New York City Real Estate Market Residential Brief 2Q-2025

Co-ops, Condos & 1-3 Family Sales

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MILLER SAMUEL INC. Real Estate Appraisers & Consultants

2Q-2025 \$1,350,283 \$850,000 9,787 18,805 5.8 3,215,219,721 2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000 2,428	%Chg QOQ 3.7% 3.7% 2.7% 12.4% 9.4% 6.5% %Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1% %Chg QOQ 3.2%	1Q-2025 \$1,301,655 \$820,000 9,529 16,732 5.3 \$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	%Chg YOY 9.8% 10.4% -1.7% -1.8% 0.0% 7.8% %Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1% -9.1%	\$1,230,198 \$770,000 9,961 19,155 5.8 \$12,254,002,278	%Chg 2YOY 13.2% 9.7% -0.9% 0.7% 1.8% 12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3% -8.6%	\$1,192,477 \$775,000 9,874 18,669 5.7 \$11,774,517,898	**Chg 3YOY 5.9% 4.9% -32.3% -8.8% 34.9% -28.4% **Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9% -36.5%	2Q-202 \$1,275,64 \$810,00 14,46 20,62 4. \$18,447,058,96 2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
\$850,000 9,787 18,805 5.8 8,215,219,721 2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	3.7% 2.7% 12.4% 9.4% 6.5% %Chg QOQ 3.0% 3.4% -13.7% 25.3% -11.1%	\$820,000 9,529 16,732 5.3 \$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	10.4% -1.7% -1.8% 0.0% 7.8% **Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	\$770,000 9,961 19,155 5.8 \$12,254,002,278 2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	9.7% -0.9% 0.7% 1.8% 12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	\$775,000 9,874 18,669 5.7 \$11,774,517,898 2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	4.9% -32.3% -8.8% 34.9% -28.4% %Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	\$810,00 14,46 20,62 4. \$18,447,058,96 2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
9,787 18,805 5.8 3,215,219,721 2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	2.7% 12.4% 9.4% 6.5% *Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	9,529 16,732 5.3 \$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	-1.7% -1.8% 0.0% 7.8% *Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	9,961 19,155 5.8 \$12,254,002,278 2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	-0.9% 0.7% 1.8% 12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	9,874 18,669 5.7 \$11,774,517,898 2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	-32.3% -8.8% 34.9% -28.4% %Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	14,46 20,62 4. \$18,447,058,96 2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
18,805 5.8 3,215,219,721 2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	12.4% 9.4% 6.5% %Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	16,732 5.3 \$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	-1.8% 0.0% 7.8% *Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	19,155 5.8 \$12,254,002,278 2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	0.7% 1.8% 12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	18,669 5.7 \$11,774,517,898 2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	-8.8% 34.9% -28.4% **Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	20,62 4 \$18,447,058,96 2 Q-202 \$595,44 \$578,00 1,13 2,07 5 \$677,615,27
