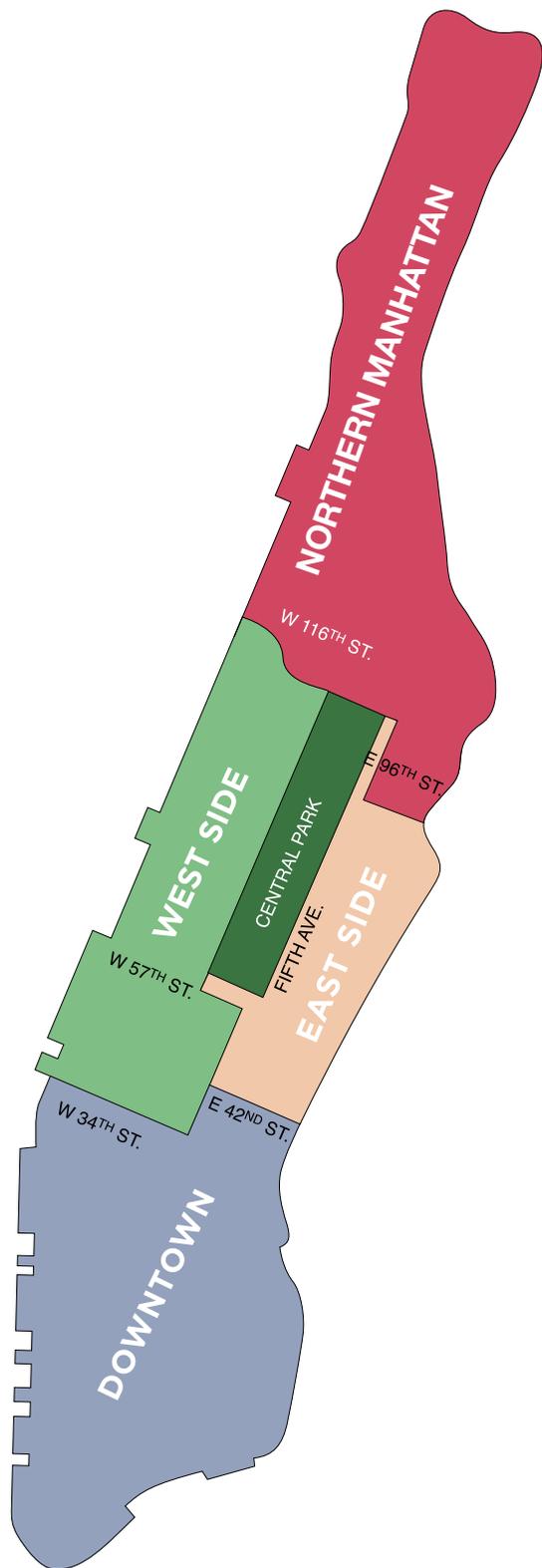


Elliman Report

2016-2025 Manhattan Decade Sales





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- 32 Yorkville Co-ops
- 33 Yorkville Condos
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- 37 Lenox Hill Co-ops
- 38 Lenox Hill Condos
- 39 Sutton/Beekman Co-ops
- 40 Midtown East/Turtle Bay Co-ops
- 41 Midtown East/Turtle Bay Condos

- 42 West Side Co-ops
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- 44 Upper West Side Co-ops
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- 46 Riverside Drive/West End Avenue Corridor Co-ops
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- 49 Lincoln Center Condos
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- 51 Midtown West/Clinton Condos

- 52 Northern Manhattan Co-ops and Condos
- 53 Harlem/East Harlem Co-ops and Condos
- 54 Hamilton/Morningside Heights Co-ops and Condos
- 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 Long Island, The Hamptons, and North Fork. With a certified or licensed appraisal staff averaging more than nineteen years of experience, Miller Samuel is known for its neutral valuation perspective and professionalism. It provides 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 well over 100 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 market report series or for appraisal inquiries, please get in touch with the author, Jonathan J. Miller, at 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 to sign up for Housing Notes, his newsletter that provides a deep dive into local, regional, and national housing markets and issues.

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Monthly New Signed Contracts

Florida
New York

Monthly Rentals

Manhattan, Brooklyn & Queens

Annual Sales

Manhattan Decade

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 borough 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

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

millersamuel.com/reports-info/methodology

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

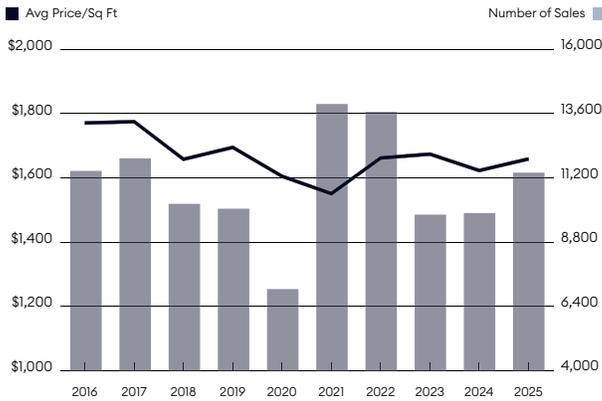
millersamuel.com/blog

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

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 | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|---|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,098,094 | 5.8% | \$1,983,326 | 2.2% | \$2,052,047 |
| Average Price Per Sq Ft | \$1,659 | 2.2% | \$1,623 | -6.3% | \$1,771 |
| Median Sales Price | \$1,175,000 | 5.9% | \$1,110,000 | 6.8% | \$1,100,000 |
| Number of Sales (Closed) | 11,393 | 15.3% | 9,882 | -0.6% | 11,459 |
| Average Days on Market | 82 | 2.5% | 80 | -7.9% | 89 |
| Average Discount (From List Price) | 5.9% | | 8.3% | | 3.1% |
| Listing Inventory | 5,887 | -4.4% | 6,161 | 9.2% | 5,393 |
| 30-Year Fixed Mortgage (Freddie Mac)* | 6.15% | | 6.85% | | 4.32% |
| 1-Year Adjustable Rate Mortgage (Mortgage Bankers Association)* | 6.25% | | 6.41% | | 3.30% |

* Year End

Average Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$623,252 | \$982,104 | \$1,909,880 | \$3,869,937 | \$8,317,317 | \$2,098,094 |
| 2024 | \$553,663 | \$947,925 | \$1,860,288 | \$3,820,336 | \$8,060,252 | \$1,983,326 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|---------|-----------|-----------|-----------|-----------|---------|
| 2025 | \$1,073 | \$1,202 | \$1,473 | \$1,892 | \$2,480 | \$1,659 |
| 2024 | \$1,072 | \$1,211 | \$1,446 | \$1,863 | \$2,454 | \$1,623 |
| 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 |

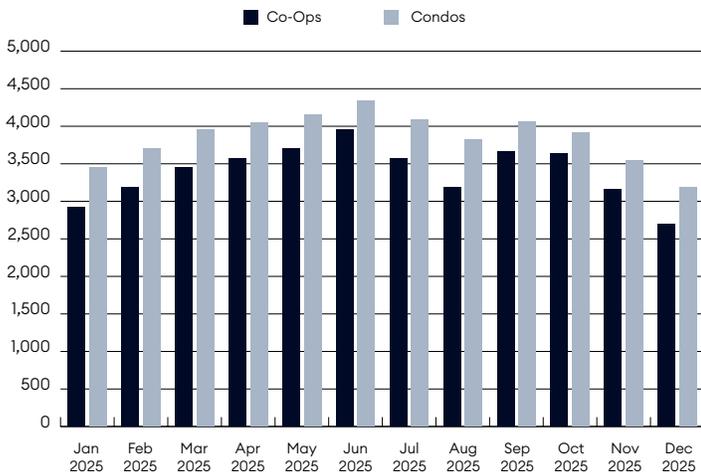
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$516,600 | \$840,000 | \$1,620,000 | \$2,950,000 | \$5,900,000 | \$1,175,000 |
| 2024 | \$499,000 | \$825,000 | \$1,600,000 | \$2,875,000 | \$5,500,000 | \$1,110,000 |
| 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 |

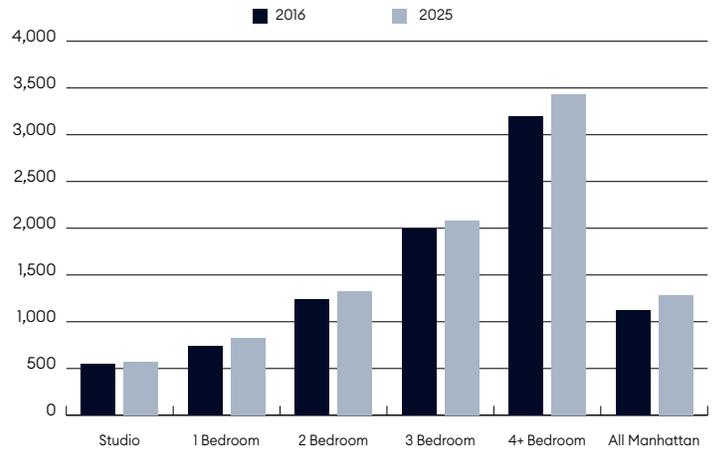
Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|--------|
| 2025 | 1,702 | 3,810 | 3,347 | 1,636 | 720 | 11,393 |
| 2024 | 1,460 | 3,432 | 2,921 | 1,327 | 581 | 9,882 |
| 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 |

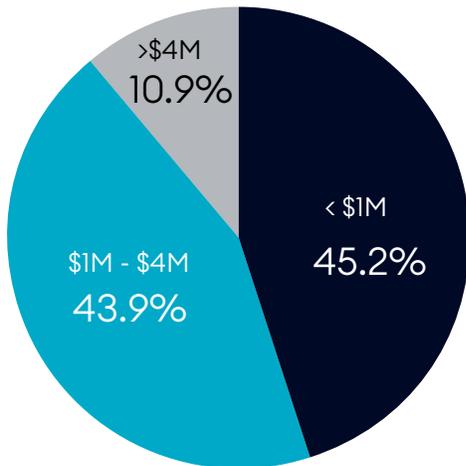
Manhattan Co-Ops & Condos Listing Inventory



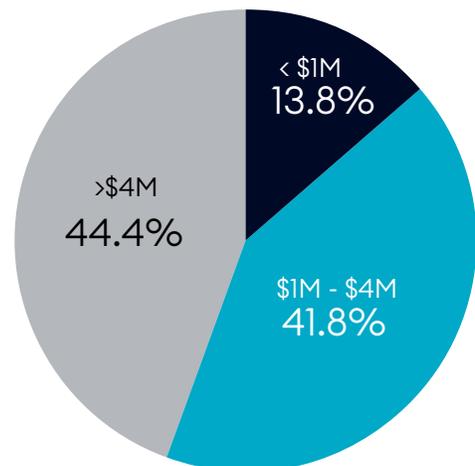
Manhattan Co-Ops & Condos Average Square Footage by Number of Bedrooms



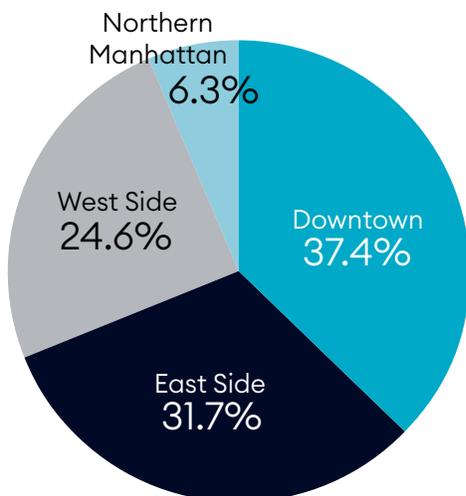
2025 Number of Units Sold



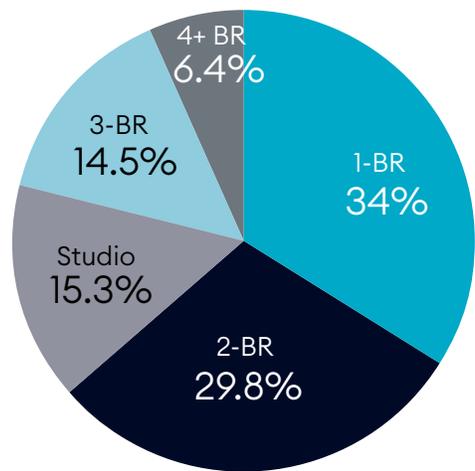
2025 Aggregate Purchase Dollars by Sales Price



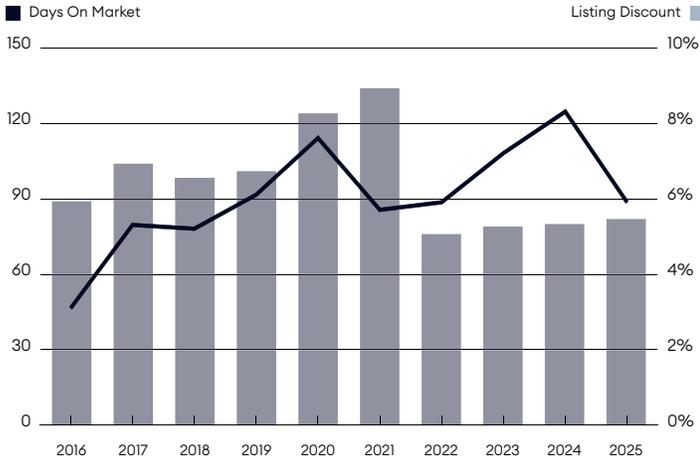
2025 Number of Units Sold by Area



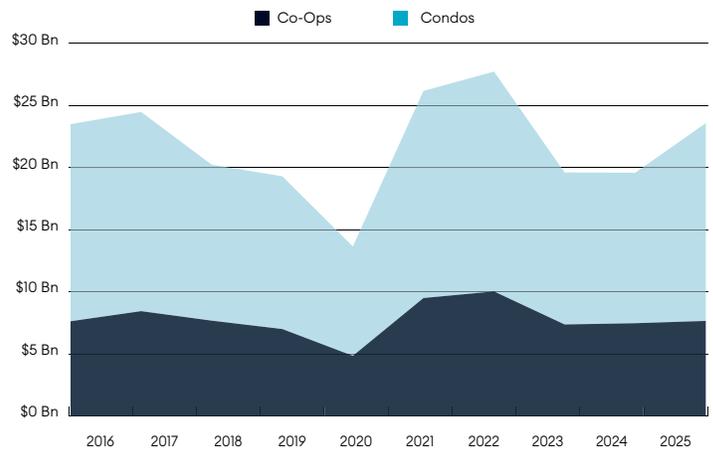
2025 Number of Units Sold by Number of Bedrooms



