

ELLIMANREPORT

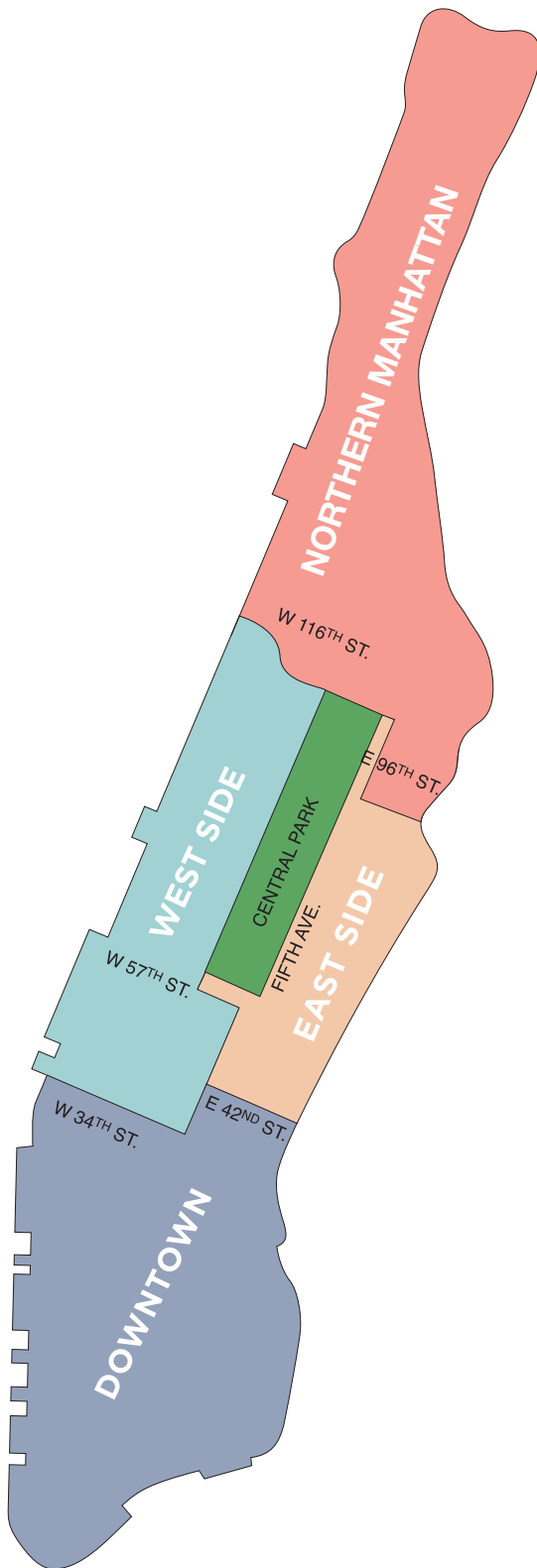
Prepared by Miller Samuel Real Estate Appraisers & Consultants

2008-2017
MANHATTAN
DECADE



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2008-2017
MANHATTAN
DECADE



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INTRODUCTION

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DOUGLAS ELLIMAN

Established in 1911, Douglas Elliman Real Estate is the largest brokerage in the New York Metropolitan area and the fourth largest residential real estate company nationwide. With more than 7,000 agents, the company operates approximately 110 offices in Manhattan, Brooklyn, Queens, New Jersey, Long Island, the Hamptons & North Fork, Westchester, Greenwich, South Florida, Colorado and California. Moreover, Douglas Elliman has a strategic global alliance with London-based Knight Frank Residential for business in the worldwide luxury markets spanning 60 countries and six continents. The company also controls a portfolio of real estate services including Douglas Elliman Development Marketing; Manhattan's largest residential property manager, Douglas Elliman Property Management with over 250 buildings; and DE Commercial. For more information on Douglas Elliman as well as expert commentary on emerging trends in the real estate industry, please visit elliman.com.

MILLER SAMUEL

Established in 1986, Miller Samuel is an independently owned business that provides appraisal and consulting services on residential property in the New York City metro area including Westchester County, Fairfield County, Long Island, The Hamptons and North Fork. With a certified or licensed appraisal staff that averages more than 19 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 authors approximately 100 market reports a year on a number of U.S. sales and rental markets to better provide transparency to consumers and real estate professionals.

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 others in the Elliman series or for appraisal inquiries, please contact the author, Jonathan J. Miller at jmiller@millersamuel.com or follow him on Twitter at [@jonathanmiller](https://twitter.com/jonathanmiller)

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MONTHLY - Overview of residential rentals

Manhattan, Brooklyn & Queens

ANNUAL - 10-year overview of residential sales

Manhattan Decade

Manhattan Townhouse

Long Island Decade

Hamptons & North Fork Decade

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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 the time of 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, and data collected during the normal course of business by Miller Samuel and Douglas Elliman.

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.

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.

millersamuel.com/email-lists

Sign-up for *Jonathan Miller's Housing Notes* for a weekly take on the housing market.

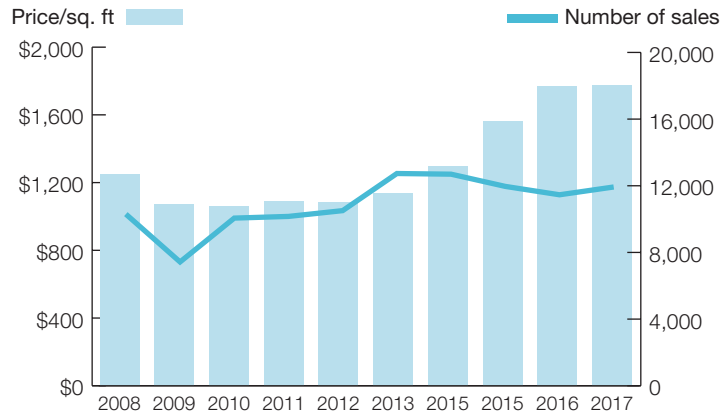
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Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$2,053,273 | 0.1% | \$2,052,047 | 29.0% | \$1,591,823 |
| Average Price Per Sq. Ft | \$1,775 | 0.2% | \$1,771 | 41.9% | \$1,251 |
| Median Sales Price | \$1,140,000 | 3.6% | \$1,100,000 | 19.4% | \$955,000 |
| Number of Sales | 11,927 | 4.1% | 11,459 | 15.8% | 10,299 |
| Average Days on Market | 101 | 13.5% | 89 | -29.4% | 143 |
| Average Discount from List Price * | 5.3% | | 3.2% | | 4.1% |
| Listing Inventory | 5,451 | 1.1% | 5,393 | -40.0% | 9,081 |
| 30 Year Fixed Mortgage (Freddie Mac) * | 3.94% | | 4.32% | | 5.14% |
| 1 Year Adjustable Rate Mortgage (Freddie Mac)* | 3.39% | | 3.30% | | 4.95% |

Average Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$524,748 | \$965,578 | \$2,084,977 | \$4,094,016 | \$9,040,873 | \$2,053,273 |
| 2016 | \$562,791 | \$954,599 | \$2,037,845 | \$4,507,229 | \$8,662,595 | \$2,052,047 |
| 2015 | \$435,749 | \$896,054 | \$1,879,731 | \$3,785,181 | \$8,692,542 | \$1,832,069 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$981 | \$1,231 | \$1,734 | \$2,052 | \$2,800 | \$1,775 |
| 2016 | \$1,047 | \$1,249 | \$1,593 | \$2,219 | \$2,685 | \$1,771 |
| 2015 | \$765 | \$1,132 | \$1,452 | \$1,821 | \$2,592 | \$1,563 |
| 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 |

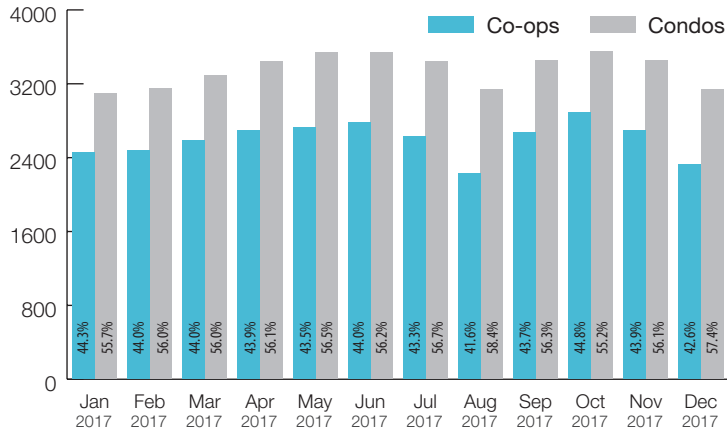
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$489,500 | \$827,000 | \$1,720,000 | \$3,337,500 | \$6,842,169 | \$1,140,000 |
| 2016 | \$500,000 | \$805,000 | \$1,682,000 | \$3,500,000 | \$6,927,380 | \$1,100,000 |
| 2015 | \$411,500 | \$772,500 | \$1,634,146 | \$3,160,000 | \$6,500,000 | \$1,010,500 |
| 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 |

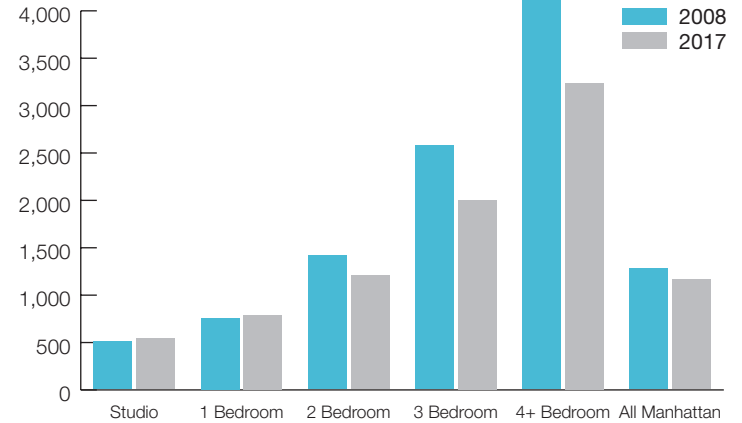
Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|--------|
| 2017 | 1,412 | 4,867 | 3,520 | 1,522 | 606 | 11,927 |
| 2016 | 1,435 | 4,642 | 3,261 | 1,416 | 557 | 11,459 |
| 2015 | 1,520 | 4,965 | 3,474 | 1,511 | 485 | 11,955 |
| 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 |

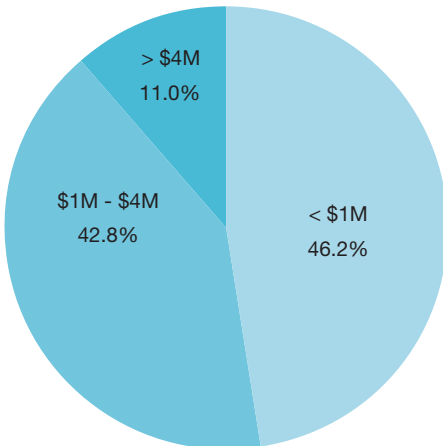
Listing Inventory



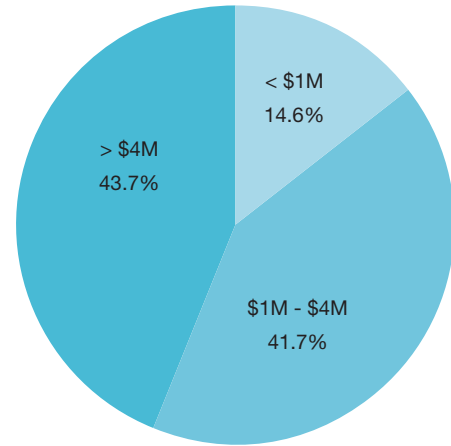
Average Square Footage by Number of Bedrooms



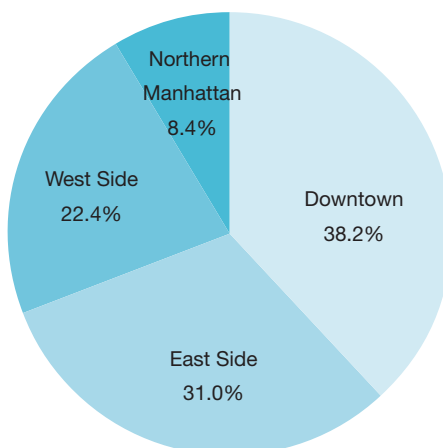
2017 Number of Units Sold



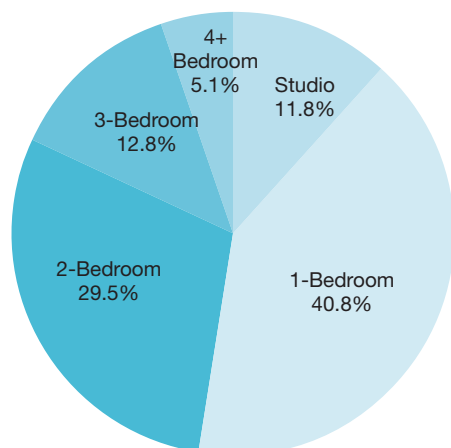
2017 Aggregate Purchase Dollars by Sales Price



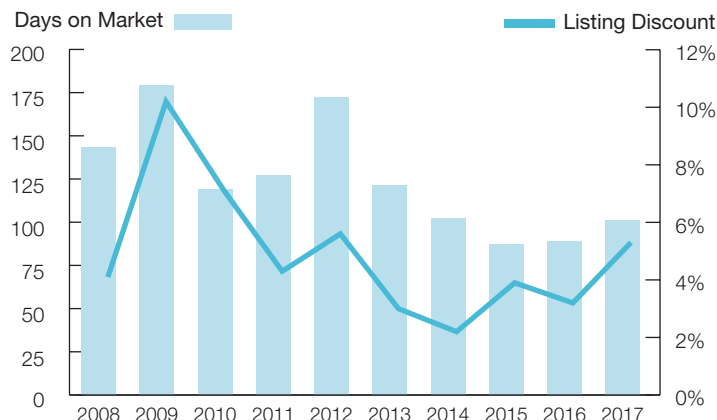
2017 Number of Units Sold by Area



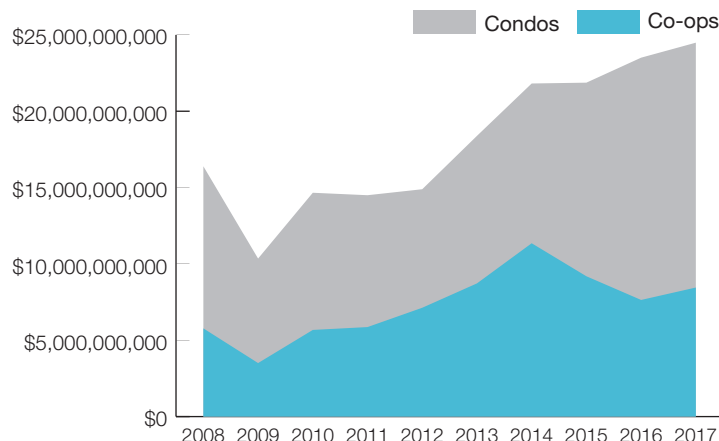
2017 Number of Units Sold by Number of Bedrooms



Days on Market / Listing Discount



Market Sales Volume

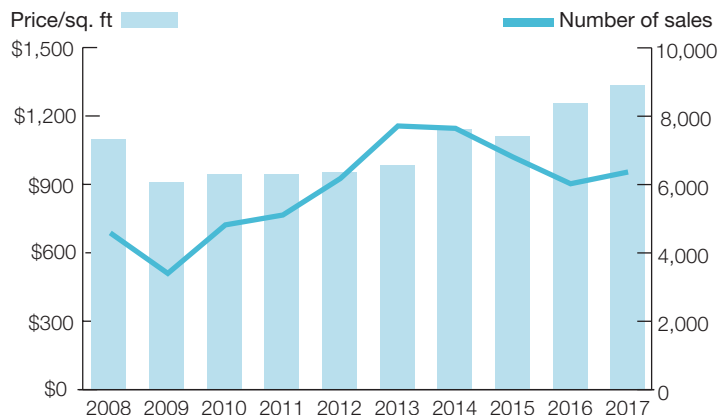


Market Area Ranking (percent change of average price per square foot, 2016-2017, co-ops, condos)

| Market Area | Type | % Change |
|---|-----------------|-------------|
| Central Park West | Condos | 60.6% |
| East End Ave | Co-ops + Condos | 48.2% |
| East End Ave | Condos | 45.3% |
| Financial District | Condos | 25.7% |
| Financial District | Co-ops + Condos | 25.6% |
| Sutton + Beekman | Condos | 25.2% |
| Carnegie Hill | Condos | 22.3% |
| Carnegie Hill | Co-ops + Condos | 19.0% |
| Central Park West | Co-ops + Condos | 17.6% |
| Inwood | Co-ops + Condos | 14.8% |
| Harlem + East Harlem | Co-ops + Condos | 14.4% |
| Sutton + Beekman | Co-ops + Condos | 14.4% |
| Yorkville | Condos | 14.3% |
| Northern Manhattan | Co-ops + Condos | 14.2% |
| East Village + Lower East Side | Condos | 12.5% |
| Lincoln Center | Co-ops + Condos | 12.2% |
| Financial District | Co-ops | 12.0% |
| Carnegie Hill | Co-ops | 11.4% |
| Washington Heights | Co-ops + Condos | 11.1% |
| Upper West Side | Condos | 8.6% |
| Chelsea | Co-ops | 8.0% |
| Downtown | Co-ops | 8.0% |
| Fort George | Co-ops + Condos | 7.9% |
| Hamilton + Morningside Heights | Co-ops + Condos | 7.6% |
| Midtown West + Clinton | Co-ops | 7.6% |
| Yorkville | Co-ops + Condos | 7.3% |
| Upper East Side | Co-ops | 7.2% |
| East Village + Lower East Side | Co-ops + Condos | 7.2% |
| Lincoln Center | Condos | 6.7% |
| Upper West Side | Co-ops + Condos | 6.6% |
| Manhattan | Co-ops | 6.1% |
| Soho + Tribeca | Co-ops | 5.7% |
| Downtown | Condos | 5.6% |
| East Side + West Side + Downtown | Co-ops | 5.5% |
| Soho + Tribeca | Condos | 5.2% |
| Greenwich Village | Co-ops | 5.1% |
| East Side | Co-ops | 5.0% |
| Fifth Ave + Park Ave Corridor | Co-ops | 4.8% |
| Chelsea | Condos | 4.1% |
| Union Square + Gramercy + Kips Bay + Murray | Co-ops | 4.1% |

| Market Area | Type | % Change |
|--|------------------------|-------------|
| Soho + Tribeca | Co-ops + Condos | 3.8% |
| West Side | Co-ops | 3.6% |
| West Side | Co-ops + Condos | 3.5% |
| Lincoln Center | Co-ops | 3.5% |
| Downtown | Co-ops + Condos | 3.2% |
| East Village + Lower East Side | Co-ops | 3.0% |
| Upper East Side | Co-ops + Condos | 3.0% |
| West Side | Condos | 2.9% |
| Upper West Side | Co-ops | 2.8% |
| East End Ave | Co-ops | 2.8% |
| Union Square + Gramercy + Kips Bay + Murray Hill | Condos | 2.5% |
| Riverside Dr + West End Ave Corridor | Co-ops + Condos | 2.2% |
| Upper East Side | Condos | 1.7% |
| Lenox Hill | Condos | 1.6% |
| Central Park West | Co-ops | 1.5% |
| East Side + West Side + Downtown | Condos | 1.1% |
| Manhattan | Condos | 1.1% |
| Fifth Ave + Park Ave Corridor | Co-ops + Condos | 1.1% |
| Riverside Dr + West End Ave Corridor | Condos | 0.8% |
| Sutton + Beekman | Co-ops | 0.4% |
| Union Square + Gramercy + Kips Bay + Murray Hill | Co-ops + Condos | 0.2% |
| Manhattan | Co-ops + Condos | 0.2% |
| East Side + West Side + Downtown | Co-ops + Condos | 0.0% |
| Riverside Dr + West End Ave Corridor | Co-ops | 0.0% |
| Midtown West + Clinton | Co-ops + Condos | 0.0% |
| Midtown West + Clinton | Condos | -0.3% |
| Yorkville | Co-ops | -0.4% |
| Lenox Hill | Co-ops + Condos | -1.4% |
| Greenwich Village | Condos | -1.6% |
| Lenox Hill | Co-ops | -2.8% |
| Chelsea | Co-ops + Condos | -3.3% |
| Midtown East + Turtle Bay | Co-ops | -4.0% |
| Battery Park City | Condos | -4.6% |
| Fifth Ave + Park Ave Corridor | Condos | -5.2% |
| East Side | Co-ops + Condos | -5.8% |
| East Side | Condos | -6.3% |
| Greenwich Village | Co-ops + Condos | -8.6% |
| Midtown East + Turtle Bay | Condos | -25.1% |
| Midtown East + Turtle Bay | Co-ops + Condos | -27.2% |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,327,329 | 4.6% | \$1,268,632 | 5.4% | \$1,259,725 |
| Average Price Per Sq. Ft | \$1,335 | 6.1% | \$1,258 | 21.7% | \$1,097 |
| Median Sales Price | \$799,000 | 3.6% | \$771,000 | 11.3% | \$718,000 |
| Number of Sales | 6,368 | 5.7% | 6,024 | 38.9% | 4,586 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$468,255 | \$781,220 | \$1,640,775 | \$2,918,664 | \$6,058,947 | \$1,327,329 |
| 2016 | \$468,270 | \$758,879 | \$1,501,186 | \$2,957,070 | \$6,053,627 | \$1,268,632 |
| 2015 | \$399,192 | \$749,710 | \$1,544,211 | \$3,205,749 | \$6,821,847 | \$1,350,393 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$884 | \$1,018 | \$1,430 | \$1,575 | \$2,225 | \$1,335 |
| 2016 | \$891 | \$1,008 | \$1,207 | \$1,574 | \$2,060 | \$1,258 |
| 2015 | \$669 | \$939 | \$1,203 | \$1,565 | \$2,012 | \$1,113 |
| 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 |

