915	\$3,191,827	\$5,956,250	\$1,864,070
2014	\$405,000	\$957,186	\$1,729,228	\$4,256,820	\$7,342,595	\$2,657,379

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$743	\$896	\$1,173	\$1,401	\$1,505	\$1,334
2022	\$810	\$1,033	\$1,188	\$1,495	\$1,993	\$1,575
2021	\$670	\$985	\$1,246	\$1,285	\$2,100	\$1,468
2020	\$662	\$1,013	\$1,078	\$1,479	\$2,135	\$1,439
2019	\$966	\$916	\$1,454	\$1,475	\$2,190	\$1,552
2018	\$1,055	\$1,070	\$1,427	\$1,555	\$1,906	\$1,514
2017	\$946	\$968	\$1,384	\$1,414	\$2,201	\$1,491
2016	\$787	\$993	\$1,250	\$1,651	\$1,769	\$1,396
2015	\$825	\$920	\$1,350	\$1,605	\$2,071	\$1,396
2014	\$900	\$1,082	\$1,315	\$1,893	\$2,579	\$1,510

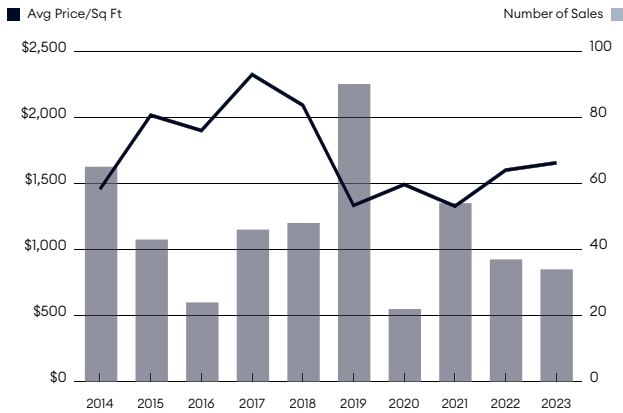
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$375,000	\$620,500	\$1,500,000	\$2,635,000	\$4,962,500	\$1,995,000
2022	\$377,000	\$698,281	\$1,385,000	\$2,985,000	\$5,747,500	\$1,997,500
2021	\$571,000	\$650,000	\$1,642,500	\$2,600,000	\$4,947,500	\$1,850,000
2020	\$430,000	\$695,555	\$1,500,000	\$3,295,000	\$6,500,000	\$1,887,500
2019	\$400,000	\$597,000	\$1,625,000	\$3,100,000	\$5,000,000	\$1,625,000
2018	\$524,500	\$687,500	\$1,575,000	\$3,472,500	\$5,625,000	\$1,775,000
2017	\$575,000	\$629,500	\$1,740,000	\$2,650,000	\$4,995,000	\$1,450,000
2016	\$389,000	\$590,000	\$1,331,250	\$3,150,000	\$4,500,500	\$1,250,000
2015	\$325,000	\$580,000	\$1,825,000	\$2,725,000	\$6,112,500	\$1,425,000
2014	\$405,000	\$626,268	\$1,662,500	\$3,800,000	\$4,950,000	\$1,795,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	6	28	57	69	25	186
2022	10	44	79	70	53	256
2021	10	50	78	65	34	237
2020	1	22	39	38	12	112
2019	9	58	76	55	24	222
2018	10	44	62	54	15	186
2017	5	32	39	21	12	109
2016	7	21	46	13	4	91
2015	9	33	41	26	4	113
2014	2	51	87	46	21	207

**Carnegie Hill Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,916,241	24.3%	\$2,346,338	18.6%	\$2,459,031
Average Price Per Sq Ft	\$1,655	3.5%	\$1,600	13.7%	\$1,456
Median Sales Price	\$1,692,500	-15.2%	\$1,995,000	-10.7%	\$1,895,000
Number of Sales (Closed)	34	-8.1%	37	-47.7%	65

**Boundary**

North: East 96th Street  
(includes corridor between Fifth and Madison Avenues and East 110th Street)  
South: East 86th Street  
East: Lexington Avenue  
West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$622,500	\$808,000	\$1,780,625	\$2,959,528	\$9,441,496	\$2,916,241
2022	\$435,000	\$1,116,556	\$1,926,409	\$3,283,636	\$6,050,000	\$2,346,338
2021	\$620,833	\$1,003,714	\$1,715,173	\$2,685,966	\$4,189,083	\$2,156,639
2020	\$595,000	\$966,977	\$1,955,100	\$1,870,100	\$5,137,500	\$2,239,595
2019	\$599,833	\$916,315	\$1,130,693	\$2,176,618	\$5,816,213	\$1,582,461
2018	\$1,320,000	\$978,033	\$2,735,714	\$4,046,167	\$8,971,875	\$3,611,403
2017	\$553,000	\$1,102,260	\$3,216,642	\$4,350,436	\$9,003,458	\$4,228,216
2016	\$727,751	\$1,068,750	\$2,018,188	\$3,051,429	\$9,233,333	\$2,955,667
2015	\$600,000	\$968,524	\$2,023,166	\$4,471,727	\$8,259,451	\$3,410,915
2014	\$713,720	\$1,117,080	\$1,788,410	\$3,207,148	\$5,080,714	\$2,459,031

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,190	\$1,106	\$1,373	\$1,499	\$2,091	\$1,655
2022	\$769	\$1,410	\$1,367	\$1,680	\$2,148	\$1,600
2021	\$1,201	\$1,283	\$1,307	\$1,357	\$1,348	\$1,327
2020	\$1,190	\$1,296	\$1,535	\$1,026	\$1,653	\$1,491
2019	\$1,091	\$1,223	\$1,058	\$1,341	\$1,897	\$1,325
2018	\$1,351	\$1,407	\$1,944	\$1,963	\$2,447	\$2,090
2017	\$1,355	\$1,287	\$2,140	\$2,207	\$2,807	\$2,322
2016	\$1,068	\$1,412	\$1,602	\$1,713	\$2,657	\$1,899
2015	\$1,496	\$1,315	\$1,533	\$2,074	\$2,599	\$2,015
2014	\$1,240	\$1,251	\$1,389	\$1,555	\$1,769	\$1,456

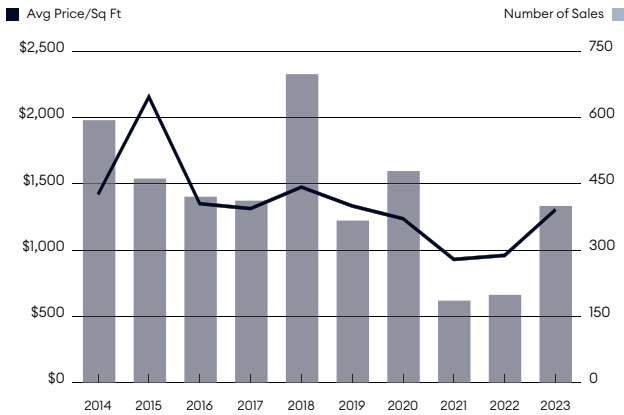
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$622,500	\$735,000	\$1,692,500	\$2,747,798	\$7,849,978	\$1,692,500
2022	\$475,000	\$999,000	\$1,845,000	\$3,280,000	\$3,650,000	\$1,995,000
2021	\$587,500	\$915,500	\$1,735,000	\$2,450,000	\$4,437,500	\$1,777,500
2020	\$595,000	\$1,075,000	\$1,800,000	\$1,870,100	\$5,425,000	\$1,665,000
2019	\$602,500	\$679,500	\$955,000	\$1,720,000	\$5,025,000	\$947,500
2018	\$685,000	\$950,000	\$2,175,000	\$3,280,000	\$8,250,000	\$2,287,500
2017	\$553,000	\$960,000	\$2,225,000	\$2,950,000	\$9,800,656	\$2,480,000
2016	\$727,751	\$1,067,500	\$2,224,000	\$2,750,000	\$6,350,000	\$2,496,500
2015	\$600,000	\$850,000	\$1,725,000	\$3,735,000	\$7,316,156	\$2,415,000
2014	\$685,000	\$1,080,000	\$1,795,000	\$2,986,970	\$4,395,000	\$1,895,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	2	7	12	8	5	34
2022	3	9	11	11	3	37
2021	6	14	11	11	12	54
2020	1	5	10	2	4	22
2019	6	24	41	11	8	90
2018	3	11	14	12	8	48
2017	1	10	14	11	10	46
2016	2	4	8	7	3	24
2015	1	9	15	11	7	43
2014	5	10	20	23	7	65

**Lenox Hill Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,822,881	103.0%	\$898,084	-22.6%	\$2,355,761
Average Price Per Sq Ft	\$1,306	35.8%	\$961	-8.1%	\$1,421
Median Sales Price	\$1,200,000	61.1%	\$745,000	0.0%	\$1,200,000
Number of Sales (Closed)	400	101.0%	199	-32.7%	594

**Boundary**

North: East 72th Street  
 South: East 59th Street  
 East: East River  
 West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$447,208	\$831,952	\$1,613,881	\$2,911,611	\$6,219,310	\$1,822,881
2022	\$438,629	\$693,589	\$1,130,944	\$1,945,823	\$2,622,500	\$898,084
2021	\$400,098	\$646,213	\$1,159,335	\$1,745,771	\$2,863,333	\$846,928
2020	\$436,145	\$715,768	\$1,603,841	\$2,453,150	\$6,576,269	\$1,489,963
2019	\$436,265	\$943,864	\$1,833,265	\$2,622,771	\$10,038,906	\$1,795,276
2018	\$462,084	\$793,884	\$2,019,949	\$3,461,000	\$6,787,150	\$1,737,765
2017	\$469,405	\$804,426	\$1,720,733	\$2,557,002	\$8,115,688	\$1,363,784
2016	\$434,610	\$731,710	\$1,589,101	\$2,979,889	\$9,005,269	\$1,449,308
2015	\$410,852	\$747,477	\$1,728,311	\$4,454,955	\$11,150,383	\$1,676,276
2014	\$362,664	\$859,522	\$1,982,927	\$4,187,012	\$11,950,011	\$2,355,761

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$851	\$966	\$1,210	\$1,429	\$1,787	\$1,306
2022	\$817	\$911	\$994	\$1,042	\$1,279	\$961
2021	\$765	\$820	\$1,013	\$988	\$1,127	\$931
2020	\$857	\$934	\$1,176	\$1,258	\$1,992	\$1,238
2019	\$900	\$1,122	\$1,364	\$1,384	\$2,539	\$1,456
2018	\$963	\$1,083	\$1,587	\$1,543	\$2,091	\$1,476
2017	\$882	\$991	\$1,450	\$1,414	\$2,524	\$1,314
2016	\$858	\$964	\$1,240	\$1,507	\$2,711	\$1,351
2015	\$769	\$925	\$1,350	\$2,140	\$3,055	\$1,511
2014	\$760	\$1,031	\$1,452	\$1,939	\$3,344	\$1,421

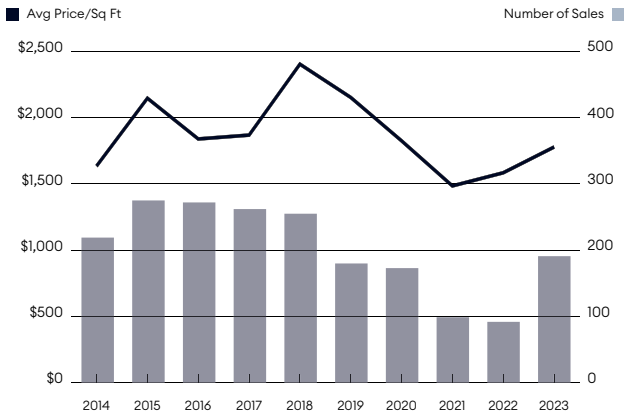
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$436,250	\$699,000	\$1,435,000	\$2,237,500	\$5,765,000	\$1,200,000
2022	\$435,000	\$700,000	\$1,067,500	\$1,950,000	\$2,622,500	\$745,000
2021	\$397,000	\$635,000	\$1,100,000	\$2,025,525	\$2,500,000	\$687,500
2020	\$405,000	\$662,500	\$1,305,000	\$2,135,000	\$3,775,000	\$835,000
2019	\$417,870	\$737,000	\$1,526,042	\$2,050,435	\$4,230,000	\$1,050,000
2018	\$429,500	\$705,000	\$1,472,500	\$2,735,000	\$5,675,000	\$925,000
2017	\$475,000	\$731,615	\$1,450,000	\$2,245,000	\$3,675,000	\$900,000
2016	\$425,000	\$700,000	\$1,410,500	\$2,288,500	\$3,825,000	\$849,000
2015	\$399,000	\$687,500	\$1,475,000	\$2,975,000	\$6,550,000	\$845,000
2014	\$360,000	\$695,000	\$1,571,075	\$3,595,000	\$7,950,000	\$1,200,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	54	119	115	82	29	400
2022	41	87	48	21	2	199
2021	46	70	54	13	3	186
2020	69	188	121	75	26	479
2019	52	137	109	52	17	367
2018	116	261	196	86	37	698
2017	59	175	127	43	8	412
2016	63	179	106	54	13	421
2015	71	192	129	60	10	462
2014	61	206	207	83	37	594

