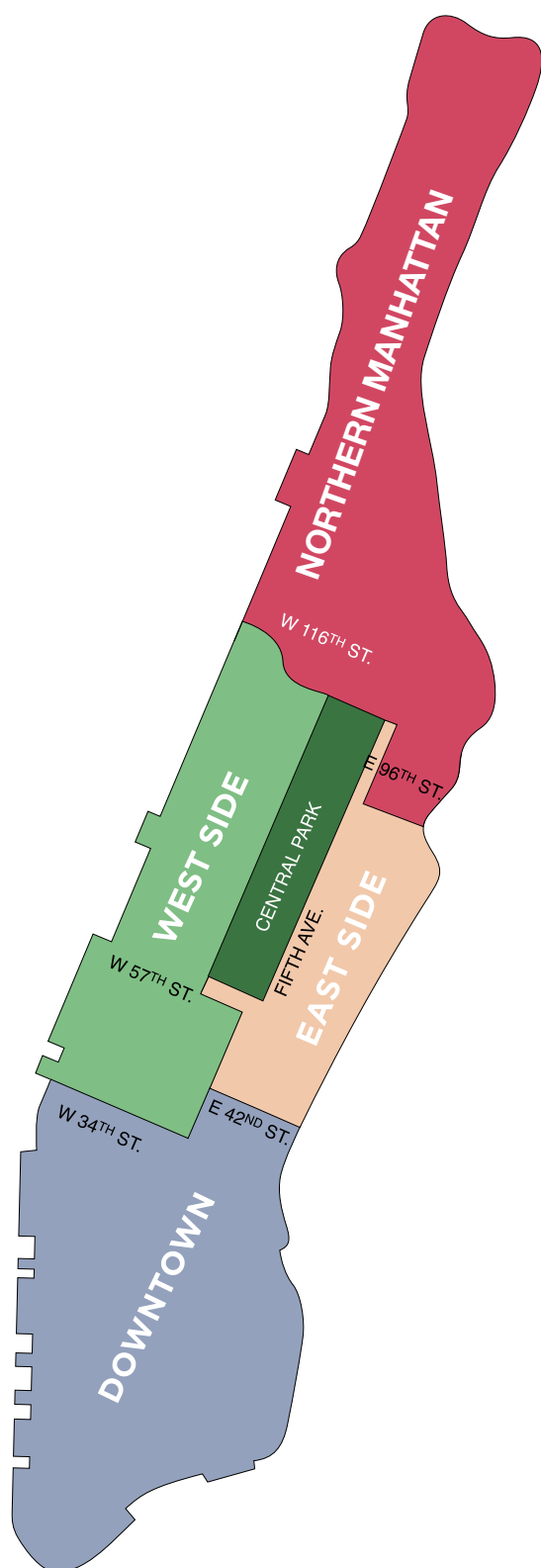


EllimanReport

2011-2020 Manhattan Decade Sales





-
- 4 **Manhattan** Co-ops and Condos
 - 7 **Manhattan** Co-ops
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- 13 **Downtown** Co-ops
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 - 16 **Union Square/Gramercy Kips Bay/Murray Hill** Condos
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 - 23 **SoHo/TriBeCa** Condos
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- 27 **East Side** Co-ops
 - 28 **East Side** Condos
 - 29 **Upper East Side** Co-ops
 - 30 **Upper East Side** Condos
 - 31 **Fifth Avenue/Park Avenue Corridor** Co-ops
 - 32 **Yorkville** Co-ops
 - 33 **Yorkville** Condos
 - 34 **East End Avenue** Co-ops
 - 35 **Carnegie Hill** Co-ops
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 - 38 **Lenox Hill** Condos
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- 42 **West Side** Co-ops
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 - 44 **Upper West Side** Co-ops
 - 45 **Upper West Side** Condos
 - 46 **Riverside Drive/West End Avenue Corridor** Co-ops
 - 47 **Central Park West** Co-ops
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 - 49 **Lincoln Center** Condos
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 - 51 **Midtown West/Clinton** Condos
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- 52 **Northern Manhattan** Co-ops and Condos
 - 53 **Harlem/East Harlem** Co-ops and Condos
 - 54 **Hamilton/Morningside Heights** Co-ops and Condos
 - 55 **Washington Heights** Co-ops and Condos
 - 56 **Fort George** Co-ops and Condos
 - 57 **Inwood** Co-ops and Condos
-



Douglas Elliman

Established in 1911, Douglas Elliman Real Estate is the largest brokerage in the New York Metropolitan area and the third largest residential real estate company nationwide. With more than 7,000 agents, the company operates approximately 115+ offices in New York City, Long Island, The Hamptons, Westchester, Connecticut, New Jersey, Florida, California, Colorado and Massachusetts. 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. For more information on Douglas Elliman as well as expert commentary on emerging trends in the real estate industry, please visit elliman.com

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Established in 1986, Miller Samuel is an independently owned firm that provides appraisal and consulting services on residential property in New York City as well as Westchester County, Fairfield County, Long Island, The Hamptons and North Fork. With a certified or licensed appraisal staff that averages more than nineteen 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 more than 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.

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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Jupiter
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Aspen & Snowmass Village

Monthly New Signed Contracts

California
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Florida
New York

Monthly Rentals

Manhattan, Brooklyn & Queens

Annual Sales

Manhattan Decade
Manhattan Townhouse
Long Island Decade
Hamptons & North Fork Decade

Methodology

The aggregate of our four quarterly reports published during the year, each known as the “**Elliman Report: Manhattan Sales,**” is based on the data available at each release period. After the end of each quarter, sales data continues to fall within those quarterly report time frames because of the lag between the closing date and recording date. As a result, this Decade report does not include all sales to occur during the year but has a significant sample size and a useful market trend reference. The primary data source is New York City public record known as ACRIS. The analysis presented relied on Property Shark, Streeteasy, and data collected through Miller Samuel and Douglas Elliman’s business operations to supplement or complement ACRIS.

The coverage of the Manhattan real estate market in this report consists of 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 reliably.

Reference Links

elliman.com/marketreports

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

millersamuel.com/reports-info/methodology

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

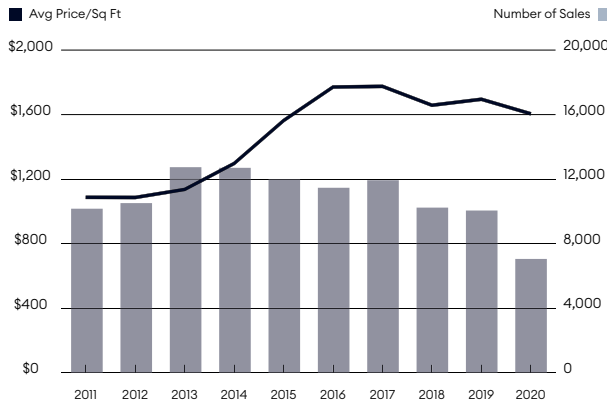
millersamuel.com/blog

For additional interpretation of this report and coverage of the real estate economy, please visit the Miller Samuel blog: **Matrix: Interpreting The Real Estate Economy.**

millersamuel.com/email-lists

Sign-up for **Jonathan Miller’s Housing Notes** for a weekly take on local, regional and national housing markets.