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



Manhattan Co-Ops & Condos
Market Sales Volume

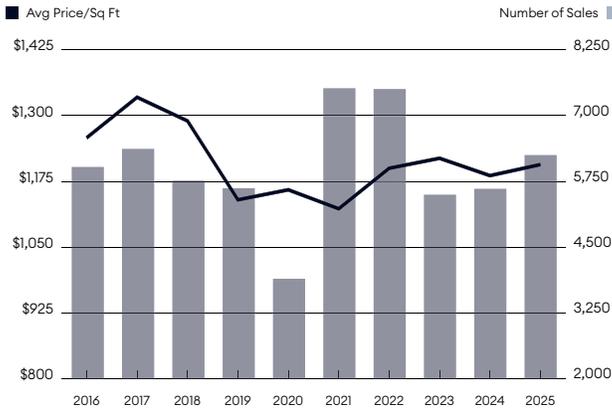


Market Area Ranking (Percent change of average price per square foot, 2025-2024, co-ops, condos)

| Market Area | Type | % Change |
|--------------------------------------|-----------------|----------|
| Sutton + Beekman | Condos | 63.1% |
| Greenwich Village | Condos | 38.5% |
| Sutton + Beekman | Co-ops + Condos | 18.3% |
| Chelsea | Co-ops + Condos | 16.2% |
| Chelsea | Condos | 15.9% |
| Carnegie Hill | Co-ops | 15.7% |
| Lenox Hill | Condos | 15.2% |
| Carnegie Hill | Co-ops + Condos | 14.0% |
| East End Ave | Co-ops | 8.9% |
| Inwood | Co-ops + Condos | 7.5% |
| Hamilton + Morningside Heights | Co-ops + Condos | 7.4% |
| Greenwich Village | Co-ops + Condos | 7.0% |
| Washington Heights | Co-ops + Condos | 7.0% |
| Midtown East + Turtle Bay | Condos | 6.8% |
| Harlem + East Harlem | Co-ops + Condos | 6.2% |
| Lincoln Center | Co-ops | 5.2% |
| Northern Manhattan | Co-ops + Condos | 5.1% |
| Lenox Hill | Co-ops + Condos | 4.5% |
| Carnegie Hill | Condos | 4.5% |
| Downtown | Condos | 4.3% |
| Central Park West | Condos | 4.2% |
| Battery Park City | Condos | 3.7% |
| Midtown East + Turtle Bay | Co-ops + Condos | 2.9% |
| Riverside Dr + West End Ave Corridor | Co-ops | 2.3% |
| Fifth Ave + Park Ave Corridor | Co-ops | 1.5% |
| Sutton + Beekman | Co-ops | 1.4% |
| Upper West Side | Co-ops | 1.1% |
| West Side | Co-ops | 0.4% |
| Central Park West | Co-ops | -0.1% |
| Downtown | Co-ops + Condos | -0.3% |
| Upper East Side | Co-ops | -0.5% |
| Central Park West | Co-ops + Condos | -0.6% |
| East Side + West Side + Downtown | Condos | -0.9% |
| Manhattan | Condos | -1.0% |
| East Side | Co-ops | -1.6% |
| Manhattan | Co-ops | -2.7% |
| Fort George | Co-ops + Condos | -2.7% |
| Manhattan | Co-ops + Condos | -3.0% |
| East Side + West Side + Downtown | Co-ops | -3.2% |
| East Side + West Side + Downtown | Co-ops + Condos | -3.3% |

| Market Area | Type | % Change |
|--|-----------------|----------|
| East Side | Condos | -3.6% |
| Financial District | Co-ops | -4.0% |
| Union Square + Gramercy + Kips Bay + Murray Hill | Co-ops | -4.0% |
| Riverside Dr + West End Ave Corridor | Co-ops + Condos | -4.1% |
| Greenwich Village | Co-ops | -4.6% |
| Union Square + Gramercy + Kips Bay + Murray Hill | Condos | -4.6% |
| Upper West Side | Co-ops + Condos | -5.0% |
| Soho + Tribeca | Condos | -5.1% |
| Yorkville | Co-ops | -5.3% |
| East Side | Co-ops + Condos | -5.4% |
| East Village + Lower East Side | Condos | -5.6% |
| West Side | Co-ops + Condos | -5.8% |
| Fifth Ave + Park Ave Corridor | Co-ops + Condos | -5.9% |
| Midtown West + Clinton | Condos | -6.1% |
| East Village + Lower East Side | Co-ops + Condos | -6.5% |
| Lenox Hill | Co-ops | -6.7% |
| Lincoln Center | Co-ops + Condos | -6.7% |
| West Side | Condos | -7.1% |
| Lincoln Center | Condos | -7.2% |
| Chelsea | Co-ops | -7.3% |
| Downtown | Co-ops | -7.3% |
| Soho + Tribeca | Co-ops + Condos | -7.3% |
| Midtown East + Turtle Bay | Co-ops | -7.6% |
| Upper West Side | Condos | -7.6% |
| Fifth Ave + Park Ave Corridor | Condos | -8.1% |
| Midtown West + Clinton | Co-ops | -8.3% |
| Riverside Dr + West End Ave Corridor | Condos | -8.7% |
| East Village + Lower East Side | Co-ops | -8.9% |
| Midtown West + Clinton | Co-ops + Condos | -9.2% |
| Union Square + Gramercy + Kips Bay + Murray Hill | Co-ops + Condos | -9.4% |
| Upper East Side | Co-ops + Condos | -10.4% |
| Yorkville | Condos | -12.4% |
| Financial District | Co-ops + Condos | -12.8% |
| Financial District | Condos | -13.0% |
| East End Ave | Condos | -13.9% |
| Yorkville | Co-ops + Condos | -14.4% |
| Soho + Tribeca | Co-ops | -14.7% |
| Upper East Side | Condos | -16.0% |
| East End Ave | Co-ops + Condos | -21.4% |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,420,914 | 6.6% | \$1,333,234 | 12.0% | \$1,268,632 |
| Average Price Per Sq Ft | \$1,207 | 1.7% | \$1,186 | -4.1% | \$1,258 |
| Median Sales Price | \$850,000 | 3.0% | \$825,000 | 10.2% | \$771,000 |
| Number of Sales (Closed) | 6,250 | 11.4% | 5,609 | 3.8% | 6,024 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$526,498 | \$787,982 | \$1,482,622 | \$2,645,511 | \$5,757,304 | \$1,420,914 |
| 2024 | \$468,155 | \$773,436 | \$1,425,487 | \$2,695,331 | \$5,146,075 | \$1,333,234 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$904 | \$933 | \$1,147 | \$1,349 | \$1,790 | \$1,207 |
| 2024 | \$940 | \$985 | \$1,116 | \$1,350 | \$1,730 | \$1,186 |
| 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 |

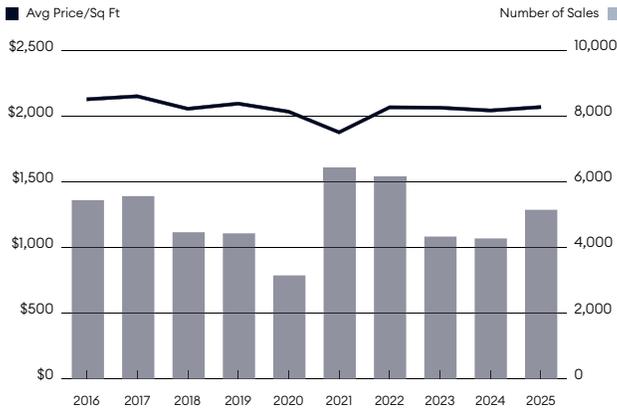
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$449,000 | \$700,000 | \$1,256,250 | \$2,225,000 | \$4,075,000 | \$850,000 |
| 2024 | \$430,000 | \$705,000 | \$1,255,000 | \$2,300,000 | \$3,700,000 | \$825,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 1,136 | 2,178 | 1,748 | 765 | 320 | 6,250 |
| 2024 | 1,049 | 2,035 | 1,507 | 628 | 281 | 5,609 |
| 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 |

Manhattan Condos
Average Price Per Square Foot / Number of Sales



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,921,033 | 3.0% | \$2,836,676 | 18.6% | \$2,462,490 |
| Average Price Per Sq Ft | \$2,067 | 1.3% | \$2,041 | 14.6% | \$1,804 |
| Median Sales Price | \$1,675,000 | 0.0% | \$1,675,000 | 10.2% | \$1,520,000 |
| Number of Sales (Closed) | 5,143 | 20.4% | 4,273 | -0.1% | 5,150 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$817,446 | \$1,241,171 | \$2,376,952 | \$4,945,352 | \$10,365,326 | \$2,921,033 |
| 2024 | \$771,907 | \$1,202,100 | \$2,323,686 | \$4,831,070 | \$10,789,864 | \$2,836,676 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,326 | \$1,535 | \$1,778 | \$2,265 | \$2,952 | \$2,067 |
| 2024 | \$1,325 | \$1,487 | \$1,737 | \$2,235 | \$2,951 | \$2,041 |
| 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 |

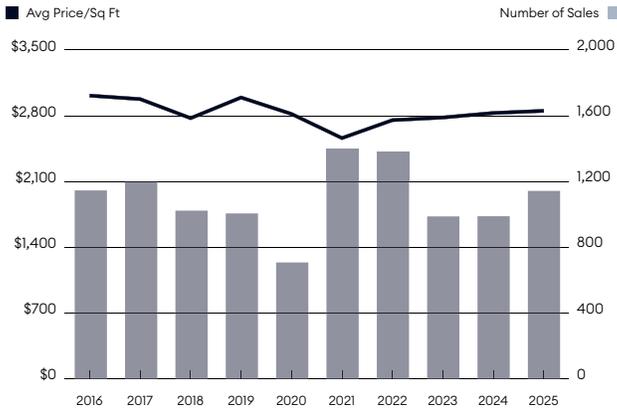
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$690,000 | \$1,100,000 | \$2,082,000 | \$3,940,000 | \$7,500,000 | \$1,675,000 |
| 2024 | \$650,000 | \$1,080,000 | \$2,000,000 | \$3,750,000 | \$6,955,000 | \$1,675,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 566 | 1,632 | 1,599 | 871 | 400 | 5,143 |
| 2024 | 411 | 1,397 | 1,414 | 699 | 300 | 4,273 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$8,923,124 | 6.6% | \$8,373,355 | 1.4% | \$8,799,588 |
| Average Price Per Sq Ft | \$2,853 | 0.8% | \$2,830 | -5.4% | \$3,015 |
| Median Sales Price | \$6,395,000 | 6.6% | \$6,000,000 | -3.5% | \$6,628,546 |
| Number of Sales (Closed) | 1,143 | 15.6% | 989 | -0.3% | 1,146 |

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

| | | | |
|------|-------------|------|-------------|
| 2025 | \$8,923,124 | 2020 | \$8,204,204 |
| 2024 | \$8,373,355 | 2019 | \$8,201,852 |
| 2023 | \$8,264,370 | 2018 | \$8,516,512 |
| 2022 | \$8,264,713 | 2017 | \$8,594,899 |
| 2021 | \$7,448,503 | 2016 | \$8,799,588 |

Average Price Per Sq Ft

| | | | |
|------|---------|------|---------|
| 2025 | \$2,853 | 2020 | \$2,820 |
| 2024 | \$2,830 | 2019 | \$2,913 |
| 2023 | \$2,783 | 2018 | \$2,775 |
| 2022 | \$2,754 | 2017 | \$2,978 |
| 2021 | \$2,563 | 2016 | \$3,015 |

Median Sales Price

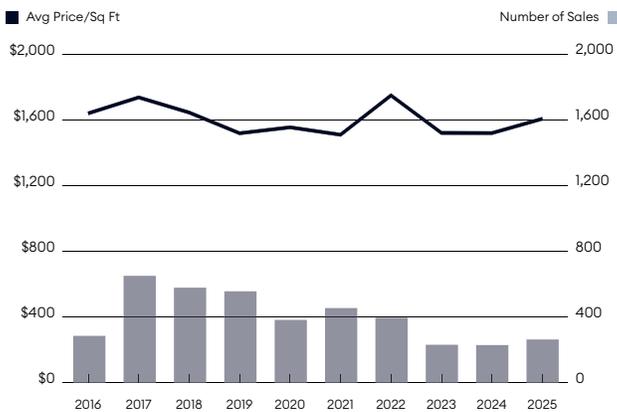
| | | | |
|------|-------------|------|-------------|
| 2025 | \$6,395,000 | 2020 | \$5,645,000 |
| 2024 | \$6,000,000 | 2019 | \$5,378,856 |
| 2023 | \$6,200,000 | 2018 | \$6,200,000 |
| 2022 | \$6,056,000 | 2017 | \$6,531,391 |
| 2021 | \$5,450,000 | 2016 | \$6,628,546 |

Number of Sales

| | | | |
|------|-------|------|-------|
| 2025 | 1,143 | 2020 | 708 |
| 2024 | 989 | 2019 | 989 |
| 2023 | 983 | 2018 | 1,023 |
| 2022 | 1,382 | 2017 | 1,200 |
| 2021 | 1,401 | 2016 | 1,146 |

MANHATTAN Manhattan Lofts • Co-Ops & Condos

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,672,047 | -17.4% | \$3,235,626 | -13.5% | \$3,089,939 |
| Average Price Per Sq Ft | \$1,639 | 7.9% | \$1,519 | 2.0% | \$1,606 |
| Median Sales Price | \$2,200,000 | -16.0% | \$2,617,500 | -18.5% | \$2,700,000 |
| Number of Sales (Closed) | 286 | 24.3% | 230 | 8.3% | 264 |

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

| | | | |
|------|-------------|------|-------------|
| 2025 | \$2,672,047 | 2020 | \$2,798,459 |
| 2024 | \$3,235,626 | 2019 | \$2,610,070 |
| 2023 | \$3,077,897 | 2018 | \$2,945,623 |
| 2022 | \$3,670,974 | 2017 | \$2,854,612 |
| 2021 | \$2,998,271 | 2016 | \$2,672,047 |

Average Price Per Sq Ft

| | | | |
|------|---------|------|---------|
| 2025 | \$1,639 | 2020 | \$1,554 |
| 2024 | \$1,519 | 2019 | \$1,536 |
| 2023 | \$1,520 | 2018 | \$1,644 |
| 2022 | \$1,748 | 2017 | \$1,736 |
| 2021 | \$1,509 | 2016 | \$1,639 |

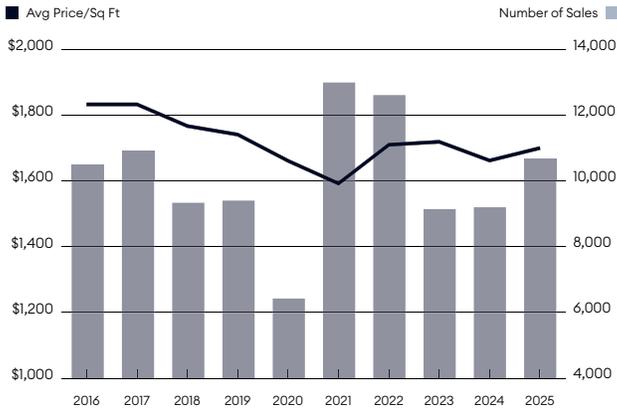
Median Sales Price

| | | | |
|------|-------------|------|-------------|
| 2025 | \$2,200,000 | 2020 | \$2,075,000 |
| 2024 | \$2,617,500 | 2019 | \$2,050,000 |
| 2023 | \$2,512,500 | 2018 | \$2,275,000 |
| 2022 | \$2,827,500 | 2017 | \$2,275,000 |
| 2021 | \$2,500,000 | 2016 | \$2,200,000 |

Number of Sales

| | | | |
|------|-----|------|-----|
| 2025 | 286 | 2020 | 383 |
| 2024 | 230 | 2019 | 557 |
| 2023 | 232 | 2018 | 579 |
| 2022 | 396 | 2017 | 651 |
| 2021 | 455 | 2016 | 286 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,191,001 | 5.7% | \$2,072,225 | 0.4% | \$2,181,524 |
| Average Price Per Sq Ft | \$1,701 | 2.3% | \$1,663 | -7.2% | \$1,834 |
| Median Sales Price | \$1,240,000 | 3.8% | \$1,195,000 | 3.3% | \$1,200,000 |
| Number of Sales (Closed) | 10,673 | 15.9% | 9,205 | 1.7% | 10,495 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$634,707 | \$1,009,999 | \$2,023,646 | \$4,077,031 | \$8,507,579 | \$2,191,001 |
| 2024 | \$563,212 | \$972,725 | \$1,964,568 | \$4,022,419 | \$8,254,881 | \$2,072,225 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,095 | \$1,224 | \$1,522 | \$1,940 | \$2,501 | \$1,701 |
| 2024 | \$1,086 | \$1,233 | \$1,492 | \$1,906 | \$2,471 | \$1,663 |
| 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 |

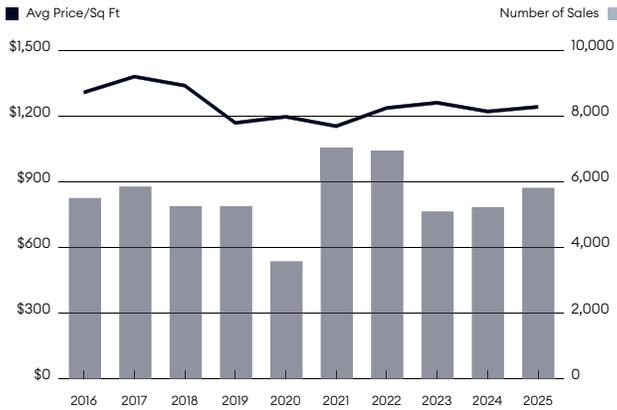
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$522,500 | \$857,125 | \$1,700,000 | \$3,150,000 | \$6,000,000 | \$1,240,000 |
| 2024 | \$500,000 | \$845,000 | \$1,679,955 | \$2,999,000 | \$5,550,000 | \$1,195,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|--------|
| 2025 | 1,639 | 3,608 | 3,045 | 1,517 | 702 | 10,673 |
| 2024 | 1,401 | 3,206 | 2,656 | 1,232 | 563 | 9,205 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,488,486 | 6.7% | \$1,394,752 | 11.0% | \$1,341,093 |
| Average Price Per Sq Ft | \$1,241 | 1.7% | \$1,220 | -5.0% | \$1,307 |
| Median Sales Price | \$895,000 | 2.3% | \$875,000 | 9.1% | \$820,000 |
| Number of Sales (Closed) | 5,812 | 11.2% | 5,225 | 5.6% | 5,502 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$536,179 | \$811,724 | \$1,588,026 | \$2,821,271 | \$6,005,378 | \$1,488,486 |
| 2024 | \$477,065 | \$798,250 | \$1,511,425 | \$2,886,907 | \$5,350,738 | \$1,394,752 |
| 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 | \$6,468,697 | \$1,395,877 |
| 2016 | \$476,915 | \$793,658 | \$1,618,820 | \$3,144,585 | \$6,517,319 | \$1,341,093 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$926 | \$950 | \$1,191 | \$1,388 | \$1,814 | \$1,241 |
| 2024 | \$955 | \$1,008 | \$1,154 | \$1,388 | \$1,748 | \$1,220 |
| 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 |