**Lenox Hill Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,378,053	18.7%	\$2,003,638	-5.1%	\$2,505,681
Average Price Per Sq Ft	\$1,778	12.3%	\$1,584	8.8%	\$1,635
Median Sales Price	\$1,545,000	-0.5%	\$1,552,500	-3.4%	\$1,600,000
Number of Sales (Closed)	191	107.6%	92	-12.8%	219

**Boundary**

North: East 72th Street  
 South: East 59th Street  
 East: East River  
 West: Fifth Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$609,129	\$1,053,209	\$2,093,329	\$4,438,834	\$9,715,909	\$2,378,053
2022	\$522,246	\$999,367	\$1,802,815	\$2,718,658	\$7,046,143	\$2,003,638
2021	\$980,528	\$917,496	\$1,832,471	\$3,431,000	\$4,672,857	\$2,088,846
2020	\$724,265	\$1,364,569	\$1,911,418	\$3,794,523	\$9,938,385	\$2,469,882
2019	\$663,827	\$1,126,925	\$2,167,867	\$4,871,292	\$18,341,654	\$3,146,999
2018	\$988,950	\$1,277,212	\$2,231,317	\$4,568,589	\$16,427,052	\$3,889,068
2017	\$635,167	\$1,168,047	\$2,435,416	\$4,168,512	\$7,424,439	\$2,386,231
2016	\$607,775	\$1,338,743	\$2,364,620	\$3,393,566	\$12,081,431	\$2,323,061
2015	\$540,830	\$1,032,622	\$2,511,555	\$3,912,061	\$11,276,979	\$2,594,919
2014	\$565,578	\$1,030,653	\$2,230,492	\$3,653,362	\$13,351,509	\$2,505,681

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,180	\$1,322	\$1,562	\$1,950	\$2,673	\$1,778
2022	\$1,145	\$1,269	\$1,490	\$1,538	\$2,200	\$1,584
2021	\$1,064	\$1,168	\$1,425	\$1,731	\$1,434	\$1,485
2020	\$1,447	\$1,542	\$1,454	\$1,822	\$3,003	\$1,825
2019	\$1,365	\$1,350	\$1,542	\$2,239	\$4,190	\$2,229
2018	\$1,575	\$1,483	\$1,630	\$2,052	\$3,935	\$2,403
2017	\$1,210	\$1,433	\$1,852	\$2,174	\$2,255	\$1,868
2016	\$1,234	\$1,565	\$1,696	\$1,824	\$3,147	\$1,839
2015	\$1,059	\$1,358	\$1,892	\$1,990	\$3,038	\$1,983
2014	\$1,210	\$1,297	\$1,637	\$1,931	\$3,517	\$1,635

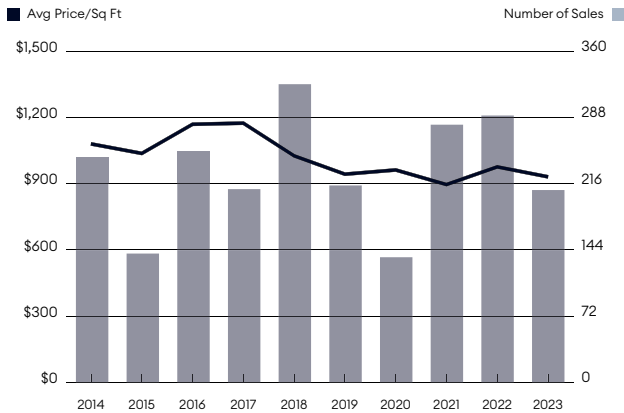
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$575,000	\$987,000	\$1,850,000	\$4,050,000	\$10,950,000	\$1,545,000
2022	\$525,000	\$865,000	\$1,735,000	\$2,450,000	\$5,950,000	\$1,552,500
2021	\$514,000	\$885,000	\$1,780,000	\$2,695,000	\$4,995,000	\$1,760,000
2020	\$580,000	\$990,000	\$1,714,500	\$3,000,000	\$6,050,000	\$1,570,000
2019	\$571,500	\$995,000	\$1,950,000	\$3,642,500	\$8,400,000	\$1,662,500
2018	\$604,747	\$1,145,000	\$2,000,000	\$3,500,000	\$13,125,000	\$1,860,000
2017	\$635,000	\$1,062,500	\$2,363,876	\$3,450,000	\$6,515,000	\$1,835,000
2016	\$625,000	\$1,250,000	\$2,111,000	\$3,456,000	\$9,725,000	\$1,761,250
2015	\$530,000	\$945,000	\$1,974,000	\$3,495,000	\$9,500,000	\$1,555,000
2014	\$565,000	\$895,000	\$1,850,000	\$3,200,000	\$9,956,568	\$1,600,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	31	54	64	31	11	191
2022	9	30	27	19	7	92
2021	12	23	34	23	7	99
2020	17	53	68	22	13	173
2019	18	69	56	24	13	180
2018	18	84	79	43	30	255
2017	20	89	99	41	13	262
2016	25	98	97	39	10	272
2015	15	115	86	40	19	275
2014	18	73	78	39	11	219

**Sutton/Beekman Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,274,784	2.2%	\$1,247,944	-15.5%	\$1,509,165
Average Price Per Sq Ft	\$931	-4.7%	\$976	-13.8%	\$1,080
Median Sales Price	\$950,000	-10.6%	\$1,062,500	-4.6%	\$996,000
Number of Sales (Closed)	209	-27.9%	290	-14.7%	245

**Boundary**

North: East 59th Street  
 South: East 48th Street  
 East: East River  
 West: First Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$394,848	\$679,431	\$1,293,949	\$2,470,183	\$3,963,813	\$1,274,784
2022	\$424,391	\$764,037	\$1,274,642	\$2,006,794	\$3,281,993	\$1,247,944
2021	\$587,187	\$710,505	\$1,197,356	\$1,824,626	\$2,762,000	\$1,139,608
2020	\$415,527	\$814,582	\$1,230,191	\$1,403,750	\$3,074,134	\$1,097,293
2019	\$356,303	\$787,670	\$1,296,350	\$2,078,646	\$2,682,714	\$1,186,920
2018	\$436,388	\$757,913	\$1,379,206	\$2,103,583	\$2,781,667	\$1,103,000
2017	\$418,356	\$807,614	\$1,521,746	\$2,824,327	\$2,810,500	\$1,317,176
2016	\$417,526	\$727,864	\$149,3790	\$2,389,522	\$6,275,750	\$1,354,390
2015	\$390,667	\$725,142	\$1,424,355	\$2,532,415	\$3,943,750	\$1,194,569
2014	\$383,550	\$704,026	\$1,544,567	\$2,637,534	\$10,308,333	\$1,509,165

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$727	\$786	\$962	\$1,013	\$1,027	\$931
2022	\$729	\$882	\$980	\$983	\$1,202	\$976
2021	\$699	\$797	\$914	\$933	\$1,073	\$896
2020	\$843	\$994	\$957	\$810	\$1,054	\$962
2019	\$800	\$937	\$1,052	\$1,158	\$1,004	\$1,030
2018	\$920	\$970	\$1,066	\$1,069	\$1,018	\$1,026
2017	\$769	\$971	\$1,234	\$1,491	\$1,168	\$1,174
2016	\$824	\$935	\$1,082	\$1,290	\$1,965	\$1,169
2015	\$728	\$820	\$1,052	\$1,300	\$1,425	\$1,037
2014	\$716	\$843	\$1,197	\$1,277	\$2,890	\$1,080

**Median Sales Price**

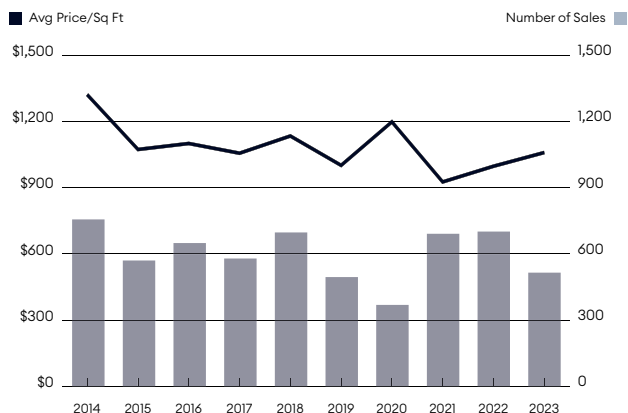
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$386,000	\$662,500	\$1,162,500	\$1,915,000	\$3,637,500	\$950,000
2022	\$430,000	\$731,250	\$1,247,500	\$1,772,500	\$2,615,000	\$1,062,500
2021	\$412,500	\$698,500	\$1,130,000	\$1,875,000	\$2,487,500	\$995,000
2020	\$405,000	\$715,000	\$1,167,500	\$1,472,500	\$1,997,500	\$930,000
2019	\$379,000	\$748,320	\$1,277,000	\$1,903,750	\$2,930,000	\$1,057,500
2018	\$405,500	\$700,000	\$1,305,000	\$1,990,000	\$2,845,000	\$875,000
2017	\$430,000	\$750,000	\$1,260,500	\$2,327,500	\$2,750,000	\$885,000
2016	\$415,000	\$725,000	\$1,430,000	\$2,225,000	\$6,275,000	\$890,000
2015	\$385,000	\$674,000	\$1,325,000	\$2,272,500	\$3,943,750	\$869,298
2014	\$399,000	\$680,000	\$1,305,000	\$2,300,000	\$5,275,000	\$996,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	23	64	86	26	8	209
2022	27	98	102	48	15	290
2021	30	78	123	39	10	280
2020	17	49	54	8	8	136
2019	13	78	92	24	7	214
2018	32	145	110	30	6	324
2017	25	87	62	26	10	210
2016	29	105	81	23	12	251
2015	12	64	44	18	2	140
2014	22	88	94	35	6	245



**Midtown East/Turtle Bay Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,164,377	8.6%	\$1,072,515	-43.5%	\$2,062,577
Average Price Per Sq Ft	\$1,059	6.2%	\$997	-19.8%	\$1,321
Median Sales Price	\$735,000	-3.3%	\$760,000	-1.3%	\$745,000
Number of Sales (Closed)	515	-26.5%	701	-31.9%	756

**Boundary**

North: East 59th Street  
 South: East 42nd Street  
 East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$410,505	\$664,875	\$1,405,742	\$2,243,557	\$6,163,881	\$1,164,377
2022	\$376,915	\$711,585	\$1,417,199	\$2,131,001	\$3,366,387	\$1,072,515
2021	\$444,291	\$673,744	\$1,197,883	\$1,996,544	\$3,290,824	\$983,824
2020	\$436,507	\$784,717	\$1,319,138	\$3,631,015	\$5,731,319	\$1,363,990
2019	\$396,883	\$718,284	\$1,324,155	\$2,203,312	\$3,614,900	\$1,037,100
2018	\$416,188	\$772,873	\$1,642,092	\$2,196,114	\$4,194,318	\$1,084,765
2017	\$401,856	\$701,110	\$1,536,155	\$2,487,026	\$3,720,000	\$964,966
2016	\$450,293	\$663,509	\$1,515,853	\$2,288,853	\$6,287,267	\$1,024,902
2015	\$389,585	\$686,257	\$1,503,847	\$2,689,259	\$9,090,000	\$983,966
2014	\$380,364	\$697,364	\$1,994,401	\$6,602,843	\$21,584,341	\$2,062,577

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$851	\$847	\$1,072	\$1,068	\$1,654	\$1,059
2022	\$792	\$882	\$1,073	\$1,040	\$1,174	\$997
2021	\$728	\$839	\$928	\$1,041	\$1,207	\$926
2020	\$875	\$999	\$1,040	\$1,497	\$1,810	\$1,198
2019	\$875	\$921	\$1,098	\$1,211	\$1,319	\$1,051
2018	\$921	\$1,015	\$1,279	\$1,116	\$1,363	\$1,137
2017	\$814	\$919	\$1,194	\$1,275	\$1,337	\$1,056
2016	\$842	\$919	\$1,125	\$1,291	\$1,849	\$1,100
2015	\$784	\$873	\$1,154	\$1,296	\$2,527	\$1,073
2014	\$767	\$877	\$1,500	\$2,803	\$5,101	\$1,321

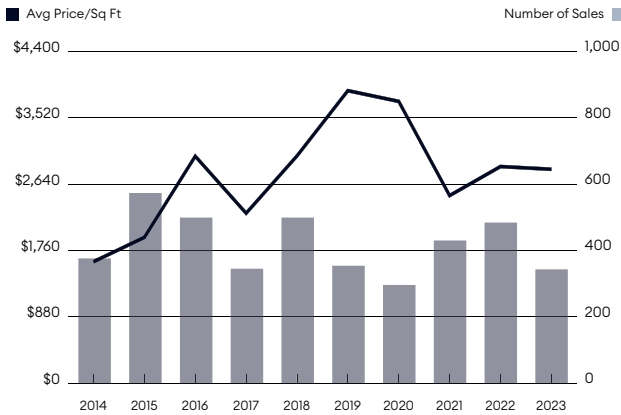
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$362,500	\$630,000	\$1,150,000	\$1,840,000	\$3,132,500	\$735,000
2022	\$357,500	\$668,050	\$1,245,000	\$1,772,500	\$2,615,000	\$760,000
2021	\$360,000	\$635,000	\$1,100,000	\$1,660,000	\$2,425,000	\$735,000
2020	\$389,500	\$647,500	\$1,136,500	\$2,425,000	\$5,907,186	\$807,500
2019	\$387,500	\$675,000	\$1,200,000	\$1,837,500	\$2,940,000	\$782,000
2018	\$395,000	\$691,255	\$1,295,000	\$2,055,000	\$3,500,000	\$750,000
2017	\$389,500	\$650,000	\$1,292,500	\$2,305,000	\$3,125,000	\$660,000
2016	\$363,000	\$640,000	\$1,350,000	\$2,200,000	\$5,500,000	\$659,000
2015	\$369,000	\$647,500	\$1,250,000	\$2,200,000	\$8,400,000	\$678,568
2014	\$369,375	\$640,000	\$1,300,000	\$2,325,000	\$12,288,000	\$745,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	88	207	152	46	16	515
2022	143	270	191	74	23	701
2021	149	241	215	69	17	691
2020	56	151	114	31	17	369
2019	78	211	156	40	10	495
2018	142	292	183	44	11	673
2017	152	259	120	38	10	579
2016	143	310	139	39	15	649
2015	135	264	139	27	5	570
2014	143	302	220	74	17	756

