## New York City Real Estate Market **Residential Brief 4Q-2023**

## Co-ops, Condos & 1-3 Family Sales

Market Share by Unit Market Share by Volume   7.9% 3.7%   7.8% 7.6%   8.7% 4.2%   8.6% 4.2%     BROOKLYN   40-2023   %Chg QQQ   30-2023   %Chg YOY   40-2022   %Chg 2YOY   40-2021   %Chg 3YOY     Average Sales Price   \$1,173,517   4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$1,178,237   11.2%     Median Sales Price   \$900,000   -5.3%   \$950,000   -5.3%   \$950,000   -4.4%   \$941,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3,217   -20.8%     Listing Inventory (active)   2,206   -14.9%   2,552   -2.04%   2,773   -16.3%     Sales Volume (\$)   \$2,505,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,916,656   -33.9%   \$3,790,388,429   -11.9%   \$2,     Market Share by Unit   23.1%   \$2,040,277   3,9%   \$2,069,284   6.1%     Market Share by Unit   23.7%   \$2,040,277   \$3,945   \$2,040,07   \$2,0	4Q-202 \$1,004,39 \$700,00 10,55 20,45 502,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 586,667,58
Average Sales Price \$1,211,522 1,11% \$1,2447 447 44% \$1,160,91 2,1% \$1,166,420 20.6% Mumber of Sales (closed) 8,948 -12.5% 10,221 -13.6% 10,300 0,33.8% 13,511 -15.2% Listing Inventory (achev) 16,022 -11.1% 18,019 9,0% 17,603 -5.7% 16,901 -2.1% Absorption Rate (mo) 5.4 1.9% 5.3 5.9% 5.1 42.1% 3.8 49.8% Sales Volume (s) \$10,840,698,856 -13.4% \$12,515,072,787 -9.9% \$12,027,659,560 -32.4% \$16,029,720,620 2.2% \$10, BRONX 4.0-2023 %Chg QOQ 30,2023 %Chg YOY 40,2022 %Chg 2YOY 40,2021 %Chg 3YOY 4.0-2021 %Chg 3YOY 5554,000 -45.% 5555,000 0.0% 5575,000 8.5% Number of Sales (closed) 7.99 -9.2% 771 -2.1% 5550,000 -41.7% 5588,689 8.0% Number of Sales (closed) 7.99 -9.2% 771 -2.1% 5550,000 -41.7% 5588,689 8.0% Number of Sales (closed) 7.99 -9.2% 771 -2.1% 5507,186,000 -41.7% 5588,689 8.0% Number of Sales (closed) 7.99 -9.2% 7.781 -2.1.2% 550,000 -41.7% 5588,689 8.0% Number of Sales (closed) 7.9% 552,000 -45.% 5507,186,000 -41.7% 5682,290,551 -18.2% \$ Sales Volume (s) \$397,955,245 -12.9% \$456,778,784 -21.5% \$507,186,000 -41.7% \$682,290,551 -18.2% \$ Market Share by Volume 3.7% 3.8% 4.2% 4.3% BROOKLYN 40-2023 %Chg QOQ 30-2023 %Chg YOY 40-2022 %Chg 2YOY 40-2021 %Chg 3YOY Average Sales Price \$11,173,517 4.0% \$1,222,627 -2.3% \$12,00,814 -0.4% \$1,176,237 11.2% Market Share by Volume 3.7% 3.8% 4.2% 4.3% BROOKLYN 40-2023 %Chg QOQ 30-2023 %Chg YOY 40-2022 %Chg 2YOY 40-2021 %Chg 3YOY Average Sales Price \$1,173,517 4.0% \$1,222,627 -2.3% \$1,200,814 -0.4% \$1,176,237 11.2% Market Share by Volume 3.7% 3.9% 2.60% 2.20% 4.2% 4.3% BROOKLYN 40-2023 %Chg QOQ 30-2023 %Chg YOY 40-2022 %Chg 2YOY 40-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,054,380 5.7% 2.60% 3.2,77 -20.8% Number of Sales (closed) 2.31 -3.3% 7.5% 2.60% 2.20% 2.2.6% 3.2,77 -2.0.8% Market Share by Volume 3.3.1% 2.2.6% 3.126,919,656 -3.3,9% \$3,700,864,90 -1.1.9% \$2,2.6% Market Share by Volume 48.8% 48.0% 42.9% 40-2022 %Chg 2YOY 40-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,42 -7% \$3,9% \$3,266,	\$1,004,39 \$700,00 10,55 20,49 502,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5
Median Sales Price   \$780,000   -1.8%   \$790,000   0.6%   \$780,000   0.12.1%     Lating Inventory (active)   16,022   -11.1%   18.019   -0.0%   17.803   -5.7%   16.991   -21.8%     Absorption Rate (mo)   5.4   1.9%   5.3   5.9%   5.1   42.1%   3.8   4.9%     Sales Volume (\$)   \$10,840,698,856   -13.4%   \$12,515,072,797   -9.9%   \$12,027,659,560   -32.4%   \$16,029,720,620   2.2%   \$10,     BRONX   40-2023   %Chg QOQ   30-2023   %Chg YOY   40-2021   %Chg 3YOY   40-2021   %Chg 3YOY     Average Sales Price   \$551,000   6.3   -11.3%   7.71   5.0%   5.0   37.0%   4.6   18.9%     Sales Volume (\$)   \$397,965,245   -11.3%   7.71   5.0%   5.0   37.0%   4.6   18.9%     Asaes yolume (\$)   \$397,965,245   -11.3%   7.6%   8.7%   8.7%   8.8%   1.159   4.2.2%   4.3%     BROXL YN   40	\$700,00 10,55 20,45 02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5