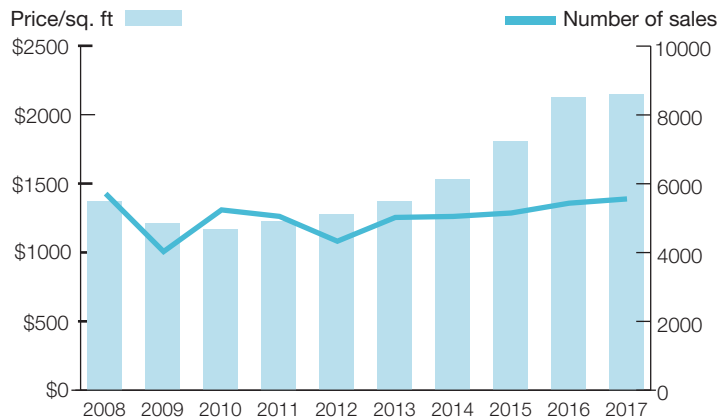
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$445,000 | \$715,000 | \$1,350,000 | \$2,418,343 | \$4,202,641 | \$799,000 |
| 2016 | \$436,250 | \$685,000 | \$1,300,000 | \$2,397,500 | \$4,277,500 | \$771,000 |
| 2015 | \$390,000 | \$675,000 | \$1,350,000 | \$2,685,000 | \$5,050,000 | \$755,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 1,041 | 2,812 | 1,712 | 607 | 196 | 6,368 |
| 2016 | 954 | 2,710 | 1,571 | 546 | 174 | 6,024 |
| 2015 | 1,180 | 2,974 | 1,769 | 711 | 171 | 6,805 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$2,884,864 | -1.2% | \$2,920,363 | 55.2% | \$1,858,408 |
| Average Price Per Sq. Ft | \$2,149 | 1.1% | \$2,126 | 56.4% | \$1,374 |
| Median Sales Price | \$1,713,233 | 2.0% | \$1,680,112 | 42.8% | \$1,200,000 |
| Number of Sales | 5,559 | 2.3% | 5,435 | -2.7% | 5,713 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$683,262 | \$1,217,848 | \$2,505,592 | \$4,873,731 | \$10,466,379 | \$2,884,864 |
| 2016 | \$750,260 | \$1,229,134 | \$2,536,716 | \$5,480,087 | \$9,847,870 | \$2,920,363 |
| 2015 | \$562,623 | \$1,102,674 | \$2,191,192 | \$4,259,389 | \$9,630,732 | \$2,462,490 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,241 | \$1,510 | \$1,998 | \$2,333 | \$3,016 | \$2,149 |
| 2016 | \$1,287 | \$1,512 | \$1,866 | \$2,516 | \$2,909 | \$2,126 |
| 2015 | \$1,122 | \$1,374 | \$1,649 | \$2,002 | \$2,865 | \$1,804 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$660,000 | \$1,075,000 | \$2,152,500 | \$4,149,422 | \$7,584,219 | \$1,713,233 |
| 2016 | \$650,000 | \$1,073,889 | \$2,172,500 | \$4,500,000 | \$8,000,000 | \$1,680,112 |
| 2015 | \$550,000 | \$951,000 | \$1,898,018 | \$3,650,000 | \$7,229,575 | \$1,520,000 |
| 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 |

Number of Sales

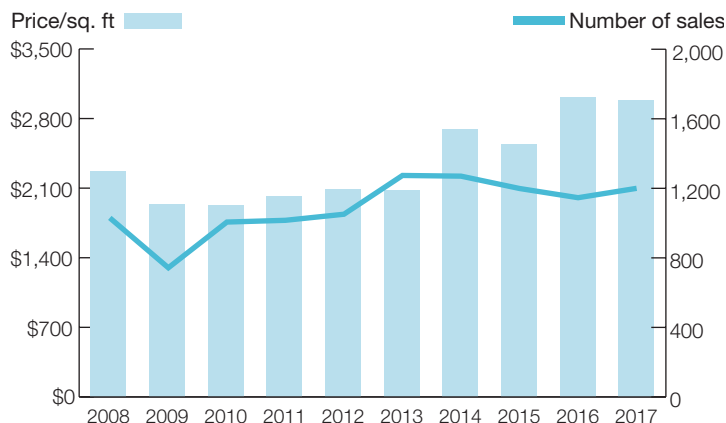
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 371 | 2,055 | 1,808 | 915 | 410 | 5,559 |
| 2016 | 481 | 1932 | 1690 | 870 | 383 | 5,435 |
| 2015 | 340 | 1,991 | 1,705 | 800 | 314 | 5,150 |
| 2014 | 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 | 1621 | 2030 | 898 | 241 | 5,240 |
| 2009 | 476 | 1,376 | 1,380 | 620 | 177 | 4,029 |
| 2008 | 674 | 1,924 | 2,702 | 309 | 104 | 5,713 |

MANHATTAN

MANHATTAN LUXURY CO-OPS & CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$8,594,899 | -2.3% | \$8,799,588 | 35.8% | \$6,330,093 |
| Average Price Per Sq. Ft | \$2,978 | -1.2% | \$3,015 | 31.1% | \$2,272 |
| Median Sales Price | \$6,531,391 | -1.5% | \$6,628,546 | 48.4% | \$4,400,000 |
| Number of Sales | 1,200 | 4.7% | 1,146 | 16.5% | 1,030 |

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

| | | | |
|------|-------------|------|-------------|
| 2017 | \$8,594,899 | 2012 | \$5,629,706 |
| 2016 | \$8,799,588 | 2011 | \$5,490,814 |
| 2015 | \$7,332,748 | 2010 | \$5,607,939 |
| 2014 | \$7,330,892 | 2009 | \$5,393,389 |
| 2013 | \$5,514,143 | 2008 | \$6,330,093 |

Average Price Per Sq. Ft

| | | | |
|------|---------|------|---------|
| 2017 | \$2,978 | 2012 | \$2,083 |
| 2016 | \$3,015 | 2011 | \$2,020 |
| 2015 | \$2,539 | 2010 | \$1,928 |
| 2014 | \$2,695 | 2009 | \$1,938 |
| 2013 | \$2,081 | 2008 | \$2,272 |

Median Sales Price

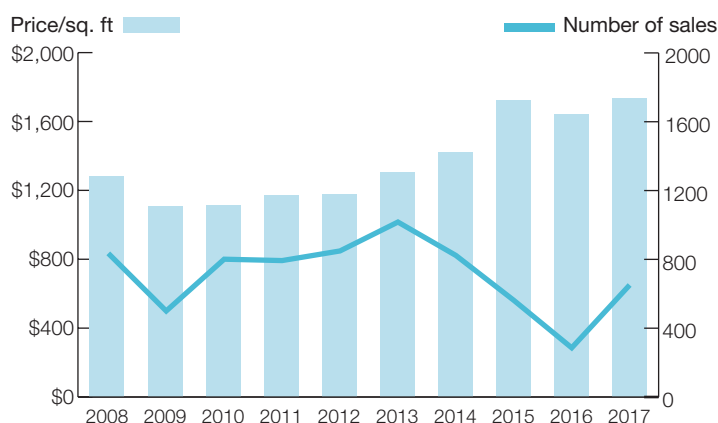
| | | | |
|------|-------------|------|-------------|
| 2017 | \$6,531,391 | 2012 | \$4,165,000 |
| 2016 | \$6,628,546 | 2011 | \$4,175,000 |
| 2015 | \$5,651,287 | 2010 | \$4,318,275 |
| 2014 | \$5,150,000 | 2009 | \$4,174,825 |
| 2013 | \$4,300,000 | 2008 | \$4,400,000 |

Number Of Sales

| | | | |
|------|-------|------|-------|
| 2017 | 1,200 | 2012 | 1,051 |
| 2016 | 1,146 | 2011 | 1,016 |
| 2015 | 1,119 | 2010 | 1,006 |
| 2014 | 1,270 | 2009 | 1,030 |
| 2013 | 1,274 | 2008 | 1,030 |

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 | \$2,854,612 | 6.8% | \$2,672,047 | 28.9% | \$2,215,231 |
| Average Price Per Sq. Ft | \$1,736 | 5.9% | \$1,639 | 35.7% | \$1,280 |
| Median Sales Price | \$2,275,000 | 3.4% | \$2,200,000 | 26.7% | \$1,795,000 |
| Number of Sales | 651 | 127.6% | 286 | -22.0% | 835 |

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

| | | | |
|------|-------------|------|-------------|
| 2017 | \$2,854,612 | 2012 | \$2,083,776 |
| 2016 | \$2,672,047 | 2011 | \$2,063,650 |
| 2015 | \$2,807,152 | 2010 | \$2,041,701 |
| 2014 | \$2,506,039 | 2009 | \$1,927,311 |
| 2013 | \$2,288,106 | 2008 | \$2,215,231 |

Average Price Per Sq. Ft

| | | | |
|------|---------|------|---------|
| 2017 | \$1,736 | 2012 | \$1,178 |
| 2016 | \$1,639 | 2011 | \$1,172 |
| 2015 | \$1,720 | 2010 | \$1,107 |
| 2014 | \$1,418 | 2009 | \$1,107 |
| 2013 | \$1,305 | 2008 | \$1,280 |

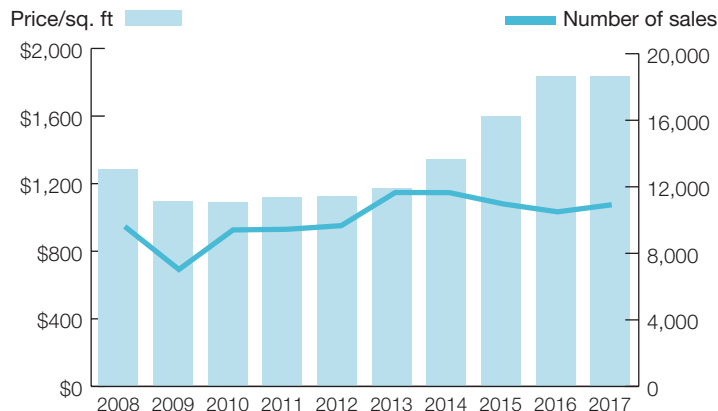
Median Sales Price

| | | | |
|------|-------------|------|-------------|
| 2017 | \$2,275,000 | 2012 | \$1,707,500 |
| 2016 | \$2,200,000 | 2011 | \$1,610,000 |
| 2015 | \$2,100,000 | 2010 | \$1,575,000 |
| 2014 | \$1,960,000 | 2009 | \$1,577,300 |
| 2013 | \$1,800,000 | 2008 | \$1,795,000 |

Number Of Sales

| | | | |
|------|-------|------|-----|
| 2017 | 651 | 2012 | 849 |
| 2016 | 286 | 2011 | 793 |
| 2015 | 562 | 2010 | 801 |
| 2014 | 823 | 2009 | 501 |
| 2013 | 1,017 | 2008 | 835 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$2,175,717 | -0.3% | \$2,181,524 | 30.8% | \$1,663,925 |
| Average Price Per Sq. Ft | \$1,834 | 0.0% | \$1,834 | 42.8% | \$1,284 |
| Median Sales Price | \$1,229,000 | 2.4% | \$1,200,000 | 23.3% | \$996,766 |
| Number of Sales | 10,920 | 4.0% | 10,495 | 13.6% | 9,614 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$535,599 | \$1,004,569 | \$2,228,469 | \$4,334,632 | \$9,314,626 | \$2,175,717 |
| 2016 | \$573,478 | \$999,808 | \$2,184,861 | \$4,734,196 | \$8,920,449 | \$2,181,524 |
| 2015 | \$445,408 | \$933,484 | \$1,985,997 | \$4,029,485 | \$8,946,807 | \$1,911,126 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$997 | \$1,264 | \$1,809 | \$2,105 | \$2,831 | \$1,834 |
| 2016 | \$1,069 | \$1,289 | \$1,660 | \$2,272 | \$2,729 | \$1,834 |
| 2015 | \$772 | \$1,169 | \$1,502 | \$1,886 | \$2,624 | \$1,597 |
| 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 |

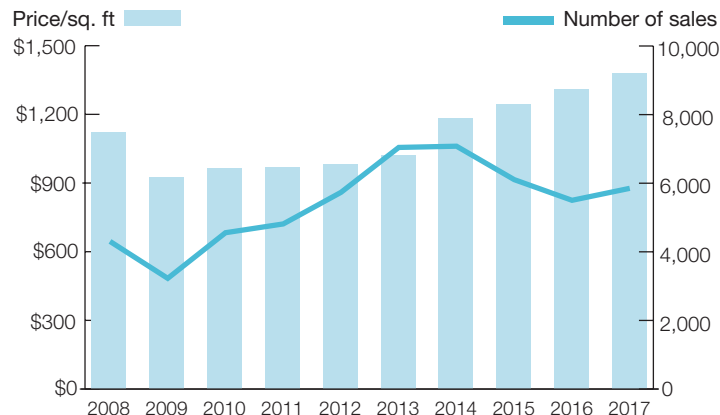
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$499,000 | \$855,000 | \$1,820,000 | \$3,600,000 | \$6,997,500 | \$1,229,000 |
| 2016 | \$510,000 | \$845,000 | \$1,795,000 | \$3,695,000 | \$7,113,875 | \$1,200,000 |
| 2015 | \$418,000 | \$799,326 | \$1,716,376 | \$3,375,000 | \$6,676,629 | \$1,115,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|--------|
| 2017 | 1,321 | 4,446 | 3,162 | 1,407 | 584 | 10,920 |
| 2016 | 1,347 | 4,227 | 2,932 | 1,329 | 538 | 10,495 |
| 2015 | 1,395 | 4,573 | 3,144 | 1,377 | 478 | 10,967 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,395,877 | 4.1% | \$1,341,093 | 6.4% | \$1,312,037 |
| Average Price Per Sq. Ft | \$1,379 | 5.5% | \$1,307 | 23.0% | \$1,121 |
| Median Sales Price | \$840,000 | 2.4% | \$820,000 | 12.2% | \$748,480 |
| Number of Sales | 5,851 | 6.3% | 5,502 | 35.9% | 4,304 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$477,358 | \$807,626 | \$1,763,942 | \$3,169,217 | \$6,458,697 | \$1,395,877 |
| 2016 | \$476,915 | \$793,658 | \$1,618,820 | \$3,144,585 | \$6,517,319 | \$1,341,093 |
| 2015 | \$408,291 | \$778,941 | \$1,630,398 | \$3,441,314 | \$7,221,067 | \$1,357,827 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$900 | \$1,041 | \$1,495 | \$1,625 | \$2,281 | \$1,379 |
| 2016 | \$905 | \$1,036 | \$1,265 | \$1,625 | \$2,149 | \$1,307 |
| 2015 | \$675 | \$967 | \$1,243 | \$1,634 | \$2,064 | \$1,243 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$450,000 | \$730,000 | \$1,425,000 | \$2,585,000 | \$4,725,000 | \$840,000 |
| 2016 | \$440,000 | \$710,000 | \$1,385,000 | \$2,500,000 | \$4,634,379 | \$820,000 |
| 2015 | \$399,000 | \$695,000 | \$1,400,000 | \$2,800,000 | \$5,190,000 | \$795,000 |
| 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 |

Number of Sales

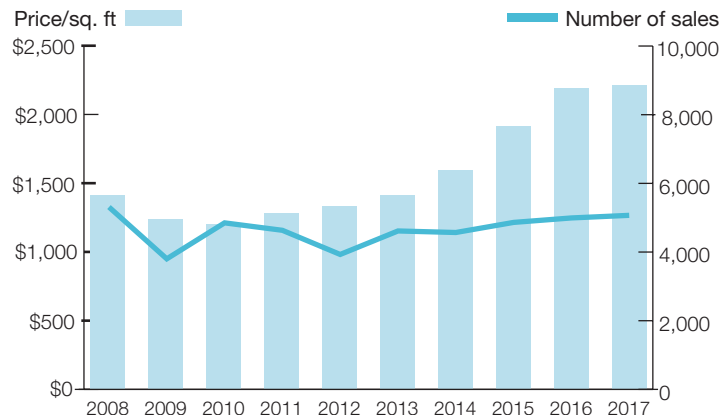
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 997 | 2,602 | 1,527 | 543 | 182 | 5,851 |
| 2016 | 911 | 2,472 | 1,399 | 501 | 160 | 5,502 |
| 2015 | 1,103 | 2,703 | 1,525 | 618 | 155 | 6,104 |
| 2014 | 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 |

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$3,075,863 | -1.0% | \$3,107,631 | 57.8% | \$1,949,146 |
| Average Price Per Sq. Ft | \$2,217 | 1.1% | \$2,191 | 56.5% | \$1,416 |
| Median Sales Price | \$1,850,000 | 1.4% | \$1,825,000 | 45.7% | \$1,270,000 |
| Number of Sales | 5,069 | 1.5% | 4,993 | -4.5% | 5,310 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$714,815 | \$1,282,467 | \$2,662,311 | \$5,067,064 | \$10,607,609 | \$3,075,863 |
| 2016 | \$775,243 | \$1,290,180 | \$2,701,424 | \$5,696,026 | \$9,937,647 | \$3,107,631 |
| 2015 | \$585,617 | \$1,156,868 | \$2,320,950 | \$4,508,391 | \$9,774,949 | \$2,605,622 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,277 | \$1,562 | \$2,078 | \$2,382 | \$3,033 | \$2,217 |
| 2016 | \$1,336 | \$1,566 | \$1,936 | \$2,562 | \$2,928 | \$2,191 |
| 2015 | \$1,174 | \$1,427 | \$1,711 | \$2,063 | \$2,882 | \$1,915 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$689,000 | \$1,141,595 | \$2,265,606 | \$4,334,601 | \$7,687,500 | \$1,850,000 |
| 2016 | \$660,000 | \$1,125,000 | \$2,315,000 | \$4,650,000 | \$8,057,270 | \$1,825,000 |
| 2015 | \$565,000 | \$990,000 | \$1,997,543 | \$3,850,000 | \$7,250,000 | \$1,649,919 |
| 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 |

Number of Sales

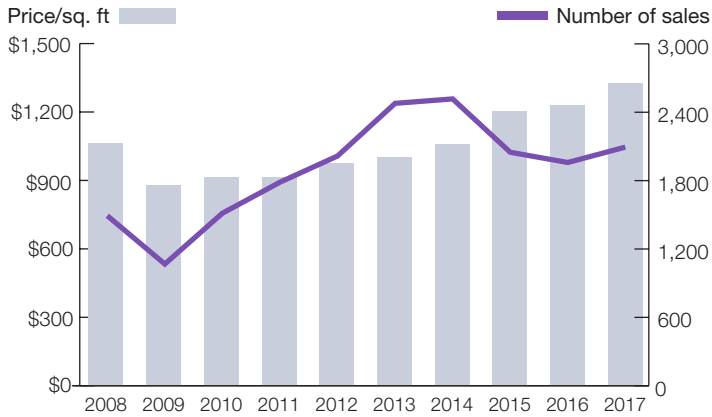
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 324 | 1,844 | 1,635 | 864 | 402 | 5,069 |
| 2016 | 436 | 1,755 | 1,533 | 828 | 378 | 4,993 |
| 2015 | 292 | 1,870 | 1,619 | 759 | 323 | 4,863 |
| 2014 | 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 |

DOWNTOWN

DOWNTOWN CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,239,191 | 7.0% | \$1,157,687 | 21.3% | \$1,021,983 |
| Average Price Per Sq. Ft | \$1,328 | 8.0% | \$1,230 | 25.2% | \$1,061 |
| Median Sales Price | \$820,000 | 2.6% | \$799,000 | 18.0% | \$695,000 |
| Number of Sales | 2,094 | 6.9% | 1,959 | 40.3% | 1,492 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$525,907 | \$892,471 | \$1,764,652 | \$3,236,977 | \$5,792,601 | \$1,239,191 |
| 2016 | \$516,383 | \$864,264 | \$1,696,154 | \$3,155,326 | \$4,402,981 | \$1,157,687 |
| 2015 | \$441,002 | \$840,923 | \$1,723,222 | \$3,515,424 | \$5,033,208 | \$1,153,307 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$969 | \$1,120 | \$1,494 | \$1,700 | \$2,052 | \$1,328 |
| 2016 | \$970 | \$1,098 | \$1,303 | \$1,604 | \$1,642 | \$1,230 |
| 2015 | \$854 | \$1,032 | \$1,312 | \$1,655 | \$1,667 | \$1,202 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$500,000 | \$784,576 | \$1,525,000 | \$2,600,000 | \$4,900,000 | \$820,000 |
| 2016 | \$495,978 | \$750,000 | \$1,500,000 | \$2,850,000 | \$4,850,000 | \$799,000 |
| 2015 | \$427,140 | \$740,000 | \$1,500,000 | \$3,000,000 | \$5,025,000 | \$772,500 |
| 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 |