**Midtown East/Turtle Bay Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$4,477,361	-2.0%	\$4,567,846	120.8%	\$2,028,080
Average Price Per Sq Ft	\$2,837	-1.2%	\$2,873	76.1%	\$1,611
Median Sales Price	\$1,850,000	19.4%	\$1,550,000	34.5%	\$1,375,000
Number of Sales (Closed)	343	-29.1%	484	-8.8%	376

**Boundary**

North: East 59th Street  
 South: East 42nd Street  
 East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)  
 West: Avenue of the Americas

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$799,224	\$1,415,512	\$2,787,517	\$9,374,706	\$25,619,683	\$4,477,361
2022	\$1,027,823	\$1,267,868	\$3,129,713	\$11,617,136	\$28,649,602	\$4,567,846
2021	\$612,603	\$1,217,167	\$2,522,280	\$7,989,765	\$25,483,141	\$4,034,964
2020	\$927,762	\$2,152,227	\$3,182,056	\$9,298,412	\$37,471,371	\$6,142,650
2019	\$850,906	\$1,383,309	\$3,559,769	\$13,690,176	\$34,246,692	\$6,435,507
2018	\$685,801	\$1,120,202	\$3,312,539	\$8,830,518	\$22,714,944	\$4,781,754
2017	\$663,307	\$1,155,706	\$2,714,266	\$4,824,649	\$15,354,161	\$3,103,489
2016	\$819,078	\$1,294,542	\$3,526,977	\$9,475,030	\$24,975,945	\$4,613,693
2015	\$640,749	\$1,374,537	\$2,525,361	\$4,914,138	\$14,448,751	\$2,669,496
2014	\$598,541	\$1,192,858	\$2,309,116	\$6,292,374	\$4,839,629	\$2,028,080

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,573	\$1,602	\$1,870	\$3,453	\$4,945	\$2,837
2022	\$1,278	\$1,492	\$2,132	\$3,650	\$5,471	\$2,873
2021	\$1,001	\$1,461	\$1,793	\$2,402	\$5,439	\$2,488
2020	\$2,040	\$2,175	\$1,956	\$3,444	\$6,938	\$3,737
2019	\$1,548	\$1,604	\$2,408	\$5,022	\$6,700	\$3,926
2018	\$1,383	\$1,464	\$2,364	\$3,375	\$4,921	\$3,104
2017	\$1,254	\$1,474	\$2,136	\$2,290	\$3,601	\$2,254
2016	\$1,464	\$1,512	\$2,288	\$3,813	\$5,291	\$3,010
2015	\$1,311	\$1,642	\$1,831	\$2,188	\$4,231	\$2,071
2014	\$1,131	\$1,420	\$1,714	\$2,769	\$1,757	\$1,611

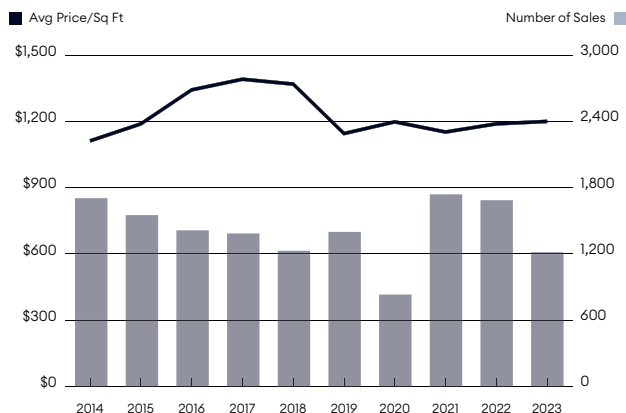
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$565,000	\$1,050,000	\$2,250,000	\$5,775,000	\$13,085,981	\$1,850,000
2022	\$650,000	\$972,160	\$2,000,000	\$6,775,000	\$30,032,690	\$1,550,000
2021	\$505,000	\$970,000	\$1,850,000	\$5,045,000	\$23,481,500	\$1,500,000
2020	\$675,000	\$1,390,000	\$2,270,000	\$5,846,538	\$35,250,000	\$1,978,500
2019	\$625,000	\$1,040,000	\$1,999,000	\$5,485,106	\$21,551,936	\$1,793,515
2018	\$600,000	\$930,000	\$2,000,000	\$5,084,397	\$21,264,931	\$1,695,000
2017	\$590,000	\$1,040,000	\$2,100,000	\$4,281,731	\$12,782,037	\$1,796,232
2016	\$590,000	\$1,069,162	\$2,590,000	\$5,071,591	\$20,108,667	\$2,050,000
2015	\$565,000	\$1,150,000	\$2,332,167	\$3,972,500	\$9,288,000	\$1,680,112
2014	\$600,000	\$995,000	\$1,920,000	\$3,500,000	\$4,995,000	\$1,375,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	35	127	94	66	17	343
2022	76	161	155	70	22	484
2021	61	127	145	74	23	430
2020	23	129	77	44	22	296
2019	39	120	107	64	24	354
2018	51	147	139	76	36	451
2017	23	123	107	75	17	345
2016	47	164	173	88	24	499
2015	39	248	185	80	21	573
2014	51	143	144	31	7	376

**West Side Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,317,867	0.0%	\$1,317,745	-2.5%	\$1,351,894
Average Price Per Sq Ft	\$1,200	0.9%	\$1,189	7.9%	\$1,112
Median Sales Price	\$865,000	-1.9%	\$882,000	10.2%	\$785,000
Number of Sales (Closed)	1,215	-27.9%	1,686	-28.7%	1,704

**Boundary**

North: West 116th Street  
 South: West 34th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$446,075	\$732,717	\$1,432,631	\$2,534,510	\$4,217,925	\$1,317,867
2022	\$449,937	\$756,280	\$1,492,990	\$2,701,662	\$4,294,629	\$1,317,745
2021	\$497,141	\$692,257	\$1,428,527	\$2,457,505	\$4,764,581	\$1,329,446
2020	\$430,174	\$767,317	\$1,496,501	\$2,534,534	\$4,390,705	\$1,310,177
2019	\$440,657	\$813,834	\$1,452,071	\$2,408,998	\$3,794,201	\$1,271,989
2018	\$456,522	\$773,269	\$1,559,520	\$2,910,850	\$6,157,958	\$1,428,004
2017	\$479,156	\$772,343	\$1,794,467	\$3,060,358	\$4,486,070	\$1,422,388
2016	\$441,351	\$795,975	\$1,555,199	\$2,781,102	\$6,699,814	\$1,395,521
2015	\$388,404	\$764,511	\$1,534,287	\$3,118,414	\$6,361,848	\$1,355,573
2014	\$489,725	\$672,845	\$1,454,060	\$3,103,934	\$6,010,408	\$1,351,894

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$867	\$948	\$1,155	\$1,363	\$1,675	\$1,200
2022	\$857	\$965	\$1,189	\$1,352	\$1,567	\$1,189
2021	\$838	\$907	\$1,134	\$1,290	\$1,566	\$1,152
2020	\$830	\$1,023	\$1,158	\$1,356	\$1,657	\$1,198
2019	\$929	\$1,083	\$1,212	\$1,393	\$1,672	\$1,232
2018	\$961	\$1,077	\$1,322	\$1,508	\$2,307	\$1,369
2017	\$881	\$1,020	\$1,557	\$1,660	\$1,914	\$1,391
2016	\$888	\$1,042	\$1,287	\$1,569	\$2,220	\$1,343
2015	\$760	\$951	\$1,197	\$1,488	\$1,445	\$1,189
2014	\$986	\$890	\$1,195	\$1,553	\$2,081	\$1,112

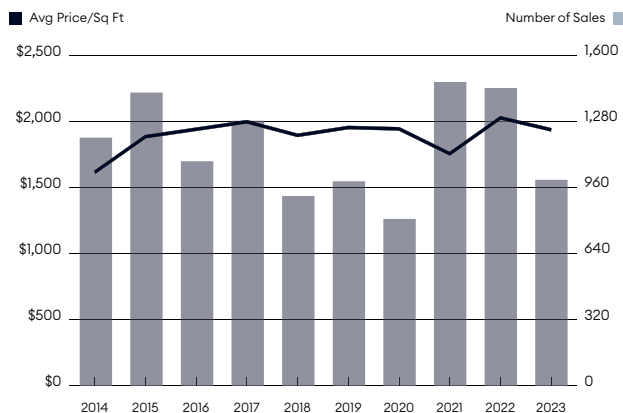
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$450,000	\$702,500	\$1,333,250	\$2,147,500	\$3,400,000	\$865,000
2022	\$425,000	\$725,000	\$1,375,500	\$2,387,500	\$3,600,000	\$882,000
2021	\$422,500	\$675,000	\$1,265,000	\$2,150,000	\$3,750,000	\$880,000
2020	\$425,000	\$692,000	\$1,350,000	\$1,975,000	\$2,995,000	\$809,800
2019	\$440,000	\$695,000	\$1,300,000	\$2,095,000	\$2,900,000	\$875,000
2018	\$439,500	\$725,000	\$1,400,000	\$2,466,250	\$3,931,250	\$895,000
2017	\$450,000	\$715,000	\$1,485,000	\$2,320,000	\$3,834,219	\$899,000
2016	\$426,250	\$720,000	\$1,330,000	\$2,200,000	\$4,275,000	\$855,000
2015	\$382,000	\$690,000	\$1,388,885	\$2,795,000	\$4,900,000	\$801,000
2014	\$375,000	\$630,000	\$1,300,000	\$2,580,000	\$4,250,000	\$785,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	216	418	326	182	61	1,215
2022	296	620	468	234	67	1,686
2021	280	601	531	241	85	1,739
2020	118	350	216	109	39	832
2019	184	556	425	187	47	1,399
2018	190	473	371	136	48	1,228
2017	195	562	426	160	42	1,385
2016	196	593	407	163	47	1,413
2015	262	633	426	185	45	1,551
2014	247	712	480	202	63	1,704

**West Side Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,541,623	-7.1%	\$2,736,690	25.5%	\$2,024,534
Average Price Per Sq Ft	\$1,935	-4.4%	\$2,025	19.9%	\$1,614
Median Sales Price	\$1,475,000	-11.9%	\$1,675,000	14.3%	\$1,290,122
Number of Sales (Closed)	996	-30.8%	1,440	-17.0%	1,200

**Boundary**

North: West 116th Street  
 South: West 34th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$710,599	\$1,092,817	\$2,193,359	\$4,309,576	\$8,386,029	\$2,541,623
2022	\$737,474	\$1,169,549	\$2,394,839	\$4,326,610	\$8,515,204	\$2,736,690
2021	\$544,226	\$1,073,031	\$2,081,443	\$3,604,694	\$6,902,297	\$2,061,498
2020	\$877,026	\$1,376,292	\$2,483,750	\$3,897,445	\$7,503,765	\$2,544,233
2019	\$561,966	\$1,294,944	\$2,463,661	\$3,927,248	\$8,290,043	\$2,394,000
2018	\$713,289	\$1,112,183	\$2,277,749	\$3,903,033	\$7,630,902	\$2,372,303
2017	\$729,652	\$1,198,739	\$2,204,752	\$3,940,175	\$8,870,494	\$2,398,071
2016	\$708,552	\$1,143,659	\$2,294,959	\$4,644,306	\$7,544,851	\$2,300,620
2015	\$549,465	\$1,051,832	\$2,089,884	\$4,097,892	\$10,157,159	\$2,307,993
2014	\$764,050	\$1,041,681	\$2,019,086	\$4,034,836	\$7,844,658	\$2,024,534

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,322	\$1,432	\$1,736	\$2,126	\$2,547	\$1,935
2022	\$1,255	\$1,519	\$1,836	\$2,200	\$2,645	\$2,025
2021	\$1,111	\$1,365	\$1,679	\$1,949	\$2,205	\$1,754
2020	\$1,677	\$1,616	\$1,891	\$1,968	\$2,544	\$1,942
2019	\$1,142	\$1,565	\$1,921	\$2,053	\$2,610	\$1,943
2018	\$1,316	\$1,492	\$1,815	\$2,001	\$2,384	\$1,893
2017	\$1,285	\$1,489	\$1,870	\$2,265	\$2,775	\$1,995
2016	\$1,352	\$1,482	\$1,836	\$2,358	\$2,480	\$1,939
2015	\$1,152	\$1,370	\$1,640	\$2,071	\$3,193	\$1,883
2014	\$1,403	\$1,315	\$1,656	\$2,209	\$2,667	\$1,614