Number of Sales (closed)   8.9.48   -1.2.5%   10.221   -1.3.6%   10.360   -3.3.8%   13.511   -1.5.2%     Listing Inventory (active)   5.4   1.9%   5.3   5.9%   5.1   42.1%   3.8   6.9%     Sales Volume (\$)   \$10,840,698,656   -13.4%   \$12,027,650,050   -32.4%   \$16,029,720,620   2.2.%   \$10,     BRONX   40,0203   %Chg QOQ   30,2203   %Chg YOY   40,2022   %Chg 2YOY   40,2021   %Chg 3YOY     Average Sales Price   \$561,305   4.0%   \$584,864   -0.4%   \$563,540   -4.7%   \$586,689   8.0%     Mumber of Sales (closed)   7.09   -2.3%   7.1   5.00   8.5%   Number of Sales (closed)   -2.43%   1.1.5%   1.6.08   1.1.5%   1.6.08   1.1.5%   1.2.9%   \$40,77.8%   4.2.1.5%   \$507,186,000   -4.1.7%   \$682,290,551   -1.8.2%   \$8     Market Share by Unit   7.9%   4.2.68   7.0%   4.0   4.2%   4.3%   \$9450,000   -4.4%   \$1	10,55 20,49 5 02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5
Lating Inventory (active) 118.022 -11.1% 118.019 -0.0% 17.603 5.7% 16.991 -21.8% Absorption Rate (mo) 54 1.9% 5.3 5.9% 5.1 42.1% 3.8 6.9% Absorption Rate (mo) 54 1.9% 5.24.8% 112,515.072,787 -0.9% \$12,027,659,560 -32.4% \$16,029,720,620 2.2% \$10, 200 2.2%	20,49 5 02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5
Absorption Rate (rmo)   5.4   1.9%   5.3   5.9%   5.1   4.2.1%   3.8   6.9%     Sales Volume (\$)   \$10,840,698,856   -13.4%   \$12,515,072,787   -9.9%   \$12,027,659,560   -32.4%   \$16,029,720,620   2.2%   \$10,     BRONX   4Q.2023   %Chg QOQ   3Q.2023   %Chg YOY   4Q.2022   %Chg 2YOY   4Q.2021   %Chg 3YOY     Average Sales Price   \$557,500   2.9%   \$539,000   4.5%   \$550,000   0.0%   \$575,000   8.5%     Mumber Of Sales (closed)   1.091   -19.3%   1.448   -17.4%   1.806   -15.6%   1.766   -10.1%     Absorption Rate (rmo)   6.3   \$11.735,77   4.0%   \$12.2%   \$900.000   -41.7%   \$682,290,551   -18.2%   \$     Average Sales Price   \$1.73,517   4.0%   \$1.22,627   -2.3%   \$1.208,14   -0.4%   \$1.178,237   11.2%     Median Sales Price   \$1.173,517   4.0%   \$1.222,227   -2.3%   \$1.208,14   -0.4%   \$1.178,237 <th< td=""><td>5 02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5</td></th<>	5 02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,65 5
Sales Volume (\$)   \$10,840,698,856   -13.4%   \$12,515,072,787   -9.9%   \$12,027,659,560   -32.4%   \$16,029,720,620   2.2%   \$10, 2.9%   \$10,840,698,856     BRONX   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$557,000   2.9%   \$559,000   0.0%   \$557,000   8.5%   0.0%   \$559,000   0.0%   \$557,000   8.5%   0.0%   \$557,000   8.5%   0.0%   \$557,000   8.5%   0.0%   \$557,000   8.5%   0.0%   \$559,000   0.0%   \$557,000   8.5%   0.0%   \$557,000   8.5%   0.0%   3.7%   4.6   18.9%   4.66,778,787   4.2%   \$507,186,000   4.1%   \$662,290,571   4.8.2%   %     BROKLYN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2021   %Chg 3YOY   4.2%   4.3%   4.3%     BROOKLYN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2024   %Chg 3YOY   4.2%	02,404,17 <b>4Q-202</b> \$519,94 \$530,00 93 1,68 5