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,938,437	0.9%	\$1,921,705	35.8%	\$1,426,912
Average Price Per Sq Ft	\$1,605	-3.1%	\$1,657	47.7%	\$1,087
Median Sales Price	\$1,050,000	-4.1%	\$1,095,000	23.5%	\$850,000
Number of Sales (Closed)	7,048	-29.9%	10,048	-30.6%	10,161
Average Days on Market	124	22.8%	101	-2.4%	127
Average Discount (From List Price)	7.6%		6.1%		4.3%
Listing Inventory	8,277	24.6%	6,643	14.6%	7,221
30-Year Fixed Mortgage (Freddie Mac)*	2.68%		3.72%		3.96%
1-Year Adjustable Rate Mortgage (Freddie Mac)*	2.79%		3.39%		2.88%

* Year End

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$548,555	\$979,012	\$1,865,221	\$3,509,193	\$8,943,517	\$1,938,437
2019	\$544,221	\$1,009,466	\$1,929,938	\$3,833,472	\$9,120,712	\$1,921,705
2018	\$558,710	\$955,077	\$1,934,151	\$3,883,842	\$9,102,410	\$1,979,520
2017	\$524,748	\$965,578	\$2,084,977	\$4,094,016	\$9,040,873	\$2,053,273
2016	\$562,791	\$954,599	\$2,037,845	\$4,507,229	\$8,662,595	\$2,052,047
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,068	\$1,226	\$1,414	\$1,724	\$2,687	\$1,605
2019	\$1,063	\$1,265	\$1,516	\$1,939	\$2,718	\$1,657
2018	\$1,109	\$1,267	\$1,558	\$1,878	\$2,671	\$1,707
2017	\$981	\$1,231	\$1,734	\$2,052	\$2,800	\$1,775
2016	\$1,047	\$1,249	\$1,593	\$2,219	\$2,685	\$1,771
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

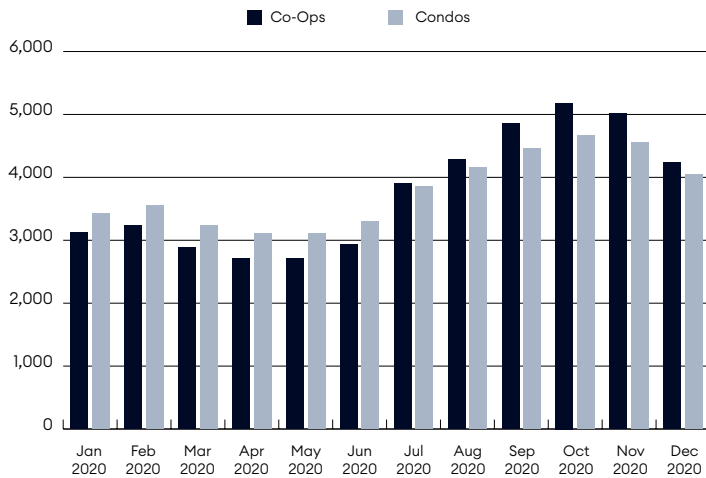
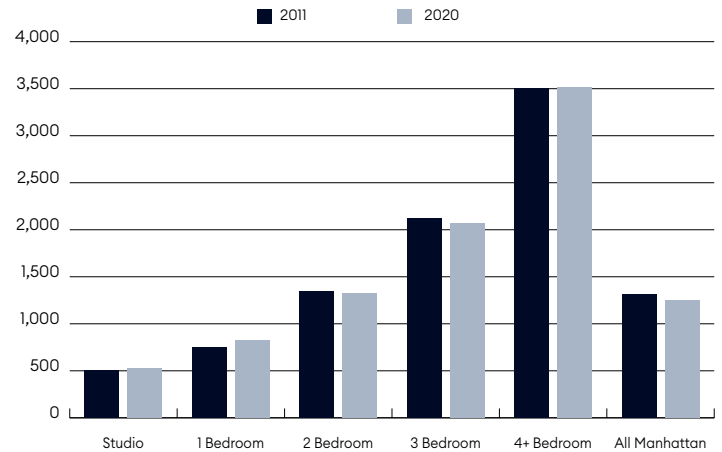
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$475,000	\$779,750	\$1,575,000	\$2,750,000	\$5,922,343	\$1,050,000
2019	\$475,000	\$825,000	\$1,585,000	\$2,785,000	\$5,855,241	\$1,095,000
2018	\$500,000	\$825,000	\$1,600,000	\$3,050,000	\$6,415,347	\$1,075,000
2017	\$489,500	\$827,000	\$1,720,000	\$3,337,500	\$6,842,169	\$1,140,000
2016	\$500,000	\$805,000	\$1,682,000	\$3,500,000	\$6,927,380	\$1,100,000
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

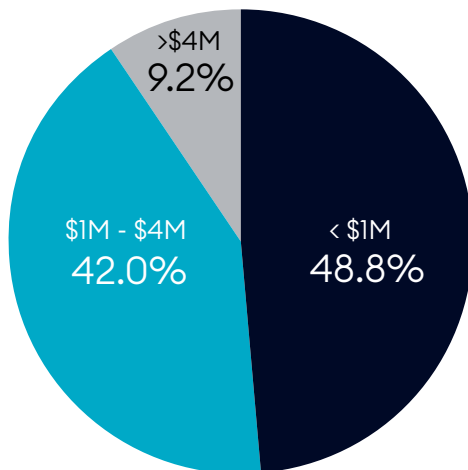
Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	823	2,884	2,037	913	366	7,048
2019	1,267	4,083	3,028	1,244	426	10,048
2018	1,441	3,950	2,972	1,266	518	10,227
2017	1,412	4,867	3,520	1,522	606	11,927
2016	1,435	4,642	3,261	1,416	557	11,459
2015	1,522	4,997	3,442	1,506	495	11,962
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

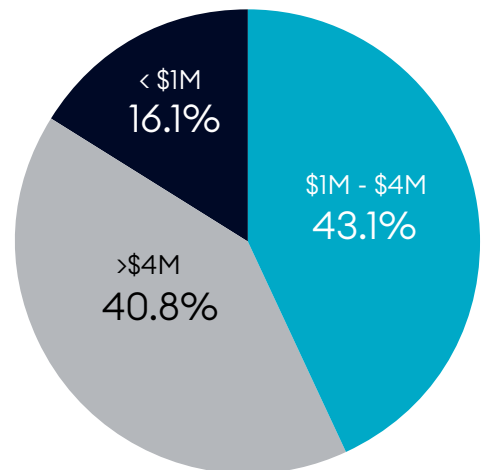
Manhattan Co-Ops & Condos Listing Inventory

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

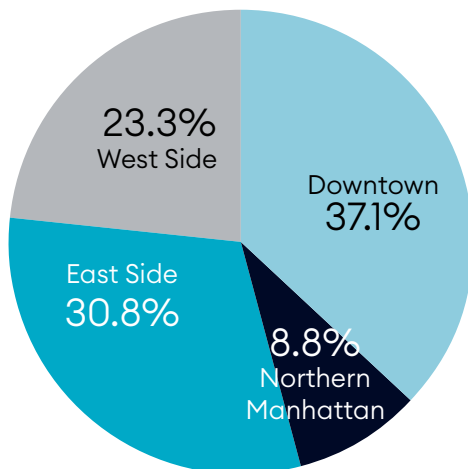
2020 Number of Units Sold



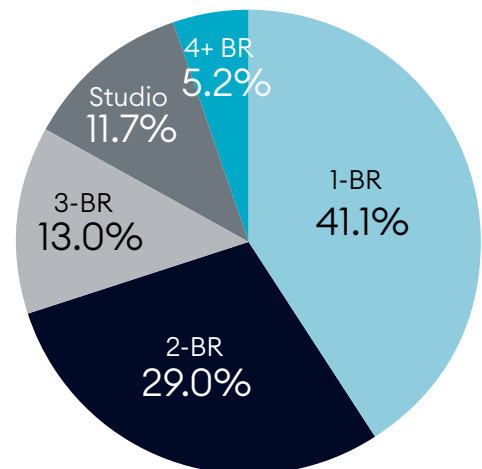
2020 Aggregate Purchase Dollars by Sales Price