Number of Sales

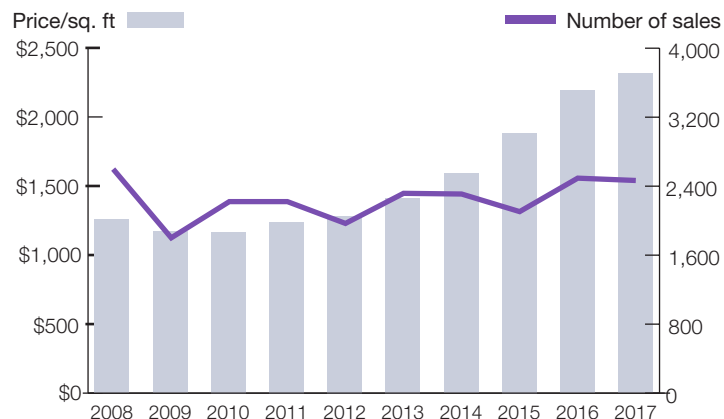
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 421 | 1,048 | 465 | 121 | 39 | 2,094 |
| 2016 | 384 | 998 | 417 | 115 | 20 | 1,959 |
| 2015 | 427 | 1,051 | 420 | 127 | 24 | 2,049 |
| 2014 | 542 | 1,189 | 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 |

DOWNTOWN

DOWNTOWN CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$3,443,387 | 2.6% | \$3,356,488 | 112.9% | \$1,617,318 |
| Average Price Per Sq. Ft | \$2,312 | 5.6% | \$2,189 | 84.1% | \$1,256 |
| Median Sales Price | \$2,141,144 | -3.8% | \$2,225,000 | 68.2% | \$1,272,812 |
| Number of Sales | 2,466 | -1.1% | 2,493 | -5.1% | 2,598 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$745,452 | \$1,402,111 | \$2,938,522 | \$5,681,655 | \$11,454,903 | \$3,443,387 |
| 2016 | \$798,820 | \$1,386,190 | \$2,869,891 | \$5,806,491 | \$9,168,489 | \$3,356,488 |
| 2015 | \$612,882 | \$1,233,955 | \$2,393,722 | \$4,827,517 | \$9,071,217 | \$2,720,091 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,284 | \$1,648 | \$2,190 | \$2,446 | \$3,116 | \$2,312 |
| 2016 | \$1,345 | \$1,623 | \$1,968 | \$2,487 | \$2,754 | \$2,189 |
| 2015 | \$1,172 | \$1,447 | \$1,695 | \$2,053 | \$2,696 | \$1,883 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$725,000 | \$1,235,500 | \$2,571,081 | \$4,999,000 | \$8,900,000 | \$2,141,144 |
| 2016 | \$717,500 | \$1,200,000 | \$2,571,081 | \$5,142,162 | \$8,137,155 | \$2,225,000 |
| 2015 | \$590,000 | \$1,030,000 | \$2,100,000 | \$4,450,000 | \$7,750,000 | \$1,792,109 |
| 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 |

Number of Sales

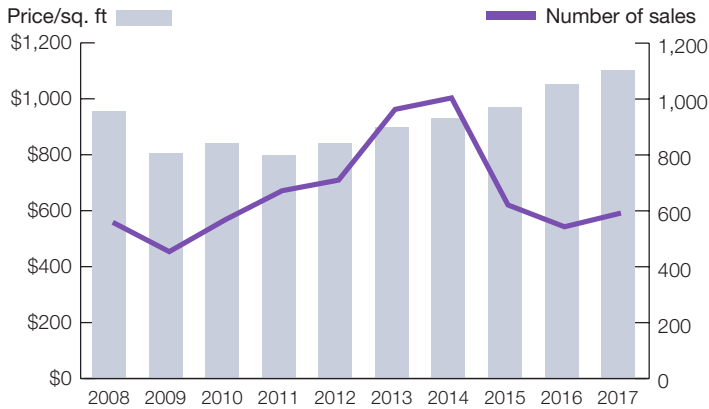
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 148 | 862 | 803 | 462 | 191 | 2,466 |
| 2016 | 190 | 823 | 763 | 461 | 214 | 2,493 |
| 2015 | 128 | 749 | 741 | 346 | 141 | 2,105 |
| 2014 | 250 | 851 | 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 |

DOWNTOWN

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

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|-------|--------------|
| Average Sales Price | \$875,277 | 3.8% | \$843,367 | 17.9% | \$742,354 |
| Average Price Per Sq. Ft | \$1,102 | 4.1% | \$1,059 | 15.3% | \$956 |
| Median Sales Price | \$682,500 | 2.3% | \$667,000 | 16.7% | \$585,000 |
| Number of Sales | 592 | 9.0% | 543 | 5.9% | 559 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$475,226 | \$742,022 | \$1,376,507 | \$2,811,728 | \$7,241,667 | \$875,277 |
| 2016 | \$464,145 | \$759,243 | \$1,338,902 | \$2,370,725 | \$5,106,000 | \$843,367 |
| 2015 | \$406,548 | \$675,193 | \$1,326,567 | \$2,941,250 | \$2,527,500 | \$759,491 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$884 | \$978 | \$1,242 | \$1,627 | \$2,785 | \$1,102 |
| 2016 | \$909 | \$996 | \$1,125 | \$1,442 | \$1,435 | \$1,059 |
| 2015 | \$797 | \$901 | \$1,123 | \$1,514 | \$1,076 | \$972 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$450,000 | \$722,500 | \$1,375,000 | \$2,062,500 | \$3,025,000 | \$682,500 |
| 2016 | \$459,250 | \$708,000 | \$1,300,000 | \$1,935,000 | \$6,608,000 | \$667,000 |
| 2015 | \$400,000 | \$637,500 | \$1,254,500 | \$2,625,000 | \$2,527,500 | \$595,000 |
| 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 |

Number of Sales

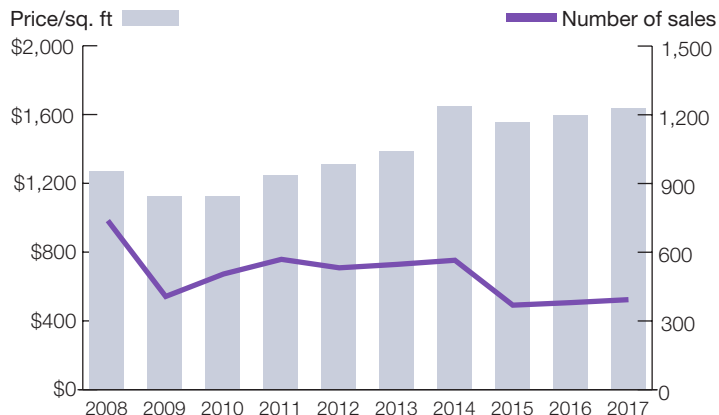
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 180 | 294 | 91 | 24 | 3 | 592 |
| 2016 | 159 | 278 | 82 | 20 | 3 | 543 |
| 2015 | 201 | 310 | 88 | 20 | 2 | 621 |
| 2014 | 276 | 501 | 175 | 46 | 6 | 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 |

DOWNTOWN

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$1,604,179 | -1.5% | \$1,628,568 | 8.2% | \$1,482,486 |
| Average Price Per Sq. Ft | \$1,637 | 2.5% | \$1,598 | 28.7% | \$1,272 |
| Median Sales Price | \$1,295,000 | 0.5% | \$1,289,000 | 3.4% | \$1,252,447 |
| Number of Sales | 393 | 3.4% | 380 | -46.7% | 738 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$641,981 | \$1,150,181 | \$2,012,936 | \$3,009,264 | \$11,571,888 | \$1,604,179 |
| 2016 | \$745,755 | \$1,178,843 | \$2,001,105 | \$3,441,840 | \$8,500,625 | \$1,628,568 |
| 2015 | \$596,337 | \$1,048,122 | \$1,947,231 | \$3,055,729 | \$10,304,699 | \$1,633,164 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,217 | \$1,413 | \$1,692 | \$1,951 | \$3,488 | \$1,637 |
| 2016 | \$1,489 | \$1,455 | \$1,577 | \$1,859 | \$2,591 | \$1,598 |
| 2015 | \$1,203 | \$1,420 | \$1,475 | \$1,649 | \$2,565 | \$1,557 |
| 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 |

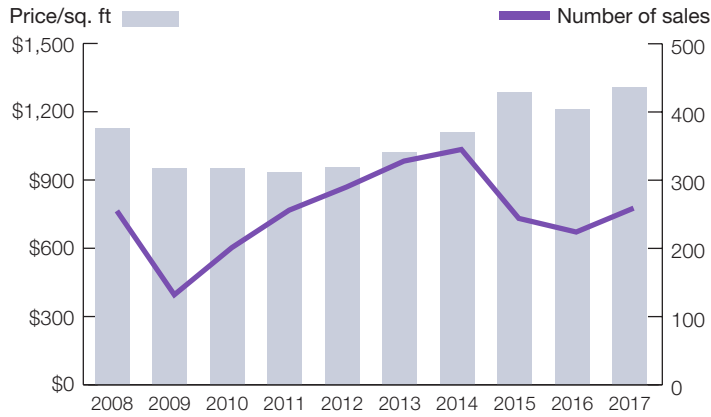
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$637,500 | \$1,113,796 | \$1,850,000 | \$2,581,250 | \$10,631,275 | \$1,295,000 |
| 2016 | \$660,000 | \$1,110,000 | \$1,800,000 | \$3,049,658 | \$8,495,000 | \$1,289,000 |
| 2015 | \$587,500 | \$964,000 | \$1,727,875 | \$2,815,000 | \$7,739,788 | \$1,286,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 32 | 212 | 117 | 28 | 4 | 393 |
| 2016 | 41 | 192 | 114 | 29 | 4 | 380 |
| 2015 | 32 | 186 | 118 | 25 | 8 | 369 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,196,895 | 8.3% | \$1,104,849 | 9.3% | \$1,094,815 |
| Average Price Per Sq. Ft | \$1,307 | 8.0% | \$1,211 | 15.8% | \$1,129 |
| Median Sales Price | \$818,750 | -8.7% | \$897,250 | 4.4% | \$784,052 |
| Number of Sales | 259 | 15.6% | 224 | 1.6% | 255 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$559,451 | \$899,152 | \$1,744,113 | \$3,549,821 | \$5,987,264 | \$1,196,895 |
| 2016 | \$562,198 | \$908,047 | \$1,577,606 | \$2,578,000 | \$1,905,000 | \$1,104,849 |
| 2015 | \$485,251 | \$925,336 | \$1,719,530 | \$3,385,286 | \$4,025,000 | \$1,232,938 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,041 | \$1,101 | \$1,530 | \$1,617 | \$1,931 | \$1,307 |
| 2016 | \$1,028 | \$1,159 | \$1,312 | \$1,232 | \$2,704 | \$1,211 |
| 2015 | \$939 | \$1,158 | \$1,326 | \$1,610 | \$2,118 | \$1,284 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$569,000 | \$835,000 | \$1,675,000 | \$2,577,500 | \$5,007,467 | \$818,750 |
| 2016 | \$545,000 | \$849,000 | \$1,315,000 | \$2,200,000 | \$1,905,000 | \$897,250 |
| 2015 | \$515,000 | \$800,000 | \$1,500,000 | \$2,862,500 | \$4,025,000 | \$854,500 |
| 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 |

Number of Sales

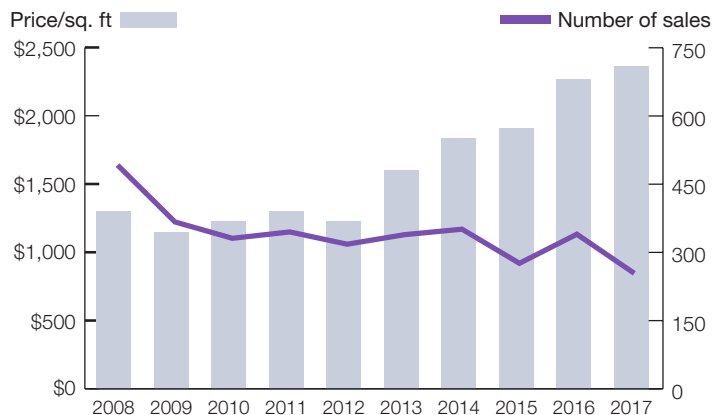
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 69 | 121 | 51 | 14 | 4 | 259 |
| 2016 | 45 | 109 | 50 | 15 | 2 | 224 |
| 2015 | 49 | 119 | 55 | 19 | 2 | 244 |
| 2014 | 68 | 175 | 79 | 20 | 3 | 345 |
| 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 |

DOWNTOWN

CHELSEA CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$3,168,403 | -5.8% | \$3,362,323 | 96.1% | \$1,616,022 |
| Average Price Per Sq. Ft | \$2,363 | 4.1% | \$2,270 | 81.4% | \$1,303 |
| Median Sales Price | \$2,062,500 | -8.2% | \$2,247,000 | 38.4% | \$1,490,000 |
| Number of Sales | 254 | -25.3% | 340 | -48.4% | 492 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$727,727 | \$1,735,307 | \$3,068,866 | \$5,351,602 | \$14,718,587 | \$3,168,403 |
| 2016 | \$777,112 | \$1,494,068 | \$2,909,110 | \$6,304,131 | \$7,687,441 | \$3,362,323 |
| 2015 | \$654,400 | \$1,286,852 | \$2,725,049 | \$5,077,114 | \$8,665,319 | \$2,761,075 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,402 | \$1,992 | \$2,327 | \$2,336 | \$3,477 | \$2,363 |
| 2016 | \$1,522 | \$1,811 | \$1,950 | \$2,527 | \$3,003 | \$2,270 |
| 2015 | \$1,125 | \$1,589 | \$1,901 | \$1,976 | \$2,550 | \$1,906 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$740,000 | \$1,300,000 | \$2,585,300 | \$4,300,000 | \$14,908,944 | \$2,062,500 |
| 2016 | \$750,000 | \$1,428,096 | \$2,610,860 | \$4,600,000 | \$6,872,250 | \$2,247,000 |
| 2015 | \$595,000 | \$1,110,000 | \$2,560,000 | \$4,350,000 | \$7,937,500 | \$1,977,500 |
| 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 |

Number of Sales

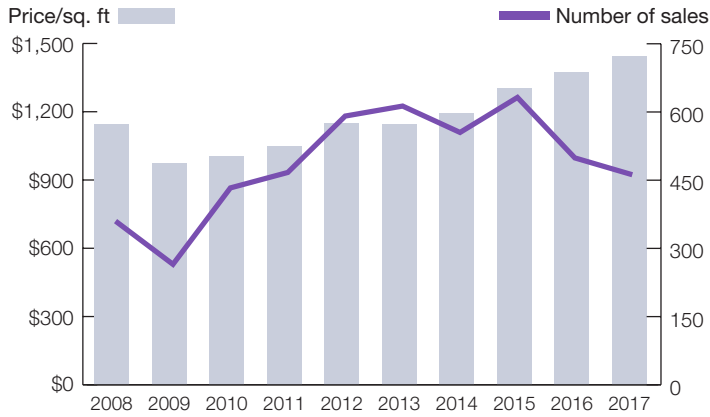
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 11 | 109 | 89 | 35 | 10 | 254 |
| 2016 | 19 | 126 | 98 | 65 | 31 | 340 |
| 2015 | 21 | 91 | 107 | 43 | 14 | 276 |
| 2014 | 17 | 127 | 130 | 58 | 19 | 351 |
| 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 |

DOWNTOWN

GREENWICH VILLAGE CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,390,828 | -1.8% | \$1,415,666 | 36.7% | \$1,017,246 |
| Average Price Per Sq. Ft | \$1,444 | 5.1% | \$1,374 | 26.2% | \$1,144 |
| Median Sales Price | \$1,082,500 | 8.8% | \$995,000 | 39.7% | \$774,700 |
| Number of Sales | 462 | -7.4% | 499 | 28.3% | 360 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$615,802 | \$1,072,485 | \$2,035,957 | \$3,341,698 | \$5,131,000 | \$1,390,828 |
| 2016 | \$574,974 | \$1,007,746 | \$1,977,714 | \$3,713,959 | \$4,611,846 | \$1,415,666 |
| 2015 | \$500,770 | \$996,044 | \$2,001,031 | \$3,658,988 | \$5,158,333 | \$1,364,962 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,113 | \$1,271 | \$1,712 | \$1,602 | \$1,816 | \$1,444 |
| 2016 | \$1,064 | \$1,201 | \$1,422 | \$1,889 | \$1,658 | \$1,374 |
| 2015 | \$946 | \$1,127 | \$1,440 | \$1,691 | \$1,833 | \$1,302 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$600,000 | \$975,000 | \$1,995,000 | \$3,212,500 | \$4,850,000 | \$1,082,500 |
| 2016 | \$540,000 | \$949,500 | \$2,000,000 | \$3,375,000 | \$5,000,000 | \$995,000 |
| 2015 | \$485,000 | \$878,500 | \$1,850,000 | \$3,350,000 | \$4,725,000 | \$957,500 |
| 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 |

Number of Sales

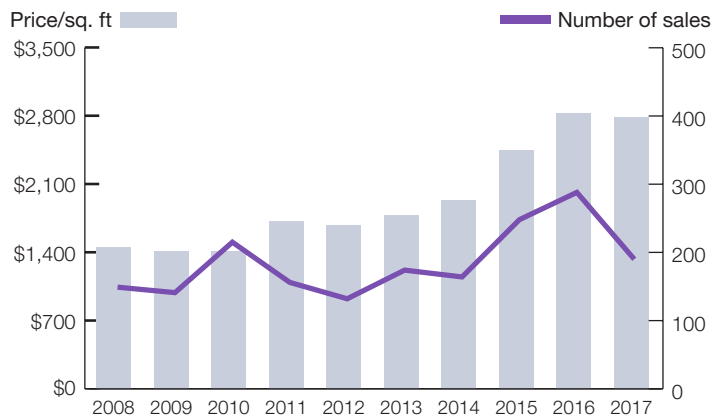
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 82 | 245 | 107 | 18 | 10 | 462 |
| 2016 | 95 | 246 | 113 | 32 | 9 | 499 |
| 2015 | 99 | 342 | 142 | 43 | 6 | 632 |
| 2014 | 130 | 254 | 133 | 32 | 6 | 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 |

DOWNTOWN

GREENWICH VILLAGE CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$4,926,255 | -11.7% | \$5,576,964 | 140.7% | \$2,046,932 |
| Average Price Per Sq. Ft | \$2,779 | -1.6% | \$2,824 | 90.9% | \$1,456 |
| Median Sales Price | \$2,770,000 | -37.6% | \$4,439,837 | 121.6% | \$1,250,000 |
| Number of Sales | 190 | -34.0% | 288 | 27.5% | 149 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$971,015 | \$1,729,663 | \$4,386,462 | \$7,438,120 | \$11,464,200 | \$4,926,255 |
| 2016 | \$908,995 | \$2,206,361 | \$4,431,916 | \$7,402,258 | \$11,949,012 | \$5,576,964 |
| 2015 | \$621,500 | \$2,098,218 | \$3,279,647 | \$6,508,362 | \$11,678,971 | \$4,564,039 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,524 | \$1,830 | \$3,125 | \$2,996 | \$3,039 | \$2,779 |
| 2016 | \$1,605 | \$2,148 | \$2,689 | \$2,972 | \$3,126 | \$2,824 |
| 2015 | \$1,349 | \$1,735 | \$2,068 | \$2,540 | \$3,121 | \$2,448 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$880,786 | \$1,514,000 | \$3,675,000 | \$7,695,000 | \$9,450,000 | \$2,770,000 |
| 2016 | \$732,500 | \$2,025,000 | \$4,281,487 | \$6,544,277 | \$10,445,000 | \$4,439,837 |
| 2015 | \$707,000 | \$1,480,000 | \$2,875,000 | \$6,547,002 | \$10,487,533 | \$3,025,000 |
| 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 |

Number of Sales

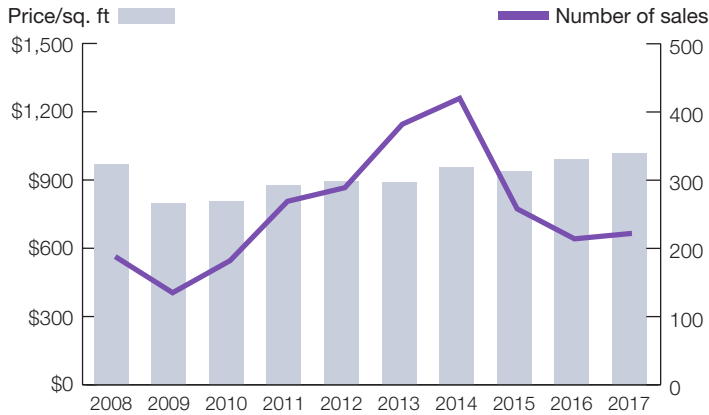
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 15 | 66 | 46 | 29 | 34 | 190 |
| 2016 | 16 | 65 | 95 | 66 | 43 | 288 |
| 2015 | 8 | 82 | 74 | 52 | 32 | 248 |
| 2014 | 24 | 68 | 43 | 24 | 5 | 164 |
| 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 |

DOWNTOWN

EAST VILLAGE/LOWER EAST SIDE CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|--------|--------------|
| Average Sales Price | \$825,674 | 2.5% | \$805,449 | -10.5% | \$922,738 |
| Average Price Per Sq. Ft | \$1,019 | 3.0% | \$989 | 5.2% | \$969 |
| Median Sales Price | \$745,000 | 3.4% | \$720,750 | 14.6% | \$650,000 |
| Number of Sales | 222 | 3.7% | 214 | 18.1% | 188 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$468,321 | \$717,406 | \$974,440 | \$1,521,857 | \$1,500,000 | \$825,674 |
| 2016 | \$515,839 | \$751,313 | \$968,296 | \$1,200,553 | \$2,500,000 | \$805,449 |
| 2015 | \$409,934 | \$652,327 | \$1,088,476 | \$2,036,667 | | \$745,741 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$901 | \$982 | \$1,046 | \$1,143 | \$1,500 | \$1,019 |
| 2016 | \$931 | \$1,026 | \$919 | \$982 | \$1,516 | \$989 |
| 2015 | \$815 | \$882 | \$1,012 | \$1,307 | | \$938 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-----------|
| 2017 | \$475,000 | \$670,000 | \$852,000 | \$1,337,500 | \$1,500,000 | \$745,000 |
| 2016 | \$450,000 | \$699,500 | \$863,500 | \$1,100,000 | \$2,500,000 | \$720,750 |
| 2015 | \$415,000 | \$600,000 | \$891,000 | \$1,875,000 | | \$640,000 |
| 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 |