BRONX     Average Sales Price   \$561,305   4.0%   \$564,864   -0.4%   \$565,360   4.7%   \$588,689   8.0%     Median Sales Price   \$575,000   2.9%   \$569,000   4.5%   \$565,000   0.0%   \$575,000   8.5%     Number of Sales (closed)   709   9.2%   781   2.1.2%   900   -38.8%   1,159   -24.3%     Listing Inventory (active)   1.411   1-19.3%   1.848   -17.4%   1,806   -15.6%   1,766   -10.1%     Absorption Rate (mo)   6.3   -11.3%   7.1   5.0%   6.07.186,000   -41.7%   \$682,290,551   -18.2%   \$     Market Share by Unit   7.9%   7.6%   8.7%   8.6%   3.1%   4.2%   4.3%     BROOKLYN   40-2023   %Chg QOQ   30-2023   %Chg YOY   40-2021   %Chg 3YOY   4.2%   4.3%   3.17   2.18.8%   3.17   2.18.9%   3.17   2.19.8   3.17   2.18.9%   3.17   2.18.9%   3.17   2.19.9%	<b>4Q-202</b> \$519,94 \$530,00 93 1,68
40.2023   %Chg QOO   30.2023   %Chg YOY   40.2022   %Chg YOY   40.2021   %Chg 3OY     Average Sales Price   \$551,000   2.9%   \$559,000   4.5%   \$500,000   0.0%   \$5575,000   8.5%     Number of Sales (closed)   709   9-2%   781   -21.2%   900   -38.3%   1.159   -24.3%     Listing Inventory (active)   1.491   -19.3%   1.484   -17.4%   1.806   -16.5%   1.766   -10.1%     Absorption Rate (mo)   6.3   -11.3%   7.1   5.0%   5607.166.00   -41.7%   \$682.200.551   -18.2%   \$     Sales Volume (\$)   \$397.965.245   -12.9%   \$456.778.784   -21.5%   \$507.166.00   -41.7%   \$682.200.551   -18.2%   \$     Market Share by Unit   7.9%   7.6%   8.7%   6.8%   4.2%   4.3%   4.3%     Median Sales Price   \$1.178.317   4.0%   \$1.226.67   -2.3%   \$1.200.814   -0.4%   \$1.178.237   11.2%   Average Sales Price   \$1.178.237	\$519,94 \$530,00 93 1,68
Average Sales Price   \$561.305   -4.0%   \$584.864   -0.4%   \$563.540   -4.7%   \$588.869   8.0%     Median Sales Price   \$575.000   2.9%   \$559.000   4.5%   \$550.000   0.0%   \$575.000   8.5%     Number of Sales (closed)   709   -9.2%   781   -21.2%   900   -36.8%   1.159   -24.3%     Listing Inventory (active)   1.411   -19.3%   1.848   -17.4%   1.806   -15.6%   1.766   -10.1%     Absorption Rate (mo)   \$337.965.245   -12.9%   \$456.778.784   -21.5%   \$507.186.000   -41.7%   \$682.290.551   -18.2%   \$     Market Share by Unit   7.9%   7.76%   857.200.814   -0.4%   \$1.178.237   11.2%     Average Sales Price   \$1.173.517   -4.0%   \$1.222.627   -2.3%   \$1.200.814   -0.4%   \$1.178.237   11.2%     Median Sales Price   \$1.173.517   -4.0%   \$1.222.627   -2.3%   \$1.200.814   -0.4%   \$1.178.237   11.2%     Maret Base Scice	\$519,94 \$530,00 93 1,68
Median Sales Price   \$575,000   2.9%   \$559,000   4.4%   \$550,000   0.0%   \$575,000   8.5%     Number of Sales (closed)   7.09   9.2%   7.81   -21.2%   900   -38.8%   1,159   -24.3%     Listing Inventory (active)   1,491   -19.3%   1.7.4%   1.6.0%   6.0   37.0%   4.6   18.9%     Absorption Rate (mo)   6.3   -11.3%   7.1   5.0%   5507.16.00   -41.7%   \$662.290.551   -18.2%   \$     Sales Volume (\$)   3.37/95   \$456.778.784   -21.5%   \$507.160.00   -41.7%   \$662.290.551   -18.2%   \$     Market Share by Volume   3.7%   3.6%   4.2%   4.3%   -4.3%     BROOKLYN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2024   %Chg 3YOY   \$     Average Sales Price   \$1.173.517   4.0%   \$1.222.627   -2.3%   \$1.200.814   -0.4%   \$1.178,237   11.2%     Number of Sales (dosed)   2.135   -18.9%   2.632   -	\$530,00 93 1,65 5
Number of Sales (closed)   709   -9.2%   781   -21.2%   900   -38.8%   1,159   -24.3%     Listing Inventory (active)   1,491   -19.3%   1,848   -17.4%   1,806   -15.6%   1,766   -10.1%     Absorption Rate (mo)   6.3   -11.3%   7.1   5.0%   6.0   37.0%   4.6   18.8%     Sales Volume (\$)   \$397.965,245   -12.9%   \$456,778,784   -21.5%   \$507,186,000   41.7%   \$662,290,551   -18.2%   \$     Market Share by Unit   7.7%   3.6%   4.2%   4.3%   -	93 1,65 5