\$3,215,219,721 2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	9.4% 6.5% %Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	5.3 \$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	0.0% 7.8% %Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	5.8 \$12,254,002,278 2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	1.8% 12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	5.7 \$11,774,517,898 2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	34.9% -28.4% %Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	%Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	\$12,403,470,495 1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	7.8% %Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	\$12,254,002,278 2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	12.2% %Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	\$11,774,517,898 2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	-28.4% %Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	\$18,447,058,96 2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
2Q-2025 \$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	%Chg QOQ 3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	1Q-2025 \$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	%Chg YOY 6.7% 3.4% -14.7% 38.2% 62.1%	2Q-2024 \$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	%Chg 2YOY 11.1% 9.1% -17.7% 50.6% 84.3%	2Q-2023 \$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	%Chg 3YOY 5.1% 3.8% -39.5% 4.1% 70.9%	2Q-202 \$595,44 \$578,00 1,13 2,07 5. \$677,615,27
\$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	\$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	6.7% 3.4% -14.7% 38.2% 62.1%	\$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	11.1% 9.1% -17.7% 50.6% 84.3%	\$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	5.1% 3.8% -39.5% 4.1% 70.9%	\$595,44 \$578,00 1,13 2,07 5. \$677,615,27
\$625,748 \$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	3.0% 3.4% -13.7% 8.7% 25.3% -11.1%	\$607,453 \$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	6.7% 3.4% -14.7% 38.2% 62.1%	\$586,662 \$580,000 807 1,559 5.8 \$473,436,234 8.1%	11.1% 9.1% -17.7% 50.6% 84.3%	\$563,454 \$550,000 836 1,431 5.1 \$471,047,544 8.5%	5.1% 3.8% -39.5% 4.1% 70.9%	\$595,44 \$578,00 1,13 2,07 5. \$677,615,27
\$600,000 688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	3.4% -13.7% 8.7% 25.3% -11.1%	\$580,000 797 1,983 7.5 \$484,140,041 8.4% 3.9%	3.4% -14.7% 38.2% 62.1%	\$580,000 807 1,559 5.8 \$473,436,234 8.1%	9.1% -17.7% 50.6% 84.3%	\$550,000 836 1,431 5.1 \$471,047,544 8.5%	3.8% -39.5% 4.1% 70.9%	\$578,00 1,13 2,07 5. \$677,615,27
688 2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	-13.7% 8.7% 25.3% -11.1%	797 1,983 7.5 \$484,140,041 8.4% 3.9%	-14.7% 38.2% 62.1%	807 1,559 5.8 \$473,436,234 8.1%	-17.7% 50.6% 84.3%	836 1,431 5.1 \$471,047,544 8.5%	-39.5% 4.1% 70.9%	1,13 2,07 5. \$677,615,27
2,155 9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	8.7% 25.3% -11.1%	1,983 7.5 \$484,140,041 8.4% 3.9%	38.2% 62.1%	1,559 5.8 \$473,436,234 8.1%	50.6% 84.3%	1,431 5.1 \$471,047,544 8.5%	4.1% 70.9%	2,07 5. \$677,615,27
9.4 \$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	25.3% -11.1% %Chg QOQ	7.5 \$484,140,041 8.4% 3.9%	62.1%	5.8 \$473,436,234 8.1%	84.3%	5.1 \$471,047,544 8.5%	70.9%	5. \$677,615,27
\$430,514,624 7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	-11.1% %Chg QOQ	\$484,140,041 8.4% 3.9%		\$473,436,234 8.1%		\$471,047,544 8.5%		\$677,615,27
7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	%Chg QOQ	8.4% 3.9%	-9.1%	8.1%	-8.6%	8.5%	-36.5%	
7.0% 3.3% 2Q-2025 \$1,323,118 \$995,000	-	8.4% 3.9%		8.1%		8.5%		
3.3% 2Q-2025 \$1,323,118 \$995,000	-	3.9%						7.99
\$1,323,118 \$995,000	-	10-2025						3.79
\$1,323,118 \$995,000	-	10-2025						
\$995,000	3.2%		%Chg YOY		%Chg 2YOY		%Chg 3YOY	2Q-202
		\$1,281,704	5.1%	\$1,258,799	7.0%	\$1,237,119	3.4%	\$1,280,18
2,428	0.0%	\$995,000	0.5%	\$990,000	4.7%	\$950,000	1.0%	\$985,00
	5.5%	2,301	0.5%	2,415	-4.4%	2,540	-34.8%	3,72
3,363	27.6%	2,635	0.5%	3,345	15.1%	2,922	4.1%	3,23
4.2	23.5%	3.4	0.0%	4.2	20.0%	3.5	61.5%	2.