Number of Sales

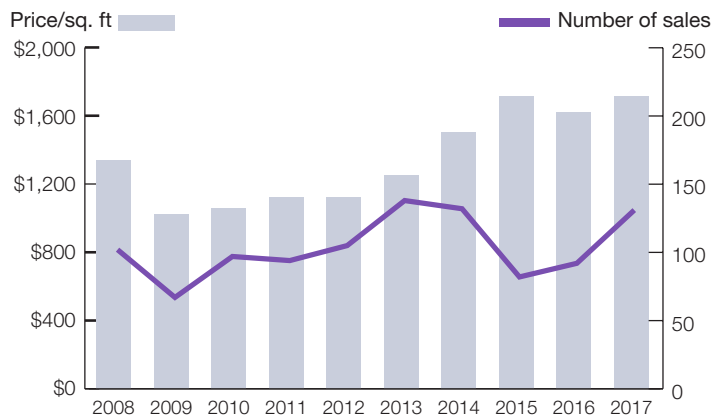
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 21 | 119 | 67 | 14 | 1 | 222 |
| 2016 | 27 | 124 | 46 | 9 | 2 | 214 |
| 2015 | 41 | 152 | 59 | 6 | | 258 |
| 2014 | 45 | 207 | 138 | 22 | 8 | 420 |
| 2013 | 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 |

DOWNTOWN

SOHO/TRIBECA CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$2,526,454 | -14.6% | \$2,957,560 | -0.7% | \$2,544,222 |
| Average Price Per Sq. Ft | \$1,713 | 5.7% | \$1,621 | 28.1% | \$1,337 |
| Median Sales Price | \$2,010,000 | -26.9% | \$2,750,000 | -14.5% | \$2,350,000 |
| Number of Sales | 131 | 42.4% | 92 | 28.4% | 102 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$682,800 | \$1,356,281 | \$2,665,276 | \$4,271,939 | \$5,666,999 | \$2,526,454 |
| 2016 | \$686,303 | \$1,549,979 | \$2,851,697 | \$4,509,211 | \$5,606,250 | \$2,957,560 |
| 2015 | \$425,333 | \$1,352,517 | \$2,826,850 | \$4,987,186 | \$6,600,000 | \$2,890,898 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,169 | \$1,495 | \$1,644 | \$1,818 | \$2,203 | \$1,713 |
| 2016 | \$915 | \$1,328 | \$1,621 | \$1,782 | \$1,699 | \$1,621 |
| 2015 | \$915 | \$1,328 | \$1,621 | \$1,782 | \$1,699 | \$1,621 |
| 2014 | \$890 | \$1,208 | \$1,565 | \$2,094 | \$2,185 | \$1,711 |
| 2013 | \$1,900 | \$1,187 | \$1,385 | \$1,572 | \$2,074 | \$1,500 |
| 2012 | \$945 | \$1,110 | \$1,326 | \$1,397 | \$1,569 | \$1,250 |
| 2011 | \$755 | \$1,010 | \$1,134 | \$1,332 | \$1,821 | \$1,123 |
| 2010 | \$803 | \$934 | \$1,206 | \$1,093 | \$2,567 | \$1,120 |
| 2009 | \$664 | \$854 | \$949 | \$1,223 | \$1,762 | \$1,059 |
| 2008 | \$535 | \$931 | \$1,087 | \$1,134 | \$1,158 | \$1,021 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$557,000 | \$1,100,000 | \$2,900,000 | \$3,400,000 | \$5,547,500 | \$2,010,000 |
| 2016 | \$471,000 | \$960,000 | \$2,800,000 | \$4,325,000 | \$6,000,000 | \$2,750,000 |
| 2015 | \$386,500 | \$1,210,000 | \$2,600,000 | \$3,525,000 | \$5,600,000 | \$2,360,000 |
| 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 |

Number of Sales

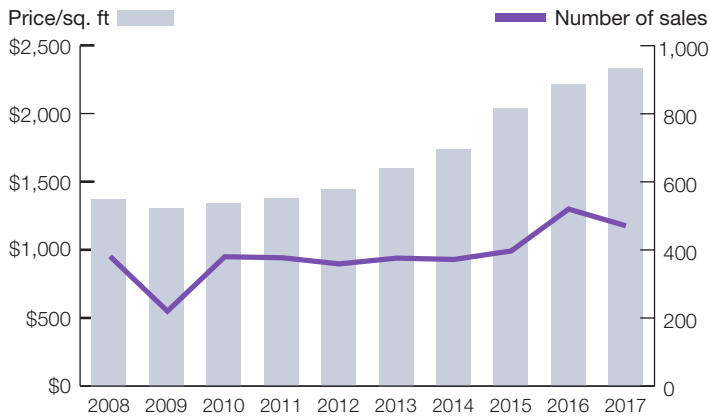
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 10 | 45 | 47 | 19 | 10 | 131 |
| 2016 | 5 | 23 | 38 | 19 | 4 | 92 |
| 2015 | 3 | 30 | 25 | 21 | 3 | 82 |
| 2014 | 13 | 37 | 38 | 29 | 15 | 132 |
| 2013 | 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 |

DOWNTOWN

SOHO/TRIBECA CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$4,451,102 | 0.1% | \$4,445,539 | 75.3% | \$2,539,184 |
| Average Price Per Sq. Ft | \$2,330 | 5.2% | \$2,214 | 69.7% | \$1,373 |
| Median Sales Price | \$3,360,000 | -6.7% | \$3,599,502 | 49.0% | \$2,255,000 |
| Number of Sales | 471 | -9.4% | 520 | 23.6% | 381 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$849,143 | \$1,361,310 | \$3,074,281 | \$5,444,707 | \$10,596,893 | \$4,451,102 |
| 2016 | \$1,590,955 | \$1,431,194 | \$3,061,251 | \$5,776,823 | \$8,563,542 | \$4,445,539 |
| 2015 | \$466,188 | \$1,397,634 | \$2,649,828 | \$4,713,854 | \$8,791,941 | \$3,898,294 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,403 | \$1,558 | \$2,086 | \$2,276 | \$2,924 | \$2,330 |
| 2016 | \$1,563 | \$1,572 | \$1,985 | \$2,378 | \$2,445 | \$2,214 |
| 2015 | \$852 | \$1,336 | \$1,761 | \$2,054 | \$2,577 | \$2,034 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-------------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$750,000 | \$1,172,994 | \$2,995,000 | \$4,775,000 | \$7,789,612 | \$3,360,000 |
| 2016 | \$938,800 | \$1,121,310 | \$2,832,922 | \$5,250,000 | \$7,355,000 | \$3,599,502 |
| 2015 | \$444,000 | \$977,500 | \$2,499,803 | \$4,650,000 | \$6,000,000 | \$3,100,000 |
| 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 |

Number of Sales

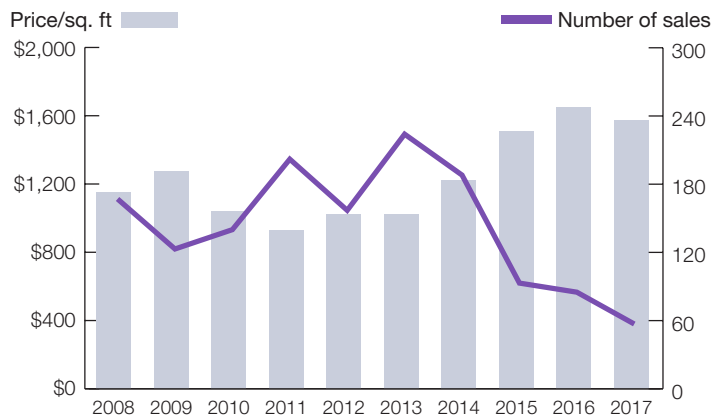
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 7 | 92 | 171 | 134 | 67 | 471 |
| 2016 | 11 | 92 | 176 | 157 | 73 | 520 |
| 2015 | 4 | 60 | 153 | 129 | 51 | 397 |
| 2014 | 26 | 60 | 145 | 120 | 21 | 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 |

DOWNTOWN

BATTERY PARK CITY CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$1,668,826 | -21.8% | \$2,134,293 | 31.4% | \$1,270,406 |
| Average Price Per Sq. Ft | \$1,573 | -4.6% | \$1,650 | 36.5% | \$1,153 |
| Median Sales Price | \$1,260,000 | 2.4% | \$1,230,000 | 43.2% | \$880,000 |
| Number of Sales | 57 | -32.9% | 85 | -65.9% | 167 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | | \$865,244 | \$1,780,722 | \$3,436,429 | \$4,641,000 | \$1,668,826 |
| 2016 | \$523,829 | \$785,764 | \$2,119,600 | \$3,514,308 | \$6,768,633 | \$2,134,293 |
| 2015 | \$448,000 | \$773,202 | \$2,071,500 | \$3,078,517 | \$5,122,836 | \$1,918,753 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | | \$1,207 | \$1,567 | \$2,106 | \$1,787 | \$1,573 |
| 2016 | \$971 | \$1,090 | \$1,530 | \$1,850 | \$2,199 | \$1,650 |
| 2015 | \$862 | \$1,047 | \$1,538 | \$1,676 | \$1,975 | \$1,507 |
| 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 |

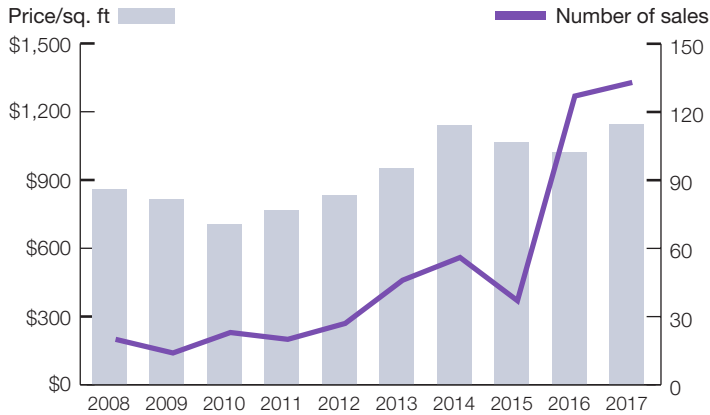
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | | \$775,000 | \$1,720,000 | \$3,300,000 | \$4,175,000 | \$1,260,000 |
| 2016 | \$516,800 | \$780,000 | \$2,220,000 | \$3,412,500 | \$6,625,000 | \$1,230,000 |
| 2015 | \$580,000 | \$730,000 | \$2,100,000 | \$2,916,013 | \$5,422,181 | \$1,665,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | | 29 | 18 | 7 | 3 | 57 |
| 2016 | 7 | 36 | 22 | 10 | 10 | 85 |
| 2015 | 5 | 32 | 35 | 14 | 7 | 93 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|--------|--------------|
| Average Sales Price | \$970,407 | 17.1% | \$828,429 | -12.0% | \$1,102,465 |
| Average Price Per Sq. Ft | \$1,143 | 12.0% | \$1,021 | 33.4% | \$857 |
| Median Sales Price | \$784,052 | 8.1% | \$725,000 | -11.8% | \$889,000 |
| Number of Sales | 133 | 4.7% | 127 | 565.0% | 20 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$548,152 | \$833,504 | \$1,328,487 | \$1,881,000 | \$4,300,000 | \$970,407 |
| 2016 | \$531,750 | \$765,074 | \$1,106,917 | \$1,567,750 | | \$828,429 |
| 2015 | \$454,600 | \$799,891 | \$1,925,500 | \$1,935,000 | | \$1,271,686 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$921 | \$1,052 | \$1,314 | \$1,393 | \$1,433 | \$1,143 |
| 2016 | \$890 | \$1,023 | \$1,057 | \$1,032 | | \$1,021 |
| 2015 | \$909 | \$1,002 | \$1,202 | \$946 | | \$1,067 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$493,750 | \$760,100 | \$1,105,000 | \$1,750,000 | \$4,300,000 | \$784,052 |
| 2016 | \$530,000 | \$710,000 | \$980,000 | \$1,559,000 | | \$725,000 |
| 2015 | \$420,000 | \$750,368 | \$1,680,000 | \$1,900,000 | | \$916,000 |
| 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 |

Number of Sales

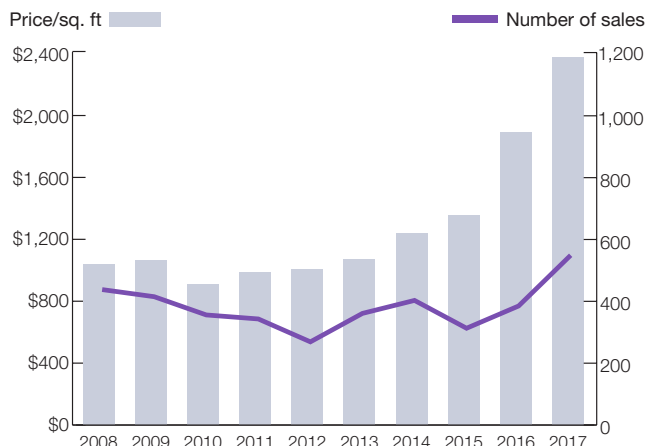
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 22 | 72 | 34 | 4 | 1 | 133 |
| 2016 | 12 | 81 | 24 | 4 | | 127 |
| 2015 | 5 | 15 | 12 | 5 | | 37 |
| 2014 | 9 | 13 | 23 | 11 | | 56 |
| 2013 | 5 | 13 | 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 |

DOWNTOWN

FINANCIAL DISTRICT CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$3,430,237 | 41.7% | \$2,420,353 | 246.2% | \$990,866 |
| Average Price Per Sq. Ft | \$2,373 | 25.7% | \$1,888 | 130.4% | \$1,030 |
| Median Sales Price | \$2,050,000 | 30.6% | \$1,570,000 | 134.1% | \$875,695 |
| Number of Sales | 549 | 42.6% | 385 | 25.3% | 438 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$548,152 | \$833,504 | \$1,328,487 | \$1,881,000 | \$4,300,000 | \$970,407 |
| 2016 | \$734,478 | \$1,343,204 | \$2,679,657 | \$4,740,794 | \$7,094,580 | \$2,420,353 |
| 2015 | \$531,750 | \$765,074 | \$1,106,917 | \$1,567,750 | | \$828,429 |
| 2014 | \$630,747 | \$1,001,330 | \$1,798,065 | \$3,054,582 | \$6,111,500 | \$1,351,174 |
| 2013 | \$662,596 | \$1,046,563 | \$1,665,963 | \$2,722,669 | \$990,000 | \$1,170,991 |
| 2012 | \$645,097 | \$988,255 | \$1,411,162 | \$1,885,073 | \$1,974,050 | \$1,028,347 |
| 2011 | \$569,786 | \$913,134 | \$1,391,190 | \$1,714,762 | \$2,550,000 | \$975,930 |
| 2010 | \$560,455 | \$804,184 | \$1,118,343 | \$2,277,968 | \$3,633,133 | \$970,829 |
| 2009 | \$548,072 | \$675,576 | \$1,144,548 | \$1,844,938 | \$4,222,500 | \$896,507 |
| 2008 | \$570,279 | \$852,259 | \$1,260,610 | \$2,048,938 | | \$921,414 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$921 | \$1,052 | \$1,314 | \$1,393 | \$1,433 | \$1,143 |
| 2016 | \$1,203 | \$1,534 | \$1,777 | \$2,277 | \$2,622 | \$1,888 |
| 2015 | \$890 | \$1,023 | \$1,057 | \$1,032 | | \$1,021 |
| 2014 | \$1,216 | \$1,266 | \$1,394 | \$1,506 | \$2,669 | \$1,354 |
| 2013 | \$1,117 | \$1,242 | \$1,310 | \$1,395 | \$1,244 | \$1,235 |
| 2012 | \$998 | \$1,107 | \$1,097 | \$1,010 | \$974 | \$1,070 |
| 2011 | \$899 | \$1,070 | \$1,037 | \$958 | \$922 | \$1,005 |
| 2010 | \$982 | \$1,051 | \$903 | \$1,075 | \$873 | \$987 |
| 2009 | \$930 | \$878 | \$941 | \$939 | \$1,134 | \$910 |
| 2008 | \$967 | \$1,116 | \$1,044 | \$1,126 | | \$1,061 |

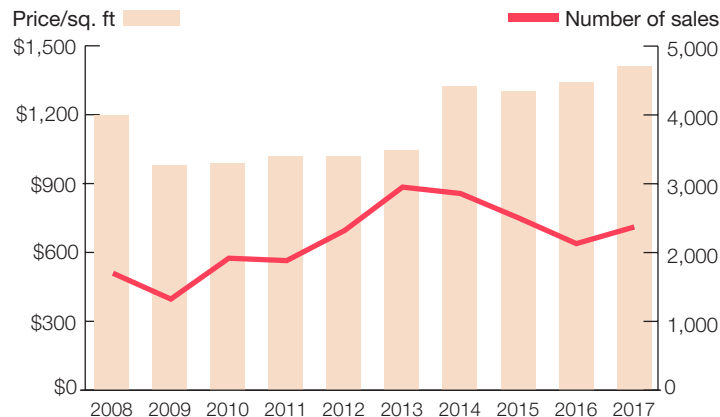
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$493,750 | \$760,100 | \$1,105,000 | \$1,750,000 | \$4,300,000 | \$784,052 |
| 2016 | \$721,000 | \$1,150,000 | \$2,200,000 | \$5,193,075 | \$6,051,500 | \$1,570,000 |
| 2015 | \$530,000 | \$710,000 | \$980,000 | \$1,559,000 | | \$725,000 |
| 2014 | \$580,000 | \$965,000 | \$1,790,000 | \$3,191,250 | \$6,111,500 | \$1,128,500 |
| 2013 | \$641,497 | \$995,000 | \$1,450,000 | \$2,400,000 | \$990,000 | \$999,000 |
| 2012 | \$620,000 | \$938,000 | \$1,398,000 | \$1,813,900 | \$1,974,054 | \$940,000 |
| 2011 | \$540,000 | \$872,500 | \$1,300,000 | \$1,700,000 | \$2,550,000 | \$852,353 |
| 2010 | \$535,000 | \$685,000 | \$999,500 | \$2,295,000 | \$4,100,000 | \$790,000 |
| 2009 | \$529,000 | \$633,000 | \$1,075,201 | \$1,975,000 | \$4,222,500 | \$771,667 |
| 2008 | \$550,000 | \$830,000 | \$1,200,000 | \$1,900,000 | | \$845,000 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 22 | 72 | 34 | 4 | 1 | 133 |
| 2016 | 70 | 137 | 97 | 51 | 23 | 385 |
| 2015 | 12 | 81 | 24 | 4 | | 127 |
| 2014 | 37 | 152 | 107 | 16 | 1 | 313 |
| 2013 | 97 | 186 | 106 | 13 | 1 | 403 |
| 2012 | 102 | 157 | 89 | 11 | 2 | 361 |
| 2011 | 77 | 118 | 52 | 21 | 1 | 269 |
| 2010 | 66 | 138 | 117 | 19 | 3 | 343 |
| 2009 | 47 | 173 | 113 | 21 | 2 | 356 |
| 2008 | 104 | 194 | 104 | 13 | | 415 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$1,518,720 | 3.1% | \$1,473,667 | -12.0% | \$1,726,673 |
| Average Price Per Sq. Ft | \$1,411 | 5.0% | \$1,343 | 17.8% | \$1,197 |
| Median Sales Price | \$824,500 | 3.1% | \$800,000 | -2.4% | \$845,000 |
| Number of Sales | 2,372 | 11.4% | 2,130 | 39.5% | 1,700 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$422,792 | \$737,980 | \$1,742,977 | \$3,204,402 | \$7,536,203 | \$1,518,720 |
| 2016 | \$452,187 | \$712,116 | \$1,607,769 | \$3,404,730 | \$6,879,787 | \$1,473,667 |
| 2015 | \$387,138 | \$723,976 | \$1,633,281 | \$3,605,774 | \$8,281,223 | \$1,526,580 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$831 | \$965 | \$1,457 | \$1,573 | \$2,480 | \$1,411 |
| 2016 | \$838 | \$957 | \$1,223 | \$1,672 | \$2,187 | \$1,343 |
| 2015 | \$507 | \$908 | \$1,224 | \$1,708 | \$2,580 | \$1,302 |
| 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 |