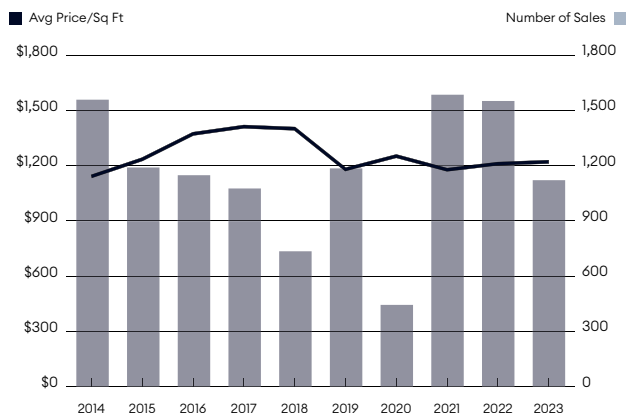
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$667,500	\$1,020,982	\$1,840,630	\$3,700,000	\$6,200,000	\$1,475,000
2022	\$690,000	\$1,100,000	\$1,997,450	\$3,502,500	\$7,750,000	\$1,675,000
2021	\$456,809	\$960,000	\$1,800,000	\$3,200,000	\$5,295,000	\$1,335,000
2020	\$649,500	\$989,500	\$2,100,000	\$3,450,000	\$5,932,600	\$1,835,000
2019	\$578,701	\$1,026,000	\$1,928,204	\$3,325,000	\$7,019,604	\$1,475,000
2018	\$650,000	\$1,030,000	\$1,950,000	\$3,462,050	\$6,016,755	\$1,497,500
2017	\$725,000	\$1,097,660	\$1,962,179	\$3,300,000	\$6,925,000	\$1,549,500
2016	\$701,000	\$1,025,000	\$1,950,000	\$3,500,000	\$6,764,344	\$1,425,000
2015	\$560,000	\$983,746	\$1,868,699	\$3,471,141	\$6,637,899	\$1,425,000
2014	\$627,000	\$960,000	\$1,680,000	\$3,105,662	\$4,873,575	\$1,290,122

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	106	340	292	161	87	996
2022	141	476	438	250	135	1,440
2021	230	475	438	233	93	1,469
2020	54	292	259	130	52	807
2019	136	352	290	144	67	989
2018	100	350	255	129	80	918
2017	96	514	411	169	92	1,282
2016	119	428	320	145	64	1,086
2015	85	598	442	215	78	1,418
2014	153	448	391	151	57	1,200

**Upper West Side Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,375,245	-0.1%	\$1,376,007	-2.9%	\$1,416,145
Average Price Per Sq Ft	\$1,221	0.8%	\$1,211	6.9%	\$1,142
Median Sales Price	\$900,000	-2.2%	\$920,000	7.4%	\$837,667
Number of Sales (Closed)	1,121	-27.7%	1,551	-28.0%	1,558

**Boundary**

North: West 116th Street  
 South: West 57th Street  
 East: Central Park West  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$449,282	\$752,960	\$1,461,590	\$2,541,792	\$4,217,925	\$1,375,245
2022	\$459,582	\$766,249	\$1,530,165	\$2,709,003	\$4,294,629	\$1,376,007
2021	\$511,372	\$713,410	\$1,461,998	\$2,468,881	\$4,780,826	\$1,397,402
2020	\$431,053	\$795,565	\$1,526,034	\$2,760,953	\$4,528,068	\$1,445,984
2019	\$446,881	\$752,167	\$1,510,104	\$2,522,529	\$3,798,776	\$1,312,585
2018	\$472,288	\$820,824	\$1,602,848	\$2,994,122	\$5,730,212	\$1,620,805
2017	\$461,903	\$752,379	\$1,830,015	\$2,945,321	\$4,474,431	\$1,483,213
2016	\$442,676	\$801,202	\$1,584,136	\$2,729,587	\$6,679,802	\$1,478,027
2015	\$390,756	\$780,958	\$1,595,667	\$3,183,950	\$6,525,809	\$1,492,061
2014	\$504,046	\$694,674	\$1,478,760	\$3,122,232	\$6,133,638	\$1,416,145

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$877	\$967	\$1,168	\$1,371	\$1,675	\$1,221
2022	\$878	\$976	\$1,211	\$1,357	\$1,567	\$1,211
2021	\$846	\$924	\$1,158	\$1,302	\$1,581	\$1,178
2020	\$828	\$1,062	\$1,184	\$1,418	\$1,693	\$1,252
2019	\$945	\$996	\$1,221	\$1,428	\$1,676	\$1,230
2018	\$1,014	\$1,108	\$1,347	\$1,507	\$2,167	\$1,401
2017	\$864	\$995	\$1,587	\$1,632	\$1,913	\$1,412
2016	\$890	\$1,037	\$1,307	\$1,554	\$2,207	\$1,373
2015	\$766	\$978	\$1,228	\$1,519	\$1,441	\$1,235
2014	\$1,017	\$910	\$1,212	\$1,554	\$2,126	\$1,142

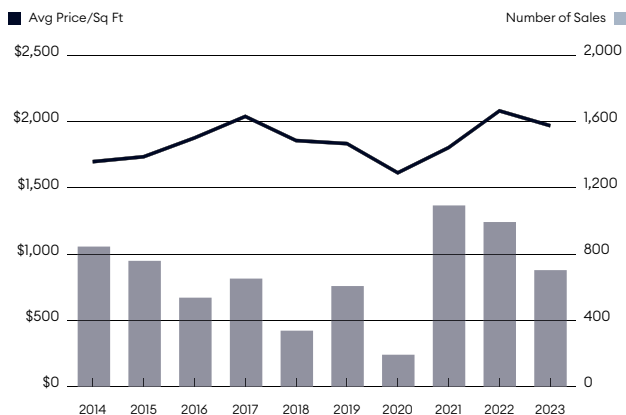
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$450,000	\$725,000	\$1,355,000	\$2,145,000	\$3,400,000	\$900,000
2022	\$430,000	\$730,000	\$1,400,000	\$2,395,000	\$3,600,000	\$920,000
2021	\$426,000	\$690,012	\$1,295,000	\$2,150,000	\$3,758,750	\$929,000
2020	\$416,250	\$700,000	\$1,350,000	\$1,975,000	\$3,247,500	\$964,500
2019	\$445,000	\$715,000	\$1,371,500	\$2,205,595	\$2,900,000	\$930,000
2018	\$423,000	\$739,750	\$1,425,000	\$2,510,000	\$3,500,000	\$1,100,000
2017	\$455,500	\$716,500	\$1,500,000	\$2,320,000	\$3,850,000	\$980,000
2016	\$431,250	\$725,000	\$1,350,000	\$2,195,000	\$4,250,000	\$923,258
2015	\$388,000	\$711,000	\$1,450,000	\$2,812,500	\$4,900,000	\$880,000
2014	\$378,111	\$650,000	\$1,329,750	\$2,580,000	\$4,325,000	\$837,667

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	189	374	308	179	61	1,121
2022	251	561	439	232	67	1,551
2021	239	525	498	238	84	1,585
2020	42	186	129	65	22	444
2019	155	449	370	166	45	1,185
2018	72	266	253	101	35	735
2017	126	422	351	140	37	1,076
2016	140	457	353	148	44	1,148
2015	163	453	335	154	41	1,146
2014	221	623	455	199	60	1,558

**Upper West Side Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,681,070	-9.7%	\$2,969,241	15.5%	\$2,321,488
Average Price Per Sq Ft	\$1,969	-5.4%	\$2,081	15.9%	\$1,698
Median Sales Price	\$1,552,000	-16.1%	\$1,850,000	8.2%	\$1,435,000
Number of Sales (Closed)	704	-29.2%	994	-16.8%	846

**Boundary**

North: West 116th Street  
 South: West 57th Street  
 East: Central Park West  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$670,438	\$1,080,721	\$2,196,192	\$4,217,689	\$8,086,984	\$2,681,070
2022	\$756,125	\$1,188,930	\$2,379,874	\$4,362,787	\$8,070,848	\$2,969,241
2021	\$514,807	\$1,073,872	\$2,064,308	\$3,446,954	\$7,073,469	\$2,177,026
2020	\$647,803	\$916,920	\$1,970,316	\$3,051,692	\$6,208,592	\$1,978,825
2019	\$557,384	\$1,057,514	\$2,058,627	\$3,469,318	\$8,131,569	\$2,411,036
2018	\$683,096	\$1,071,879	\$2,142,459	\$3,468,990	\$7,015,358	\$2,486,878
2017	\$736,966	\$1,137,421	\$2,318,509	\$3,895,853	\$7,319,922	\$2,726,544
2016	\$669,364	\$1,186,196	\$2,248,910	\$3,580,687	\$7,262,627	\$2,436,524
2015	\$484,092	\$984,354	\$1,969,079	\$3,750,165	\$7,576,600	\$2,173,887
2014	\$815,830	\$1,057,158	\$2,088,207	\$4,075,032	\$8,039,973	\$2,321,488

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,252	\$1,408	\$1,727	\$2,151	\$2,574	\$1,969
2022	\$1,233	\$1,542	\$1,860	\$2,231	\$2,580	\$2,081
2021	\$1,005	\$1,384	\$1,693	\$1,918	\$2,268	\$1,804
2020	\$1,227	\$1,233	\$1,572	\$1,712	\$2,138	\$1,614
2019	\$1,043	\$1,335	\$1,669	\$1,861	\$2,594	\$1,843
2018	\$1,286	\$1,433	\$1,696	\$1,889	\$2,275	\$1,857
2017	\$1,271	\$1,429	\$1,928	\$2,229	\$2,525	\$2,039
2016	\$1,261	\$1,506	\$1,785	\$1,915	\$2,427	\$1,877
2015	\$1,037	\$1,302	\$1,554	\$1,922	\$2,516	\$1,735
2014	\$1,444	\$1,327	\$1,683	\$2,242	\$2,701	\$1,698

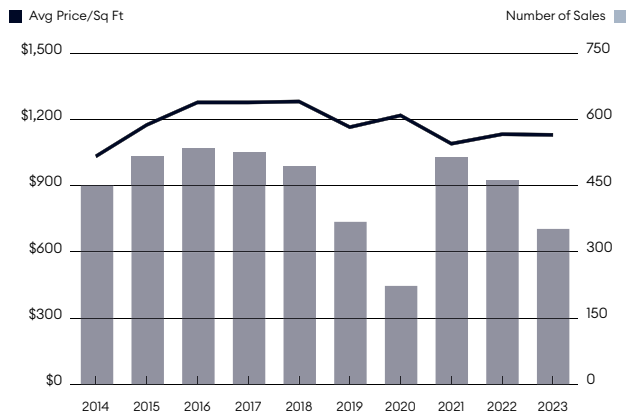
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$640,000	\$999,995	\$1,817,500	\$3,493,750	\$6,009,067	\$1,552,000
2022	\$700,000	\$1,135,000	\$2,100,000	\$3,450,000	\$7,314,000	\$1,850,000
2021	\$411,605	\$975,000	\$1,800,000	\$2,999,990	\$5,350,000	\$1,435,000
2020	\$650,000	\$875,000	\$1,700,000	\$2,453,750	\$6,058,647	\$1,246,875
2019	\$625,306	\$979,060	\$1,792,500	\$3,074,000	\$6,850,000	\$1,527,500
2018	\$650,000	\$995,000	\$1,905,000	\$3,131,250	\$5,559,000	\$1,595,000
2017	\$712,500	\$1,034,427	\$1,995,000	\$3,450,000	\$6,609,313	\$1,753,500
2016	\$692,000	\$999,000	\$1,982,500	\$3,200,000	\$6,669,683	\$1,691,500
2015	\$535,000	\$926,607	\$1,781,469	\$3,268,750	\$5,998,396	\$1,395,000
2014	\$631,315	\$965,500	\$1,720,000	\$3,000,000	\$5,000,000	\$1,435,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	65	220	212	124	74	704
2022	73	321	282	195	123	994
2021	179	311	317	201	86	1,094
2020	18	77	53	28	18	194
2019	72	196	174	105	61	608
2018	41	117	76	58	46	339
2017	30	223	199	125	76	653
2016	41	183	166	95	48	538
2015	47	309	214	140	50	760
2014	94	276	283	138	55	846

**Riverside Drive/West End Avenue Corridor Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,351,789	0.7%	\$1,342,496	11.0%	\$1,217,552
Average Price Per Sq Ft	\$1,130	-0.2%	\$1,133	9.4%	\$1,033
Median Sales Price	\$1,050,000	3.5%	\$1,014,590	23.4%	\$851,000
Number of Sales (Closed)	352	-23.8%	462	-21.8%	450

**Boundary**

North: West 116th Street  
 South: West 57th Street  
 East: West End Avenue  
 West: Riverside Drive

