

ELLIMANREPORT

Prepared by Miller Samuel Inc. Appraisal and Consulting Services

MANHATTAN
DECADE
2005-2014



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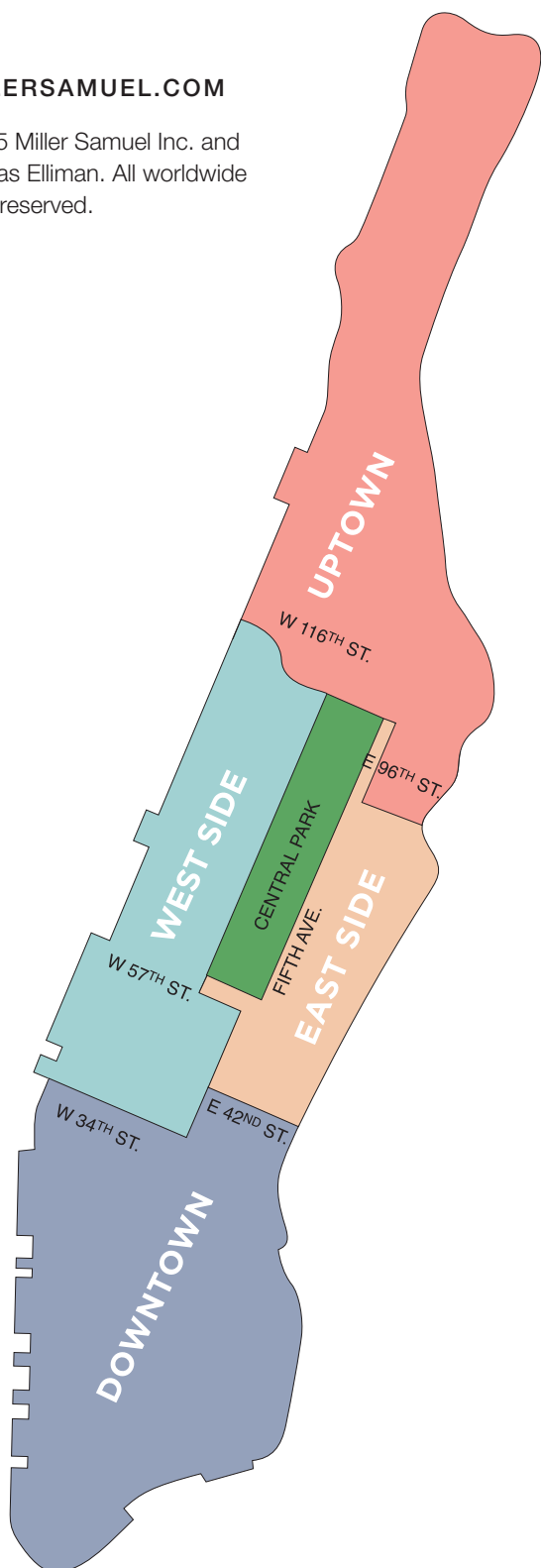
 **Douglas Elliman** EST. 1911
REAL ESTATE

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DOUGLAS ELLIMAN

Established in 1911, Douglas Elliman has grown to become the largest regional and the nation's fourth largest real estate company, with a current network of more than 5,000 agents in over 70 offices throughout Manhattan, Brooklyn, Queens, Long Island (including the Hamptons and North Fork), Westchester and Putnam Counties, as well as South Florida, California, Connecticut, and Aspen, Colorado. In addition, through a strategic partnership with Knight Frank Residential, Douglas Elliman's powerful network extends to 43 countries across six continents.

At Douglas Elliman, we are passionate about delivering exceptional consumer experiences. By offering a complete suite of real estate services, we ensure that we meet our consumers' every need. From sales and rentals, to mortgage, new developments and title insurance, we have experts in every field to guide you skillfully from beginning to the end of your real estate journey. Douglas Elliman's outstanding track record, unique brand promise, and exceptional agent support system attract top talent, ensuring that our team of experts represents the very best in the industry. At Douglas Elliman, we believe that access to the best and most timely information can dramatically shape our decisions. Today's consumer needs a trusted resource that can separate signal from noise and help them navigate the complex process that real estate has become. With our extensive knowledge in every aspect of the field, and fueled by consumer research and insights, we are the go-to source for information and education.

MILLER SAMUEL

Established in 1986, Miller Samuel is a family-owned business that provides appraisal and consulting services on residential property throughout the New York City metro area including New York City, Westchester County, Fairfield County and Long Island including the Hamptons and North Fork. With a certified or licensed appraisal staff that averages more than 18 years of experience, Miller Samuel is known for their neutral valuation perspective and professionalism, providing their clients with benchmark insights to enable them 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 publishes a series of sales and rental market studies that provide housing market transparency for New York City including Manhattan, Brooklyn, Queens; New York including Westchester and Putnam Counties, Long Island, Hamptons and North Fork; South Florida including Miami and Miami Beach, Boca Raton, Fort Lauderdale and Palm Beach; Greater Los Angeles, including Westside and Downtown as well as Fairfield County, CT. Reports in additional U.S. markets are in development. Miller Cicero, their commercial affiliate, is an independent commercial real estate appraisal and consulting firm that serves the greater New York City metropolitan area. Miller Cicero performs advisory services concerning office, retail and multi-unit residential, new development, commercial, sales and lease analysis.

For questions regarding this report or for appraisal inquiries, please contact the report author, Jonathan J. Miller, CRE, CRP, President/CEO at jmiller@millersamuel.com or follow him on twitter at [@jonathanmiller](https://twitter.com/jonathanmiller)

The Elliman Report Series

Manhattan Sales

Quarterly overview of co-op and condo sales

Manhattan, Brooklyn & Rentals

Monthly overview of residential rentals

Manhattan Decade

Annual 10-year overview of co-op and condo sales

Manhattan Townhouse

Annual 10-year overview of townhouse sales

Brooklyn Sales

Quarterly overview of residential sales

Queens Sales

Quarterly overview of residential sales

Westchester & Putnam County Sales

Quarterly overview of residential sales

Fairfield County Sales

Quarterly overview of residential sales

Long Island Sales

Quarterly overview of residential sales

Long Island Decade

Annual 10-year overview of residential sales

Hamptons Sales

Quarterly overview of residential sales

North Fork Sales

Quarterly overview of residential sales

Hamptons & North Fork Decade

Annual 10-year overview of residential sales

Aspen Sales

Quarterly overview of residential sales

Westside & Downtown Los Angeles Sales

Quarterly overview of residential sales

Miami Beach Sales

Quarterly overview of residential sales

Miami Coastal Mainland Sales

Quarterly overview of residential sales

Boca Raton Sales

Quarterly overview of residential sales

Fort Lauderdale Sales

Quarterly overview of residential sales

Palm Beach Sales

Quarterly overview of residential sales

METHODOLOGY

The data used in this report is based on the aggregate of the four quarterly reports published during the year based on the data available at each quarterly report release. After the end of each quarter, because of the lag between closing date and recording date, sales data continues to fall within those quarterly report time frames. As a result, this report does not include all sales to occur during the year but is based on a large enough sample size to be a reasonable market trend reference. The primary data source is New York City public record known as ACRIS. This data has been supplemented or complemented using services such as Property Shark, StreetEasy (alternative sources of ACRIS data) or collected during the normal course of business from Miller Samuel and Douglas Elliman.

MARKET COVERAGE

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

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 included data sources and market boundaries.

millersamuel.com/aggy-data

A number of the report metrics can be reviewed and generated as custom tables.

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*.

Miller Samuel Inc. Real Estate Appraisers & Consultants

21 West 38th Street,
New York, NY 10018
(212) 768-8100
millersamuel.com

Douglas Elliman Real Estate

575 Madison Avenue
New York, NY 10022
(212) 891-7000
elliman.com

Average sales price and price per square foot set 30-year records.

Average sales price jumped 19% to \$1,718,530 from the prior year. Average price per square foot rose 14.2% to a record \$1,297 over the same period.

Number of sales stabilized as listing inventory expanded.

There were 12,695 sales in 2014, 0.3% less than the prior year, but the third highest total in 30 years.

While listing inventory expanded 20% to 4,995 from the 2013 low, it was the fourth lowest inventory total in 15 years.

Days on market fell to the second lowest average in 20 years

The average days on market, the number of days from the last price change to the contract date, fell 5.7% to 102 days from the prior year. This was the second fastest marketing time since 1995, after an average of 92 days in 1999.

The 2014 Manhattan apartment market was a year of records as low inventory pushed prices higher. New York City employment grew at a near record pace, mortgage rates fell from 2013 levels, Wall Street appeared to perform well, and the U.S. dollar remained weak until the end of the year. New development units began to close and re-sale activity was elevated, but held back by restrained supply and tight mortgage lending conditions.

Two of the three price indicators posted record gains, impacted by the skew towards higher end product. Average sales price cracked the \$1.7 million threshold rising 19% to a new 26-year record of \$1,718,530 from the prior year. Average price per square foot increased 14.2% to \$1,297 over the same period to a new record. Median sales price increased 9.9% to \$940,000, 1.6% below the \$955,000 record set in 2008 as the financial crisis began.

Days on market, the number of days from the last price change to the contract date, fell 15.7% to 102 from the prior year. Listing discount, the percentage difference between the list price at time of contract and the sales price, fell to 2.2% from 3% in the prior year.

Listing inventory jumped 20% to 4,995 after bottoming in 2013. Rising prices pulled more inventory into the market as home equity expanded and sellers grew more confident to test the market. Despite the increase in supply, inventory remains well below historical norms. At year-end, listing inventory was the fourth lowest on record and 23.9% below the 16-year average of 9,081. Until credit eventually normalizes, inventory could remain inadequate to meet demand, keeping upward pressure on prices.

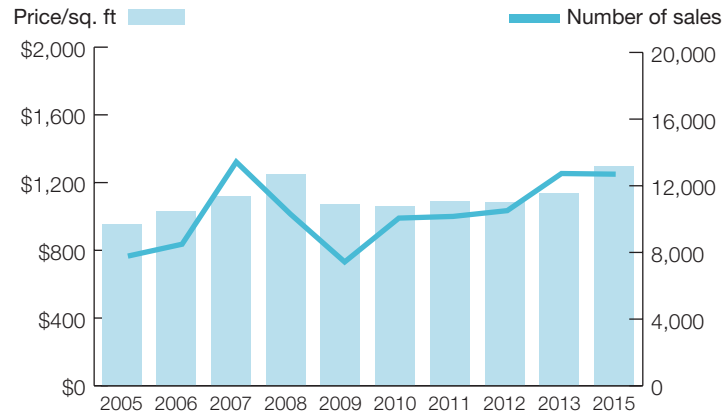
The number of sales slipped a modest 0.3% to 12,695 from the prior year, the third highest number of sales in 30 years. The combination of sliding sales and rising inventory caused the pace of the market to slip, resulting in what was still the second fastest absorption period in 16 years. The absorption period, the number of months to sell all inventory at the current pace of sales, increased to 4.7 months from 3.9 months in the prior year, roughly twice as fast as the 8.1 month average of the past decade. Co-op sales accounted for 60.2% of all apartment sales, less than the 70.7% market share in 1989. The introduction of new apartment housing stock has taken the form of condos during this period, which is reflected in the market share results. Condo sales accounted for 39.8% of apartment sales in 2014 and 29.3% in 1989.

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MANHATTAN CO-OPS & CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,718,530	19.0%	\$1,443,753	40.7%	\$1,221,265
Average Price Per Sq. Ft	\$1,297	14.2%	\$1,136	34.4%	\$965
Median Sales Price	\$940,000	9.9%	\$855,000	25.3%	\$750,000
Number of Sales	12,695	-0.3%	12,735	63.2%	7,780
Average Days on Market	102	-15.7%	121	-11.3%	115
Average Discount from List Price *	2.2%		3.0%		1.8%
Listing Inventory	4,995	20.0%	4,164	-33.3%	7,489
30 Year Fixed Mortgage (Freddie Mac) *	3.83%		4.48%		6.22%
1 Year Adjustable Rate Mortgage (Freddie Mac)*	2.39%		2.56%		4.18%

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$503,555	\$847,071	\$1,760,176	\$3,728,034	\$8,767,404	\$1,718,530
2013	\$474,854	\$776,247	\$1,596,242	\$3,156,713	\$6,087,628	\$1,443,753
2012	\$461,343	\$745,308	\$1,494,853	\$2,802,284	\$6,734,196	\$1,417,080
2011	\$419,522	\$686,128	\$1,508,974	\$3,144,406	\$6,685,595	\$1,426,912
2010	\$404,326	\$661,511	\$1,401,865	\$3,003,612	\$6,915,580	\$1,457,255
2009	\$428,948	\$711,736	\$1,535,836	\$2,871,516	\$6,431,198	\$1,393,001
2008	\$500,479	\$814,811	\$1,934,031	\$4,632,348	\$11,940,212	\$1,591,823
2007	\$449,128	\$736,807	\$1,655,185	\$4,261,011	\$8,601,960	\$1,351,621
2006	\$445,607	\$705,439	\$1,571,807	\$3,559,657	\$7,153,295	\$1,295,445
2005	\$389,435	\$648,423	\$1,495,109	\$3,412,859	\$7,734,909	\$1,221,265

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$966	\$1,061	\$1,380	\$1,826	\$2,663	\$1,297
2013	\$892	\$987	\$1,197	\$1,558	\$1,921	\$1,136
2012	\$824	\$938	\$1,151	\$1,398	\$2,056	\$1,086
2011	\$837	\$920	\$1,140	\$1,497	\$1,940	\$1,087
2010	\$815	\$877	\$1,097	\$1,390	\$1,945	\$1,060
2009	\$826	\$940	\$1,144	\$1,374	\$1,924	\$1,073
2008	\$993	\$1,087	\$1,373	\$1,800	\$2,831	\$1,251
2007	\$924	\$989	\$1,215	\$1,568	\$2,328	\$1,120
2006	\$859	\$922	\$1,103	\$1,409	\$1,900	\$1,031
2005	\$800	\$855	\$1,043	\$1,309	\$1,909	\$956

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$419,000	\$718,000	\$1,495,000	\$2,925,000	\$5,804,025	\$940,000
2013	\$425,000	\$665,000	\$1,350,000	\$2,600,000	\$5,080,127	\$855,000
2012	\$385,000	\$650,000	\$1,260,000	\$2,370,000	\$4,750,000	\$835,000
2011	\$390,000	\$630,000	\$1,285,126	\$2,665,000	\$5,200,000	\$850,000
2010	\$384,800	\$622,647	\$1,235,033	\$2,595,000	\$5,650,000	\$880,000
2009	\$395,460	\$655,000	\$1,272,812	\$2,400,000	\$5,113,562	\$850,000
2008	\$460,000	\$750,000	\$1,600,000	\$3,790,000	\$9,350,000	\$955,000
2007	\$415,000	\$690,000	\$1,387,000	\$3,495,000	\$6,450,000	\$860,000
2006	\$410,000	\$650,000	\$1,355,000	\$3,150,000	\$5,800,000	\$830,000
2005	\$365,000	\$610,000	\$1,272,000	\$2,995,000	\$5,850,000	\$750,000

Number of Sales

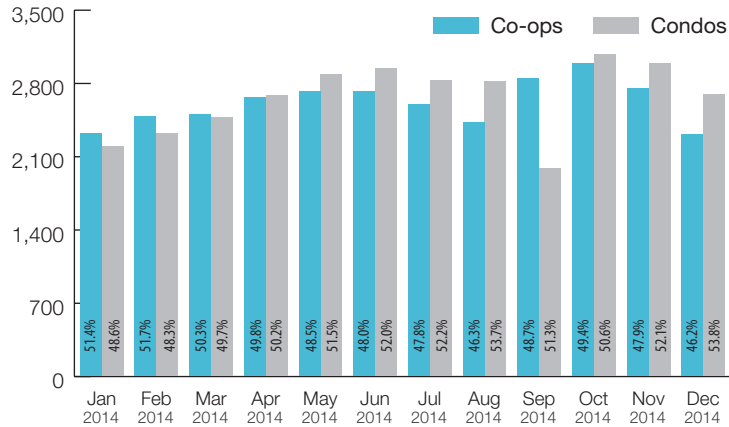
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	1,824	4,979	3,902	1,515	475	12,695
2013	1,847	5,071	3,894	1,484	439	12,735
2012	1,596	4,023	3,137	1,356	396	10,508
2011	1,434	3,591	3,659	1,119	358	10,161
2010	1,144	3,525	3,605	1,416	370	10,060
2009	1,267	2,728	2,216	949	270	7,430
2008	1,903	3,587	4,139	477	193	10,299
2007	2,286	4,591	5,723	661	169	13,430
2006	1,272	3,031	3,631	392	167	8,493
2005	1,261	2,796	3,179	408	136	7,780

2005-2014 MANHATTAN DECADE

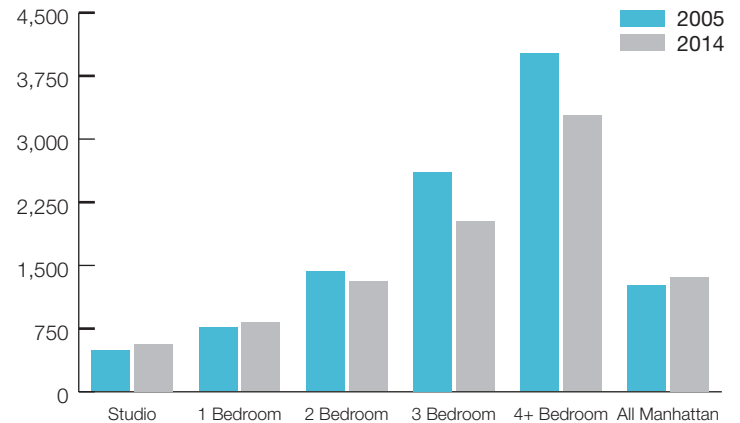
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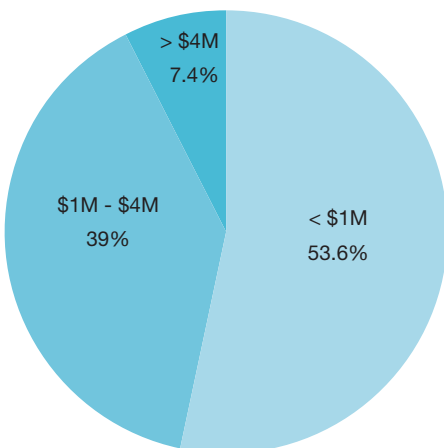
Listing Inventory



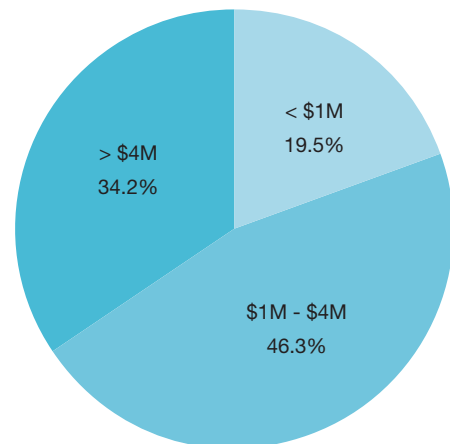
Average Square Footage by Number of Bedrooms



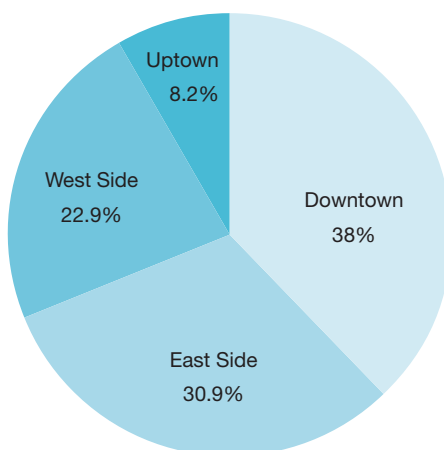
2014 Number of Units Sold



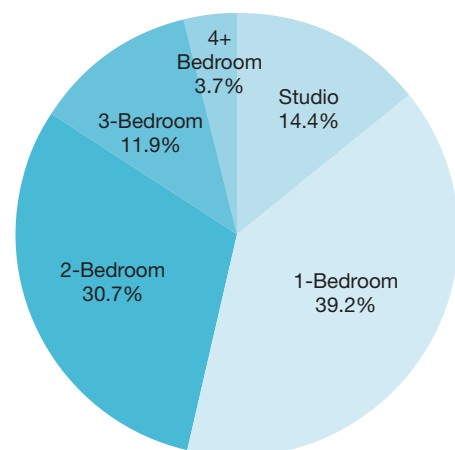
2014 Aggregate Purchase Dollars by Sales Price



2014 Number of Units Sold by Area



2014 Number of Units Sold by Number of Bedrooms

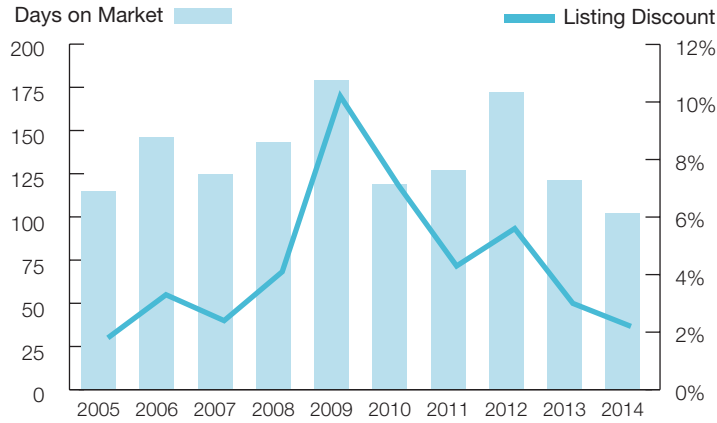


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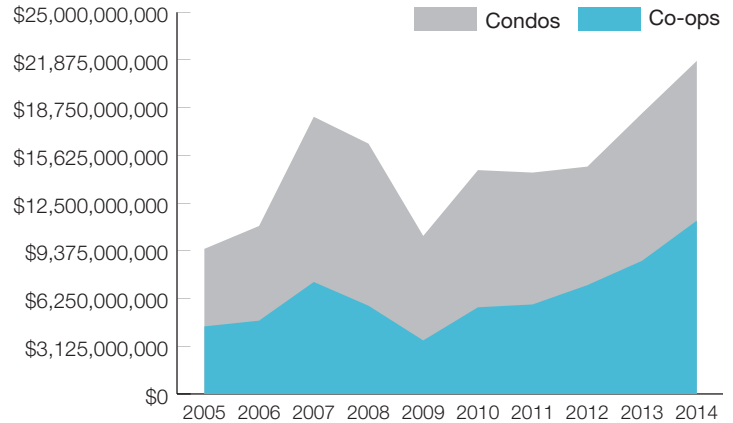
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Days on Market / Listing Discount



Market Sales Volume



Market Area Ranking (percent change of average price per square foot, 2013-2014, co-ops, condos)

Market Area	Type	% Change
Midtown East, Turtle Bay	Co-ops	49.4%
Central Park West	Condos	41.1%
Central Park West	Co-ops	33.9%
Central Park West	Co-ops & Condos	30.4%
Midtown East, Turtle Bay	Co-ops & Condos	29.3%
Fifth Ave, Park Ave Corridor	Co-ops	27.7%
East Side	Co-ops	26.9%
Fifth Ave, Park Ave Corridor	Co-ops & Condos	24.3%
Lincoln Center	Condos	23.9%
Carnegie Hill	Co-ops	22.7%
East Side	Co-ops & Condos	21.7%
Carnegie Hill	Co-ops & Condos	20.5%
Financial District	Co-ops	20.1%
Upper East Side	Co-ops	20.1%
Soho, Tribeca	Co-ops	20.0%
Battery Park City	Condos	19.6%
Union Sq., Gramercy, Kips Bay, Murray Hill	Condos	18.8%
East End Ave	Co-ops	18.4%
Upper East Side	Co-ops + Condos	18.2%
Lenox Hill	Co-ops	17.1%
Sutton, Beekman	Co-ops	17.0%
Washington Heights	Co-ops & Condos	16.4%
Lenox Hill	Co-ops & Condos	16.3%
Lincoln Center	Co-ops & Condos	16.1%
East Side, West Side, Downtown	Co-ops	16.1%
Manhattan	Co-ops	16.0%
Financial District	Co-ops & Condos	15.8%
Upper West Side	Condos	15.5%
Financial District	Condos	15.4%
West Side	Condos	15.4%
Lower Manhattan	Condos	15.0%
Lower Manhattan	Co-ops & Condos	14.8%
Chelsea	Condos	14.6%
East Side, West Side, Downtown	Co-ops & Condos	14.5%
Manhattan	Co-ops & Condos	14.2%
Sutton, Beekman	Co-ops & Condos	14.2%
Carnegie Hill	Condos	14.1%
Upper West Side	Co-ops & Condos	13.8%
Lower Manhattan	Co-ops	13.7%
Fifth Ave., Park Ave Corridor	Condos	13.4%
East Side, West Side + Downtown	Condos	12.9%

Market Area	Type	% Change
West Side	Co-ops & Condos	12.8%
Upper West Side	Co-ops	12.4%
Downtown	Condos	12.4%
Chelsea	Co-ops & Condos	12.1%
Manhattan	Condos	11.7%
West Side	Co-ops	11.6%
East Side	Condos	11.4%
Lincoln Center	Co-ops	11.2%
Soho, Tribeca	Co-ops & Condos	11.1%
Lenox Hill	Condos	11.1%
Upper East Side	Condos	11.0%
Midtown West, Clinton	Condos	10.8%
Union Sq., Gramercy, Kips Bay, Murray Hill	Co-ops & Condos	10.5%
Midtown East, Turtle Bay	Condos	10.3%
Yorkville	Co-ops & Condos	9.9%
Hamilton, Morningside Heights	Co-ops & Condos	9.4%
Downtown	Co-ops & Condos	9.2%
Chelsea	Co-ops	8.5%
Soho, Tribeca	Condos	8.4%
Greenwich Village	Condos	8.3%
Yorkville	Condos	8.3%
Yorkville	Co-ops	7.5%
East Village, Lower East Side	Co-ops	7.4%
Midtown West, Clinton	Co-ops & Condos	7.3%
East End Ave	Co-ops & Condos	7.0%
Fort George	Co-ops & Condos	6.5%
Harlem, East Harlem	Co-ops & Condos	6.0%
Riverside Dr., West End Ave Corridor	Co-ops	5.9%
Greenwich Village	Co-ops & Condos	5.7%
East Village, Lower East Side	Condos	5.6%
Downtown	Co-ops	5.6%
East Village, Lower East Side	Co-ops & Condos	4.3%
Uptown	Co-ops & Condos	4.1%
Greenwich Village	Co-ops	3.9%
Union Sq., Gramercy, Kips Bay, Murray Hill	Co-ops	3.6%
East End Ave	Condos	3.4%
Riverside Dr., West End Ave Corridor	Condos	3.3%
Riverside Dr., West End Ave Corridor	Co-ops & Condos	3.2%
Midtown West, Clinton	Co-ops	1.2%
Sutton, Beekman	Condos	0.6%
Inwood	Co-ops & Condos	-1.9%

All price indicators set new records in 2014

Median sales price increased 8.8% to record \$740,000 from the prior year.
Average sales price increased 31.3% to a new record of \$1,484,885 and average price per square foot increased 16% to a new record of \$1,143 respectively over the same period.

Sales slipped from record to second highest total since 1989

There were 7,645 sales, down 0.9% from the prior year which was a record.
The 2014 sales total was the second highest in 26 years.

Listing inventory edged higher as days on market fell to fastest on record

Listing inventory rose 3.3% to 2,308, the second lowest total in 16 years.
Days on market fell 26% to 91 days, the shortest average marketing time on record.

All Manhattan co-op price indicators set new records in 2014 over the 26-years they have been tracked. The average sales price of a Manhattan co-op was a record \$1,484,885, 31.3% higher than the prior year, but skewed by the shift towards higher end sales. Average price per square foot jumped 16% to \$1,143 over the same period to a new record and the first time the \$1,000 threshold was exceeded since the financial crisis began in 2008. Median sales price rose 8.8% from the prior year to a new record of \$740,000.

There were 7,645 sales in 2014, down 0.9% from the prior year record, but was the second highest total in the 26 years this metric has been tracked. Sales activity was 40% above the 5,457 annual total of the past decade, despite tight credit conditions. Listing inventory edged 3.3% higher to 2,308 from the prior year 16-year low. The combination of sliding sales and rising inventory resulted in a slight increase in the absorption period from the record fast pace of 2013. The absorption period, the number of months to sell all inventory and the current rate of sales, increased to 3.6 months from 3.5 months in the prior year, well below the 7.9 month average of the previous decade. Co-op sales accounted for 60.2% of all apartment sales in 2014, down from 60.6% in the prior year. Co-op sales dollars expanded 4.6% to a market share of 52% over the same period from 47.4% in 2013.

Consistent with the rapid pace of the market, days on market, the number of days from the last price change to the contract date, fell to a record low of 91 days from 123 days in 2013. Listing discount, the percentage difference between the list price at time of contract and the sales price, fell to 1.8% from 2.5% in the prior year, well below the 4.2% ten-year average.

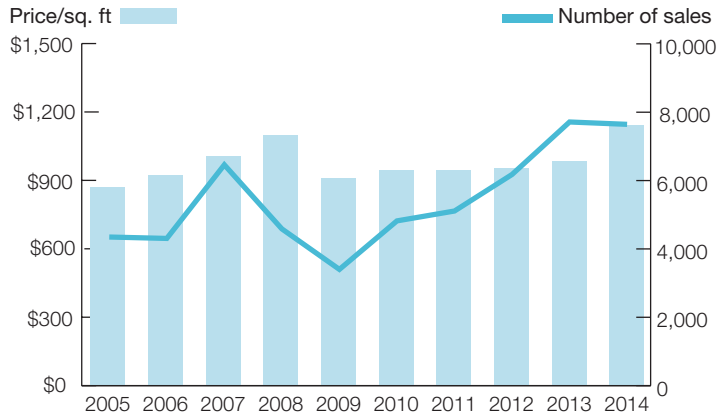
The three Manhattan neighborhoods showing the largest year-over-year gains in average price per square foot for co-ops were: Midtown East + Turtle Bay +49.4%, Central Park West +33.9% and Fifth Ave + Park Ave Corridor +27.7%. The lagging co-op markets were: Midtown West + Clinton -1.9%, Union Square + Gramercy + Kips Bay + Murray Hill +3.6% and Greenwich Village +3.9%.

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MANHATTAN CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,484,885	31.3%	\$1,130,846	46.0%	\$1,017,347
Average Price Per Sq. Ft	\$1,143	15.9%	\$986	31.4%	\$870
Median Sales Price	\$740,000	8.8%	\$680,000	16.5%	\$635,000
Number of Sales	7,645	-0.9%	7,714	75.8%	4,348

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
2014	\$423,717	\$719,238	\$1,531,903	\$3,617,412	\$9,043,822	\$1,484,885
2013	\$406,364	\$642,570	\$1,328,187	\$2,700,043	\$5,116,773	\$1,130,846
2012	\$380,450	\$633,077	\$1,295,137	\$2,410,657	\$6,500,994	\$1,153,695
2011	\$344,674	\$582,547	\$1,365,284	\$2,708,686	\$7,282,364	\$1,147,561
2010	\$355,926	\$600,369	\$1,279,413	\$2,714,303	\$6,697,584	\$1,177,425
2009	\$363,666	\$617,241	\$1,237,494	\$2,342,791	\$6,211,596	\$1,030,630
2008	\$432,468	\$708,339	\$1,632,387	\$4,097,873	\$11,611,743	\$1,259,725
2007	\$379,182	\$631,648	\$1,411,088	\$3,482,993	\$8,694,720	\$1,134,954
2006	\$389,430	\$614,770	\$1,325,048	\$3,230,631	\$7,014,014	\$1,114,737
2005	\$346,231	\$570,974	\$1,228,087	\$3,091,636	\$6,363,742	\$1,017,347

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$853	\$919	\$1,226	\$1,751	\$2,735	\$1,143
2013	\$814	\$865	\$1,047	\$1,378	\$1,738	\$985
2012	\$748	\$823	\$1,027	\$1,249	\$2,061	\$953
2011	\$722	\$801	\$1,053	\$1,308	\$2,112	\$946
2010	\$733	\$808	\$1,017	\$1,282	\$1,830	\$944
2009	\$740	\$839	\$975	\$1,174	\$1,869	\$910
2008	\$918	\$980	\$1,221	\$1,630	\$2,732	\$1,097
2007	\$828	\$890	\$1,107	\$1,411	\$2,414	\$1,006
2006	\$773	\$813	\$993	\$1,324	\$1,949	\$924
2005	\$737	\$772	\$931	\$1,254	\$1,817	\$870

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$375,000	\$625,000	\$1,280,000	\$2,595,000	\$5,753,112	\$740,000
2013	\$375,000	\$576,000	\$1,138,000	\$2,200,000	\$4,050,000	\$680,000
2012	\$345,000	\$565,000	\$1,075,000	\$1,960,000	\$4,175,000	\$665,000
2011	\$349,000	\$550,000	\$1,120,000	\$2,295,250	\$5,650,000	\$672,500
2010	\$349,000	\$570,000	\$1,110,000	\$2,400,000	\$5,300,000	\$705,000
2009	\$360,000	\$580,000	\$1,095,000	\$1,975,000	\$4,750,000	\$625,000
2008	\$420,000	\$660,000	\$1,400,000	\$3,500,000	\$9,000,000	\$718,000
2007	\$370,000	\$599,000	\$1,225,000	\$3,250,000	\$6,451,250	\$675,000
2006	\$375,000	\$588,778	\$1,150,000	\$2,900,000	\$5,600,000	\$675,000
2005	\$325,000	\$545,000	\$1,040,000	\$2,800,000	\$5,600,000	\$635,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	1,263	3,181	2,147	791	263	7,645
2013	1,296	3,210	2,216	780	212	7,714
2012	1,056	2,522	1,754	646	200	6,178
2011	908	1,948	1,726	389	138	5,109
2010	694	1,904	1,575	518	129	4,820
2009	791	1,352	836	329	93	3,401
2008	1,229	1,663	1,437	168	89	4,586
2007	1,402	2,349	2,291	299	120	6,461
2006	830	1,549	1,617	211	100	4,307
2005	854	1,587	1,593	224	90	4,348

All price indicators reached new record levels.