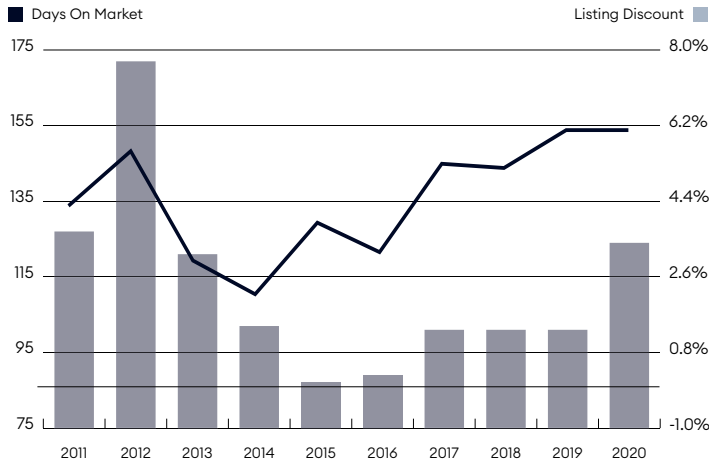
2020 Number of Units Sold by Area



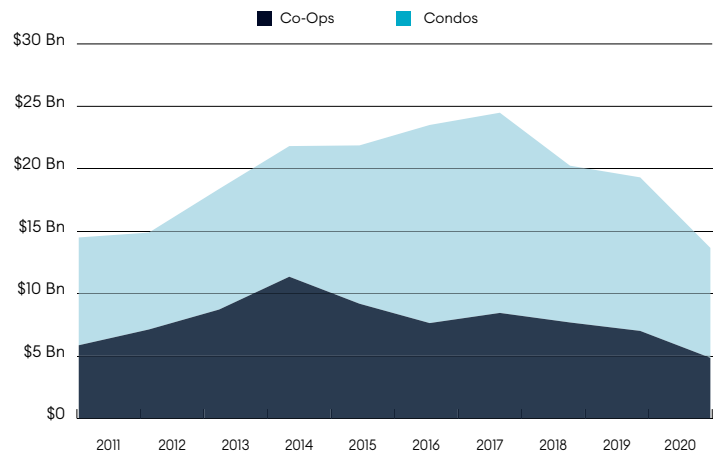
2020 Number of Units Sold by Number of Bedrooms



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



Manhattan Co-Ops & Condos
Market Sales Volume

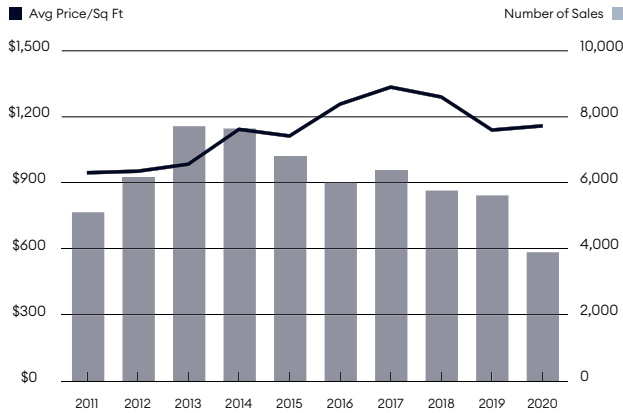


Market Area Ranking (Percent change of average price per square foot, 2020-2019, co-ops, condos)

Market Area	Type	% Change
Riverside Dr + West End Ave Corridor	Co-ops + Condos	22.2%
Financial District	Condos	20.6%
Midtown East + Turtle Bay	Co-ops	19.7%
Riverside Dr + West End Ave Corridor	Condos	18.2%
Financial District	Co-ops + Condos	15.5%
Lincoln Center	Co-ops + Condos	15.1%
Lincoln Center	Condos	12.4%
Carnegie Hill	Condos	11.8%
SoHo + TriBeCa	Co-ops	9.2%
Central Park West	Co-ops	8.0%
Carnegie Hill	Co-ops + Condos	7.1%
Upper West Side	Co-ops	6.1%
Carnegie Hill	Co-ops	5.9%
Harlem + East Harlem	Co-ops + Condos	5.8%
East End Ave	Co-ops	5.3%
West Side	Co-ops	4.7%
Riverside Dr + West End Ave Corridor	Co-ops	4.6%
Chelsea	Condos	4.5%
East Side	Co-ops	4.4%
Northern Manhattan	Co-ops + Condos	4.0%
Yorkville	Co-ops	2.8%
East Side + West Side + Downtown	Co-ops	2.4%
Sutton + Beekman	Co-ops	2.0%
Inwood	Co-ops + Condos	1.8%
West Side	Co-ops + Condos	1.3%
East Village + Lower East Side	Condos	1.3%
East End Ave	Condos	0.6%
West Side	Condos	-0.5%
East Side	Condos	-0.6%
Chelsea	Co-ops + Condos	-1.1%
Upper East Side	Co-ops	-1.2%
East Village + Lower East Side	Co-ops	-2.0%
Financial District	Co-ops	-2.0%
East Side + West Side + Downtown	Condos	-2.0%
Sutton + Beekman	Co-ops + Condos	-2.0%
Downtown	Co-ops	-2.3%
Lincoln Center	Co-ops	-3.1%
Fort George	Co-ops + Condos	-3.1%
Manhattan	Co-ops + Condos	-3.1%

Market Area	Type	% Change
Manhattan	Condos	-3.2%
Midtown East + Turtle Bay	Condos	-3.7%
Downtown	Condos	-4.2%
Manhattan	Co-ops	-4.3%
East Side + West Side + Downtown	Co-ops + Condos	-4.6%
East Side	Co-ops + Condos	-4.8%
Upper East Side	Condos	-4.9%
Upper East Side	Co-ops + Condos	-5.2%
Yorkville	Condos	-5.4%
SoHo + TriBeCa	Co-ops + Condos	-5.6%
Greenwich Village	Co-ops	-5.8%
Midtown West + Clinton	Co-ops	-5.9%
East Village + Lower East Side	Co-ops + Condos	-6.0%
Chelsea	Co-ops	-6.4%
East End Ave	Co-ops + Condos	-6.5%
SoHo + TriBeCa	Condos	-6.6%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops	-6.7%
Midtown East + Turtle Bay	Co-ops + Condos	-6.9%
Battery Park City	Condos	-7.0%
Lenox Hill	Co-ops	-7.2%
Upper West Side	Co-ops + Condos	-7.7%
Downtown	Co-ops + Condos	-7.8%
Fifth Ave + Park Ave Corridor	Co-ops	-7.9%
Central Park West	Co-ops + Condos	-8.7%
Yorkville	Co-ops + Condos	-11.0%
Greenwich Village	Condos	-11.6%
Hamilton + Morningside Heights	Co-ops + Condos	-11.7%
Upper West Side	Condos	-12.0%
Union Square + Gramercy + Kips Bay + Murray Hill	Condos	-12.0%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops + Condos	-14.7%
Lenox Hill	Condos	-15.2%
Lenox Hill	Co-ops + Condos	-17.3%
Midtown West + Clinton	Condos	-17.6%
Fifth Ave + Park Ave Corridor	Co-ops + Condos	-17.7%
Greenwich Village	Co-ops + Condos	-20.6%
Midtown West + Clinton	Co-ops + Condos	-20.6%
Washington Heights	Co-ops + Condos	-22.1%
Sutton + Beekman	Condos	-22.2%
Central Park West	Condos	-26.8%
Fifth Ave + Park Ave Corridor	Condos	-32.9%

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,245,533	-0.2%	\$1,247,654	8.5%	\$1,147,561
Average Price Per Sq Ft	\$1,159	-4.3%	\$1,211	22.5%	\$946
Median Sales Price	\$779,750	-3.7%	\$810,000	15.9%	\$672,500
Number of Sales (Closed)	3,898	-30.6%	5,620	-23.7%	5,109

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
2020	\$453,985	\$765,288	\$1,401,420	\$2,502,072	\$5,310,931	\$1,245,533
2019	\$456,449	\$800,243	\$1,456,559	\$2,475,485	\$5,473,604	\$1,247,654
2018	\$472,706	\$807,536	\$1,533,720	\$2,794,423	\$5,919,685	\$1,333,087
2017	\$468,255	\$781,220	\$1,640,775	\$2,918,664	\$6,058,947	\$1,327,329
2016	\$468,270	\$758,879	\$1,501,186	\$2,957,070	\$6,053,627	\$12,68,632
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$893	\$992	\$1,089	\$1,295	\$1,768	\$1,159
2019	\$940	\$1,031	\$1,206	\$1,357	\$1,810	\$1,211
2018	\$984	\$1,078	\$1,285	\$1,398	\$1,929	\$1,290
2017	\$884	\$1,018	\$1,430	\$1,575	\$2,225	\$1,335
2016	\$891	\$1,008	\$1,207	\$1,574	\$2,060	\$1,258
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