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$432,536	\$753,400	\$1,364,948	\$2,186,848	\$3,305,909	\$1,351,789
2022	\$451,765	\$744,694	\$1,409,625	\$2,312,085	\$3,762,896	\$1,342,496
2021	\$550,679	\$727,532	\$1,288,448	\$2,282,496	\$3,853,549	\$1,341,504
2020	\$432,732	\$751,675	\$1,375,064	\$2,842,209	\$4,074,038	\$1,498,898
2019	\$452,074	\$771,564	\$1,451,186	\$2,378,101	\$2,613,000	\$1,296,427
2018	\$512,798	\$830,291	\$1,537,252	\$2,608,875	\$4,375,929	\$1,449,760
2017	\$496,756	\$756,308	\$1,531,049	\$2,289,900	\$4,530,847	\$1,324,192
2016	\$494,093	\$773,505	\$1,522,246	\$2,753,052	\$4,582,058	\$1,370,205
2015	\$413,038	\$731,820	\$1,471,498	\$2,539,916	\$4,359,284	\$1,255,835
2014	\$398,968	\$693,465	\$1,382,941	\$2,527,663	\$4,146,631	\$1,217,552

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$859	\$950	\$1,110	\$1,205	\$1,340	\$1,130
2022	\$850	\$943	\$1,132	\$1,212	\$1,404	\$1,133
2021	\$880	\$913	\$1,044	\$1,221	\$1,330	\$1,090
2020	\$749	\$1,015	\$1,060	\$1,435	\$1,578	\$1,218
2019	\$938	\$1,012	\$1,203	\$1,365	\$1,244	\$1,189
2018	\$990	\$1,073	\$1,285	\$1,412	\$1,698	\$1,281
2017	\$892	\$988	\$1,387	\$1,352	\$1,874	\$1,277
2016	\$910	\$1,016	\$1,245	\$1,526	\$1,779	\$1,277
2015	\$798	\$956	\$1,183	\$1,367	\$1,650	\$1,175
2014	\$832	\$899	\$1,132	\$1,312	\$1,465	\$1,033

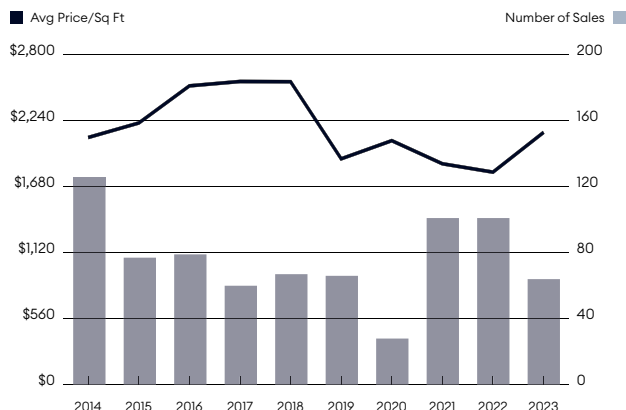
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$450,000	\$730,000	\$1,320,000	\$2,025,000	\$2,690,000	\$1,050,000
2022	\$450,000	\$700,000	\$1,325,500	\$2,200,000	\$3,600,000	\$1,014,590
2021	\$406,250	\$700,500	\$1,200,000	\$2,112,500	\$3,748,200	\$999,000
2020	\$404,369	\$675,000	\$1,287,500	\$2,260,000	\$2,995,000	\$972,500
2019	\$453,000	\$708,000	\$1,325,000	\$2,217,500	\$2,437,500	\$975,050
2018	\$499,000	\$740,000	\$1,422,500	\$2,387,500	\$4,025,000	\$1,110,000
2017	\$505,000	\$725,000	\$1,405,000	\$2,080,500	\$4,287,500	\$980,000
2016	\$482,000	\$730,000	\$1,337,500	\$2,400,000	\$3,597,500	\$912,500
2015	\$425,000	\$709,000	\$1,381,800	\$2,447,500	\$4,125,000	\$875,000
2014	\$373,315	\$653,000	\$1,275,000	\$2,450,000	\$3,250,000	\$851,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	49	96	110	74	20	352
2022	61	155	140	82	24	462
2021	70	156	168	90	30	514
2020	16	89	62	43	13	223
2019	35	134	127	62	10	368
2018	66	162	178	64	20	495
2017	61	197	179	70	18	525
2016	75	209	162	66	22	536
2015	81	188	167	68	14	518
2014	75	163	137	59	16	450

**Central Park West Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$4,047,167	14.7%	\$3,528,551	-8.7%	\$4,434,611
Average Price Per Sq Ft	\$2,141	18.7%	\$1,804	2.1%	\$2,098
Median Sales Price	\$2,750,000	1.9%	\$2,700,000	0.9%	\$2,725,000
Number of Sales (Closed)	64	-36.6%	101	-49.2%	126

**Boundary**

North: West 96th Street  
 South: West 60th Street  
 East: Central Park  
 West: Central Park West

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$598,938	\$1,301,667	\$2,782,040	\$5,412,647	\$8,368,375	\$4,047,167
2022	\$516,375	\$1,324,325	\$2,878,846	\$4,898,478	\$6,489,840	\$3,528,551
2021	\$457,603	\$970,605	\$3,152,726	\$4,718,567	\$9,156,544	\$3,880,397
2020		\$1,848,333	\$2,763,929	\$4,904,563	\$9,375,000	\$3,985,768
2019	\$541,000	\$1,043,750	\$2,569,429	\$4,310,583	\$6,837,833	\$3,138,545
2018	\$340,143	\$1,252,815	\$3,236,648	\$5,052,816	\$15,042,850	\$4,826,258
2017	\$339,268	\$1,248,222	\$6,365,455	\$6,380,925	\$6,617,833	\$5,326,955
2016	\$415,083	\$2,011,438	\$3,554,615	\$5,394,013	\$12,743,000	\$4,841,718
2015	\$213,333	\$1,698,338	\$3,192,105	\$5,419,200	\$12,394,500	\$4,606,257
2014	\$4,255,614	\$1,038,430	\$2,598,145	\$5,564,973	\$12,261,073	\$4,434,611

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$921	\$1,610	\$1,494	\$2,422	\$2,563	\$2,141
2022	\$921	\$1,416	\$1,694	\$1,905	\$1,978	\$1,804
2021	\$768	\$1,094	\$1,756	\$1,868	\$2,450	\$1,875
2020		\$1,547	\$1,743	\$2,098	\$2,992	\$2,071
2019	\$1,040	\$1,121	\$1,406	\$1,977	\$2,374	\$1,776
2018	\$873	\$1,561	\$1,765	\$2,189	\$3,573	\$2,571
2017	\$582	\$1,401	\$3,165	\$2,377	\$2,406	\$2,573
2016	\$922	\$1,314	\$2,373	\$2,382	\$3,129	\$2,536
2015	\$538	\$1,162	\$1,691	\$2,006	\$3,356	\$2,221
2014	\$3,568	\$1,201	\$1,857	\$2,234	\$3,368	\$2,098

**Median Sales Price**

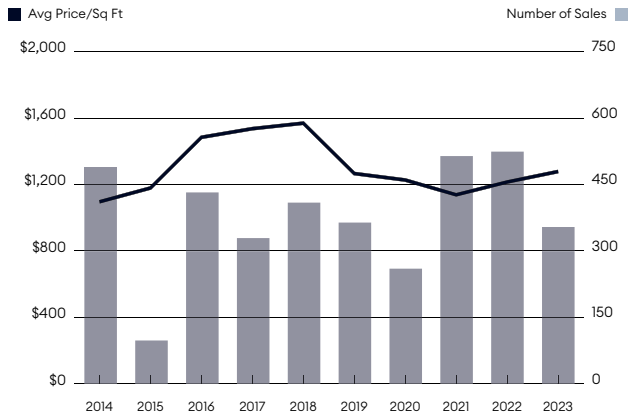
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$590,000	\$1,150,000	\$2,450,000	\$4,825,000	\$8,106,500	\$2,750,000
2022	\$475,000	\$1,225,000	\$2,392,500	\$4,050,000	\$4,950,000	\$2,700,000
2021	\$353,250	\$860,000	\$2,275,000	\$4,400,000	\$7,831,600	\$2,800,000
2020		\$1,915,000	\$2,400,000	\$4,337,500	\$11,000,000	\$2,475,000
2019	\$520,000	\$910,000	\$2,345,000	\$3,217,500	\$6,075,000	\$2,420,000
2018	\$380,000	\$875,000	\$2,975,000	\$4,325,000	\$14,477,500	\$3,000,000
2017	\$345,000	\$1,000,000	\$3,825,000	\$6,066,250	\$6,766,000	\$3,850,000
2016	\$411,250	\$1,062,500	\$2,535,000	\$4,650,000	\$9,887,500	\$2,850,000
2015	\$200,000	\$853,134	\$3,150,000	\$4,950,000	\$11,750,000	\$3,400,000
2014	\$587,500	\$996,000	\$2,000,000	\$3,925,000	\$9,150,000	\$2,725,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	8	9	18	17	12	64
2022	8	20	26	34	13	101
2021	6	18	40	21	16	101
2020		3	14	8	3	28
2019	5	16	21	12	12	66
2018	7	13	18	19	10	67
2017	3	9	22	20	6	60
2016	6	16	26	19	12	79
2015	3	20	19	25	10	77
2014	7	30	33	41	15	126



**Lincoln Center Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,275,847	7.8%	\$1,183,323	-0.4%	\$1,281,569
Average Price Per Sq Ft	\$1,278	5.1%	\$1,215	16.6%	\$1,096
Median Sales Price	\$773,750	0.5%	\$770,000	12.3%	\$689,000
Number of Sales (Closed)	354	-32.4%	524	-27.6%	489

**Boundary**

North: West 72nd Street  
 South: West 57th Street  
 East: Central Park West  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$478,431	\$808,767	\$1,721,618	\$3,408,907	\$5,345,417	\$1,275,847
2022	\$519,779	\$794,139	\$1,667,453	\$3,145,929	\$5,611,961	\$1,183,323
2021	\$467,625	\$744,472	\$1,583,740	\$2,817,377	\$5,089,175	\$1,257,612
2020	\$467,271	\$828,177	\$1,647,963	\$2,558,034	\$6,379,999	\$1,307,858
2019	\$464,400	\$805,112	\$1,618,360	\$3,382,484	\$5,605,371	\$1,281,108
2018	\$505,485	\$822,900	\$1,754,866	\$3,565,878	\$9,020,241	\$1,676,617
2017	\$489,239	\$838,414	\$2,419,078	\$3,761,021	\$4,661,531	\$1,582,072
2016	\$492,268	\$913,874	\$1,889,434	\$3,721,962	\$7,602,517	\$1,583,641
2015	\$414,813	\$765,742	\$1,563,401	\$3,937,000	\$5,100,000	\$1,226,691
2014	\$383,602	\$718,396	\$1,529,675	\$3,400,054	\$9,893,000	\$1,281,569

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$907	\$982	\$1,290	\$1,673	\$2,131	\$1,278
2021	\$857	\$942	\$1,154	\$1,329	\$1,495	\$1,138
2020	\$882	\$1,035	\$1,181	\$1,326	\$2,095	\$1,227
2019	\$953	\$1,014	\$1,286	\$1,762	\$2,254	\$1,312
2018	\$975	\$1,108	\$1,402	\$1,771	\$2,744	\$1,569
2017	\$887	\$1,046	\$1,975	\$1,832	\$1,933	\$1,536
2016	\$926	\$1,072	\$1,489	\$1,839	\$2,471	\$1,484
2015	\$775	\$960	\$1,219	\$1,527	\$1,821	\$1,179
2014	\$801	\$933	\$1,269	\$1,708	\$3,190	\$1,096
2013	\$808	\$916	\$1,099	\$1,608	\$1,226	\$986

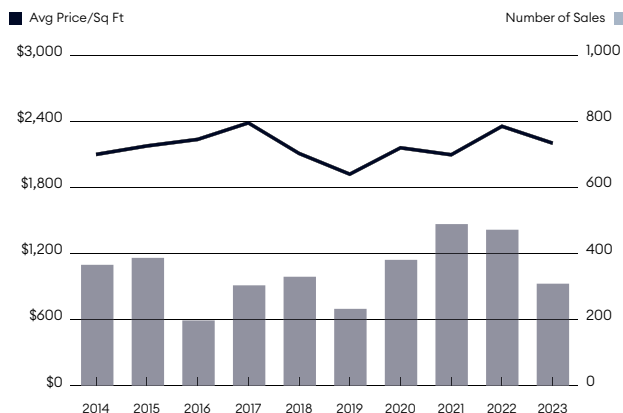
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$480,000	\$752,500	\$1,500,000	\$2,575,000	\$3,922,500	\$773,750
2022	\$482,500	\$728,750	\$1,500,000	\$2,510,000	\$3,800,000	\$770,000
2021	\$440,000	\$716,500	\$1,340,000	\$2,400,000	\$4,241,385	\$775,000
2020	\$470,000	\$730,000	\$1,567,500	\$2,220,000	\$4,387,495	\$776,500
2019	\$460,000	\$760,000	\$1,422,500	\$2,375,000	\$4,170,000	\$837,500
2018	\$499,000	\$760,000	\$1,537,500	\$2,957,583	\$7,900,000	\$890,000
2017	\$505,000	\$760,000	\$1,599,000	\$2,397,500	\$3,700,000	\$835,000
2016	\$482,000	\$767,500	\$1,500,000	\$2,830,000	\$4,709,379	\$855,000
2015	\$414,000	\$745,000	\$1,483,403	\$2,912,500	\$5,100,000	\$825,000
2014	\$391,560	\$655,000	\$1,450,000	\$2,565,000	\$5,100,000	\$689,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	100	130	79	27	12	354
2022	132	228	112	42	9	524
2021	125	192	126	51	20	514
2020	51	121	52	26	10	260
2019	91	143	88	31	11	364
2018	76	157	120	34	19	409
2017	59	139	93	30	8	329
2016	81	192	101	42	16	432
2015	120	232	108	41	12	513
2014	116	221	102	35	15	489