Median sales price increased 8% to \$1,350,000 from the prior year, to new record.
Average price per square foot increased 11.7% from the prior year to a record \$1,529.
Average sales price exceeded the \$2 million threshold for the first time.

Number of sales edged higher as inventory jumped from prior year low.

There were 5,050 sales, 0.6% more than the prior year. Listing inventory jumped 39.2% to 2,687 from the prior year total of 1,930 which was a 15-year low.

Days on market edged higher as listing discount slipped.

The average time a property took to sell that closed in 2014 was 119 days, 2.6% longer than the prior year.
Negotiability slipped to 3% from 3.8% in the prior year as more new development sales began to close.

Manhattan condo prices set new records in 2014, spurred by new development activity, an influx of foreign buyers and limited re-sale inventory. Median sales price increased 8% from the prior year to a new 26-year record of \$1,350,000. Average sales price increased 7.7% from the prior year, exceeding the \$2 million threshold for the first time and setting a new record of \$2,072,237. Average sales price per square foot increased 11.7% to \$1,529 from the prior year, also a new record. This was the first time the pre-financial crisis high set in 2008 of \$1,374 per square foot was exceeded.

Listing inventory jumped 39.2% to 2,687 from the prior year record low as new development product entered the market at an increasing rate. Despite the large rise from the prior year record low, total condo inventory remained 19% below the 3,316 annual average of the prior decade. Along with expanding inventory, there were more sales in 2014. The number of condo sales increased 0.6% to 5,050 from the prior year and remained 27.5% below the 2007 record of 6,969. With inventory growing faster than sales, the pace of the market cooled but remained brisk. The absorption period, the number of months to sell all inventory at the current rate of sales, was 6.4 months, 1.8 months

slower than the prior year, but 1.9 months faster than the 10-year average of 8.3 months. Condo sales accounted for 39.8% of all apartment sales in 2014, up from 39.4% in the prior year. Condo sales dollars fell 4.6% to a market share of 48% over the same period from 52.6% in 2013.

The fast market pace constrained marketing times and negotiability between buyers and sellers. Listing discount, the percentage difference between the list price at time of contract and the sales price, fell to 3%, the lowest level of negotiability between buyers and sellers since 2007. Days on market, the number of days between the date of the last price change and the contract date, edged higher to 119 days from 116 in the previous year, but remained the second fastest marketing time since 2004.

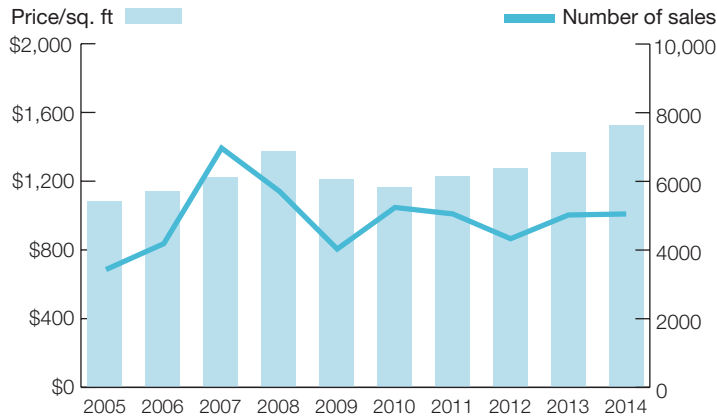
The three Manhattan neighborhoods showing the largest year-over-year gains in average price per square foot for condos were: Central Park West +41.1%, Lincoln Center +23.9% and Battery Park City +19.6%. The lagging condo neighborhoods were: Sutton + Beekman 0.6%, Riverside Dr + West End Ave Corridor 3.3% and East End Ave 3.4%.

2005-2014 MANHATTAN DECADE

MANHATTAN

MANHATTAN CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,072,237	7.7%	\$1,924,487	40.1%	\$1,479,608
Average Price Per Sq. Ft	\$1,529	11.7%	\$1,369	40.8%	\$1,086
Median Sales Price	\$1,350,000	8.0%	\$1,250,000	40.5%	\$961,000
Number of Sales	5,050	0.6%	5,021	47.1%	3,432

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
2014	\$683,296	\$1,073,231	\$2,039,436	\$3,848,893	\$8,424,489	\$2,072,237
2013	\$635,947	\$1,006,823	\$1,950,240	\$3,662,683	\$6,994,329	\$1,924,487
2012	\$619,535	\$933,881	\$1,748,145	\$3,158,610	\$6,972,158	\$1,792,874
2011	\$548,727	\$808,937	\$1,637,277	\$3,376,591	\$6,311,258	\$1,709,414
2010	\$478,970	\$733,327	\$1,496,871	\$3,170,497	\$7,032,267	\$1,714,655
2009	\$537,432	\$804,582	\$1,716,571	\$3,152,081	\$6,546,582	\$1,698,889
2008	\$624,493	\$906,840	\$2,094,454	\$4,922,937	\$12,221,306	\$1,858,408
2007	\$560,061	\$846,985	\$1,818,130	\$4,903,628	\$8,374,792	\$1,552,495
2006	\$551,097	\$800,208	\$1,769,925	\$3,943,217	\$7,361,178	\$1,481,377
2005	\$480,088	\$750,108	\$1,763,309	\$3,803,912	\$10,417,628	\$1,479,608

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,221	\$1,313	\$1,568	\$1,907	\$2,574	\$1,529
2013	\$1,074	\$1,198	\$1,396	\$1,758	\$2,091	\$1,369
2012	\$973	\$1,131	\$1,308	\$1,533	\$2,051	\$1,275
2011	\$1,035	\$1,062	\$1,217	\$1,597	\$1,832	\$1,229
2010	\$941	\$957	\$1,159	\$1,453	\$2,007	\$1,167
2009	\$969	\$1,040	\$1,246	\$1,480	\$1,953	\$1,210
2008	\$1,130	\$1,180	\$1,454	\$1,893	\$2,915	\$1,374
2007	\$1,075	\$1,092	\$1,287	\$1,697	\$2,116	\$1,225
2006	\$1,020	\$1,035	\$1,192	\$1,509	\$1,828	\$1,142
2005	\$932	\$963	\$1,156	\$1,375	\$2,088	\$1,086

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$610,000	\$950,000	\$1,770,000	\$3,192,213	\$6,000,000	\$1,350,000
2013	\$580,000	\$875,000	\$1,698,000	\$3,075,115	\$6,350,000	\$1,250,000
2012	\$517,500	\$829,762	\$1,516,000	\$2,750,000	\$5,150,000	\$1,114,983
2011	\$495,000	\$750,000	\$1,425,550	\$2,850,000	\$5,025,000	\$1,100,000
2010	\$458,000	\$689,000	\$1,325,000	\$2,675,000	\$5,800,000	\$1,075,000
2009	\$475,000	\$750,000	\$1,400,000	\$2,621,993	\$5,524,006	\$1,050,000
2008	\$565,000	\$829,873	\$1,695,000	\$3,850,000	\$9,900,000	\$1,200,000
2007	\$505,000	\$793,216	\$1,505,000	\$3,925,000	\$6,450,000	\$1,060,000
2006	\$489,000	\$739,000	\$1,525,000	\$3,300,000	\$6,250,000	\$999,850
2005	\$441,000	\$690,000	\$1,510,000	\$3,251,250	\$8,250,000	\$961,000

Number of Sales

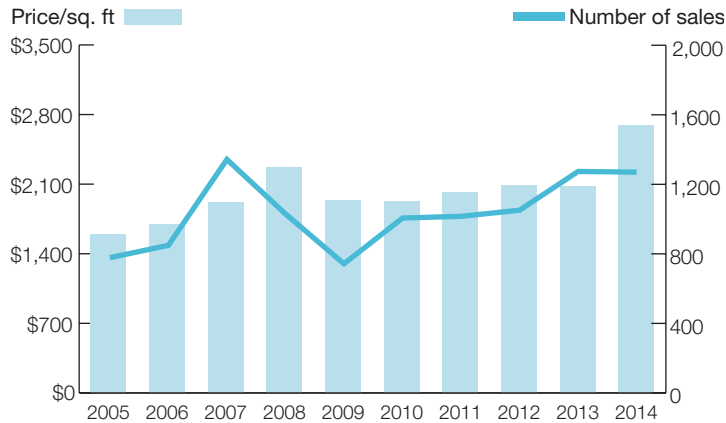
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	561	1,798	1,755	724	212	5,050
2013	551	1,861	1,678	704	227	5,021
2012	540	1,501	1,383	710	196	4,330
2011	526	1,643	1,933	730	220	5,052
2010	450	1,621	2,030	898	241	5,240
2009	476	1,376	1,380	620	177	4,029
2008	674	1,924	2,702	309	104	5,713
2007	884	2,242	3,432	362	49	6,969
2006	442	1,482	2,014	181	67	4,186
2005	407	1,209	1,586	184	46	3,432

2005-2014 MANHATTAN DECADE

MANHATTAN

MANHATTAN LUXURY CO-OPS & CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$7,330,892	32.9%	\$5,514,143	64.4%	\$4,460,059
Average Price Per Sq. Ft	\$2,695	29.5%	\$2,081	69.3%	\$1,592
Median Sales Price	\$5,150,000	19.8%	\$4,300,000	50.6%	\$3,420,000
Number of Sales	1,270	-0.3%	1,274	63.2%	778

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.

Boundary

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

Average Sales Price

2014	\$7,330,892	2009	\$5,393,389
2013	\$5,514,143	2008	\$6,330,093
2012	\$5,629,706	2007	\$4,958,015
2011	\$5,490,814	2006	\$4,588,242
2010	\$5,607,939	2005	\$4,460,059

Average Price Per Sq. Ft

2014	\$2,695	2009	\$1,938
2013	\$2,081	2008	\$2,272
2012	\$2,083	2007	\$1,911
2011	\$2,020	2006	\$1,695
2010	\$1,928	2005	\$1,592

Median Sales Price

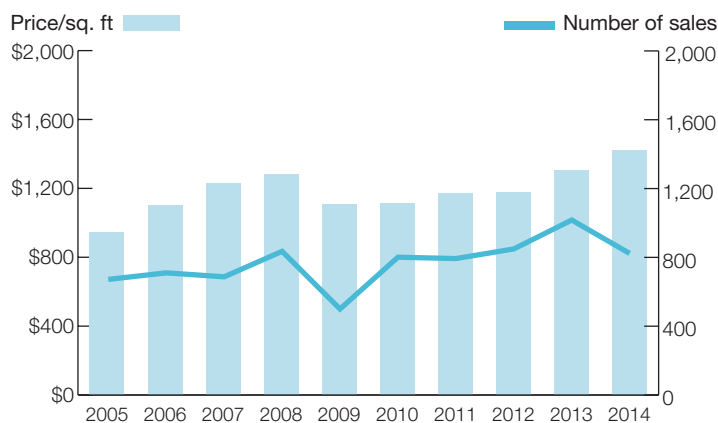
2014	\$5,150,000	2009	\$4,174,825
2013	\$4,300,000	2008	\$4,400,000
2012	\$4,165,000	2007	\$3,750,000
2011	\$4,175,000	2006	\$3,525,000
2010	\$4,318,275	2005	\$3,420,000

Number Of Sales

2014	1,270	2008	1,030
2013	1,274	2008	1,030
2012	1,051	2007	1,343
2011	1,016	2006	849
2010	1,006	2005	778

MANHATTAN LOFT CO-OPS & CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,506,039	9.5%	\$2,288,106	43.5%	\$1,745,824
Average Price Per Sq. Ft	\$1,418	8.7%	\$1,305	50.1%	\$945
Median Sales Price	\$1,960,000	8.9%	\$1,800,000	30.7%	\$1,500,000
Number of Sales	823	-19.1%	1,017	22.5%	672

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.

Boundary

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

Average Sales Price

2014	\$2,506,039	2009	\$1,927,311
2013	\$2,288,106	2008	\$2,215,231
2012	\$2,083,776	2007	\$2,182,697
2011	\$2,063,650	2006	\$1,908,640
2010	\$2,041,701	2005	\$1,745,824

Average Price Per Sq. Ft

2014	\$1,418	2009	\$1,107
2013	\$1,305	2008	\$1,280
2012	\$1,178	2007	\$1,229
2011	\$1,172	2006	\$1,101
2010	\$1,113	2005	\$945

Median Sales Price

2014	\$1,960,000	2009	\$1,577,300
2013	\$1,800,000	2008	\$1,795,000
2012	\$1,707,500	2007	\$1,630,000
2011	\$1,610,000	2006	\$1,450,000
2010	\$1,575,000	2005	\$1,500,000

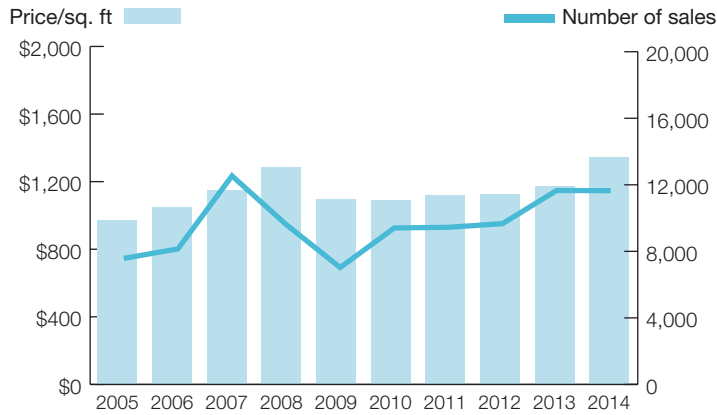
Number Of Sales

2014	823	2009	501
2013	1,017	2008	835
2012	849	2007	687
2011	793	2006	710
2010	801	2005	672

2005-2014 MANHATTAN DECADE

EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS & CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,823,272	19.1%	\$1,530,526	46.9%	\$1,241,540
Average Price Per Sq. Ft	\$1,346	14.5%	\$1,176	38.1%	\$975
Median Sales Price	\$999,950	8.7%	\$920,000	30.2%	\$768,000
Number of Sales	11,648	-0.1%	11,657	53.7%	7,577

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
2014	\$522,584	\$883,983	\$1,880,221	\$4,010,302	\$8,945,410	\$1,823,272
2013	\$487,889	\$814,817	\$1,704,326	\$3,344,881	\$6,320,064	\$1,530,526
2012	\$478,325	\$772,713	\$1,591,226	\$3,011,775	\$6,957,598	\$1,495,851
2011	\$431,798	\$706,751	\$1,583,359	\$3,273,944	\$6,817,480	\$1,494,752
2010	\$414,014	\$680,784	\$1,455,092	\$3,088,525	\$7,017,462	\$1,522,410
2009	\$439,769	\$725,839	\$1,581,638	\$2,923,864	\$6,472,663	\$1,442,852
2008	\$516,657	\$841,202	\$2,002,277	\$4,658,831	\$11,960,354	\$1,663,925
2007	\$464,979	\$752,076	\$1,719,420	\$4,342,699	\$8,603,757	\$1,406,248
2006	\$448,939	\$715,790	\$1,624,187	\$3,631,161	\$7,153,295	\$1,325,226
2005	\$391,147	\$653,288	\$1,538,014	\$3,508,894	\$7,790,355	\$1,241,540

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$995	\$1,095	\$1,443	\$1,910	\$2,695	\$1,346
2013	\$907	\$1,022	\$1,247	\$1,614	\$1,960	\$1,176
2012	\$853	\$968	\$1,202	\$1,459	\$2,085	\$1,125
2011	\$858	\$947	\$1,182	\$1,535	\$1,965	\$1,122
2010	\$834	\$897	\$1,126	\$1,412	\$1,954	\$1,088
2009	\$842	\$954	\$1,168	\$1,390	\$1,929	\$1,094
2008	\$1,019	\$1,113	\$1,407	\$1,808	\$2,834	\$1,284
2007	\$944	\$1,008	\$1,250	\$1,586	\$2,330	\$1,148
2006	\$864	\$934	\$1,127	\$1,430	\$1,900	\$1,047
2005	\$804	\$861	\$1,062	\$1,338	\$1,910	\$975

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$432,000	\$740,000	\$1,600,000	\$3,100,000	\$5,956,762	\$999,950
2013	\$430,000	\$700,000	\$1,443,750	\$2,775,000	\$5,205,000	\$920,000
2012	\$395,000	\$670,000	\$1,337,500	\$2,506,000	\$4,950,000	\$885,000
2011	\$395,000	\$647,500	\$1,338,998	\$2,750,000	\$5,252,800	\$902,500
2010	\$395,000	\$635,000	\$1,275,000	\$2,647,450	\$5,750,000	\$935,000
2009	\$400,000	\$669,000	\$1,300,000	\$2,459,742	\$5,181,110	\$880,000
2008	\$475,000	\$768,778	\$1,650,000	\$3,798,500	\$9,400,000	\$996,766
2007	\$430,000	\$700,000	\$1,437,500	\$3,500,000	\$6,450,000	\$899,000
2006	\$410,000	\$660,000	\$1,400,000	\$3,200,000	\$5,800,000	\$850,000
2005	\$365,500	\$615,000	\$1,300,000	\$3,050,000	\$5,850,000	\$768,000

Number of Sales

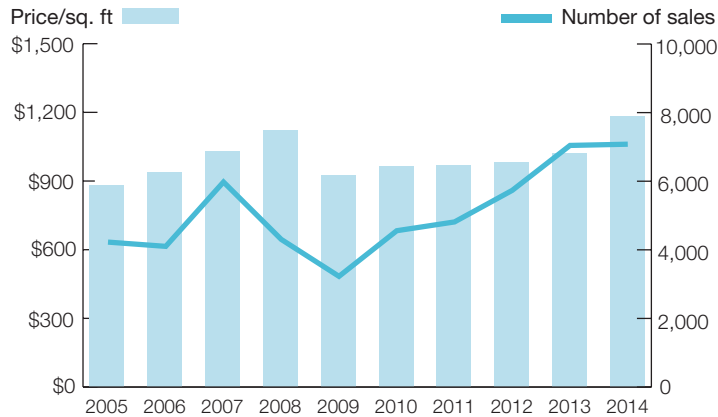
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	1,685	4,598	3,527	1,374	464	11,648
2013	1,739	4,606	3,520	1,373	419	11,657
2012	1,482	3,735	2,841	1,225	381	9,664
2011	1,323	3,343	3,372	1,059	349	9,446
2010	1,051	3,255	3,376	1,361	364	9,407
2009	1,154	2,581	2,102	924	268	7,029
2008	1,729	3,316	3,905	472	192	9,614
2007	2,057	4,333	5,334	644	168	12,536
2006	1,242	2,926	3,434	378	167	8,147
2005	1,244	2,756	3,049	393	135	7,577

2005-2014 MANHATTAN DECADE

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,569,473	30.9%	\$1,199,370	51.6%	\$1,035,424
Average Price Per Sq. Ft	\$1,183	16.1%	\$1,019	34.6%	\$879
Median Sales Price	\$782,071	7.1%	\$730,529	20.3%	\$650,000
Number of Sales	7,079	0.5%	7,043	67.6%	4,225

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
2014	\$439,598	\$746,051	\$1,623,855	\$3,886,830	\$9,232,091	\$1,569,473
2013	\$416,542	\$674,420	\$1,414,896	\$2,879,744	\$5,400,995	\$1,199,370
2012	\$389,754	\$655,181	\$1,368,375	\$2,568,428	\$6,810,256	\$1,211,698
2011	\$353,977	\$597,993	\$1,408,572	\$2,826,719	\$7,326,768	\$1,195,196
2010	\$362,105	\$616,530	\$1,317,385	\$2,787,989	\$6,697,584	\$1,222,073
2009	\$369,457	\$626,804	\$1,266,366	\$2,398,544	\$6,267,972	\$1,064,103
2008	\$441,389	\$729,254	\$1,675,791	\$4,124,655	\$11,611,743	\$1,312,037
2007	\$392,852	\$642,581	\$1,450,513	\$3,519,735	\$8,694,720	\$1,189,938
2006	\$391,633	\$623,606	\$1,380,297	\$3,290,253	\$7,014,014	\$1,145,242
2005	\$347,855	\$576,340	\$1,267,505	\$3,135,920	\$6,363,742	\$1,035,424

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$880	\$944	\$1,276	\$1,828	\$2,777	\$1,183
2013	\$830	\$895	\$1,089	\$1,433	\$1,796	\$1,019
2012	\$764	\$848	\$1,063	\$1,294	\$2,096	\$981
2011	\$736	\$819	\$1,073	\$1,337	\$2,119	\$968
2010	\$746	\$825	\$1,036	\$1,298	\$1,830	\$964
2009	\$746	\$847	\$989	\$1,190	\$1,876	\$923
2008	\$940	\$997	\$1,242	\$1,638	\$2,732	\$1,121
2007	\$845	\$901	\$1,127	\$1,418	\$2,414	\$1,028
2006	\$777	\$824	\$1,018	\$1,339	\$1,949	\$939
2005	\$741	\$779	\$947	\$1,265	\$1,817	\$879

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$380,000	\$645,000	\$1,350,000	\$2,750,000	\$5,804,025	\$782,071
2013	\$380,000	\$599,000	\$1,200,000	\$2,310,000	\$4,350,000	\$730,529
2012	\$350,000	\$580,000	\$1,145,000	\$2,085,000	\$4,415,000	\$700,000
2011	\$350,000	\$555,000	\$1,152,000	\$2,350,000	\$5,650,000	\$700,000
2010	\$352,000	\$580,000	\$1,150,000	\$2,450,000	\$5,300,000	\$750,000
2009	\$362,833	\$585,000	\$1,100,000	\$2,000,000	\$4,750,000	\$649,000
2008	\$425,000	\$675,000	\$1,435,000	\$3,526,000	\$9,000,000	\$748,480
2007	\$380,000	\$602,000	\$1,250,000	\$3,275,000	\$6,451,250	\$705,000
2006	\$375,000	\$595,000	\$1,195,000	\$2,900,000	\$5,600,000	\$691,000
2005	\$325,000	\$549,000	\$1,095,000	\$2,800,000	\$5,600,000	\$650,000

Number of Sales

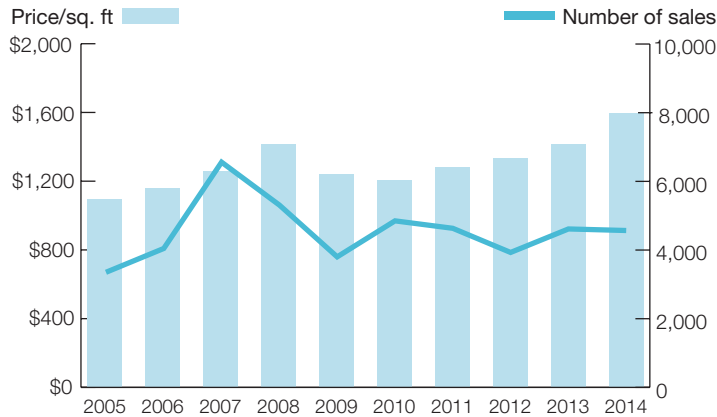
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	1,169	2,958	1,970	725	257	7,079
2013	1,225	2,888	2,014	717	199	7,043
2012	1,002	2,334	1,614	594	190	5,734
2011	834	1,826	1,648	368	137	4,813
2010	642	1,782	1,505	499	129	4,557
2009	725	1,288	803	319	92	3,227
2008	1,127	1,548	1,374	166	89	4,304
2007	1,188	2,204	2,170	295	120	5,977
2006	807	1,484	1,504	206	100	4,101
2005	844	1,554	1,517	220	90	4,225

2005-2014 MANHATTAN DECADE

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,216,496	8.9%	\$2,036,016	47.6%	\$1,501,337
Average Price Per Sq. Ft	\$1,598	12.9%	\$1,416	45.7%	\$1,097
Median Sales Price	\$1,450,000	7.4%	\$1,350,000	48.3%	\$978,000
Number of Sales	4,569	-1.0%	4,614	36.3%	3,352

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
2014	\$710,589	\$1,132,766	\$2,204,590	\$4,148,232	\$8,589,482	\$2,216,496
2013	\$657,929	\$1,050,827	\$2,091,385	\$3,853,271	\$7,151,403	\$2,036,016
2012	\$663,217	\$968,517	\$1,884,366	\$3,429,125	\$7,104,169	\$1,910,440
2011	\$564,524	\$837,662	\$1,750,440	\$3,512,119	\$6,488,365	\$1,805,947
2010	\$495,495	\$758,518	\$1,565,862	\$3,262,501	\$7,193,054	\$1,804,603
2009	\$558,594	\$824,491	\$1,776,529	\$3,200,851	\$6,579,660	\$1,764,321
2008	\$657,565	\$939,219	\$2,179,516	\$4,948,612	\$12,261,581	\$1,949,146
2007	\$563,584	\$865,428	\$1,903,847	\$5,038,328	\$8,376,350	\$1,603,364
2006	\$555,251	\$810,658	\$1,814,244	\$4,039,458	\$7,361,178	\$1,507,657
2005	\$482,494	\$752,771	\$1,805,875	\$3,983,197	\$10,643,582	\$1,501,337

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,256	\$1,368	\$1,654	\$2,001	\$2,594	\$1,598
2013	\$1,092	\$1,236	\$1,459	\$1,812	\$2,108	\$1,416
2012	\$1,040	\$1,169	\$1,384	\$1,615	\$2,075	\$1,336
2011	\$1,066	\$1,102	\$1,287	\$1,641	\$1,866	\$1,282
2010	\$971	\$983	\$1,199	\$1,478	\$2,022	\$1,204
2009	\$1,005	\$1,061	\$1,279	\$1,495	\$1,957	\$1,240
2008	\$1,166	\$1,215	\$1,497	\$1,900	\$2,923	\$1,416
2007	\$1,080	\$1,118	\$1,334	\$1,728	\$2,120	\$1,257
2006	\$1,026	\$1,047	\$1,212	\$1,540	\$1,828	\$1,157
2005	\$936	\$966	\$1,175	\$1,431	\$2,096	\$1,097

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$625,000	\$985,000	\$1,870,600	\$3,400,000	\$6,109,625	\$1,450,000
2013	\$590,000	\$899,000	\$1,800,000	\$3,195,000	\$6,400,000	\$1,350,000
2012	\$530,000	\$850,000	\$1,610,000	\$2,950,000	\$5,151,250	\$1,230,000
2011	\$505,000	\$773,500	\$1,525,000	\$2,951,690	\$5,125,000	\$1,196,443
2010	\$463,999	\$705,000	\$1,380,000	\$2,785,000	\$5,941,968	\$1,170,000
2009	\$495,000	\$766,100	\$1,450,000	\$2,654,391	\$5,526,877	\$1,100,000
2008	\$589,566	\$850,000	\$1,755,000	\$3,900,000	\$9,900,000	\$1,270,000
2007	\$509,000	\$799,326	\$1,575,000	\$4,065,000	\$6,450,000	\$1,110,000
2006	\$490,000	\$745,000	\$1,550,000	\$3,390,394	\$6,250,000	\$1,047,000
2005	\$445,000	\$695,000	\$1,550,000	\$3,500,000	\$8,250,000	\$978,000

Number of Sales

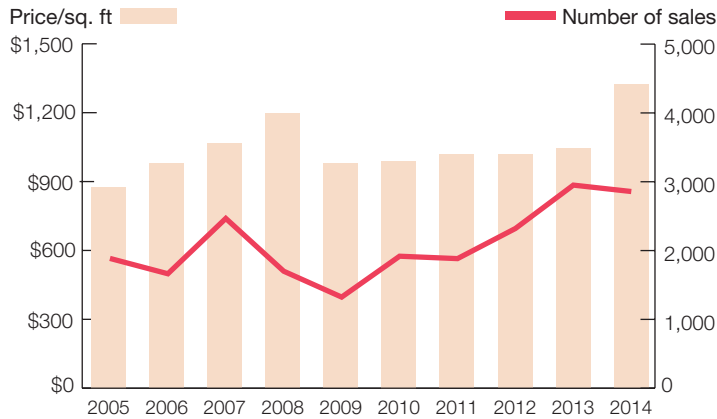
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	516	1,640	1,557	649	207	4,569
2013	514	1,718	1,506	656	220	4,614
2012	480	1,401	1,227	631	191	3,930
2011	489	1,517	1,724	691	212	4,633
2010	409	1,473	1,871	862	235	4,850
2009	429	1,293	1,299	605	176	3,802
2008	602	1,768	2,531	306	103	5,310
2007	869	2,129	3,164	349	48	6,559
2006	435	1,442	1,930	172	67	4,046
2005	400	1,202	1,532	173	45	3,352

2005-2014 MANHATTAN DECADE

EAST SIDE

EAST SIDE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,095,959	48.8%	\$1,408,485	78.8%	\$1,172,327
Average Price Per Sq. Ft	\$1,324	26.9%	\$1,043	51.0%	\$877
Median Sales Price	\$875,000	10.8%	\$790,000	25.2%	\$699,000
Number of Sales	2,858	-3.2%	2,951	51.5%	1,886

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
2014	\$367,213	\$755,500	\$1,774,007	\$4,726,022	\$11,149,988	\$2,095,959
2013	\$366,996	\$624,364	\$1,473,685	\$3,085,842	\$6,039,489	\$1,408,485
2012	\$358,821	\$608,099	\$1,403,949	\$2,809,022	\$8,767,712	\$1,480,803
2011	\$332,520	\$588,985	\$1,504,747	\$2,967,939	\$8,085,048	\$1,464,316
2010	\$338,897	\$600,062	\$1,339,049	\$3,078,190	\$6,887,979	\$1,408,341
2009	\$348,667	\$636,501	\$1,351,399	\$2,576,737	\$7,171,210	\$1,350,556
2008	\$440,993	\$746,240	\$1,739,097	\$4,458,651	\$12,747,625	\$1,726,673
2007	\$368,251	\$627,131	\$1,493,804	\$3,598,052	\$9,581,907	\$1,457,612
2006	\$367,398	\$613,072	\$1,489,895	\$3,491,492	\$6,817,241	\$1,359,357
2005	\$324,594	\$550,008	\$1,279,470	\$3,112,378	\$6,375,437	\$1,172,327

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$758	\$946	\$1,360	\$2,114	\$3,224	\$1,324
2013	\$755	\$830	\$1,109	\$1,504	\$1,936	\$1,043
2012	\$712	\$776	\$1,078	\$1,376	\$2,491	\$1,019
2011	\$691	\$793	\$1,104	\$1,370	\$2,251	\$1,018
2010	\$694	\$794	\$1,043	\$1,376	\$1,819	\$989
2009	\$723	\$834	\$1,017	\$1,249	\$2,044	\$978
2008	\$905	\$991	\$1,284	\$1,773	\$2,902	\$1,197
2007	\$799	\$868	\$1,144	\$1,453	\$2,580	\$1,067
2006	\$730	\$788	\$1,079	\$1,412	\$1,888	\$978
2005	\$672	\$722	\$945	\$1,254	\$1,834	\$877

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$350,000	\$617,307	\$1,350,000	\$3,135,323	\$7,850,000	\$875,000
2013	\$330,000	\$565,000	\$1,195,000	\$2,400,000	\$4,900,000	\$790,000
2012	\$325,000	\$545,000	\$1,150,000	\$2,195,000	\$5,175,000	\$780,000
2011	\$325,000	\$547,500	\$1,185,000	\$2,600,000	\$5,900,000	\$810,000
2010	\$320,000	\$565,000	\$1,150,000	\$2,768,750	\$6,050,000	\$825,000
2009	\$340,000	\$590,000	\$1,140,000	\$2,200,000	\$5,625,000	\$745,000
2008	\$418,800	\$672,140	\$1,470,000	\$3,792,940	\$9,550,000	\$845,000
2007	\$362,500	\$595,000	\$1,265,000	\$3,375,000	\$6,700,000	\$750,000
2006	\$357,500	\$585,000	\$1,275,000	\$3,100,000	\$5,250,000	\$755,000
2005	\$305,000	\$530,000	\$1,095,000	\$2,825,000	\$5,300,000	\$699,000

Number of Sales

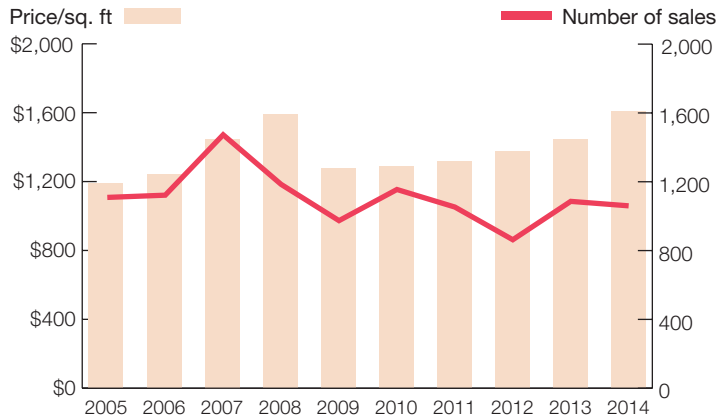
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	380	1,057	903	362	156	2,858
2013	386	1,114	953	370	128	2,951
2012	307	858	760	291	105	2,321
2011	264	634	719	183	83	1,883
2010	210	686	702	243	77	1,918
2009	233	476	380	173	62	1,324
2008	344	605	584	98	69	1,700
2007	430	837	935	170	95	2,467
2006	272	569	635	123	64	1,663
2005	281	648	768	130	59	1,886