Listing Inventory (active) 1,491 -19.3% 1,848 -17.4% 1,806 -15.6% 1,766 -10.1% Assorption Rate (mo) 6.3 -11.3% 7.1 5.0% 0.0 37.0% 4.6 18.9% Sales Volume (\$) \$397.965.245 -12.9% \$456,778,784 -21.5% \$507,186,000 -41.7% \$682,290,551 -18.2% \$ Market Share by Volume 3.7% 3.6% 4.2% 4.3% BROKLYN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YY 4Q-2022 %Chg 2YY 4Q-2021 %Chg 3YY Median Sales Price \$11,173,517 -4.0% \$1,222,627 -2.3% \$1,200,814 -0.4% \$1,178,237 11.2% Median Sales Price \$2,149,233 -18.9% 2.592 -14.6% 2.582 -20.4% 2.773 -16.3% Market Share by Volume 2.206 -14.9% 2.592 -14.6% 2.582 -20.4% 2.773 -16.3% Absorption Rate (mo) 3.1 -3.3% 3.0 -3.3% 3.0 -19.2% 2.649 -20.21 %Chg 3YOY Market Share by Volume 23.1% 25.7% 26.0% 25.1% 23.8% MARHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Market Share by Volume 23.1% 25.5% 25.1% 2.3.8% MAHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1% Market Share by Volume 23.1% 25.7% 26.0% 23.6% MARHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$1,104,044 -0.7% \$1,165,000 10.1% Number of Sales (closed) 2,462 -15.4% 2.909 -4.9% 2,568 -32.5% 3,645 2.6.1% Market Share by Volume 23.1% 25.7% 26.0% 23.6% MARHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$1,161,000 10.1% Number of Sales (closed) 2,462 -15.4% 2.909 -4.9% 2,568 -32.5% 3,645 2.6.1% Market Share by Volume 48.8% 48.0% 43.8% 47.1% QUEENS QUEENS QUEENS 4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,633 4.0% Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,633 4.0% Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,633 4.0% Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5%	1,68 5
Absorption Rate (mo)   6.3   -11.3%   7.1   5.0%   6.0   37.0%   4.6   18.9%     Sales Volume (\$)   \$397,965,245   -12.9%   \$456,778,784   -21.5%   \$507,186,000   -41.7%   \$682,290,551   -18.2%   \$     Market Share by Unit   7.9%   7.6%   8.7%   9.7%	5
Sales Volume (\$)   \$397,965,245   -12.9%   \$466,778,784   -21.5%   \$507,186,000   -41.7%   \$682,290,551   -18.2%   \$     Market Share by Volume   3.7%   3.6%   4.2%   4.3%   8.6%   4.2%   4.3%     BROOKLYN   4Q-2023   %Chg QQQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$1,173,517   -4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$1,178,237   11.2%     Median Sales Price   \$900,000   -5.3%   \$950,000   -5.3%   \$950,000   -4.4%   \$941,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3,217   -20.8%     Listing Inventory (active)   2,206   -14.9%   2,552   -14.6%   2,562   -20.4%   2,773   -16.3%     Absorption Rate (mo)   \$2,505,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,919,656   -33.9%   \$3,790,388,429   -11.9% <td< td=""><td></td></td<>	
Market Share by Unit   7.9%   7.6%   8.7%   8.6%     Market Share by Volume   3.7%   3.6%   4.2%   4.3%     BROOKLYN   4Q-2023   %Chg QQQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$1,173,517   4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$1,178,237   11.2%     Median Sales Price   \$900,000   -5.3%   \$950,000   -4.4%   \$941,000   2.9%     Number of Sales (closed)   2.135   -18.9%   2,632   -14.6%   2,604   -33.6%   3,217   -20.8%     Listing Inventory (active)   2.206   -14.9%   2,552   -14.6%   2,562   -20.4%   2,773   -11.9%   \$2,505,458,795   -22.1%   \$3,126,919,656   -33.9%   \$3,709,388,429   -11.9%   \$2,604,380   -25.1%   23.8%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   <	86 667 54