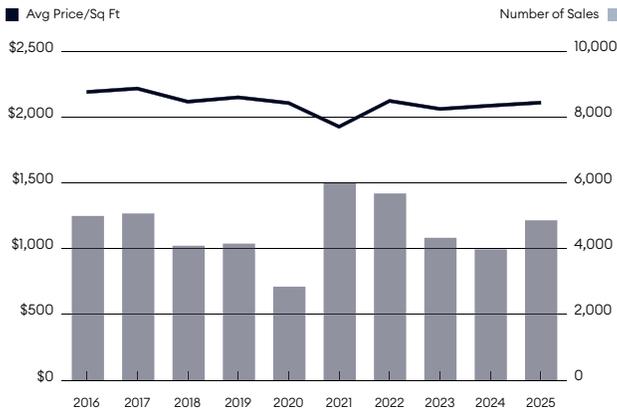
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$450,000 | \$715,000 | \$1,355,000 | \$2,362,500 | \$4,275,000 | \$895,000 |
| 2024 | \$440,000 | \$725,000 | \$1,325,000 | \$2,432,500 | \$3,795,000 | \$875,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 1,092 | 2,055 | 1,569 | 698 | 305 | 5,812 |
| 2024 | 1,003 | 1,915 | 1,370 | 573 | 268 | 5,225 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,030,956 | 2.3% | \$2,961,622 | -2.5% | \$3,107,631 |
| Average Price Per Sq Ft | \$2,110 | 1.1% | \$2,087 | -3.7% | \$2,191 |
| Median Sales Price | \$1,750,000 | 0.0% | \$1,750,000 | -4.1% | \$1,825,000 |
| Number of Sales (Closed) | 4,861 | 22.1% | 3,980 | -2.6% | 4,993 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$831,404 | \$1,272,365 | \$2,486,715 | \$5,147,263 | \$10,429,926 | \$3,030,956 |
| 2024 | \$780,311 | \$1,231,532 | \$2,447,308 | \$5,009,746 | \$10,893,221 | \$2,961,622 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,344 | \$1,560 | \$1,827 | \$2,314 | \$2,965 | \$2,110 |
| 2024 | \$1,335 | \$1,511 | \$1,791 | \$2,277 | \$2,964 | \$2,087 |
| 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 |

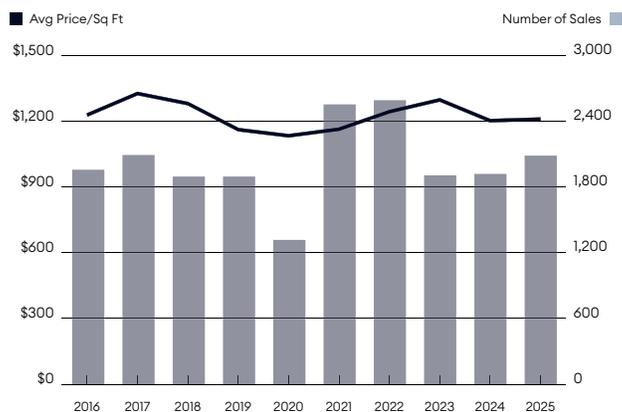
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$700,000 | \$1,125,000 | \$2,175,000 | \$4,100,000 | \$7,528,030 | \$1,750,000 |
| 2024 | \$658,329 | \$1,100,000 | \$2,150,000 | \$3,900,000 | \$6,995,000 | \$1,750,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 547 | 1,553 | 1,476 | 819 | 397 | 4,861 |
| 2024 | 398 | 1,291 | 1,286 | 659 | 295 | 3,980 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,270,452 | 3.7% | \$1,224,874 | 9.7% | \$1,157,687 |
| Average Price Per Sq Ft | \$1,211 | 0.6% | \$1,204 | -1.6% | \$1,230 |
| Median Sales Price | \$849,000 | -0.1% | \$850,000 | 6.3% | \$799,000 |
| Number of Sales (Closed) | 2,088 | 8.7% | 1,921 | 6.6% | 1,959 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$529,342 | \$933,403 | \$1,845,680 | \$3,175,713 | \$4,681,590 | \$1,270,452 |
| 2024 | \$525,099 | \$905,182 | \$1,680,980 | \$3,179,215 | \$4,044,068 | \$1,224,874 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$947 | \$1,043 | \$1,312 | \$1,506 | \$1,552 | \$1,211 |
| 2024 | \$1,024 | \$1,121 | \$1,253 | \$1,499 | \$1,370 | \$1,204 |
| 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 |

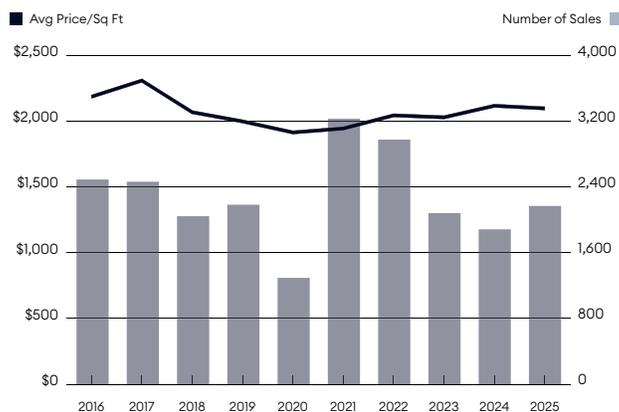
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$485,000 | \$800,000 | \$1,572,500 | \$2,697,500 | \$3,700,000 | \$849,000 |
| 2024 | \$495,000 | \$810,000 | \$1,500,000 | \$2,797,000 | \$3,776,265 | \$850,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 523 | 845 | 493 | 142 | 39 | 2,088 |
| 2024 | 472 | 796 | 421 | 146 | 41 | 1,921 |
| 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 |

Downtown Condos
Average Price Per Square Foot / Number of Sales



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,019,381 | -4.5% | \$3,162,410 | -10.0% | \$3,356,488 |
| Average Price Per Sq Ft | \$2,100 | -1.0% | \$2,120 | -4.1% | \$2,189 |
| Median Sales Price | \$1,950,000 | -2.5% | \$1,999,000 | -12.4% | \$2,225,000 |
| Number of Sales (Closed) | 2,171 | 15.1% | 1,886 | -12.9% | 2,493 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$893,439 | \$1,357,027 | \$2,688,046 | \$5,119,934 | \$11,685,783 | \$3,019,381 |
| 2024 | \$843,764 | \$1,400,270 | \$2,649,449 | \$5,419,074 | \$11,687,888 | \$3,162,410 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,355 | \$1,573 | \$1,877 | \$2,205 | \$3,245 | \$2,100 |
| 2024 | \$1,338 | \$1,620 | \$1,858 | \$2,341 | \$2,917 | \$2,120 |
| 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 |

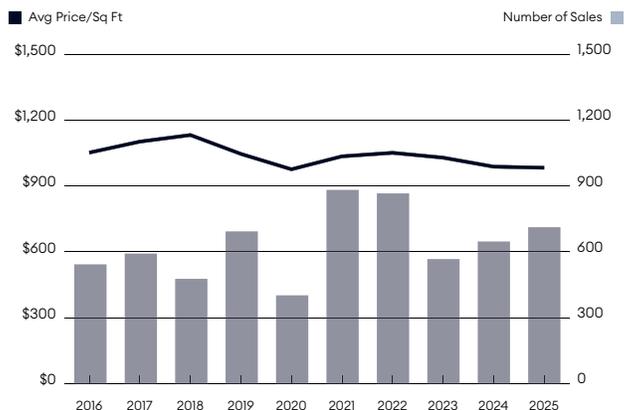
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$740,000 | \$1,275,000 | \$2,432,526 | \$4,315,153 | \$8,500,000 | \$1,950,000 |
| 2024 | \$700,000 | \$1,267,500 | \$2,380,807 | \$4,600,000 | \$9,000,000 | \$1,999,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 270 | 679 | 715 | 350 | 141 | 2,171 |
| 2024 | 177 | 588 | 658 | 323 | 118 | 1,886 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$889,314 | 1.0% | \$880,713 | 5.4% | \$843,367 |
| Average Price Per Sq Ft | \$983 | -0.5% | \$988 | -7.2% | \$1,059 |
| Median Sales Price | \$667,500 | 4.3% | \$640,000 | 0.1% | \$667,000 |
| Number of Sales (Closed) | 712 | 10.0% | 647 | 31.1% | 543 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$485,923 | \$777,915 | \$1,387,167 | \$2,612,155 | \$3,403,333 | \$889,314 |
| 2024 | \$417,208 | \$726,249 | \$1,396,064 | \$2,603,952 | \$4,079,125 | \$880,713 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$890 | \$912 | \$1,077 | \$1,286 | \$1,037 | \$983 |
| 2024 | \$881 | \$946 | \$1,045 | \$1,214 | \$1,072 | \$988 |
| 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 |

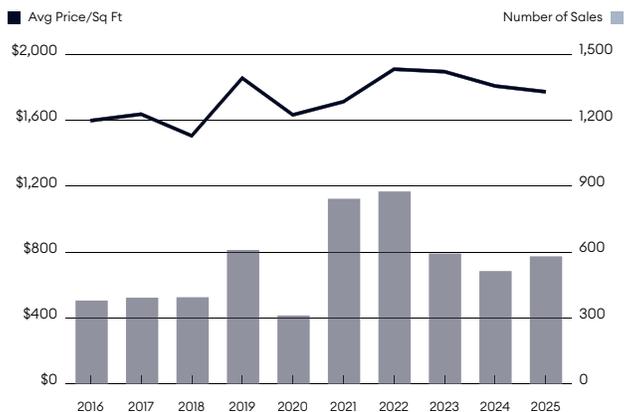
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$429,000 | \$690,000 | \$1,257,500 | \$2,162,500 | \$3,350,000 | \$667,500 |
| 2024 | \$390,000 | \$685,000 | \$1,270,000 | \$1,930,000 | \$3,800,000 | \$640,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 225 | 324 | 120 | 30 | 6 | 712 |
| 2024 | 211 | 280 | 106 | 31 | 10 | 647 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,158,432 | -4.7% | \$2,265,352 | 32.5% | \$1,628,568 |
| Average Price Per Sq Ft | \$1,773 | -1.9% | \$1,808 | 11.0% | \$1,598 |
| Median Sales Price | \$1,500,000 | -10.2% | \$1,670,000 | 16.4% | \$1,289,000 |
| Number of Sales (Closed) | 581 | 13.0% | 514 | 52.9% | 380 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$800,503 | \$1,228,975 | \$2,343,037 | \$4,542,511 | \$8,327,097 | \$2,158,432 |
| 2024 | \$714,127 | \$1,293,689 | \$2,375,212 | \$4,267,006 | \$10,592,659 | \$2,265,352 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,371 | \$1,484 | \$1,759 | \$2,035 | \$2,353 | \$1,773 |
| 2024 | \$1,375 | \$1,565 | \$1,744 | \$1,979 | \$2,638 | \$1,808 |
| 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 |

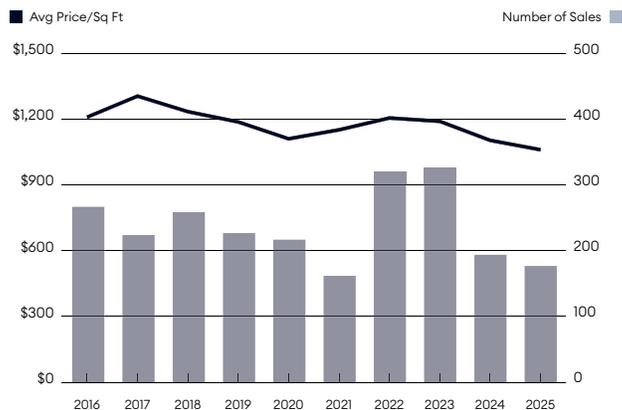
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$725,500 | \$1,211,334 | \$2,220,075 | \$4,137,500 | \$7,750,000 | \$1,500,000 |
| 2024 | \$675,000 | \$1,260,000 | \$2,220,000 | \$3,612,500 | \$9,748,057 | \$1,670,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 76 | 214 | 208 | 58 | 21 | 581 |
| 2024 | 57 | 177 | 199 | 62 | 14 | 514 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-------------|
| Average Sales Price | \$999,223 | 0.7% | \$992,492 | -9.6% | \$1,104,849 |
| Average Price Per Sq Ft | \$1,062 | -3.9% | \$1,105 | -12.3% | \$1,211 |
| Median Sales Price | \$760,000 | -2.8% | \$782,000 | -15.3% | \$897,250 |
| Number of Sales (Closed) | 267 | 50.8% | 177 | 19.2% | 224 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$461,334 | \$872,470 | \$1,604,088 | \$2,742,893 | \$4,023,333 | \$999,223 |
| 2024 | \$539,517 | \$880,945 | \$1,603,808 | \$2,273,000 | \$3,150,833 | \$992,492 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$848 | \$1,000 | \$1,196 | \$1,350 | \$1,017 | \$1,062 |
| 2024 | \$1,039 | \$1,081 | \$1,167 | \$1,233 | \$1,167 | \$1,105 |
| 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 |

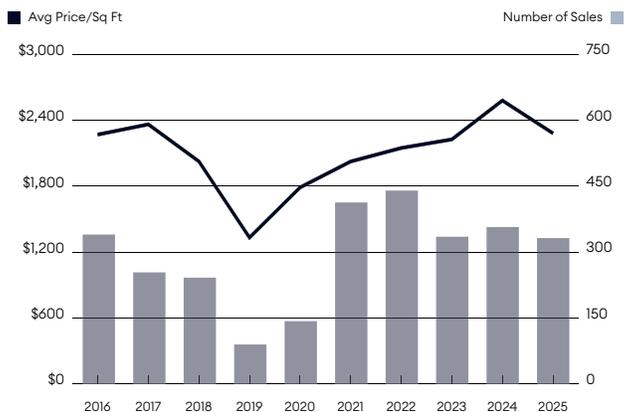
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$450,000 | \$812,750 | \$1,530,000 | \$2,539,750 | \$3,470,000 | \$760,000 |
| 2024 | \$540,000 | \$795,000 | \$1,500,000 | \$2,480,000 | \$2,762,500 | \$782,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 87 | 98 | 51 | 14 | 3 | 267 |
| 2024 | 54 | 76 | 31 | 8 | 3 | 177 |
| 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 |

Chelsea Condos
Average Price Per Square Foot / Number of Sales



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,274,576 | -29.8% | \$4,665,427 | -2.6% | \$3,362,323 |
| Average Price Per Sq Ft | \$2,282 | -11.6% | \$2,580 | 0.5% | \$2,270 |
| Median Sales Price | \$2,120,000 | -25.0% | \$2,825,000 | -5.7% | \$2,247,000 |
| Number of Sales (Closed) | 332 | -7.0% | 357 | -2.4% | 340 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$814,761 | \$1,542,291 | \$2,768,944 | \$5,341,240 | \$11,796,334 | \$3,274,576 |
| 2024 | \$898,375 | \$1,627,792 | \$3,259,409 | \$5,981,830 | \$15,314,343 | \$4,665,427 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,492 | \$1,736 | \$1,960 | \$2,452 | \$3,465 | \$2,282 |
| 2024 | \$1,405 | \$1,797 | \$2,122 | \$2,582 | \$3,600 | \$2,580 |
| 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 |