2005-2014 MANHATTAN DECADE

EAST SIDE

EAST SIDE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,399,677	10.7%	\$2,167,684	37.1%	\$1,750,485
Average Price Per Sq. Ft	\$1,608	11.4%	\$1,444	35.2%	\$1,189
Median Sales Price	\$1,450,000	7.4%	\$1,350,000	45.1%	\$999,000
Number of Sales	1,060	-2.4%	1,086	-4.4%	1,109

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
2014	\$579,714	\$1,106,102	\$2,142,778	\$4,107,855	\$8,649,893	\$2,399,677
2013	\$606,858	\$1,051,986	\$1,906,803	\$3,766,118	\$6,988,568	\$2,167,684
2012	\$493,121	\$948,569	\$1,961,966	\$3,351,297	\$6,588,155	\$1,960,094
2011	\$458,425	\$824,001	\$1,787,521	\$3,498,894	\$7,213,052	\$1,879,814
2010	\$434,371	\$753,274	\$1,761,368	\$3,347,824	\$8,027,826	\$2,026,390
2009	\$526,428	\$802,650	\$1,666,078	\$3,478,877	\$6,539,596	\$2,015,733
2008	\$675,671	\$1,028,820	\$2,544,497	\$5,647,682	\$13,317,065	\$2,337,897
2007	\$543,524	\$933,050	\$2,348,861	\$6,765,986	\$8,023,078	\$2,017,807
2006	\$510,808	\$828,080	\$1,990,142	\$4,083,349	\$9,408,005	\$1,748,147
2005	\$437,642	\$755,227	\$1,886,146	\$4,381,722	\$12,634,050	\$1,750,485

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,123	\$1,343	\$1,613	\$2,044	\$2,590	\$1,608
2013	\$1,029	\$1,264	\$1,395	\$1,833	\$2,204	\$1,444
2012	\$963	\$1,177	\$1,453	\$1,664	\$2,041	\$1,375
2011	\$939	\$1,092	\$1,334	\$1,712	\$2,170	\$1,317
2010	\$911	\$989	\$1,318	\$1,522	\$2,324	\$1,287
2009	\$1,042	\$1,040	\$1,235	\$1,567	\$1,962	\$1,275
2008	\$1,341	\$1,354	\$1,675	\$2,061	\$2,962	\$1,589
2007	\$1,026	\$1,178	\$1,568	\$2,354	\$2,291	\$1,446
2006	\$1,029	\$1,073	\$1,303	\$1,601	\$2,263	\$1,241
2005	\$933	\$968	\$1,279	\$1,634	\$2,643	\$1,189

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$565,000	\$857,500	\$1,800,000	\$3,250,000	\$6,900,000	\$1,450,000
2013	\$555,000	\$845,000	\$1,600,000	\$3,150,000	\$6,873,187	\$1,350,000
2012	\$452,500	\$790,000	\$1,550,000	\$3,034,385	\$5,000,000	\$1,250,000
2011	\$430,000	\$725,000	\$1,552,831	\$2,925,000	\$4,887,600	\$1,190,000
2010	\$425,000	\$660,000	\$1,400,000	\$2,800,000	\$6,500,000	\$1,235,000
2009	\$465,000	\$698,371	\$1,390,000	\$2,825,000	\$6,000,000	\$1,200,000
2008	\$540,000	\$783,451	\$2,050,000	\$4,717,500	\$11,500,000	\$1,374,637
2007	\$491,500	\$789,143	\$1,875,000	\$5,075,000	\$7,000,000	\$1,250,000
2006	\$470,000	\$725,000	\$1,790,000	\$3,450,000	\$6,500,000	\$1,275,000
2005	\$430,000	\$680,000	\$1,625,000	\$3,600,000	\$11,600,000	\$999,000

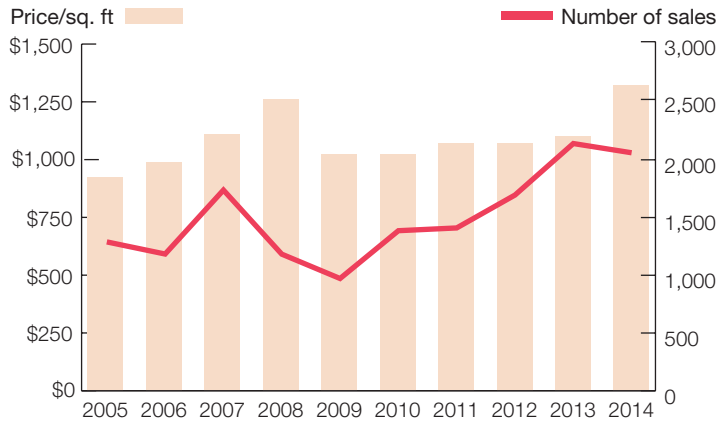
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	113	341	371	160	75	1,060
2013	117	375	333	177	84	1,086
2012	101	285	273	157	47	863
2011	103	324	424	148	54	1,053
2010	82	339	437	236	61	1,155
2009	94	309	317	171	83	974
2008	139	421	506	82	37	1,185
2007	496	792	1,498	2,874	3,502	1,395
2006	110	350	568	75	19	1,122
2005	132	373	498	82	24	1,109

2005-2014 MANHATTAN DECADE

EAST SIDE UPPER EAST SIDE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,117,119	35.9%	\$1,558,194	61.4%	\$1,311,900
Average Price Per Sq. Ft	\$1,322	20.1%	\$1,101	43.2%	\$923
Median Sales Price	\$960,375	16.4%	\$825,000	28.1%	\$750,000
Number of Sales	2,061	-3.7%	2,141	59.9%	1,289

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
2014	\$358,472	\$780,724	\$1,720,175	\$4,264,210	\$10,007,127	\$2,117,119
2013	\$365,869	\$626,962	\$1,561,635	\$3,257,456	\$6,465,298	\$1,558,194
2012	\$348,550	\$602,424	\$1,477,271	\$2,947,019	\$9,469,289	\$1,656,522
2011	\$327,766	\$587,041	\$1,576,636	\$3,051,403	\$8,945,343	\$1,633,556
2010	\$344,939	\$592,490	\$1,352,871	\$3,083,476	\$7,317,491	\$1,533,964
2009	\$347,074	\$640,787	\$1,384,639	\$2,749,650	\$7,409,818	\$1,492,724
2008	\$435,668	\$763,062	\$1,816,910	\$4,650,914	\$13,563,379	\$2,008,976
2007	\$372,684	\$631,986	\$1,533,806	\$3,642,024	\$10,241,428	\$1,598,827
2006	\$355,792	\$604,600	\$1,438,025	\$3,287,408	\$7,145,335	\$1,410,310
2005	\$310,622	\$537,775	\$1,344,508	\$3,169,756	\$6,727,373	\$1,311,900

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$752	\$975	\$1,324	\$1,931	\$2,954	\$1,322
2013	\$756	\$841	\$1,169	\$1,581	\$2,044	\$1,101
2012	\$698	\$775	\$1,122	\$1,432	\$2,603	\$1,069
2011	\$683	\$798	\$1,148	\$1,414	\$2,391	\$1,069
2010	\$708	\$792	\$1,064	\$1,389	\$1,921	\$1,025
2009	\$740	\$849	\$1,050	\$1,301	\$2,103	\$1,025
2008	\$903	\$1,004	\$1,321	\$1,850	\$3,023	\$1,261
2007	\$821	\$879	\$1,174	\$1,494	\$2,691	\$1,111
2006	\$726	\$800	\$1,062	\$1,344	\$1,970	\$988
2005	\$658	\$732	\$986	\$1,301	\$1,920	\$923

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$340,000	\$615,000	\$1,365,000	\$3,309,312	\$7,865,689	\$960,375
2013	\$325,000	\$567,500	\$1,237,500	\$2,600,000	\$5,157,777	\$825,000
2012	\$325,000	\$542,500	\$1,200,000	\$2,280,000	\$5,396,725	\$830,000
2011	\$325,000	\$545,000	\$1,240,000	\$2,672,906	\$6,364,062	\$875,000
2010	\$330,000	\$560,000	\$1,175,000	\$2,795,000	\$6,300,000	\$877,200
2009	\$345,000	\$587,500	\$1,150,000	\$2,350,000	\$6,000,000	\$790,000
2008	\$425,000	\$680,000	\$1,527,000	\$4,050,000	\$10,000,000	\$900,000
2007	\$370,000	\$599,000	\$1,295,000	\$3,400,000	\$7,495,000	\$800,000
2006	\$359,000	\$580,000	\$1,280,000	\$2,950,000	\$5,296,088	\$755,000
2005	\$295,000	\$519,000	\$1,125,000	\$2,825,000	\$5,600,000	\$750,000

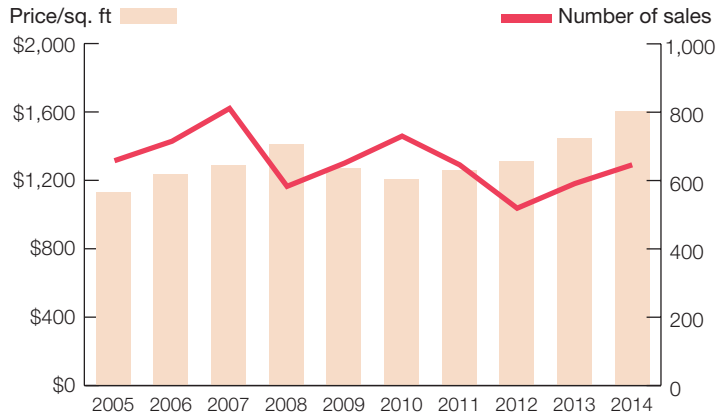
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	236	745	664	280	136	2,061
2013	266	768	701	300	106	2,141
2012	211	590	569	236	89	1,695
2011	197	424	563	156	70	1,410
2010	138	469	509	204	66	1,386
2009	168	325	285	139	55	972
2008	226	394	418	84	61	1,183
2007	282	578	666	134	78	1,738
2006	194	386	449	100	55	1,184
2005	168	428	535	105	53	1,289

2005-2014 MANHATTAN DECADE

EAST SIDE UPPER EAST SIDE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,611,128	9.2%	\$2,391,821	58.9%	\$1,642,746
Average Price Per Sq. Ft	\$1,608	11.0%	\$1,448	42.3%	\$1,130
Median Sales Price	\$1,475,000	7.3%	\$1,375,000	56.9%	\$940,000
Number of Sales	646	9.3%	591	-1.8%	658

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
2014	\$559,725	\$1,035,869	\$2,048,921	\$3,652,018	\$9,247,685	\$2,611,128
2013	\$605,551	\$984,691	\$1,752,365	\$3,805,020	\$7,071,787	\$2,391,821
2012	\$497,077	\$800,246	\$1,778,776	\$3,176,974	\$6,254,350	\$1,947,048
2011	\$441,500	\$797,802	\$1,694,937	\$3,297,873	\$5,719,700	\$1,838,923
2010	\$406,768	\$716,263	\$1,618,079	\$3,060,573	\$6,869,843	\$1,956,699
2009	\$498,715	\$738,443	\$1,716,939	\$3,308,468	\$6,289,877	\$2,115,026
2008	\$528,282	\$827,909	\$2,209,495	\$5,182,160	\$11,363,942	\$2,188,861
2007	\$497,615	\$865,436	\$1,978,376	\$5,888,876	\$5,040,192	\$1,692,970
2006	\$532,805	\$828,569	\$1,964,315	\$4,189,702	\$7,514,286	\$1,743,420
2005	\$436,112	\$735,780	\$1,611,894	\$3,985,182	\$11,631,833	\$1,642,746

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,118	\$1,284	\$1,558	\$1,886	\$2,710	\$1,608
2013	\$965	\$1,198	\$1,294	\$1,845	\$2,270	\$1,448
2012	\$988	\$1,034	\$1,344	\$1,647	\$1,965	\$1,315
2011	\$901	\$1,063	\$1,254	\$1,627	\$1,771	\$1,259
2010	\$836	\$937	\$1,217	\$1,393	\$2,001	\$1,206
2009	\$985	\$971	\$1,263	\$1,506	\$1,922	\$1,272
2008	\$1,073	\$1,137	\$1,503	\$1,922	\$2,600	\$1,413
2007	\$1,017	\$1,099	\$1,375	\$2,088	\$1,775	\$1,287
2006	\$1,056	\$1,069	\$1,290	\$1,628	\$1,990	\$1,236
2005	\$923	\$943	\$1,165	\$1,557	\$2,546	\$1,130

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$535,000	\$800,000	\$1,750,000	\$3,250,000	\$8,247,825	\$1,475,000
2013	\$555,000	\$770,000	\$1,567,500	\$3,287,500	\$7,275,000	\$1,375,000
2012	\$450,000	\$690,000	\$1,450,000	\$3,034,385	\$4,887,600	\$1,199,850
2011	\$410,000	\$690,000	\$1,540,000	\$3,125,000	\$4,887,600	\$1,250,000
2010	\$410,000	\$645,000	\$1,382,500	\$2,667,815	\$6,300,000	\$1,250,000
2009	\$465,000	\$699,000	\$1,440,000	\$2,825,000	\$5,875,000	\$1,300,000
2008	\$525,000	\$748,413	\$1,875,000	\$4,300,000	\$11,500,000	\$1,275,000
2007	\$490,000	\$759,000	\$1,670,000	\$4,950,000	\$5,000,000	\$1,105,000
2006	\$485,000	\$725,000	\$1,750,000	\$3,950,000	\$5,600,000	\$1,200,000
2005	\$433,500	\$675,000	\$1,375,000	\$3,400,000	\$10,550,000	\$940,000

Number of Sales

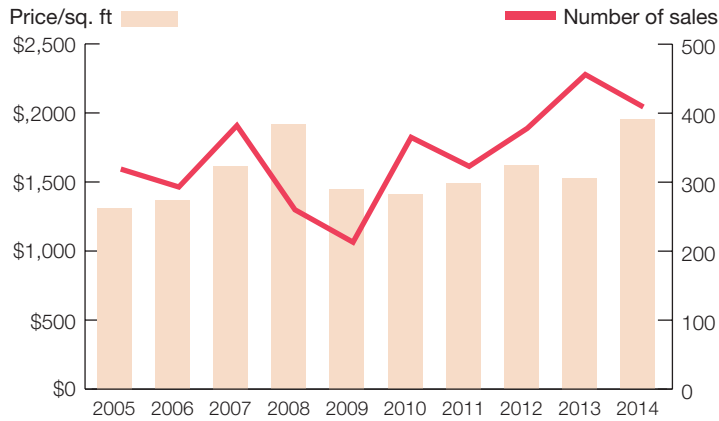
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	60	194	214	113	65	646
2013	51	200	164	106	70	591
2012	60	158	161	100	40	519
2011	56	187	263	96	44	646
2010	44	205	266	169	46	730
2009	59	182	210	136	64	651
2008	66	195	248	50	24	583
2007	100	252	406	41	12	811
2006	59	235	355	52	14	715
2005	78	227	280	55	18	658

2005-2014 MANHATTAN DECADE

EAST SIDE

FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$4,410,049	42.3%	\$3,099,304	73.7%	\$2,538,196
Average Price Per Sq. Ft	\$1,952	27.7%	\$1,529	48.8%	\$1,312
Median Sales Price	\$2,675,000	31.1%	\$2,039,666	46.6%	\$1,825,000
Number of Sales	409	-10.3%	456	28.2%	319

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
2014	\$556,657	\$1,081,779	\$2,482,724	\$5,179,345	\$11,926,992	\$4,410,049
2013	\$508,571	\$801,322	\$2,327,101	\$4,049,598	\$7,936,762	\$3,099,304
2012	\$785,791	\$874,486	\$2,122,656	\$4,330,445	\$12,027,262	\$3,632,787
2011	\$329,033	\$777,429	\$2,160,589	\$3,802,541	\$10,338,949	\$3,243,164
2010	\$447,500	\$782,523	\$1,909,611	\$3,696,654	\$7,988,932	\$2,953,936
2009	\$357,586	\$860,108	\$2,023,784	\$3,461,631	\$8,560,494	\$3,267,069
2008	\$604,471	\$1,155,500	\$2,580,083	\$5,453,432	\$14,936,217	\$4,774,821
2007	\$425,837	\$712,240	\$2,175,448	\$4,468,596	\$10,292,414	\$3,499,225
2006	\$519,857	\$785,291	\$1,914,951	\$3,749,891	\$8,567,472	\$2,722,758
2005	\$493,333	\$760,065	\$1,833,177	\$3,528,326	\$8,549,897	\$2,538,196

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,142	\$1,182	\$1,677	\$2,108	\$3,288	\$1,952
2013	\$895	\$964	\$1,509	\$1,744	\$2,213	\$1,529
2012	\$1,393	\$1,036	\$1,400	\$1,806	\$2,960	\$1,622
2011	\$673	\$962	\$1,376	\$1,630	\$2,575	\$1,492
2010	\$1,073	\$942	\$1,312	\$1,560	\$2,081	\$1,412
2009	\$821	\$992	\$1,308	\$1,484	\$2,295	\$1,450
2008	\$1,194	\$1,386	\$1,640	\$2,068	\$3,254	\$1,914
2007	\$925	\$950	\$1,484	\$1,740	\$2,781	\$1,615
2006	\$936	\$920	\$1,283	\$1,509	\$2,302	\$1,366
2005	\$817	\$938	\$1,233	\$1,455	\$2,282	\$1,312

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$528,500	\$855,000	\$2,126,000	\$4,700,000	\$10,000,000	\$2,675,000
2013	\$450,000	\$725,000	\$1,795,000	\$3,450,000	\$6,600,000	\$2,039,666
2012	\$495,000	\$775,000	\$1,761,572	\$3,410,000	\$7,200,000	\$1,985,000
2011	\$335,000	\$739,000	\$1,900,000	\$3,625,000	\$8,000,000	\$2,140,000
2010	\$415,000	\$710,000	\$1,578,287	\$3,175,000	\$7,000,000	\$1,950,000
2009	\$300,000	\$775,000	\$1,650,000	\$2,950,000	\$7,495,000	\$2,200,000
2008	\$500,000	\$800,000	\$2,300,000	\$4,500,000	\$12,000,000	\$2,690,000
2007	\$400,000	\$675,000	\$1,795,000	\$4,075,000	\$7,500,000	\$2,150,000
2006	\$525,000	\$750,000	\$1,660,000	\$3,400,000	\$6,000,000	\$1,770,000
2005	\$427,500	\$680,000	\$1,750,000	\$3,550,000	\$6,950,000	\$1,825,000

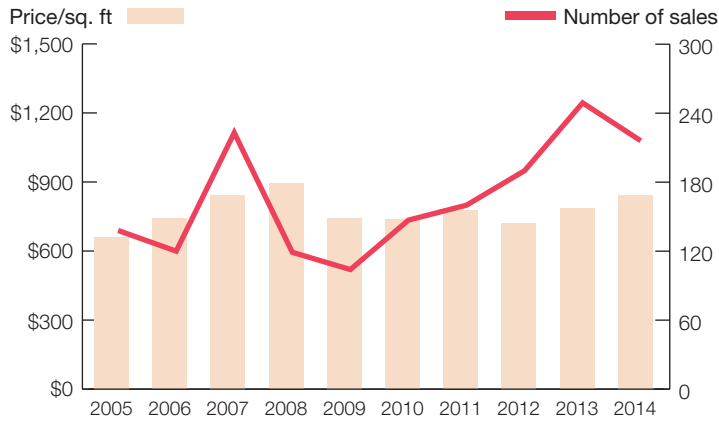
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	7	68	164	105	65	409
2013	21	83	176	121	55	456
2012	11	78	154	85	50	378
2011	12	45	157	70	39	323
2010	6	61	147	107	44	365
2009	7	40	69	61	36	213
2008	17	41	110	50	42	260
2007	19	60	177	68	58	382
2006	7	45	163	46	32	293
2005	9	46	181	54	29	319

2005-2014 MANHATTAN DECADE

EAST SIDE YORKVILLE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$764,835	2.0%	\$749,718	36.4%	\$560,577
Average Price Per Sq. Ft	\$843	7.5%	\$784	27.5%	\$661
Median Sales Price	\$539,000	-1.8%	\$549,000	23.9%	\$435,000
Number of Sales	216	-13.3%	249	56.5%	138

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
2014	\$335,825	\$532,980	\$1,094,914	\$1,950,533	\$2,644,167	\$764,835
2013	\$318,483	\$475,210	\$913,268	\$1,725,533	\$3,249,450	\$749,718
2012	\$328,089	\$460,186	\$946,905	\$1,322,578	\$3,456,900	\$731,122
2011	\$353,933	\$491,224	\$925,431	\$1,574,867	\$3,221,780	\$745,161
2010	\$287,314	\$511,864	\$838,802	\$2,020,786		\$647,274
2009	\$317,916	\$526,186	\$821,935	\$1,645,833		\$614,854
2008	\$395,037	\$623,008	\$1,052,005			\$629,521
2007	\$353,773	\$535,774	\$1,005,057	\$2,353,000		\$654,362
2006	\$296,231	\$462,091	\$1,021,400	\$3,400,000		\$613,769
2005	\$256,941	\$432,489	\$890,405	\$1,570,000	\$1,875,000	\$560,557

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$714	\$769	\$983	\$1,123	\$1,095	\$843
2013	\$728	\$705	\$839	\$1,017	\$1,181	\$784
2012	\$680	\$618	\$801	\$883	\$1,210	\$722
2011	\$739	\$698	\$822	\$960	\$1,136	\$777
2010	\$654	\$707	\$776	\$1,065		\$737
2009	\$660	\$755	\$783	\$925		\$744
2008	\$892	\$873	\$943			\$892
2007	\$773	\$837	\$917	\$950		\$843
2006	\$649	\$716	\$840	\$1,063		\$741
2005	\$606	\$629	\$738	\$854	\$982	\$661

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$320,000	\$475,000	\$990,000	\$1,900,000	\$2,162,500	\$539,000
2013	\$300,000	\$449,000	\$853,000	\$1,746,448	\$3,650,000	\$549,000
2012	\$300,000	\$432,500	\$850,000	\$1,175,000	\$3,465,720	\$530,000
2011	\$375,000	\$430,000	\$875,000	\$1,375,000	\$3,175,000	\$550,000
2010	\$270,000	\$450,000	\$818,000	\$1,900,000		\$505,000
2009	\$325,000	\$510,000	\$785,000	\$1,585,000		\$519,000
2008	\$418,000	\$599,000	\$921,516			\$590,000
2007	\$340,000	\$485,000	\$945,000	\$2,375,000		\$495,000
2006	\$275,000	\$455,000	\$875,000	\$340,000		\$470,000
2005	\$230,000	\$415,000	\$849,000	\$1,570,000	\$1,875,000	\$435,000

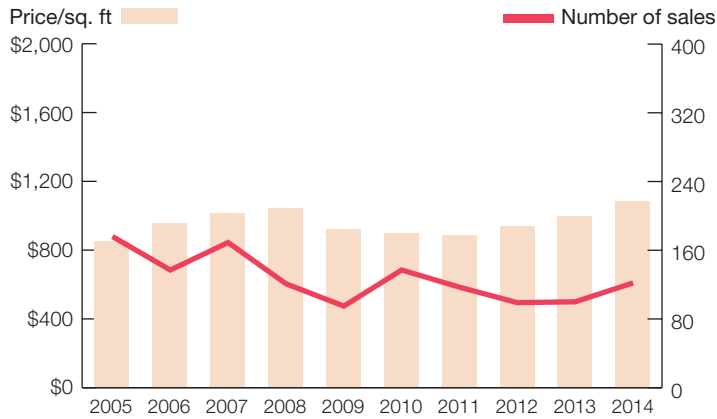
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	24	121	56	12	3	216
2013	36	109	84	12	8	249
2012	28	78	63	18	3	190
2011	39	55	52	9	5	160
2010	21	76	43	7		147
2009	32	35	31	6		104
2008	38	59	22			119
2007	59	102	56	6		223
2006	26	58	35	1		120
2005	17	81	37	2	1	138

2005-2014 MANHATTAN DECADE

EAST SIDE YORKVILLE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,161,936	-6.6%	\$1,244,548	26.7%	\$916,797
Average Price Per Sq. Ft	\$1,083	8.3%	\$1,000	27.4%	\$850
Median Sales Price	\$928,000	-0.3%	\$931,250	29.8%	\$715,000
Number of Sales	122	22.0%	100	-30.7%	176

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
2014	\$516,583	\$731,800	\$1,381,826	\$2,148,057	\$2,874,750	\$1,161,936
2013	\$404,900	\$717,670	\$1,262,059	\$2,055,392	\$4,230,000	\$1,244,548
2012	\$434,183	\$699,128	\$1,032,446	\$1,829,750	\$2,705,000	\$1,007,376
2011	\$425,353	\$583,239	\$1,109,136	\$2,039,385	\$2,657,500	\$955,323
2010	\$423,033	\$652,576	\$1,101,068	\$1,715,800	\$3,880,000	\$996,975
2009	\$403,000	\$645,953	\$1,135,517	\$2,066,071	\$2,493,000	\$1,071,242
2008	\$492,067	\$702,518	\$1,567,830	\$1,322,500		\$994,184
2007	\$461,670	\$772,968	\$1,278,144	\$3,690,000	\$3,250,000	\$1,048,809
2006	\$449,700	\$712,953	\$1,286,705	\$2,070,100		\$995,973
2005	\$383,592	\$620,112	\$1,071,976	\$2,797,222		\$916,797

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,013	\$955	\$1,160	\$1,262	\$1,310	\$1,083
2013	\$863	\$914	\$949	\$1,221	\$1,551	\$1,000
2012	\$838	\$891	\$906	\$1,122	\$1,404	\$941
2011	\$854	\$793	\$894	\$1,187	\$1,036	\$888
2010	\$873	\$844	\$915	\$968	\$1,280	\$897
2009	\$827	\$848	\$931	\$1,150	\$1,012	\$924
2008	\$1,042	\$966	\$1,183	\$527		\$1,045
2007	\$918	\$1,027	\$1,025	\$1,292	\$1,016	\$1,014
2006	\$866	\$932	\$988	\$1,029		\$954
2005	\$804	\$786	\$870	\$1,279		\$850

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$510,000	\$738,000	\$1,200,000	\$2,117,750	\$2,300,000	\$928,000
2013	\$440,000	\$675,000	\$1,175,000	\$1,925,000	\$4,000,000	\$931,250
2012	\$425,000	\$630,000	\$999,000	\$1,637,500	\$2,705,000	\$826,250
2011	\$400,000	\$590,000	\$1,100,000	\$1,750,000	\$2,657,500	\$670,000
2010	\$430,000	\$617,000	\$1,018,250	\$1,575,000	\$3,450,000	\$735,000
2009	\$400,000	\$607,500	\$980,000	\$1,725,000	\$2,575,000	\$855,000
2008	\$496,860	\$657,000	\$1,327,000	\$1,322,500		\$750,000
2007	\$479,000	\$650,000	\$1,150,000	\$3,690,000	\$3,250,000	\$844,000
2006	\$465,000	\$695,000	\$1,160,000	\$2,090,000		\$883,000
2005	\$433,500	\$615,000	\$925,000	\$2,700,000		\$715,000

Number of Sales

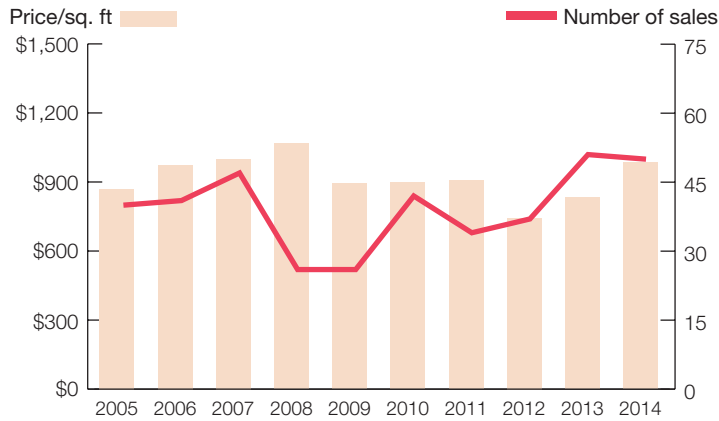
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	18	43	43	14	4	122
2013	5	47	29	13	6	100
2012	12	39	28	18	2	99
2011	17	41	44	13	2	117
2010	12	59	47	15	4	137
2009	14	32	30	14	5	95
2008	15	61	43	2		121
2007	23	53	90	2	1	169
2006	15	53	65	4		137
2005	13	75	79	9		176

2005-2014 MANHATTAN DECADE

EAST SIDE

EAST END AVENUE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,393,718	25.9%	\$1,106,871	-13.6%	\$1,612,413
Average Price Per Sq. Ft	\$986	18.4%	\$833	13.5%	\$869
Median Sales Price	\$960,375	6.7%	\$900,000	-24.2%	\$1,267,500
Number of Sales	50	-2.0%	51	25.0%	40

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
2014	\$394,286	\$603,577	\$1,139,700	\$2,042,500	\$4,384,967	\$1,393,718
2013		\$568,737	\$1,126,026	\$1,723,738	\$2,092,000	\$1,106,871
2012	\$238,850	\$555,500	\$1,009,136	\$1,827,500	\$2,149,250	\$879,794
2011	\$307,500	\$502,222	\$1,230,756	\$2,036,700	\$2,908,667	\$1,392,397
2010	\$530,000	\$506,200	\$1,230,233	\$2,450,667	\$2,950,000	\$1,298,393
2009	\$175,000	\$559,643	\$1,293,750	\$1,842,500	\$2,628,000	\$1,282,346
2008	\$437,667	\$674,864	\$1,763,625	\$2,638,333	\$9,300,000	\$1,540,789
2007	\$443,333	\$627,179	\$1,767,375	\$2,634,357	\$3,833,333	\$1,604,223
2006	\$414,700	\$561,571	\$1,297,393	\$3,230,444	\$3,537,500	\$1,816,268
2005	\$345,000	\$509,182	\$1,593,775	\$3,138,333	\$7,500,000	\$1,612,413

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$837	\$768	\$991	\$1,106	\$1,498	\$986
2013		\$704	\$846	\$1,029	\$959	\$833
2012	\$607	\$685	\$766	\$971	\$896	\$743
2011	\$631	\$648	\$1,001	\$1,040	\$1,091	\$906
2010	\$964	\$713	\$953	\$1,089	\$951	\$897
2009	\$583	\$808	\$975	\$927	\$821	\$892
2008	\$921	\$934	\$1,181	\$1,199	\$1,632	\$1,066
2007	\$939	\$810	\$1,114	\$1,066	\$1,045	\$1,000
2006	\$801	\$773	\$970	\$1,217	\$998	\$974
2005	\$633	\$645	\$866	\$1,296	\$1,316	\$869

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$312,500	\$585,000	\$1,050,000	\$2,050,000	\$3,700,000	\$960,375
2013		\$575,000	\$1,090,000	\$1,649,000	\$1,885,000	\$900,000
2012	\$255,000	\$540,000	\$985,000	\$2,000,000	\$2,149,250	\$650,000
2011	\$307,500	\$545,000	\$950,000	\$1,900,000	\$2,265,000	\$1,250,000
2010	\$530,000	\$525,000	\$1,100,000	\$2,220,000	\$2,950,000	\$1,050,000
2009	\$175,000	\$525,000	\$1,250,000	\$1,995,000	\$2,628,000	\$1,250,000
2008	\$388,000	\$640,000	\$1,595,000	\$2,715,000	\$9,300,000	\$860,000
2007	\$440,000	\$675,000	\$2,000,000	\$2,500,000	\$4,300,000	\$1,225,000
2006	\$368,500	\$544,000	\$1,300,000	\$2,700,000	\$3,300,000	\$1,300,000
2005	\$345,000	\$450,000	\$1,800,000	\$2,825,000	\$7,500,000	\$1,267,500

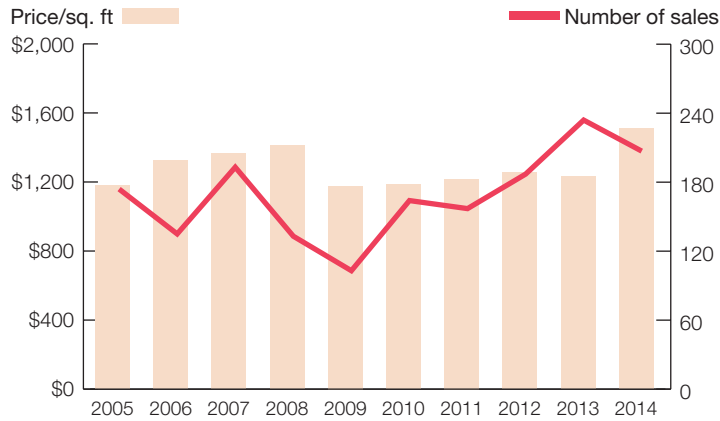
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	7	13	18	6	6	50
2013		19	19	8	5	51
2012	4	16	11	4	2	37
2011	2	9	9	11	3	34
2010	1	15	15	9	2	42
2009	1	7	10	6	2	26
2008	3	11	8	3	1	26
2007	3	14	20	7	3	47
2006	5	7	14	9	6	41
2005	2	11	20	6	1	40

2005-2014 MANHATTAN DECADE

EAST SIDE CARNEGIE HILL CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,657,379	17.6%	\$2,258,916	29.0%	\$2,059,230
Average Price Per Sq. Ft	\$1,510	22.7%	\$1,231	27.9%	\$1,181
Median Sales Price	\$1,795,000	13.2%	\$1,585,000	14.1%	\$1,572,500
Number of Sales	207	-11.5%	234	19.0%	174