Market Share by Volume   3.7%   3.6%   4.2%   4.3%     BROOKLYN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg ZYOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$1,173,517   4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$1,178,237   11.2%     Median Sales Price   \$\$900,000   -5.3%   \$950,000   -4.4%   \$941,000   2.9%     Number of Sales (losed)   2,135   -18.9%   2,632   -14.6%   2,582   -20.4%   3,277   -16.3%     Absorption Rate (mo)   3.1   3.3%   3.0   13.2%   2.61.91.96.56   -33.9%   \$3,790,388,429   -11.9%   \$2,83     Market Share by Volume   23.1%   25.7%   26.0%   22.51%   23.8%   2.61.9   3.39%   \$3,790,388,429   -11.9%   \$2,064,380   5.7%   26.0%   23.6%   6.1%   4.4.2%   4.9%   2.8,8%   4.2%   4.2%   4.9%   2.3.6%   6.1%   4.0%   5.1%   7.8   5.1%	50,007,00
BROOKLYN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$1,173,517   -4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$\$1,178,237   11.2%     Median Sales Price   \$900,000   -5.3%   \$\$950,000   -4.4%   \$\$9450,000   -4.4%   \$\$941,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3.217   -20.8%     Listing Inventory (active)   2,206   -14.9%   2,592   -14.6%   2,582   -20.4%   2,773   -16.3%     Sales Volume (\$)   \$2,515,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,919,656   -33.9%   \$3,790,388,429   -11.9%   \$2,60%   25.1%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   23.6%   20.6%   20.20	8.9
4Q-2023   %Chg QQQ   3Q-2023   %Chg YQY   4Q-2022   %Chg 2YQY   4Q-2021   %Chg 3YQY     Average Sales Price   \$1,173,517   4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$\$1,178,237   11.2%     Median Sales Price   \$900,000   5.3%   \$\$950,000   -4.4%   \$\$941,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3,217   -20.8%     Absorption Rate (mo)   3.1   3.3%   3.0   19.2%   2.6   6.9%     Sales Volume (\$)   \$2,505,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,919,656   -33.9%   \$3,790,388,429   -11.9%   \$2,604     Market Share by Unit   23.9%   25.7%   26.0%   23.6%   23.6%   \$2,604   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%   \$2,069,284   6.1%	4.6
Average Sales Price   \$1,173,517   -4.0%   \$1,222,627   -2.3%   \$1,200,814   -0.4%   \$1,178,237   11.2%     Median Sales Price   \$900,000   -5.3%   \$950,000   -4.4%   \$\$41,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3,217   -20.8%     Listing Inventory (active)   2,206   -14.9%   2,592   -14.6%   2,582   -20.4%   2,773   -16.3%     Absorption Rate (mo)   3.1   3.3%   3.0   19.2%   2.6   6.9%     Sales Volume (\$)   \$2,505,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,919,656   -33.9%   \$3,790,388,429   -11.9%   \$2,     Market Share by Volume   23.1%   25.7%   26.0%   23.6%   23.8%     Median Sales Price   \$2,149,233   4.1%   \$2,064,380   5.7%   \$2,034,027   3.9%   \$2,069,284   6.1%     Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,165,000 </td <td></td>	
Median Sales Price   \$900,000   -5.3%   \$950,000   -4.4%   \$941,000   2.9%     Number of Sales (closed)   2,135   -18.9%   2,632   -18.0%   2,604   -33.6%   3,217   -20.8%     Listing Inventory (active)   2,206   -14.9%   2,592   -14.6%   2,582   -20.4%   2,773   -16.3%     Absorption Rate (mo)   3.1   3.3%   3.0   13.2%   2.6   6.9%     Sales Volume (\$)   \$2,505,458,795   -22.1%   \$3,217,954,264   -19.9%   \$3,126,919,656   -33.9%   \$3,790,388,429   -11.9%   \$2,     Market Share by Unit   23.9%   25.7%   26.0%   23.6%   23.6%     MARHATTAN   25.7%   26.0%   23.6%   6.1%     Median Sales Price   \$2,149,233   4.1%   \$2,064,380   5.7%   \$2,034,027   3.9%   \$2,2069,284   6.1%     Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,104,944   -0.7%   \$1,165,000   10.1%     Number of Sales	4Q-202