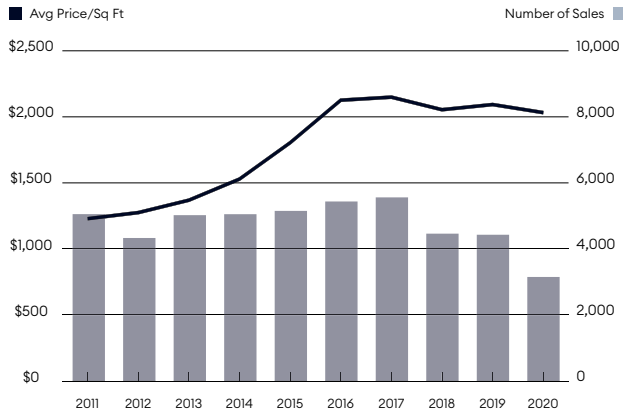
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$430,000	\$675,000	\$1,206,000	\$1,999,900	\$3,775,000	\$779,750
2019	\$430,000	\$705,000	\$1,262,500	\$2,100,000	\$3,742,500	\$810,000
2018	\$443,000	\$719,000	\$1,320,000	\$2,337,500	\$4,360,000	\$816,000
2017	\$445,000	\$715,000	\$1,350,000	\$2,418,343	\$4,202,641	\$799,000
2016	\$436,250	\$685,000	\$1,300,000	\$2,397,500	\$4,277,500	\$771,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	589	1,759	974	421	155	3,898
2019	883	2,391	1,574	608	164	5,620
2018	1,004	2,375	1,571	584	202	5,766
2017	1,041	2,812	1,712	607	196	6,368
2016	954	2,710	1,571	546	174	6,024
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

Manhattan Condos
Average Price Per Square Foot / Number of Sales



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,795,879	0.7%	\$2,777,209	63.6%	\$1,709,414
Average Price Per Sq Ft	\$2,032	-3.1%	\$2,098	65.3%	\$1,229
Median Sales Price	\$1,679,000	5.8%	\$1,587,500	52.6%	\$1,100,000
Number of Sales (Closed)	3,150	-28.9%	4,428	-37.6%	5,052

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
2020	\$786,596	\$1,313,182	\$2,290,190	\$4,370,977	\$11,612,005	\$2,795,879
019	\$746,052	\$1,305,125	\$2,442,387	\$5,131,673	\$11,403,635	\$2,777,209
2018	\$756,304	\$1,177,561	\$2,383,172	\$4,816,717	\$11,136,937	\$2,815,057
2017	\$683,262	\$1,217,848	\$2,505,592	\$4,873,731	\$10,466,379	\$2,884,864
2016	\$750,260	\$1,229,134	\$2,536,716	\$5,480,087	\$9,847,870	\$2,920,363
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,490	\$1,562	\$1,697	\$2,058	\$3,248	\$2,032
2019	\$1,302	\$1,574	\$1,818	\$2,418	\$3,201	\$2,098
2018	\$1,332	\$1,496	\$1,790	\$2,198	\$3,002	\$2,054
2017	\$1,241	\$1,510	\$1,998	\$2,333	\$3,016	\$2,149
2016	\$1,287	\$1,512	\$1,866	\$2,516	\$2,909	\$2,126
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

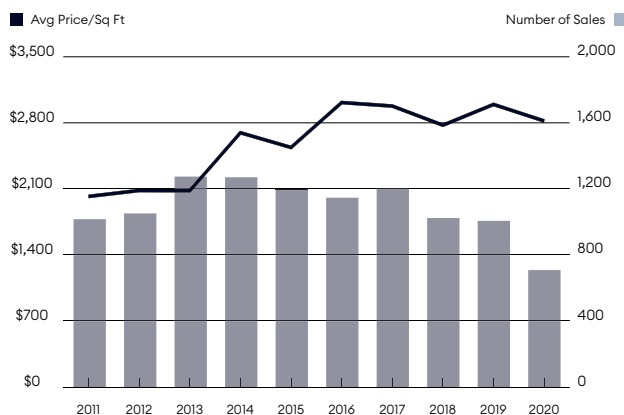
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$635,000	\$998,000	\$1,999,000	\$3,595,000	\$6,750,000	\$1,679,000
2019	\$637,000	\$1,097,000	\$2,050,000	\$3,769,419	\$7,761,000	\$1,587,500
2018	\$650,000	\$1,050,000	\$2,079,980	\$3,800,000	\$8,032,316	\$1,600,000
2017	\$660,000	\$1,075,000	\$2,152,500	\$4,149,422	\$7,584,219	\$1,713,233
2016	\$650,000	\$1,073,889	\$2,172,500	\$4,500,000	\$8,000,000	\$1,680,112
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	234	1,125	1,063	492	211	3,150
2019	384	1,692	1,454	636	262	4,428
2018	437	1,575	1,401	682	316	4,461
2017	371	2,055	1,808	915	410	5,559
2016	481	1,932	1,690	870	383	5,435
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$8,204,204	0.0%	\$8,201,852	49.4%	\$5,490,814
Average Price Per Sq Ft	\$2,820	-3.2%	\$2,913	39.6%	\$2,020
Median Sales Price	\$5,645,000	4.9%	\$5,378,856	35.2%	\$4,175,000
Number of Sales (Closed)	708	-29.6%	1,006	-30.3%	1,016

Boundary

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

Note: This sub-category is the analysis of the top ten percent of all co-op and condo sales. The data is also contained within the co-op and condo markets presented.

Average Sales Price

2020	\$8,204,204	2015	\$7,332,748
2019	\$8,201,852	2014	\$7,330,892
2018	\$8,516,512	2013	\$5,514,143
2017	\$8,594,899	2012	\$5,629,706
2016	\$8,799,588	2011	\$5,490,814

Average Price Per Sq Ft

2020	\$2,820	2015	\$2,539
2019	\$2,913	2014	\$2,695
2018	\$2,775	2013	\$2,081
2017	\$2,978	2012	\$2,083
2016	\$3,015	2011	\$2,020

Median Sales Price

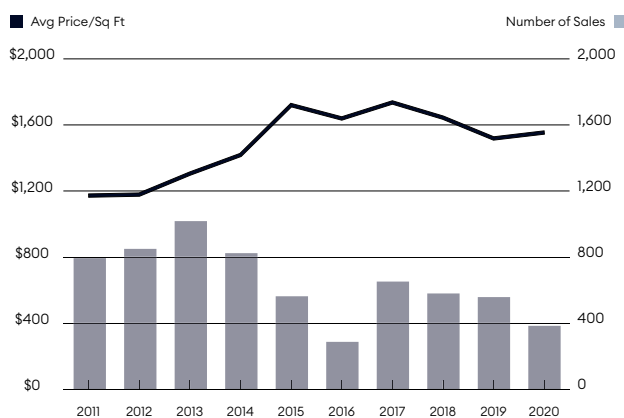
2020	\$5,645,000	2015	\$5,651,287
2019	\$5,378,856	2014	\$5,150,000
2018	\$6,200,000	2013	\$4,300,000
2017	\$6,531,391	2012	\$4,165,000
2016	\$6,628,546	2011	\$4,175,000

Number of Sales

2020	708	2015	1,119
2019	1,006	2014	1,270
2018	1,023	2013	1,274
2017	1,200	2012	1,051
2016	1,146	2011	1,016

MANHATTAN Manhattan Lofts • Co-Ops & Condos

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,798,459	7.2%	\$2,610,070	35.6%	\$2,063,650
Average Price Per Sq Ft	\$1,554	1.1%	\$1,536	32.6%	\$1,172
Median Sales Price	\$2,075,000	1.2%	\$2,050,000	28.9%	\$1,610,000
Number of Sales (Closed)	383	-31.2%	557	-51.7%	793

Boundary

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

Note: This sub-category is the analysis of all co-op and condo loft sales available. The data is also contained within the co-op and condo markets presented.