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
2014	\$405,000	\$957,186	\$1,729,228	\$4,256,820	\$7,342,595	\$2,657,379
2013	\$400,833	\$601,422	\$1,571,103	\$3,255,752	\$5,874,421	\$2,258,916
2012	\$976,200	\$776,384	\$1,506,334	\$3,069,974	\$5,418,823	\$2,180,438
2011	\$396,117	\$599,087	\$1,740,433	\$3,250,540	\$5,954,231	\$2,274,745
2010	\$646,333	\$634,638	\$1,442,900	\$3,482,961	\$6,718,182	\$2,171,782
2009	\$475,000	\$632,568	\$1,451,147	\$3,032,533	\$6,279,000	\$2,308,335
2008	\$480,750	\$684,375	\$1,917,372	\$4,118,864	\$11,361,364	\$2,651,809
2007	\$402,233	\$595,666	\$1,872,388	\$4,073,869	\$7,714,190	\$2,534,127
2006	\$487,500	\$685,400	\$1,681,954	\$3,096,207	\$8,322,594	\$2,672,610
2005	\$415,833	\$511,021	\$1,592,250	\$3,349,836	\$5,986,667	\$2,059,230

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$900	\$1,082	\$1,315	\$1,893	\$2,579	\$1,510
2013	\$786	\$815	\$1,165	\$1,485	\$1,808	\$1,231
2012	\$1,838	\$971	\$1,099	\$1,444	\$1,818	\$1,257
2011	\$709	\$796	\$1,148	\$1,445	\$1,852	\$1,217
2010	\$1,182	\$847	\$1,079	\$1,456	\$1,804	\$1,185
2009	\$950	\$812	\$1,047	\$1,316	\$1,881	\$1,177
2008	\$957	\$954	\$1,399	\$1,677	\$2,674	\$1,410
2007	\$908	\$859	\$1,328	\$1,650	\$2,344	\$1,367
2006	\$848	\$895	\$1,181	\$1,323	\$2,378	\$1,323
2005	\$734	\$706	\$1,155	\$1,419	\$1,815	\$1,181

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$405,000	\$626,268	\$1,662,500	\$3,800,000	\$4,950,000	\$1,795,000
2013	\$350,000	\$535,000	\$1,460,000	\$3,375,000	\$5,532,888	\$1,585,000
2012	\$444,000	\$670,000	\$1,450,000	\$2,850,000	\$4,743,122	\$1,650,000
2011	\$370,000	\$550,000	\$1,625,000	\$3,320,000	\$5,900,000	\$1,900,000
2010	\$549,000	\$625,000	\$1,345,000	\$3,295,000	\$6,050,000	\$1,578,287
2009	\$675,000	\$550,000	\$1,275,000	\$2,800,000	\$4,750,000	\$1,500,000
2008	\$507,500	\$661,500	\$1,850,000	\$4,200,000	\$8,950,000	\$1,650,000
2007	\$400,000	\$610,000	\$1,687,500	\$3,700,000	\$5,600,000	\$1,600,000
2006	\$487,500	\$665,000	\$1,395,000	\$3,000,000	\$6,000,000	\$1,895,000
2005	\$420,000	\$525,000	\$1,475,000	\$3,550,000	\$5,850,000	\$1,572,500

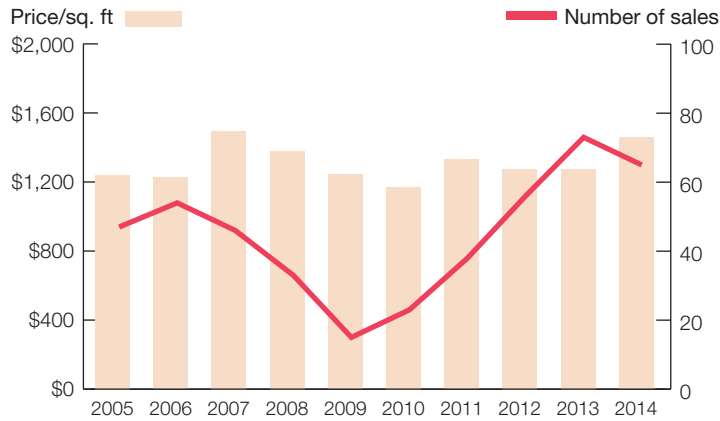
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	2	51	87	46	21	207
2013	12	49	86	58	29	234
2012	4	43	71	47	22	187
2011	6	23	73	42	13	157
2010	3	32	74	44	11	164
2009	4	22	34	30	13	103
2008	14	28	58	22	11	133
2007	18	38	78	39	20	193
2006	2	15	74	27	17	135
2005	3	24	102	33	12	174

2005-2014 MANHATTAN DECADE

EAST SIDE CARNEGIE HILL CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,459,031	30.4%	\$1,885,314	44.8%	\$1,697,681
Average Price Per Sq. Ft	\$1,456	14.1%	\$1,276	17.4%	\$1,240
Median Sales Price	\$1,895,000	10.2%	\$1,720,000	51.6%	\$1,250,000
Number of Sales	65	-11.0%	73	38.3%	47

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
2014	\$713,720	\$1,117,080	\$1,788,410	\$3,207,148	\$5,080,714	\$2,459,031
2013	\$816,482	\$1,220,933	\$1,672,881	\$2,330,100	\$5,953,925	\$1,885,314
2012	\$533,563	\$794,009	\$1,946,471	\$2,339,893	\$4,550,000	\$1,856,089
2011	\$507,500	\$700,714	\$1,874,658	\$3,820,700	\$4,017,550	\$2,032,097
2010	\$455,000	\$708,756	\$1,644,688	\$2,768,133		\$1,269,813
2009		\$754,375	\$1,293,700	\$3,516,250	\$11,000,000	\$3,036,733
2008	\$635,533	\$806,500	\$1,816,538	\$4,119,600	\$4,517,333	\$2,012,642
2007	\$547,333	\$874,077	\$2,482,747	\$7,546,967	\$6,450,000	\$2,568,739
2006	\$550,400	\$754,214	\$1,901,339	\$2,653,750	\$5,150,000	\$1,678,519
2005	\$527,462	\$879,000	\$1,866,526	\$3,307,500		\$1,697,681

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,240	\$1,251	\$1,389	\$1,555	\$1,769	\$1,456
2013	\$1,114	\$1,339	\$1,219	\$1,394	\$1,663	\$1,276
2012	\$1,016	\$1,041	\$1,446	\$1,233	\$1,753	\$1,275
2011	\$978	\$987	\$1,336	\$1,912	\$1,446	\$1,331
2010	\$931	\$1,000	\$1,350	\$1,449		\$1,171
2009		\$1,007	\$922	\$1,496	\$2,027	\$1,245
2008	\$1,170	\$1,119	\$1,464	\$1,736	\$1,355	\$1,379
2007	\$1,114	\$1,005	\$1,564	\$2,742	\$1,926	\$1,495
2006	\$1,129	\$984	\$1,284	\$1,265	\$1,550	\$1,225
2005	\$1,087	\$955	\$1,263	\$1,536		\$1,240

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$685,000	\$1,080,000	\$1,795,000	\$2,986,970	\$4,395,000	\$1,895,000
2013	\$699,000	\$926,607	\$1,695,000	\$2,475,000	\$6,372,199	\$1,720,000
2012	\$562,500	\$785,000	\$1,575,000	\$2,475,000	\$4,500,000	\$1,400,000
2011	\$510,000	\$725,000	\$1,555,000	\$2,550,000	\$4,350,000	\$1,555,000
2010	\$460,000	\$675,000	\$1,750,000	\$3,254,428		\$965,000
2009		\$650,000	\$1,250,000	\$4,375,000	\$11,000,000	\$1,370,000
2008	\$525,000	\$890,000	\$1,550,000	\$4,130,531	\$4,500,000	\$1,495,000
2007	\$599,000	\$825,000	\$2,100,000	\$4,900,000	\$5,250,000	\$1,543,361
2006	\$557,500	\$785,000	\$1,800,000	\$2,610,000	\$5,150,000	\$1,700,000
2005	\$565,000	\$790,000	\$1,599,000	\$3,225,000		\$1,250,000

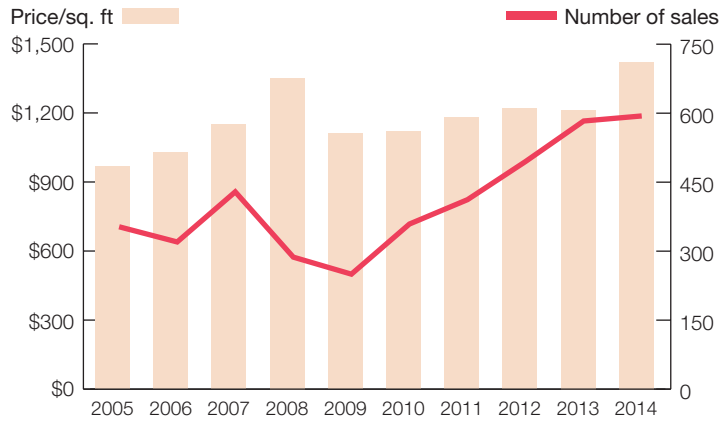
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	5	10	20	23	7	65
2013	11	6	36	16	4	73
2012	8	11	17	15	5	56
2011	3	7	19	5	4	38
2010	3	9	8	3		23
2009		4	5	4	2	15
2008	6	6	13	5	3	33
2007	9	13	15	6	3	46
2006	10	7	31	4	2	54
2005	13	5	19	10		47

2005-2014 MANHATTAN DECADE

EAST SIDE LENOX HILL CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,355,761	31.6%	\$1,789,868	54.5%	\$1,524,600
Average Price Per Sq. Ft	\$1,421	17.1%	\$1,213	46.9%	\$967
Median Sales Price	\$1,200,000	20.0%	\$999,990	46.5%	\$819,000
Number of Sales	594	1.9%	583	68.3%	353

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
2014	\$362,664	\$859,522	\$1,982,927	\$4,187,012	\$11,950,011	\$2,355,761
2013	\$357,084	\$769,106	\$2,120,418	\$3,473,064	\$7,525,622	\$1,789,868
2012	\$341,526	\$682,004	\$1,769,950	\$3,540,949	\$11,733,497	\$2,190,309
2011	\$301,977	\$632,235	\$1,856,381	\$3,408,500	\$12,726,476	\$1,930,852
2010	\$427,370	\$656,438	\$1,507,133	\$3,279,817	\$8,330,357	\$1,684,292
2009	\$352,973	\$708,919	\$1,651,219	\$3,128,589	\$11,287,925	\$1,787,625
2008	\$483,337	\$886,346	\$2,041,742	\$5,163,350	\$18,600,000	\$2,277,668
2007	\$398,787	\$653,329	\$1,530,545	\$3,839,055	\$14,975,319	\$1,879,070
2006	\$390,600	\$633,685	\$1,625,425	\$3,559,583	\$8,856,176	\$1,639,424
2005	\$338,524	\$602,552	\$1,340,720	\$3,317,882	\$7,086,609	\$1,542,600

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$760	\$1,031	\$1,452	\$1,939	\$3,344	\$1,421
2013	\$741	\$927	\$1,417	\$1,639	\$2,134	\$1,213
2012	\$652	\$839	\$1,284	\$1,608	\$2,874	\$1,220
2011	\$649	\$833	\$1,287	\$1,615	\$2,862	\$1,180
2010	\$744	\$836	\$1,144	\$1,548	\$2,235	\$1,119
2009	\$718	\$881	\$1,187	\$1,389	\$2,876	\$1,112
2008	\$921	\$1,056	\$1,395	\$2,063	\$3,950	\$1,352
2007	\$855	\$875	\$1,163	\$1,537	\$3,325	\$1,151
2006	\$779	\$798	\$1,104	\$1,373	\$2,136	\$1,029
2005	\$664	\$766	\$986	\$1,266	\$1,990	\$967

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$360,000	\$695,000	\$1,571,075	\$3,595,000	\$7,950,000	\$1,200,000
2013	\$325,000	\$625,000	\$1,475,000	\$2,995,000	\$5,169,500	\$999,990
2012	\$330,000	\$575,000	\$1,500,000	\$2,675,000	\$5,410,000	\$960,136
2011	\$320,000	\$571,000	\$1,500,000	\$3,061,114	\$9,000,000	\$1,000,570
2010	\$357,500	\$600,000	\$1,275,000	\$2,755,000	\$8,925,000	\$1,062,500
2009	\$354,000	\$597,500	\$1,400,000	\$2,600,000	\$8,980,000	\$925,000
2008	\$425,500	\$752,500	\$1,785,000	\$5,495,000	\$14,300,000	\$1,150,000
2007	\$385,000	\$625,000	\$1,300,000	\$3,400,000	\$8,600,000	\$850,000
2006	\$392,000	\$595,000	\$1,350,000	\$3,600,000	\$5,995,000	\$803,000
2005	\$335,000	\$552,000	\$1,125,000	\$3,300,000	\$5,200,000	\$819,000

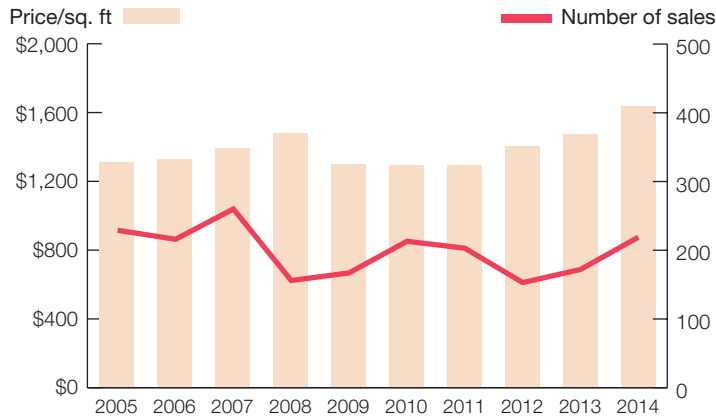
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	61	206	207	83	37	594
2013	81	198	197	89	18	583
2012	65	153	175	67	35	495
2011	47	122	182	44	17	412
2010	33	104	156	52	14	359
2009	40	91	69	38	12	250
2008	57	87	108	24	11	287
2007	68	140	171	29	21	429
2006	54	99	126	24	17	320
2005	45	105	152	28	23	353

2005-2014 MANHATTAN DECADE

EAST SIDE LENOX HILL CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,505,681	10.7%	\$2,263,291	10.4%	\$2,269,532
Average Price Per Sq. Ft	\$1,635	11.1%	\$1,472	24.5%	\$1,313
Median Sales Price	\$1,600,000	18.5%	\$1,350,000	26.0%	\$1,270,000
Number of Sales	219	27.3%	172	-4.4%	229

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
2014	\$565,578	\$1,030,653	\$2,230,492	\$3,653,362	\$13,351,509	\$2,505,681
2013	\$733,938	\$1,031,989	\$2,050,414	\$4,390,480	\$7,755,067	\$2,263,291
2012	\$501,907	\$934,031	\$1,792,840	\$3,453,173	\$8,467,260	\$2,191,195
2011	\$456,158	\$879,169	\$1,722,855	\$3,322,607	\$8,108,571	\$1,795,353
2010	\$432,350	\$768,227	\$1,723,265	\$3,328,737	\$10,031,263	\$2,081,113
2009	\$485,400	\$803,842	\$1,807,234	\$3,723,094	\$12,000,000	\$1,887,348
2008	\$546,557	\$959,670	\$2,273,115	\$6,575,714	\$12,161,000	\$2,041,060
2007	\$532,500	\$910,412	\$2,106,167	\$5,943,543	\$12,800,000	\$1,986,236
2006	\$602,316	\$893,140	\$1,961,671	\$4,815,167	\$8,465,625	\$1,999,228
2005	\$451,880	\$865,362	\$1,860,493	\$4,861,842	\$13,902,500	\$2,269,532

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,210	\$1,297	\$1,637	\$1,931	\$3,517	\$1,635
2013	\$1,003	\$1,275	\$1,477	\$1,904	\$2,455	\$1,472
2012	\$1,001	\$1,155	\$1,302	\$1,773	\$2,499	\$1,406
2011	\$948	\$1,158	\$1,269	\$1,639	\$2,260	\$1,292
2010	\$844	\$1,016	\$1,266	\$1,523	\$2,844	\$1,294
2009	\$986	\$1,024	\$1,314	\$1,764	\$2,406	\$1,299
2008	\$1,078	\$1,260	\$1,581	\$2,296	\$3,195	\$1,478
2007	\$1,056	\$1,118	\$1,476	\$2,084	\$2,558	\$1,394
2006	\$1,268	\$1,143	\$1,297	\$1,885	\$2,073	\$1,326
2005	\$940	\$1,112	\$1,313	\$1,700	\$2,709	\$1,313

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$565,000	\$895,000	\$1,850,000	\$3,200,000	\$9,956,568	\$1,600,000
2013	\$675,000	\$885,000	\$1,630,000	\$3,850,000	\$4,350,000	\$1,350,000
2012	\$450,000	\$825,000	\$1,625,000	\$3,050,000	\$7,250,000	\$1,450,000
2011	\$425,000	\$820,000	\$1,600,000	\$2,760,000	\$6,100,000	\$1,305,000
2010	\$436,000	\$725,000	\$1,525,000	\$3,200,000	\$7,750,000	\$1,400,000
2009	\$499,999	\$750,000	\$1,550,000	\$2,700,000	\$12,000,000	\$1,250,000
2008	\$529,000	\$875,000	\$1,875,000	\$5,350,000	\$12,219,000	\$1,325,000
2007	\$512,000	\$850,000	\$1,800,000	\$5,075,000	\$12,800,000	\$1,340,000
2006	\$459,000	\$799,000	\$1,750,000	\$4,895,000	\$6,500,000	\$1,400,000
2005	\$440,000	\$795,000	\$1,700,000	\$4,800,000	\$17,500,000	\$1,270,000

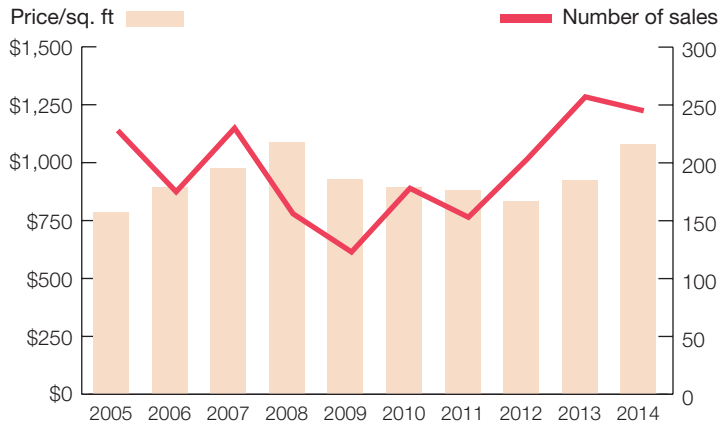
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	18	73	78	39	11	219
2013	24	63	50	20	15	172
2012	15	48	47	33	10	153
2011	19	62	86	29	7	203
2010	10	62	82	51	8	213
2009	10	53	71	31	2	167
2008	21	53	71	7	4	156
2007	26	68	144	21	1	260
2006	19	65	106	18	8	216
2005	25	73	100	19	12	229

2005-2014 MANHATTAN DECADE

EAST SIDE SUTTON/BEEKMAN CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,509,165	19.3%	\$1,265,281	37.6%	\$1,096,879
Average Price Per Sq. Ft	\$1,080	17.0%	\$923	37.2%	\$787
Median Sales Price	\$996,000	0.1%	\$995,000	19.3%	\$835,000
Number of Sales	245	-4.7%	257	7.5%	228

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
2014	\$383,550	\$704,026	\$1,544,567	\$2,637,534	\$10,308,333	\$1,509,165
2013	\$352,783	\$672,693	\$1,255,535	\$2,241,325	\$4,384,545	\$1,265,281
2012	\$398,875	\$645,221	\$1,142,689	\$1,731,041	\$2,257,500	\$1,035,694
2011	\$327,000	\$589,864	\$1,252,469	\$2,700,385	\$3,460,357	\$1,189,927
2010	\$328,700	\$672,260	\$1,238,262	\$2,963,300	\$5,120,333	\$1,231,329
2009	\$348,464	\$696,193	\$1,350,789	\$2,070,500	\$5,300,000	\$1,224,060
2008	\$463,709	\$791,082	\$1,507,842	\$3,103,000	\$7,320,000	\$1,365,753
2007	\$356,654	\$680,866	\$1,400,372	\$2,623,940	\$5,810,714	\$1,334,870
2006	\$466,750	\$707,816	\$1,459,541	\$3,250,000	\$3,239,167	\$1,248,066
2005	\$308,350	\$620,392	\$1,224,161	\$2,912,363	\$2,980,000	\$1,096,879

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$716	\$843	\$1,197	\$1,277	\$2,890	\$1,080
2013	\$663	\$809	\$919	\$1,141	\$1,594	\$923
2012	\$701	\$761	\$877	\$909	\$927	\$833
2011	\$679	\$734	\$931	\$1,148	\$1,258	\$880
2010	\$637	\$804	\$915	\$1,266	\$1,052	\$896
2009	\$716	\$830	\$927	\$1,171	\$1,779	\$927
2008	\$932	\$990	\$1,150	\$1,281	\$1,812	\$1,090
2007	\$713	\$851	\$1,032	\$1,025	\$1,893	\$977
2006	\$771	\$791	\$962	\$1,182	\$883	\$892
2005	\$589	\$706	\$845	\$1,006	\$890	\$787

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$399,000	\$680,000	\$1,305,000	\$2,300,000	\$5,275,000	\$996,000
2013	\$365,000	\$650,000	\$1,175,000	\$1,970,000	\$3,050,000	\$995,000
2012	\$343,000	\$625,000	\$1,090,000	\$1,750,000	\$2,400,000	\$925,000
2011	\$320,000	\$575,139	\$1,075,000	\$2,275,000	\$2,600,000	\$934,915
2010	\$332,000	\$650,000	\$1,125,000	\$2,775,000	\$4,550,000	\$950,000
2009	\$350,000	\$650,000	\$1,225,000	\$1,666,146	\$5,000,000	\$930,000
2008	\$475,000	\$760,000	\$1,350,000	\$2,795,000	\$9,450,000	\$995,000
2007	\$360,000	\$660,000	\$1,300,000	\$2,500,000	\$3,075,000	\$995,000
2006	\$395,000	\$662,500	\$1,300,000	\$3,850,000	\$2,900,000	\$950,000
2005	\$299,000	\$612,500	\$1,160,000	\$3,300,000	\$2,900,000	\$835,000

Number of Sales

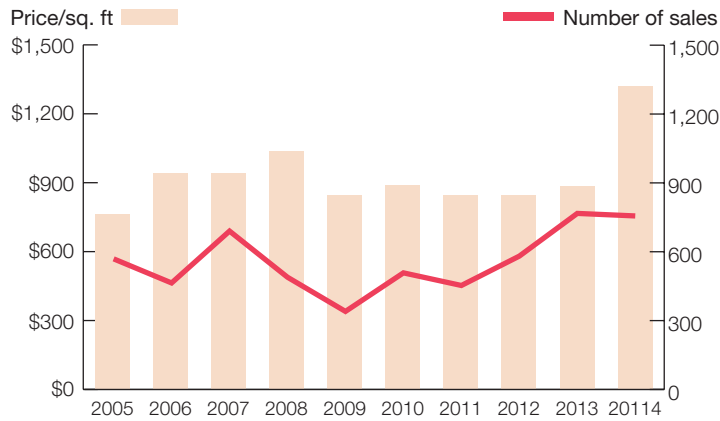
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	22	88	94	35	6	245
2013	18	81	115	32	11	257
2012	16	63	91	29	4	203
2011	8	55	70	13	7	153
2010	16	58	81	20	3	178
2009	14	43	47	15	4	123
2008	22	55	67	7	5	156
2007	13	79	111	20	7	230
2006	14	64	83	8	6	175
2005	22	74	111	16	5	228

2005-2014 MANHATTAN DECADE

EAST SIDE

MIDTOWN EAST/TURTLE BAY CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,062,577	108.6%	\$988,810	145.9%	\$838,830
Average Price Per Sq. Ft	\$1,321	49.4%	\$884	72.7%	\$765
Median Sales Price	\$745,000	6.4%	\$700,000	17.3%	\$635,000
Number of Sales	756	-1.4%	767	32.9%	569

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
2014	\$380,364	\$697,364	\$1,994,401	\$6,602,843	\$21,584,341	\$2,062,577
2013	\$369,495	\$625,544	\$1,248,031	\$2,296,138	\$3,954,167	\$988,810
2012	\$354,881	\$610,866	\$1,171,619	\$2,059,656	\$5,308,333	\$946,019
2011	\$343,235	\$593,249	\$1,226,616	\$2,461,833	\$3,344,583	\$934,786
2010	\$324,193	\$614,727	\$1,312,911	\$3,026,419	\$4,171,667	\$1,056,807
2009	\$352,785	\$631,043	\$1,269,242	\$1,850,141	\$5,296,429	\$950,570
2008	\$448,666	\$719,797	\$1,537,650	\$3,303,833	\$6,527,500	\$1,072,016
2007	\$360,739	\$619,663	\$1,404,747	\$3,033,427	\$6,192,255	\$1,053,715
2006	\$396,264	\$630,942	\$1,619,950	\$4,923,094	\$4,683,571	\$1,191,422
2005	\$344,878	\$576,036	\$1,123,554	\$2,805,440	\$2,980,000	\$838,830

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$767	\$877	\$1,500	\$2,803	\$5,101	\$1,321
2013	\$752	\$812	\$945	\$1,138	\$1,417	\$884
2012	\$691	\$763	\$930	\$1,056	\$1,838	\$847
2011	\$713	\$783	\$929	\$1,102	\$1,206	\$848
2010	\$665	\$796	\$993	\$1,303	\$1,110	\$889
2009	\$683	\$808	\$926	\$1,003	\$1,563	\$848
2008	\$903	\$971	\$1,177	\$1,269	\$1,776	\$1,040
2007	\$757	\$846	\$1,072	\$1,171	\$1,936	\$944
2006	\$741	\$766	\$1,119	\$1,786	\$1,252	\$943
2005	\$692	\$707	\$836	\$999	\$890	\$765

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$369,375	\$640,000	\$1,300,000	\$2,325,000	\$12,288,000	\$745,000
2013	\$345,000	\$575,000	\$1,100,000	\$1,875,000	\$3,050,000	\$700,000
2012	\$320,000	\$549,000	\$998,000	\$1,750,000	\$2,400,000	\$650,000
2011	\$320,000	\$550,000	\$992,500	\$2,150,000	\$2,600,000	\$645,000
2010	\$312,000	\$575,000	\$1,065,000	\$2,550,000	\$3,811,000	\$715,253
2009	\$340,000	\$600,000	\$1,150,000	\$1,595,000	\$4,400,000	\$652,500
2008	\$403,000	\$672,140	\$1,375,000	\$3,475,000	\$5,500,000	\$728,080
2007	\$355,000	\$590,000	\$1,235,000	\$3,020,000	\$4,850,000	\$670,000
2006	\$355,000	\$590,100	\$1,250,000	\$3,850,000	\$2,900,000	\$749,000
2005	\$310,000	\$550,000	\$990,000	\$2,750,000	\$2,900,000	\$635,000

Number of Sales

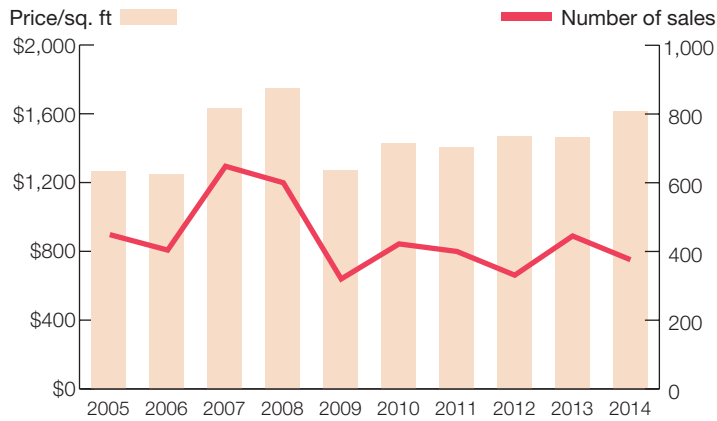
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	143	302	220	74	17	756
2013	120	331	237	61	18	767
2012	95	252	179	43	12	581
2011	65	205	147	24	12	453
2010	71	211	181	36	9	508
2009	65	147	92	29	7	340
2008	112	204	153	12	8	489
2007	142	249	258	30	11	690
2006	78	183	179	17	7	464
2005	112	215	217	20	5	569

2005-2014 MANHATTAN DECADE

EAST SIDE

MIDTOWN EAST/TURTLE BAY CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,028,080	6.2%	\$1,909,124	6.3%	\$1,907,952
Average Price Per Sq. Ft	\$1,611	10.3%	\$1,461	27.5%	\$1,264
Median Sales Price	\$1,375,000	10.0%	\$1,250,000	11.3%	\$1,235,000
Number of Sales	376	-15.5%	445	-16.3%	449

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
2014	\$598,541	\$1,192,858	\$2,309,116	\$6,292,374	\$4,839,629	\$2,028,080
2013	\$570,483	\$1,133,410	\$2,126,818	\$3,952,003	\$6,771,992	\$1,909,124
2012	\$480,358	\$1,133,098	\$2,273,822	\$3,802,627	\$8,495,614	\$2,002,000
2011	\$477,909	\$864,202	\$1,936,589	\$3,832,292	\$13,783,800	\$1,940,053
2010	\$466,332	\$813,756	\$1,993,847	\$4,084,776	\$11,578,973	\$2,152,095
2009	\$573,143	\$894,663	\$1,567,344	\$4,134,156	\$6,957,467	\$1,767,551
2008	\$808,926	\$1,202,173	\$2,866,516	\$6,498,463	\$16,922,831	\$2,475,424
2007	\$601,402	\$1,032,111	\$2,787,012	\$7,856,279	\$13,988,850	\$2,430,088
2006	\$483,040	\$827,078	\$2,033,185	\$3,842,900	\$14,710,420	\$1,765,612
2005	\$439,854	\$786,121	\$2,238,397	\$5,273,700	\$15,640,700	\$1,907,952

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,131	\$1,420	\$1,714	\$2,769	\$1,757	\$1,611
2013	\$1,065	\$1,341	\$1,541	\$1,884	\$2,055	\$1,461
2012	\$930	\$1,339	\$1,624	\$1,737	\$2,441	\$1,470
2011	\$989	\$1,133	\$1,472	\$1,858	\$3,692	\$1,406
2010	\$1,002	\$1,070	\$1,475	\$1,853	\$3,289	\$1,428
2009	\$1,138	\$1,135	\$1,181	\$1,806	\$2,052	\$1,273
2008	\$1,572	\$1,526	\$1,831	\$2,285	\$3,579	\$1,745
2007	\$1,189	\$1,292	\$1,779	\$2,650	\$2,900	\$1,632
2006	\$989	\$1,079	\$1,324	\$1,538	\$2,815	\$1,245
2005	\$947	\$1,008	\$1,406	\$1,789	\$2,888	\$1,264

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$600,000	\$995,000	\$1,920,000	\$3,500,000	\$4,995,000	\$1,375,000
2013	\$545,000	\$920,000	\$1,720,000	\$3,100,000	\$6,500,000	\$1,250,000
2012	\$480,000	\$905,000	\$1,600,000	\$3,100,000	\$5,250,000	\$1,300,000
2011	\$480,000	\$770,000	\$1,650,000	\$2,900,000	\$7,775,000	\$1,100,000
2010	\$460,000	\$715,000	\$1,400,000	\$3,027,375	\$11,250,000	\$1,200,000
2009	\$470,000	\$692,410	\$1,323,725	\$2,775,000	\$6,750,000	\$1,040,000
2008	\$580,000	\$860,000	\$2,221,450	\$5,923,345	\$12,464,400	\$1,495,000
2007	\$492,500	\$882,000	\$2,150,000	\$6,750,000	\$10,425,000	\$1,491,736
2006	\$455,000	\$720,000	\$1,850,000	\$3,450,000	\$13,000,000	\$1,395,000
2005	\$425,000	\$690,000	\$1,995,000	\$3,800,000	\$18,328,500	\$1,235,000

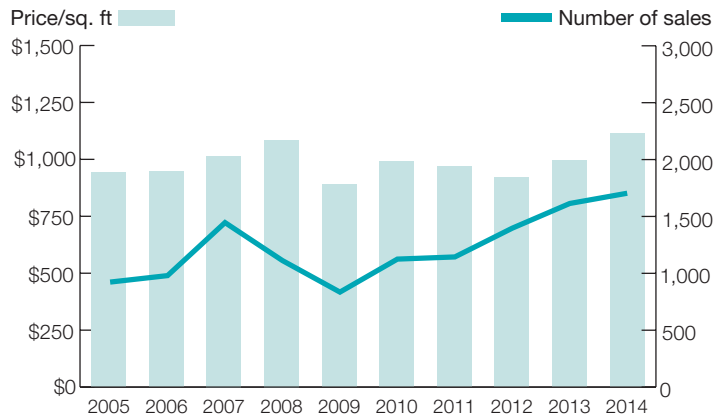
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	51	143	144	31	7	376
2013	58	173	142	60	12	445
2012	38	127	107	52	7	331
2011	46	135	159	50	10	400
2010	38	133	170	66	15	422
2009	35	127	106	34	18	320
2008	73	226	258	30	13	600
2007	85	174	345	38	6	648
2006	48	115	213	23	5	404
2005	54	145	218	26	6	449

2005-2014 MANHATTAN DECADE

WEST SIDE WEST SIDE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,351,894	22.3%	\$1,105,259	16.5%	\$1,159,937
Average Price Per Sq. Ft	\$1,112	11.6%	\$996	18.2%	\$941
Median Sales Price	\$785,000	4.7%	\$750,000	12.3%	\$699,000
Number of Sales	1,704	5.6%	1,614	84.6%	923