Number of Sales (closed) 2,135 -18.9% 2,632 -18.0% 2,604 -33.6% 3,217 -20.8%   Listing Inventory (active) 2,206 -14.9% 2,592 -14.6% 2,582 -20.4% 2,773 -16.3%   Absorption Rate (mo) 3.1 3.3% 3.0 3.3% 3.0 19.2% 2.6 6.9%   Sales Volume (\$) \$2,505,458,795 -22.1% \$3,217,954,264 -19.9% \$3,126,919,656 -33.9% \$3,790,388,429 -11.9% \$2,8%   Market Share by Unit 23.9% 25.7% 26.0% 23.6% 23.6%   MANHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY   Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1%   Median Sales Price \$1,156,301 0.6% \$1,150,000 4.7% \$1,104,944 -0.7% \$1,165,000 1.1%   Number of Sales (closed) 2,462 -15.4% 2,909 -4.9% 2,588 -32.5% 3,645	\$1,055,14
Listing Inventory (active) 2,206 -14.9% 2,592 -14.6% 2,582 -20.4% 2,773 -16.3% Absorption Rate (mo) 3.1 3.3% 3.0 3.3% 3.0 19.2% 2.66 6.9% Sales Volume (\$) \$2,505,458,795 -22.1% \$3,217,954,264 -19.9% \$3,126,919,656 -33.9% \$3,790,388,429 -11.9% \$2, Market Share by Unit 23.9% 25.8% 26.0% 23.6% Market Share by Volume 23.1% 25.7% 26.0% 23.6% MANHATTAN MANHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1% Median Sales Price \$1,156,391 0.6% \$1,150,000 4.7% \$1,104,944 -0.7% \$1,165,000 10.1% Number of Sales (closed) 2,462 -15.4% 2,909 -4.9% 2,588 -32.5% 3,645 26.1% Listing Inventory (active) 6,737 -11.2% 7,588 -1.6% 6,650 3.5% 6,512 -20.0% Absorption Rate (mo) 8.2 5.1% 7.8 3.8% 7.9 51.9% 5.4 -36.4% Sales Volume (\$) \$5,291,411,646 -11.9% \$6,005,281,420 0.5% \$5,264,061,876 -29.8% \$7,542,540,180 33.7% \$3, Market Share by Unit 27.5% 28.5% 25.0% 27.0% Market Share by Volume 48.8% 48.0% 43.8% 47.1% QUEENS Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,833 4.0% Median Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,833 4.0% Median Sales Price \$675,000 -2.5% \$692,410 -3.6% \$700,000 -6.0% \$718,000 1.0%	\$875,00
Absorption Rate (mo) 3.1 3.3% 3.0 3.3% 3.0 19.2% 2.6 6.9%   Sales Volume (\$) \$2,505,458,795 -22.1% \$3,217,954,264 -19.9% \$3,126,919,656 -33.9% \$3,790,388,429 -11.9% \$2, Market Share by Unit 23.9% 25.8% 25.1% 23.8% 23.8%   Market Share by Volume 23.1% 25.7% 26.0% 23.6% 23.6%   MANHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY   Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1%   Mumber of Sales (closed) 2.462 -15.4% 2,909 -4.9% 2,588 -32.5% 3,645 26.1%   Listing Inventory (active) 6,737 -11.2% 7,588 -1.6% 6,850 3.5% 6,512 -20.0%   Absorption Rate (mo) 8.2 5.1% 7.8 3.8% 7.9 51.9% \$7.4 -36.4%   Sales Volume (\$) \$5,5291,411,646 -11.9% \$6,005	2,69
Sales Volume (\$) \$2,505,458,795 -22.1% \$3,217,954,264 -19.9% \$3,126,919,656 -33.9% \$3,790,388,429 -11.9% \$2, Market Share by Unit 23.9% 25.8% 25.1% 23.8% 23.8%   Market Share by Volume 23.1% 25.7% 26.0% 23.6% 23.6% 23.6%   MANHATTAN 4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY   Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1%   Median Sales Price \$1,156,391 0.6% \$1,150,000 4.7% \$1,104,944 -0.7% \$1,165,000 10.1%   Number of Sales (closed) 2,462 -15.4% 2,909 4.9% 2,588 -32.5% 3,645 26.1%   Listing Inventory (active) 6,737 -11.2% 7,588 -1.6% 6,850 3.5% 6,512 -20.0%   Absorption Rate (mo) 8.2 5.1% 7.8 3.8% 7.9 51.9% 5.4 -36.4%   Market Share by Unit 27.5% <td>2,63</td>	2,63
Market Share by Unit   23.9%   25.8%   25.1%   23.8%     Market Share by Volume   23.1%   25.7%   26.0%   23.6%     MANHATTAN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$2,149,233   4.1%   \$2,064,380   5.7%   \$2,034,027   3.9%   \$2,069,284   6.1%     Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,104,944   -0.7%   \$1,165,000   10.1%     Number of Sales (closed)   2,462   -15.4%   2,909   -4.9%   2,588   -32.5%   3,645   26.1%     Listing Inventory (active)   6,737   -11.2%   7,588   -1.6%   6,850   3.5%   6,512   -20.0%     Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%   S3.7%   \$3.     Market Share by Unit   27.5%   28.5%   25.0%   27.0%   27.0%   40-2021   %Chg 3YOY	2