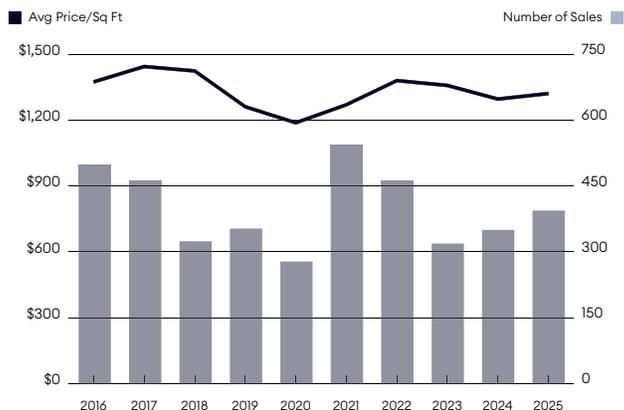
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$800,000 | \$1,500,000 | \$2,302,902 | \$4,440,000 | \$10,250,000 | \$2,120,000 |
| 2024 | \$875,000 | \$1,525,000 | \$2,925,178 | \$5,672,500 | \$13,350,000 | \$2,825,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 35 | 113 | 101 | 58 | 25 | 332 |
| 2024 | 16 | 87 | 136 | 78 | 39 | 357 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,517,190 | 7.3% | \$1,414,152 | 7.2% | \$1,415,666 |
| Average Price Per Sq Ft | \$1,321 | 1.9% | \$1,296 | -3.8% | \$1,374 |
| Median Sales Price | \$1,111,250 | 8.0% | \$1,028,500 | 11.7% | \$995,000 |
| Number of Sales (Closed) | 394 | 12.6% | 350 | -21.0% | 499 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$569,131 | \$1,155,213 | \$2,170,022 | \$4,066,159 | \$5,322,833 | \$1,517,190 |
| 2024 | \$566,619 | \$1,113,263 | \$2,086,492 | \$4,399,000 | \$3,882,083 | \$1,414,152 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,013 | \$1,184 | \$1,422 | \$1,550 | \$1,726 | \$1,321 |
| 2024 | \$1,064 | \$1,227 | \$1,336 | \$2,002 | \$1,355 | \$1,296 |
| 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 |

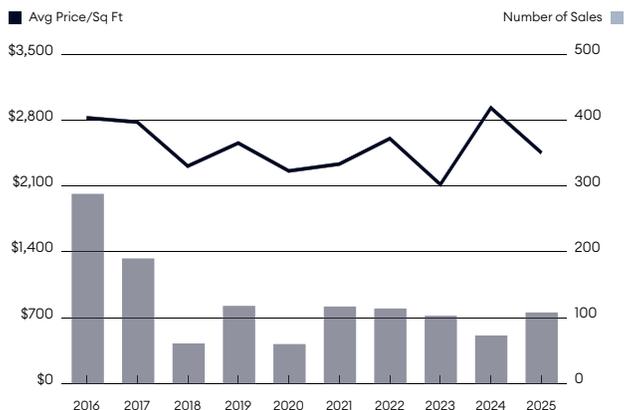
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$539,000 | \$1,050,000 | \$1,995,000 | \$3,325,000 | \$4,997,500 | \$1,111,250 |
| 2024 | \$550,000 | \$1,050,000 | \$1,995,000 | \$3,650,000 | \$4,021,250 | \$1,028,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 97 | 165 | 95 | 27 | 6 | 394 |
| 2024 | 86 | 151 | 79 | 17 | 6 | 350 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,876,992 | -24.0% | \$5,102,823 | -30.5% | \$5,576,964 |
| Average Price Per Sq Ft | \$2,453 | -16.3% | \$2,930 | -13.1% | \$2,824 |
| Median Sales Price | \$2,306,250 | -25.6% | \$3,100,000 | -48.1% | \$4,439,837 |
| Number of Sales (Closed) | 108 | 47.9% | 73 | -62.5% | 288 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$730,918 | \$1,798,817 | \$3,502,092 | \$7,158,755 | \$12,760,617 | \$3,876,992 |
| 2024 | \$760,000 | \$2,049,261 | \$3,685,132 | \$8,418,053 | \$10,530,641 | \$5,102,823 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,107 | \$1,805 | \$2,532 | \$2,602 | \$3,146 | \$2,453 |
| 2024 | \$1,536 | \$2,058 | \$2,578 | \$3,498 | \$2,538 | \$2,930 |
| 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 |

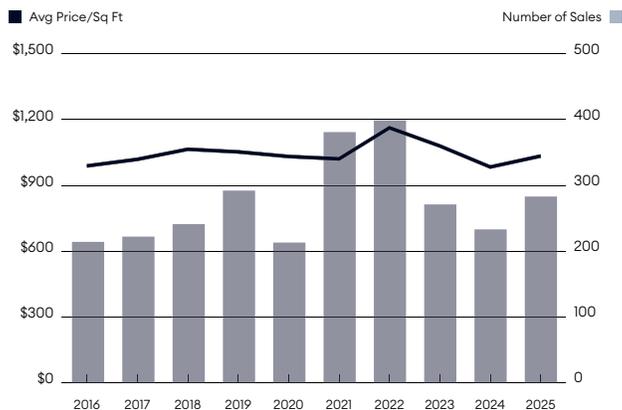
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$779,444 | \$1,675,000 | \$3,300,000 | \$6,075,000 | \$11,024,100 | \$2,306,250 |
| 2024 | \$740,000 | \$1,975,000 | \$3,422,746 | \$5,350,000 | \$8,100,000 | \$3,100,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 22 | 28 | 31 | 18 | 9 | 108 |
| 2024 | 4 | 24 | 18 | 16 | 8 | 73 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-----------|------------|-----------|
| Average Sales Price | \$1,012,257 | 8.3% | \$934,923 | 25.7% | \$805,449 |
| Average Price Per Sq Ft | \$1,034 | 5.1% | \$984 | 4.6% | \$989 |
| Median Sales Price | \$770,000 | 0.7% | \$765,000 | 6.8% | \$720,750 |
| Number of Sales (Closed) | 283 | 21.5% | 233 | 32.2% | 214 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$501,345 | \$784,556 | \$1,297,818 | \$2,109,073 | \$2,903,750 | \$1,012,257 |
| 2024 | \$544,922 | \$785,840 | \$1,165,125 | \$1,820,110 | \$1,995,000 | \$934,923 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$953 | \$955 | \$1,078 | \$1,226 | \$1,078 | \$1,034 |
| 2024 | \$1,091 | \$1,003 | \$1,012 | \$1,048 | \$844 | \$984 |
| 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 |

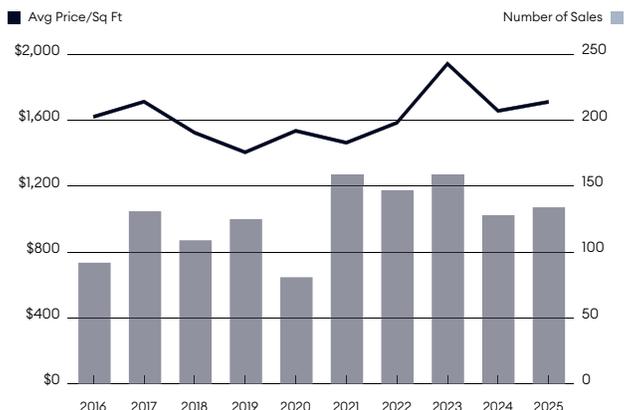
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$455,000 | \$663,750 | \$980,000 | \$1,615,000 | \$2,362,500 | \$770,000 |
| 2024 | \$530,000 | \$671,500 | \$933,875 | \$1,349,000 | \$1,270,000 | \$765,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 40 | 128 | 85 | 19 | 4 | 283 |
| 2024 | 39 | 102 | 62 | 18 | 4 | 233 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,056,757 | 13.3% | \$2,697,211 | 3.4% | \$2,957,560 |
| Average Price Per Sq Ft | \$1,712 | 3.3% | \$1,657 | 5.6% | \$1,621 |
| Median Sales Price | \$2,642,500 | 28.9% | \$2,050,000 | -3.9% | \$2,750,000 |
| Number of Sales (Closed) | 134 | 4.7% | 128 | 45.7% | 92 |

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 |
|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$1,079,076 | \$1,953,450 | \$2,981,902 | \$4,319,479 | \$6,113,333 | \$3,056,757 |
| 2024 | \$944,396 | \$1,394,059 | \$2,755,237 | \$4,446,473 | \$5,891,364 | \$2,697,211 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,350 | \$1,625 | \$1,619 | \$1,849 | \$1,867 | \$1,712 |
| 2024 | \$1,440 | \$1,644 | \$1,687 | \$1,746 | \$1,818 | \$1,657 |
| 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 |

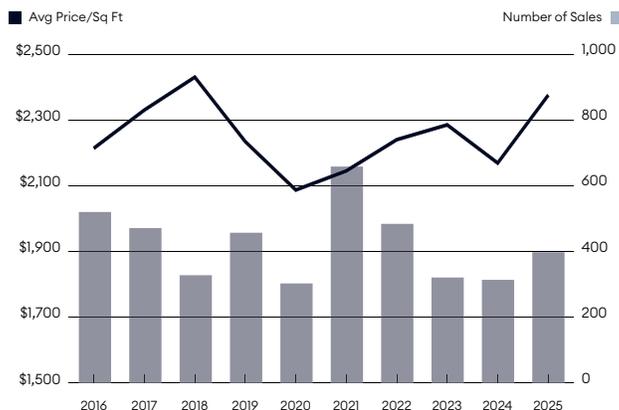
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$837,500 | \$1,760,650 | \$2,775,000 | \$4,295,000 | \$4,450,000 | \$2,642,500 |
| 2024 | \$835,000 | \$1,357,500 | \$2,475,000 | \$4,275,000 | \$4,825,000 | \$2,050,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 16 | 24 | 52 | 29 | 9 | 134 |
| 2024 | 22 | 34 | 28 | 28 | 11 | 128 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$5,062,747 | 14.0% | \$4,441,456 | 13.9% | \$4,445,539 |
| Average Price Per Sq Ft | \$2,375 | 9.5% | \$2,169 | 7.3% | \$2,214 |
| Median Sales Price | \$3,797,500 | 10.4% | \$3,441,044 | 5.5% | \$3,599,502 |
| Number of Sales (Closed) | 398 | 26.8% | 314 | -23.5% | 520 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$1,742,434 | \$1,817,803 | \$3,520,611 | \$5,453,186 | \$12,046,439 | \$5,062,747 |
| 2024 | \$1,075,689 | \$1,754,780 | \$3,259,638 | \$5,642,354 | \$9,999,757 | \$4,441,456 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,223 | \$1,856 | \$2,024 | \$2,145 | \$3,372 | \$2,375 |
| 2024 | \$1,543 | \$1,812 | \$1,911 | \$2,251 | \$2,563 | \$2,169 |
| 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 |

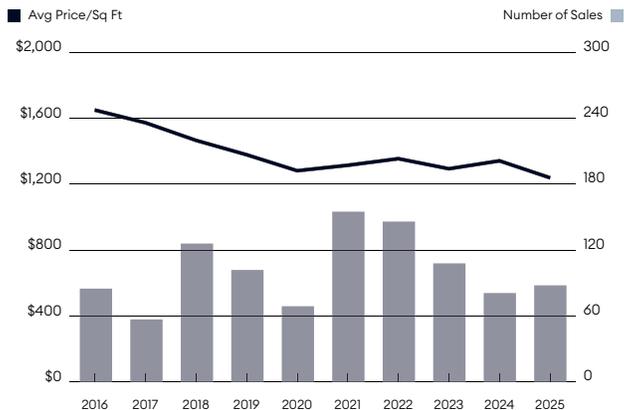
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$820,000 | \$1,750,000 | \$3,350,000 | \$4,862,500 | \$7,995,000 | \$3,797,500 |
| 2024 | \$975,000 | \$1,662,500 | \$2,900,000 | \$4,947,500 | \$7,947,500 | \$3,441,044 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 16 | 49 | 147 | 124 | 57 | 398 |
| 2024 | 21 | 52 | 105 | 94 | 38 | 314 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,275,419 | -13.8% | \$1,478,793 | -40.2% | \$2,134,293 |
| Average Price Per Sq Ft | \$1,239 | -7.7% | \$1,342 | -24.9% | \$1,650 |
| Median Sales Price | \$885,000 | -9.7% | \$980,000 | -28.0% | \$1,230,000 |
| Number of Sales (Closed) | 88 | 8.6% | 81 | 3.5% | 85 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$795,750 | \$757,443 | \$1,499,524 | \$2,988,350 | \$3,745,000 | \$1,275,419 |
| 2024 | \$655,792 | \$731,236 | \$1,547,955 | \$2,601,286 | \$6,350,000 | \$1,478,793 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$889 | \$1,048 | \$1,263 | \$1,659 | \$1,483 | \$1,239 |
| 2024 | \$1,102 | \$1,035 | \$1,285 | \$1,558 | \$1,842 | \$1,342 |
| 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 |

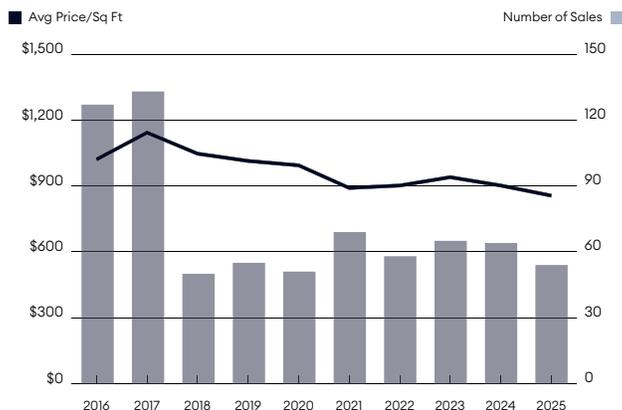
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$497,500 | \$695,000 | \$1,510,000 | \$2,737,500 | \$3,745,000 | \$885,000 |
| 2024 | \$684,875 | \$650,000 | \$1,350,000 | \$2,525,000 | \$7,575,000 | \$980,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 6 | 47 | 23 | 10 | 2 | 88 |
| 2024 | 6 | 36 | 22 | 14 | 3 | 81 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$885,581 | -1.8% | \$901,449 | 6.9% | \$828,429 |
| Average Price Per Sq Ft | \$856 | -5.1% | \$902 | -16.1% | \$1,021 |
| Median Sales Price | \$760,750 | -1.2% | \$770,000 | 4.9% | \$725,000 |
| Number of Sales (Closed) | 54 | -15.6% | 64 | -57.5% | 127 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$507,620 | \$706,965 | \$932,588 | \$1,952,700 | \$1,963,333 | \$885,581 |
| 2024 | \$633,750 | \$718,100 | \$1,103,381 | \$1,518,500 | \$1,575,000 | \$901,449 |
| 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 | \$0 | \$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 | \$0 | \$954,843 |
| 2019 | \$531,500 | \$761,304 | \$1,167,365 | \$2,492,500 | \$0 | \$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 | \$0 | \$828,429 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$953 | \$872 | \$822 | \$889 | \$801 | \$856 |
| 2024 | \$900 | \$889 | \$985 | \$813 | \$670 | \$902 |
| 2023 | \$961 | \$912 | \$885 | \$1,026 | \$0 | \$940 |
| 2022 | \$992 | \$929 | \$845 | \$818 | \$0 | \$902 |
| 2021 | \$880 | \$896 | \$913 | \$0 | \$617 | \$891 |
| 2020 | \$968 | \$977 | \$999 | \$1,052 | \$0 | \$994 |
| 2019 | \$963 | \$972 | \$1,040 | \$1,278 | \$0 | \$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 | \$0 | \$1,021 |

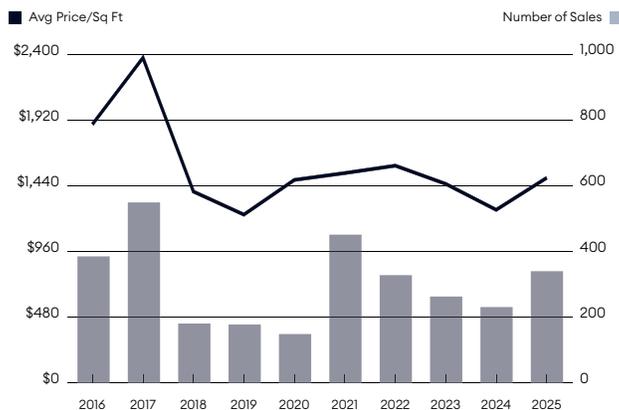
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$512,500 | \$715,000 | \$900,000 | \$1,980,000 | \$1,600,000 | \$760,750 |
| 2024 | \$600,000 | \$685,000 | \$950,000 | \$1,215,000 | \$1,575,000 | \$770,000 |
| 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 | \$0 | \$720,875 |
| 2021 | \$572,500 | \$695,000 | \$1,069,000 | \$2,020,000 | \$0 | \$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 | \$0 | \$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 | \$0 | \$725,000 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 10 | 17 | 17 | 4 | 3 | 54 |
| 2024 | 11 | 25 | 21 | 4 | 1 | 64 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,741,178 | 36.3% | \$1,277,175 | -28.1% | \$2,420,353 |
| Average Price Per Sq Ft | \$1,497 | 18.5% | \$1,264 | -20.7% | \$1,888 |
| Median Sales Price | \$1,325,000 | 31.2% | \$1,010,000 | -15.6% | \$1,570,000 |
| Number of Sales (Closed) | 340 | 47.2% | 231 | -11.7% | 385 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$769,687 | \$1,225,935 | \$1,960,507 | \$3,810,493 | \$5,974,380 | \$1,741,178 |
| 2024 | \$680,582 | \$1,054,869 | \$1,561,338 | \$3,406,456 | \$5,103,283 | \$1,277,175 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,230 | \$1,401 | \$1,423 | \$1,900 | \$1,730 | \$1,497 |
| 2024 | \$994 | \$1,209 | \$1,255 | \$1,655 | \$2,341 | \$1,264 |
| 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 |

