

New York City Real Estate Market Residential Brief 4Q 2014 Co-ops, Condos & 1-3 Family Sales

NEW YORK CITY

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$992,607	1.5%	\$978,246	17.9%	\$842,081
Median Sales Price	\$530,000	-8.6%	\$580,000	6.4%	\$498,000
Number of Sales (closed)	8,315	-14.7%	9,747	-20.2%	10,421
Listing Inventory (active)	24,347	-1.0%	24,588	17.2%	20,768
Absorption Rate (mo)	8.8		7.6		6.0
Sales Volume (\$)	\$8,253,527,205	-13.4%	\$9,534,963,762	-5.9%	\$8,775,326,101

BRONX

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$348,632	-5.9%	\$370,480	-0.3%	\$349,743
Median Sales Price	\$317,000	-3.9%	\$330,000	0.6%	\$315,000
Number of Sales (closed)	618	-27.0%	847	-28.3%	862
Listing Inventory (active)	1,846	-6.7%	1,979	6.5%	1,733
Absorption Rate (mo)	9.0		7		6
Sales Volume (\$)	\$215,454,576	-31.3%	\$313,796,560	-28.5%	\$301,478,466
Market Share by Unit	7.4%		8.7%		8.3%
Market Share by Volume	2.6%		3.3%		3.4%

BROOKLYN

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$756,569	4.2%	\$726,100	9.9%	\$688,334
Median Sales Price	\$585,000	-0.4%	\$587,515	2.6%	\$570,110
Number of Sales (closed)	1,697	-18.3%	2,077	-3.1%	1,752
Listing Inventory (active)	6,015	20.5%	4,990	41.0%	4,266
Absorption Rate (mo)	10.6		7		7
Sales Volume (\$)	\$1,283,897,593	-14.9%	\$1,508,109,700	6.5%	\$1,205,961,168
Market Share by Unit	20.4%		21.3%		16.8%
Market Share by Volume	15.6%		15.8%		13.7%

MANHATTAN

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$1,872,129	3.6%	\$1,807,154	16.6%	\$1,606,022
Median Sales Price	\$998,438	7.9%	\$925,000	14.1%	\$875,000
Number of Sales (closed)	2,788	-18.7%	3,431	-16.9%	3,353
Listing Inventory (active)	5,407	-13.4%	6,245	20.0%	4,507
Absorption Rate (mo)	5.8		6		4
Sales Volume (\$)	\$5,219,495,652	-15.8%	\$6,200,345,374	-3.1%	\$5,384,991,766
Market Share by Unit	33.5%		35.2%		32.2%
Market Share by Volume	63.2%		65.0%		61.4%

QUEENS

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$492,217	6.3%	\$462,999	14.1%	\$431,241
Median Sales Price	\$430,475	9.0%	\$395,000	15.5%	\$372,700
Number of Sales (closed)	2,590	17.0%	2,213	-22.5%	3,344
Listing Inventory (active)	5,602	0.0%	5,602	6.7%	5,248
Absorption Rate (mo)	6.5		8		5
Sales Volume (\$)	\$1,274,842,030	24.4%	\$1,024,616,787	-11.6%	\$1,442,069,904

Market Share by Unit	31.1%	22.7%	32.1%
Market Share by Volume	15.4%	10.7%	16.4%

STATEN ISLAND

	4Q-2014	%Chg (Qtr)	3Q-2014	%Chg (Yr)	4Q-2013
Average Sales Price	\$417,747	0.9%	\$413,994	5.2%	\$397,140
Median Sales Price	\$400,000	2.6%	\$390,000	8.1%	\$370,000
Number of Sales (closed)	622	-47.2%	1,179	-44.0%	1,110
Listing Inventory (active)	5,477	-5.1%	5,772	9.2%	5,014
Absorption Rate (mo)	26.4		15		14
Sales Volume (\$)	\$259,838,634	-46.8%	\$488,098,926	-41.1%	\$440,825,400
Market Share by Unit	7.5%		12.1%		10.7%
Market Share by Volume	3.1%		5.1%		5.0%

Sources: ACRIS, Miller Samuel, Douglas Elliman, REBNY, Property Shark, Trulia, StreetEasy

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