Average Sales Price

2020	\$2,798,459	2015	\$2,807,152
2019	\$2,610,070	2014	\$2,506,039
2018	\$2,945,623	2013	\$2,288,106
2017	\$2,854,612	2012	\$2,083,776
2016	\$2,672,047	2011	\$2,063,650

Average Price Per Sq Ft

2020	\$1,554	2015	\$1,720
2019	\$1,536	2014	\$1,418
2018	\$1,644	2013	\$1,305
2017	\$1,736	2012	\$1,178
2016	\$1,639	2011	\$1,172

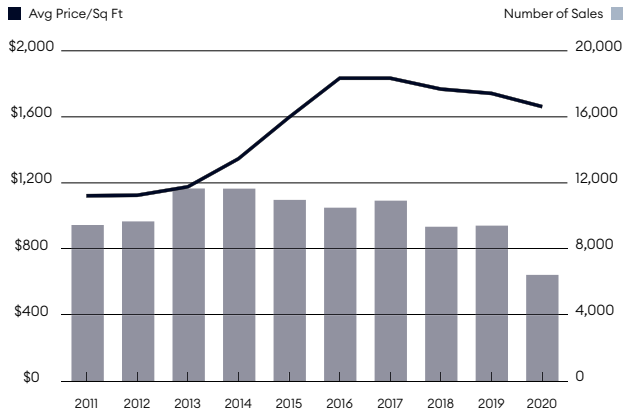
Median Sales Price

2020	\$2,075,000	2015	\$2,100,000
2019	\$2,050,000	2014	\$1,960,000
2018	\$2,275,000	2013	\$1,800,000
2017	\$2,275,000	2012	\$1,707,500
2016	\$2,200,000	2011	\$1,610,000

Number of Sales

2020	383	2015	562
2019	557	2014	823
2018	579	2013	1,017
2017	651	2012	849
2016	286	2011	793

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,056,551	2.4%	\$2,008,440	37.6%	\$1,494,752
Average Price Per Sq Ft	\$1,662	-2.3%	\$1,701	48.2%	\$1,122
Median Sales Price	\$1,170,000	0.9%	\$1,160,000	29.6%	\$902,500
Number of Sales (Closed)	6,426	-31.7%	9,408	-32.0%	9,446

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
2020	\$557,185	\$1,023,786	\$1,978,647	\$3,725,114	\$9,265,803	\$2,056,551
2019	\$552,445	\$1,045,879	\$2,029,597	\$4,035,242	\$9,263,160	\$2,008,440
2018	\$569,969	\$991,671	\$2,079,558	\$4,184,143	\$9,444,856	\$2,097,798
2017	\$535,599	\$1,004,569	\$2,228,469	\$4,334,632	\$9,314,626	\$2,175,717
2016	\$573,478	\$999,808	\$2,184,861	\$4,734,196	\$8,920,449	\$2,181,524
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,088	\$1,270	\$1,465	\$1,773	\$2,727	\$1,662
2019	\$1,075	\$1,294	\$1,563	\$1,991	\$2,730	\$1,701
2018	\$1,124	\$1,301	\$1,629	\$1,944	\$2,710	\$1,768
2017	\$997	\$1,264	\$1,809	\$2,105	\$2,831	\$1,834
2016	\$1,069	\$1,289	\$1,660	\$2,272	\$2,729	\$1,834
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

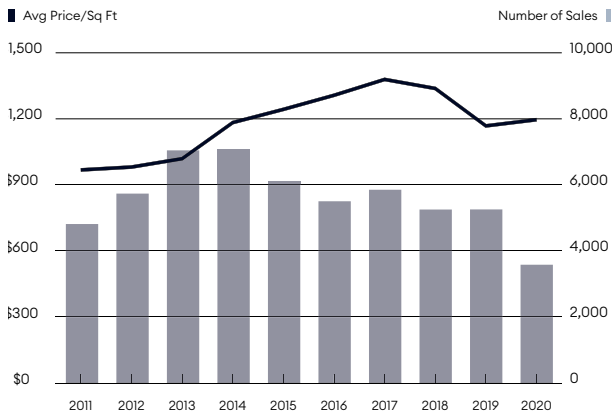
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$480,000	\$807,738	\$1,660,000	\$2,902,300	\$6,000,000	\$1,170,000
2019	\$480,000	\$850,000	\$1,675,000	\$2,915,000	\$5,995,000	\$1,160,000
2018	\$505,500	\$850,000	\$1,725,000	\$3,265,000	\$6,675,000	\$1,180,000
2017	\$499,000	\$855,000	\$1,820,000	\$3,600,000	\$6,997,500	\$1,229,000
2016	\$510,000	\$845,000	\$1,795,000	\$3,695,000	\$7,113,875	\$1,200,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	773	2,604	1,833	840	351	6,426
2019	1,225	3,811	2,792	1,161	419	9,408
2018	1,358	3,637	2,637	1,139	496	9,341
2017	1,321	4,446	3,162	1,407	584	10,920
2016	1,347	4,227	2,932	1,329	538	10,495
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,308,172	0.7%	\$1,299,267	9.5%	\$1,195,196
Average Price Per Sq Ft	\$1,196	-3.5%	\$1,239	23.6%	\$968
Median Sales Price	\$815,000	-4.1%	\$850,000	16.4%	\$700,000
Number of Sales (Closed)	3,581	-31.9%	5,255	-25.6%	4,813

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
2020	\$461,011	\$797,447	\$1,476,019	\$2,652,836	\$5,635,790	\$1,308,172
2019	\$463,675	\$828,142	\$1,530,049	\$2,627,282	\$5,632,340	\$1,299,267
2018	\$482,040	\$836,112	\$1,655,147	\$3,096,981	\$6,317,714	\$1,404,736
2017	\$477,358	\$807,626	\$1,763,942	\$3,169,217	\$6,458,697	\$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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$908	\$1,027	\$1,125	\$1,325	\$1,807	\$1,196
2019	\$953	\$1,050	\$1,240	\$1,393	\$1,824	\$1,239
2018	\$998	\$1,104	\$1,348	\$1,467	\$1,985	\$1,338
2017	\$900	\$1,041	\$1,495	\$1,625	\$2,281	\$1,379
2016	\$905	\$1,036	\$1,265	\$1,625	\$2,149	\$1,307
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

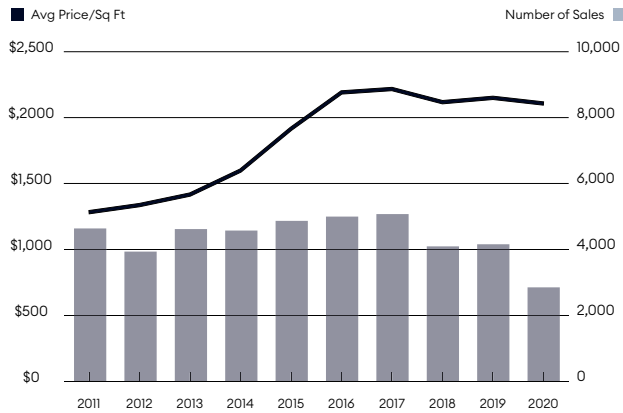
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$432,500	\$697,000	\$1,288,358	\$2,125,000	\$4,015,000	\$815,000
2019	\$435,000	\$725,000	\$1,320,000	\$2,250,000	\$3,850,000	\$850,000
2018	\$450,000	\$735,000	\$1,399,000	\$2,525,000	\$4,635,000	\$855,000
2017	\$450,000	\$730,000	\$1,425,000	\$2,585,000	\$4,725,000	\$840,000
2016	\$440,000	\$710,000	\$1,385,000	\$2,500,000	\$4,634,379	\$820,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	561	1,604	883	389	144	3,581
2019	853	2,235	1,449	559	159	5,255
2018	959	2,195	1,381	503	187	5,252
2017	997	2,602	1,527	543	182	5,851
2016	911	2,472	1,399	501	160	5,502
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,998,534	3.2%	\$2,905,793	66.0%	\$1,805,947
Average Price Per Sq Ft	\$2,107	-2.3%	\$2,156	64.4%	\$1,282
Median Sales Price	\$1,816,425	8.4%	\$1,675,000	51.8%	\$1,196,443
Number of Sales (Closed)	2,845	-31.5%	4,153	-38.6%	4,633