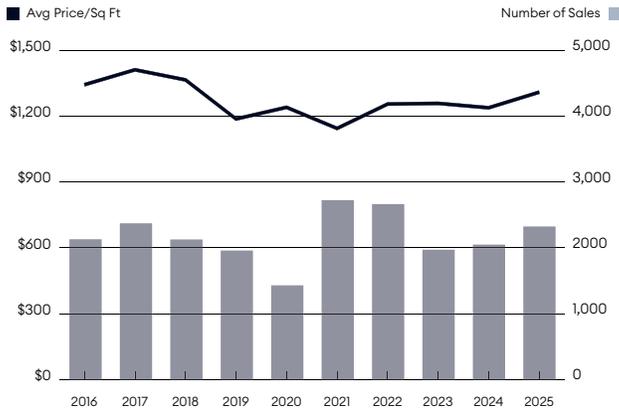
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$718,000 | \$1,162,500 | \$1,862,500 | \$3,234,297 | \$4,350,000 | \$1,325,000 |
| 2024 | \$653,829 | \$965,000 | \$1,471,371 | \$2,997,000 | \$5,103,283 | \$1,010,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 85 | 110 | 94 | 39 | 9 | 340 |
| 2024 | 56 | 97 | 59 | 16 | 1 | 231 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,746,203 | 11.5% | \$1,566,773 | 18.5% | \$1,473,667 |
| Average Price Per Sq Ft | \$1,309 | 5.7% | \$1,238 | -2.5% | \$1,343 |
| Median Sales Price | \$950,000 | 6.1% | \$895,000 | 18.8% | \$800,000 |
| Number of Sales (Closed) | 2,324 | 13.4% | 2,049 | 9.1% | 2,130 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$424,990 | \$709,450 | \$1,501,184 | \$2,843,486 | \$7,088,681 | \$1,746,203 |
| 2024 | \$422,270 | \$702,380 | \$1,446,512 | \$2,828,608 | \$6,005,812 | \$1,566,773 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$847 | \$858 | \$1,137 | \$1,353 | \$2,026 | \$1,309 |
| 2024 | \$865 | \$879 | \$1,096 | \$1,309 | \$1,871 | \$1,238 |
| 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 |

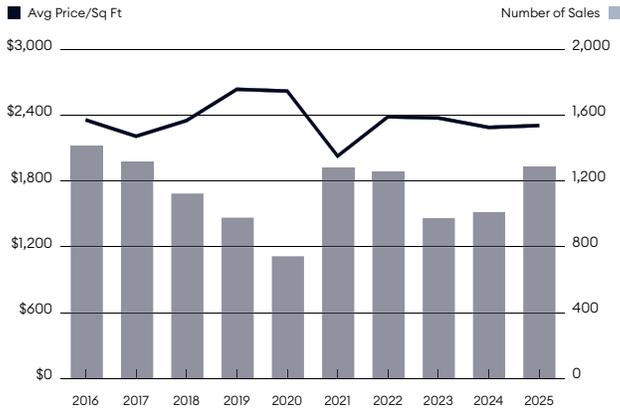
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$400,000 | \$650,000 | \$1,275,000 | \$2,395,000 | \$5,312,500 | \$950,000 |
| 2024 | \$389,000 | \$649,500 | \$1,270,000 | \$2,337,500 | \$4,250,000 | \$895,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 334 | 738 | 690 | 350 | 186 | 2,324 |
| 2024 | 327 | 686 | 593 | 266 | 155 | 2,049 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,397,068 | 1.6% | \$3,344,697 | 3.3% | \$3,288,688 |
| Average Price Per Sq Ft | \$2,309 | 0.7% | \$2,292 | -2.1% | \$2,360 |
| Median Sales Price | \$1,833,750 | 9.8% | \$1,670,000 | 4.8% | \$1,749,495 |
| Number of Sales (Closed) | 1,288 | 27.3% | 1,012 | -8.9% | 1,414 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$794,748 | \$1,250,678 | \$2,473,736 | \$5,897,545 | \$10,962,952 | \$3,397,068 |
| 2024 | \$704,866 | \$1,095,888 | \$2,368,843 | \$5,164,448 | \$14,287,755 | \$3,344,697 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,337 | \$1,561 | \$1,843 | \$2,653 | \$3,212 | \$2,309 |
| 2024 | \$1,323 | \$1,379 | \$1,745 | \$2,343 | \$3,669 | \$2,292 |
| 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 |

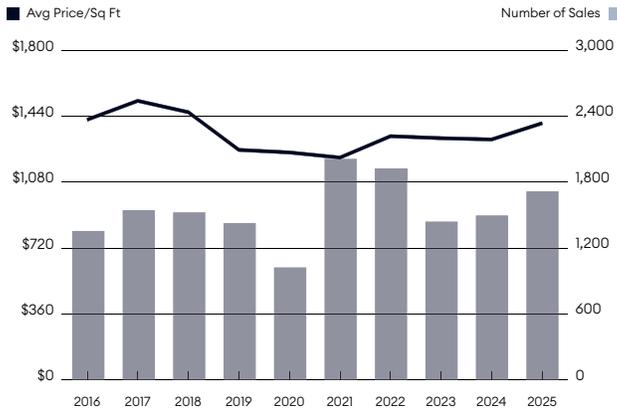
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$631,250 | \$995,000 | \$2,005,000 | \$3,850,000 | \$6,964,472 | \$1,833,750 |
| 2024 | \$563,750 | \$967,500 | \$1,995,000 | \$3,278,719 | \$6,480,000 | \$1,670,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 118 | 398 | 392 | 248 | 117 | 1,288 |
| 2024 | 114 | 308 | 311 | 178 | 87 | 1,012 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,977,357 | 12.2% | \$1,761,919 | 20.7% | \$1,637,881 |
| Average Price Per Sq Ft | \$1,402 | 6.8% | \$1,313 | -1.3% | \$1,421 |
| Median Sales Price | \$1,025,000 | 2.6% | \$999,000 | 18.6% | \$864,494 |
| Number of Sales (Closed) | 1,716 | 14.6% | 1,497 | 26.6% | 1,355 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$437,781 | \$715,482 | \$1,570,526 | \$2,987,621 | \$7,818,637 | \$1,977,357 |
| 2024 | \$406,758 | \$710,167 | \$1,524,509 | \$2,792,118 | \$6,190,618 | \$1,761,919 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$872 | \$872 | \$1,170 | \$1,401 | \$2,158 | \$1,402 |
| 2024 | \$837 | \$904 | \$1,149 | \$1,309 | \$1,915 | \$1,313 |
| 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 |

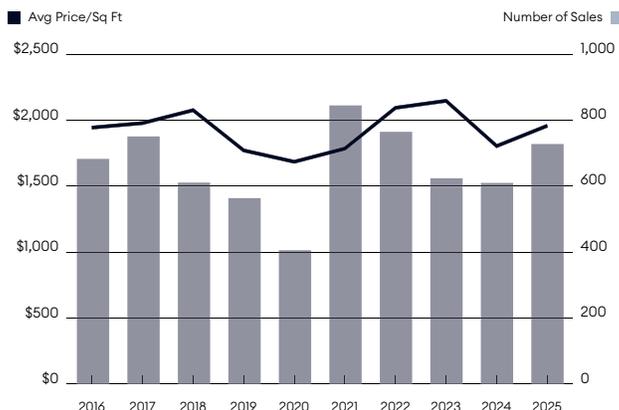
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$415,000 | \$655,000 | \$1,345,000 | \$2,500,000 | \$5,925,000 | \$1,025,000 |
| 2024 | \$385,000 | \$650,000 | \$1,325,000 | \$2,350,000 | \$4,500,000 | \$999,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 231 | 509 | 516 | 282 | 158 | 1,716 |
| 2024 | 209 | 467 | 433 | 225 | 143 | 1,497 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,004,119 | 16.3% | \$2,583,219 | 14.3% | \$2,627,313 |
| Average Price Per Sq Ft | \$1,959 | 8.6% | \$1,805 | 0.7% | \$1,945 |
| Median Sales Price | \$1,982,500 | 16.0% | \$1,709,000 | 25.1% | \$1,585,000 |
| Number of Sales (Closed) | 728 | 19.3% | 610 | 6.6% | 683 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$729,019 | \$987,653 | \$2,183,969 | \$4,058,885 | \$8,325,364 | \$3,004,119 |
| 2024 | \$602,662 | \$1,037,193 | \$1,992,825 | \$3,360,113 | \$8,705,293 | \$2,583,219 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,096 | \$1,298 | \$1,680 | \$2,010 | \$2,574 | \$1,959 |
| 2024 | \$1,151 | \$1,329 | \$1,547 | \$1,742 | \$2,481 | \$1,805 |
| 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 |

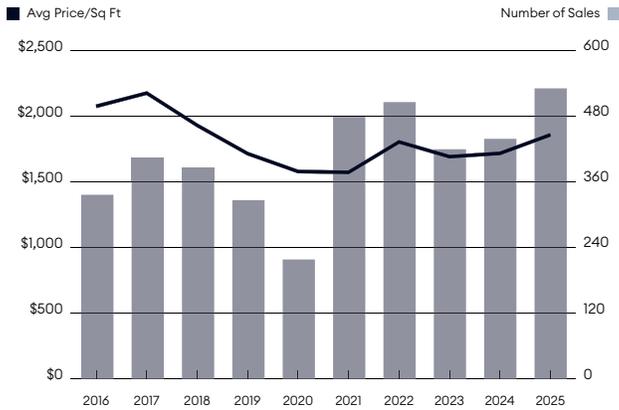
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$606,075 | \$885,000 | \$2,050,000 | \$3,487,500 | \$6,614,490 | \$1,982,500 |
| 2024 | \$560,000 | \$924,000 | \$1,900,000 | \$2,890,200 | \$6,025,000 | \$1,709,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 57 | 183 | 217 | 167 | 92 | 728 |
| 2024 | 63 | 172 | 177 | 123 | 67 | 610 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,835,357 | 12.0% | \$3,424,719 | 1.4% | \$3,784,064 |
| Average Price Per Sq Ft | \$1,856 | 8.2% | \$1,715 | -10.5% | \$2,073 |
| Median Sales Price | \$2,407,500 | 9.4% | \$2,200,000 | -3.7% | \$2,500,000 |
| Number of Sales (Closed) | 530 | 21.0% | 438 | 57.7% | 336 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$614,429 | \$916,389 | \$2,177,746 | \$3,824,036 | \$9,623,211 | \$3,835,357 |
| 2024 | \$485,814 | \$1,021,003 | \$2,105,726 | \$3,636,876 | \$7,659,530 | \$3,424,719 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|---------|-----------|-----------|-----------|-----------|---------|
| 2025 | \$1,136 | \$1,011 | \$1,417 | \$1,624 | \$2,455 | \$1,856 |
| 2024 | \$975 | \$1,104 | \$1,346 | \$1,507 | \$2,258 | \$1,715 |
| 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 |

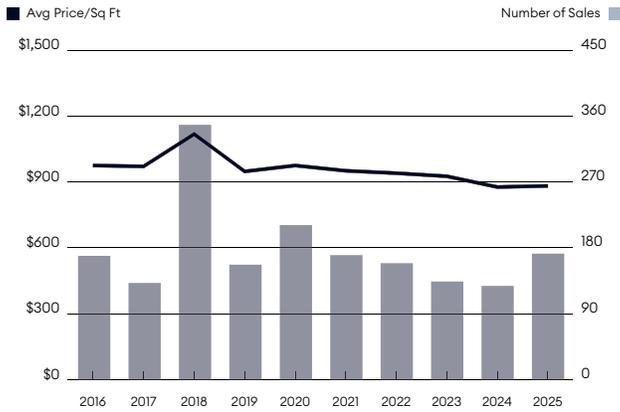
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$505,000 | \$800,000 | \$1,900,000 | \$3,200,000 | \$7,200,000 | \$2,407,500 |
| 2024 | \$415,000 | \$973,500 | \$1,950,000 | \$3,000,000 | \$6,500,000 | \$2,200,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|-----|
| 2025 | 23 | 91 | 170 | 136 | 106 | 530 |
| 2024 | 21 | 68 | 143 | 101 | 94 | 438 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$830,437 | 1.4% | \$818,939 | -0.6% | \$835,799 |
| Average Price Per Sq Ft | \$882 | 0.6% | \$877 | -9.6% | \$975 |
| Median Sales Price | \$672,500 | 12.0% | \$600,500 | 12.1% | \$600,000 |
| Number of Sales (Closed) | 172 | 34.4% | 128 | 1.8% | 169 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$367,825 | \$576,651 | \$1,071,722 | \$1,731,958 | \$2,488,929 | \$830,437 |
| 2024 | \$356,560 | \$570,946 | \$953,477 | \$1,587,500 | \$2,660,625 | \$818,939 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$814 | \$771 | \$938 | \$1,030 | \$897 | \$882 |
| 2024 | \$763 | \$813 | \$924 | \$1,044 | \$971 | \$877 |
| 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 |

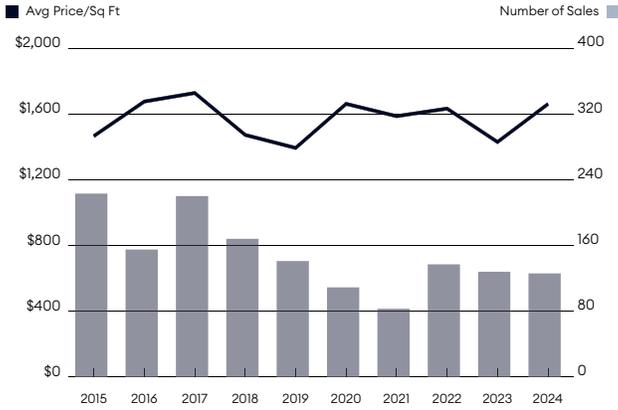
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$340,000 | \$565,000 | \$1,082,500 | \$1,756,250 | \$2,175,000 | \$672,500 |
| 2024 | \$310,000 | \$550,000 | \$899,000 | \$1,435,000 | \$2,727,500 | \$600,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 38 | 61 | 50 | 12 | 7 | 172 |
| 2024 | 25 | 58 | 27 | 9 | 8 | 128 |
| 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 |

Yorkville Condos
Average Price Per Square Foot / Number of Sales



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,153,338 | 23.0% | \$1,751,087 | 33.8% | \$1,609,776 |
| Average Price Per Sq Ft | \$1,660 | 16.2% | \$1,429 | 13.3% | \$1,465 |
| Median Sales Price | \$1,292,500 | 5.5% | \$1,225,000 | 0.2% | \$1,290,000 |
| Number of Sales (Closed) | 126 | -1.6% | 128 | -43.5% | 223 |

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 |
|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$650,150 | \$892,245 | \$1,610,484 | \$2,625,456 | \$6,154,736 | \$2,153,338 |
| 2024 | \$568,118 | \$933,664 | \$1,685,254 | \$2,588,877 | \$5,775,122 | \$1,751,087 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,150 | \$1,220 | \$1,435 | \$1,541 | \$2,176 | \$1,660 |
| 2024 | \$1,081 | \$1,203 | \$1,424 | \$1,376 | \$1,861 | \$1,429 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$642,000 | \$850,000 | \$1,507,500 | \$2,150,000 | \$5,247,500 | \$1,292,500 |
| 2024 | \$571,500 | \$878,500 | \$1,476,375 | \$2,529,250 | \$5,950,000 | \$1,225,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 10 | 42 | 32 | 19 | 20 | 126 |
| 2024 | 14 | 42 | 40 | 22 | 9 | 128 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,504,800 | 8.4% | \$1,387,639 | -10.2% | \$1,676,030 |
| Average Price Per Sq Ft | \$948 | 3.9% | \$913 | -23.7% | \$1,243 |
| Median Sales Price | \$982,500 | 0.0% | \$982,500 | -21.4% | \$1,250,000 |
| Number of Sales (Closed) | 20 | 11.1% | 18 | -39.4% | 33 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$750,000 | \$695,000 | \$1,405,000 | \$2,047,000 | \$2,218,000 | \$1,504,150 |
| 2024 | \$750,000 | \$663,000 | \$1,392,083 | \$2,113,000 | \$1,995,000 | \$1,387,639 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,017 | \$808 | \$1,169 | \$836 | \$752 | \$948 |
| 2024 | \$682 | \$790 | \$1,185 | \$802 | \$587 | \$913 |
| 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 |