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
2014	\$489,725	\$672,845	\$1,454,060	\$3,103,934	\$6,010,408	\$1,351,894
2013	\$383,104	\$645,829	\$1,288,948	\$2,650,582	\$3,931,062	\$1,105,259
2012	\$370,591	\$598,140	\$1,218,996	\$2,236,094	\$4,163,213	\$1,071,773
2011	\$345,103	\$573,224	\$1,330,536	\$2,875,955	\$5,774,321	\$1,187,792
2010	\$347,829	\$623,614	\$1,327,969	\$2,412,999	\$7,161,215	\$1,255,596
2009	\$366,338	\$603,086	\$1,107,358	\$2,226,941	\$4,209,179	\$926,927
2008	\$413,288	\$673,511	\$1,532,970	\$3,586,575	\$9,947,222	\$1,067,323
2007	\$377,357	\$634,792	\$1,365,634	\$3,649,900	\$7,199,375	\$1,100,462
2006	\$371,085	\$598,215	\$1,258,386	\$3,001,870	\$7,733,438	\$1,200,097
2005	\$322,416	\$559,684	\$1,279,374	\$3,400,335	\$7,641,955	\$1,159,937

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$986	\$890	\$1,195	\$1,553	\$2,081	\$1,112
2013	\$811	\$886	\$1,049	\$1,397	\$1,461	\$996
2012	\$739	\$803	\$991	\$1,189	\$1,531	\$922
2011	\$732	\$803	\$1,045	\$1,425	\$1,862	\$970
2010	\$735	\$836	\$1,059	\$1,253	\$2,024	\$990
2009	\$749	\$846	\$921	\$1,161	\$1,403	\$889
2008	\$989	\$972	\$1,196	\$1,458	\$2,829	\$1,085
2007	\$843	\$908	\$1,092	\$1,520	\$2,281	\$1,015
2006	\$752	\$820	\$983	\$1,287	\$2,121	\$945
2005	\$775	\$787	\$990	\$1,477	\$2,056	\$941

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$375,000	\$630,000	\$1,300,000	\$2,580,000	\$4,250,000	\$785,000
2013	\$360,000	\$589,862	\$1,165,000	\$2,225,000	\$3,200,000	\$750,000
2012	\$339,000	\$569,000	\$1,060,000	\$1,955,000	\$3,811,500	\$699,000
2011	\$350,000	\$550,000	\$1,135,000	\$2,235,000	\$5,100,000	\$725,000
2010	\$335,000	\$595,000	\$1,140,000	\$2,100,000	\$5,000,000	\$800,000
2009	\$368,000	\$569,900	\$999,000	\$1,825,000	\$3,400,000	\$650,000
2008	\$395,000	\$649,000	\$1,350,000	\$3,150,000	\$7,350,000	\$715,000
2007	\$375,000	\$610,000	\$1,200,000	\$3,495,000	\$6,280,000	\$737,500
2006	\$365,000	\$570,000	\$1,100,000	\$2,710,000	\$6,000,000	\$725,000
2005	\$299,000	\$530,000	\$1,120,000	\$2,802,000	\$6,766,000	\$699,000

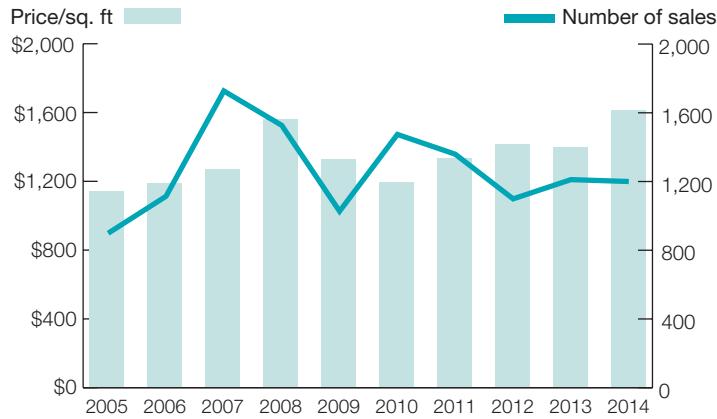
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	247	712	480	202	63	1,704
2013	221	668	515	173	37	1,614
2012	224	530	422	175	46	1,397
2011	175	417	413	101	38	1,144
2010	119	438	400	134	34	1,125
2009	170	339	229	78	19	835
2008	304	371	396	32	9	1,112
2007	248	532	575	79	12	1,446
2006	158	328	409	53	32	980
2005	142	318	387	54	22	923

2005-2014 MANHATTAN DECADE

WEST SIDE WEST SIDE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,024,534	12.2%	\$1,805,043	45.3%	\$1,393,323
Average Price Per Sq. Ft	\$1,614	15.4%	\$1,399	41.3%	\$1,142
Median Sales Price	\$1,290,122	9.3%	\$1,180,000	47.4%	\$875,000
Number of Sales	1,200	-0.9%	1,211	33.5%	899

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
2014	\$764,050	\$1,041,681	\$2,019,086	\$4,034,836	\$7,844,658	\$2,024,534
2013	\$606,649	\$954,506	\$1,985,287	\$3,512,488	\$6,369,913	\$1,805,043
2012	\$612,476	\$846,410	\$1,810,495	\$3,475,518	\$7,906,629	\$2,038,843
2011	\$558,295	\$805,183	\$1,709,823	\$3,880,803	\$6,642,145	\$1,877,799
2010	\$472,583	\$743,146	\$1,450,830	\$3,389,551	\$7,119,452	\$1,689,110
2009	\$518,525	\$774,017	\$2,152,806	\$3,444,945	\$6,617,824	\$1,821,540
2008	\$630,851	\$907,792	\$2,396,346	\$5,983,633	\$13,736,629	\$2,212,027
2007	\$579,563	\$830,135	\$1,754,641	\$6,056,800	\$10,909,177	\$1,470,662
2006	\$543,620	\$793,158	\$1,697,615	\$4,790,697	\$8,166,805	\$1,385,845
2005	\$468,824	\$745,477	\$1,862,518	\$4,143,244	\$12,049,143	\$1,393,323

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,403	\$1,315	\$1,656	\$2,209	\$2,667	\$1,614
2013	\$1,116	\$1,191	\$1,482	\$1,876	\$2,110	\$1,399
2012	\$1,068	\$1,078	\$1,452	\$1,814	\$2,518	\$1,414
2011	\$1,071	\$1,063	\$1,317	\$1,897	\$2,084	\$1,333
2010	\$953	\$971	\$1,184	\$1,609	\$2,036	\$1,195
2009	\$988	\$1,024	\$1,547	\$1,670	\$2,000	\$1,331
2008	\$1,191	\$1,206	\$1,705	\$2,333	\$3,424	\$1,560
2007	\$1,132	\$1,113	\$1,362	\$2,079	\$2,608	\$1,271
2006	\$1,102	\$1,055	\$1,259	\$1,806	\$2,079	\$1,187
2005	\$935	\$982	\$1,315	\$1,494	\$2,021	\$1,142

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$627,000	\$960,000	\$1,680,000	\$3,105,662	\$4,873,575	\$1,290,122
2013	\$575,000	\$875,000	\$1,650,000	\$2,749,275	\$5,300,000	\$1,180,000
2012	\$520,000	\$795,000	\$1,512,500	\$2,785,000	\$5,390,000	\$1,222,200
2011	\$540,000	\$785,254	\$1,435,000	\$3,048,000	\$5,500,000	\$1,141,500
2010	\$458,000	\$725,000	\$1,300,000	\$2,925,000	\$5,273,466	\$1,033,000
2009	\$450,000	\$740,000	\$1,395,000	\$2,600,000	\$5,526,877	\$995,000
2008	\$640,000	\$870,000	\$1,731,025	\$4,429,387	\$10,691,625	\$1,206,626
2007	\$525,000	\$801,871	\$1,450,000	\$5,050,000	\$9,673,375	\$982,000
2006	\$499,000	\$775,000	\$1,395,999	\$3,950,000	\$7,195,000	\$945,000
2005	\$445,000	\$720,000	\$1,500,000	\$3,830,000	\$5,750,000	\$875,000

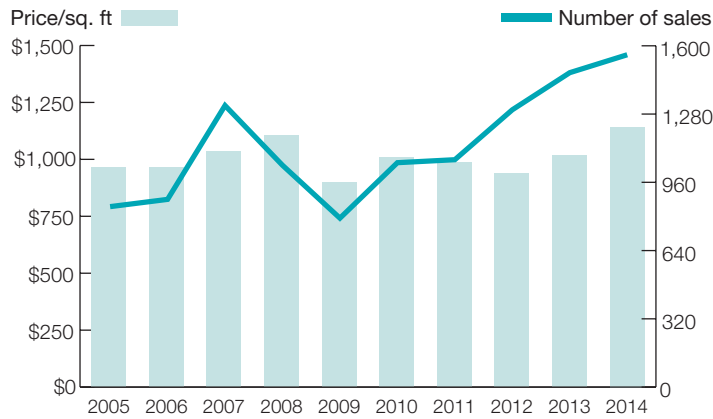
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	153	448	391	151	57	1,200
2013	142	483	387	139	60	1,211
2012	139	363	341	179	77	1,099
2011	146	464	471	201	77	1,359
2010	149	462	590	194	79	1,474
2009	112	372	361	144	38	1,027
2008	174	524	693	95	41	1,527
2007	208	688	755	63	13	1,727
2006	138	443	485	29	19	1,114
2005	129	354	373	36	7	899

2005-2014 MANHATTAN DECADE

WEST SIDE UPPER WEST SIDE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,416,145	23.3%	\$1,148,553	17.5%	\$1,205,177
Average Price Per Sq. Ft	\$1,142	12.4%	\$1,016	18.6%	\$963
Median Sales Price	\$837,667	8.1%	\$775,000	16.3%	\$720,000
Number of Sales	1,558	5.7%	1,474	84.2%	846

Boundary

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

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$504,046	\$694,674	\$1,478,760	\$3,122,232	\$6,133,638	\$1,416,145
2013	\$390,312	\$653,905	\$1,322,975	\$2,659,312	\$3,995,694	\$1,148,553
2012	\$378,336	\$607,281	\$1,232,414	\$2,243,737	\$4,285,632	\$1,107,466
2011	\$353,896	\$581,009	\$1,342,055	\$2,878,715	\$5,914,978	\$1,236,157
2010	\$354,776	\$634,857	\$1,353,425	\$2,422,120	\$7,466,134	\$1,300,861
2009	\$372,411	\$610,106	\$1,116,705	\$2,244,239	\$4,209,179	\$952,984
2008	\$418,105	\$682,479	\$1,572,359	\$3,586,575	\$9,947,222	\$1,100,086
2007	\$377,991	\$646,368	\$1,388,211	\$3,672,625	\$7,199,375	\$1,146,785
2006	\$371,074	\$603,730	\$1,296,882	\$3,001,870	\$7,925,000	\$1,261,555
2005	\$321,434	\$562,843	\$1,297,915	\$3,400,335	\$7,641,955	\$1,205,177

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,017	\$910	\$1,212	\$1,554	\$2,126	\$1,142
2013	\$824	\$898	\$1,066	\$1,404	\$1,506	\$1,016
2012	\$745	\$814	\$1,002	\$1,196	\$1,554	\$937
2011	\$744	\$811	\$1,053	\$1,424	\$1,869	\$987
2010	\$752	\$845	\$1,074	\$1,258	\$2,090	\$1,009
2009	\$752	\$852	\$927	\$1,165	\$1,403	\$898
2008	\$1,002	\$985	\$1,220	\$1,458	\$2,829	\$1,105
2007	\$850	\$920	\$1,104	\$1,549	\$2,281	\$1,034
2006	\$754	\$830	\$1,004	\$1,287	\$2,170	\$966
2005	\$769	\$802	\$1,014	\$1,477	\$2,056	\$963

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$378,111	\$650,000	\$1,329,750	\$2,580,000	\$4,325,000	\$837,667
2013	\$373,391	\$595,000	\$1,201,000	\$2,250,000	\$3,200,000	\$775,000
2012	\$347,500	\$575,000	\$1,080,000	\$1,960,000	\$3,900,000	\$735,000
2011	\$355,000	\$558,000	\$1,150,000	\$2,235,000	\$5,100,000	\$760,000
2010	\$345,000	\$605,000	\$1,161,000	\$2,100,000	\$5,750,000	\$832,500
2009	\$375,000	\$580,000	\$999,900	\$1,825,000	\$3,400,000	\$675,000
2008	\$399,000	\$650,000	\$1,385,000	\$3,150,000	\$7,350,000	\$730,000
2007	\$375,000	\$625,000	\$1,225,000	\$3,495,000	\$6,280,000	\$760,000
2006	\$365,000	\$577,500	\$1,115,000	\$2,710,000	\$6,000,000	\$750,000
2005	\$300,000	\$535,000	\$1,150,000	\$2,802,000	\$6,766,000	\$720,000

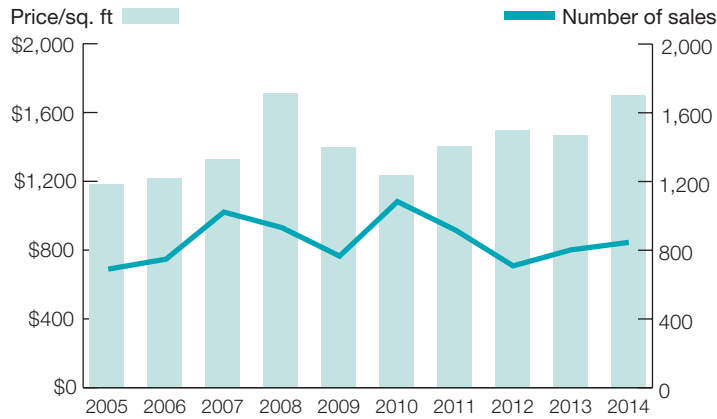
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	221	623	455	199	60	1,558
2013	197	593	477	172	35	1,474
2012	201	480	402	173	44	1,300
2011	146	383	400	100	37	1,066
2010	100	408	379	133	32	1,052
2009	152	320	224	77	19	792
2008	283	342	374	32	9	1,040
2007	212	472	547	77	12	1,320
2006	136	290	370	53	31	880
2005	125	285	360	54	22	846

2005-2014 MANHATTAN DECADE

WEST SIDE UPPER WEST SIDE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,321,488	11.2%	\$2,087,972	51.2%	\$1,535,624
Average Price Per Sq. Ft	\$1,698	15.5%	\$1,470	43.8%	\$1,181
Median Sales Price	\$1,435,000	5.1%	\$1,365,000	51.1%	\$950,000
Number of Sales	846	5.5%	802	22.6%	690

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
2014	\$815,830	\$1,057,158	\$2,088,207	\$4,075,032	\$8,039,973	\$2,321,488
2013	\$563,749	\$986,261	\$2,072,941	\$3,633,910	\$7,061,965	\$2,087,972
2012	\$620,662	\$829,326	\$1,859,451	\$3,608,791	\$8,629,855	\$2,413,674
2011	\$517,806	\$790,467	\$1,774,018	\$4,051,111	\$6,653,296	\$2,198,004
2010	\$442,019	\$739,276	\$1,483,706	\$3,448,153	\$7,013,855	\$1,916,125
2009	\$510,162	\$774,833	\$2,338,423	\$3,474,650	\$6,498,621	\$2,059,441
2008	\$600,785	\$906,303	\$2,739,631	\$6,180,001	\$14,004,277	\$2,825,561
2007	\$599,512	\$834,127	\$1,947,748	\$5,921,777	\$10,909,177	\$1,754,873
2006	\$582,093	\$773,097	\$1,775,395	\$4,984,815	\$8,887,018	\$1,618,379
2005	\$477,113	\$764,603	\$1,900,703	\$4,220,194	\$12,049,143	\$1,535,624

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,444	\$1,327	\$1,683	\$2,242	\$2,701	\$1,698
2013	\$1,048	\$1,204	\$1,504	\$1,933	\$2,277	\$1,470
2012	\$1,059	\$1,050	\$1,472	\$1,873	\$2,665	\$1,497
2011	\$1,037	\$1,034	\$1,357	\$1,964	\$2,092	\$1,407
2010	\$878	\$967	\$1,198	\$1,626	\$1,973	\$1,237
2009	\$954	\$1,020	\$1,633	\$1,686	\$1,969	\$1,401
2008	\$1,136	\$1,191	\$1,834	\$2,396	\$3,478	\$1,713
2007	\$1,142	\$1,101	\$1,410	\$2,040	\$2,608	\$1,328
2006	\$1,169	\$1,013	\$1,272	\$1,841	\$2,127	\$1,216
2005	\$927	\$1,000	\$1,340	\$1,506	\$2,021	\$1,181

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$631,315	\$965,500	\$1,720,000	\$3,000,000	\$5,000,000	\$1,435,000
2013	\$565,000	\$887,500	\$1,650,000	\$2,832,000	\$6,350,000	\$1,365,000
2012	\$500,000	\$795,000	\$1,530,000	\$2,835,000	\$6,325,000	\$1,325,000
2011	\$530,000	\$787,052	\$1,410,000	\$3,102,500	\$5,500,000	\$1,255,000
2010	\$434,000	\$740,000	\$1,350,000	\$2,952,925	\$5,500,000	\$1,225,000
2009	\$440,000	\$720,000	\$1,457,500	\$2,600,000	\$4,882,500	\$1,125,717
2008	\$565,000	\$865,000	\$1,850,000	\$4,605,000	\$10,895,275	\$1,425,550
2007	\$532,000	\$790,000	\$1,510,000	\$4,995,000	\$9,673,375	\$1,102,003
2006	\$509,000	\$750,000	\$1,425,000	\$4,250,000	\$7,195,000	\$1,100,000
2005	\$435,000	\$735,400	\$1,565,000	\$3,830,000	\$5,750,000	\$950,000

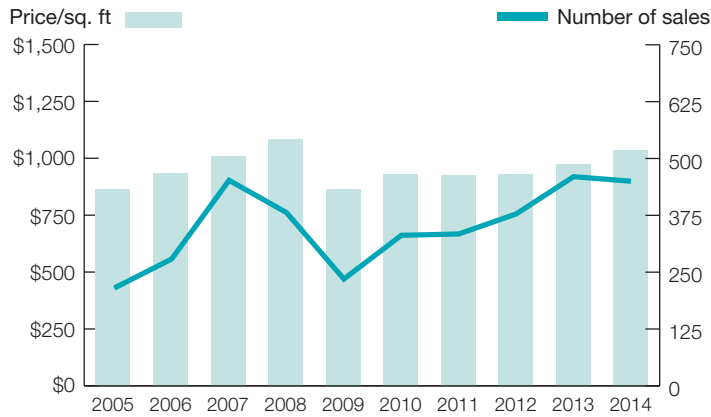
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	94	276	283	138	55	846
2013	70	281	281	124	46	802
2012	65	217	218	143	66	709
2011	80	277	312	174	75	918
2010	86	288	452	182	75	1,083
2009	68	245	285	134	34	766
2008	86	257	464	86	39	932
2007	124	340	484	61	13	1,022
2006	58	252	395	26	17	748
2005	70	268	310	35	7	690

2005-2014 MANHATTAN DECADE

RIVERSIDE DRIVE/WEST END AVENUE CORRIDOR CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,217,552	10.2%	\$1,105,351	21.2%	\$1,004,298
Average Price Per Sq. Ft	\$1,033	5.9%	\$975	19.4%	\$865
Median Sales Price	\$851,000	1.3%	\$840,000	17.4%	\$725,000
Number of Sales	450	-2.2%	460	109.3%	215

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
2014	\$398,968	\$693,465	\$1,382,941	\$2,527,663	\$4,146,631	\$1,217,552
2013	\$392,402	\$625,377	\$1,221,900	\$2,221,834	\$3,821,600	\$1,105,351
2012	\$361,886	\$617,568	\$1,204,114	\$2,075,903	\$4,372,307	\$1,149,175
2011	\$352,133	\$550,080	\$1,268,873	\$2,095,622	\$3,048,300	\$1,080,459
2010	\$366,246	\$641,805	\$1,250,017	\$1,952,271	\$3,130,186	\$1,054,764
2009	\$362,568	\$587,005	\$1,086,845	\$1,729,159	\$2,371,880	\$862,907
2008	\$377,078	\$687,100	\$1,524,573	\$2,750,000	\$10,000,000	\$947,774
2007	\$399,862	\$673,410	\$1,328,325	\$3,132,400	\$4,500,000	\$1,040,044
2006	\$400,638	\$597,974	\$1,232,008	\$2,812,567	\$5,302,333	\$1,220,076
2005	\$326,800	\$551,904	\$1,112,718	\$2,236,067	\$4,255,000	\$1,004,298

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$832	\$899	\$1,132	\$1,312	\$1,465	\$1,033
2013	\$842	\$861	\$1,009	\$1,216	\$1,484	\$975
2012	\$730	\$812	\$965	\$1,142	\$1,522	\$931
2011	\$757	\$761	\$1,018	\$1,182	\$1,233	\$926
2010	\$752	\$850	\$993	\$1,058	\$1,338	\$928
2009	\$766	\$824	\$906	\$1,019	\$1,059	\$865
2008	\$1,048	\$983	\$1,173	\$1,189	\$2,500	\$1,082
2007	\$906	\$947	\$1,056	\$1,390	\$1,500	\$1,010
2006	\$789	\$795	\$956	\$1,149	\$1,658	\$932
2005	\$776	\$746	\$900	\$1,158	\$1,346	\$865

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$373,315	\$653,000	\$1,275,000	\$2,450,000	\$3,250,000	\$851,000
2013	\$382,000	\$585,000	\$1,150,000	\$2,100,000	\$3,000,000	\$840,000
2012	\$355,000	\$578,746	\$1,045,000	\$2,056,865	\$3,811,500	\$815,000
2011	\$355,000	\$545,000	\$1,135,000	\$2,100,000	\$3,150,000	\$755,000
2010	\$345,000	\$605,000	\$1,150,000	\$1,925,000	\$2,900,000	\$818,500
2009	\$350,000	\$565,000	\$1,070,000	\$1,825,000	\$2,175,000	\$699,999
2008	\$355,000	\$650,000	\$1,425,000	\$3,000,000	\$10,000,000	\$671,000
2007	\$385,000	\$665,000	\$1,200,000	\$2,800,000	\$4,500,000	\$799,326
2006	\$399,000	\$579,000	\$1,200,000	\$2,700,000	\$5,500,000	\$799,000
2005	\$319,000	\$518,000	\$980,000	\$2,150,000	\$3,900,000	\$725,000

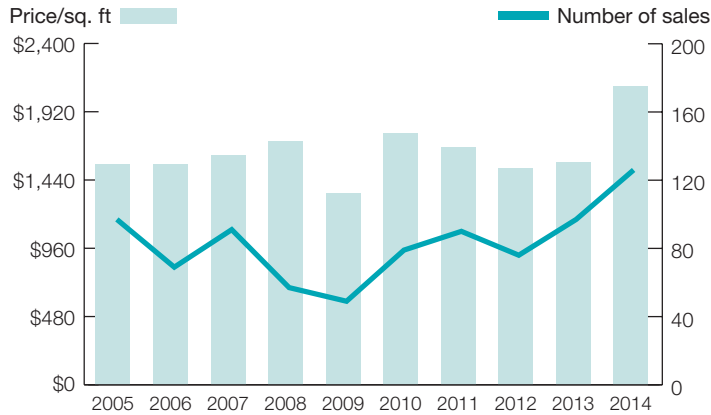
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	75	163	137	59	16	450
2013	47	167	177	59	10	460
2012	51	124	131	58	14	378
2011	40	118	119	45	12	334
2010	35	129	115	45	7	331
2009	41	87	80	22	5	235
2008	133	102	137	8	1	381
2007	77	158	193	23	1	452
2006	48	76	125	15	15	279
2005	19	73	103	15	5	215

2005-2014 MANHATTAN DECADE

WEST SIDE CENTRAL PARK WEST CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$4,434,611	47.6%	\$3,004,644	28.8%	\$3,443,737
Average Price Per Sq. Ft	\$2,098	33.9%	\$1,567	35.5%	\$1,548
Median Sales Price	\$2,725,000	39.7%	\$1,950,000	16.6%	\$2,337,500
Number of Sales	126	29.9%	97	29.9%	97

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
2014	\$4,255,614	\$1,038,430	\$2,598,145	\$5,564,973	\$12,261,073	\$4,434,611
2013	\$461,722	\$1,135,830	\$2,329,025	\$5,441,623	\$6,451,414	\$3,004,644
2012	\$431,900	\$922,653	\$2,702,800	\$3,964,692	\$6,257,800	\$3,041,756
2011	\$283,750	\$936,000	\$2,431,803	\$5,510,761	\$8,976,493	\$3,981,280
2010	\$311,500	\$732,500	\$2,586,226	\$4,280,777	\$11,967,857	\$4,428,457
2009	\$418,750	\$715,111	\$1,765,667	\$3,805,667	\$7,063,333	\$2,735,939
2008	\$504,200	\$823,429	\$2,329,241	\$5,410,000	\$12,408,333	\$3,423,521
2007	\$295,250	\$778,100	\$2,475,010	\$4,755,500	\$9,066,250	\$3,236,676
2006	\$319,350	\$859,227	\$2,016,136	\$3,906,125	\$11,430,00	\$3,726,093
2005	\$337,625	\$880,938	\$2,157,587	\$4,674,842	\$8,513,938	\$3,443,737

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$3,568	\$1,201	\$1,857	\$2,234	\$3,368	\$2,098
2013	\$853	\$1,214	\$1,454	\$2,205	\$1,789	\$1,567
2012	\$918	\$1,056	\$1,648	\$1,650	\$2,060	\$1,519
2011	\$709	\$1,260	\$1,372	\$2,043	\$2,400	\$1,668
2010	\$556	\$943	\$1,608	\$1,823	\$2,814	\$1,771
2009	\$859	\$997	\$1,250	\$1,482	\$2,101	\$1,347
2008	\$1,363	\$1,053	\$1,550	\$2,069	\$3,237	\$1,714
2007	\$716	\$1,067	\$1,538	\$1,930	\$2,648	\$1,616
2006	\$704	\$1,067	\$1,333	\$1,467	\$2,809	\$1,548
2005	\$745	\$1,161	\$1,410	\$1,820	\$2,217	\$1,548

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$587,500	\$996,000	\$2,000,000	\$3,925,000	\$9,150,000	\$2,725,000
2013	\$327,000	\$930,000	\$2,012,235	\$4,307,124	\$5,000,000	\$1,950,000
2012	\$395,000	\$785,000	\$2,755,000	\$3,500,000	\$5,950,000	\$2,750,000
2011	\$290,000	\$755,000	\$1,750,000	\$5,700,000	\$7,325,000	\$2,900,000
2010	\$311,500	\$640,000	\$1,875,000	\$3,900,000	\$11,500,000	\$2,500,000
2009	\$420,000	\$565,000	\$1,525,000	\$3,400,000	\$6,350,000	\$1,928,500
2008	\$440,000	\$689,000	\$1,995,000	\$5,025,000	\$15,000,000	\$1,995,000
2007	\$290,000	\$726,000	\$2,200,000	\$3,900,000	\$7,080,000	\$2,354,000
2006	\$382,353	\$750,000	\$2,100,000	\$3,825,000	\$7,295,000	\$2,150,000
2005	\$279,000	\$799,000	\$2,000,000	\$4,237,000	\$6,995,000	\$2,337,500

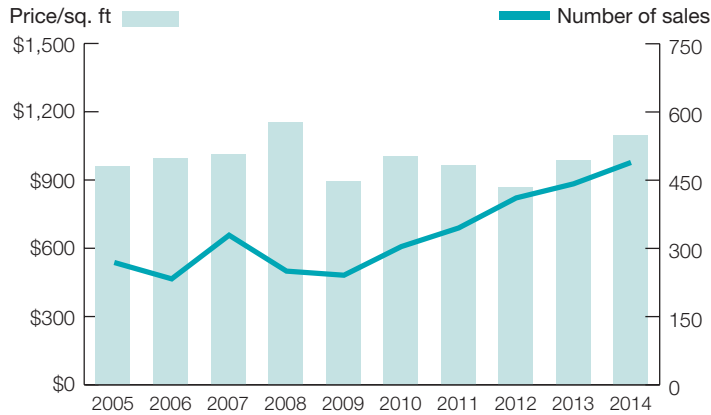
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	7	30	33	41	15	126
2013	9	23	32	26	7	97
2012	7	15	18	26	10	76
2011	4	14	34	23	15	90
2010	2	10	31	22	14	79
2009	4	9	15	15	6	49
2008	5	7	32	7	6	57
2007	4	16	40	23	8	91
2006	4	11	33	8	13	69
2005	8	8	46	19	16	97

2005-2014 MANHATTAN DECADE

WEST SIDE LINCOLN CENTER CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,281,569	27.3%	\$1,006,709	20.2%	\$1,066,354
Average Price Per Sq. Ft	\$1,096	11.2%	\$986	14.3%	\$959
Median Sales Price	\$689,000	2.1%	\$675,000	24.1%	\$555,000
Number of Sales	489	10.6%	442	81.8%	269

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
2014	\$383,602	\$718,396	\$1,529,675	\$3,400,054	\$9,893,000	\$1,281,569
2013	\$388,922	\$694,170	\$1,391,422	\$3,171,727	\$3,463,100	\$1,006,709
2012	\$352,618	\$603,504	\$1,167,449	\$2,811,544	\$4,118,750	\$853,400
2011	\$368,480	\$576,557	\$1,361,632	\$3,089,273	\$7,355,556	\$1,093,680
2010	\$385,206	\$612,668	\$1,300,399	\$2,344,064	\$12,623,750	\$1,299,817
2009	\$374,797	\$628,133	\$1,175,803	\$2,940,056	\$8,242,500	\$884,468
2008	\$451,696	\$707,567	\$1,720,046	\$4,940,800	\$6,325,000	\$1,171,739
2007	\$372,241	\$631,571	\$1,398,798	\$4,573,500	\$6,118,333	\$1,008,278
2006	\$372,350	\$625,502	\$1,417,741	\$4,697,857	\$14,532,143	\$1,386,733
2005	\$313,431	\$571,845	\$1,445,903	\$5,167,818	\$7,858,000	\$1,066,354

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$801	\$933	\$1,269	\$1,708	\$3,190	\$1,096
2013	\$808	\$916	\$1,099	\$1,608	\$1,226	\$986
2012	\$692	\$810	\$999	\$1,386	\$1,434	\$866
2011	\$771	\$811	\$1,107	\$1,495	\$2,034	\$963
2010	\$808	\$816	\$1,089	\$1,267	\$2,826	\$1,006
2009	\$715	\$865	\$975	\$1,385	\$2,536	\$894
2008	\$998	\$1,013	\$1,316	\$1,906	\$2,108	\$1,152
2007	\$826	\$901	\$1,156	\$2,001	\$1,823	\$1,014
2006	\$729	\$824	\$1,077	\$1,817	\$3,287	\$995
2005	\$766	\$810	\$1,117	\$1,987	\$2,425	\$959

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$391,560	\$655,000	\$1,450,000	\$2,565,000	\$5,100,000	\$689,000
2013	\$380,000	\$625,000	\$1,300,000	\$2,500,000	\$3,200,000	\$675,000
2012	\$342,000	\$567,500	\$1,100,000	\$2,100,000	\$4,450,000	\$580,000
2011	\$350,000	\$558,000	\$1,125,000	\$2,100,000	\$5,825,000	\$620,000
2010	\$350,000	\$565,000	\$1,089,000	\$1,900,000	\$15,100,000	\$775,000
2009	\$358,000	\$575,000	\$999,900	\$1,850,000	\$8,242,500	\$565,000
2008	\$425,000	\$649,000	\$1,424,000	\$4,938,512	\$6,325,000	\$749,500
2007	\$359,000	\$599,000	\$1,205,000	\$5,220,000	\$6,875,000	\$655,000
2006	\$365,000	\$579,000	\$1,100,000	\$4,000,000	\$11,000,000	\$639,000
2005	\$299,000	\$540,000	\$1,234,000	\$5,200,000	\$6,800,000	\$555,000

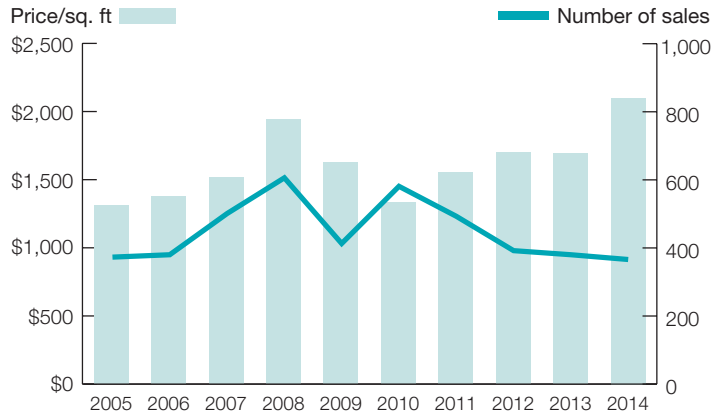
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	116	221	102	35	15	489
2013	101	202	100	30	9	442
2012	115	167	98	25	6	411
2011	75	140	99	22	9	345
2010	33	126	112	25	8	304
2009	67	114	40	18	2	241
2008	67	86	87	8	2	250
2007	63	143	110	10	3	329
2006	50	88	81	7	7	233
2005	62	120	71	11	5	269

2005-2014 MANHATTAN DECADE

WEST SIDE LINCOLN CENTER CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,130,363	26.1%	\$2,482,832	67.2%	\$1,872,287
Average Price Per Sq. Ft	\$2,099	23.9%	\$1,694	60.5%	\$1,308
Median Sales Price	\$1,700,000	7.9%	\$1,575,000	58.9%	\$1,070,000
Number of Sales	366	-3.7%	380	-1.9%	373