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
2020	\$811,684	\$1,386,834	\$2,445,827	\$4,649,984	\$11,791,029	\$2,998,534
2019	\$755,997	\$1,354,662	\$2,568,573	\$5,342,634	\$11,483,547	\$2,905,793
2018	\$781,307	\$1,228,462	\$2,546,207	\$5,043,958	\$11,337,334	\$2,987,982
2017	\$714,815	\$1,282,467	\$2,662,311	\$5,067,064	\$10,607,609	\$3,075,863
2016	\$775,243	\$1,290,180	\$2,701,424	\$5,696,026	\$9,937,647	\$3,107,631
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

Average Price Per Square Foot

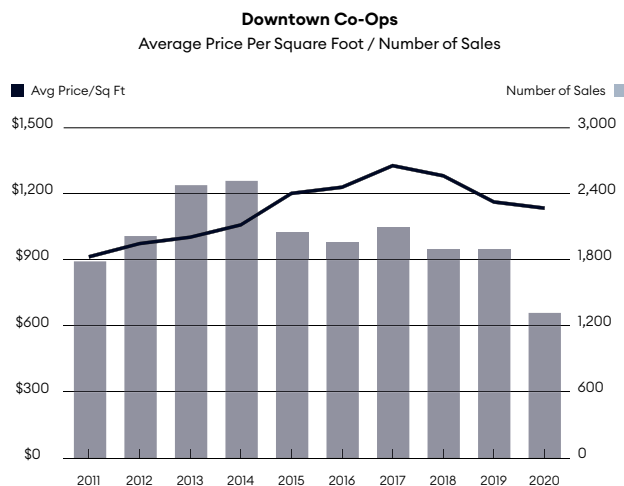
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,547	\$1,623	\$1,763	\$2,127	\$3,276	\$2,107
2019	\$1,312	\$1,621	\$1,877	\$2,478	\$3,208	\$2,156
2018	\$1,353	\$1,541	\$1,864	\$2,247	\$3,023	\$2,117
2017	\$1,277	\$1,562	\$2,078	\$2,382	\$3,033	\$2,217
2016	\$1,336	\$1,566	\$1,936	\$2,562	\$2,928	\$2,191
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$645,000	\$1,080,000	\$2,132,500	\$3,850,000	\$6,797,606	\$1,816,425
2019	\$642,167	\$1,149,766	\$2,163,150	\$3,877,500	\$7,850,000	\$1,675,000
2018	\$670,000	\$1,100,000	\$2,223,722	\$3,946,500	\$8,100,000	\$1,711,990
2017	\$689,000	\$1,141,595	\$2,265,606	\$4,334,601	\$7,687,500	\$1,850,000
2016	\$660,000	\$1,125,000	\$2,315,000	\$4,650,000	\$8,057,270	\$1,825,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	212	1,000	950	451	207	2,845
2019	372	1,576	1,343	602	260	4,153
2018	399	1,442	1,256	636	309	4,089
2017	324	1,844	1,635	864	402	5,069
2016	436	1,755	1,533	828	378	4,993
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,101,514	-2.0%	\$1,124,489	20.2%	\$916,202
Average Price Per Sq Ft	\$1,135	-4.8%	\$1,192	24.2%	\$914
Median Sales Price	\$785,000	-1.5%	\$797,000	26.6%	\$620,000
Number of Sales (Closed)	1,318	-30.5%	1,897	-26.2%	1,786

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
2020	\$498,504	\$854,188	\$1,510,244	\$2,619,641	\$5,765,521	\$1,101,514
2019	\$502,134	\$889,480	\$1,629,857	\$2,991,727	\$4,173,594	\$1,124,489
2018	\$506,560	\$945,400	\$1,685,779	\$3,171,677	\$5,179,343	\$1,199,435
2017	\$525,907	\$892,471	\$1,764,652	\$3,236,977	\$5,792,601	\$1,239,191
2016	\$516,383	\$864,264	\$1,696,154	\$3,155,326	\$4,402,981	\$1,157,687
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

Average Price Per Square Foot

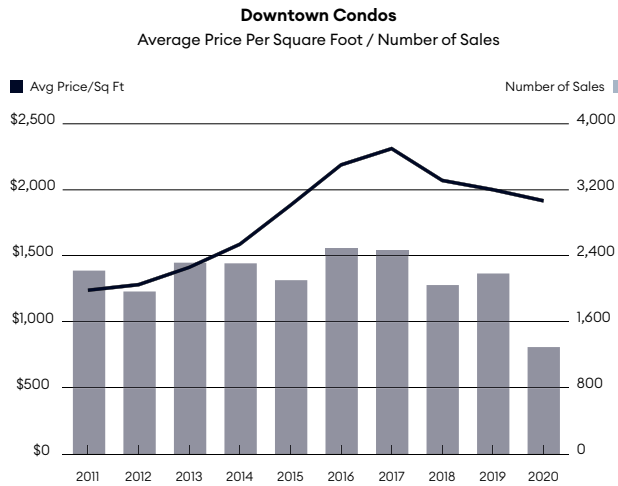
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$974	\$1,069	\$1,128	\$1,279	\$1,641	\$1,135
2019	\$994	\$1,085	\$1,285	\$1,469	\$1,327	\$1,192
2018	\$1,037	\$1,184	\$1,361	\$1,450	\$1,633	\$1,282
2017	\$969	\$1,120	\$1,494	\$1,700	\$2,052	\$1,328
2016	\$970	\$1,098	\$1,303	\$1,604	\$1,642	\$1,230
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$479,500	\$750,000	\$1,340,000	\$2,280,000	\$5,575,000	\$785,000
2019	\$470,000	\$775,000	\$1,450,000	\$2,873,750	\$3,725,000	\$797,000
2018	\$493,500	\$799,000	\$1,480,000	\$2,768,500	\$4,400,000	\$815,000
2017	\$500,000	\$784,576	\$1,525,000	\$2,600,000	\$4,900,000	\$820,000
2016	\$495,978	\$750,000	\$1,500,000	\$2,850,000	\$4,850,000	\$799,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	263	689	261	85	20	1,318
2019	427	916	422	114	18	1,897
2018	456	878	411	118	27	1,897
2017	421	1,048	465	121	39	2,094
2016	384	998	417	115	20	1,959
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,847,945	3.3%	\$2,757,090	64.9%	\$1,726,960
Average Price Per Sq Ft	\$1,917	-4.8%	\$2,014	54.6%	\$1,240
Median Sales Price	\$1,925,000	5.3%	\$1,828,880	57.8%	\$1,220,000
Number of Sales (Closed)	1,295	-40.8%	2,186	-41.7%	2,221

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
2020	\$807,412	\$1,247,884	\$2,479,650	\$4,593,858	\$9,870,215	\$2,847,945
2019	\$950,852	\$1,462,721	\$2,705,382	\$4,822,048	\$9,726,320	\$2,757,090
2018	\$825,589	\$1,315,765	\$2,559,341	\$5,172,026	\$11,803,022	\$3,039,968
2017	\$745,452	\$1,402,111	\$2,938,522	\$5,681,655	\$11,454,903	\$3,443,387
2016	\$798,820	\$1,386,190	\$2,869,891	\$5,806,491	\$9,168,489	\$3,356,488
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