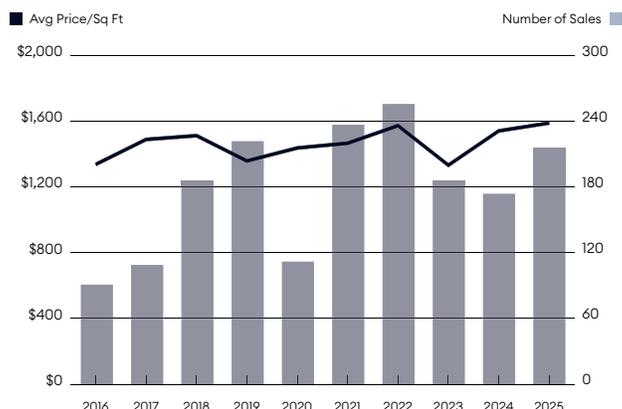
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$750,000 | \$618,000 | \$989,000 | \$1,950,000 | \$1,995,000 | \$982,500 |
| 2024 | \$750,000 | \$630,000 | \$982,500 | \$2,170,000 | \$1,995,000 | \$982,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 1 | 4 | 7 | 6 | 2 | 20 |
| 2024 | 1 | 5 | 6 | 5 | 1 | 18 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,965,192 | 10.3% | \$2,687,846 | 72.2% | \$1,721,487 |
| Average Price Per Sq Ft | \$1,591 | 3.1% | \$1,543 | 18.8% | \$1,339 |
| Median Sales Price | \$1,950,000 | -2.1% | \$1,992,450 | 56.0% | \$1,250,000 |
| Number of Sales (Closed) | 216 | 24.1% | 174 | 137.4% | 91 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$616,992 | \$793,228 | \$1,965,391 | \$3,225,813 | \$7,129,478 | \$2,965,192 |
| 2024 | \$609,714 | \$815,549 | \$1,840,924 | \$3,035,314 | \$6,838,080 | \$2,687,846 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,039 | \$947 | \$1,437 | \$1,524 | \$1,921 | \$1,591 |
| 2024 | \$1,114 | \$973 | \$1,324 | \$1,379 | \$2,232 | \$1,543 |
| 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 |

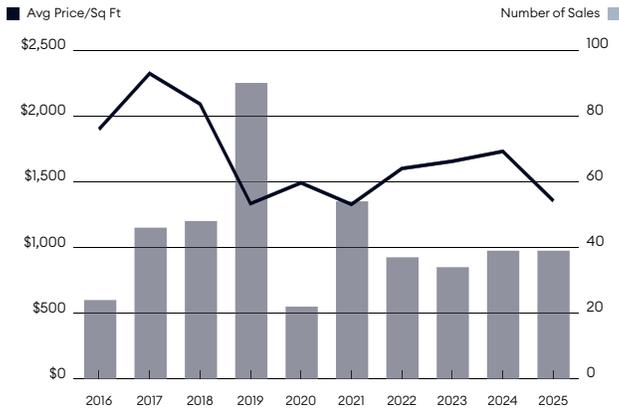
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$597,329 | \$670,000 | \$1,537,500 | \$2,725,000 | \$6,425,000 | \$1,950,000 |
| 2024 | \$650,000 | \$692,500 | \$1,706,250 | \$2,725,000 | \$4,650,000 | \$1,992,450 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 8 | 43 | 69 | 56 | 40 | 216 |
| 2024 | 7 | 32 | 56 | 48 | 25 | 174 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,745,312 | -29.8% | \$2,486,198 | -41.0% | \$2,955,667 |
| Average Price Per Sq Ft | \$1,355 | -21.7% | \$1,730 | -28.6% | \$1,899 |
| Median Sales Price | \$1,602,500 | -16.8% | \$1,925,000 | -35.8% | \$2,496,500 |
| Number of Sales (Closed) | 39 | 0.0% | 39 | 62.5% | 24 |

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 |
|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$638,500 | \$989,500 | \$1,890,093 | \$3,039,752 | \$2,675,000 | \$1,745,312 |
| 2024 | \$600,850 | \$762,600 | \$2,520,278 | \$2,508,737 | \$6,652,429 | \$2,486,198 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,188 | \$1,295 | \$1,378 | \$1,555 | \$1,081 | \$1,355 |
| 2024 | \$1,080 | \$1,103 | \$1,725 | \$1,387 | \$2,214 | \$1,730 |
| 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 |

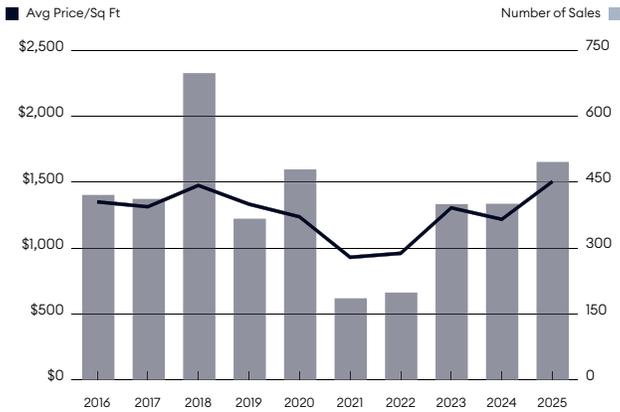
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$627,500 | \$907,500 | \$1,825,000 | \$3,100,000 | \$2,675,000 | \$1,602,500 |
| 2024 | \$585,500 | \$800,000 | \$2,750,000 | \$2,150,000 | \$4,960,000 | \$1,925,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 5 | 10 | 15 | 7 | 2 | 39 |
| 2024 | 10 | 5 | 9 | 7 | 7 | 39 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,180,072 | 32.2% | \$1,648,580 | 50.4% | \$1,449,308 |
| Average Price Per Sq Ft | \$1,505 | 23.5% | \$1,219 | 11.4% | \$1,351 |
| Median Sales Price | \$1,100,500 | -1.7% | \$1,120,000 | 29.6% | \$849,000 |
| Number of Sales (Closed) | 496 | 23.7% | 401 | 17.8% | 421 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2025 | \$482,770 | \$783,267 | \$1,641,760 | \$3,281,120 | \$10,055,691 | \$2,180,072 |
| 2024 | \$412,570 | \$762,950 | \$1,660,613 | \$2,926,666 | \$4,993,242 | \$1,648,580 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$926 | \$920 | \$1,153 | \$1,430 | \$2,598 | \$1,505 |
| 2024 | \$850 | \$954 | \$1,143 | \$1,353 | \$1,597 | \$1,219 |
| 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 |

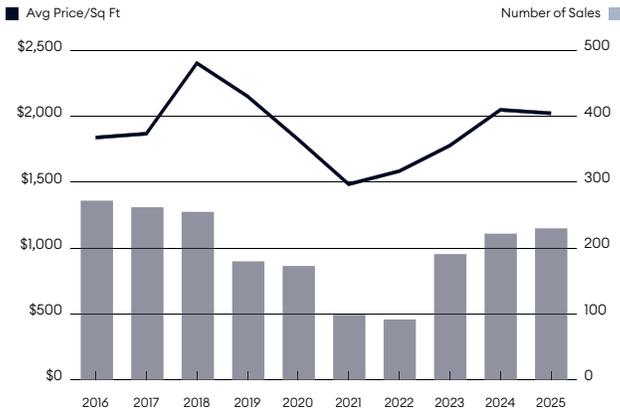
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$425,000 | \$687,500 | \$1,400,000 | \$2,562,500 | \$6,262,500 | \$1,100,500 |
| 2024 | \$395,000 | \$694,500 | \$1,512,500 | \$2,550,000 | \$4,100,000 | \$1,120,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 68 | 144 | 157 | 82 | 40 | 496 |
| 2024 | 61 | 118 | 128 | 58 | 31 | 401 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,919,993 | 3.4% | \$2,823,690 | 25.7% | \$2,323,061 |
| Average Price Per Sq Ft | \$2,023 | -1.3% | \$2,049 | 10.0% | \$1,839 |
| Median Sales Price | \$1,925,000 | 12.4% | \$1,712,500 | 9.3% | \$1,761,250 |
| Number of Sales (Closed) | 230 | 3.6% | 222 | -15.4% | 272 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$687,137 | \$1,081,128 | \$2,263,637 | \$4,422,064 | \$11,350,835 | \$2,919,993 |
| 2024 | \$576,944 | \$1,185,534 | \$2,231,390 | \$4,011,089 | \$12,008,784 | \$2,823,690 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,193 | \$1,319 | \$1,663 | \$2,096 | \$3,336 | \$2,023 |
| 2024 | \$1,206 | \$1,455 | \$1,671 | \$2,107 | \$2,995 | \$2,049 |
| 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 |

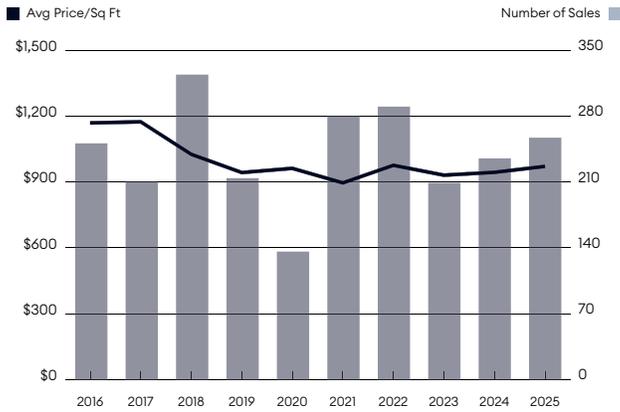
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$657,500 | \$1,012,000 | \$2,200,000 | \$3,750,000 | \$7,450,000 | \$1,925,000 |
| 2024 | \$552,500 | \$1,040,000 | \$2,240,000 | \$3,275,000 | \$5,800,000 | \$1,712,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 22 | 62 | 79 | 47 | 17 | 230 |
| 2024 | 26 | 75 | 64 | 34 | 20 | 222 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,232,245 | 2.4% | \$1,203,914 | -9.0% | \$1,354,390 |
| Average Price Per Sq Ft | \$971 | 2.9% | \$944 | -17.0% | \$1,169 |
| Median Sales Price | \$985,000 | -1.0% | \$995,000 | 10.7% | \$890,000 |
| Number of Sales (Closed) | 257 | 9.4% | 235 | 2.4% | 251 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$473,278 | \$712,901 | \$1,373,247 | \$1,977,842 | \$2,490,866 | \$1,232,245 |
| 2024 | \$438,056 | \$758,167 | \$1,248,560 | \$2,273,037 | \$3,359,167 | \$1,203,914 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$786 | \$818 | \$1,089 | \$1,043 | \$866 | \$971 |
| 2024 | \$839 | \$838 | \$927 | \$1,033 | \$1,023 | \$944 |
| 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 |

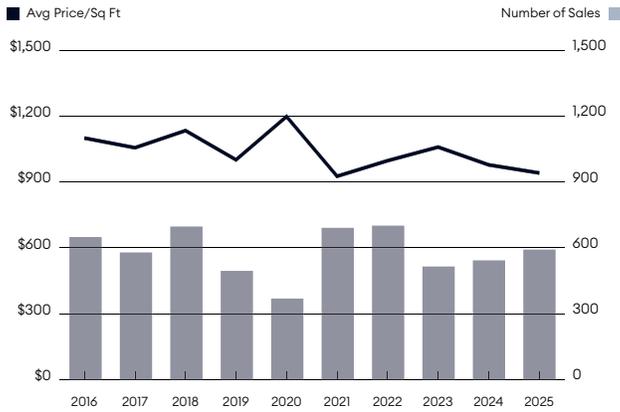
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$410,000 | \$650,000 | \$1,225,000 | \$1,950,000 | \$2,450,000 | \$985,000 |
| 2024 | \$440,000 | \$695,076 | \$1,199,000 | \$2,025,000 | \$2,225,000 | \$995,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 20 | 90 | 88 | 40 | 17 | 257 |
| 2024 | 27 | 74 | 97 | 28 | 9 | 235 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,057,738 | 1.8% | \$1,038,977 | 3.2% | \$1,024,902 |
| Average Price Per Sq Ft | \$941 | -3.8% | \$978 | -14.5% | \$1,100 |
| Median Sales Price | \$750,000 | 5.6% | \$710,000 | 13.8% | \$659,000 |
| Number of Sales (Closed) | 592 | 9.0% | 543 | -8.8% | 649 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$396,264 | \$695,836 | \$1,301,143 | \$2,225,422 | \$2,580,009 | \$1,057,738 |
| 2024 | \$449,743 | \$688,977 | \$1,247,303 | \$3,028,861 | \$3,838,864 | \$1,038,977 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$786 | \$828 | \$1,034 | \$1,095 | \$829 | \$941 |
| 2024 | \$916 | \$832 | \$962 | \$1,317 | \$1,146 | \$978 |
| 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 |

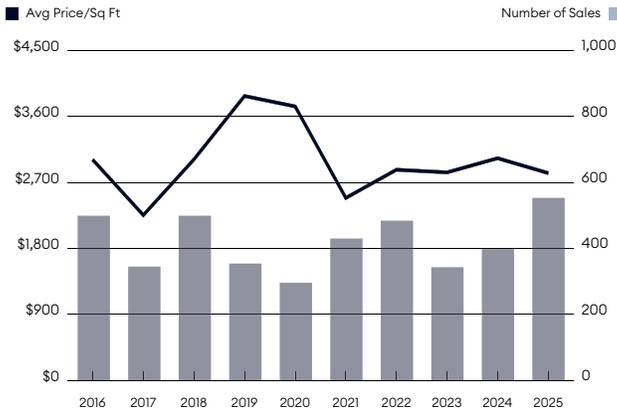
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$365,000 | \$635,585 | \$1,157,500 | \$1,950,000 | \$2,450,000 | \$750,000 |
| 2024 | \$400,000 | \$650,000 | \$1,125,000 | \$2,050,000 | \$2,600,000 | \$710,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 102 | 226 | 171 | 62 | 25 | 592 |
| 2024 | 118 | 215 | 156 | 41 | 11 | 543 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,938,262 | -12.8% | \$4,518,391 | -14.6% | \$4,613,693 |
| Average Price Per Sq Ft | \$2,827 | -6.7% | \$3,030 | -6.1% | \$3,010 |
| Median Sales Price | \$1,720,000 | 10.1% | \$1,561,519 | -16.1% | \$2,050,000 |
| Number of Sales (Closed) | 553 | 38.9% | 398 | 10.8% | 499 |

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 |
|------|-------------|-------------|-------------|--------------|--------------|-------------|
| 2025 | \$861,269 | \$1,477,997 | \$2,857,929 | \$9,688,363 | \$21,438,828 | \$3,938,262 |
| 2024 | \$831,118 | \$1,173,306 | \$2,865,524 | \$9,330,145 | \$36,217,781 | \$4,518,391 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,604 | \$1,785 | \$2,044 | \$3,653 | \$5,092 | \$2,827 |
| 2024 | \$1,527 | \$1,444 | \$1,974 | \$3,333 | \$6,597 | \$3,030 |
| 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 |

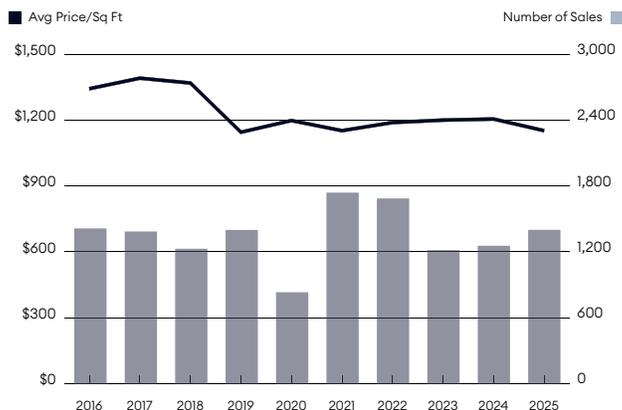
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$667,500 | \$1,200,768 | \$2,000,000 | \$6,295,000 | \$15,475,000 | \$1,720,000 |
| 2024 | \$565,000 | \$1,018,250 | \$2,209,159 | \$5,780,500 | \$23,525,000 | \$1,561,519 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 60 | 214 | 171 | 81 | 24 | 553 |
| 2024 | 51 | 135 | 134 | 54 | 18 | 398 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,385,856 | 0.9% | \$1,373,926 | -0.7% | \$1,395,521 |
| Average Price Per Sq Ft | \$1,152 | -4.4% | \$1,205 | -14.2% | \$1,343 |
| Median Sales Price | \$907,500 | 3.1% | \$880,500 | 6.1% | \$855,000 |
| Number of Sales (Closed) | 1,400 | 11.6% | 1,255 | -0.9% | 1,413 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$709,426 | \$753,798 | \$1,414,186 | \$2,539,203 | \$4,132,045 | \$1,385,856 |
| 2024 | \$453,762 | \$753,559 | \$1,419,042 | \$2,718,152 | \$4,684,584 | \$1,373,926 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|---------|
| 2025 | \$982 | \$916 | \$1,114 | \$1,365 | \$1,352 | \$1,152 |
| 2024 | \$927 | \$999 | \$1,123 | \$1,415 | \$1,662 | \$1,205 |
| 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 |