Market Share by Volume   23.1%   25.7%   26.0%   23.6%     MANHATTAN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$2,149,233   4.1%   \$2,064,380   5.7%   \$2,034,027   3.9%   \$2,069,284   6.1%     Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,104,944   -0.7%   \$1,165,000   10.1%     Number of Sales (closed)   2,462   -15.4%   2,909   -4.9%   2,588   -32.5%   3,645   26.1%     Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%     Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Volume   48.8%   48.0%   43.8%   47.1%   40-2021   %Chg 3YOY     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2	43,607,69
MANHATTAN   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$2,149,233   4.1%   \$2,064,380   5.7%   \$2,034,027   3.9%   \$2,069,284   6.1%     Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,104,944   -0.7%   \$1,165,000   10.1%     Number of Sales (closed)   2,462   -15.4%   2,909   -4.9%   2,588   -32.5%   3,645   26.1%     Listing Inventory (active)   6,737   -11.2%   7,588   -1.6%   6,850   3.5%   6,512   -20.0%     Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%     Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Unit   27.5%   28.5%   25.0%   27.0%   27.0%     QUEENS   4Q-2023   %Chg QOQ	25.5
4Q-2023%Chg QOQ3Q-2023%Chg YOY4Q-2022%Chg 2YOY4Q-2021%Chg 3YOYAverage Sales Price\$2,149,2334.1%\$2,064,3805.7%\$2,034,0273.9%\$2,069,2846.1%Median Sales Price\$1,156,3910.6%\$1,150,0004.7%\$1,104,944-0.7%\$1,165,00010.1%Number of Sales (closed)2,462-15.4%2,909-4.9%2,588-32.5%3,64526.1%Listing Inventory (active)6,737-11.2%7,588-1.6%6,8503.5%6,512-20.0%Absorption Rate (mo)8.25.1%7.83.8%7.951.9%5.4-36.4%Sales Volume (\$)\$5,291,411,646-11.9%\$6,005,281,4200.5%\$5,264,061,876-29.8%\$7,542,540,18033.7%\$3,Market Share by Unit27.5%28.5%25.0%27.0%47.1%43.8%47.1%QUEENSAverage Sales Price\$734,074-0.6%\$738,217-3.2%\$758,006-4.5%\$768,8334.0%Average Sales Price\$734,074-0.6%\$738,217-3.2%\$758,006-4.5%\$768,8334.0%Median Sales Price\$675,000-2.5%\$692,410-3.6%\$700,000-6.0%\$718,0001.0%	26.8
Average Sales Price \$2,149,233 4.1% \$2,064,380 5.7% \$2,034,027 3.9% \$2,069,284 6.1%   Median Sales Price \$1,156,391 0.6% \$1,150,000 4.7% \$1,104,944 -0.7% \$1,165,000 10.1%   Number of Sales (closed) 2,462 -15.4% 2,909 -4.9% 2,588 -32.5% 3,645 26.1%   Listing Inventory (active) 6,737 -11.2% 7,588 -1.6% 6,850 3.5% 6,512 -20.0%   Absorption Rate (mo) 8.2 5.1% 7.8 3.8% 7.9 51.9% 5.4 -36.4%   Sales Volume (\$) \$5,291,411,646 -11.9% \$6,005,281,420 0.5% \$5,264,061,876 -29.8% \$7,542,540,180 33.7% \$3,   Market Share by Unit 27.5% 28.5% 25.0% 27.0% 27.0%   Market Share by Volume 48.8% 48.0% 43.8% 47.1%   QUEENS   Aurage Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,833 4.0%	
Median Sales Price   \$1,156,391   0.6%   \$1,150,000   4.7%   \$1,104,944   -0.7%   \$1,165,000   10.1%     Number of Sales (closed)   2,462   -15.4%   2,909   -4.9%   2,588   -32.5%   3,645   26.1%     Listing Inventory (active)   6,737   -11.2%   7,588   -1.6%   6,850   3.5%   6,512   -20.0%     Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%     Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Unit   27.5%   28.5%   25.0%   27.0%   27.0%     QUEENS   48.0%   48.0%   43.8%   47.1%   40-2021   % Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6% <td< td=""><td>4Q-202</td></td<>	4Q-202
