

New York City Real Estate Market Residential Brief 3Q 2018

Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.
Real Estate Appraisers & Consultants

NEW YORK CITY

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$1,069,066	6.7%	\$1,001,523	6.4%	\$1,004,964
Median Sales Price	\$682,364	10.1%	\$620,000	8.7%	\$628,000
Number of Sales (closed)	11,924	-3.9%	12,412	-15.6%	14,123
Listing Inventory (active)	20,604	4.3%	19,753	17.5%	17,541
Absorption Rate (mo)	5.2	8.3%	4.8	40.5%	3.7
Sales Volume (\$)	\$12,747,542,984	2.5%	\$12,430,903,476	-10.2%	\$14,193,106,572

BRONX

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$448,923	2.9%	\$436,321	4.5%	\$429,636
Median Sales Price	\$428,750	5.9%	\$405,000	3.3%	\$415,000
Number of Sales (closed)	1,182	-45.0%	2,150	-49.2%	2,328
Listing Inventory (active)	1,588	0.1%	1,587	-2.3%	1,625
Absorption Rate (mo)	4.0	81.8%	2.2	90.5%	2.1
Sales Volume (\$)	\$530,626,986	-43.4%	\$938,090,150	-46.9%	\$1,000,192,608
Market Share by Unit	9.9%		17.3%		16.5%
Market Share by Volume	4.2%		7.5%		7.0%

BROOKLYN

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$1,051,999	6.9%	\$984,047	7.2%	\$981,623
Median Sales Price	\$808,000	3.6%	\$780,000	2.3%	\$790,000
Number of Sales (closed)	2,898	8.0%	2,683	-0.5%	2,914
Listing Inventory (active)	3,151	17.8%	2,675	72.6%	1,826
Absorption Rate (mo)	3.3	10.0%	3.0	73.7%	1.9
Sales Volume (\$)	\$3,048,693,102	15.5%	\$2,640,198,101	6.6%	\$2,860,449,422
Market Share by Unit	24.3%		21.6%		20.6%
Market Share by Volume	23.9%		21.2%		20.2%

MANHATTAN

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$2,045,680	-6.8%	\$2,194,050	-0.5%	\$2,056,713
Median Sales Price	\$1,150,000	1.8%	\$1,130,000	-4.1%	\$1,199,193
Number of Sales (closed)	3,041	12.9%	2,694	-11.4%	3,431
Listing Inventory (active)	7,319	-0.8%	7,381	12.8%	6,489
Absorption Rate (mo)	7.2	-12.2%	8.2	26.3%	5.7
Sales Volume (\$)	\$6,220,912,880	5.2%	\$5,910,770,700	-11.8%	\$7,056,582,303
Market Share by Unit	25.5%		21.7%		24.3%
Market Share by Volume	48.8%		47.5%		49.7%

QUEENS

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$635,281	0.9%	\$629,869	3.4%	\$614,492
Median Sales Price	\$573,500	2.8%	\$558,000	4.3%	\$550,000
Number of Sales (closed)	3,672	7.3%	3,421	-5.0%	3,865
Listing Inventory (active)	5,300	8.9%	4,865	18.1%	4,486
Absorption Rate (mo)	4.3	0.0%	4.3	22.9%	3.5
Sales Volume (\$)	\$2,332,751,832	8.3%	\$2,154,781,849	-1.8%	\$2,375,011,580
Market Share by Unit	30.8%		27.6%		27.4%
Market Share by Volume	18.3%		17.3%		16.7%

STATEN ISLAND

	3Q-2018	%Chg (Qtr)	2Q-2018	%Chg (Yr)	3Q-2017
Average Sales Price	\$543,375	1.1%	\$537,612	6.4%	\$510,706
Median Sales Price	\$529,490	2.0%	\$519,000	8.1%	\$490,000
Number of Sales (closed)	1,131	-22.7%	1,464	-28.2%	1,575
Listing Inventory (active)	3,246	0.0%	3,245	4.2%	3,115
Absorption Rate (mo)	8.6	30.3%	6.6	45.8%	5.9
Sales Volume (\$)	\$614,557,125	-21.9%	\$787,063,968	-23.6%	\$804,361,950
Market Share by Unit	9.5%		11.8%		11.2%
Market Share by Volume	4.8%		6.3%		5.7%

Compiled by Miller Samuel Inc.

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