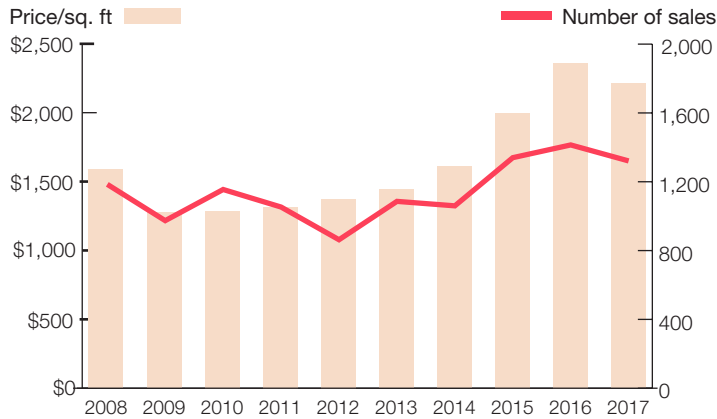
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$407,500 | \$682,500 | \$1,340,000 | \$2,740,000 | \$4,995,000 | \$824,500 |
| 2016 | \$390,000 | \$649,000 | \$1,375,000 | \$2,625,000 | \$5,250,000 | \$800,000 |
| 2015 | \$375,000 | \$652,500 | \$1,365,000 | \$2,767,500 | \$6,287,500 | \$815,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 381 | 992 | 636 | 262 | 101 | 2,372 |
| 2016 | 331 | 881 | 575 | 223 | 93 | 2,130 |
| 2015 | 414 | 1,019 | 679 | 306 | 86 | 2,504 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$3,047,564 | -7.3% | \$3,288,688 | 30.4% | \$2,337,897 |
| Average Price Per Sq. Ft | \$2,211 | -6.3% | \$2,360 | 39.1% | \$1,589 |
| Median Sales Price | \$1,775,000 | 1.5% | \$1,749,495 | 29.1% | \$1,374,637 |
| Number of Sales | 1,321 | -6.6% | 1,414 | 11.5% | 1,185 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$640,332 | \$1,154,054 | \$2,582,166 | \$4,665,789 | \$10,590,646 | \$3,047,564 |
| 2016 | \$802,459 | \$1,257,828 | \$2,704,822 | \$6,153,569 | \$13,115,037 | \$3,288,688 |
| 2015 | \$580,337 | \$1,166,570 | \$2,431,517 | \$4,396,469 | \$10,442,389 | \$2,740,756 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,251 | \$1,473 | \$2,039 | \$2,310 | \$3,075 | \$2,211 |
| 2016 | \$1,307 | \$1,538 | \$1,941 | \$2,853 | \$3,485 | \$2,360 |
| 2015 | \$1,199 | \$1,459 | \$1,803 | \$2,074 | \$2,913 | \$1,998 |
| 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 |

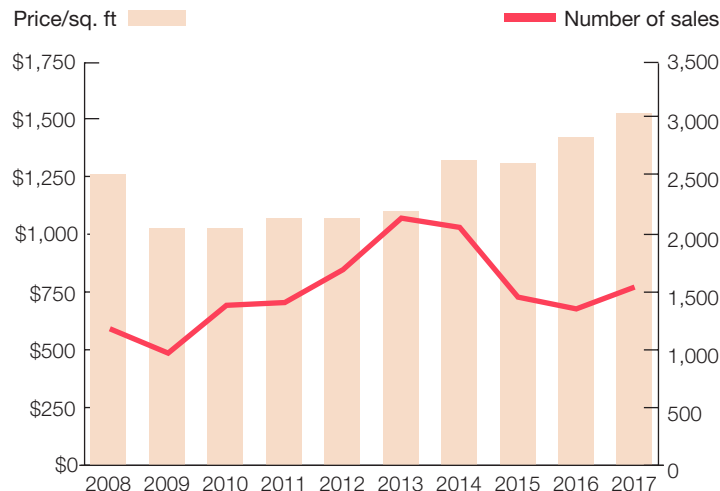
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$597,500 | \$1,009,000 | \$2,175,000 | \$3,900,000 | \$7,650,000 | \$1,775,000 |
| 2016 | \$625,000 | \$1,032,500 | \$2,098,217 | \$3,925,000 | \$10,091,250 | \$1,749,495 |
| 2015 | \$550,000 | \$960,000 | \$1,950,000 | \$3,600,000 | \$7,542,981 | \$1,640,678 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 80 | 468 | 421 | 233 | 119 | 1,321 |
| 2016 | 127 | 504 | 450 | 222 | 100 | 1,414 |
| 2015 | 79 | 523 | 436 | 198 | 104 | 1,340 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$1,712,839 | 4.6% | \$1,637,881 | -14.7% | \$2,008,976 |
| Average Price Per Sq. Ft | \$1,524 | 7.2% | \$1,421 | 20.8% | \$1,261 |
| Median Sales Price | \$879,000 | 1.7% | \$864,494 | -2.3% | \$900,000 |
| Number of Sales | 1,544 | 13.9% | 1,355 | 30.5% | 1,183 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$434,428 | \$742,300 | \$1,841,012 | \$3,365,110 | \$8,445,227 | \$1,712,839 |
| 2016 | \$453,222 | \$733,679 | \$1,662,198 | \$3,585,583 | \$7,193,402 | \$1,637,881 |
| 2015 | \$384,895 | \$741,044 | \$1,655,215 | \$3,460,820 | \$7,953,735 | \$1,657,421 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$836 | \$975 | \$1,568 | \$1,639 | \$2,661 | \$1,524 |
| 2016 | \$834 | \$974 | \$1,271 | \$1,703 | \$2,277 | \$1,421 |
| 2015 | \$377 | \$939 | \$1,223 | \$1,660 | \$2,528 | \$1,307 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$420,000 | \$685,000 | \$1,395,000 | \$2,850,000 | \$5,500,000 | \$879,000 |
| 2016 | \$399,000 | \$650,000 | \$1,400,000 | \$2,700,000 | \$5,300,000 | \$864,494 |
| 2015 | \$455,500 | \$716,500 | \$1,500,000 | \$2,320,000 | \$3,850,000 | \$980,000 |
| 2014 | \$375,000 | \$665,000 | \$1,423,275 | \$2,697,500 | \$6,225,000 | \$850,000 |
| 2013 | \$340,000 | \$615,000 | \$1,365,000 | \$3,309,312 | \$7,865,689 | \$960,375 |
| 2012 | \$325,000 | \$567,500 | \$1,237,500 | \$2,600,000 | \$5,157,777 | \$825,000 |
| 2011 | \$325,000 | \$542,500 | \$1,200,000 | \$2,280,000 | \$5,396,725 | \$830,000 |
| 2010 | \$325,000 | \$545,000 | \$1,240,000 | \$2,672,906 | \$6,364,062 | \$875,000 |
| 2009 | \$330,000 | \$560,000 | \$1,175,000 | \$2,795,000 | \$6,300,000 | \$877,200 |
| 2008 | \$345,000 | \$587,500 | \$1,150,000 | \$2,350,000 | \$6,000,000 | \$790,000 |

Number of Sales

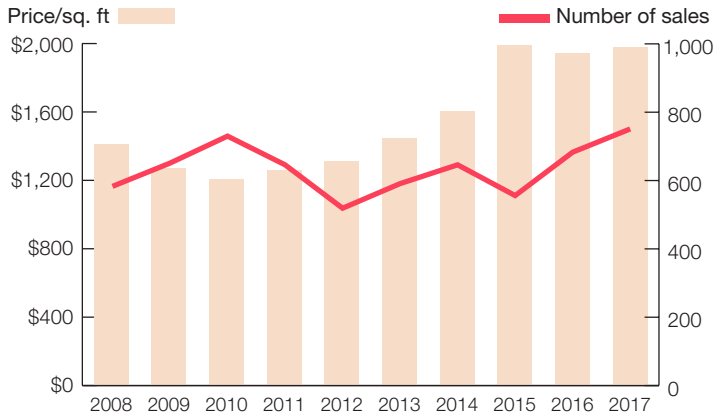
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 203 | 636 | 439 | 191 | 75 | 1,544 |
| 2016 | 179 | 540 | 386 | 156 | 70 | 1,355 |
| 2015 | 126 | 422 | 351 | 140 | 37 | 1,076 |
| 2014 | 213 | 569 | 402 | 206 | 67 | 1,457 |
| 2013 | 236 | 745 | 664 | 280 | 136 | 2,061 |
| 2012 | 266 | 768 | 701 | 300 | 106 | 2,141 |
| 2011 | 211 | 590 | 569 | 236 | 89 | 1,695 |
| 2010 | 197 | 424 | 563 | 156 | 70 | 1,410 |
| 2009 | 138 | 469 | 509 | 204 | 66 | 1,386 |
| 2008 | 168 | 325 | 285 | 139 | 55 | 972 |

EAST SIDE

UPPER EAST SIDE CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$2,611,441 | -0.6% | \$2,627,313 | 19.3% | \$2,188,861 |
| Average Price Per Sq. Ft | \$1,979 | 1.7% | \$1,945 | 40.1% | \$1,413 |
| Median Sales Price | \$1,700,000 | 7.3% | \$1,585,000 | 33.3% | \$1,275,000 |
| Number of Sales | 751 | 10.0% | 683 | 28.8% | 583 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$623,729 | \$1,084,226 | \$2,284,942 | \$4,102,660 | \$7,579,087 | \$2,611,441 |
| 2016 | \$625,039 | \$1,165,105 | \$2,013,257 | \$4,013,186 | \$9,617,796 | \$2,627,313 |
| 2015 | \$515,807 | \$980,694 | \$2,443,973 | \$3,962,052 | \$9,553,342 | \$3,006,912 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,237 | \$1,397 | \$1,878 | \$2,169 | \$2,488 | \$1,979 |
| 2016 | \$1,166 | \$1,461 | \$1,573 | \$2,094 | \$2,726 | \$1,945 |
| 2015 | \$1,040 | \$1,260 | \$1,812 | \$1,968 | \$2,635 | \$1,991 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$607,500 | \$968,759 | \$2,122,901 | \$3,300,000 | \$6,497,500 | \$1,700,000 |
| 2016 | \$618,000 | \$955,000 | \$1,800,000 | \$3,000,000 | \$8,064,540 | \$1,585,000 |
| 2015 | \$535,000 | \$875,000 | \$1,850,000 | \$3,350,000 | \$7,420,000 | \$1,700,000 |
| 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 |

Number of Sales

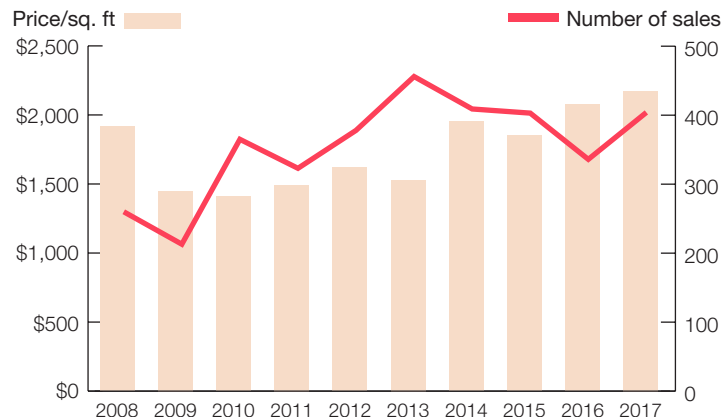
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 46 | 262 | 246 | 117 | 80 | 751 |
| 2016 | 57 | 241 | 211 | 99 | 67 | 683 |
| 2015 | 21 | 186 | 191 | 89 | 69 | 556 |
| 2014 | 60 | 194 | 214 | 113 | 65 | 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 |

EAST SIDE

FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$3,886,524 | 2.7% | \$3,784,064 | -18.6% | \$4,774,821 |
| Average Price Per Sq. Ft | \$2,173 | 4.8% | \$2,073 | 13.5% | \$1,914 |
| Median Sales Price | \$2,375,000 | -5.0% | \$2,500,000 | -11.7% | \$2,690,000 |
| Number of Sales | 404 | 20.2% | 336 | 55.4% | 260 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$463,440 | \$1,020,191 | \$3,095,221 | \$4,436,531 | \$11,877,041 | \$3,886,524 |
| 2016 | \$859,509 | \$1,230,701 | \$2,665,899 | \$5,062,768 | \$9,638,591 | \$3,784,064 |
| 2015 | \$396,605 | \$1,147,591 | \$2,509,513 | \$5,252,797 | \$10,425,545 | \$3,932,480 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$831 | \$1,202 | \$2,138 | \$1,820 | \$3,199 | \$2,173 |
| 2016 | \$764 | \$1,203 | \$1,681 | \$2,158 | \$2,712 | \$2,073 |
| 2015 | \$64 | \$1,257 | \$1,564 | \$2,173 | \$3,018 | \$1,850 |
| 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 |

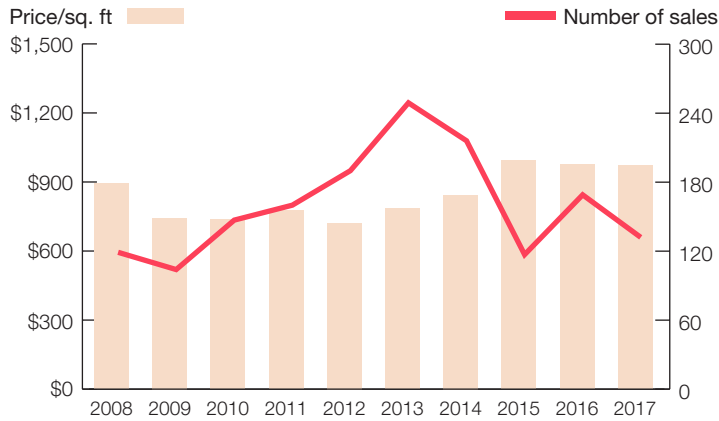
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$410,000 | \$898,000 | \$2,197,500 | \$3,824,000 | \$7,950,000 | \$2,375,000 |
| 2016 | \$506,500 | \$966,850 | \$2,187,500 | \$4,750,000 | \$8,525,000 | \$2,500,000 |
| 2015 | \$415,000 | \$849,500 | \$2,243,750 | \$4,500,000 | \$7,775,000 | \$2,580,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 20 | 89 | 146 | 101 | 48 | 404 |
| 2016 | 16 | 78 | 108 | 84 | 44 | 336 |
| 2015 | 16 | 88 | 132 | 115 | 52 | 403 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|------------|-------|--------------|
| Average Sales Price | \$792,004 | -5.2% | \$835,799 | 25.8% | \$629,521 |
| Average Price Per Sq. Ft | \$971 | -0.4% | \$975 | 8.9% | \$892 |
| Median Sales Price | \$630,000 | 5.0% | \$600,000 | 6.8% | \$590,000 |
| Number of Sales | 132 | -21.9% | 169 | 10.9% | 119 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$398,505 | \$609,776 | \$1,001,885 | \$1,699,500 | \$3,600,141 | \$792,004 |
| 2016 | \$359,450 | \$560,921 | \$1,185,459 | \$1,952,700 | \$3,067,234 | \$835,799 |
| 2015 | \$371,674 | \$553,473 | \$1,268,438 | \$2,147,923 | \$3,821,667 | \$910,808 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$800 | \$872 | \$1,028 | \$1,246 | \$1,196 | \$971 |
| 2016 | \$787 | \$878 | \$1,021 | \$1,132 | \$1,202 | \$975 |
| 2015 | \$788 | \$797 | \$1,071 | \$1,177 | \$1,289 | \$992 |
| 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 |

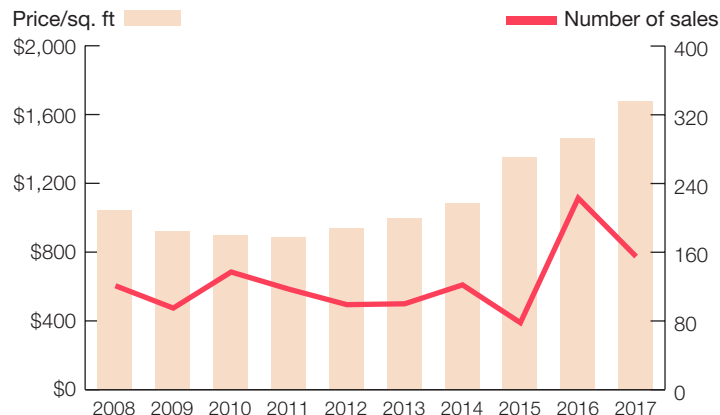
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$333,000 | \$600,000 | \$919,750 | \$1,882,500 | \$3,600,141 | \$630,000 |
| 2016 | \$330,000 | \$553,000 | \$1,175,000 | \$1,957,500 | \$3,100,000 | \$600,000 |
| 2015 | \$365,000 | \$540,000 | \$1,275,000 | \$2,050,000 | \$3,625,000 | \$629,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 18 | 74 | 28 | 10 | 2 | 132 |
| 2016 | 34 | 77 | 43 | 10 | 5 | 169 |
| 2015 | 23 | 49 | 35 | 7 | 3 | 117 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|-------|--------------|
| Average Sales Price | \$1,795,904 | 11.6% | \$1,609,776 | 80.6% | \$994,184 |
| Average Price Per Sq. Ft | \$1,675 | 14.3% | \$1,465 | 60.3% | \$1,045 |
| Median Sales Price | \$1,425,550 | 10.5% | \$1,290,000 | 90.1% | \$750,000 |
| Number of Sales | 155 | -30.5% | 223 | 28.1% | 121 |

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 |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$650,827 | \$1,047,980 | \$2,021,597 | \$2,891,874 | \$5,031,506 | \$1,795,904 |
| 2016 | \$596,160 | \$967,328 | \$1,729,073 | \$2,618,224 | \$3,596,159 | \$1,609,776 |
| 2015 | \$480,417 | \$868,253 | \$1,680,254 | \$3,096,857 | | \$1,298,679 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,294 | \$1,340 | \$1,793 | \$1,819 | \$1,986 | \$1,675 |
| 2016 | \$1,184 | \$1,261 | \$1,462 | \$1,592 | \$1,777 | \$1,465 |
| 2015 | \$1,014 | \$1,166 | \$1,421 | \$1,642 | | \$1,350 |
| 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 |

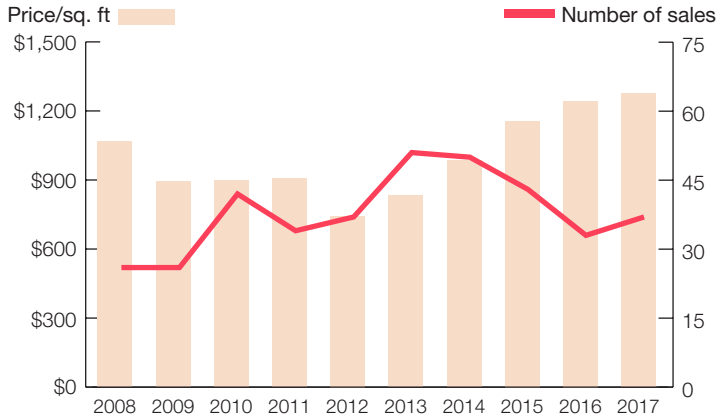
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|-------------|-------------|
| 2017 | \$588,000 | \$1,027,674 | \$1,886,512 | \$2,838,576 | \$4,415,000 | \$1,425,550 |
| 2016 | \$613,541 | \$915,418 | \$1,715,954 | \$2,436,012 | \$3,615,000 | \$1,290,000 |
| 2015 | \$535,000 | \$852,500 | \$1,675,129 | \$2,800,000 | | \$1,004,283 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 17 | 59 | 51 | 18 | 10 | 155 |
| 2016 | 9 | 100 | 65 | 31 | 17 | 223 |
| 2015 | 6 | 40 | 25 | 7 | | 78 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|-------|--------------|
| Average Sales Price | \$1,599,014 | -4.6% | \$1,676,030 | 3.8% | \$1,540,789 |
| Average Price Per Sq. Ft | \$1,277 | 2.8% | \$1,243 | 19.8% | \$1,066 |
| Median Sales Price | \$1,090,000 | -12.8% | \$1,250,000 | 26.7% | \$860,000 |
| Number of Sales | 37 | 12.1% | 33 | 42.3% | 26 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$450,000 | \$713,208 | \$1,207,033 | \$2,431,250 | \$4,464,900 | \$1,599,014 |
| 2016 | \$387,000 | \$712,409 | \$1,528,156 | \$3,595,000 | \$5,925,000 | \$1,676,030 |
| 2015 | \$317,500 | \$874,400 | \$1,511,923 | \$2,433,056 | \$4,427,750 | \$1,672,109 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$750 | \$899 | \$1,157 | \$1,305 | \$1,704 | \$1,277 |
| 2016 | 860 | 913 | 1,112 | 1,634 | 1,664 | 1,243 |
| 2015 | \$684 | \$850 | \$1,163 | \$1,274 | \$1,337 | \$1,156 |
| 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 |

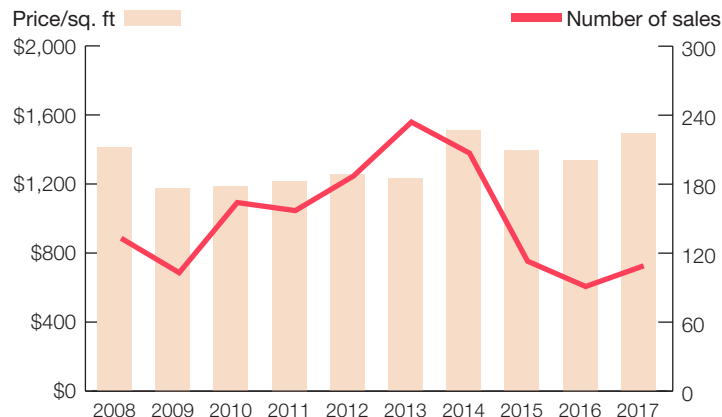
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$450,000 | \$755,000 | \$1,237,500 | \$2,800,000 | \$3,100,000 | \$1,090,000 |
| 2016 | \$387,000 | \$700,000 | \$1,472,500 | \$3,400,000 | \$5,925,000 | \$1,250,000 |
| 2015 | \$317,000 | \$720,000 | \$1,400,000 | \$2,425,000 | \$3,512,500 | \$1,390,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 1 | 12 | 15 | 4 | 5 | 37 |
| 2016 | 1 | 11 | 16 | 3 | 2 | 33 |
| 2015 | 4 | 13 | 13 | 9 | 4 | 43 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$1,999,284 | 16.1% | \$1,721,487 | -24.6% | \$2,651,809 |
| Average Price Per Sq. Ft | \$1,491 | 11.4% | \$1,339 | 5.8% | \$1,410 |
| Median Sales Price | \$1,450,000 | 16.0% | \$1,250,000 | -12.1% | \$1,650,000 |
| Number of Sales | 109 | 19.8% | 91 | -18.0% | 133 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$614,800 | \$716,516 | \$1,696,592 | \$2,684,110 | \$5,782,169 | \$1,999,284 |
| 2016 | \$385,643 | \$970,857 | \$1,601,176 | \$3,181,823 | \$4,637,500 | \$1,721,487 |
| 2015 | \$402,222 | \$692,241 | \$1,886,915 | \$3,191,827 | \$5,956,250 | \$1,864,070 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$946 | \$968 | \$1,384 | \$1,414 | \$2,201 | \$1,491 |
| 2016 | \$787 | \$993 | \$1,250 | \$1,651 | \$1,769 | \$1,396 |
| 2015 | \$825 | \$920 | \$1,350 | \$1,605 | \$2,071 | \$1,396 |
| 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 |