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
2014	\$1,210,507	\$1,184,459	\$2,646,046	\$6,064,676	\$11,604,425	\$3,130,363
2013	\$636,956	\$1,163,316	\$2,513,364	\$4,635,229	\$7,519,600	\$2,482,832
2012	\$730,887	\$896,052	\$2,275,021	\$4,036,995	\$9,544,319	\$2,915,102
2011	\$558,455	\$857,409	\$2,101,265	\$4,427,057	\$8,231,930	\$2,472,978
2010	\$475,997	\$807,333	\$1,615,178	\$3,693,388	\$8,109,497	\$2,029,135
2009	\$495,072	\$860,265	\$3,151,032	\$4,128,891	\$8,025,979	\$2,698,711
2008	\$674,920	\$998,703	\$3,131,055	\$7,152,426	\$15,712,466	\$3,471,868
2007	\$610,808	\$920,521	\$2,280,563	\$7,716,858	\$13,713,989	\$2,281,467
2006	\$582,520	\$858,558	\$2,162,825	\$5,651,632	\$9,734,930	\$2,013,825
2005	\$514,286	\$851,927	\$2,362,090	\$5,773,017	\$14,970,000	\$1,872,287

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$2,013	\$1,464	\$2,028	\$3,116	\$3,625	\$2,099
2013	\$1,164	\$1,361	\$1,721	\$2,452	\$2,473	\$1,694
2012	\$1,136	\$1,097	\$1,693	\$2,040	\$2,986	\$1,700
2011	\$1,118	\$1,095	\$1,532	\$2,227	\$2,395	\$1,552
2010	\$944	\$1,027	\$1,288	\$1,777	\$2,320	\$1,335
2009	\$987	\$1,108	\$1,907	\$1,928	\$2,307	\$1,626
2008	\$1,171	\$1,261	\$2,042	\$2,701	\$3,734	\$1,942
2007	\$1,191	\$1,184	\$1,619	\$2,391	\$2,944	\$1,513
2006	\$1,139	\$1,080	\$1,468	\$2,072	\$2,398	\$1,376
2005	\$952	\$1,041	\$1,542	\$1,879	\$2,112	\$1,308

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$700,000	\$1,100,000	\$2,150,000	\$4,000,000	\$8,655,125	\$1,700,000
2013	\$635,000	\$995,000	\$1,981,250	\$3,222,913	\$6,389,464	\$1,575,000
2012	\$500,000	\$870,000	\$1,760,000	\$3,000,000	\$5,189,760	\$1,760,000
2011	\$530,000	\$825,000	\$1,620,000	\$3,050,000	\$5,625,000	\$1,360,000
2010	\$507,000	\$810,783	\$1,415,000	\$2,952,925	\$6,000,000	\$1,326,600
2009	\$515,000	\$818,000	\$1,750,000	\$2,800,000	\$6,400,000	\$1,600,000
2008	\$667,500	\$957,155	\$2,061,956	\$6,109,500	\$14,250,000	\$1,678,000
2007	\$600,000	\$860,000	\$1,704,316	\$5,625,000	\$10,700,000	\$1,367,550
2006	\$595,000	\$840,000	\$1,800,000	\$5,000,000	\$7,995,000	\$1,275,000
2005	\$490,000	\$835,000	\$2,000,000	\$5,450,000	\$12,000,000	\$1,070,000

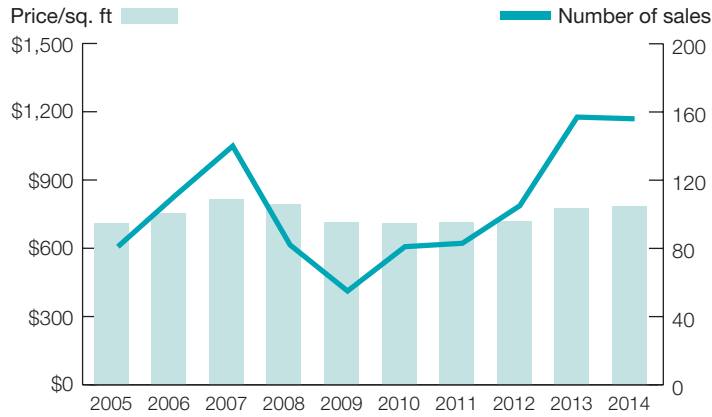
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	29	133	122	58	24	366
2013	25	143	137	51	24	380
2012	23	110	126	96	37	392
2011	31	163	173	89	37	493
2010	37	154	260	99	31	581
2009	25	128	159	82	19	413
2008	45	145	322	65	29	606
2007	48	146	262	36	9	501
2006	25	122	204	19	10	380
2005	35	147	174	12	5	373

2005-2014 MANHATTAN DECADE

WEST SIDE MIDTOWN WEST/CLINTON CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$664,498	1.2%	\$656,807	1.4%	\$655,248
Average Price Per Sq. Ft	\$784	1.2%	\$775	10.4%	\$710
Median Sales Price	\$498,841	-11.7%	\$565,000	0.0%	\$499,000
Number of Sales	156	-0.6%	157	92.6%	81

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
2014	\$366,583	\$527,848	\$988,259	\$1,655,100	\$3,545,833	\$664,498
2013	\$331,279	\$589,432	\$869,743	\$1,524,500	\$2,800,000	\$656,807
2012	\$313,038	\$506,026	\$956,481	\$1,357,333	\$1,470,000	\$591,014
2011	\$300,838	\$488,316	\$962,643	\$2,600,000	\$570,000	\$529,245
2010	\$310,500	\$475,632	\$871,000	\$1,200,000	\$2,282,500	\$598,642
2009	\$333,604	\$504,457	\$716,643	\$917,500		\$475,035
2008	\$354,296	\$572,286	\$885,917			\$602,937
2007	\$379,626	\$552,526	\$924,121	\$2,775,000		\$623,701
2006	\$370,942	\$556,744	\$964,278		\$1,795,000	\$689,595
2005	\$323,332	\$531,421	\$1,030,839			\$655,248

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$735	\$746	\$849	\$1,273	\$1,198	\$784
2013	\$679	\$791	\$808	\$742	\$836	\$775
2012	\$696	\$693	\$801	\$679	\$784	\$717
2011	\$667	\$700	\$771	\$1,643	\$760	\$713
2010	\$657	\$699	\$767	\$598	\$761	\$708
2009	\$722	\$725	\$646	\$667		\$712
2008	\$821	\$803	\$750			\$793
2007	\$803	\$822	\$813	\$776		\$814
2006	\$726	\$741	\$788		\$520	\$754
2005	\$765	\$674	\$715			\$710

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$375,000	\$489,896	\$870,000	\$1,392,924	\$3,925,000	\$498,841
2013	\$320,000	\$506,000	\$850,000	\$1,524,500	\$2,800,000	\$565,000
2012	\$315,000	\$464,500	\$767,500	\$1,250,000	\$1,470,000	\$480,000
2011	\$295,000	\$469,000	\$955,000	\$2,600,000	\$570,000	\$450,000
2010	\$320,000	\$469,000	\$850,000	\$1,200,000	\$2,282,500	\$475,000
2009	\$330,888	\$500,000	\$748,000	\$917,500		\$400,000
2008	\$320,000	\$540,000	\$862,500			\$540,000
2007	\$360,000	\$525,000	\$851,000	\$2,775,000		\$544,000
2006	\$330,000	\$530,000	\$850,000		\$1,795,000	\$575,000
2005	\$275,000	\$495,000	\$855,000			\$499,000

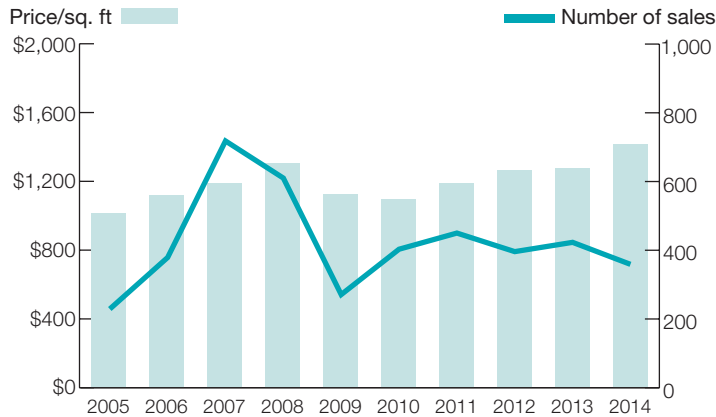
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	29	93	27	4	3	156
2013	29	82	42	2	2	157
2012	26	53	21	3	2	105
2011	29	38	14	1	1	83
2010	21	34	23	1	2	81
2009	23	23	7	2		55
2008	23	35	24			82
2007	39	66	33	2		140
2006	26	39	45		1	111
2005	19	34	28			81

2005-2014 MANHATTAN DECADE

WEST SIDE MIDTOWN WEST/CLINTON CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,342,666	3.7%	\$1,294,934	40.0%	\$959,236
Average Price Per Sq. Ft	\$1,415	10.8%	\$1,277	39.1%	\$1,017
Median Sales Price	\$1,110,000	16.8%	\$950,000	63.5%	\$679,000
Number of Sales	359	-15.1%	423	56.8%	229

Boundary

West 57th Street
West 34th Street
Avenue of the Americas
Hudson River

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$681,554	\$1,019,123	\$1,866,365	\$3,873,629	\$2,473,500	\$1,342,666
2013	\$648,357	\$935,200	\$1,808,539	\$2,508,733	\$4,420,293	\$1,294,934
2012	\$605,285	\$876,967	\$1,738,052	\$2,954,118	\$3,567,273	\$1,375,129
2011	\$604,203	\$826,982	\$1,597,564	\$2,796,816	\$6,740,967	\$1,249,013
2010	\$511,972	\$749,551	\$1,376,984	\$2,547,738	\$9,099,425	\$1,091,842
2009	\$550,737	\$778,071	\$1,465,748	\$2,965,364	\$7,631,050	\$1,124,809
2008	\$660,234	\$912,803	\$1,746,141	\$4,126,500	\$8,517,500	\$1,279,122
2007	\$550,117	\$827,172	\$1,448,819	\$10,175,000		\$1,063,222
2006	\$515,728	\$817,550	\$1,380,729	\$2,825,000	\$2,045,000	\$924,157
2005	\$458,433	\$696,808	\$1,709,574	\$3,581,250		\$959,236

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,331	\$1,297	\$1,589	\$1,895	\$1,252	\$1,415
2013	\$1,180	\$1,192	\$1,443	\$1,383	\$1,598	\$1,277
2012	\$1,076	\$1,124	\$1,424	\$1,580	\$1,402	\$1,262
2011	\$1,111	\$1,107	\$1,248	\$1,467	\$1,935	\$1,189
2010	\$1,060	\$978	\$1,160	\$1,343	\$3,757	\$1,099
2009	\$1,103	\$1,038	\$1,179	\$1,454	\$2,261	\$1,124
2008	\$1,244	\$1,224	\$1,405	\$1,676	\$2,289	\$1,308
2007	\$1,118	\$1,126	\$1,274	\$3,174		\$1,188
2006	\$1,053	\$1,110	\$1,178	\$1,365	\$1,136	\$1,118
2005	\$950	\$942	\$1,177	\$1,330		\$1,017

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$625,000	\$960,000	\$1,660,000	\$4,250,000	\$2,473,500	\$1,110,000
2013	\$625,000	\$855,000	\$1,675,000	\$2,399,000	\$3,825,000	\$950,000
2012	\$617,500	\$800,000	\$1,512,500	\$2,494,713	\$3,725,000	\$1,017,300
2011	\$560,000	\$785,000	\$1,475,000	\$2,565,990	\$7,200,000	\$950,000
2010	\$495,000	\$710,000	\$1,200,000	\$2,825,643	\$400,715	\$800,000
2009	\$480,000	\$772,000	\$1,374,637	\$2,490,000	\$8,175,000	\$841,000
2008	\$672,045	\$875,000	\$1,517,192	\$4,132,516	\$8,517,525	\$990,000
2007	\$510,000	\$825,000	\$1,361,250	\$10,175,000		\$940,000
2006	\$479,000	\$800,000	\$1,325,000	\$3,150,000	\$2,045,000	\$816,000
2005	\$445,000	\$675,000	\$1,300,000	\$3,581,250		\$679,000

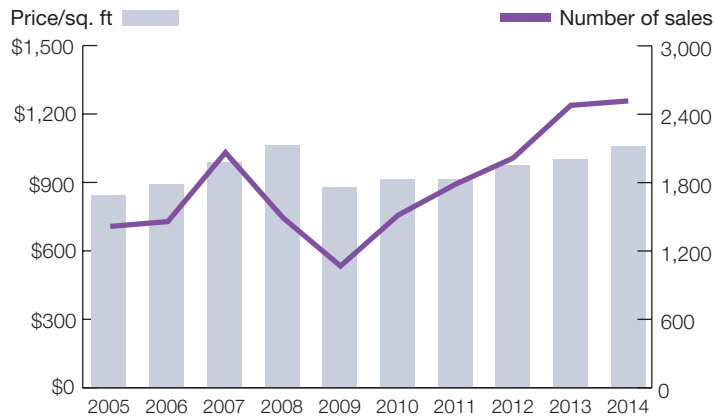
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	59	174	110	14	2	359
2013	72	210	111	15	15	423
2012	74	148	124	39	11	396
2011	67	187	161	32	3	450
2010	64	174	145	16	4	403
2009	46	133	77	11	4	271
2008	88	272	238	10	2	610
2007	84	352	280	2		718
2006	80	197	96	4	2	379
2005	61	98	68	2		229

2005-2014 MANHATTAN DECADE

DOWNTOWN DOWNTOWN CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,118,961	10.6%	\$1,011,637	45.0%	\$771,917
Average Price Per Sq. Ft	\$1,059	5.6%	\$1,003	25.5%	\$844
Median Sales Price	\$716,500	7.7%	\$665,000	27.5%	\$562,000
Number of Sales	2,517	1.6%	2,478	77.8%	1,416

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
2014	\$467,504	\$781,489	\$1,531,715	\$2,982,221	\$6,699,829	\$1,118,961
2013	\$459,446	\$742,106	\$1,431,083	\$2,669,333	\$4,596,888	\$1,011,637
2012	\$419,031	\$729,841	\$1,451,713	\$2,475,815	\$4,662,331	\$998,843
2011	\$372,250	\$618,689	\$1,337,019	\$2,459,858	\$7,080,244	\$916,202
2010	\$383,104	\$628,983	\$1,269,141	\$2,621,842	\$5,007,367	\$961,191
2009	\$386,148	\$634,044	\$1,287,501	\$2,142,035	\$4,733,091	\$816,236
2008	\$459,509	\$747,444	\$1,725,501	\$3,693,736	\$5,848,545	\$1,021,983
2007	\$421,128	\$663,030	\$1,463,133	\$3,006,757	\$4,052,138	\$932,685
2006	\$417,730	\$648,004	\$1,337,399	\$2,974,650	\$4,407,000	\$864,152
2005	\$371,960	\$614,367	\$1,229,430	\$2,824,308	\$3,162,556	\$771,917

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$913	\$972	\$1,206	\$1,462	\$1,915	\$1,059
2013	\$880	\$963	\$1,088	\$1,313	\$1,567	\$1,003
2012	\$809	\$939	\$1,105	\$1,241	\$1,482	\$974
2011	\$767	\$849	\$1,051	\$1,160	\$1,961	\$914
2010	\$784	\$851	\$1,002	\$1,185	\$1,495	\$912
2009	\$760	\$861	\$1,005	\$1,068	\$1,586	\$877
2008	\$938	\$1,020	\$1,223	\$1,433	\$1,476	\$1,061
2007	\$883	\$931	\$1,133	\$1,135	\$1,205	\$990
2006	\$822	\$861	\$964	\$1,136	\$1,444	\$891
2005	\$778	\$839	\$907	\$1,035	\$1,003	\$844

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$410,000	\$680,000	\$1,395,000	\$2,650,000	\$5,100,000	\$716,500
2013	\$422,500	\$650,000	\$1,279,000	\$2,350,000	\$5,125,000	\$665,000
2012	\$379,000	\$630,000	\$1,250,000	\$2,240,150	\$3,650,000	\$640,000
2011	\$375,000	\$571,300	\$1,150,000	\$2,180,000	\$5,650,000	\$620,000
2010	\$380,000	\$600,000	\$1,150,000	\$2,400,000	\$4,825,000	\$650,000
2009	\$375,000	\$595,000	\$1,170,000	\$1,950,000	\$3,500,000	\$575,000
2008	\$440,000	\$700,000	\$1,506,279	\$3,750,000	\$6,100,000	\$695,000
2007	\$399,999	\$615,000	\$1,270,000	\$2,800,000	\$4,154,550	\$655,000
2006	\$395,000	\$610,000	\$1,190,000	\$2,700,000	\$7,000,000	\$625,000
2005	\$355,000	\$579,000	\$1,070,000	\$2,755,000	\$3,500,000	\$562,000

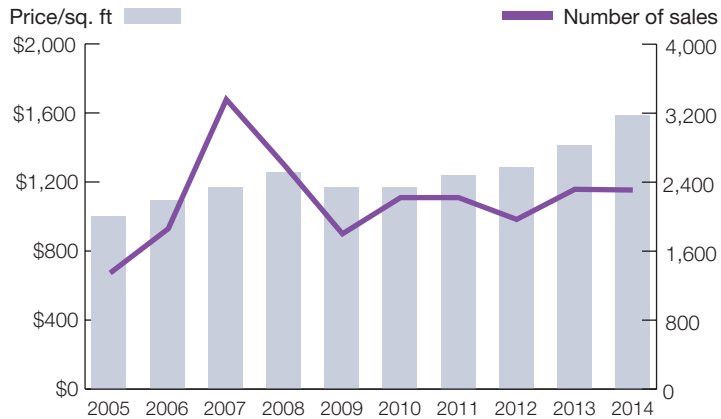
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	542	1,189	587	161	38	2,517
2013	618	1,106	546	174	34	2,478
2012	471	946	432	128	39	2,016
2011	395	775	516	84	16	1,786
2010	313	658	403	122	18	1,514
2009	322	473	194	68	11	1,068
2008	479	572	394	36	11	1,492
2007	510	835	660	46	13	2,064
2006	377	587	460	30	4	1,458
2005	421	558	362	36	9	1,416

2005-2014 MANHATTAN DECADE

DOWNTOWN DOWNTOWN CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,232,167	6.5%	\$2,095,021	63.3%	\$1,367,027
Average Price Per Sq. Ft	\$1,588	12.4%	\$1,413	58.3%	\$1,003
Median Sales Price	\$1,565,000	6.5%	\$1,470,000	49.0%	\$1,050,000
Number of Sales	2,309	-0.3%	2,317	71.4%	1,347

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
2014	\$737,026	\$1,191,401	\$2,324,670	\$4,218,006	\$9,095,140	\$2,232,167
2013	\$709,918	\$1,104,417	\$2,221,825	\$4,037,961	\$7,948,346	\$2,095,021
2012	\$764,187	\$1,034,931	\$1,890,900	\$3,442,396	\$6,543,921	\$1,816,961
2011	\$613,848	\$864,406	\$1,754,552	\$3,301,159	\$5,859,054	\$1,726,960
2010	\$542,835	\$771,731	\$1,545,047	\$3,158,836	\$6,718,246	\$1,765,915
2009	\$592,277	\$866,199	\$1,614,173	\$2,915,704	\$6,613,749	\$1,595,726
2008	\$664,941	\$913,393	\$1,928,057	\$3,742,018	\$8,280,388	\$1,617,318
2007	\$564,619	\$860,900	\$1,768,117	\$4,042,699	\$6,813,535	\$1,489,848
2006	\$588,335	\$809,820	\$1,757,645	\$3,670,669	\$5,492,328	\$1,418,321
2005	\$537,773	\$757,362	\$1,713,436	\$3,284,275	\$6,528,571	\$1,367,027

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,227	\$1,404	\$1,672	\$1,906	\$2,551	\$1,588
2013	\$1,108	\$1,248	\$1,473	\$1,781	\$2,022	\$1,413
2012	\$1,050	\$1,206	\$1,321	\$1,492	\$1,684	\$1,282
2011	\$1,110	\$1,131	\$1,249	\$1,475	\$1,521	\$1,240
2010	\$1,010	\$989	\$1,148	\$1,400	\$1,828	\$1,167
2009	\$999	\$1,093	\$1,146	\$1,366	\$1,922	\$1,169
2008	\$1,084	\$1,152	\$1,323	\$1,468	\$2,046	\$1,256
2007	\$1,052	\$1,095	\$1,213	\$1,378	\$1,604	\$1,167
2006	\$977	\$1,029	\$1,132	\$1,365	\$1,371	\$1,091
2005	\$938	\$953	\$1,037	\$1,118	\$1,268	\$1,003

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$650,000	\$1,053,888	\$2,075,000	\$3,600,000	\$6,700,000	\$1,565,000
2013	\$620,000	\$957,500	\$2,000,000	\$3,500,000	\$6,600,000	\$1,470,000
2012	\$561,769	\$890,000	\$1,762,500	\$3,000,000	\$5,200,000	\$1,231,452
2011	\$516,252	\$789,143	\$1,552,831	\$2,850,000	\$5,093,375	\$1,220,000
2010	\$492,500	\$715,000	\$1,425,000	\$2,674,181	\$6,200,000	\$1,210,000
2009	\$542,000	\$824,782	\$1,490,000	\$2,575,000	\$5,181,110	\$1,122,500
2008	\$595,000	\$860,000	\$1,685,203	\$3,350,000	\$5,620,740	\$1,272,812
2007	\$515,000	\$800,000	\$1,555,000	\$3,400,000	\$5,400,000	\$1,140,000
2006	\$501,930	\$730,000	\$1,530,000	\$3,150,000	\$5,350,000	\$1,020,000
2005	\$460,000	\$695,000	\$1,552,831	\$2,950,000	\$5,800,000	\$1,050,000

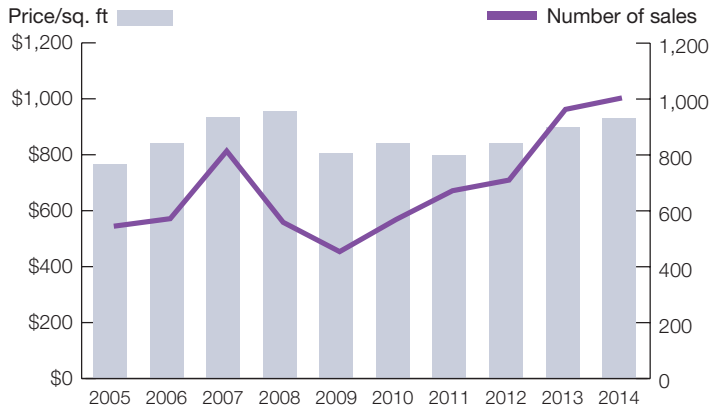
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	250	851	795	338	75	2,309
2013	255	860	786	340	76	2,317
2012	240	753	613	295	67	1,968
2011	240	729	829	342	81	2,221
2010	178	672	844	432	95	2,221
2009	223	612	621	290	55	1,801
2008	289	823	1,332	129	25	2,598
2007	471	1,014	1,652	205	17	3,359
2006	190	683	890	68	29	1,860
2005	139	478	661	55	14	1,347

2005-2014 MANHATTAN DECADE

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$826,793	7.2%	\$771,483	33.9%	\$617,496
Average Price Per Sq. Ft	\$930	3.6%	\$898	21.6%	\$765
Median Sales Price	\$620,000	6.9%	\$580,000	26.7%	\$489,500
Number of Sales	1,004	4.3%	963	84.2%	545

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
2014	\$404,193	\$685,586	\$1,340,598	\$2,417,754	\$4,873,883	\$826,793
2013	\$417,741	\$634,647	\$1,352,939	\$2,251,870	\$3,014,063	\$771,483
2012	\$360,666	\$620,801	\$1,254,741	\$1,976,442	\$3,057,800	\$742,799
2011	\$347,059	\$562,312	\$1,111,654	\$2,265,538	\$2,733,000	\$660,670
2010	\$359,230	\$592,276	\$1,125,799	\$1,822,392	\$2,249,500	\$729,000
2009	\$361,315	\$579,100	\$1,112,275	\$2,020,593	\$1,497,500	\$607,033
2008	\$445,191	\$688,281	\$1,324,720	\$3,306,556	\$2,950,000	\$742,354
2007	\$398,228	\$636,651	\$1,355,610	\$3,245,255	\$4,580,000	\$800,867
2006	\$383,137	\$606,111	\$1,248,893	\$2,817,727		\$731,902
2005	\$345,786	\$567,025	\$1,025,103	\$2,646,222	\$2,283,333	\$617,496

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$822	\$883	\$1,115	\$1,328	\$1,325	\$930
2013	\$834	\$871	\$1,022	\$1,130	\$1,143	\$898
2012	\$740	\$822	\$1,013	\$1,074	\$947	\$843
2011	\$708	\$792	\$902	\$1,175	\$813	\$799
2010	\$748	\$815	\$954	\$975	\$882	\$841
2009	\$759	\$814	\$897	\$940	\$491	\$805
2008	\$906	\$951	\$1,073	\$1,084	\$1,135	\$956
2007	\$846	\$890	\$1,099	\$1,218	\$1,153	\$935
2006	\$767	\$810	\$958	\$1,256		\$841
2005	\$723	\$765	\$836	\$878	\$677	\$765

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$380,000	\$630,000	\$1,210,000	\$2,000,000	\$5,450,000	\$620,000
2013	\$385,000	\$595,000	\$1,214,422	\$1,985,587	\$2,700,000	\$580,000
2012	\$345,000	\$575,000	\$1,100,000	\$1,850,000	\$3,100,000	\$542,500
2011	\$340,000	\$540,000	\$977,750	\$1,737,500	\$3,300,000	\$529,000
2010	\$355,000	\$561,500	\$999,500	\$1,650,000	\$2,249,500	\$570,000
2009	\$352,500	\$550,000	\$1,050,000	\$1,875,000	\$1,497,500	\$509,400
2008	\$432,500	\$664,000	\$1,200,000	\$3,400,000	\$2,950,000	\$585,000
2007	\$390,000	\$600,000	\$1,235,000	\$2,825,000	\$4,920,000	\$590,000
2006	\$375,000	\$599,000	\$1,100,000	\$2,000,000		\$575,000
2005	\$340,000	\$545,000	\$905,000	\$3,000,000	\$1,850,000	\$489,500

Number of Sales

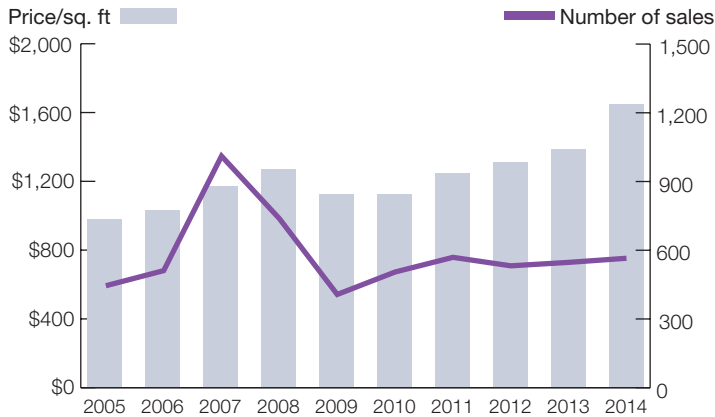
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	276	501	175	46	6	1,004
2013	300	445	180	30	8	963
2012	206	346	116	33	9	710
2011	191	322	143	13	3	672
2010	126	279	137	25	2	569
2009	167	222	48	15	2	454
2008	228	227	94	9	1	559
2007	238	358	203	11	4	814
2006	190	231	140	11		572
2005	203	224	106	9	3	545

2005-2014 MANHATTAN DECADE

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CONDOS

DOWNTOWN

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,102,661	8.9%	\$1,931,380	112.7%	\$988,450
Average Price Per Sq. Ft	\$1,647	18.8%	\$1,386	67.9%	\$981
Median Sales Price	\$1,475,000	15.7%	\$1,275,000	85.5%	\$795,000
Number of Sales	565	3.3%	547	27.0%	445

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
2014	\$663,054	\$1,257,900	\$2,241,029	\$4,276,631	\$8,409,635	\$2,102,661
2013	\$696,856	\$1,085,482	\$2,050,259	\$3,152,346	\$9,778,525	\$1,931,380
2012	\$599,648	\$990,420	\$1,768,498	\$3,462,634	\$6,605,808	\$1,575,108
2011	\$555,931	\$872,196	\$1,774,553	\$3,702,057	\$7,639,511	\$1,528,517
2010	\$444,271	\$776,272	\$1,599,983	\$2,888,186	\$6,178,960	\$1,497,348
2009	\$553,600	\$879,809	\$1,519,760	\$2,991,957	\$4,404,038	\$1,432,505
2008	\$649,244	\$937,612	\$1,859,852	\$3,215,805	\$5,088,975	\$1,482,486
2007	\$579,481	\$883,803	\$1,660,304	\$3,892,102	\$4,036,500	\$1,416,958
2006	\$590,154	\$763,275	\$1,451,528	\$2,980,400	\$4,404,286	\$1,150,720
2005	\$535,997	\$759,462	\$1,340,357	\$3,052,857	\$4,300,000	\$988,450

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,162	\$1,521	\$1,725	\$2,022	\$2,598	\$1,647
2013	\$1,197	\$1,253	\$1,452	\$1,557	\$2,277	\$1,386
2012	\$1,113	\$1,251	\$1,341	\$1,624	\$1,780	\$1,314
2011	\$1,049	\$1,147	\$1,294	\$1,652	\$1,973	\$1,247
2010	\$909	\$1,000	\$1,167	\$1,362	\$1,663	\$1,123
2009	\$1,010	\$1,076	\$1,097	\$1,393	\$1,387	\$1,127
2008	\$1,145	\$1,178	\$1,349	\$1,354	\$1,518	\$1,272
2007	\$1,072	\$1,122	\$1,206	\$1,361	\$1,342	\$1,174
2006	\$960	\$1,009	\$1,058	\$1,248	\$1,165	\$1,033
2005	\$959	\$983	\$986	\$952	\$1,333	\$981

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$615,000	\$1,123,650	\$2,095,000	\$2,900,000	\$6,750,000	\$1,475,000
2013	\$640,000	\$990,000	\$1,900,000	\$2,825,000	\$7,500,000	\$1,275,000
2012	\$542,025	\$869,000	\$1,760,000	\$3,360,225	\$6,000,000	\$1,030,000
2011	\$478,000	\$830,000	\$1,530,000	\$3,150,000	\$6,700,000	\$1,060,000
2010	\$440,000	\$748,413	\$1,420,000	\$2,516,139	\$5,292,983	\$1,050,000
2009	\$475,000	\$810,000	\$1,400,093	\$2,525,000	\$3,150,000	\$1,105,000
2008	\$565,000	\$895,000	\$1,650,000	\$3,425,000	\$4,989,425	\$1,252,447
2007	\$560,000	\$841,000	\$1,527,375	\$3,818,437	\$4,036,500	\$1,160,805
2006	\$485,000	\$745,000	\$1,400,000	\$2,595,000	\$4,300,000	\$915,000
2005	\$465,000	\$730,000	\$1,245,000	\$2,875,000	\$4,300,000	\$795,000

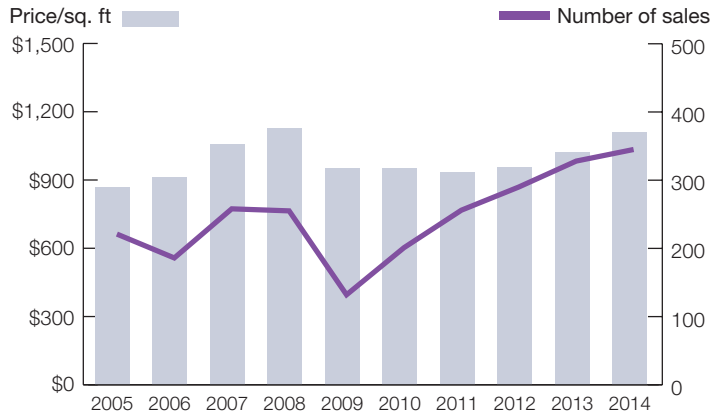
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	57	221	209	61	17	565
2013	61	222	174	70	20	547
2012	67	239	153	61	12	532
2011	77	225	204	54	9	569
2010	41	192	191	66	15	505
2009	49	151	141	58	8	407
2008	78	243	393	20	4	738
2007	69	362	531	47	2	1,011
2006	54	208	232	10	7	511
2005	71	197	169	7	1	445

2005-2014 MANHATTAN DECADE

DOWNTOWN CHELSEA CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,088,974	10.7%	\$983,455	47.8%	\$736,683
Average Price Per Sq. Ft	\$1,110	8.5%	\$1,023	28.0%	\$867
Median Sales Price	\$750,000	1.4%	\$740,000	30.4%	\$575,000
Number of Sales	345	5.2%	328	56.1%	221

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
2014	\$456,051	\$797,426	\$1,691,954	\$2,813,280	\$5,068,333	\$1,088,974
2013	\$449,792	\$794,850	\$1,448,697	\$2,253,533	\$3,965,283	\$983,455
2012	\$438,878	\$705,895	\$1,324,780	\$1,955,547	\$3,633,333	\$893,144
2011	\$386,100	\$626,332	\$1,369,499	\$1,972,667	\$4,335,000	\$928,077
2010	\$412,772	\$640,954	\$1,341,358	\$4,246,980	\$4,603,720	\$1,023,521
2009	\$411,832	\$655,549	\$1,499,107	\$1,940,100	\$4,465,000	\$933,986
2008	\$483,514	\$792,101	\$1,909,866	\$3,392,650	\$7,254,500	\$1,094,815
2007	\$429,656	\$682,350	\$1,466,276	\$3,225,000	\$4,039,233	\$970,264
2006	\$460,756	\$628,721	\$1,333,844	\$4,350,000		\$853,900
2005	\$403,905	\$620,889	\$1,068,392	\$2,523,333	\$5,400,000	\$736,683