**Lincoln Center Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$3,143,015	-6.3%	\$3,355,027	0.4%	\$3,130,363
Average Price Per Sq Ft	\$2,201	-6.5%	\$2,354	4.9%	\$2,099
Median Sales Price	\$1,925,000	-7.3%	\$2,077,500	13.2%	\$1,700,000
Number of Sales (Closed)	309	-34.5%	472	-15.6%	366

**Boundary**

North: West 72nd Street  
 South: West 57th Street  
 East: Central Park West  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$789,807	\$1,209,395	\$2,687,571	\$5,082,984	\$9,907,179	\$3,143,015
2022	\$755,820	\$1,377,505	\$2,947,969	\$5,577,113	\$9,296,135	\$3,355,027
2021	\$665,068	\$1,245,822	\$2,557,898	\$4,383,261	\$9,462,234	\$2,924,599
2020	\$1,722,208	\$1,747,720	\$2,810,485	\$4,293,423	\$9,339,238	\$3,114,494
2019	\$774,527	\$1,197,422	\$2,454,416	\$3,979,798	\$9,483,640	\$2,581,086
2018	\$703,663	\$1,196,052	\$2,554,513	\$4,599,687	\$8,639,163	\$3,069,744
2017	\$718,125	\$1,379,660	\$2,738,656	\$5,418,736	\$13,175,436	\$3,245,677
2016	\$720,909	\$1,292,540	\$2,795,972	\$5,705,126	\$9,639,638	\$2,869,384
2015	\$223,400	\$1,253,151	\$2,369,227	\$5,074,550	\$11,928,056	\$3,327,731
2014	\$1,210,507	\$1,184,459	\$2,646,046	\$6,064,676	\$11,604,425	\$3,130,363

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,321	\$1,510	\$2,019	\$2,426	\$2,910	\$2,201
2022	\$1,426	\$1,701	\$2,161	\$2,650	\$2,939	\$2,354
2021	\$960	\$1,549	\$1,952	\$2,230	\$2,755	\$2,096
2020	\$3,271	\$1,870	\$2,093	\$2,108	\$2,903	\$2,159
2019	\$1,535	\$1,444	\$1,907	\$2,078	\$2,938	\$2,000
2018	\$1,314	\$1,538	\$1,939	\$2,250	\$2,598	\$2,108
2017	\$1,241	\$1,608	\$2,169	\$2,685	\$3,560	\$2,385
2016	\$1,208	\$1,629	\$2,199	\$2,810	\$2,709	\$2,235
2015	\$610	\$1,428	\$1,752	\$2,377	\$3,504	\$2,176
2014	\$2,013	\$1,464	\$2,028	\$3,116	\$3,625	\$2,099

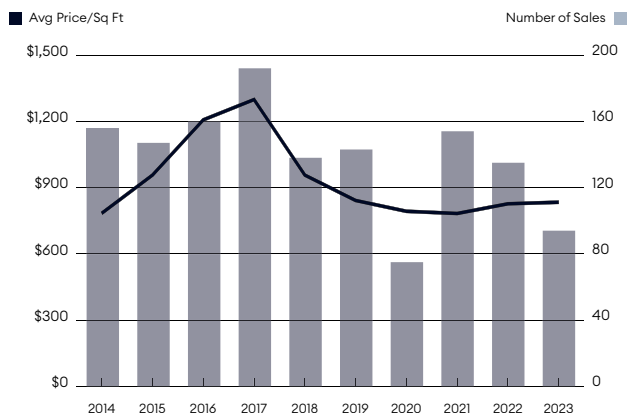
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$730,000	\$1,125,000	\$2,170,000	\$3,714,500	\$7,100,000	\$1,925,000
2022	\$730,000	\$1,300,000	\$2,480,000	\$4,650,500	\$7,310,875	\$2,077,500
2021	\$585,528	\$1,148,250	\$2,347,500	\$4,300,000	\$6,415,000	\$2,000,000
2020	\$735,000	\$1,649,291	\$2,790,000	\$4,216,184	\$6,000,000	\$2,662,200
2019	\$767,500	\$1,085,000	\$2,030,000	\$3,395,000	\$7,500,000	\$1,750,000
2018	\$695,000	\$1,077,500	\$2,306,541	\$3,699,218	\$6,583,133	\$1,972,500
2017	\$757,500	\$1,300,000	\$2,500,000	\$4,022,137	\$8,752,250	\$2,000,000
2016	\$775,000	\$1,115,519	\$2,362,500	\$4,350,141	\$9,000,000	\$1,680,000
2015	\$142,000	\$1,104,538	\$2,307,714	\$3,959,901	\$8,477,738	\$2,234,940
2014	\$700,000	\$1,100,000	\$2,150,000	\$4,000,000	\$8,655,125	\$1,700,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	23	100	99	56	27	309
2022	26	177	135	87	47	472
2021	31	156	168	95	39	489
2020	12	121	131	78	21	381
2019	20	81	78	39	15	233
2018	18	106	112	55	38	330
2017	8	119	111	46	20	304
2016	11	86	64	22	15	198
2015	30	145	132	55	25	387
2014	29	133	122	58	24	366

**Midtown West/Clinton Co-Ops**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$633,612	-2.3%	\$648,373	-4.6%	\$664,498
Average Price Per Sq Ft	\$834	0.8%	\$827	6.3%	\$784
Median Sales Price	\$525,000	-3.7%	\$545,000	5.2%	\$498,841
Number of Sales (Closed)	94	-30.4%	135	-39.7%	156

**Boundary**

North: West 57th Street  
 South: West 34th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$423,626	\$560,646	\$937,111	\$2,100,000		\$633,612
2022	\$396,141	\$661,482	\$930,229	\$1,850,000		\$648,373
2021	\$414,186	\$546,131	\$923,417	\$1,555,000	\$3,400,000	\$630,035
2020	\$363,821	\$523,081	\$845,422	\$1,732,500		\$573,084
2019	\$409,442	\$1,227,052	\$1,531,166	\$2,859,208	\$6,955,000	\$1,228,665
2018	\$389,439	\$624,763	\$991,466	\$1,722,500		\$605,301
2017	\$537,868	\$797,472	\$1,658,469	\$7,335,000	\$2,362,500	\$1,079,634
2016	\$424,004	\$772,025	\$1,248,186	\$3,823,000	\$6,993,333	\$996,187
2015	\$373,090	\$833,089	\$1,263,891	\$1,860,000	\$4,962,500	\$861,631
2014	\$366,583	\$527,848	\$988,259	\$1,655,100	\$3,545,833	\$664,498

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$803	\$779	\$878	\$1,008		\$834
2022	\$745	\$860	\$821	\$909		\$827
2021	\$786	\$781	\$791	\$707	\$850	\$783
2020	\$727	\$822	\$747	\$1,034		\$793
2019	\$853	\$1,598	\$1,467	\$1,266	\$2,440	\$1,468
2018	\$899	\$965	\$967	\$1,198		\$957
2017	\$930	\$1,072	\$1,502	\$2,687	\$1,331	\$1,299
2016	\$861	\$1,037	\$1,136	\$1,952	\$2,409	\$1,207
2015	\$730	\$874	\$1,037	\$1,151	\$1,654	\$957
2014	\$735	\$746	\$849	\$1,273	\$1,198	\$784

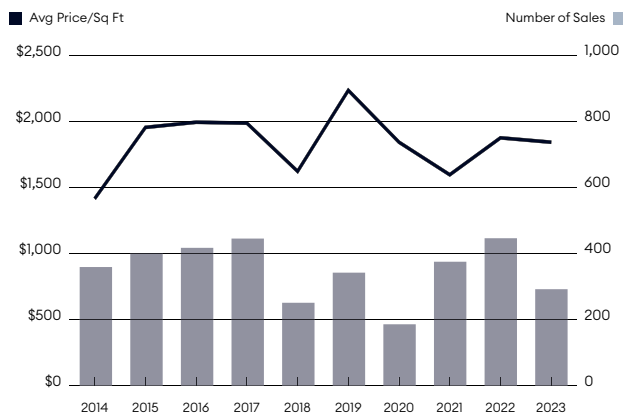
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$395,000	\$525,000	\$887,000	\$3,000,000		\$525,000
2022	\$395,000	\$625,000	\$900,000	\$1,850,000		\$545,000
2021	\$394,000	\$509,500	\$850,000	\$1,250,000	\$3,400,000	\$514,050
2020	\$418,446	\$515,000	\$655,000	\$1,732,500		\$485,000
2019	\$429,000	\$509,000	\$960,000	\$2,015,000	\$6,955,000	\$543,000
2018	\$387,000	\$590,000	\$1,025,000	\$1,722,500		\$509,500
2017	\$452,500	\$635,000	\$1,100,000	\$8,025,000	\$2,362,500	\$650,340
2016	\$405,000	\$657,500	\$1,005,000	\$2,215,000	\$7,400,000	\$690,000
2015	\$340,380	\$590,000	\$995,000	\$1,345,000	\$4,962,500	\$580,000
2014	\$375,000	\$489,896	\$870,000	\$1,392,924	\$3,925,000	\$498,841

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	27	44	18	3		94
2022	45	59	29	2		135
2021	41	76	33	3	1	154
2020	22	36	15	2		75
2019	28	83	25	6	1	143
2018	53	61	21	2		138
2017	52	96	37	5	2	192
2016	35	86	30	5	3	160
2015	46	69	23	7	2	147
2014	29	93	27	4	3	156

**Midtown West/Clinton Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$2,205,423	-0.6%	\$2,218,403	64.3%	\$1,342,666
Average Price Per Sq Ft	\$1,841	-1.8%	\$1,874	30.1%	\$1,415
Median Sales Price	\$1,327,500	-6.8%	\$1,425,000	19.6%	\$1,110,000
Number of Sales (Closed)	292	-34.5%	446	-18.7%	359

**Boundary**

North: West 57th Street  
 South: West 34th Street  
 East: Avenue of the Americas  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$774,268	\$1,114,993	\$2,185,853	\$4,617,522	\$10,088,288	\$2,205,423
2022	\$717,452	\$1,129,411	\$2,421,892	\$4,198,344	\$13,069,854	\$2,218,403
2021	\$647,483	\$1,071,436	\$2,126,334	\$4,595,498	\$4,799,332	\$1,724,466
2020	\$641,118	\$1,265,085	\$2,505,447	\$4,992,731	\$11,093,495	\$1,932,475
2019	\$707,238	\$1,619,917	\$3,198,895	\$5,889,104	\$9,901,193	\$2,543,194
2018	\$755,473	\$1,121,589	\$2,146,346	\$3,367,830	\$5,066,667	\$1,553,276
2017	\$732,111	\$1,226,834	\$2,105,210	\$4,238,398	\$23,177,804	\$2,000,127
2016	\$723,230	\$1,103,268	\$2,467,731	\$6,961,451	\$7,608,964	\$2,016,142
2015	\$684,426	\$1,119,170	\$2,052,906	\$4,148,877	\$14,805,680	\$1,916,099
2014	\$681,554	\$1,019,123	\$1,866,365	\$3,873,629	\$2,473,500	\$1,342,666

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$1,434	\$1,478	\$1,762	\$2,054	\$2,427	\$1,841
2022	\$1,279	\$1,470	\$1,795	\$2,092	\$3,145	\$1,874
2021	\$1,268	\$1,331	\$1,647	\$2,109	\$1,472	\$1,595
2020	\$1,260	\$1,544	\$1,821	\$2,080	\$3,558	\$1,841
2019	\$1,398	\$1,857	\$2,331	\$2,729	\$2,755	\$2,211
2018	\$1,366	\$1,533	\$1,779	\$1,650	\$1,511	\$1,621
2017	\$1,348	\$1,523	\$1,848	\$2,426	\$4,955	\$1,985
2016	\$1,411	\$1,464	\$1,970	\$3,256	\$2,950	\$1,992
2015	\$1,359	\$1,485	\$1,747	\$2,656	\$4,346	\$1,953
2014	\$1,331	\$1,297	\$1,589	\$1,895	\$1,252	\$1,415