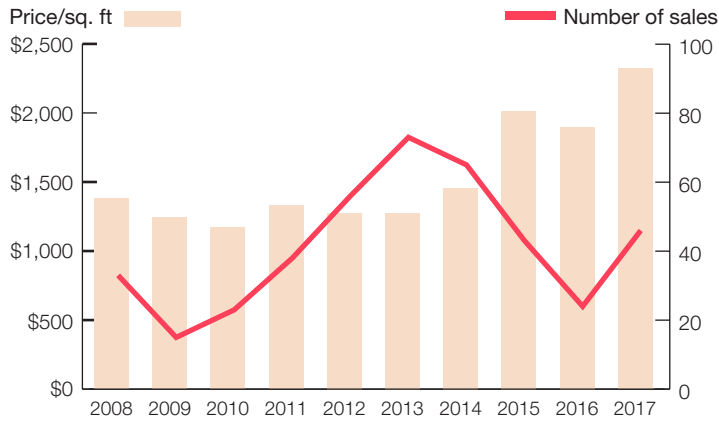
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$575,000 | \$629,500 | \$1,740,000 | \$2,650,000 | \$4,995,000 | \$1,450,000 |
| 2016 | \$389,000 | \$590,000 | \$1,331,250 | \$3,150,000 | \$4,500,500 | \$1,250,000 |
| 2015 | \$325,000 | \$580,000 | \$1,825,000 | \$2,725,000 | \$6,112,500 | \$1,425,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 5 | 32 | 39 | 21 | 12 | 109 |
| 2016 | 7 | 21 | 46 | 13 | 4 | 91 |
| 2015 | 9 | 33 | 41 | 26 | 4 | 113 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$4,228,216 | 43.1% | \$2,955,667 | 110.1% | \$2,012,642 |
| Average Price Per Sq. Ft | \$2,322 | 22.3% | \$1,899 | 68.4% | \$1,379 |
| Median Sales Price | \$2,480,000 | -0.7% | \$2,496,500 | 65.9% | \$1,495,000 |
| Number of Sales | 46 | 91.7% | 24 | 39.4% | 33 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$553,000 | \$1,102,260 | \$3,216,642 | \$4,350,436 | \$9,003,458 | \$4,228,216 |
| 2016 | \$727,751 | \$1,068,750 | \$2,018,188 | \$3,051,429 | \$9,233,333 | \$2,955,667 |
| 2015 | \$600,000 | \$968,524 | \$2,023,166 | \$4,471,727 | \$8,259,451 | \$3,410,915 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,355 | \$1,287 | \$2,140 | \$2,207 | \$2,807 | \$2,322 |
| 2016 | \$1,068 | \$1,412 | \$1,602 | \$1,713 | \$2,657 | \$1,899 |
| 2015 | \$1,496 | \$1,315 | \$1,533 | \$2,074 | \$2,599 | \$2,015 |
| 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 |

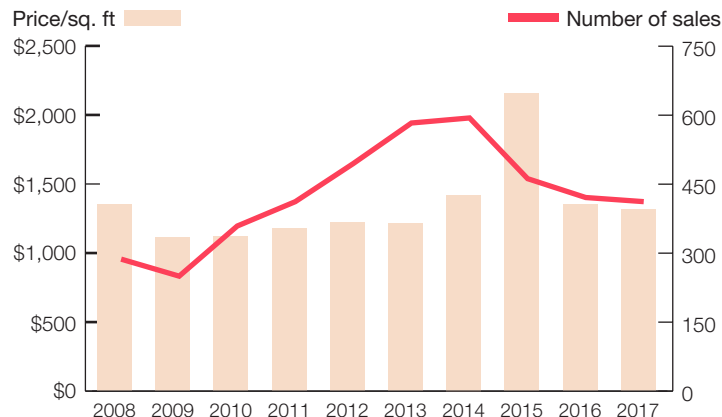
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$553,000 | \$960,000 | \$2,225,000 | \$2,950,000 | \$9,800,656 | \$2,480,000 |
| 2016 | \$727,751 | \$1,067,500 | \$2,224,000 | \$2,750,000 | \$6,350,000 | \$2,496,500 |
| 2015 | \$600,000 | \$850,000 | \$1,725,000 | \$3,735,000 | \$7,316,156 | \$2,415,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 1 | 10 | 14 | 11 | 10 | 46 |
| 2016 | 2 | 4 | 8 | 7 | 3 | 24 |
| 2015 | 1 | 9 | 15 | 11 | 7 | 43 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$1,363,784 | -5.9% | \$1,449,308 | -40.1% | \$2,277,668 |
| Average Price Per Sq. Ft | \$1,314 | -2.8% | \$1,351 | -2.8% | \$1,352 |
| Median Sales Price | \$900,000 | 6.0% | \$849,000 | -21.7% | \$1,150,000 |
| Number of Sales | 412 | -2.1% | 421 | 43.6% | 287 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$469,405 | \$804,426 | \$1,720,733 | \$2,557,002 | \$8,115,688 | \$1,363,784 |
| 2016 | \$434,610 | \$731,710 | \$1,589,101 | \$2,979,889 | \$9,005,269 | \$1,449,308 |
| 2015 | \$410,852 | \$747,477 | \$1,728,311 | \$4,454,955 | \$11,150,383 | \$1,676,276 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$882 | \$991 | \$1,450 | \$1,414 | \$2,524 | \$1,314 |
| 2016 | \$858 | \$964 | \$1,240 | \$1,507 | \$2,711 | \$1,351 |
| 2015 | \$769 | \$925 | \$1,350 | \$2,140 | \$3,055 | \$1,511 |
| 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 |

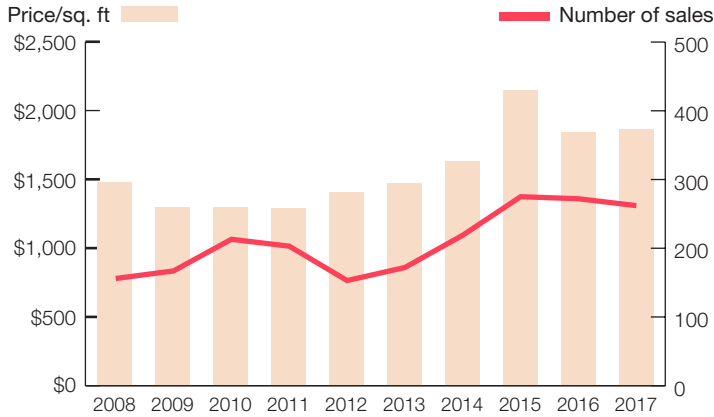
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$475,000 | \$731,615 | \$1,450,000 | \$2,245,000 | \$3,675,000 | \$900,000 |
| 2016 | \$425,000 | \$700,000 | \$1,410,500 | \$2,288,500 | \$3,825,000 | \$849,000 |
| 2015 | \$399,000 | \$687,500 | \$1,475,000 | \$2,975,000 | \$6,550,000 | \$845,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 59 | 175 | 127 | 43 | 8 | 412 |
| 2016 | 63 | 179 | 106 | 54 | 13 | 421 |
| 2015 | 71 | 192 | 129 | 60 | 10 | 462 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$2,386,231 | 2.7% | \$2,323,061 | 16.9% | \$2,041,060 |
| Average Price Per Sq. Ft | \$1,868 | 1.6% | \$1,839 | 26.4% | \$1,478 |
| Median Sales Price | \$1,835,000 | 4.2% | \$1,761,250 | 38.5% | \$1,325,000 |
| Number of Sales | 262 | -3.7% | 272 | 67.9% | 156 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$635,167 | \$1,168,047 | \$2,435,416 | \$4,168,512 | \$7,424,439 | \$2,386,231 |
| 2016 | \$607,775 | \$1,338,743 | \$2,364,620 | \$3,393,566 | \$12,081,431 | \$2,323,061 |
| 2015 | \$540,830 | \$1,032,622 | \$2,511,555 | \$3,912,061 | \$11,276,979 | \$2,594,919 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,210 | \$1,433 | \$1,852 | \$2,174 | \$2,255 | \$1,868 |
| 2016 | \$1,234 | \$1,565 | \$1,696 | \$1,824 | \$3,147 | \$1,839 |
| 2015 | \$1,059 | \$1,358 | \$1,892 | \$1,990 | \$3,038 | \$1,983 |
| 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 |

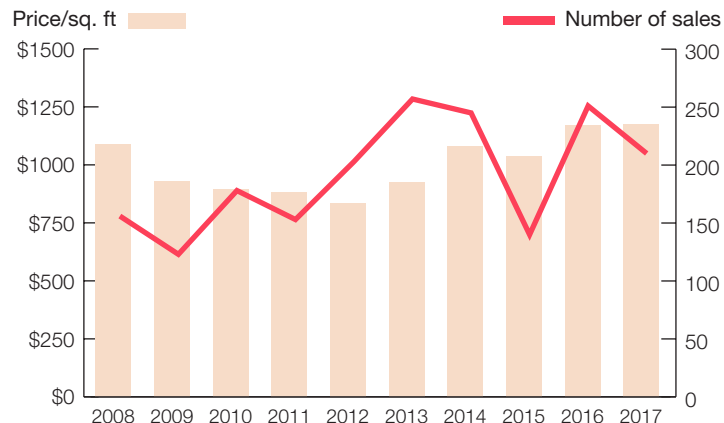
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$635,000 | \$1,062,500 | \$2,363,876 | \$3,450,000 | \$6,515,000 | \$1,835,000 |
| 2016 | \$625,000 | \$1,250,000 | \$2,111,000 | \$3,456,000 | \$9,725,000 | \$1,761,250 |
| 2015 | \$530,000 | \$945,000 | \$1,974,000 | \$3,495,000 | \$9,500,000 | \$1,555,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 20 | 89 | 99 | 41 | 13 | 262 |
| 2016 | 25 | 98 | 97 | 39 | 10 | 272 |
| 2015 | 15 | 115 | 86 | 40 | 19 | 275 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$1,317,176 | -2.7% | \$1,354,390 | -3.6% | \$1,365,753 |
| Average Price Per Sq. Ft | \$1,174 | 0.4% | \$1,169 | 7.7% | \$1,090 |
| Median Sales Price | \$885,000 | -0.6% | \$890,000 | -11.1% | \$995,000 |
| Number of Sales | 210 | -16.3% | 251 | 34.6% | 156 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$418,356 | \$807,614 | \$1,521,746 | \$2,824,327 | \$2,810,500 | \$1,317,176 |
| 2016 | \$417,526 | \$727,864 | \$149,3790 | \$2,389,522 | \$6,275,750 | \$1,354,390 |
| 2015 | \$390,667 | \$725,142 | \$1,424,355 | \$2,532,415 | \$3,943,750 | \$1,194,569 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$769 | \$971 | \$1,234 | \$1,491 | \$1,168 | \$1,174 |
| 2016 | \$824 | \$935 | \$1,082 | \$1,290 | \$1,965 | \$1,169 |
| 2015 | \$728 | \$820 | \$1,052 | \$1,300 | \$1,425 | \$1,037 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$430,000 | \$750,000 | \$1,260,500 | \$2,327,500 | \$2,750,000 | \$885,000 |
| 2016 | \$415,000 | \$725,000 | \$1,430,000 | \$2,225,000 | \$6,275,000 | \$890,000 |
| 2015 | \$385,000 | \$674,000 | \$1,325,000 | \$2,272,500 | \$3,943,750 | \$869,298 |
| 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 |

Number of Sales

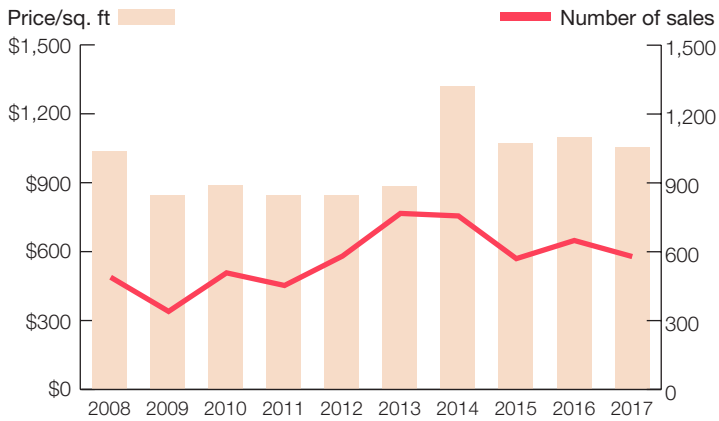
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 25 | 87 | 62 | 26 | 10 | 210 |
| 2016 | 29 | 105 | 81 | 23 | 12 | 251 |
| 2015 | 12 | 64 | 44 | 18 | 2 | 140 |
| 2014 | 22 | 88 | 94 | 35 | 6 | 245 |
| 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 |

EAST SIDE

MIDTOWN EAST/TURTLE BAY CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$964,966 | -5.8% | \$1,024,902 | -10.0% | \$1,072,016 |
| Average Price Per Sq. Ft | \$1,056 | -4.0% | \$1,100 | 1.6% | \$1,040 |
| Median Sales Price | \$660,000 | 0.2% | \$659,000 | -9.4% | \$728,080 |
| Number of Sales | 579 | -10.8% | 649 | 18.4% | 489 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$401,856 | \$701,110 | \$1,536,155 | \$2,487,026 | \$3,720,000 | \$964,966 |
| 2016 | \$450,293 | \$663,509 | \$1,515,853 | \$2,288,853 | \$6,287,267 | \$1,024,902 |
| 2015 | \$389,585 | \$686,257 | \$1,503,847 | \$2,689,259 | \$9,090,000 | \$983,966 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$814 | \$919 | \$1,194 | \$1,275 | \$1,337 | \$1,056 |
| 2016 | \$842 | \$919 | \$1,125 | \$1,291 | \$1,849 | \$1,100 |
| 2015 | \$784 | \$873 | \$1,154 | \$1,296 | \$2,527 | \$1,073 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-----------|
| 2017 | \$389,500 | \$650,000 | \$1,292,500 | \$2,305,000 | \$3,125,000 | \$660,000 |
| 2016 | \$363,000 | \$640,000 | \$1,350,000 | \$2,200,000 | \$5,500,000 | \$659,000 |
| 2015 | \$369,000 | \$647,500 | \$1,250,000 | \$2,200,000 | \$8,400,000 | \$678,568 |
| 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 |

Number of Sales

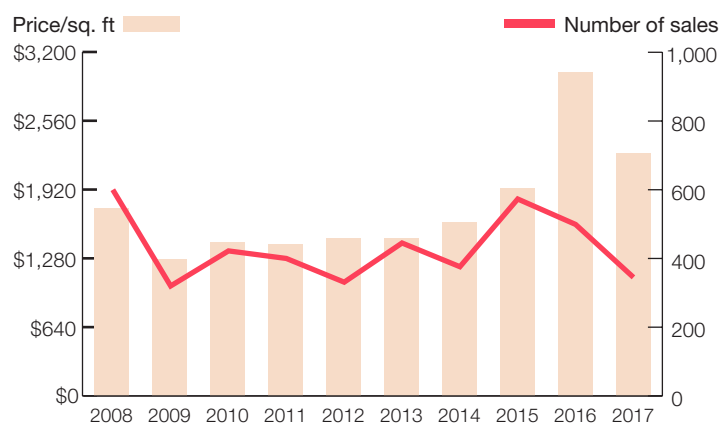
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 152 | 259 | 120 | 38 | 10 | 579 |
| 2016 | 143 | 310 | 139 | 39 | 15 | 649 |
| 2015 | 135 | 264 | 139 | 27 | 5 | 570 |
| 2014 | 143 | 302 | 220 | 74 | 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 |

EAST SIDE

MIDTOWN EAST/TURTLE BAY CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|--------|--------------|
| Average Sales Price | \$3,103,489 | -32.7% | \$4,613,693 | 25.4% | \$2,475,424 |
| Average Price Per Sq. Ft | \$2,254 | -25.1% | \$3,010 | 29.2% | \$1,745 |
| Median Sales Price | \$1,796,232 | -12.4% | \$2,050,000 | 20.1% | \$1,495,000 |
| Number of Sales | 345 | -30.9% | 499 | -42.5% | 600 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$663,307 | \$1,155,706 | \$2,714,266 | \$4,824,649 | \$15,354,161 | \$3,103,489 |
| 2016 | \$819,078 | \$1,294,542 | \$3,526,977 | \$9,475,030 | \$24,975,945 | \$4,613,693 |
| 2015 | \$640,749 | \$1,374,537 | \$2,525,361 | \$4,914,138 | \$14,448,751 | \$2,669,496 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,254 | \$1,474 | \$2,136 | \$2,290 | \$3,601 | \$2,254 |
| 2016 | \$1,464 | \$1,512 | \$2,288 | \$3,813 | \$5,291 | \$3,010 |
| 2015 | \$1,311 | \$1,642 | \$1,831 | \$2,188 | \$4,231 | \$2,071 |
| 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 |

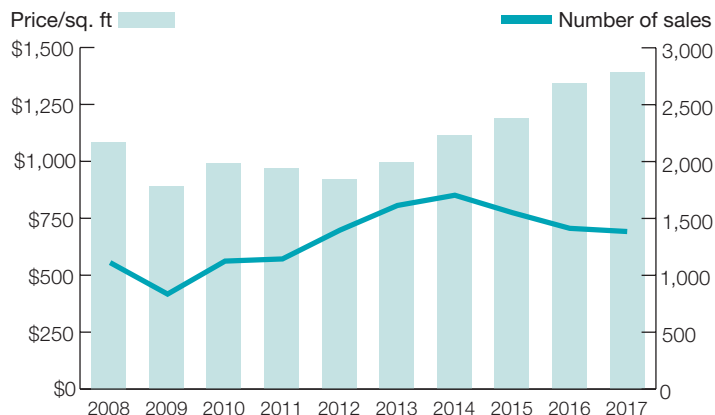
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$590,000 | \$1,040,000 | \$2,100,000 | \$4,281,731 | \$12,782,037 | \$1,796,232 |
| 2016 | \$590,000 | \$1,069,162 | \$2,590,000 | \$5,071,591 | \$20,108,667 | \$2,050,000 |
| 2015 | \$565,000 | \$1,150,000 | \$2,332,167 | \$3,972,500 | \$9,288,000 | \$1,680,112 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 23 | 123 | 107 | 75 | 17 | 345 |
| 2016 | 47 | 164 | 173 | 88 | 24 | 499 |
| 2015 | 39 | 248 | 185 | 80 | 21 | 573 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,422,388 | 1.9% | \$1,395,521 | 33.3% | \$1,067,323 |
| Average Price Per Sq. Ft | \$1,391 | 3.6% | \$1,343 | 28.2% | \$1,085 |
| Median Sales Price | \$899,000 | 5.1% | \$855,000 | 25.7% | \$715,000 |
| Number of Sales | 1,385 | -2.0% | 1,413 | 24.6% | 1,112 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$479,156 | \$772,343 | \$1,794,467 | \$3,060,358 | \$4,486,070 | \$1,422,388 |
| 2016 | \$441,351 | \$795,975 | \$1,555,199 | \$2,781,102 | \$6,699,814 | \$1,395,521 |
| 2015 | \$388,404 | \$764,511 | \$1,534,287 | \$3,118,414 | \$6,361,848 | \$1,355,573 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$881 | \$1,020 | \$1,557 | \$1,660 | \$1,914 | \$1,391 |
| 2016 | \$888 | \$1,042 | \$1,287 | \$1,569 | \$2,220 | \$1,343 |
| 2015 | \$760 | \$951 | \$1,197 | \$1,488 | \$1,445 | \$1,189 |
| 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 |