Average Price Per Square Foot

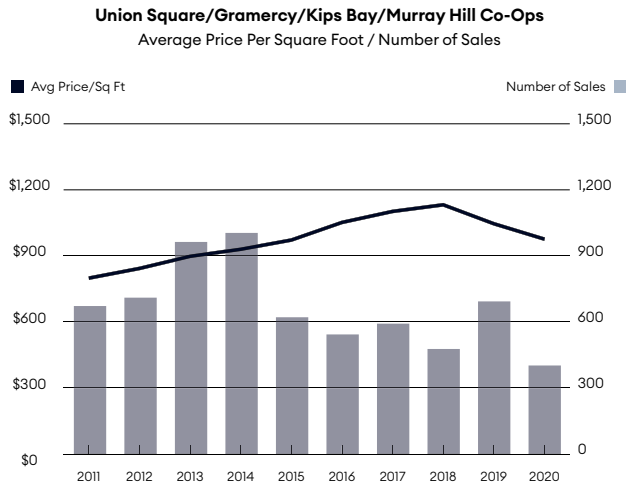
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,463	\$1,499	\$1,740	\$2,011	\$2,596	\$1,917
2019	\$1,473	\$1,721	\$1,900	\$2,157	\$2,706	\$2,014
2018	\$1,347	\$1,600	\$1,819	\$2,175	\$2,983	\$2,071
2017	\$1,284	\$1,648	\$2,190	\$2,446	\$3,116	\$2,312
2016	\$1,345	\$1,623	\$1,968	\$2,487	\$2,754	\$2,189
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$650,500	\$1,173,500	\$2,275,000	\$4,037,500	\$7,365,000	\$1,925,000
2019	\$770,000	\$1,312,000	\$2,500,000	\$4,100,000	\$8,275,000	\$1,828,880
2018	\$716,000	\$1,215,000	\$2,356,079	\$4,414,648	\$9,400,000	\$1,836,300
2017	\$725,000	\$1,235,500	\$2,571,081	\$4,999,000	\$8,900,000	\$2,141,144
2016	\$717,500	\$1,200,000	\$2,571,081	\$5,142,162	\$8,137,155	\$2,225,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	96	432	450	216	97	1,295
2019	150	884	731	302	119	2,186
2018	191	707	658	312	139	2,046
2017	148	862	803	462	191	2,466
2016	190	823	763	461	214	2,493
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$795,906	-12.2%	\$906,130	20.5%	\$660,670
Average Price Per Sq Ft	\$976	-8.6%	\$1,068	22.2%	\$799
Median Sales Price	\$626,000	-9.3%	\$690,000	18.3%	\$529,000
Number of Sales (Closed)	402	-42.0%	693	-40.2%	672

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
2020	\$416,942	\$723,926	\$1,248,184	\$2,188,453	\$3,504,167	\$795,906
2019	\$432,351	\$765,448	\$1,400,201	\$2,766,699	\$3,067,857	\$906,130
2018	\$469,160	\$770,621	\$1,464,877	\$2,207,167	\$7,600,000	\$874,734
2017	\$475,226	\$742,022	\$1,376,507	\$2,811,728	\$7,241,667	\$875,277
2016	\$464,145	\$759,243	\$1,338,902	\$2,370,725	\$5,106,000	\$843,367
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$861	\$986	\$994	\$1,043	\$1,095	\$976
2019	\$932	\$976	\$1,173	\$1,408	\$897	\$1,068
2018	\$964	\$1,051	\$1,290	\$1,269	\$2,533	\$1,132
2017	\$884	\$978	\$1,242	\$1,627	\$2,785	\$1,102
2016	\$909	\$996	\$1,125	\$1,442	\$1,435	\$1,059
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

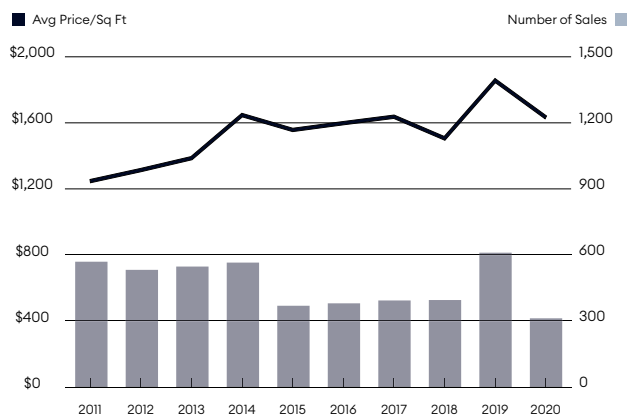
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$420,000	\$672,500	\$1,170,000	\$1,930,000	\$2,525,000	\$626,000
2019	\$417,145	\$720,000	\$1,225,000	\$2,367,500	\$2,800,000	\$690,000
2018	\$450,000	\$725,000	\$1,263,510	\$2,225,000	\$7,600,000	\$692,500
2017	\$450,000	\$722,500	\$1,375,000	\$2,062,500	\$3,025,000	\$682,500
2016	\$459,250	\$708,000	\$1,300,000	\$1,935,000	\$6,608,000	\$667,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	110	214	59	16	3	402
2019	214	309	127	36	7	693
2018	155	214	83	21	1	477
2017	180	294	91	24	3	592
2016	159	278	82	20	3	543
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,899,037	-15.2%	\$2,238,897	24.2%	\$1,528,517
Average Price Per Sq Ft	\$1,633	-13.1%	\$1,880	30.9%	\$1,247
Median Sales Price	\$1,285,000	-24.2%	\$1,695,000	21.2%	\$1,060,000
Number of Sales (Closed)	312	-48.9%	610	-45.2%	569

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
2020	\$735,848	\$1,080,763	\$2,052,988	\$4,213,991	\$9,680,964	\$1,899,037
2019	\$859,615	\$1,416,222	\$2,464,477	\$4,235,842	\$9,792,272	\$2,238,897
2018	\$738,764	\$1,134,001	\$1,750,577	\$2,553,660	\$4,053,000	\$1,380,234
2017	\$641,981	\$1,150,181	\$2,012,936	\$3,009,264	\$11,571,888	\$1,604,179
2016	\$745,755	\$1,178,843	\$2,001,105	\$3,441,840	\$8,500,625	\$1,628,568
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

Average Price Per Square Foot

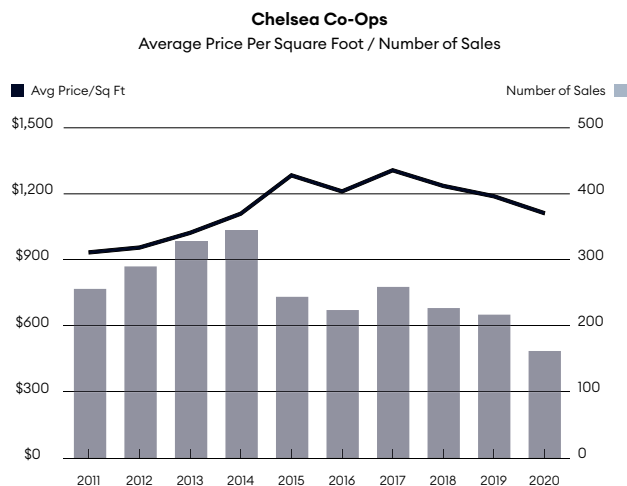
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,446	\$1,375	\$1,543	\$2,052	\$2,130	\$1,633
2019	\$1,513	\$1,675	\$1,823	\$2,056	\$3,008	\$1,880
2018	\$1,404	\$1,496	\$1,522	\$1,574	\$1,498	\$1,506
2017	\$1,217	\$1,413	\$1,692	\$1,951	\$3,488	\$1,637
2016	\$1,489	\$1,455	\$1,577	\$1,859	\$2,591	\$1,598
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$637,500	\$1,035,000	\$1,899,000	\$3,450,000	\$5,995,000	\$1,285,000
2019	\$682,500	\$1,290,100	\$2,400,000	\$4,000,000	\$6,650,000	\$1,695,000
2018	\$620,000	\$1,083,548	\$1,685,000	\$2,233,000	\$4,600,000	\$1,295,000
2017	\$637,500	\$1,113,796	\$1,850,000	\$2,581,250	\$10,631,275	\$1,295,000
2016	\$660,000	\$1,110,000	\$1,800,000	\$3,049,658	\$8,495,000	\$1,289,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	42	127	103	29	9	312
2019	34	285	210	68	13	610
2018	47	204	111	20	5	395
2017	32	212	117	28	4	393
2016	41	192	114	29	4	380
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,065,673	-3.9%	\$1,108,547	14.8%	\$928,077
Average Price Per Sq Ft	\$1,112	-9.2%	\$1,225	19.1%	\$934
Median Sales Price	\$799,000	6.5%	\$750,000	16.6%	\$685,000
Number of Sales (Closed)	162	-25.3%	217	-36.7%	256