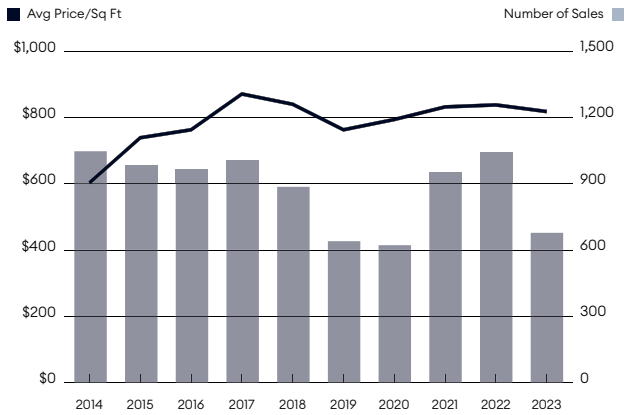
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$710,000	\$1,032,389	\$1,862,500	\$4,803,750	\$9,950,000	\$1,327,500
2022	\$689,000	\$1,050,000	\$1,937,500	\$3,778,150	\$12,001,875	\$1,425,000
2021	\$606,500	\$955,000	\$1,750,000	\$5,089,625	\$4,995,000	\$1,175,000
2020	\$600,000	\$915,000	\$1,854,500	\$4,539,731	\$9,478,399	\$1,187,500
2019	\$641,000	\$1,136,000	\$2,625,000	\$5,709,375	\$10,905,206	\$1,562,500
2018	\$627,500	\$1,035,000	\$1,750,000	\$3,015,179	\$4,550,000	\$1,189,896
2017	\$710,000	\$1,140,000	\$1,932,625	\$2,600,000	\$18,837,625	\$1,331,000
2016	\$670,000	\$1,035,000	\$1,896,899	\$4,400,000	\$5,449,275	\$1,200,000
2015	\$685,000	\$999,921	\$1,750,000	\$2,275,788	\$8,100,000	\$1,311,680
2014	\$625,000	\$960,000	\$1,660,000	\$4,250,000	\$2,473,500	\$1,110,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	41	120	80	37	13	292
2022	68	155	156	55	12	446
2021	51	164	121	32	7	375
2020	21	98	52	10	3	186
2019	45	151	108	32	6	342
2018	40	125	67	14	3	251
2017	49	215	145	29	7	445
2016	64	191	122	31	5	417
2015	31	201	125	35	8	400
2014	59	174	110	14	2	359

**Northern Manhattan Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$720,024	-5.4%	\$760,925	30.1%	\$553,266
Average Price Per Sq Ft	\$818	-2.4%	\$838	35.6%	\$603
Median Sales Price	\$575,000	-7.3%	\$620,566	27.5%	\$450,933
Number of Sales (Closed)	678	-34.9%	1,042	-35.2%	1,047

**Boundary**

North: Harlem River  
 South: West 116th Street and East 96th Street  
 East: East River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$398,459	\$544,512	\$774,559	\$1,184,341	\$1,677,590	\$720,024
2022	\$426,916	\$593,629	\$760,852	\$1,179,727	\$2,206,592	\$760,925
2021	\$414,501	\$565,182	\$878,665	\$1,223,376	\$1,696,354	\$798,598
2020	\$415,133	\$562,617	\$846,053	\$1,024,615	\$1,402,033	\$718,186
2019	\$304,355	\$499,289	\$750,925	\$1,011,122	\$594,143	\$646,703
2018	\$374,501	\$529,866	\$789,562	\$1,190,591	\$1,381,818	\$732,523
2017	\$367,226	\$553,813	\$817,598	\$1,150,131	\$1,773,968	\$725,487
2016	\$399,198	\$494,119	\$727,659	\$1,040,115	\$1,361,232	\$642,446
2015	\$327,950	\$490,443	\$758,588	\$1,093,929	\$1,096,375	\$637,224
2014	\$272,874	\$401,606	\$631,105	\$977,425	\$1,258,809	\$553,266

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$669	\$778	\$811	\$919	\$933	\$818
2022	\$826	\$838	\$792	\$881	\$1,048	\$838
2021	\$518	\$802	\$833	\$947	\$913	\$832
2020	\$774	\$773	\$815	\$796	\$808	\$794
2019	\$659	\$759	\$777	\$790	\$546	\$766
2018	\$862	\$820	\$822	\$891	\$854	\$840
2017	\$734	\$824	\$872	\$947	\$1,119	\$871
2016	\$741	\$760	\$759	\$816	\$687	\$763
2015	\$677	\$705	\$762	\$785	\$690	\$739
2014	\$575	\$580	\$616	\$654	\$644	\$603

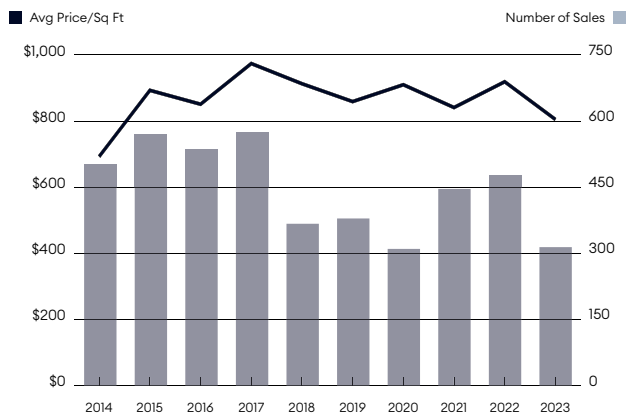
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$330,000	\$462,000	\$645,000	\$925,000	\$1,500,000	\$575,000
2022	\$375,000	\$505,000	\$663,000	\$990,000	\$1,875,000	\$620,566
2021	\$330,200	\$475,000	\$713,750	\$1,061,975	\$1,524,500	\$625,000
2020	\$358,125	\$510,000	\$790,000	\$945,000	\$912,500	\$634,049
2019	\$284,750	\$438,250	\$700,000	\$887,000	\$530,000	\$560,000
2018	\$340,000	\$519,000	\$735,000	\$980,000	\$1,092,500	\$612,750
2017	\$390,390	\$500,000	\$727,500	\$915,406	\$974,500	\$611,051
2016	\$342,553	\$456,300	\$640,000	\$930,000	\$955,000	\$544,721
2015	\$320,000	\$439,500	\$687,000	\$999,900	\$855,250	\$517,500
2014	\$212,940	\$370,000	\$588,548	\$805,000	\$945,874	\$450,933

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	89	231	242	87	19	678
2022	124	332	401	166	19	1,042
2021	93	311	380	158	12	954
2020	50	280	204	73	15	622
2019	42	272	236	83	7	640
2018	83	313	335	127	22	886
2017	91	421	358	115	22	1,007
2016	88	415	329	87	19	964
2015	125	422	298	125	16	986
2014	139	381	375	141	11	1,047

**Harlem/East Harlem Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$709,047	-18.1%	\$865,782	5.3%	\$673,089
Average Price Per Sq Ft	\$805	-12.3%	\$919	16.2%	\$693
Median Sales Price	\$630,000	-6.7%	\$675,000	15.4%	\$546,000
Number of Sales (Closed)	314	-34.0%	476	-37.5%	502

**Boundary**

North: West 155th Street  
 South: East 96th Street  
 (excludes corridor between Fifth and Madison Avenues and East 110th Street)  
 East: Harlem River  
 West: St. Nicholas Avenue

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$505,919	\$570,949	\$742,847	\$1,120,007	\$847,476	\$709,047
2022	\$456,450	\$562,363	\$789,254	\$1,331,449	\$2,966,007	\$865,782
2021	\$435,613	\$582,154	\$849,311	\$1,364,593	\$2,617,636	\$885,981
2020	\$506,010	\$678,545	\$950,704	\$1,221,547	\$1,573,429	\$868,002
2019	\$452,507	\$554,356	\$867,908	\$1,269,956	\$1,175,133	\$814,380
2018	\$467,749	\$606,380	\$874,394	\$1,277,418	\$1,249,182	\$812,076
2017	\$397,634	\$615,635	\$951,449	\$1,333,663	\$2,196,523	\$820,128
2016	\$431,925	\$555,956	\$805,489	\$1,183,905	\$1,197,583	\$709,043
2015	\$356,197	\$567,906	\$864,553	\$1,250,773	\$1,264,700	\$746,592
2014	\$321,015	\$460,986	\$722,702	\$1,191,771	\$1,587,200	\$673,089

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$921	\$870	\$783	\$852	\$487	\$805
2022	\$848	\$846	\$824	\$974	\$1,500	\$919
2021	\$376	\$840	\$779	\$1,029	\$1,007	\$841
2020	\$951	\$938	\$914	\$867	\$891	\$910
2019	\$946	\$793	\$870	\$910	\$854	\$861
2018	\$1,040	\$912	\$884	\$970	\$808	\$913
2017	\$821	\$919	\$982	\$1,047	\$1,231	\$974
2016	\$781	\$867	\$828	\$944	\$682	\$851
2015	\$728	\$816	\$848	\$882	\$897	\$839
2014	\$680	\$661	\$690	\$755	\$849	\$693

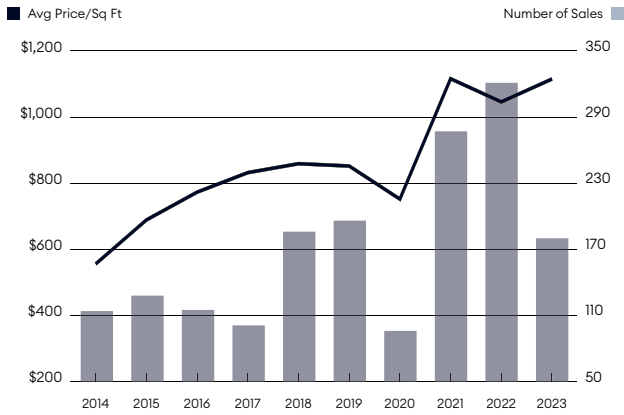
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	\$507,000	\$595,000	\$735,000	\$1,079,345	\$722,357	\$630,000
2022	\$472,350	\$568,500	\$752,500	\$1,275,000	\$3,125,000	\$675,000
2021	\$330,100	\$587,500	\$835,000	\$1,247,500	\$2,395,000	\$700,000
2020	\$552,000	\$685,000	\$917,500	\$1,150,000	\$850,000	\$744,161
2019	\$470,000	\$490,000	\$877,500	\$1,232,500	\$997,050	\$725,000
2018	\$501,247	\$623,500	\$843,391	\$1,087,000	\$1,160,000	\$700,000
2017	\$423,800	\$618,000	\$877,222	\$1,327,500	\$699,000	\$680,000
2016	\$424,500	\$510,000	\$757,500	\$999,000	\$965,000	\$625,000
2015	\$370,816	\$520,000	\$800,000	\$1,374,637	\$1,137,750	\$630,698
2014	\$248,430	\$439,000	\$707,000	\$1,055,721	\$625,000	\$546,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All
2023	35	103	117	41	12	314
2022	54	124	191	92	15	476
2021	42	124	177	92	11	446
2020	22	130	95	56	7	310
2019	17	136	150	64	12	379
2018	34	123	144	52	11	367
2017	63	242	193	64	13	575
2016	48	209	202	53	6	536
2015	74	221	181	83	10	569
2014	70	153	191	83	5	502

**Hamilton/Morning Side Heights Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$1,028,333	6.0%	\$969,922	116.1%	\$475,961
Average Price Per Sq Ft	\$1,115	6.6%	\$1,046	100.5%	\$556
Median Sales Price	\$657,000	-14.1%	\$765,000	39.8%	\$470,000
Number of Sales (Closed)	180	-43.9%	321	57.9%	114

**Boundary**

North: West 155th Street  
 South: West 116th Street  
 East: St. Nicholas Avenue  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$331,457	\$724,106	\$1,128,272	\$1,596,712	\$2,660,743	\$1,028,333
2022	\$452,056	\$828,755	\$922,698	\$1,415,714	\$2,823,775	\$969,922
2021	\$453,625	\$798,227	\$1,216,474	\$1,615,761	\$1,751,550	\$1,126,401
2020	\$534,104	\$507,854	\$796,270	\$825,583	\$1,530,000	\$704,330
2019	\$229,338	\$546,307	\$734,188	\$1,020,187	\$359,167	\$647,939
2018	\$278,258	\$500,990	\$783,255	\$1,501,200	\$1,358,000	\$760,005
2017	\$315,833	\$534,833	\$760,719	\$1,278,618	\$850,000	\$755,250
2016	\$331,104	\$521,771	\$689,225	\$1,173,929	\$1,437,250	\$668,291
2015	\$348,672	\$470,074	\$683,903	\$882,099		\$563,114
2014	\$234,333	\$382,474	\$598,305	\$555,078	\$415,000	\$475,961

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$613	\$999	\$1,114	\$1,259	\$1,521	\$1,115
2022	\$992	\$1,144	\$949	\$1,100	\$1,140	\$1,046
2021	\$918	\$1,143	\$1,109	\$1,141	\$1,121	\$1,116
2020	\$847	\$708	\$777	\$707	\$805	\$752
2019	\$678	\$829	\$810	\$878	\$293	\$811
2018	\$713	\$794	\$821	\$1,025	\$1,057	\$859
2017	\$642	\$781	\$809	\$934	\$1,133	\$832
2016	\$683	\$750	\$746	\$881	\$782	\$773
2015	\$663	\$685	\$712	\$665		\$689
2014	\$563	\$564	\$586	\$472	\$292	\$556