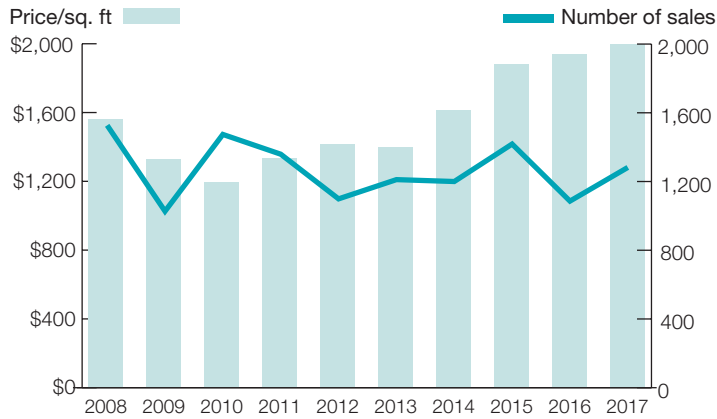
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$450,000 | \$715,000 | \$1,485,000 | \$2,320,000 | \$3,834,219 | \$899,000 |
| 2016 | \$426,250 | \$720,000 | \$1,330,000 | \$2,200,000 | \$4,275,000 | \$855,000 |
| 2015 | \$382,000 | \$690,000 | \$1,388,885 | \$2,795,000 | \$4,900,000 | \$801,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 195 | 562 | 426 | 160 | 42 | 1,385 |
| 2016 | 196 | 593 | 407 | 163 | 47 | 1,413 |
| 2015 | 262 | 633 | 426 | 185 | 45 | 1,551 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$2,398,071 | 4.2% | \$2,300,620 | 8.4% | \$2,212,027 |
| Average Price Per Sq. Ft | \$1,995 | 2.9% | \$1,939 | 27.9% | \$1,560 |
| Median Sales Price | \$1,549,500 | 8.7% | \$1,425,000 | 28.4% | \$1,206,626 |
| Number of Sales | 1,282 | 18.0% | 1,086 | -16.0% | 1,527 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$729,652 | \$1,198,739 | \$2,204,752 | \$3,940,175 | \$8,870,494 | \$2,398,071 |
| 2016 | \$708,552 | \$1,143,659 | \$2,294,959 | \$4,644,306 | \$7,544,851 | \$2,300,620 |
| 2015 | \$549,465 | \$1,051,832 | \$2,089,884 | \$4,097,892 | \$10,157,159 | \$2,307,993 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,285 | \$1,489 | \$1,870 | \$2,265 | \$2,775 | \$1,995 |
| 2016 | \$1,352 | \$1,482 | \$1,836 | \$2,358 | \$2,480 | \$1,939 |
| 2015 | \$1,152 | \$1,370 | \$1,640 | \$2,071 | \$3,193 | \$1,883 |
| 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 |

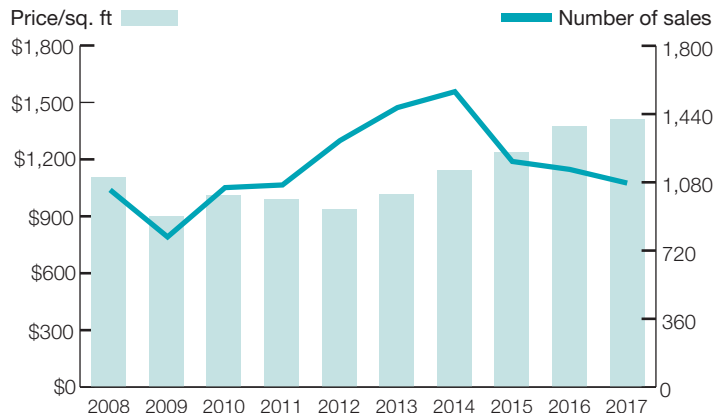
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$725,000 | \$1,097,660 | \$1,962,179 | \$3,300,000 | \$6,925,000 | \$1,549,500 |
| 2016 | \$701,000 | \$1,025,000 | \$1,950,000 | \$3,500,000 | \$6,764,344 | \$1,425,000 |
| 2015 | \$560,000 | \$983,746 | \$1,868,699 | \$3,471,141 | \$6,637,899 | \$1,425,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 96 | 514 | 411 | 169 | 92 | 1,282 |
| 2016 | 119 | 428 | 320 | 145 | 64 | 1,086 |
| 2015 | 85 | 598 | 442 | 215 | 78 | 1,418 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,483,213 | 0.4% | \$1,478,027 | 34.8% | \$1,100,086 |
| Average Price Per Sq. Ft | \$1,412 | 2.8% | \$1,373 | 27.8% | \$1,105 |
| Median Sales Price | \$980,000 | 6.1% | \$923,258 | 34.2% | \$730,000 |
| Number of Sales | 1,076 | -6.3% | 1,148 | 3.5% | 1,040 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$461,903 | \$752,379 | \$1,830,015 | \$2,945,321 | \$4,474,431 | \$1,483,213 |
| 2016 | \$442,676 | \$801,202 | \$1,584,136 | \$2,729,587 | \$6,679,802 | \$1,478,027 |
| 2015 | \$390,756 | \$780,958 | \$1,595,667 | \$3,183,950 | \$6,525,809 | \$1,492,061 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$864 | \$995 | \$1,587 | \$1,632 | \$1,913 | \$1,412 |
| 2016 | \$890 | \$1,037 | \$1,307 | \$1,554 | \$2,207 | \$1,373 |
| 2015 | \$766 | \$978 | \$1,228 | \$1,519 | \$1,441 | \$1,235 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$455,500 | \$716,500 | \$1,500,000 | \$2,320,000 | \$3,850,000 | \$980,000 |
| 2016 | \$431,250 | \$725,000 | \$1,350,000 | \$2,195,000 | \$4,250,000 | \$923,258 |
| 2015 | \$388,000 | \$711,000 | \$1,450,000 | \$2,812,500 | \$4,900,000 | \$880,000 |
| 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 |

Number of Sales

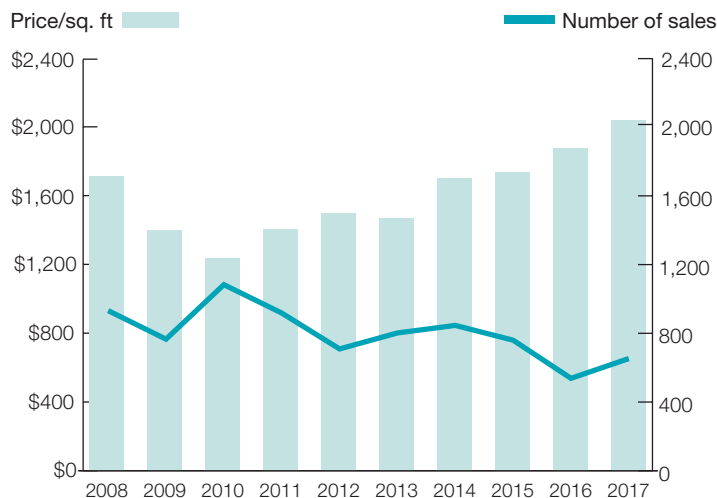
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 126 | 422 | 351 | 140 | 37 | 1,076 |
| 2016 | 140 | 457 | 353 | 148 | 44 | 1,148 |
| 2015 | 163 | 453 | 335 | 154 | 41 | 1,146 |
| 2014 | 221 | 623 | 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 |

WEST SIDE

UPPER WEST SIDE CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$2,726,544 | 11.9% | \$2,436,524 | -3.5% | \$2,825,561 |
| Average Price Per Sq. Ft | \$2,039 | 8.6% | \$1,877 | 19.1% | \$1,713 |
| Median Sales Price | \$1,753,500 | 3.7% | \$1,691,500 | 23.0% | \$1,425,550 |
| Number of Sales | 653 | 21.4% | 538 | -29.9% | 932 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$736,966 | \$1,137,421 | \$2,318,509 | \$3,895,853 | \$7,319,922 | \$2,726,544 |
| 2016 | \$669,364 | \$1,186,196 | \$2,248,910 | \$3,580,687 | \$7,262,627 | \$2,436,524 |
| 2015 | \$484,092 | \$984,354 | \$1,969,079 | \$3,750,165 | \$7,576,600 | \$2,173,887 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,271 | \$1,429 | \$1,928 | \$2,229 | \$2,525 | \$2,039 |
| 2016 | \$1,261 | \$1,506 | \$1,785 | \$1,915 | \$2,427 | \$1,877 |
| 2015 | \$1,037 | \$1,302 | \$1,554 | \$1,922 | \$2,516 | \$1,735 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$712,500 | \$1,034,427 | \$1,995,000 | \$3,450,000 | \$6,609,313 | \$1,753,500 |
| 2016 | \$692,000 | \$999,000 | \$1,982,500 | \$3,200,000 | \$6,669,683 | \$1,691,500 |
| 2015 | \$535,000 | \$926,607 | \$1,781,469 | \$3,268,750 | \$5,998,396 | \$1,395,000 |
| 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 |

Number of Sales

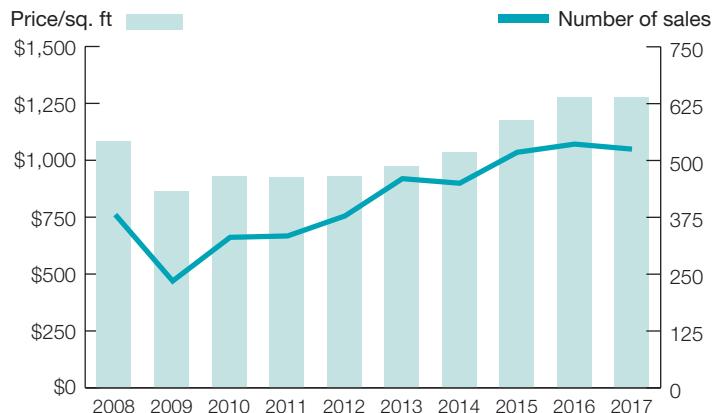
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 30 | 223 | 199 | 125 | 76 | 653 |
| 2016 | 41 | 183 | 166 | 95 | 48 | 538 |
| 2015 | 47 | 309 | 214 | 140 | 50 | 760 |
| 2014 | 94 | 276 | 283 | 138 | 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 |

WEST SIDE

RIVERSIDE DRIVE/WEST END AVENUE CORRIDOR CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|-------|--------------|
| Average Sales Price | \$1,324,192 | -3.4% | \$1,370,205 | 39.7% | \$947,774 |
| Average Price Per Sq. Ft | \$1,277 | 0.0% | \$1,277 | 18.0% | \$1,082 |
| Median Sales Price | \$980,000 | 7.4% | \$912,500 | 46.1% | \$671,000 |
| Number of Sales | 525 | -2.1% | 536 | 37.8% | 381 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$496,756 | \$756,308 | \$1,531,049 | \$2,289,900 | \$4,530,847 | \$1,324,192 |
| 2016 | \$494,093 | \$773,505 | \$1,522,246 | \$2,753,052 | \$4,582,058 | \$1,370,205 |
| 2015 | \$413,038 | \$731,820 | \$1,471,498 | \$2,539,916 | \$4,359,284 | \$1,255,835 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$892 | \$988 | \$1,387 | \$1,352 | \$1,874 | \$1,277 |
| 2016 | \$910 | \$1,016 | \$1,245 | \$1,526 | \$1,779 | \$1,277 |
| 2015 | \$798 | \$956 | \$1,183 | \$1,367 | \$1,650 | \$1,175 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-----------|
| 2017 | \$505,000 | \$725,000 | \$1,405,000 | \$2,080,500 | \$4,287,500 | \$980,000 |
| 2016 | \$482,000 | \$730,000 | \$1,337,500 | \$2,400,000 | \$3,597,500 | \$912,500 |
| 2015 | \$425,000 | \$709,000 | \$1,381,800 | \$2,447,500 | \$4,125,000 | \$875,000 |
| 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 |

Number of Sales

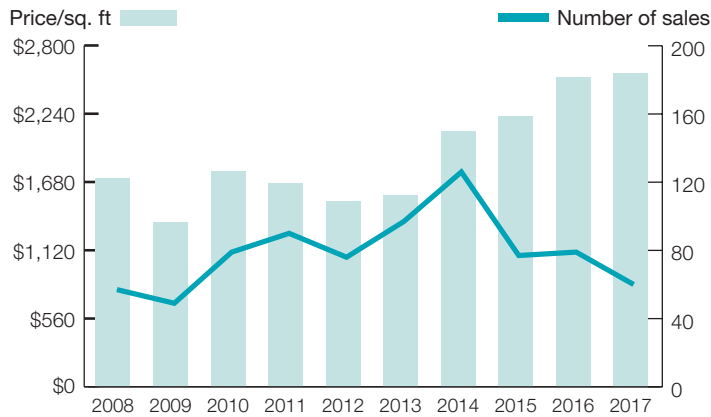
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 61 | 197 | 179 | 70 | 18 | 525 |
| 2016 | 75 | 209 | 162 | 66 | 22 | 536 |
| 2015 | 81 | 188 | 167 | 68 | 14 | 518 |
| 2014 | 75 | 163 | 137 | 59 | 16 | 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 |

WEST SIDE

CENTRAL PARK WEST CO-OPS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|-------|--------------|
| Average Sales Price | \$5,326,955 | 10.0% | \$4,841,718 | 55.6% | \$3,423,521 |
| Average Price Per Sq. Ft | \$2,573 | 1.5% | \$2,536 | 50.1% | \$1,714 |
| Median Sales Price | \$3,850,000 | 35.1% | \$2,850,000 | 93.0% | \$1,995,000 |
| Number of Sales | 60 | -24.1% | 79 | 5.3% | 57 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$339,268 | \$1,248,222 | \$6,365,455 | \$6,380,925 | \$6,617,833 | \$5,326,955 |
| 2016 | \$415,083 | \$2,011,438 | \$3,554,615 | \$5,394,013 | \$12,743,000 | \$4,841,718 |
| 2015 | \$213,333 | \$1,698,338 | \$3,192,105 | \$5,419,200 | \$12,394,500 | \$4,606,257 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$582 | \$1,401 | \$3,165 | \$2,377 | \$2,406 | \$2,573 |
| 2016 | \$922 | \$1,314 | \$2,373 | \$2,382 | \$3,129 | \$2,536 |
| 2015 | \$538 | \$1,162 | \$1,691 | \$2,006 | \$3,356 | \$2,221 |
| 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 |

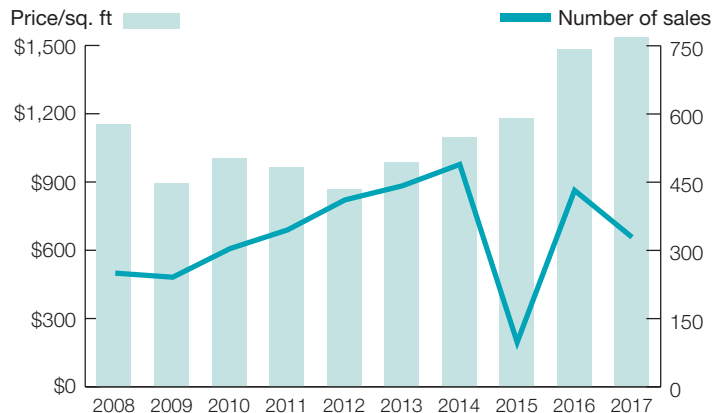
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$345,000 | \$1,000,000 | \$3,825,000 | \$6,066,250 | \$6,766,000 | \$3,850,000 |
| 2016 | \$411,250 | \$1,062,500 | \$2,535,000 | \$4,650,000 | \$9,887,500 | \$2,850,000 |
| 2015 | \$200,000 | \$853,134 | \$3,150,000 | \$4,950,000 | \$11,750,000 | \$3,400,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 3 | 9 | 22 | 20 | 6 | 60 |
| 2016 | 6 | 16 | 26 | 19 | 12 | 79 |
| 2015 | 3 | 20 | 19 | 25 | 10 | 77 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|-------------|-------|--------------|
| Average Sales Price | \$1,582,072 | -0.1% | \$1,583,641 | 35.0% | \$1,171,739 |
| Average Price Per Sq. Ft | \$1,536 | 3.5% | \$1,484 | 33.4% | \$1,152 |
| Median Sales Price | \$835,000 | -2.3% | \$855,000 | 11.4% | \$749,500 |
| Number of Sales | 329 | -23.8% | 432 | 31.6% | 250 |

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 |
|------|-----------|-----------|-------------|-------------|--------------|-------------|
| 2017 | \$489,239 | \$838,414 | \$2,419,078 | \$3,761,021 | \$4,661,531 | \$1,582,072 |
| 2016 | \$492,268 | \$913,874 | \$1,889,434 | \$3,721,962 | \$7,602,517 | \$1,583,641 |
| 2015 | \$414,813 | \$765,742 | \$1,563,401 | \$3,937,000 | \$5,100,000 | \$1,226,691 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$887 | \$1,046 | \$1,975 | \$1,832 | \$1,933 | \$1,536 |
| 2016 | \$926 | \$1,072 | \$1,489 | \$1,839 | \$2,471 | \$1,484 |
| 2015 | \$775 | \$960 | \$1,219 | \$1,527 | \$1,821 | \$1,179 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|--------------|-----------|
| 2017 | \$505,000 | \$760,000 | \$1,599,000 | \$2,397,500 | \$3,700,000 | \$835,000 |
| 2016 | \$482,000 | \$767,500 | \$1,500,000 | \$2,830,000 | \$4,709,379 | \$855,000 |
| 2015 | \$414,000 | \$745,000 | \$1,483,403 | \$2,912,500 | \$5,100,000 | \$825,000 |
| 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 |

Number of Sales

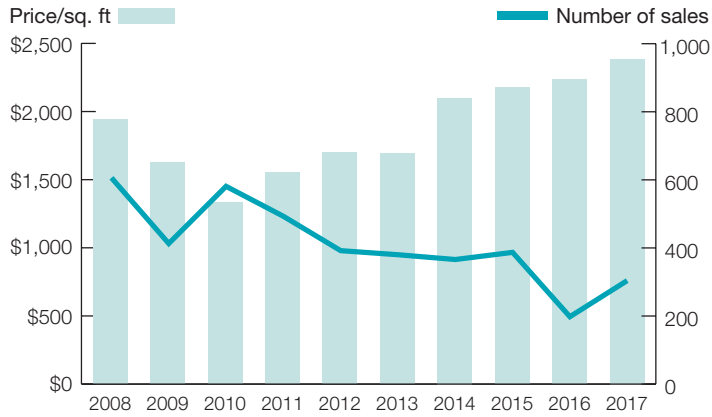
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 59 | 139 | 93 | 30 | 8 | 329 |
| 2016 | 81 | 192 | 101 | 42 | 16 | 432 |
| 2015 | 120 | 232 | 108 | 41 | 12 | 513 |
| 2014 | 116 | 221 | 102 | 35 | 15 | 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 |

WEST SIDE

LINCOLN CENTER CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$3,245,677 | 13.1% | \$2,869,384 | -6.5% | \$3,471,868 |
| Average Price Per Sq. Ft | \$2,385 | 6.7% | \$2,235 | 22.8% | \$1,942 |
| Median Sales Price | \$2,000,000 | 19.0% | \$1,680,000 | 19.2% | \$1,678,000 |
| Number of Sales | 304 | 53.5% | 198 | -49.8% | 606 |

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 |
|------|-------------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$718,125 | \$1,379,660 | \$2,738,656 | \$5,418,736 | \$13,175,436 | \$3,245,677 |
| 2016 | \$720,909 | \$1,292,540 | \$2,795,972 | \$5,705,126 | \$9,639,638 | \$2,869,384 |
| 2015 | \$223,400 | \$1,253,151 | \$2,369,227 | \$5,074,550 | \$11,928,056 | \$3,327,731 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,241 | \$1,608 | \$2,169 | \$2,685 | \$3,560 | \$2,385 |
| 2016 | \$1,208 | \$1,629 | \$2,199 | \$2,810 | \$2,709 | \$2,235 |
| 2015 | \$610 | \$1,428 | \$1,752 | \$2,377 | \$3,504 | \$2,176 |
| 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 |

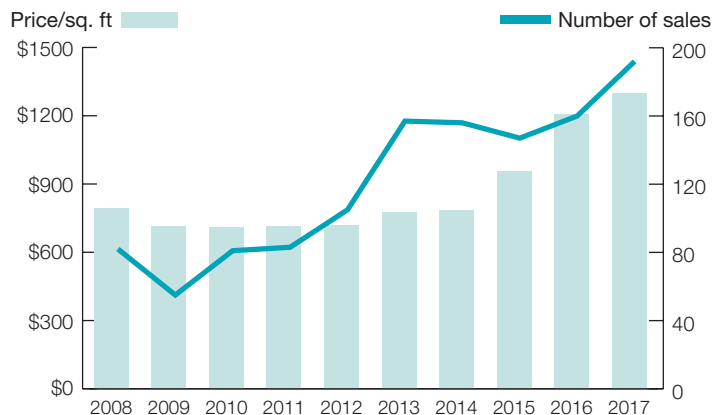
Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$757,500 | \$1,300,000 | \$2,500,000 | \$4,022,137 | \$8,752,250 | \$2,000,000 |
| 2016 | \$775,000 | \$1,115,519 | \$2,362,500 | \$4,350,141 | \$9,000,000 | \$1,680,000 |
| 2015 | \$142,000 | \$1,104,538 | \$2,307,714 | \$3,959,901 | \$8,477,738 | \$2,234,940 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 8 | 119 | 111 | 46 | 20 | 304 |
| 2016 | 11 | 86 | 64 | 22 | 15 | 198 |
| 2015 | 30 | 145 | 132 | 55 | 25 | 387 |
| 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 |

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|--------|--------------|
| Average Sales Price | \$1,079,634 | 8.4% | \$996,187 | 79.1% | \$602,937 |
| Average Price Per Sq. Ft | \$1,299 | 7.6% | \$1,207 | 63.8% | \$793 |
| Median Sales Price | \$650,340 | -5.7% | \$690,000 | 20.4% | \$540,000 |
| Number of Sales | 192 | 20.0% | 160 | 134.1% | 82 |