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$909	\$1,037	\$1,344	\$1,439	\$1,552	\$1,110
2013	\$899	\$1,017	\$1,114	\$1,171	\$1,443	\$1,023
2012	\$869	\$941	\$1,021	\$1,177	\$1,131	\$956
2011	\$775	\$862	\$1,124	\$912	\$1,431	\$934
2010	\$816	\$874	\$1,069	\$1,592	\$1,351	\$952
2009	\$800	\$889	\$1,134	\$1,143	\$1,626	\$950
2008	\$1,007	\$1,061	\$1,313	\$1,532	\$2,134	\$1,129
2007	\$889	\$972	\$1,269	\$1,277	\$1,188	\$1,059
2006	\$866	\$875	\$989	\$1,140		\$911
2005	\$830	\$902	\$839	\$899	\$1,200	\$867

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$450,000	\$720,000	\$1,650,000	\$2,480,000	\$5,100,000	\$750,000
2013	\$433,000	\$745,000	\$1,300,000	\$2,270,000	\$4,025,000	\$740,000
2012	\$385,000	\$680,000	\$1,225,000	\$1,849,000	\$3,300,000	\$665,000
2011	\$382,500	\$585,000	\$1,200,000	\$2,200,000	\$2,525,000	\$685,000
2010	\$415,000	\$640,000	\$1,175,000	\$2,175,000	\$4,825,000	\$665,000
2009	\$399,000	\$622,500	\$1,380,000	\$1,900,000	\$4,465,000	\$630,000
2008	\$480,000	\$770,000	\$1,820,000	\$4,276,650	\$7,254,500	\$784,052
2007	\$415,000	\$650,000	\$1,195,000	\$2,800,000	\$2,800,000	\$689,000
2006	\$475,000	\$595,000	\$1,250,000	\$3,750,000		\$595,000
2005	\$399,000	\$625,000	\$915,000	\$2,650,000	\$5,400,000	\$575,000

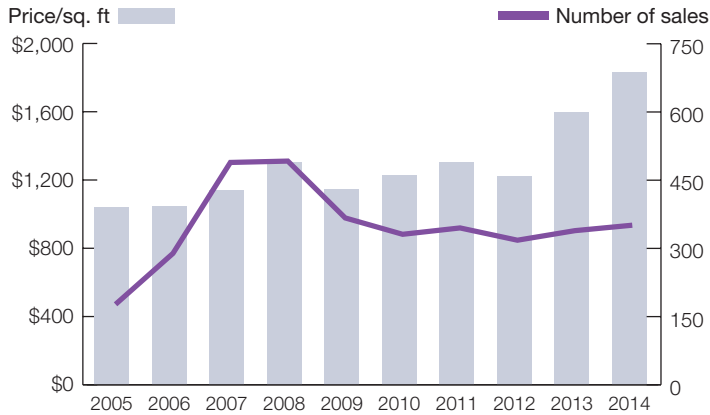
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	68	175	79	20	3	345
2013	84	154	63	21	6	328
2012	74	134	61	15	6	290
2011	58	105	76	12	5	256
2010	46	95	45	10	5	201
2009	37	53	30	10	2	132
2008	79	100	70	4	2	255
2007	63	101	86	5	3	258
2006	48	80	55	3		186
2005	66	95	53	6	1	221

2005-2014 MANHATTAN DECADE

DOWNTOWN CHELSEA CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,024,330	22.1%	\$2,477,205	134.4%	\$1,290,036
Average Price Per Sq. Ft	\$1,832	14.6%	\$1,598	76.3%	\$1,039
Median Sales Price	\$2,000,000	4.2%	\$1,920,000	54.4%	\$1,295,000
Number of Sales	351	3.5%	339	98.3%	177

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
2014	\$767,829	\$1,299,616	\$2,575,563	\$4,997,243	\$13,619,584	\$3,024,330
2013	\$665,118	\$1,286,632	\$2,541,490	\$4,764,952	\$7,424,820	\$2,477,205
2012	\$1,009,019	\$1,092,313	\$1,925,147	\$3,050,302	\$5,785,044	\$1,804,167
2011	\$647,795	\$898,876	\$1,586,118	\$3,691,213	\$4,557,417	\$1,934,052
2010	\$619,141	\$865,297	\$1,558,144	\$2,572,442	\$5,985,163	\$1,457,698
2009	\$767,167	\$959,720	\$1,902,756	\$3,127,625	\$6,600,500	\$1,616,022
2008	\$527,518	\$884,368	\$1,774,099	\$3,712,360	\$5,400,000	\$1,379,740
2007	\$668,447	\$870,499	\$1,691,250	\$2,710,000		\$1,363,272
2006	\$664,556	\$865,900	\$1,672,779	\$2,818,750	\$5,800,000	\$1,468,694
2005	\$687,904	\$734,794	\$1,433,188	\$2,109,667		\$1,290,036

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,192	\$1,521	\$1,802	\$2,295	\$3,273	\$1,832
2013	\$1,097	\$1,381	\$1,664	\$2,051	\$1,845	\$1,598
2012	\$788	\$1,136	\$1,309	\$1,412	\$1,642	\$1,224
2011	\$1,109	\$1,182	\$1,330	\$1,459	\$1,235	\$1,303
2010	\$1,066	\$1,071	\$1,139	\$1,555	\$1,650	\$1,230
2009	\$1,051	\$1,129	\$1,114	\$1,271	\$1,574	\$1,146
2008	\$1,220	\$1,211	\$1,346	\$1,388	\$1,816	\$1,303
2007	\$977	\$1,080	\$1,222	\$1,276	\$1,317	\$1,138
2006	\$1,089	\$1,014	\$1,062	\$1,119		\$1,047
2005	\$987	\$985	\$1,070	\$1,021	\$887	\$1,039

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$693,334	\$1,095,000	\$2,375,000	\$4,150,000	\$9,042,060	\$2,000,000
2013	\$552,000	\$1,326,955	\$2,300,000	\$4,000,000	\$8,950,000	\$1,920,000
2012	\$743,068	\$945,000	\$1,800,000	\$2,748,900	\$5,000,000	\$1,430,000
2011	\$544,000	\$825,000	\$1,629,200	\$2,800,000	\$5,093,375	\$1,575,000
2010	\$520,000	\$775,000	\$1,520,000	\$3,245,000	\$5,500,000	\$1,500,000
2009	\$620,000	\$820,000	\$1,500,000	\$2,341,975	\$4,900,000	\$1,190,000
2008	\$655,000	\$955,000	\$1,700,000	\$3,500,000	\$8,150,000	\$1,490,000
2007	\$510,000	\$800,000	\$1,608,835	\$2,750,000	\$5,400,000	\$1,150,000
2006	\$585,000	\$760,000	\$1,599,000	\$2,950,000		\$1,320,000
2005	\$560,000	\$721,000	\$1,435,000	\$3,000,000	\$5,800,000	\$1,295,000

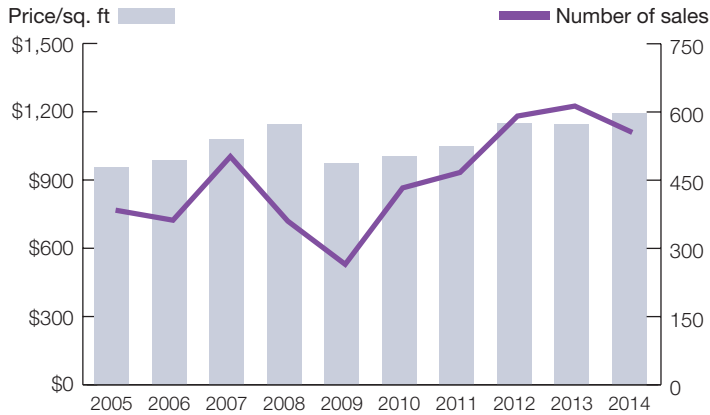
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	17	127	130	58	19	351
2013	17	123	137	52	10	339
2012	27	119	118	45	9	318
2011	24	84	152	73	12	345
2010	22	84	138	75	12	331
2009	27	138	146	48	8	367
2008	30	144	303	12	3	492
2007	73	173	217	25	1	489
2006	15	103	166	5		289
2005	9	50	109	8	1	177

2005-2014 MANHATTAN DECADE

DOWNTOWN GREENWICH VILLAGE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,235,998	3.0%	\$1,199,656	45.9%	\$846,891
Average Price Per Sq. Ft	\$1,191	3.9%	\$1,146	24.7%	\$955
Median Sales Price	\$895,000	9.8%	\$815,000	42.1%	\$630,000
Number of Sales	555	-9.5%	613	44.5%	384

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
2014	\$525,546	\$970,730	\$1,805,353	\$3,223,588	\$4,637,633	\$1,235,998
2013	\$511,414	\$886,207	\$1,636,384	\$3,095,767	\$5,718,050	\$1,199,656
2012	\$460,958	\$864,984	\$1,764,310	\$2,973,342	\$5,536,347	\$1,228,676
2011	\$415,386	\$727,689	\$1,469,222	\$2,749,104	\$12,104,950	\$1,042,495
2010	\$415,892	\$691,320	\$1,398,144	\$2,787,611	\$4,223,750	\$1,047,917
2009	\$409,401	\$731,244	\$1,338,570	\$1,931,694	\$7,681,000	\$961,011
2008	\$479,818	\$808,794	\$1,603,694	\$3,952,600		\$1,017,246
2007	\$470,250	\$721,868	\$1,479,759	\$2,814,200	\$2,625,000	\$937,963
2006	\$465,392	\$710,980	\$1,454,939	\$2,906,900	\$3,780,000	\$891,690
2005	\$389,330	\$667,165	\$1,246,784	\$3,188,000	\$3,463,750	\$846,891

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,003	\$1,156	\$1,336	\$1,507	\$1,862	\$1,191
2013	\$944	\$1,105	\$1,256	\$1,576	\$1,944	\$1,146
2012	\$900	\$1,084	\$1,350	\$1,516	\$1,875	\$1,149
2011	\$868	\$968	\$1,190	\$1,371	\$3,416	\$1,046
2010	\$847	\$923	\$1,130	\$1,264	\$1,645	\$1,002
2009	\$792	\$960	\$1,094	\$1,078	\$2,345	\$973
2008	\$1,002	\$1,122	\$1,275	\$1,634		\$1,144
2007	\$981	\$1,031	\$1,212	\$1,248	\$955	\$1,077
2006	\$903	\$963	\$1,091	\$1,215	\$879	\$988
2005	\$850	\$934	\$1,038	\$1,325	\$1,451	\$955

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$499,000	\$830,000	\$1,590,000	\$2,875,000	\$3,365,000	\$895,000
2013	\$486,500	\$799,000	\$1,550,000	\$3,050,000	\$6,700,000	\$815,000
2012	\$442,000	\$751,000	\$1,575,000	\$2,965,000	\$6,100,000	\$800,000
2011	\$395,000	\$667,000	\$1,300,000	\$2,700,000	\$12,104,938	\$739,000
2010	\$425,000	\$675,000	\$1,310,000	\$2,400,000	\$4,995,000	\$765,000
2009	\$415,000	\$679,000	\$1,170,000	\$1,950,000	\$11,000,000	\$700,000
2008	\$465,000	\$764,891	\$1,400,000	\$4,250,000		\$774,700
2007	\$436,000	\$675,000	\$1,310,000	\$3,110,000	\$2,625,000	\$699,000
2006	\$410,000	\$685,000	\$1,260,000	\$2,700,000	\$3,780,000	\$699,000
2005	\$375,000	\$652,000	\$1,120,000	\$3,200,000	\$4,100,000	\$630,000

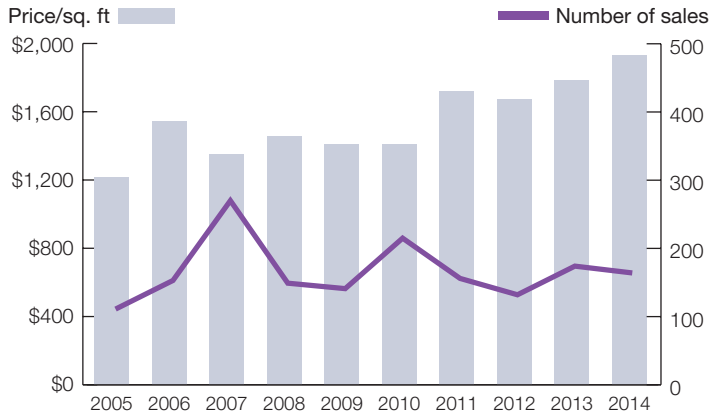
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	130	254	133	32	6	555
2013	159	274	118	52	10	613
2012	138	266	134	38	15	591
2011	97	201	143	24	2	467
2010	93	176	122	38	4	433
2009	70	117	56	18	4	265
2008	97	158	95	10		360
2007	128	209	153	10	2	502
2006	89	164	103	5	1	362
2005	108	164	95	13	4	384

2005-2014 MANHATTAN DECADE

DOWNTOWN GREENWICH VILLAGE CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,469,650	-23.5%	\$3,229,906	61.6%	\$1,528,667
Average Price Per Sq. Ft	\$1,931	8.3%	\$1,783	58.5%	\$1,218
Median Sales Price	\$1,792,182	-14.7%	\$2,100,000	46.3%	\$1,225,000
Number of Sales	164	-5.7%	174	47.7%	111

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
2014	\$1,012,796	\$1,514,869	\$3,373,453	\$4,173,996	\$6,494,000	\$2,469,650
2013	\$703,179	\$1,490,620	\$2,868,126	\$6,659,267	\$10,357,833	\$3,229,906
2012	\$838,592	\$1,333,134	\$2,356,809	\$4,606,783		\$2,298,414
2011	\$533,236	\$1,068,196	\$2,617,316	\$3,950,800	\$8,530,836	\$2,579,138
2010	\$518,905	\$915,077	\$1,770,552	\$3,311,033	\$9,744,342	\$2,812,713
2009	\$684,158	\$823,969	\$1,872,427	\$3,567,182	\$9,960,840	\$2,501,284
2008	\$653,861	\$1,071,998	\$2,572,887	\$6,518,180	\$5,800,000	\$2,046,932
2007	\$569,028	\$958,487	\$2,243,008	\$5,068,241	\$7,680,000	\$1,608,267
2006	\$572,108	\$1,127,624	\$3,056,622	\$4,664,918	\$5,105,750	\$2,150,071
2005	\$527,021	\$929,230	\$2,154,629	\$2,800,625	\$4,800,000	\$1,528,667

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,675	\$1,729	\$2,289	\$2,164	\$1,715	\$1,931
2013	\$1,236	\$1,516	\$1,676	\$2,534	\$2,355	\$1,783
2012	\$1,531	\$1,620	\$1,627	\$1,946		\$1,673
2011	\$1,166	\$1,382	\$1,756	\$1,826	\$2,449	\$1,642
2010	\$1,022	\$1,151	\$1,340	\$1,472	\$2,206	\$1,409
2009	\$1,067	\$1,012	\$1,340	\$1,648	\$2,668	\$1,411
2008	\$1,289	\$1,341	\$1,556	\$1,894	\$1,211	\$1,456
2007	\$1,212	\$1,277	\$1,453	\$1,660	\$2,560	\$1,353
2006	\$1,185	\$1,314	\$1,801	\$1,920	\$1,663	\$1,545
2005	\$1,122	\$1,197	\$1,268	\$1,257	\$1,371	\$1,218

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$750,000	\$1,443,702	\$3,150,000	\$4,065,000	\$5,200,000	\$1,792,182
2013	\$705,000	\$1,100,000	\$2,595,000	\$5,460,000	\$12,995,000	\$2,100,000
2012	\$567,000	\$995,000	\$2,086,256	\$3,925,000		\$1,700,000
2011	\$535,000	\$962,246	\$2,200,000	\$3,275,000	\$7,375,000	\$1,775,000
2010	\$535,000	\$825,000	\$1,725,000	\$3,151,000	\$9,000,000	\$1,756,481
2009	\$578,000	\$825,000	\$1,650,000	\$3,200,000	\$11,500,000	\$1,645,000
2008	\$610,950	\$920,000	\$2,359,000	\$5,850,000	\$5,800,000	\$1,250,000
2007	\$496,860	\$880,786	\$1,995,000	\$5,310,000	\$7,680,000	\$1,050,000
2006	\$544,764	\$950,000	\$1,825,000	\$3,500,000	\$5,105,750	\$1,225,000
2005	\$546,975	\$883,000	\$1,985,587	\$3,055,000	\$4,800,000	\$1,225,000

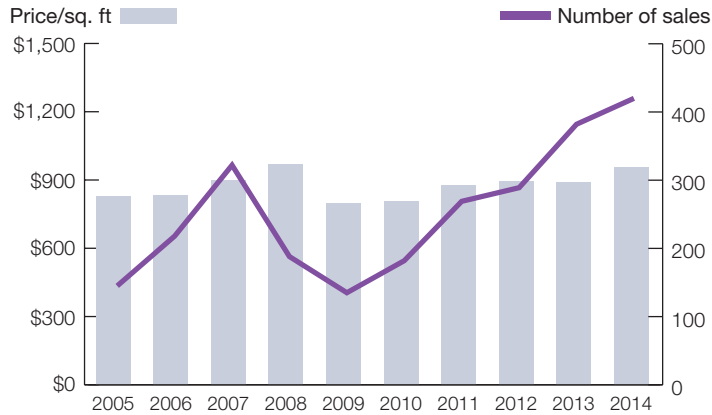
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	24	68	43	24	5	164
2013	14	64	54	36	6	174
2012	13	41	54	24		132
2011	12	56	49	29	10	156
2010	20	43	75	51	26	215
2009	19	26	52	34	10	141
2008	28	47	62	10	2	149
2007	76	76	100	17	1	270
2006	25	51	64	11	2	153
2005	19	40	42	8	2	111

2005-2014 MANHATTAN DECADE

DOWNTOWN EAST VILLAGE/LOWER EAST SIDE CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,065,364	23.3%	\$864,261	25.0%	\$852,007
Average Price Per Sq. Ft	\$955	7.4%	\$889	15.5%	\$827
Median Sales Price	\$650,000	17.1%	\$555,000	14.2%	\$569,000
Number of Sales	420	9.9%	382	189.7%	145

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
2014	\$361,547	\$686,732	\$1,214,279	\$3,155,086	\$6,505,925	\$1,065,364
2013	\$472,120	\$637,195	\$972,614	\$1,973,700	\$5,175,000	\$864,261
2012	\$393,826	\$672,082	\$1,173,995	\$1,548,833	\$3,372,500	\$864,510
2011	\$366,358	\$552,798	\$1,125,799	\$2,370,300	\$9,681,250	\$1,001,821
2010	\$362,768	\$578,180	\$1,033,525	\$1,877,115	\$3,270,000	\$778,110
2009	\$372,768	\$579,727	\$949,967	\$1,380,000		\$636,249
2008	\$453,479	\$633,968	\$1,398,937	\$3,599,725	\$6,100,000	\$922,738
2007	\$360,227	\$589,308	\$1,267,063	\$2,743,125	\$2,557,300	\$858,622
2006	\$383,477	\$575,716	\$1,110,416	\$3,450,000	\$8,650,000	\$869,326
2005	\$395,068	\$524,485	\$1,338,705	\$1,195,000		\$852,007

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$730	\$843	\$1,027	\$1,549	\$2,233	\$955
2013	\$881	\$863	\$872	\$1,043	\$1,624	\$889
2012	\$792	\$914	\$903	\$872	\$1,226	\$895
2011	\$796	\$770	\$919	\$1,133	\$2,216	\$875
2010	\$744	\$804	\$833	\$886	\$861	\$807
2009	\$771	\$786	\$821	\$952		\$797
2008	\$907	\$905	\$1,056	\$1,369	\$1,525	\$969
2007	\$824	\$852	\$975	\$1,059	\$1,001	\$898
2006	\$782	\$754	\$874	\$1,748	\$2,048	\$831
2005	\$780	\$754	\$921	\$543		\$827

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$340,000	\$580,000	\$840,000	\$3,693,750	\$4,275,537	\$650,000
2013	\$380,000	\$514,216	\$695,000	\$1,175,000	\$6,400,000	\$555,000
2012	\$340,000	\$470,000	\$720,000	\$792,500	\$3,372,500	\$540,000
2011	\$375,000	\$508,000	\$870,000	\$2,035,000	\$10,000,000	\$570,000
2010	\$380,000	\$551,000	\$850,000	\$1,850,000	\$3,270,000	\$600,000
2009	\$365,000	\$538,000	\$990,000	\$1,660,000		\$525,000
2008	\$440,000	\$622,000	\$1,200,000	\$4,068,900	\$6,100,000	\$650,000
2007	\$339,000	\$550,000	\$1,075,000	\$2,700,000	\$2,557,275	\$635,000
2006	\$349,000	\$535,000	\$850,000	\$3,450,000	\$8,650,000	\$622,500
2005	\$312,000	\$475,000	\$900,000	\$1,195,000		\$569,000

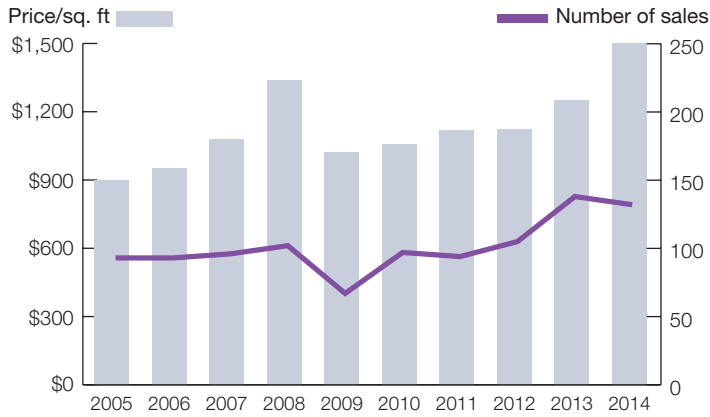
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	45	207	138	22	8	420
2013	51	178	122	27	4	382
2012	35	146	88	18	2	289
2011	38	111	96	20	4	269
2010	34	81	53	13	1	182
2009	40	59	30	6		135
2008	58	63	62	4	1	188
2007	60	135	117	8	2	322
2006	31	79	105	2	1	218
2005	22	61	61	1		145

2005-2014 MANHATTAN DECADE

DOWNTOWN SOHO/TRIBECA CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,941,899	32.5%	\$2,220,760	113.3%	\$1,378,918
Average Price Per Sq. Ft	\$1,500	20.0%	\$1,250	66.9%	\$899
Median Sales Price	\$2,100,000	-1.3%	\$2,127,000	68.0%	\$1,250,000
Number of Sales	132	-4.3%	138	41.9%	93

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

Boundary

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

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,549,292	\$1,191,495	\$2,234,303	\$3,756,176	\$8,684,800	\$2,941,899
2013	\$725,706	\$1,209,073	\$2,375,809	\$3,340,767	\$5,641,900	\$2,220,760
2012	\$989,636	\$1,075,593	\$2,010,985	\$3,623,375	\$6,524,267	\$2,103,762
2011	\$374,250	\$790,932	\$2,017,902	\$2,762,114	\$10,237,500	\$1,880,766
2010	\$295,000	\$804,906	\$1,650,361	\$2,936,924	\$7,075,000	\$2,200,309
2009	\$824,900	\$786,471	\$1,715,000	\$2,817,353	\$3,138,333	\$1,756,411
2008	\$416,460	\$1,182,207	\$2,641,277	\$3,968,889	\$5,825,000	\$2,544,222
2007	\$574,533	\$1,032,679	\$1,985,965	\$3,254,875	\$5,937,750	\$1,814,479
2006	\$561,273	\$921,125	\$1,939,732	\$2,640,000	\$4,300,000	\$1,632,348
2005	\$467,923	\$842,613	\$1,790,412	\$3,080,017	\$2,358,000	\$1,378,918

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,900	\$1,187	\$1,385	\$1,572	\$2,074	\$1,500
2013	\$945	\$1,110	\$1,326	\$1,397	\$1,569	\$1,250
2012	\$755	\$1,010	\$1,134	\$1,332	\$1,821	\$1,123
2011	\$803	\$934	\$1,206	\$1,093	\$2,567	\$1,120
2010	\$664	\$854	\$949	\$1,223	\$1,762	\$1,059
2009	\$535	\$931	\$1,087	\$1,134	\$1,158	\$1,021
2008	\$996	\$1,145	\$1,393	\$1,641	\$1,350	\$1,337
2007	\$863	\$1,042	\$1,145	\$944	\$1,697	\$1,081
2006	\$1,041	\$965	\$925	\$895	\$1,139	\$951
2005	\$863	\$920	\$889	\$994	\$561	\$899

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$472,937	\$777,165	\$2,100,000	\$3,795,000	\$6,200,000	\$2,100,000
2013	\$440,000	\$1,100,000	\$2,350,000	\$3,580,000	\$5,225,000	\$2,127,000
2012	\$475,000	\$895,000	\$2,010,000	\$3,200,000	\$5,091,250	\$1,740,000
2011	\$405,000	\$650,000	\$1,950,000	\$3,025,000	\$10,237,500	\$1,749,000
2010	\$325,000	\$812,000	\$1,660,000	\$2,930,478	\$6,500,000	\$1,900,000
2009	\$900,000	\$740,000	\$1,475,000	\$2,465,000	\$3,400,000	\$1,475,000
2008	\$423,000	\$805,000	\$2,437,500	\$3,325,000	\$6,000,000	\$2,350,000
2007	\$400,000	\$757,000	\$1,895,000	\$2,999,000	\$5,937,750	\$1,650,000
2006	\$315,000	\$779,000	\$1,695,000	\$2,755,000	\$4,300,000	\$1,500,000
2005	\$384,000	\$686,000	\$1,700,000	\$3,625,000	\$2,358,010	\$1,250,000

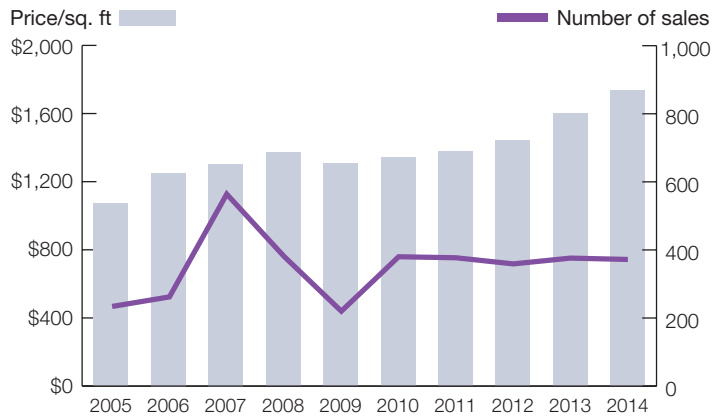
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	13	37	38	29	15	132
2013	16	37	47	33	5	138
2012	11	41	27	20	6	105
2011	10	19	49	14	2	94
2010	6	16	36	33	6	97
2009	5	17	25	17	3	67
2008	10	15	61	9	7	102
2007	15	14	57	8	2	96
2006	11	24	47	9	2	93
2005	13	31	42	6	1	93

2005-2014 MANHATTAN DECADE

DOWNTOWN SOHO/TRIBECA CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,254,919	0.0%	\$3,256,087	32.5%	\$2,455,793
Average Price Per Sq. Ft	\$1,734	8.4%	\$1,600	61.8%	\$1,072
Median Sales Price	\$2,800,000	-1.3%	\$2,835,826	28.7%	\$2,175,000
Number of Sales	372	-1.1%	376	59.0%	234

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

Boundary

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

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$929,315	\$1,537,323	\$2,859,200	\$4,240,383	\$8,142,776	\$3,254,919
2013	\$1,618,560	\$1,485,313	\$2,847,148	\$4,156,600	\$7,368,768	\$3,256,087
2012	\$1,240,318	\$1,424,235	\$2,342,466	\$3,981,119	\$7,291,779	\$3,082,332
2011	\$883,938	\$1,121,368	\$2,162,376	\$3,555,940	\$5,531,453	\$2,624,046
2010	\$735,868	\$955,295	\$1,910,488	\$3,346,565	\$5,693,185	\$2,608,415
2009	\$1,130,750	\$1,052,385	\$2,160,772	\$3,097,592	\$6,024,459	\$2,763,633
2008	\$840,950	\$1,195,291	\$2,332,039	\$3,730,099	\$8,365,244	\$2,539,184
2007	\$964,193	\$887,519	\$2,262,926	\$4,316,467	\$7,352,258	\$2,382,713
2006	\$1,629,167	\$1,084,441	\$2,390,888	\$3,975,614	\$5,750,231	\$2,557,358
2005	\$1,073,667	\$891,995	\$2,272,120	\$3,586,879	\$7,170,000	\$2,455,793

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,494	\$1,509	\$1,773	\$1,770	\$2,194	\$1,734
2013	\$1,768	\$1,413	\$1,553	\$1,715	\$1,846	\$1,600
2012	\$1,299	\$1,372	\$1,377	\$1,498	\$1,717	\$1,443
2011	\$1,351	\$1,357	\$1,319	\$1,469	\$1,376	\$1,379
2010	\$1,595	\$1,135	\$1,237	\$1,414	\$1,584	\$1,342
2009	\$1,654	\$971	\$1,228	\$1,327	\$1,860	\$1,307
2008	\$921	\$1,240	\$1,360	\$1,467	\$2,281	\$1,373
2007	\$1,166	\$1,128	\$1,322	\$1,416	\$1,701	\$1,304
2006	\$1,136	\$1,109	\$1,253	\$1,358	\$1,417	\$1,251
2005	\$802	\$963	\$1,066	\$1,188	\$1,296	\$1,072

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$763,688	\$1,425,000	\$2,520,000	\$3,632,850	\$6,700,000	\$2,800,000
2013	\$978,000	\$1,323,000	\$2,675,000	\$4,055,000	\$6,600,000	\$2,835,826
2012	\$980,000	\$1,110,000	\$2,174,885	\$3,450,000	\$5,702,200	\$2,463,000
2011	\$869,781	\$975,000	\$2,062,500	\$3,207,487	\$4,970,000	\$2,150,000
2010	\$580,000	\$820,000	\$1,705,569	\$3,000,000	\$5,800,000	\$2,100,000
2009	\$1,367,500	\$935,000	\$2,150,000	\$2,810,370	\$4,400,000	\$2,450,000
2008	\$672,045	\$1,035,000	\$2,199,420	\$3,384,000	\$5,620,740	\$2,255,000
2007	\$615,000	\$800,000	\$1,985,587	\$3,300,000	\$5,700,000	\$1,925,000
2006	\$1,195,000	\$990,000	\$2,150,000	\$3,300,000	\$5,200,000	\$2,140,000
2005	\$437,000	\$865,000	\$2,175,000	\$3,614,787	\$8,250,000	\$2,175,000

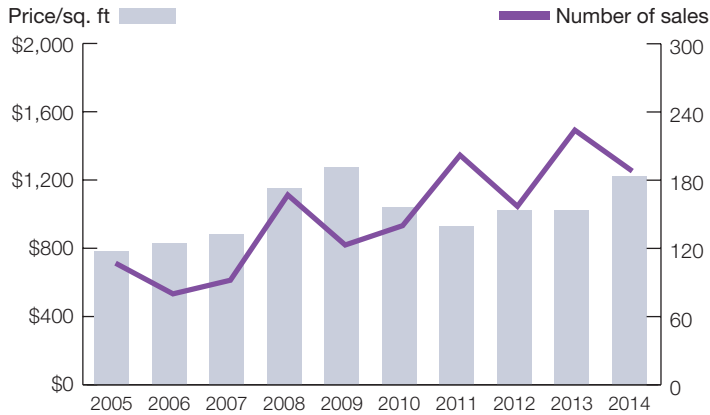
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	26	60	145	120	21	372
2013	10	63	172	106	25	376
2012	17	79	124	100	39	359
2011	21	71	136	115	34	377
2010	19	44	130	161	26	380
2009	4	26	82	86	22	220
2008	12	45	248	67	9	381
2007	14	103	354	81	12	564
2006	6	39	169	35	13	262
2005	6	22	172	24	10	234

2005-2014 MANHATTAN DECADE

DOWNTOWN BATTERY PARK CITY CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,565,820	49.6%	\$1,046,948	94.6%	\$804,566
Average Price Per Sq. Ft	\$1,222	19.6%	\$1,022	55.7%	\$785
Median Sales Price	\$990,000	32.3%	\$748,413	76.8%	\$560,000
Number of Sales	188	-16.1%	224	75.7%	107

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
2014	\$790,500	\$743,060	\$1,624,730	\$3,246,003	\$8,816,250	\$1,565,820
2013	\$588,300	\$739,385	\$1,259,323	\$2,316,807	\$2,933,333	\$1,046,948
2012	\$519,133	\$783,740	\$1,182,614	\$2,386,350	\$3,135,640	\$1,162,044
2011	\$408,665	\$561,309	\$1,424,221	\$2,361,906	\$3,960,857	\$1,203,659
2010	\$377,580	\$551,149	\$1,509,638	\$2,231,697	\$5,784,880	\$1,508,016
2009	\$404,750	\$919,611	\$1,588,617	\$2,697,681	\$7,422,800	\$1,827,138
2008	\$450,707	\$730,977	\$1,947,890	\$3,248,571		\$1,270,406
2007	\$413,214	\$570,017	\$1,375,000	\$4,147,500		\$810,854
2006	\$416,000	\$551,643	\$1,033,463	\$2,000,000		\$722,188
2005	\$390,429	\$489,591	\$1,333,724	\$2,968,750		\$804,566

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,087	\$995	\$1,287	\$1,643	\$2,659	\$1,222
2013	\$936	\$977	\$1,047	\$1,247	\$1,195	\$1,022
2012	\$894	\$1,015	\$975	\$1,149	\$1,251	\$1,025
2011	\$714	\$772	\$1,029	\$1,194	\$1,282	\$926
2010	\$832	\$803	\$1,098	\$1,147	\$1,922	\$1,040
2009	\$771	\$1,224	\$1,170	\$1,450	\$2,054	\$1,275
2008	\$831	\$1,006	\$1,393	\$1,413		\$1,153
2007	\$705	\$826	\$1,039	\$1,535		\$879
2006	\$747	\$802	\$893	\$800		\$829
2005	\$708	\$728	\$902	\$1,039		\$785