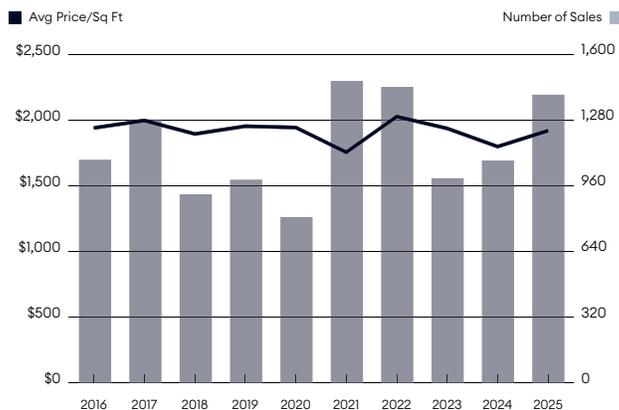
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$485,000 | \$705,000 | \$1,300,000 | \$2,100,000 | \$3,400,000 | \$907,500 |
| 2024 | \$437,500 | \$729,000 | \$1,287,500 | \$2,250,000 | \$3,125,000 | \$880,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|-------|
| 2025 | 235 | 472 | 386 | 206 | 80 | 1,400 |
| 2024 | 204 | 433 | 356 | 161 | 72 | 1,255 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,712,538 | 20.4% | \$2,253,344 | 17.9% | \$2,300,620 |
| Average Price Per Sq Ft | \$1,918 | 6.7% | \$1,797 | -1.1% | \$1,939 |
| Median Sales Price | \$1,490,000 | 1.0% | \$1,475,000 | 4.6% | \$1,425,000 |
| Number of Sales (Closed) | 1,402 | 29.6% | 1,082 | 29.1% | 1,086 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$753,264 | \$1,169,730 | \$2,110,389 | \$4,348,599 | \$8,707,337 | \$2,712,538 |
| 2024 | \$755,728 | \$1,086,116 | \$2,104,704 | \$3,998,669 | \$6,569,942 | \$2,253,344 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,327 | \$1,538 | \$1,697 | \$2,090 | \$2,409 | \$1,918 |
| 2024 | \$1,338 | \$1,431 | \$1,682 | \$2,040 | \$2,168 | \$1,797 |
| 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 |

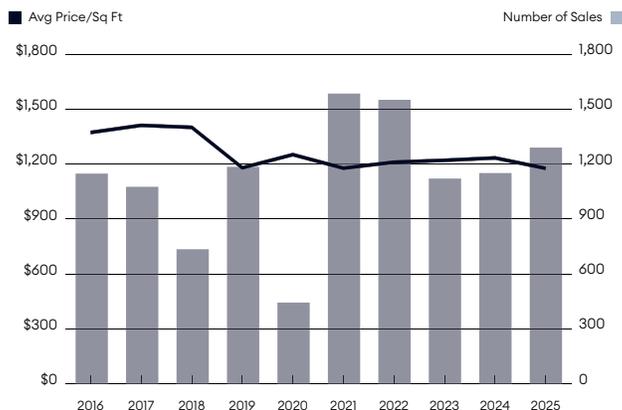
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$700,000 | \$1,063,500 | \$1,820,000 | \$3,650,000 | \$6,421,875 | \$1,490,000 |
| 2024 | \$691,000 | \$999,999 | \$1,850,000 | \$3,375,000 | \$5,800,000 | \$1,475,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 159 | 476 | 369 | 221 | 139 | 1,402 |
| 2024 | 107 | 395 | 317 | 158 | 90 | 1,082 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,419,375 | -1.6% | \$1,443,057 | -4.0% | \$1,478,027 |
| Average Price Per Sq Ft | \$1,177 | -4.6% | \$1,234 | -14.3% | \$1,373 |
| Median Sales Price | \$960,000 | 2.1% | \$940,000 | 4.0% | \$923,258 |
| Number of Sales (Closed) | 1,290 | 12.1% | 1,151 | 12.4% | 1,148 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$554,671 | \$785,440 | \$1,443,372 | \$2,552,725 | \$4,228,547 | \$1,419,375 |
| 2024 | \$463,702 | \$776,414 | \$1,440,741 | \$2,741,007 | \$4,707,255 | \$1,443,057 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|---------|-----------|-----------|-----------|-----------|---------|
| 2025 | \$1,004 | \$935 | \$1,126 | \$1,374 | \$1,404 | \$1,177 |
| 2024 | \$953 | \$1,022 | \$1,137 | \$1,431 | \$1,685 | \$1,234 |
| 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 |

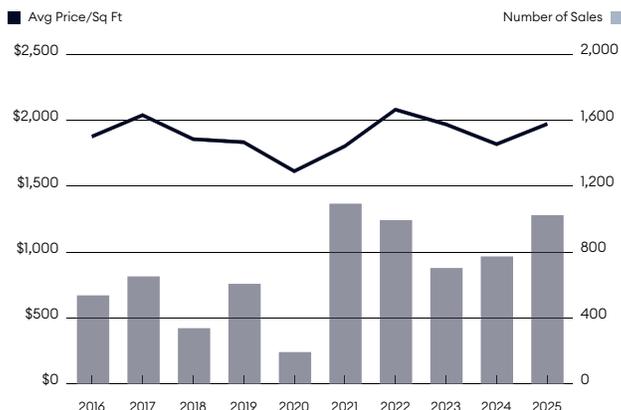
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$491,150 | \$725,000 | \$1,325,000 | \$2,100,000 | \$3,425,000 | \$960,000 |
| 2024 | \$450,000 | \$749,000 | \$1,325,000 | \$2,275,000 | \$3,150,000 | \$940,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|-------|
| 2025 | 208 | 417 | 367 | 204 | 76 | 1,290 |
| 2024 | 179 | 378 | 341 | 159 | 71 | 1,151 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,957,417 | 22.2% | \$2,420,333 | 21.4% | \$2,436,524 |
| Average Price Per Sq Ft | \$1,972 | 8.4% | \$1,819 | 5.0% | \$1,877 |
| Median Sales Price | \$1,575,000 | -1.1% | \$1,592,500 | -6.9% | \$1,691,500 |
| Number of Sales (Closed) | 1,024 | 32.3% | 774 | 90.3% | 538 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$800,688 | \$1,205,748 | \$2,192,907 | \$4,453,273 | \$8,403,009 | \$2,957,417 |
| 2024 | \$769,856 | \$1,090,943 | \$2,144,111 | \$4,005,279 | \$6,217,244 | \$2,420,333 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,354 | \$1,557 | \$1,739 | \$2,158 | \$2,386 | \$1,972 |
| 2024 | \$1,321 | \$1,403 | \$1,701 | \$2,066 | \$2,093 | \$1,819 |
| 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 |

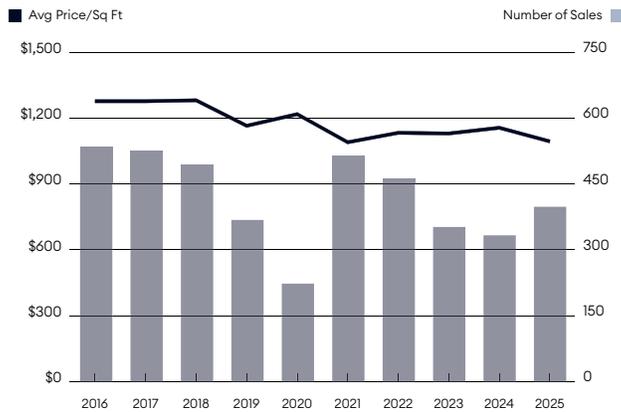
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$738,231 | \$1,100,000 | \$1,910,000 | \$3,700,000 | \$6,125,000 | \$1,575,000 |
| 2024 | \$685,000 | \$1,008,616 | \$1,825,000 | \$3,400,250 | \$5,309,900 | \$1,592,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 103 | 325 | 261 | 180 | 120 | 1,024 |
| 2024 | 69 | 262 | 218 | 132 | 81 | 774 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,295,391 | -0.5% | \$1,302,522 | -5.5% | \$1,370,205 |
| Average Price Per Sq Ft | \$1,094 | -5.4% | \$1,156 | -14.4% | \$1,277 |
| Median Sales Price | \$927,500 | -1.3% | \$940,000 | 1.6% | \$912,500 |
| Number of Sales (Closed) | 398 | 19.5% | 333 | -25.7% | 536 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$500,805 | \$754,182 | \$1,369,470 | \$2,141,895 | \$4,181,078 | \$1,295,391 |
| 2024 | \$471,288 | \$782,692 | \$1,326,782 | \$2,591,616 | \$3,196,083 | \$1,302,522 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$912 | \$918 | \$1,089 | \$1,152 | \$1,451 | \$1,094 |
| 2024 | \$914 | \$1,026 | \$1,105 | \$1,394 | \$1,346 | \$1,156 |
| 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 |

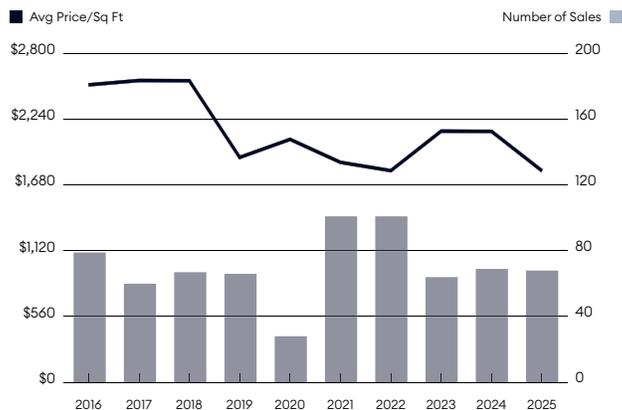
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$482,734 | \$705,000 | \$1,255,000 | \$1,960,000 | \$3,400,000 | \$927,500 |
| 2024 | \$472,500 | \$750,000 | \$1,210,000 | \$2,090,000 | \$2,405,000 | \$940,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 68 | 123 | 116 | 63 | 21 | 398 |
| 2024 | 52 | 101 | 112 | 46 | 18 | 333 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,439,270 | -28.0% | \$4,776,570 | -29.0% | \$4,841,718 |
| Average Price Per Sq Ft | \$1,803 | -15.7% | \$2,139 | -28.9% | \$2,536 |
| Median Sales Price | \$2,225,000 | -20.5% | \$2,800,000 | -21.9% | \$2,850,000 |
| Number of Sales (Closed) | 68 | -1.4% | 69 | -13.9% | 79 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$546,444 | \$1,192,501 | \$2,075,167 | \$4,499,158 | \$7,518,750 | \$3,439,270 |
| 2024 | \$950,833 | \$1,117,727 | \$3,001,031 | \$5,683,641 | \$8,882,013 | \$4,776,570 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$934 | \$1,377 | \$1,387 | \$1,941 | \$2,001 | \$1,803 |
| 2024 | \$1,272 | \$1,203 | \$1,543 | \$2,292 | \$2,519 | \$2,139 |
| 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 |

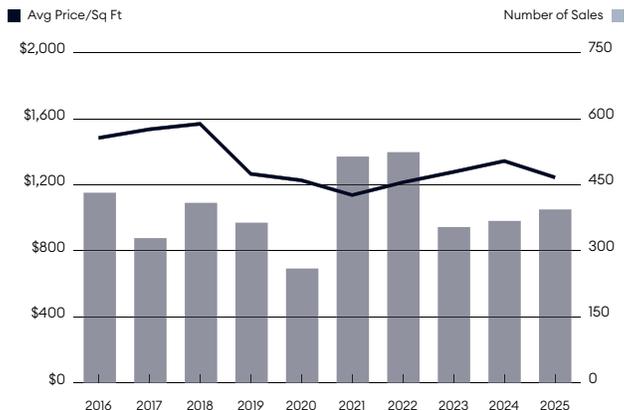
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$520,000 | \$1,175,011 | \$1,930,000 | \$3,700,000 | \$5,750,000 | \$2,225,000 |
| 2024 | \$507,500 | \$985,000 | \$2,400,000 | \$5,385,000 | \$9,100,000 | \$2,800,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 9 | 11 | 15 | 21 | 12 | 68 |
| 2024 | 6 | 11 | 16 | 16 | 19 | 69 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$1,390,395 | -2.0% | \$1,418,128 | -12.2% | \$1,583,641 |
| Average Price Per Sq Ft | \$1,245 | -7.4% | \$1,344 | -16.1% | \$1,484 |
| Median Sales Price | \$856,250 | 4.9% | \$816,500 | 0.1% | \$855,000 |
| Number of Sales (Closed) | 394 | 7.1% | 368 | -8.8% | 432 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$523,473 | \$823,958 | \$1,606,293 | \$3,067,924 | \$5,985,294 | \$1,390,395 |
| 2024 | \$516,052 | \$820,004 | \$1,557,468 | \$3,894,505 | \$7,384,481 | \$1,418,128 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|---------|-----------|-----------|-----------|-----------|---------|
| 2025 | \$927 | \$946 | \$1,203 | \$1,547 | \$1,823 | \$1,245 |
| 2024 | \$1,011 | \$1,050 | \$1,186 | \$1,887 | \$2,331 | \$1,344 |
| 2023 | \$907 | \$982 | \$1,290 | \$1,673 | \$2,131 | \$1,278 |
| 2022 | \$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 |

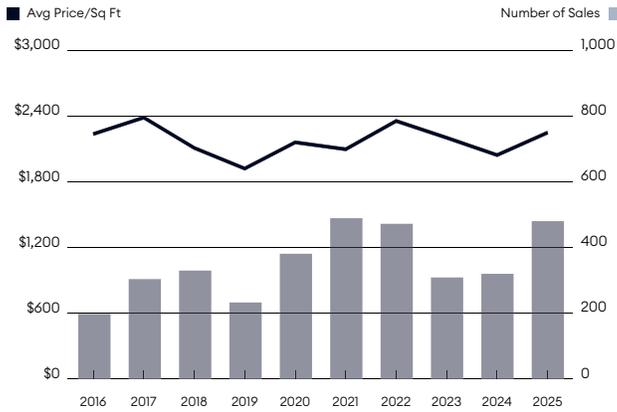
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$506,000 | \$755,000 | \$1,450,000 | \$2,850,000 | \$4,700,000 | \$856,250 |
| 2024 | \$493,000 | \$740,000 | \$1,421,500 | \$2,812,500 | \$6,600,000 | \$816,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | All |
|------|--------|-----------|-----------|-----------|-----------|-----|
| 2025 | 102 | 139 | 87 | 43 | 17 | 394 |
| 2024 | 90 | 139 | 88 | 30 | 13 | 368 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$3,902,207 | 44.0% | \$2,710,437 | 36.0% | \$2,869,384 |
| Average Price Per Sq Ft | \$2,248 | 10.0% | \$2,043 | 0.6% | \$2,235 |
| Median Sales Price | \$1,788,423 | 8.0% | \$1,655,783 | 6.5% | \$1,680,000 |
| Number of Sales (Closed) | 480 | 50.0% | 320 | 142.4% | 198 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$810,066 | \$1,349,457 | \$2,544,435 | \$5,797,858 | \$11,924,840 | \$3,902,207 |
| 2024 | \$862,973 | \$1,198,765 | \$2,507,808 | \$5,750,677 | \$8,395,621 | \$2,710,437 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,371 | \$1,691 | \$1,911 | \$2,477 | \$2,845 | \$2,248 |
| 2024 | \$1,442 | \$1,451 | \$1,908 | \$2,698 | \$2,397 | \$2,043 |
| 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 |