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 |
|------|-----------|-----------|-------------|-------------|-------------|-------------|
| 2017 | \$537,868 | \$797,472 | \$1,658,469 | \$7,335,000 | \$2,362,500 | \$1,079,634 |
| 2016 | \$424,004 | \$772,025 | \$1,248,186 | \$3,823,000 | \$6,993,333 | \$996,187 |
| 2015 | \$373,090 | \$833,089 | \$1,263,891 | \$1,860,000 | \$4,962,500 | \$861,631 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|---------|
| 2017 | \$930 | \$1,072 | \$1,502 | \$2,687 | \$1,331 | \$1,299 |
| 2016 | \$861 | \$1,037 | \$1,136 | \$1,952 | \$2,409 | \$1,207 |
| 2015 | \$730 | \$874 | \$1,037 | \$1,151 | \$1,654 | \$957 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-------------|-------------|-------------|-----------|
| 2017 | \$452,500 | \$635,000 | \$1,100,000 | \$8,025,000 | \$2,362,500 | \$650,340 |
| 2016 | \$405,000 | \$657,500 | \$1,005,000 | \$2,215,000 | \$7,400,000 | \$690,000 |
| 2015 | \$340,380 | \$590,000 | \$995,000 | \$1,345,000 | \$4,962,500 | \$580,000 |
| 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 |

Number of Sales

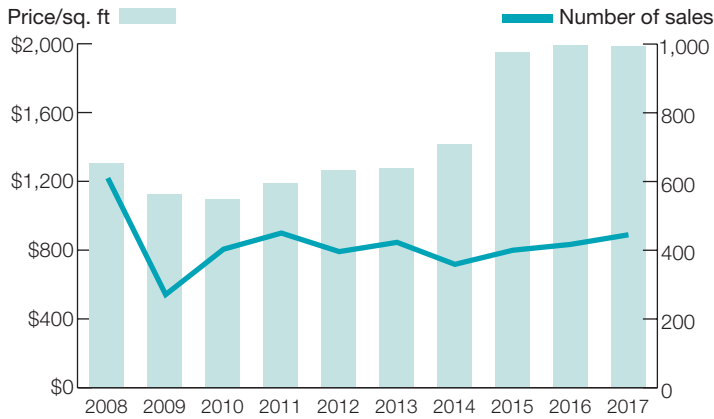
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 52 | 96 | 37 | 5 | 2 | 192 |
| 2016 | 35 | 86 | 30 | 5 | 3 | 160 |
| 2015 | 46 | 69 | 23 | 7 | 2 | 147 |
| 2014 | 29 | 93 | 27 | 4 | 3 | 156 |
| 2013 | 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 |

WEST SIDE

MIDTOWN WEST/CLINTON CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|-------------|--------|--------------|
| Average Sales Price | \$2,000,127 | -0.8% | \$2,016,142 | 56.4% | \$1,279,122 |
| Average Price Per Sq. Ft | \$1,985 | -0.3% | \$1,992 | 51.8% | \$1,308 |
| Median Sales Price | \$1,331,000 | 10.9% | \$1,200,000 | 34.4% | \$990,000 |
| Number of Sales | 445 | 6.7% | 417 | -27.0% | 610 |

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 |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$732,111 | \$1,226,834 | \$2,105,210 | \$4,238,398 | \$23,177,804 | \$2,000,127 |
| 2016 | \$723,230 | \$1,103,268 | \$2,467,731 | \$6,961,451 | \$7,608,964 | \$2,016,142 |
| 2015 | \$684,426 | \$1,119,170 | \$2,052,906 | \$4,148,877 | \$14,805,680 | \$1,916,099 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|---------|-----------|-----------|-----------|------------|---------|
| 2017 | \$1,348 | \$1,523 | \$1,848 | \$2,426 | \$4,955 | \$1,985 |
| 2016 | \$1,411 | \$1,464 | \$1,970 | \$3,256 | \$2,950 | \$1,992 |
| 2015 | \$1,359 | \$1,485 | \$1,747 | \$2,656 | \$4,346 | \$1,953 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-------------|-------------|-------------|--------------|-------------|
| 2017 | \$710,000 | \$1,140,000 | \$1,932,625 | \$2,600,000 | \$18,837,625 | \$1,331,000 |
| 2016 | \$670,000 | \$1,035,000 | \$1,896,899 | \$4,400,000 | \$5,449,275 | \$1,200,000 |
| 2015 | \$685,000 | \$999,921 | \$1,750,000 | \$2,275,788 | \$8,100,000 | \$1,311,680 |
| 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 |

Number of Sales

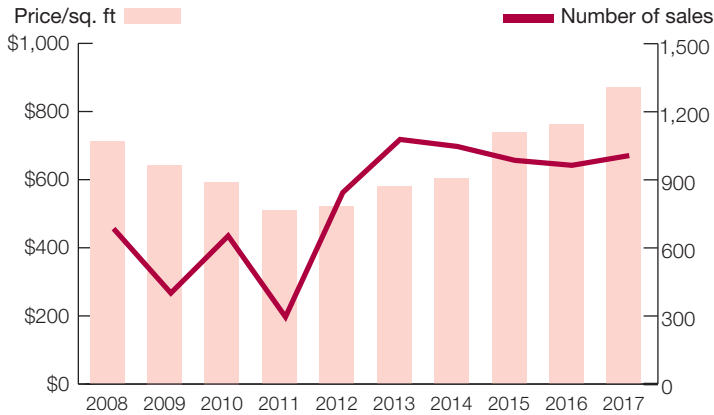
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 49 | 215 | 145 | 29 | 7 | 445 |
| 2016 | 64 | 191 | 122 | 31 | 5 | 417 |
| 2015 | 31 | 201 | 125 | 35 | 8 | 400 |
| 2014 | 59 | 174 | 110 | 14 | 2 | 359 |
| 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 |

NORTHERN MANHATTAN

NORTHERN MANHATTAN CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|-------|--------------|
| Average Sales Price | \$725,487 | 12.9% | \$642,446 | 25.1% | \$579,874 |
| Average Price Per Sq. Ft | \$871 | 14.2% | \$763 | 22.5% | \$711 |
| Median Sales Price | \$611,051 | 12.2% | \$544,721 | 28.6% | \$475,000 |
| Number of Sales | 1,007 | 4.5% | 964 | 47.0% | 685 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$367,226 | \$553,813 | \$817,598 | \$1,150,131 | \$1,773,968 | \$725,487 |
| 2016 | \$399,198 | \$494,119 | \$727,659 | \$1,040,115 | \$1,361,232 | \$642,446 |
| 2015 | \$327,950 | \$490,443 | \$758,588 | \$1,093,929 | \$1,096,375 | \$637,224 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$734 | \$824 | \$872 | \$947 | \$1,119 | \$871 |
| 2016 | \$741 | \$760 | \$759 | \$816 | \$687 | \$763 |
| 2015 | \$677 | \$705 | \$762 | \$785 | \$690 | \$739 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$390,390 | \$500,000 | \$727,500 | \$915,406 | \$974,500 | \$611,051 |
| 2016 | \$342,553 | \$456,300 | \$640,000 | \$930,000 | \$955,000 | \$544,721 |
| 2015 | \$320,000 | \$439,500 | \$687,000 | \$999,900 | \$855,250 | \$517,500 |
| 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 |

Number of Sales

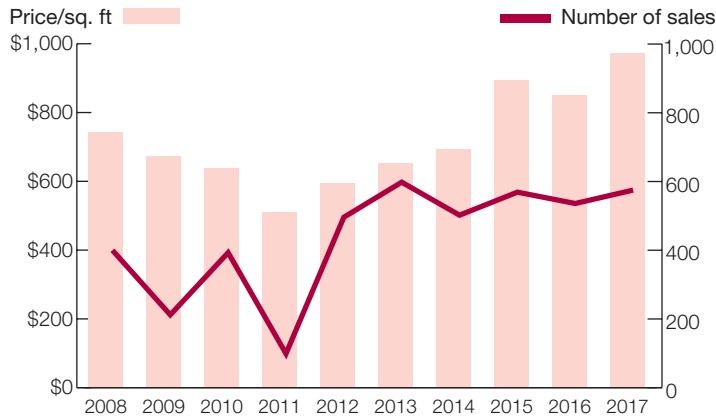
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | 91 | 421 | 358 | 115 | 22 | 1,007 |
| 2016 | 88 | 415 | 329 | 87 | 19 | 964 |
| 2015 | 125 | 422 | 298 | 125 | 16 | 986 |
| 2014 | 139 | 381 | 375 | 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 |

NORTHERN MANHATTAN

HARLEM/EAST HARLEM CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|-------|------------|-------|--------------|
| Average Sales Price | \$820,128 | 15.7% | \$709,043 | 20.9% | \$678,432 |
| Average Price Per Sq. Ft | \$974 | 14.4% | \$851 | 31.1% | \$743 |
| Median Sales Price | \$680,000 | 8.8% | \$625,000 | 26.7% | \$536,617 |
| Number of Sales | 575 | 7.3% | 536 | 43.8% | 400 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$397,634 | \$615,635 | \$951,449 | \$1,333,663 | \$2,196,523 | \$820,128 |
| 2016 | \$431,925 | \$555,956 | \$805,489 | \$1,183,905 | \$1,197,583 | \$709,043 |
| 2015 | \$356,197 | \$567,906 | \$864,553 | \$1,250,773 | \$1,264,700 | \$746,592 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$821 | \$919 | \$982 | \$1,047 | \$1,231 | \$974 |
| 2016 | \$781 | \$867 | \$828 | \$944 | \$682 | \$851 |
| 2015 | \$728 | \$816 | \$848 | \$882 | \$897 | \$839 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$423,800 | \$618,000 | \$877,222 | \$1,327,500 | \$699,000 | \$680,000 |
| 2016 | \$424,500 | \$510,000 | \$757,500 | \$999,000 | \$965,000 | \$625,000 |
| 2015 | \$370,816 | \$520,000 | \$800,000 | \$1,374,637 | \$1,137,750 | \$630,698 |
| 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 |

Number of Sales

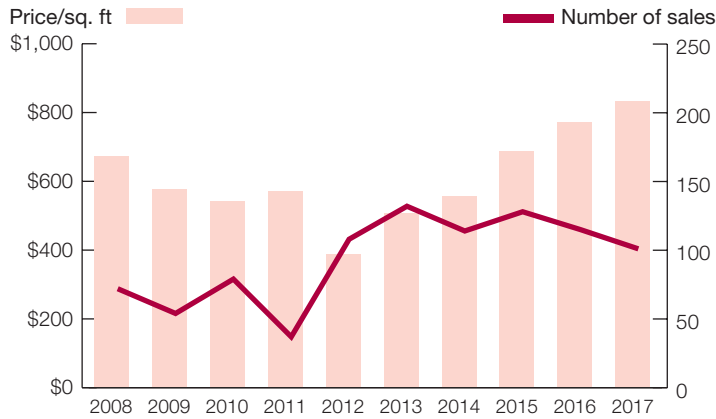
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 63 | 242 | 193 | 64 | 13 | 575 |
| 2016 | 48 | 209 | 202 | 53 | 6 | 536 |
| 2015 | 74 | 221 | 181 | 83 | 10 | 569 |
| 2014 | 70 | 153 | 191 | 83 | 5 | 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 |

NORTHERN MANHATTAN

HAMILTON/MORNING SIDE HEIGHTS CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|------------|-------|--------------|
| Average Sales Price | \$755,250 | 13.0% | \$668,291 | 66.5% | \$453,645 |
| Average Price Per Sq. Ft | \$832 | 7.6% | \$773 | 23.4% | \$674 |
| Median Sales Price | \$675,000 | 14.4% | \$590,000 | 69.8% | \$397,500 |
| Number of Sales | 101 | -12.2% | 115 | 40.3% | 72 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$315,833 | \$534,833 | \$760,719 | \$1,278,618 | \$850,000 | \$755,250 |
| 2016 | \$331,104 | \$521,771 | \$689,225 | \$1,173,929 | \$1,437,250 | \$668,291 |
| 2015 | \$348,672 | \$470,074 | \$683,903 | \$882,099 | | \$563,114 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$642 | \$781 | \$809 | \$934 | \$1,133 | \$832 |
| 2016 | \$663 | \$685 | \$712 | \$665 | | \$689 |
| 2015 | \$563 | \$564 | \$586 | \$472 | \$292 | \$556 |
| 2014 | \$576 | \$504 | \$513 | \$451 | \$251 | \$508 |
| 2013 | \$324 | \$464 | \$421 | \$373 | \$375 | \$389 |
| 2012 | \$585 | \$552 | \$501 | \$601 | \$600 | \$540 |
| 2011 | \$699 | \$522 | \$502 | \$423 | \$546 | \$542 |
| 2010 | \$603 | \$591 | \$498 | | \$603 | \$578 |
| 2009 | \$671 | \$701 | \$613 | \$1,200 | | \$674 |
| 2008 | \$756 | \$695 | \$541 | \$622 | | \$640 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$285,000 | \$529,000 | \$720,000 | \$930,000 | \$850,000 | \$675,000 |
| 2016 | \$285,000 | \$510,000 | \$637,500 | \$955,000 | \$1,149,500 | \$590,000 |
| 2015 | \$290,000 | \$440,000 | \$604,500 | \$813,000 | | \$506,000 |
| 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 |

Number of Sales

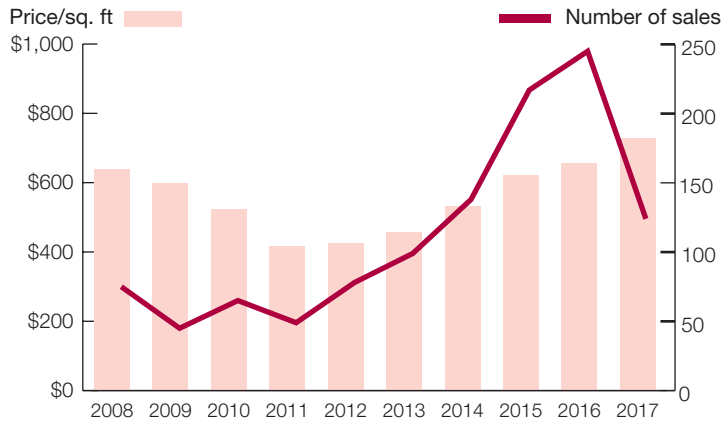
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 6 | 30 | 47 | 17 | 1 | 101 |
| 2016 | 13 | 43 | 40 | 14 | 4 | 115 |
| 2015 | 20 | 53 | 42 | 13 | | 128 |
| 2014 | 6 | 50 | 42 | 14 | 2 | 114 |
| 2013 | 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 |

NORTHERN MANHATTAN

WASHINGTON HEIGHTS CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|------------|-------|--------------|
| Average Sales Price | \$590,926 | 0.0% | \$591,094 | 30.8% | \$451,714 |
| Average Price Per Sq. Ft | \$729 | 11.1% | \$656 | 13.9% | \$640 |
| Median Sales Price | \$533,250 | 1.6% | \$525,000 | 31.7% | \$405,000 |
| Number of Sales | 124 | -49.4% | 245 | 65.3% | 75 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$370,333 | \$459,908 | \$605,689 | \$727,774 | \$1,197,917 | \$590,926 |
| 2016 | \$401,292 | \$451,629 | \$651,175 | \$823,654 | \$948,189 | \$591,094 |
| 2015 | \$264,872 | \$440,560 | \$641,183 | \$836,112 | \$871,250 | \$530,366 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$581 | \$710 | \$715 | \$693 | \$1,042 | \$729 |
| 2016 | \$695 | \$690 | \$675 | \$588 | \$477 | \$656 |
| 2015 | \$589 | \$638 | \$642 | \$619 | \$414 | \$621 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$381,000 | \$459,500 | \$619,000 | \$599,000 | \$1,074,500 | \$533,250 |
| 2016 | \$335,000 | \$426,000 | \$606,500 | \$825,000 | \$1,114,500 | \$525,000 |
| 2015 | \$257,500 | \$430,000 | \$637,500 | \$805,500 | \$942,500 | \$490,500 |
| 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 |

Number of Sales

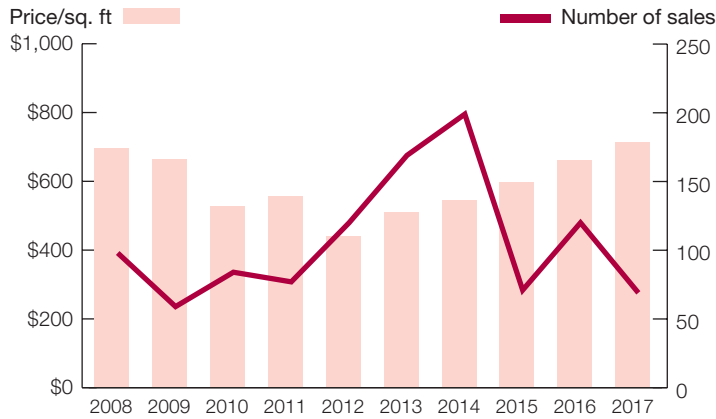
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 3 | 48 | 48 | 19 | 6 | 124 |
| 2016 | 20 | 120 | 72 | 23 | 6 | 245 |
| 2015 | 26 | 99 | 64 | 24 | 4 | 217 |
| 2014 | 13 | 55 | 47 | 20 | 3 | 138 |
| 2013 | 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 |

NORTHERN MANHATTAN

FORT GEORGE CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|------------|--------|--------------|
| Average Sales Price | \$536,664 | -5.0% | \$565,195 | 19.6% | \$448,805 |
| Average Price Per Sq. Ft | \$713 | 7.9% | \$661 | 2.4% | \$696 |
| Median Sales Price | \$481,650 | 13.5% | \$424,500 | 10.7% | \$435,000 |
| Number of Sales | 69 | -42.5% | 120 | -29.6% | 98 |

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 |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$307,310 | \$441,448 | \$692,128 | \$1,185,000 | \$1,100,000 | \$536,664 |
| 2016 | \$304,928 | \$412,607 | \$589,671 | \$942,938 | \$593,203 | \$565,195 |
| 2015 | \$266,125 | \$421,423 | \$614,995 | \$887,857 | | \$498,986 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$548 | \$659 | \$759 | \$1,580 | \$611 | \$713 |
| 2016 | \$643 | \$691 | \$637 | \$701 | \$424 | \$661 |
| 2015 | \$561 | \$594 | \$601 | \$613 | | \$598 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-------------|-------------|-----------|
| 2017 | \$286,549 | \$445,000 | \$667,000 | \$1,185,000 | \$1,100,000 | \$481,650 |
| 2016 | \$299,600 | \$378,125 | \$570,424 | \$937,250 | \$593,203 | \$424,500 |
| 2015 | \$249,000 | \$391,231 | \$597,500 | \$1,127,500 | | \$450,000 |
| 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 |

Number of Sales

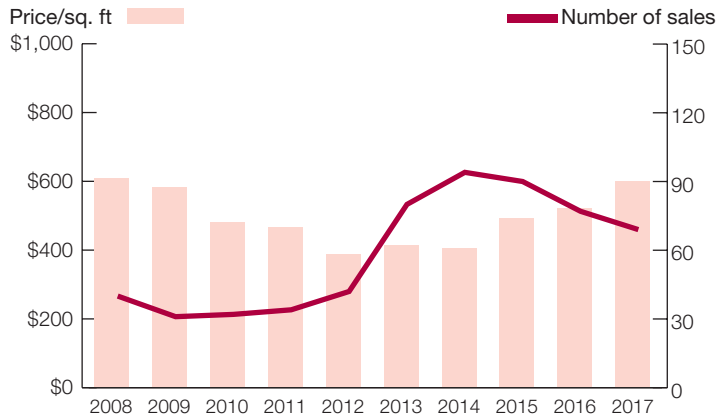
| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 10 | 33 | 23 | 2 | 1 | 69 |
| 2016 | 8 | 68 | 31 | 8 | 2 | 120 |
| 2015 | 8 | 38 | 18 | 7 | | 71 |
| 2014 | 29 | 88 | 63 | 18 | 1 | 199 |
| 2013 | 19 | 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 |

NORTHERN MANHATTAN

INWOOD CO-OPS AND CONDOS

2008-2017
MANHATTAN
DECADE

Average Price Per Square Foot / Number of Sales



| Matrix | Current Year | % Chg | Prior Year | % Chg | Prior Decade |
|--------------------------|--------------|--------|------------|-------|--------------|
| Average Sales Price | \$458,754 | 10.6% | \$414,899 | 19.8% | \$382,925 |
| Average Price Per Sq. Ft | \$599 | 14.8% | \$522 | -1.8% | \$610 |
| Median Sales Price | \$411,000 | 9.6% | \$375,000 | 14.5% | \$359,100 |
| Number of Sales | 69 | -10.4% | 77 | 72.5% | 40 |

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 |
|------|-----------|-----------|-----------|-----------|------------|-----------|
| 2017 | \$237,417 | \$385,171 | \$572,351 | \$724,000 | | \$458,754 |
| 2016 | \$301,813 | \$353,112 | \$473,639 | \$870,000 | \$955,000 | \$414,899 |
| 2015 | \$354,889 | \$320,094 | \$502,098 | \$715,176 | \$705,000 | \$407,000 |
| 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 |

Average Price Per Square Foot

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-------|
| 2017 | \$463 | \$581 | \$600 | \$735 | | \$599 |
| 2016 | \$657 | \$491 | \$529 | \$590 | \$478 | \$522 |
| 2015 | \$662 | \$439 | \$531 | \$522 | \$486 | \$493 |
| 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 |

Median Sales Price

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|-----------|-----------|-----------|-----------|------------|-----------|
| 2017 | \$237,250 | \$371,000 | \$560,000 | \$755,000 | | \$411,000 |
| 2016 | \$252,000 | \$340,000 | \$509,500 | \$870,000 | \$955,000 | \$375,000 |
| 2015 | \$350,000 | \$315,000 | \$511,500 | \$690,000 | \$705,000 | \$350,000 |
| 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 |

Number of Sales

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | ALL |
|------|--------|-----------|-----------|-----------|------------|-----|
| 2017 | 6 | 36 | 21 | 6 | | 69 |
| 2016 | 8 | 37 | 26 | 2 | 1 | 77 |
| 2015 | 9 | 49 | 24 | 6 | 2 | 90 |
| 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 |