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$634,200	\$622,500	\$1,515,000	\$3,014,020	\$11,700,000	\$990,000
2013	\$560,000	\$665,000	\$1,200,000	\$2,367,889	\$2,700,000	\$748,413
2012	\$525,000	\$687,000	\$1,100,000	\$2,310,000	\$4,000,000	\$870,000
2011	\$415,740	\$491,790	\$1,272,812	\$2,200,000	\$3,930,000	\$834,965
2010	\$382,500	\$455,500	\$1,545,000	\$2,341,975	\$3,999,000	\$1,400,550
2009	\$419,000	\$850,000	\$1,565,000	\$2,405,000	\$7,731,250	\$1,550,000
2008	\$425,000	\$745,000	\$1,645,000	\$3,200,000		\$880,000
2007	\$399,000	\$534,500	\$1,150,000	\$4,147,500		\$580,000
2006	395,000	519,000	830,000	200,000		615,000
2005	408,000	459,000	900,000	3,300,000		560,000

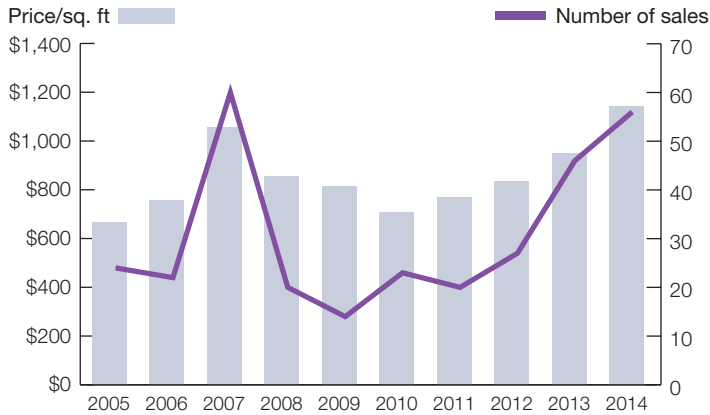
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	12	89	53	30	4	188
2013	28	124	40	29	3	224
2012	9	84	37	22	5	157
2011	23	81	58	33	7	202
2010	5	43	52	35	5	140
2009	4	37	46	32	4	123
2008	15	82	63	7		167
2007	7	63	20	2		92
2006	6	46	27	1		80
2005	7	67	29	4		107

2005-2014 MANHATTAN DECADE

DOWNTOWN FINANCIAL DISTRICT CO-OPS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,486,582	10.2%	\$1,348,665	153.5%	\$586,375
Average Price Per Sq. Ft	\$1,142	20.1%	\$951	71.5%	\$666
Median Sales Price	\$1,500,000	24.0%	\$1,210,000	226.1%	\$460,000
Number of Sales	56	21.7%	46	133.3%	24

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
2014	\$612,467	\$928,854	\$1,604,213	\$2,614,945		\$1,486,582
2013	\$416,800	\$725,115	\$1,447,469	\$2,278,964	\$2,300,000	\$1,348,665
2012	\$311,250	\$682,400	\$1,125,500	\$2,253,750	\$3,575,000	\$1,038,315
2011	\$400,000	\$585,389	\$1,088,944	\$1,450,000		\$845,950
2010	\$330,150	\$577,722	\$1,097,220	\$1,528,333		\$750,065
2009	\$356,333	\$748,500	\$1,015,800	\$2,501,500		\$1,010,357
2008	\$472,500	\$800,800	\$1,690,033			\$1,102,465
2007	\$431,667	\$696,571	\$1,644,787	\$2,590,500		\$1,425,928
2006	\$385,000	\$688,333	\$907,222			\$681,363
2005	\$324,556	\$578,700	\$941,250	\$1,600,000		\$586,375

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$886	\$983	\$1,225	\$1,368		\$1,142
2013	\$719	\$813	\$971	\$1,172	\$1,150	\$951
2012	\$568	\$843	\$912	\$1,014	\$1,152	\$834
2011	\$667	\$705	\$830	\$854		\$767
2010	\$627	\$688	\$792	\$774		\$706
2009	\$560	\$837	\$764	\$1,264		\$813
2008	\$622	\$940	\$968			\$857
2007	\$785	\$850	\$1,142	\$1,139		\$1,056
2006	\$717	\$810	\$752			\$757
2005	\$642	\$628	\$800	\$727		\$666

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$425,000	\$925,000	\$1,700,000	\$2,750,000		\$1,500,000
2013	\$435,000	\$672,500	\$1,525,000	\$2,174,600	\$2,300,000	\$1,210,000
2012	\$310,000	\$625,000	\$1,300,000	\$2,565,000	\$3,575,000	\$763,000
2011	\$400,000	\$566,000	\$1,080,000	\$1,450,000		\$775,000
2010	\$330,000	\$525,000	\$950,000	\$1,075,000		\$585,000
2009	\$360,000	\$837,000	\$999,000	\$2,501,500		\$886,000
2008	\$420,000	\$805,000	\$1,635,000			\$889,000
2007	\$395,000	\$630,000	\$1,550,000	\$2,795,000		\$1,295,000
2006	\$365,000	\$745,000	\$935,000			\$745,000
2005	\$310,000	\$570,000	\$958,000	\$1,600,000		\$460,000

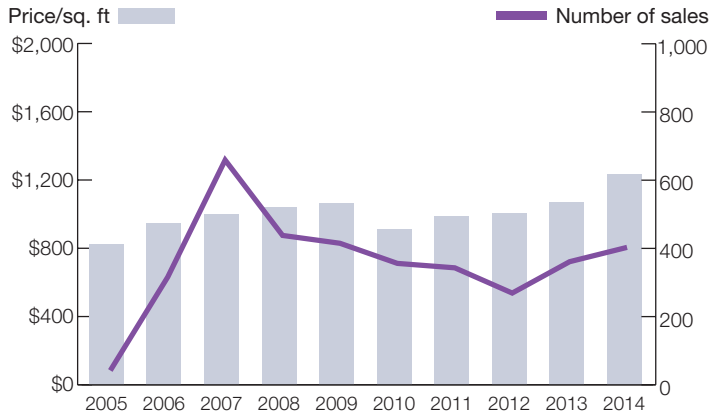
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	9	13	23	11		56
2013	5	13	16	11	1	46
2012	6	10	6	4	1	27
2011	1	9	9	1		20
2010	6	9	5	3		23
2009	3	4	5	2		14
2008	6	5	9			20
2007	3	14	39	4		60
2006	7	6	9			22
2005	9	10	4	1		24

2005-2014 MANHATTAN DECADE

DOWNTOWN FINANCIAL DISTRICT CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,170,991	13.9%	\$1,028,347	53.8%	\$761,369
Average Price Per Sq. Ft	\$1,235	15.4%	\$1,070	49.7%	\$825
Median Sales Price	\$999,000	6.3%	\$940,000	85.0%	\$540,000
Number of Sales	403	11.6%	361		42

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
2014	\$662,596	\$1,046,563	\$1,665,963	\$2,722,669	\$990,000	\$1,170,991
2013	\$645,097	\$988,255	\$1,411,162	\$1,885,073	\$1,974,050	\$1,028,347
2012	\$569,786	\$913,134	\$1,391,190	\$1,714,762	\$2,550,000	\$975,930
2011	\$560,455	\$804,184	\$1,118,343	\$2,277,968	\$3,633,133	\$970,829
2010	\$548,072	\$675,576	\$1,144,548	\$1,844,938	\$4,222,500	\$896,507
2009	\$570,279	\$852,259	\$1,260,610	\$2,048,938		\$921,414
2008	\$643,327	\$818,147	\$1,356,732	\$2,245,000		\$990,866
2007	\$530,054	\$832,380	\$1,298,564	\$2,292,029	\$6,450,000	\$978,381
2006	\$521,345	\$744,619	\$1,383,992	\$2,758,633	\$4,335,000	\$956,687
2005	\$369,333	\$502,842	\$1,364,250			\$761,369

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$1,117	\$1,242	\$1,310	\$1,395	\$1,244	\$1,235
2013	\$998	\$1,107	\$1,097	\$1,010	\$974	\$1,070
2012	\$899	\$1,070	\$1,037	\$958	\$922	\$1,005
2011	\$982	\$1,051	\$903	\$1,075	\$873	\$987
2010	\$930	\$878	\$941	\$939	\$1,134	\$910
2009	\$967	\$1,116	\$1,044	\$1,126		\$1,061
2008	\$1,002	\$1,044	\$1,034	\$1,019		\$1,030
2007	\$1,018	\$1,026	\$971	\$901	\$890	\$997
2006	\$916	\$1,008	\$874	\$1,008	\$809	\$944
2005	\$891	\$752	\$883			\$825

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$641,497	\$995,000	\$1,450,000	\$2,400,000	\$990,000	\$999,000
2013	\$620,000	\$938,000	\$1,398,000	\$1,813,900	\$1,974,054	\$940,000
2012	\$540,000	\$872,500	\$1,300,000	\$1,700,000	\$2,550,000	\$852,353
2011	\$535,000	\$685,000	\$999,500	\$2,295,000	\$4,100,000	\$790,000
2010	\$529,000	\$633,000	\$1,075,201	\$1,975,000	\$4,222,500	\$771,667
2009	\$550,000	\$830,000	\$1,200,000	\$1,900,000		\$845,000
2008	\$605,858	\$809,508	\$1,243,000	\$2,150,000		\$875,695
2007	\$507,500	\$760,000	\$1,240,000	\$2,200,000	\$6,450,000	\$815,000
2006	\$477,000	\$645,000	\$1,365,000	2,00,000	\$4,335,000	\$740,000
2005	\$355,000	\$485,000	\$1,395,000			\$540,000

Number of Sales

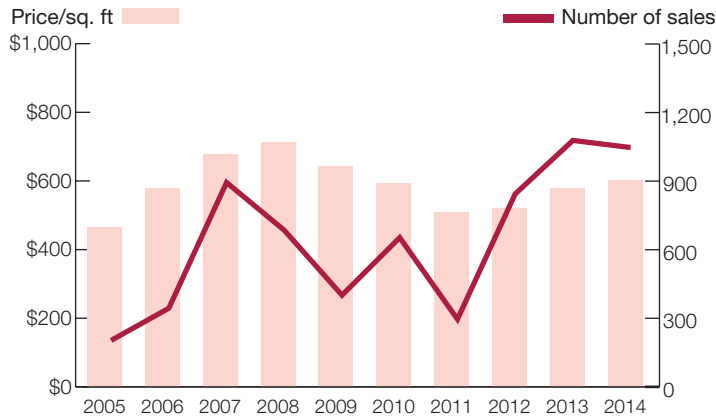
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	97	186	106	13	1	403
2013	102	157	89	11	2	361
2012	77	118	52	21	1	269
2011	66	138	117	19	3	343
2010	47	173	113	21	2	356
2009	104	194	104	13		415
2008	101	172	160	5		438
2007	208	157	276	17	1	659
2006	58	144	110	3	1	316
2005	9	19	14			42

2005-2014 MANHATTAN DECADE

UPTOWN

UPTOWN CO-OPS AND CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$553,266	9.5%	\$505,435	19.1%	\$464,484
Average Price Per Sq. Ft	\$603	4.1%	\$579	29.7%	\$465
Median Sales Price	\$450,933	3.8%	\$434,500	8.5%	\$415,740
Number of Sales	1,047	-2.9%	1,078	415.8%	203

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
2014	\$272,874	\$401,606	\$631,105	\$977,425	\$1,258,809	\$553,266
2013	\$264,947	\$394,202	\$578,978	\$829,196	\$1,218,095	\$505,435
2012	\$240,580	\$389,894	\$569,864	\$843,303	\$1,059,787	\$515,124
2011	\$273,206	\$408,129	\$635,024	\$858,061	\$1,571,389	\$530,657
2010	\$294,845	\$429,158	\$617,166	\$902,422	\$734,783	\$518,631
2009	\$318,449	\$464,113	\$691,308	\$936,736	\$875,000	\$519,169
2008	\$339,721	\$491,895	\$795,142	\$2,132,460	\$8,073,000	\$579,874
2007	\$306,741	\$480,375	\$774,390	\$1,166,465	\$8,300,000	\$585,624
2006	\$307,666	\$417,011	\$646,100	\$1,447,039		\$576,928
2005	\$264,153	\$313,840	\$488,812	\$896,713	\$249,700	\$464,484

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$575	\$580	\$616	\$654	\$644	\$603
2013	\$585	\$586	\$566	\$574	\$639	\$579
2012	\$432	\$518	\$536	\$570	\$565	\$521
2011	\$577	\$555	\$546	\$554	\$615	\$555
2010	\$601	\$609	\$572	\$606	\$527	\$594
2009	\$655	\$671	\$608	\$594	\$549	\$643
2008	\$718	\$730	\$672	\$990	\$2,032	\$711
2007	\$726	\$669	\$652	\$580	\$1,937	\$676
2006	\$621	\$567	\$574	\$644		\$579
2005	\$542	\$448	\$471	\$386	\$258	\$465

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$212,940	\$370,000	\$588,548	\$805,000	\$945,874	\$450,933
2013	\$215,000	\$372,000	\$510,000	\$760,000	\$830,000	\$434,500
2012	\$225,000	\$375,000	\$535,000	\$750,000	\$550,000	\$435,000
2011	\$265,000	\$369,760	\$610,000	\$840,000	\$1,400,000	\$450,000
2010	\$285,000	\$394,962	\$615,000	\$748,413	\$975,000	\$430,950
2009	\$310,000	\$470,000	\$615,000	\$928,700	\$875,000	\$450,000
2008	\$330,000	\$475,000	\$682,720	\$1,350,000	\$8,073,000	\$475,000
2007	\$299,000	\$455,034	\$660,000	\$1,013,158	\$8,300,000	\$465,000
2006	\$335,000	\$380,000	\$575,000	\$1,385,000		\$495,000
2005	\$275,000	\$330,000	\$479,000	\$765,000	\$249,667	\$415,740

Number of Sales

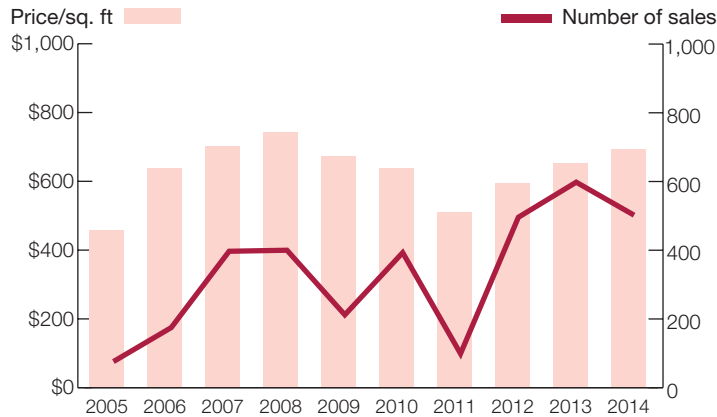
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	139	381	375	141	11	1,047
2013	108	465	374	111	20	1,078
2012	114	288	296	131	15	844
2011	111	248	287	60	9	715
2010	93	270	229	55	6	653
2009	113	147	114	25	2	401
2008	174	271	234	5	1	685
2007	229	258	389	17	1	894
2006	30	105	196	13		344
2005	17	40	130	15	1	203

2005-2014 MANHATTAN DECADE

UPTOWN

HARLEM/EAST HARLEM CO-OPS AND CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$673,089	14.1%	\$589,791	17.4%	\$573,126
Average Price Per Sq. Ft	\$693	6.0%	\$654	51.3%	\$458
Median Sales Price	\$546,000	6.0%	\$515,000	-0.7%	\$550,000
Number of Sales	502	-16.1%	598	560.5%	76

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
2014	\$321,015	\$460,986	\$722,702	\$1,191,771	\$1,587,200	\$673,089
2013	\$294,094	\$467,212	\$662,273	\$958,838	\$928,050	\$589,791
2012	\$312,905	\$453,944	\$656,201	\$948,929	\$1,117,233	\$626,034
2011	\$299,005	\$459,268	\$677,821	\$919,304	\$1,617,938	\$604,276
2010	\$293,224	\$477,379	\$696,831	\$1,097,240	\$967,700	\$606,483
2009	\$376,163	\$517,765	\$776,546	\$1,074,179	\$725,000	\$648,551
2008	\$341,840	\$546,150	\$870,134	\$3,080,400	\$8,073,000	\$678,432
2007	\$319,848	\$530,039	\$891,060	\$1,256,992	\$8,300,000	\$768,817
2006	\$388,389	\$502,479	\$727,916	\$1,650,071		\$679,639
2005	\$348,850	\$274,460	\$540,443	\$915,130	\$249,700	\$573,126

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$680	\$661	\$690	\$755	\$849	\$693
2013	\$657	\$684	\$628	\$656	\$537	\$654
2012	\$528	\$599	\$594	\$621	\$586	\$594
2011	\$592	\$607	\$566	\$586	\$617	\$585
2010	\$588	\$666	\$614	\$670	\$518	\$637
2009	\$637	\$713	\$649	\$667	\$494	\$672
2008	\$746	\$765	\$708	\$1,438	\$2,032	\$743
2007	\$722	\$681	\$706	\$632	\$1,937	\$702
2006	\$754	\$627	\$623	\$663		\$639
2005	\$658	\$413	\$471	\$377	\$258	\$458

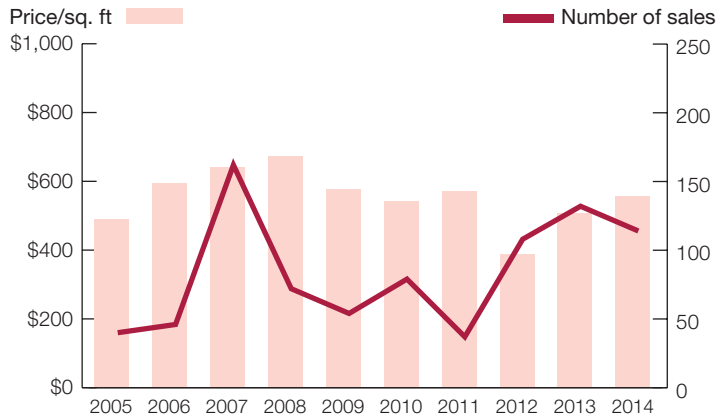
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$248,430	\$439,000	\$707,000	\$1,055,721	\$625,000	\$546,000
2013	\$270,000	\$482,955	\$620,000	\$879,000	\$650,000	\$515,000
2012	\$298,415	\$450,000	\$665,000	\$920,000	\$848,000	\$535,000
2011	\$278,439	\$423,000	\$662,500	\$900,000	\$1,580,000	\$534,581
2010	\$299,130	\$440,000	\$678,000	\$925,000	\$1,125,000	\$525,000
2009	\$390,000	\$500,000	\$700,000	\$1,037,600	\$725,000	\$590,000
2008	\$329,000	\$514,216	\$730,000	\$3,080,397	\$8,073,000	\$536,617
2007	\$304,973	\$455,034	\$749,000	\$1,272,812	\$8,300,000	\$635,000
2006	\$425,000	\$470,000	\$650,000	\$1,405,508		\$600,000
2005	\$395,000	\$304,280	\$530,000	\$765,000	\$249,667	\$550,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	70	153	191	83	5	502
2013	52	245	220	67	14	598
2012	45	161	184	94	12	496
2011	58	147	219	47	8	479
2010	42	157	153	37	4	393
2009	32	77	83	19	1	212
2008	77	147	173	2	1	400
2007	38	108	237	13	1	397
2006	18	39	111	7		175
2005	4	5	53	13	1	76

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$475,961	17.3%	\$405,879	7.8%	\$441,443
Average Price Per Sq. Ft	\$556	9.4%	\$508	13.7%	\$489
Median Sales Price	\$470,000	27.0%	\$370,000	-1.0%	\$474,552
Number of Sales	114	-13.6%	132	185.0%	40

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
2014	\$234,333	\$382,474	\$598,305	\$555,078	\$415,000	\$475,961
2013	\$290,971	\$312,090	\$477,408	\$656,059	\$319,600	\$405,879
2012	\$182,510	\$359,772	\$407,247	\$415,455	\$360,000	\$317,259
2011	\$236,180	\$352,055	\$481,188	\$881,200	\$1,199,000	\$444,107
2010	\$351,060	\$335,559	\$470,165	\$490,029	\$272,900	\$385,474
2009	\$263,396	\$380,050	\$466,673		\$1,025,000	\$353,472
2008	\$310,148	\$419,588	\$599,932	\$2,400,000		\$453,645
2007	\$331,207	\$445,112	\$601,949	\$991,000		\$495,537
2006		\$383,809	\$586,858	\$3,390,000		\$555,100
2005	\$210,000	\$340,650	\$459,575			\$441,443

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$563	\$564	\$586	\$472	\$292	\$556
2013	\$576	\$504	\$513	\$451	\$251	\$508
2012	\$324	\$464	\$421	\$373	\$375	\$389
2011	\$585	\$552	\$501	\$601	\$600	\$540
2010	\$699	\$522	\$502	\$423	\$546	\$542
2009	\$603	\$591	\$498		\$603	\$578
2008	\$671	\$701	\$613	\$1,200		\$674
2007	\$756	\$695	\$541	\$622		\$640
2006		\$619	\$535	\$1,579		\$596
2005	\$467	\$508	\$487			\$489

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$225,000	\$365,000	\$570,000	\$560,000	\$415,000	\$470,000
2013	\$220,000	\$310,000	\$460,000	\$699,000	\$319,600	\$370,000
2012	\$197,000	\$310,000	\$422,940	\$385,000	\$360,000	\$250,000
2011	\$207,000	\$350,000	\$450,000	\$352,500	\$1,199,000	\$395,500
2010	\$373,152	\$320,000	\$470,000	\$462,500	\$272,930	\$354,900
2009	\$261,790	\$337,500	\$489,000		\$1,025,000	\$329,550
2008	\$285,000	\$350,000	\$615,000	\$2,400,000		\$397,500
2007	\$325,000	\$430,950	\$599,000	\$991,000		\$475,000
2006		\$380,000	\$570,000	\$3,390,000		\$415,000
2005	\$210,000	\$468,000	\$480,000			\$474,552

Number of Sales

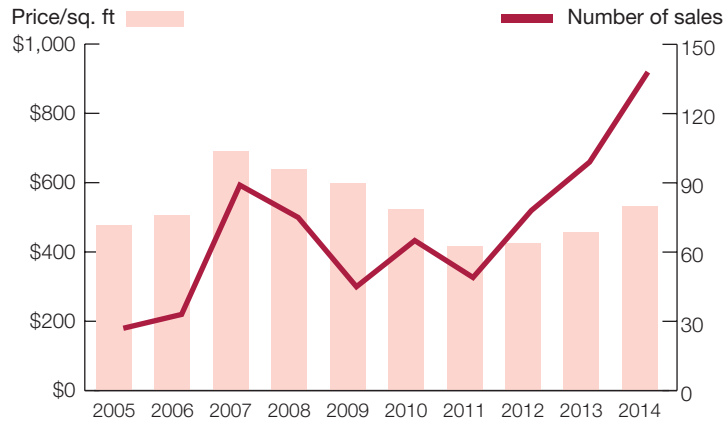
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	6	50	42	14	2	114
2013	17	49	52	12	2	132
2012	39	21	36	11	1	108
2011	5	18	17	3	1	44
2010	15	36	20	7	1	79
2009	26	16	11		1	54
2008	27	25	19	1		72
2007	45	40	75	2		162
2006		21	24	1		46
2005	1	4	35			40

2005-2014 MANHATTAN DECADE

UPTOWN

WASHINGTON HEIGHTS CO-OPS AND CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$486,449	2.4%	\$474,853	25.7%	\$386,889
Average Price Per Sq. Ft	\$531	16.4%	\$456	10.9%	\$479
Median Sales Price	\$423,852	28.5%	\$329,900	17.7%	\$360,000
Number of Sales	138	39.4%	99	411.1%	27

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
2014	\$216,777	\$366,977	\$516,802	\$789,125	\$1,351,967	\$486,449
2013	\$164,550	\$287,845	\$382,648	\$622,477	\$2,682,500	\$474,853
2012	\$243,750	\$308,057	\$410,595	\$716,233	\$1,620,000	\$427,680
2011	\$179,972	\$291,627	\$539,610	\$413,325		\$342,166
2010	\$225,034	\$375,612	\$567,461	\$500,960	\$265,000	\$423,638
2009	\$306,814	\$411,769	\$455,834	\$501,500		\$402,831
2008	\$350,363	\$406,750	\$587,090	\$1,050,750		\$451,714
2007	\$283,407	\$438,900	\$822,959			\$431,892
2006		\$430,800	\$547,105	\$814,750		\$544,303
2005	\$299,000	\$313,125	\$385,933	\$777,000		\$386,889

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$448	\$559	\$527	\$498	\$685	\$531
2013	\$417	\$464	\$394	\$449	\$910	\$456
2012	\$431	\$413	\$405	\$475	\$675	\$427
2011	\$429	\$400	\$455	\$279		\$417
2010	\$465	\$543	\$556	\$398	\$663	\$524
2009	\$744	\$645	\$494	\$365		\$598
2008	\$723	\$647	\$538	\$465		\$640
2007	\$694	\$666	\$723			\$691
2006		\$550	\$490	\$469		\$505
2005	\$598	\$490	\$462	\$441		\$479

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$199,750	\$395,000	\$548,000	\$750,000	\$1,500,000	\$423,852
2013	\$165,000	\$285,000	\$372,000	\$739,000	\$1,750,000	\$329,900
2012	\$295,000	\$285,000	\$420,000	\$685,000	\$1,620,000	\$383,000
2011	\$130,000	\$278,850	\$471,003	\$512,000		\$294,000
2010	\$210,912	\$325,000	\$436,000	\$430,000	\$265,000	\$356,928
2009	\$290,000	\$357,000	\$440,000	\$540,000		\$400,000
2008	\$350,000	\$370,000	\$560,000	\$1,050,734		\$405,000
2007	\$285,000	\$460,000	\$628,229			\$350,000
2006		\$460,000	\$520,000	\$765,000		\$515,000
2005	\$299,000	\$300,000	\$410,000	\$777,000		\$360,000

Number of Sales

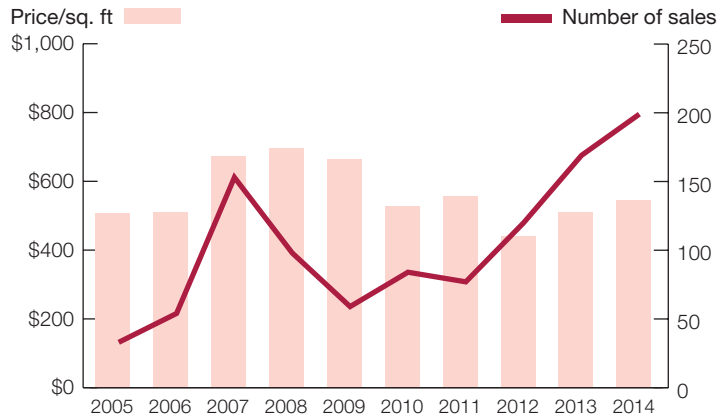
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	13	55	47	20	3	138
2013	8	38	27	22	4	99
2012	4	37	21	15	1	78
2011	18	26	20	4		68
2010	12	24	23	5	1	65
2009	14	13	12	6		45
2008	27	26	20	2		75
2007	46	26	17			89
2006		10	19	4		33
2005	2	8	15	2		27

2005-2014 MANHATTAN DECADE

UPTOWN

FORT GEORGE CO-OPS AND CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$442,202	11.0%	\$398,453	4.1%	\$424,715
Average Price Per Sq. Ft	\$544	6.5%	\$511	7.1%	\$508
Median Sales Price	\$400,000	19.7%	\$334,062	6.7%	\$375,000
Number of Sales	199	17.8%	169	503.0%	33

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
2014	\$249,517	\$373,345	\$554,651	\$663,333	\$1,025,000	\$442,202
2013	\$225,700	\$347,776	\$506,217	\$624,055		\$398,453
2012	\$193,528	\$303,396	\$469,641	\$548,112	\$510,000	\$361,753
2011	\$284,406	\$363,972	\$516,836	\$711,900		\$405,682
2010	\$296,463	\$390,478	\$369,636	\$513,900		\$369,306
2009	\$331,156	\$451,886	\$478,333			\$403,419
2008	\$370,642	\$451,906	\$610,143			\$448,805
2007	\$294,768	\$486,116	\$590,500	\$895,000		\$440,244
2006	\$168,000	\$370,275	\$553,904			\$450,162
2005	\$241,386	\$360,427	\$557,413			\$424,715

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$520	\$542	\$561	\$542	\$476	\$544
2013	\$468	\$522	\$524	\$422		\$511
2012	\$409	\$424	\$482	\$417	\$271	\$440
2011	\$680	\$512	\$530	\$491		\$549
2010	\$606	\$562	\$409	\$639		\$527
2009	\$667	\$705	\$448			\$663
2008	\$743	\$707	\$553			\$696
2007	\$704	\$704	\$574	\$497		\$672
2006	\$334	\$511	\$542			\$511
2005	\$507	\$491	\$521			\$508

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$221,625	\$345,000	\$534,024	\$800,000	\$1,025,000	\$400,000
2013	\$200,000	\$299,000	\$470,000	\$686,000		\$334,062
2012	\$189,000	\$289,043	\$418,000	\$620,000	\$510,000	\$330,000
2011	\$260,000	\$342,380	\$475,000	\$690,000		\$345,652
2010	\$300,000	\$365,000	\$335,000	\$513,885		\$343,000
2009	\$335,000	\$515,000	\$420,000			\$385,000
2008	\$352,202	\$440,000	\$559,000			\$435,000
2007	\$290,000	\$480,000	\$595,000	\$895,000		\$380,000
2006	\$155,000	\$336,000	\$549,000			\$399,000
2005	\$179,000	\$370,000	\$537,000			\$375,000

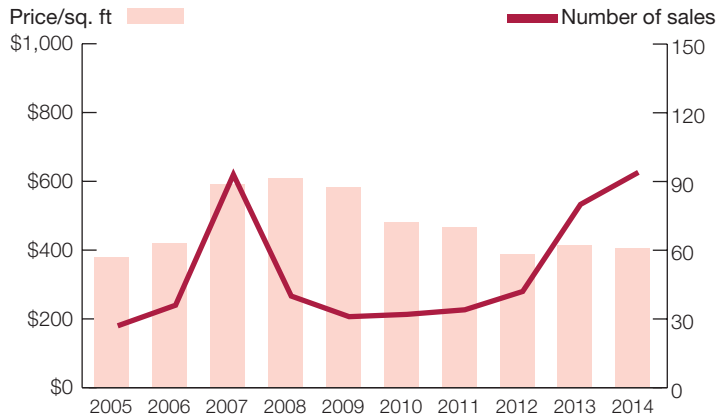
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	29	88	63	18	1	199
2013	19	88	53	9		169
2012	18	52	41	8	1	120
2011	18	43	22	5		88
2010	16	41	25	2		84
2009	25	28	6			59
2008	31	53	14			98
2007	59	56	37	1		153
2006	5	20	29			54
2005	7	11	15			33

2005-2014 MANHATTAN DECADE

UPTOWN INWOOD CO-OPS AND CONDOS

Average Price Per Square Foot / Number of Sales



Matrix	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$340,330	12.3%	\$302,991	6.7%	\$319,004
Average Price Per Sq. Ft	\$406	-1.9%	\$414	7.4%	\$378
Median Sales Price	\$310,275	3.9%	\$298,500	-6.0%	\$330,000
Number of Sales	94	17.5%	80	248.1%	27

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
2014	\$190,405	\$294,831	\$445,847	\$567,717		\$340,330
2013	\$230,850	\$266,723	\$402,345	\$615,000		\$302,991
2012	\$221,125	\$263,218	\$385,714	\$525,000		\$314,731
2011	\$286,992	\$295,264	\$385,111	\$420,000		\$318,433
2010	\$299,438	\$318,334	\$377,500	\$518,125		\$353,375
2009	\$282,800	\$328,462	\$441,250			\$312,171
2008	\$288,842	\$400,165	\$480,950			\$382,925
2007	\$311,149	\$350,500	\$394,405	\$612,000		\$346,822
2006	\$199,857	\$294,400	\$407,231	\$612,000		\$325,583
2005	\$199,167	\$279,084	\$388,883			\$319,004

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$394	\$392	\$436	\$375		\$406
2013	\$562	\$384	\$394	\$410		\$414
2012	\$438	\$349	\$400	\$408		\$387
2011	\$564	\$434	\$375	\$350		\$460
2010	\$680	\$417	\$419	\$406		\$482
2009	\$681	\$480	\$484			\$584
2008	\$560	\$679	\$509			\$610
2007	\$758	\$506	\$411	\$383		\$592
2006	\$444	\$416	\$415	\$383		\$420
2005	\$451	\$372	\$366			\$378

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	\$165,250	\$290,000	\$421,114	\$619,000		\$310,275
2013	\$199,000	\$270,000	\$375,000	\$615,000		\$298,500
2012	\$205,000	\$245,000	\$375,000	\$540,000		\$276,500
2011	\$287,500	\$287,500	\$363,000	\$420,000		\$340,000
2010	\$285,000	\$330,000	\$382,500	\$620,000		\$335,000
2009	\$290,000	\$344,000	\$441,250			\$329,000
2008	\$268,000	\$353,000	\$430,000			\$359,100
2007	\$299,000	\$329,000	\$375,500	\$612,000		\$333,000
2006	\$187,000	\$299,000	\$380,000	\$612,000		\$315,000
2005	\$185,000	\$327,500	\$394,000			\$330,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2014	21	35	32	6		94
2013	12	45	22	1		80
2012	8	17	14	3		42
2011	12	14	9	1		36
2010	8	12	8	4		32
2009	16	13	2			31
2008	12	20	8			40
2007	41	28	23	1		93
2006	7	15	13	1		36
2005	3	12	12			27