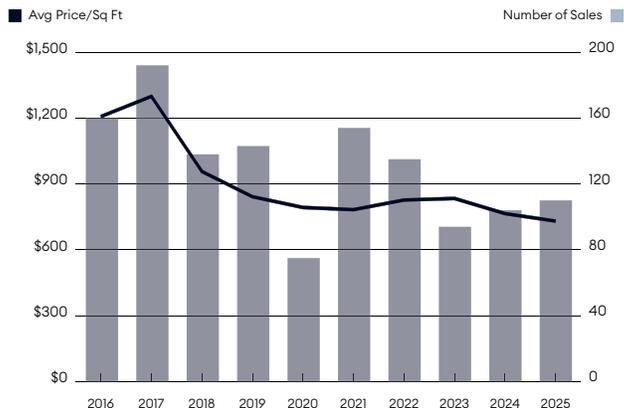
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$772,852 | \$1,209,000 | \$2,096,250 | \$5,735,744 | \$9,346,278 | \$1,788,423 |
| 2024 | \$730,000 | \$1,100,000 | \$2,125,000 | \$4,362,500 | \$7,200,000 | \$1,655,783 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 45 | 159 | 132 | 80 | 56 | 480 |
| 2024 | 30 | 121 | 102 | 38 | 24 | 320 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$992,775 | 63.1% | \$608,832 | -0.3% | \$996,187 |
| Average Price Per Sq Ft | \$731 | -4.4% | \$765 | -39.4% | \$1,207 |
| Median Sales Price | \$491,250 | -3.7% | \$510,000 | -28.8% | \$690,000 |
| Number of Sales (Closed) | 110 | 5.8% | 104 | -31.3% | 160 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2025 | \$410,622 | \$513,898 | \$850,437 | \$1,160,000 | \$2,298,500 | \$992,775 |
| 2024 | \$382,595 | \$596,480 | \$925,741 | \$901,125 | \$3,075,000 | \$608,832 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$817 | \$731 | \$823 | \$611 | \$564 | \$731 |
| 2024 | \$757 | \$833 | \$822 | \$440 | \$769 | \$765 |
| 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 |

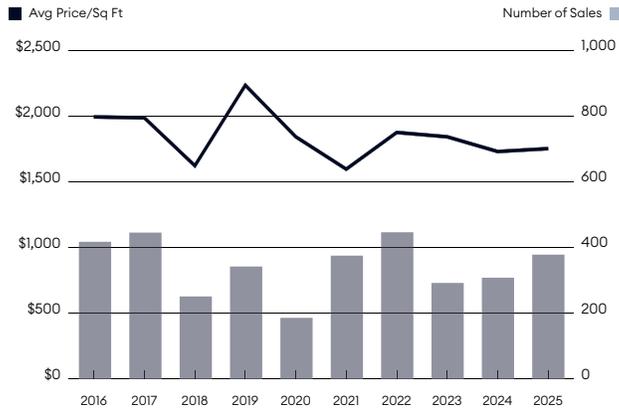
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2025 | \$410,000 | \$487,500 | \$885,000 | \$1,160,000 | \$2,347,500 | \$491,250 |
| 2024 | \$387,500 | \$555,000 | \$925,000 | \$901,125 | \$3,075,000 | \$510,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 27 | 55 | 19 | 2 | 4 | 110 |
| 2024 | 25 | 55 | 15 | 2 | 1 | 104 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-------------|
| Average Sales Price | \$2,049,160 | 11.7% | \$1,833,703 | 1.6% | \$2,016,142 |
| Average Price Per Sq Ft | \$1,751 | 1.3% | \$1,729 | -12.1% | \$1,992 |
| Median Sales Price | \$1,242,500 | -0.8% | \$1,252,500 | 3.5% | \$1,200,000 |
| Number of Sales (Closed) | 378 | 22.7% | 308 | -9.4% | 417 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$666,039 | \$1,092,207 | \$1,910,970 | \$3,889,056 | \$10,629,406 | \$2,049,160 |
| 2024 | \$730,073 | \$1,076,608 | \$2,017,930 | \$3,965,111 | \$9,744,222 | \$1,833,703 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2025 | \$1,277 | \$1,498 | \$1,582 | \$1,822 | \$2,521 | \$1,751 |
| 2024 | \$1,370 | \$1,491 | \$1,637 | \$1,915 | \$2,732 | \$1,729 |
| 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 |

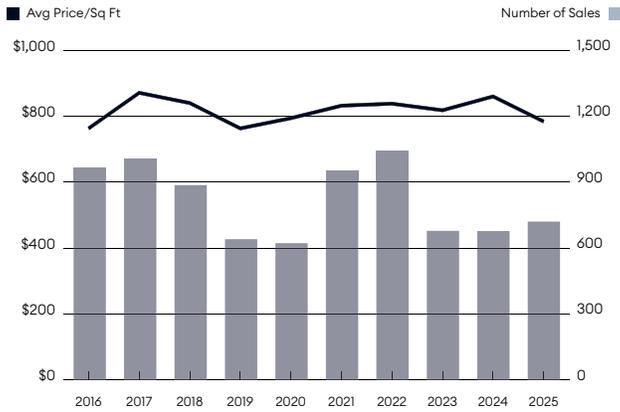
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2025 | \$645,000 | \$995,000 | \$1,676,200 | \$3,600,000 | \$8,503,750 | \$1,242,500 |
| 2024 | \$720,000 | \$999,500 | \$1,865,000 | \$2,841,189 | \$8,604,250 | \$1,252,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 56 | 151 | 108 | 41 | 19 | 378 |
| 2024 | 38 | 133 | 99 | 26 | 9 | 308 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$720,874 | -6.9% | \$774,580 | 12.2% | \$642,446 |
| Average Price Per Sq Ft | \$784 | -8.8% | \$860 | 2.8% | \$763 |
| Median Sales Price | \$552,000 | -4.0% | \$575,000 | 1.3% | \$544,721 |
| Number of Sales (Closed) | 720 | 6.4% | 677 | -25.3% | 964 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$325,246 | \$483,868 | \$762,798 | \$1,229,926 | \$897,069 | \$720,874 |
| 2024 | \$326,910 | \$596,106 | \$815,130 | \$1,199,646 | \$1,972,695 | \$774,580 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | \$543 | \$701 | \$773 | \$956 | \$617 | \$784 |
| 2024 | \$696 | \$864 | \$825 | \$934 | \$1,212 | \$860 |
| 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 |

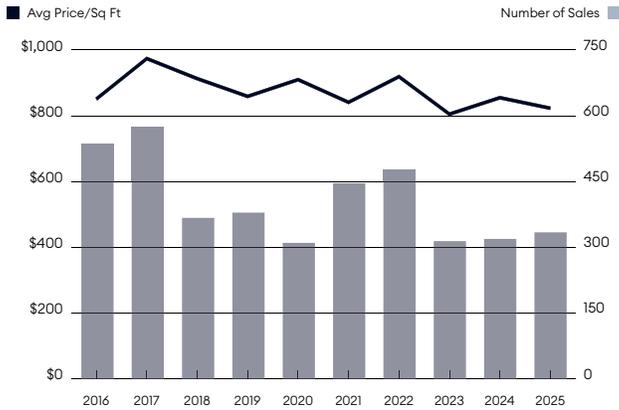
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$290,000 | \$425,000 | \$665,000 | \$999,000 | \$656,000 | \$552,000 |
| 2024 | \$310,000 | \$452,500 | \$681,159 | \$919,575 | \$1,025,000 | \$575,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | 63 | 202 | 302 | 119 | 18 | 720 |
| 2024 | 59 | 226 | 265 | 95 | 18 | 677 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$792,304 | 1.0% | \$784,723 | 11.7% | \$709,043 |
| Average Price Per Sq Ft | \$823 | -3.7% | \$855 | -3.3% | \$851 |
| Median Sales Price | \$667,000 | 4.2% | \$640,000 | 6.7% | \$625,000 |
| Number of Sales (Closed) | 334 | 4.7% | 319 | -37.7% | 536 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$368,917 | \$506,487 | \$788,400 | \$1,321,063 | \$1,258,889 | \$792,304 |
| 2024 | \$360,876 | \$519,625 | \$778,377 | \$1,157,795 | \$2,120,846 | \$784,723 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|---------|-----------|-----------|-----------|------------|-------|
| 2025 | \$688 | \$781 | \$806 | \$949 | \$571 | \$823 |
| 2024 | \$748 | \$829 | \$809 | \$882 | \$1,110 | \$855 |
| 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 |

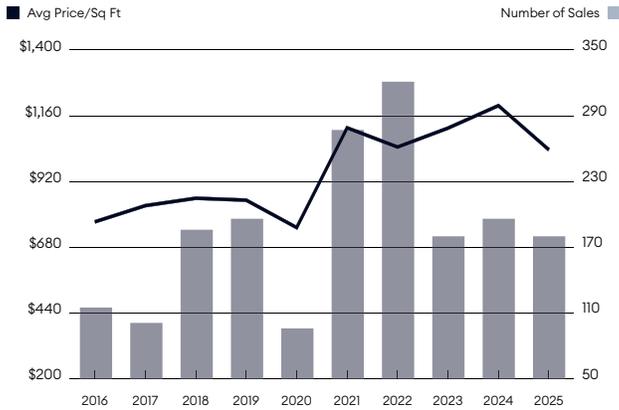
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$425,000 | \$500,000 | \$744,508 | \$1,212,500 | \$800,000 | \$667,000 |
| 2024 | \$345,500 | \$539,000 | \$797,000 | \$972,500 | \$2,553,500 | \$640,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 29 | 78 | 145 | 64 | 9 | 334 |
| 2024 | 24 | 93 | 128 | 56 | 12 | 319 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-------------|----------|-------------|------------|-----------|
| Average Sales Price | \$1,004,840 | -13.3% | \$1,159,515 | 50.4% | \$668,291 |
| Average Price Per Sq Ft | \$1,036 | -13.4% | \$1,197 | 34.1% | \$773 |
| Median Sales Price | \$631,500 | -15.9% | \$750,500 | 7.0% | \$590,000 |
| Number of Sales (Closed) | 180 | -8.2% | 196 | 56.5% | 115 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2025 | \$358,875 | \$654,368 | \$981,616 | \$1,732,850 | \$807,672 | \$1,004,840 |
| 2024 | \$353,555 | \$975,902 | \$1,080,850 | \$1,810,491 | \$2,855,929 | \$1,159,515 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2025 | \$554 | \$926 | \$976 | \$1,282 | \$757 | \$1,036 |
| 2024 | \$746 | \$1,311 | \$1,068 | \$1,292 | \$1,836 | \$1,197 |
| 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 |

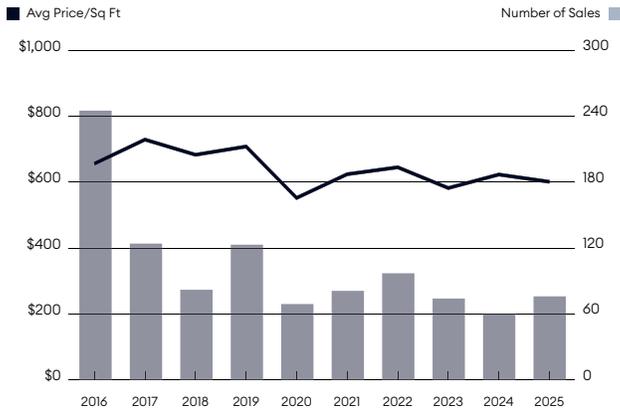
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-------------|-----------|-------------|-------------|-----------|
| 2025 | \$332,500 | \$500,000 | \$685,000 | \$1,212,500 | \$535,000 | \$631,500 |
| 2024 | \$330,000 | \$1,172,917 | \$725,000 | \$1,137,500 | \$605,000 | \$750,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 12 | 41 | 77 | 38 | 8 | 180 |
| 2024 | 12 | 64 | 78 | 30 | 7 | 196 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$556,730 | -10.2% | \$619,883 | -5.8% | \$591,094 |
| Average Price Per Sq Ft | \$601 | -3.5% | \$623 | -8.4% | \$656 |
| Median Sales Price | \$468,700 | -17.8% | \$570,000 | -10.7% | \$525,000 |
| Number of Sales (Closed) | 76 | 26.7% | 60 | -69.0% | 245 |

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 |
|------|-----------|-----------|-----------|-----------|-------------|-----------|
| 2025 | \$90,246 | \$376,824 | \$566,317 | \$707,700 | \$1,203,618 | \$556,730 |
| 2024 | \$323,750 | \$410,715 | \$626,803 | \$756,667 | \$1,325,000 | \$619,883 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | \$180 | \$573 | \$612 | \$600 | \$668 | \$601 |
| 2024 | \$750 | \$571 | \$610 | \$668 | \$864 | \$623 |
| 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 |

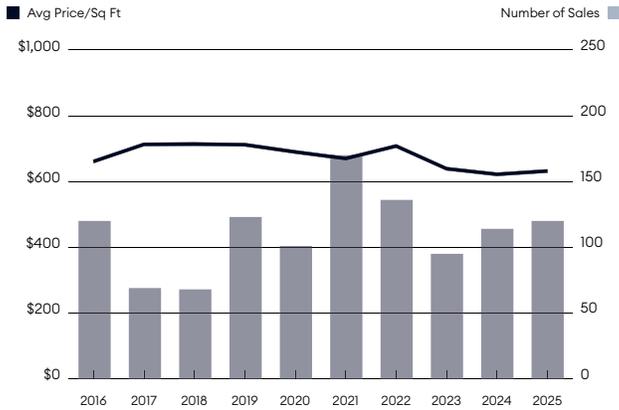
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-----------|-----------|-------------|-----------|
| 2025 | \$90,246 | \$377,500 | \$540,000 | \$650,000 | \$1,050,000 | \$468,700 |
| 2024 | \$323,750 | \$395,000 | \$637,500 | \$787,500 | \$1,600,000 | \$570,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 1 | 24 | 26 | 20 | 3 | 76 |
| 2024 | 2 | 14 | 28 | 12 | 3 | 60 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$556,816 | 4.1% | \$534,656 | -1.5% | \$565,195 |
| Average Price Per Sq Ft | \$632 | 1.6% | \$622 | -4.3% | \$661 |
| Median Sales Price | \$521,750 | 20.6% | \$432,500 | 22.9% | \$424,500 |
| Number of Sales (Closed) | 120 | 5.3% | 114 | 0.0% | 120 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$351,600 | \$430,296 | \$656,807 | \$928,052 | \$925,000 | \$556,816 |
| 2024 | \$302,906 | \$408,363 | \$674,411 | \$1,115,214 | \$2,275,000 | \$534,656 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | \$507 | \$543 | \$663 | \$821 | \$627 | \$632 |
| 2024 | \$621 | \$530 | \$651 | \$812 | \$1,103 | \$622 |
| 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 |

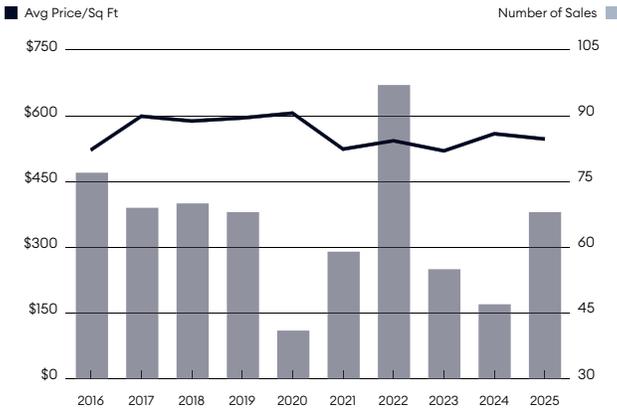
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2025 | \$325,000 | \$420,000 | \$666,250 | \$1,020,000 | \$925,000 | \$521,750 |
| 2024 | \$305,000 | \$390,390 | \$630,612 | \$1,269,000 | \$2,275,000 | \$432,500 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 15 | 47 | 44 | 10 | 2 | 120 |
| 2024 | 16 | 53 | 34 | 7 | 1 | 114 |
| 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 |

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



| Matrix | 2025 | %Δ (QTR) | 2024 | %Δ (10-YR) | 2016 |
|--------------------------|-----------|----------|-----------|------------|-----------|
| Average Sales Price | \$475,188 | 6.0% | \$448,394 | 14.5% | \$414,899 |
| Average Price Per Sq Ft | \$547 | -2.1% | \$559 | 4.9% | \$522 |
| Median Sales Price | \$435,000 | 10.1% | \$395,000 | 16.0% | \$375,000 |
| Number of Sales (Closed) | 68 | 44.7% | 47 | -11.7% | 77 |

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 |
|------|-----------|-----------|-----------|-----------|-------------|-----------|
| 2025 | \$240,480 | \$356,200 | \$554,333 | \$901,600 | \$1,165,000 | \$475,188 |
| 2024 | \$249,889 | \$358,694 | \$546,867 | \$925,250 | | \$448,394 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2025 | \$427 | \$495 | \$562 | \$763 | \$630 | \$547 |
| 2024 | \$563 | \$491 | \$541 | \$730 | | \$559 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|-----------|-----------|-----------|-----------|-------------|-----------|
| 2025 | \$231,000 | \$372,500 | \$549,500 | \$950,000 | \$1,165,000 | \$435,000 |
| 2024 | \$245,000 | \$377,500 | \$545,000 | \$943,000 | | \$395,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | All |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2025 | 12 | 20 | 30 | 5 | 1 | 68 |
| 2024 | 9 | 18 | 15 | 4 | | 47 |
| 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 |