3,212,530,504	8.9%	\$2,949,200,904	5.7%	\$3,039,999,585	2.2%	\$3,142,282,260	-32.7%	\$4,769,961,85
24.8%		24.1%		24.2%		25.7%		25.89
24.3%		23.8%		24.8%		26.7%		25.99
	-		_		-		-	2Q-202
								\$2,246,84
\$1,200,000	3.0%	\$1,165,000	-4.0%	\$1,250,000	0.0%	\$1,200,000	-4.0%	\$1,250,00
3,115	18.6%	2,626	16.1%	2,683	30.6%	2,385	-20.4%	3,91
8,780	12.1%	7,833	3.7%	8,464	8.5%	8,090	5.4%	8,32
8.5	-4.5%	8.9	-10.5%	9.5	-16.7%	10.2	32.8%	6.
3,836,375,245	12.3%	\$6,089,917,210	18.1%	\$5,789,750,337	30.8%	\$5,226,925,455	-22.3%	\$8,796,406,00
31.8%		27.6%		26.9%		24.2%		27.19
51.7%		49.1%		47.2%		44.4%		47.79
	-		_		_		-	2Q-202
								\$764,31
								\$698,50
		,				,		4,17
3,420		3,323				5,071	-38.1%	5,52
768,839.0	0.3%	766,174.0		730,783.0		728,030.0	0.4%	765,769.
2,210,949,906	3.1%	\$2,144,521,026	-2.9%	\$2,276,781,504	0.1%	\$2,209,484,056	-30.8%	\$3,193,320,60
29.3% 16.7%		29.4% 17.3%		31.0% 18.6%		30.4% 18.8%		28.9° 17.3°
10.70		17.070		10.570		10.570		17.07
2Q-2025	%Chg QOQ	1Q-2025	%Chg YOY	2Q-2024	%Chg 2YOY	2Q-2023	%Chg 3YOY	2Q-202
\$760,654	4.0%	\$731,307	9.7%	\$693,452	16.4%	\$653,544	13.3%	\$671,38
\$710,000	1.4%	\$700,000	7.6%	\$660,000	14.1%	\$622,000	9.3%	\$649,50
690	-31.4%	1,006	-29.0%	972	-37.8%	1,109	-54.1%	1,50
	13.5%	958	21.3%	896	-5.9%		-26.3%	1,47
4.7	62.1%	2.9	67.9%	2.8	51.6%	3.1	62.1%	2
								\$1,009,761,53
	/0		70		70		70	10.4
4.0%		5.9%		5.5%		6.2%		5.59
\$,	,212,530,504 24.8% 24.3% 24.3% 2Q-2025 \$2,194,663 \$1,200,000 3,115 8,780 8.5 ,836,375,245 31.8% 51.7% 2Q-2025 \$771,441 \$714,383 2,866 3,420 768,839.0 ,210,949,906 29.3% 16.7% 2Q-2025 \$760,654 \$710,000 690 1,087 4.7 5524,851,260 7.1% 4.0%	24.8% 24.3% 24.8% 24.3% 24.8% 24.3% 24.3% Chyperiod (Chyperiod) 24.89 \$2.194,663 \$1,200,000 \$3.0% \$115 \$18.6% \$8.780 \$12.1% \$8.5 \$-4.5% \$8.5 \$31.8% \$51.7% Chyperiod Ch	,212,530,504 8.9% \$2,949,200,904 ,24.8% 24.1% ,24.3% 23.8% 2Q-2025 *Chg QOQ 1Q-2025 \$2,194,663 -5.4% \$2,319,085 \$1,200,000 3.0% \$1,165,000 3,115 18.6% 2,626 8,780 12.1% 7,833 8.5 -4.5% 8.9 ,836,375,245 12.3% \$6,089,917,210 31.8% 27.6% 51.7% 49.1% 2Q-2025 *Chg QQQ 1Q-2025 \$771,441 0.7% \$766,174 \$714,383 2.1% \$700,000 2,866 2.4% 2,799 3,420 2.9% 3,323 768,839.0 