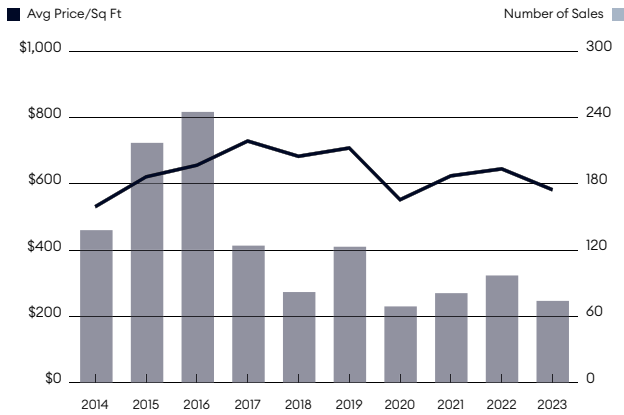
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$305,000	\$548,500	\$697,500	\$925,000	\$2,647,450	\$657,000
2022	\$520,000	\$828,741	\$763,750	\$1,105,500	\$2,989,180	\$765,000
2021	\$507,500	\$884,675	\$979,500	\$1,342,500	\$585,000	\$940,000
2020	\$445,000	\$484,500	\$750,000	\$675,000	\$400,000	\$662,500
2019	\$260,193	\$505,000	\$700,000	\$999,999	\$395,000	\$582,000
2018	\$299,900	\$519,699	\$756,250	\$1,092,500	\$599,000	\$604,242
2017	\$285,000	\$529,000	\$720,000	\$930,000	\$850,000	\$675,000
2016	\$285,000	\$510,000	\$637,500	\$955,000	\$1,149,500	\$590,000
2015	\$290,000	\$440,000	\$604,500	\$813,000		\$506,000
2014	\$225,000	\$365,000	\$570,000	\$560,000	\$415,000	\$470,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	22	56	64	29	7	180
2022	41	98	122	50	10	321
2021	26	74	114	58	5	277
2020	6	34	41	12	3	96
2019	25	64	73	31	3	196
2018	17	65	74	26	3	186
2017	6	30	47	17	1	101
2016	13	43	40	14	4	115
2015	20	53	42	13		128
2014	6	50	42	14	2	114

**Washington Heights Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$532,093	-4.4%	\$556,765	9.4%	\$486,449
Average Price Per Sq Ft	\$582	-9.7%	\$645	9.7%	\$531
Median Sales Price	\$478,000	-11.9%	\$542,500	12.8%	\$423,852
Number of Sales (Closed)	74	-23.7%	97	-46.4%	138

**Boundary**

North: West 181st Street  
 South: West 155th Street  
 East: Harlem River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$441,118	\$439,468	\$497,725	\$860,886		\$532,093
2022	\$378,813	\$469,385	\$569,276	\$843,071	\$542,500	\$556,765
2021	\$303,750	\$445,045	\$591,210	\$757,063	\$1,662,500	\$593,285
2020	\$191,692	\$382,519	\$606,846	\$756,880	\$999,000	\$471,253
2019	\$218,403	\$464,657	\$645,972	\$519,091	\$530,000	\$538,174
2018	\$340,341	\$491,677	\$664,843	\$733,514	\$848,750	\$615,394
2017	\$370,333	\$459,908	\$605,689	\$727,774	\$1,197,917	\$590,926
2016	\$401,292	\$451,629	\$651,175	\$823,654	\$948,189	\$591,094
2015	\$264,872	\$440,560	\$641,183	\$836,112	\$871,250	\$530,366
2014	\$216,777	\$366,977	\$516,802	\$789,125	\$1,351,967	\$486,449

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$580	\$649	\$527	\$621		\$582
2022	\$741	\$659	\$606	\$688		\$645
2021	\$506	\$659	\$588	\$605	\$761	\$624
2020	\$385	\$535	\$563	\$644	\$555	\$552
2019	\$481	\$783	\$737	\$559	\$589	\$725
2018	\$849	\$821	\$715	\$597	\$534	\$683
2017	\$581	\$710	\$715	\$693	\$1,042	\$729
2016	\$695	\$690	\$675	\$588	\$477	\$656
2015	\$589	\$638	\$642	\$619	\$414	\$621
2014	\$448	\$559	\$527	\$498	\$685	\$531

**Median Sales Price**

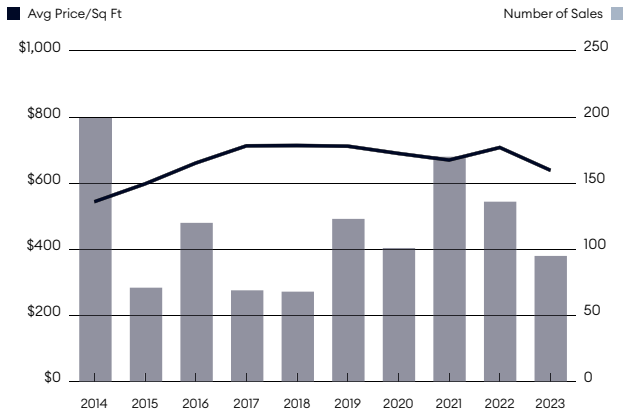
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$340,000	\$412,500	\$582,500	\$855,000		\$478,000
2022	\$287,500	\$439,500	\$619,600	\$665,000	\$542,500	\$542,500
2021	\$303,750	\$422,500	\$590,000	\$824,950	\$1,662,500	\$525,000
2020	\$140,760	\$400,000	\$607,647	\$799,822	\$999,000	\$435,000
2019	\$185,000	\$439,900	\$590,000	\$475,000	\$530,000	\$500,000
2018	\$376,500	\$490,000	\$670,000	\$625,000	\$820,000	\$591,000
2017	\$381,000	\$459,500	\$619,000	\$599,000	\$1,074,500	\$533,250
2016	\$335,000	\$426,000	\$606,500	\$825,000	\$1,114,500	\$525,000
2015	\$257,500	\$430,000	\$637,500	\$805,500	\$942,500	\$490,500
2014	\$199,750	\$395,000	\$548,000	\$750,000	\$1,500,000	\$423,852

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	9	22	30	11		74
2022	8	35	39	14	1	97
2021	2	30	29	18	2	81
2020	8	34	18	8	1	69
2019	5	53	53	11	1	123
2018	8	21	28	21	4	82
2017	3	48	48	19	6	124
2016	20	120	72	23	6	245
2015	26	99	64	24	4	217
2014	13	55	47	20	3	138



**Fort George Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$568,736	-15.8%	\$675,644	28.6%	\$442,202
Average Price Per Sq Ft	\$639	-9.9%	\$708	17.4%	\$544
Median Sales Price	\$499,000	-12.8%	\$572,500	24.8%	\$400,000
Number of Sales (Closed)	95	-30.1%	136	-52.3%	199

**Boundary**

North: Dyckman Street  
 South: West 181st Street  
 East: Harlem River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$368,858	\$442,987	\$619,923	\$968,450	\$1,569,667	\$568,736
2022	\$378,725	\$483,800	\$698,080	\$1,087,446	\$1,295,000	\$675,644
2021	\$412,376	\$453,267	\$706,775	\$921,060	\$1,699,000	\$591,478
2020	\$326,129	\$480,429	\$740,268	\$1,033,071	\$1,282,500	\$614,748
2019	\$309,674	\$473,986	\$741,309	\$875,705	\$630,000	\$579,668
2018	\$319,313	\$524,451	\$687,121	\$898,500	\$925,000	\$645,034
2017	\$307,310	\$441,448	\$692,128	\$1,185,000	\$1,100,000	\$536,664
2016	\$304,928	\$412,607	\$589,671	\$942,938	\$593,203	\$565,195
2015	\$266,125	\$421,423	\$614,995	\$887,857		\$498,986
2014	\$249,517	\$373,345	\$554,651	\$663,333	\$1,025,000	\$442,202

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$554	\$576	\$673	\$705	\$749	\$639
2022	\$566	\$650	\$723	\$767	\$719	\$708
2021	\$612	\$594	\$729	\$716	\$772	\$670
2020	\$632	\$626	\$731	\$781	\$747	\$690
2019	\$635	\$759	\$750	\$748	\$602	\$744
2018	\$730	\$691	\$778	\$707	\$463	\$714
2017	\$548	\$659	\$759	\$1,580	\$611	\$713
2016	\$643	\$691	\$637	\$701	\$424	\$661
2015	\$561	\$594	\$601	\$613		\$598
2014	\$520	\$542	\$561	\$542	\$476	\$544

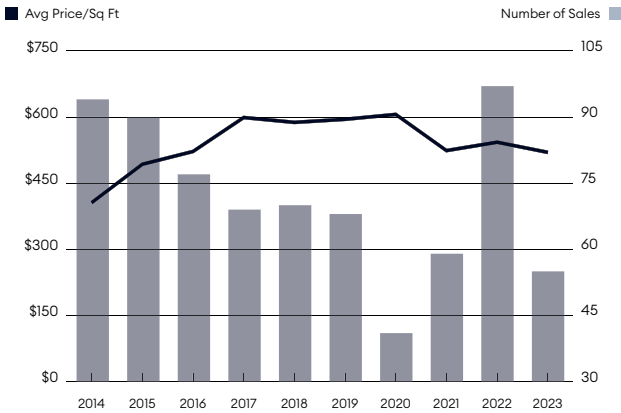
**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$306,000	\$410,500	\$575,000	\$979,500	\$1,699,000	\$499,000
2022	\$335,000	\$460,000	\$640,000	\$1,125,000	\$1,295,000	\$572,500
2021	\$370,000	\$437,500	\$655,000	\$925,250	\$1,699,000	\$535,000
2020	\$338,018	\$399,000	\$749,500	\$999,500	\$985,000	\$514,000
2019	\$332,000	\$430,840	\$717,500	\$878,500	\$630,000	\$550,000
2018	\$284,000	\$532,500	\$635,000	\$937,500	\$925,000	\$580,500
2017	\$286,549	\$445,000	\$667,000	\$1,185,000	\$1,100,000	\$481,650
2016	\$299,600	\$378,125	\$570,424	\$937,250	\$593,203	\$424,500
2015	\$249,000	\$391,231	\$597,500	\$1,127,500		\$450,000
2014	\$221,625	\$345,000	\$534,024	\$800,000	\$1,025,000	\$400,000

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	15	42	25	10	3	95
2022	10	53	44	28	1	136
2021	19	71	65	14	1	170
2020	10	47	34	7	3	101
2019	13	59	38	12	1	123
2018	8	20	23	14	1	68
2017	10	33	23	2	1	69
2016	8	68	31	8	2	120
2015	8	38	18	7		71
2014	29	88	63	18	1	199

**Inwood Co-Ops & Condos**  
Average Price Per Square Foot / Number of Sales



Matrix	2023	%Δ (QTR)	2022	%Δ (10-YR)	2014
Average Sales Price	\$442,142	-9.5%	\$488,549	29.9%	\$340,330
Average Price Per Sq Ft	\$520	-4.3%	\$543	28.0%	\$406
Median Sales Price	\$399,000	-6.1%	\$425,000	28.6%	\$310,275
Number of Sales (Closed)	55	-43.3%	97	-41.5%	94

**Boundary**

North: Harlem River  
 South: Dyckman Street  
 East: Harlem River  
 West: Hudson River

**Average Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$260,625	\$385,514	\$525,000	\$772,000	\$1,500,000	\$442,142
2022	\$282,862	\$397,361	\$566,708	\$827,722	\$1,100,000	\$488,549
2021	\$237,286	\$378,648	\$574,265	\$909,667		\$461,819
2020	\$288,333	\$390,951	\$715,753	\$852,500	\$580,000	\$497,710
2019	\$225,437	\$387,703	\$578,028	\$827,000		\$459,278
2018	\$242,143	\$381,661	\$512,045	\$847,961		\$439,847
2017	\$237,417	\$385,171	\$572,351	\$724,000		\$458,754
2016	\$301,813	\$353,112	\$473,639	\$870,000	\$955,000	\$414,899
2015	\$354,889	\$320,094	\$502,098	\$715,176	\$705,000	\$407,000
2014	\$190,405	\$294,831	\$445,847	\$567,717		\$340,330

**Average Price Per Square Foot**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$432	\$487	\$553	\$622	\$726	\$520
2022	\$485	\$519	\$579	\$525	\$534	\$543
2021	\$466	\$486	\$561	\$556		\$524
2020	\$509	\$549	\$685	\$710	\$580	\$606
2019	\$526	\$600	\$615	\$636		\$605
2018	\$605	\$598	\$562	\$692		\$588
2017	\$463	\$581	\$600	\$735		\$599
2016	\$657	\$491	\$529	\$590	\$478	\$522
2015	\$662	\$439	\$531	\$522	\$486	\$493
2014	\$394	\$392	\$436	\$375		\$406

**Median Sales Price**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	\$268,750	\$394,000	\$530,000	\$711,500	\$1,500,000	\$399,000
2022	\$240,000	\$397,500	\$545,000	\$935,000	\$1,100,000	\$425,000
2021	\$245,000	\$373,500	\$541,250	\$924,000		\$430,000
2020	\$290,000	\$382,500	\$553,000	\$852,500	\$580,000	\$405,000
2019	\$245,000	\$385,000	\$565,532	\$810,000		\$417,500
2018	\$229,000	\$399,000	\$517,500	\$823,884		\$413,950
2017	\$237,250	\$371,000	\$560,000	\$755,000		\$411,000
2016	\$252,000	\$340,000	\$509,500	\$870,000	\$955,000	\$375,000
2015	\$350,000	\$315,000	\$511,500	\$690,000	\$705,000	\$350,000
2014	\$165,250	\$290,000	\$421,114	\$619,000		\$310,275

**Number of Sales**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2023	12	24	14	4	1	55
2022	13	40	34	9	1	97
2021	7	27	22	3		59
2020	3	24	11	2	1	41
2019	7	36	20	5		68
2018	7	32	28	3		70
2017	6	36	21	6		69
2016	8	37	26	2	1	77
2015	9	49	24	6	2	90
2014	21	35	32	6		94