Number of Sales (closed)   2,462   -15.4%   2,909   -4.9%   2,588   -32.5%   3,645   26.1%     Listing Inventory (active)   6,737   -11.2%   7,588   -1.6%   6,850   3.5%   6,512   -20.0%     Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%     Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Unit   27.5%   28.5%   25.0%   27.0%   27.0%     Market Share by Volume   48.8%   48.0%   43.8%   47.1%   44.2021   %Chg 3YOY     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%	\$2,026,5 <sup>-</sup>
Listing Inventory (active) 6,737 -11.2% 7,588 -1.6% 6,850 3.5% 6,512 -20.0% Absorption Rate (mo) 8.2 5.1% 7.8 3.8% 7.9 51.9% 5.4 -36.4% Sales Volume (\$) \$5,291,411,646 -11.9% \$6,005,281,420 0.5% \$5,264,061,876 -29.8% \$7,542,540,180 33.7% \$3, Market Share by Unit 27.5% 28.5% 25.0% 27.0% Market Share by Volume 48.8% 48.0% 43.8% 47.1% QUEENS Average Sales Price \$734,074 -0.6% \$738,217 -3.2% \$758,006 -4.5% \$768,833 4.0% Median Sales Price \$675,000 -2.5% \$692,410 -3.6% \$700,000 -6.0% \$718,000 1.0%	\$1,050,00
Absorption Rate (mo)   8.2   5.1%   7.8   3.8%   7.9   51.9%   5.4   -36.4%     Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Unit   27.5%   28.5%   25.0%   27.0%     Market Share by Volume   48.8%   48.0%   43.8%   47.1%     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	1,95
Sales Volume (\$)   \$5,291,411,646   -11.9%   \$6,005,281,420   0.5%   \$5,264,061,876   -29.8%   \$7,542,540,180   33.7%   \$3,     Market Share by Unit   27.5%   28.5%   25.0%   27.0%	8,41
Market Share by Unit   27.5%   28.5%   25.0%   27.0%     Market Share by Volume   48.8%   48.0%   43.8%   47.1%     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	12
Market Share by Unit   27.5%   28.5%   25.0%   27.0%     Market Share by Volume   48.8%   48.0%   43.8%   47.1%     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	57,781,84
Market Share by Volume   48.8%   48.0%   43.8%   47.1%     QUEENS   4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	18.5
4Q-2023   %Chg QOQ   3Q-2023   %Chg YOY   4Q-2022   %Chg 2YOY   4Q-2021   %Chg 3YOY     Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	37.3
Average Sales Price   \$734,074   -0.6%   \$738,217   -3.2%   \$758,006   -4.5%   \$768,833   4.0%     Median Sales Price   \$675,000   -2.5%   \$692,410   -3.6%   \$700,000   -6.0%   \$718,000   1.0%	
Median Sales Price \$675,000 -2.5% \$692,410 -3.6% \$700,000 -6.0% \$718,000 1.0%	4Q-202
	\$705,63
Number of Selec (closed) 2.042 4.7% 2.087 5.2% 2.108 22.0% 2.772 7.5%	\$668,00
Number of Sales (closed) 2,942 -4.7% 3,087 -5.3% 3,108 -22.0% 3,773 -7.5%	3,17
Listing Inventory (active) 4,604 -6.7% 4,933 -10.3% 5,133 -7.0% 4,952 -24.2%	6,07
Absorption Rate (mo) 4.7 -2.1% 4.8 -6.0% 5.0 20.5% 3.9 -17.5%	5
	43,216,84
Market Share by Unit 32.9% 30.2% 30.0% 27.9%	30.1
Market Share by Volume   19.9%   18.2%   19.6%   18.1%	21.2
STATEN ISLAND	
4Q-2023 %Chg QOQ 3Q-2023 %Chg YOY 4Q-2022 %Chg 2YOY 4Q-2021 %Chg 3YOY	4Q-202
Average Sales Price \$694,596 1.4% \$684,956 4.2% \$666,903 7.1% \$648,628 16.3%	\$597,39
Median Sales Price \$650,637 -1.0% \$657,000 2.5% \$635,000 4.9% \$620,000 15.2%	\$565,00
Number of Sales (closed)   700   -13.8%   812   -39.7%   1,160   -59.2%   1,717   -61.0%	1,79
Listing Inventory (active) 984 -7.0% 1,058 -20.1% 1,232 -0.4% 988 -42.2%	1,70
Absorption Rate (mo) 4.2 7.7% 3.9 31.3% 3.2 147.1% 1.7 50.0%	
Market Share by Unit 7.8% 7.9% 7.9% 11.2% 12.7%	2
Market Share by Volume   4.5%   4.4%   6.4%   6.9%	2 71,125,64
Compiled by Miller Samuel Inc. Unlike the Elliman Report series, data may be updated from prior reports.	2

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## MILLER SAMUEL INC. Real Estate Appraisers & Consultants