0.3% 766,174.0 ,210,949,906 3.1% \$2,144,521,026 29.3% 29.4% 16.7% 17.3% 2Q-2025 *Chg QQQ 1Q-2025 \$760,654 4.0% \$731,307 \$710,000 1.4% \$700,000 1,087 13.5% 958	,212,530,504 8.9% \$2,949,200,904 5.7% 24.8% 24.1% 23.8% 2Q-2025 %Chg QOQ 1Q-2025 %Chg YOY \$2,194,663 -5.4% \$2,319,085 1.7% \$1,200,000 3.0% \$1,165,000 -4.0% 3,115 18.6% 2,626 16.1% 8,780 12.1% 7,833 3.7% 8.5 -4.5% 8.9 -10.5% 31.8% 27.6% 51.7% 49.1% 2Q-2025 %Chg QOQ 1Q-2025 %Chg YOY \$771,441 0.7% \$766,174 4.5% \$714,383 2.1% \$700,000 4.1% \$2,866 2.4% 2,799 -7.1% 3,420 2.9% 3,323 -30.1% 768,839.0 0.3% 766,174.0 5.2% ,210,949,906 3.1% \$2,144,521,026 -2.9% 29.3% 29.4% 17.3% 16.7% 17.3% 17.3% 2Q-2025 %Chg QOQ 1Q-2025 %Chg YOY \$760,654 4.0%	212,530,504 8.9% \$2,949,200,904 5.7% \$3,039,999,585 24.2% 24.2% 24.2% 24.2% 24.2% 24.2% 24.2% 24.2% 24.2% 24.8% 24.8% 24.2% 24.2% 24.2% 24.2% 24.8% 24.8% 24.8% 24.2% 24.8%	24.2%, 24.2%, 24.2%, 24.2%, 24.2%, 24.3%, 23.8%, 24.1%, 24.2%, 24.8%, 24.3%, 23.8%, 24	,212,530,504 8.9% \$2,949,200,904 5.7% \$3,039,999,585 2.2% \$3,142,282,260 24.8% 24.3% 23.8% 24.2% 24.2% 25.7% 24.3% 23.8% 24.8% 24.8% 26.7% 2Q-2025 %Chg YOY 2Q-2024 %Chg 2YOY 2Q-2023 \$2,194,663 -5.4% \$2,319,085 1.7% \$2,157,939 0.1% \$2,191,583 \$1,200,000 3.0% \$1,165,000 -4.0% \$1,250,000 0.0% \$1,200,000 3,115 18.6% 2,626 16.1% 2,683 3.0.6% 2,385 8,780 12.1% 7,833 3.7% 8,464 8.5% 8,090 8.5 -4.5% 8.9 -10.5% 9.5 -16.7% 10.2 836,375,245 12.3% \$6,089,917,210 18.1% \$5,789,750,337 30.8% \$5,226,925,455 31.8% 27.6% 49.1% 47.2% 44.4% 2Q-2025 %Chg QOQ 1Q-2025 %Chg YOY 2Q-2024 %Chg 2YOY 2Q-2023 \$771,431 0.7%	2212,530,504 8.9% \$2,949,200,904 5.7% \$3,039,999,585 2.2% \$3,142,282,260 -32.7% 24.3% 23.8% 24.2% 24.8% 26.7% 20-2025 %Chg QOQ 1Q-2025 %Chg YOY 2Q-2024 %Chg 2YOY 2Q-2023 %Chg 3YOY \$1,200,000 3.0% \$1,165,000 -4.0% \$1,250,000 0.0% \$1,200,000 -4.0% 3,115 18.6% 2,626 16.1% 2,683 30.6% 2,385 -20.4% 8,780 12.1% 7,833 3.7% 8,464 8.5% 8,090 5.4% 8,81,375,245 12.3% \$6,089,917,210 18.1% \$5,789,750,337 30.8% \$5,226,925,455 -22.3% 31.8% 27.6% 49.1% 47.2% 44.4% 44.4% 2Q-2025 %Chg QOQ 1Q-2025 %Chg YOY 2Q-2024 %Chg 2YOY 2Q-2023 %Chg 3YOY \$71,441 0.7% \$766,174 4.5% \$738,256 4.9% \$735,514 0.9% <