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
2020	\$525,219	\$844,237	\$1,543,138	\$2,244,286	\$4,562,500	\$1,065,673
2019	\$512,929	\$848,569	\$1,852,087	\$3,018,858	\$5,362,500	\$1,108,547
2018	\$586,043	\$951,032	\$1,559,390	\$3,287,992		\$1,137,289
2017	\$559,451	\$899,152	\$1,744,113	\$3,549,821	\$5,987,264	\$1,196,895
2016	\$562,198	\$908,047	\$1,577,606	\$2,578,000	\$1,905,000	\$1,104,849
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

Average Price Per Square Foot

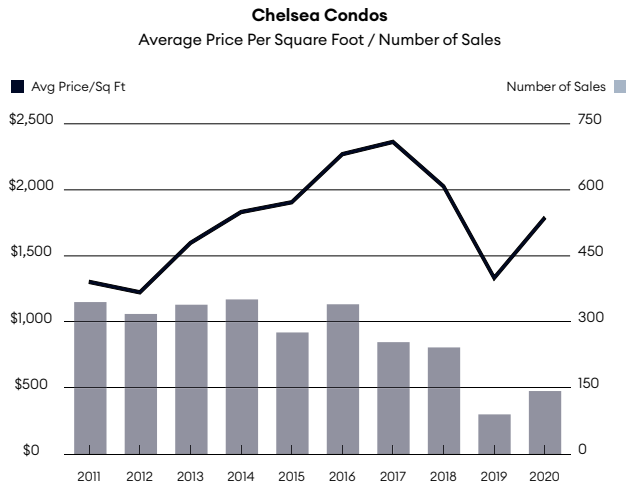
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$983	\$1,068	\$1,172	\$1,196	\$1,228	\$1,112
2019	\$1,024	\$1,119	\$1,337	\$1,410	\$2,267	\$1,225
2018	\$1,167	\$1,146	\$1,287	\$1,444		\$1,236
2017	\$1,041	\$1,101	\$1,530	\$1,617	\$1,931	\$1,307
2016	\$1,028	\$1,159	\$1,312	\$1,232	\$2,704	\$1,211
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$510,000	\$766,250	\$1,475,000	\$2,155,000	\$3,750,000	\$799,000
2019	\$490,000	\$750,000	\$1,560,000	\$2,872,500	\$5,362,500	\$750,000
2018	\$573,750	\$840,000	\$1,487,000	\$2,771,700		\$875,000
2017	\$569,000	\$835,000	\$1,675,000	\$2,577,500	\$5,007,467	\$818,750
2016	\$545,000	\$849,000	\$1,315,000	\$2,200,000	\$1,905,000	\$897,250
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	35	84	32	7	4	162
2019	55	106	42	13	1	217
2018	46	118	51	12		227
2017	69	121	51	14	4	259
2016	45	109	50	15	2	224
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,789,868	11.3%	\$2,505,980	44.8%	\$1,926,682
Average Price Per Sq Ft	\$1,789	4.4%	\$1,714	37.3%	\$1,303
Median Sales Price	\$2,103,888	5.5%	\$1,995,000	33.6%	\$1,575,000
Number of Sales (Closed)	143	-26.7%	195	-58.6%	345

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
2020	\$627,151	\$1,169,666	\$2,598,465	\$4,436,547	\$6,788,799	\$2,789,868
2019	\$775,721	\$1,438,934	\$2,489,355	\$4,327,185	\$5,697,559	\$2,505,980
2018	\$925,004	\$1,441,268	\$2,792,250	\$4,423,457	\$11,036,760	\$2,932,787
2017	\$727,727	\$1,735,307	\$3,068,866	\$5,351,602	\$14,718,587	\$3,168,403
2016	\$777,112	\$1,494,068	\$2,909,110	\$6,304,131	\$7,687,441	\$3,362,323
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	\$549,646	\$936,454	\$1,858,467	\$3,211,284	\$4,661,750	\$1,926,682

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,169	\$1,459	\$1,809	\$1,871	\$1,985	\$1,789
2019	\$1,357	\$1,568	\$1,704	\$1,862	\$1,750	\$1,714
2018	\$1,542	\$1,643	\$1,953	\$1,964	\$2,937	\$2,026
2017	\$1,402	\$1,992	\$2,327	\$2,336	\$3,477	\$2,363
2016	\$1,522	\$1,811	\$1,950	\$2,527	\$3,003	\$2,270
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

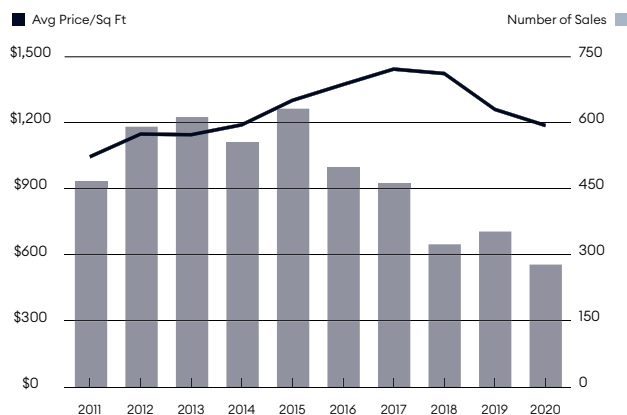
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$650,000	\$1,080,000	\$2,299,000	\$4,194,788	\$5,961,213	\$2,103,888
2019	\$732,500	\$1,272,500	\$2,315,000	\$4,125,000	\$5,800,000	\$1,995,000
2018	\$850,773	\$1,349,591	\$2,625,056	\$4,037,500	\$7,150,000	\$2,150,000
2017	\$740,000	\$1,300,000	\$2,585,300	\$4,300,000	\$14,908,944	\$2,062,500
2016	\$750,000	\$1,428,096	\$2,610,860	\$4,600,000	\$6,872,250	\$2,247,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	9	40	55	26	13	143
2019	8	80	61	34	12	195
2018	12	96	80	38	15	242
2017	11	109	89	35	10	254
2016	19	126	98	65	31	340
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,263,901	-2.7%	\$1,298,457	21.2%	\$1,042,495
Average Price Per Sq Ft	\$1,188	-9.6%	\$1,314	13.5%	\$1,046
Median Sales Price	\$935,000	-4.1%	\$975,000	26.5%	\$739,000
Number of Sales (Closed)	278	-21.2%	353	-40.5%	467

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
2020	\$548,390	\$970,976	\$1,644,101	\$3,519,690	\$4,722,000	\$1,263,901
2019	\$564,147	\$1,023,527	\$1,989,625	\$3,632,111	\$3,539,750	\$1,298,457
2018	\$573,451	\$1,138,477	\$2,074,060	\$3,750,852	\$5,415,000	\$1,439,413
2017	\$615,802	\$1,072,485	\$2,035,957	\$3,341,698	\$5,131,000	\$1,390,828
2016	\$574,974	\$1,007,746	\$1,977,714	\$3,713,959	\$4,611,846	\$1,415,666
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,048	\$1,103	\$1,161	\$1,470	\$1,458	\$1,188
2019	\$1,077	\$1,174	\$1,437	\$1,725	\$1,522	\$1,314
2018	\$1,115	\$1,311	\$1,526	\$1,713	\$1,563	\$1,424
2017	\$1,113	\$1,271	\$1,712	\$1,602	\$1,816	\$1,444
2016	\$1,064	\$1,201	\$1,422	\$1,889	\$1,658	\$1,374
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

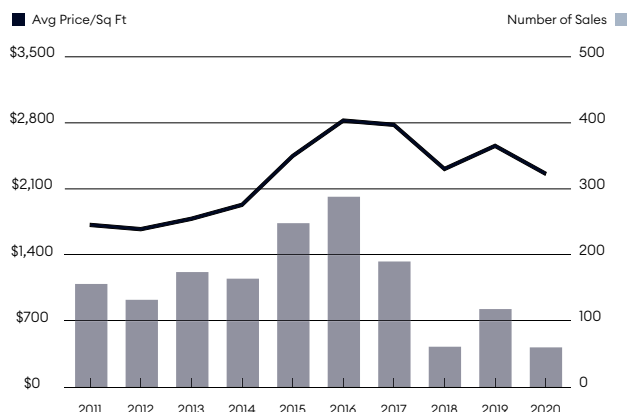
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$520,000	\$892,500	\$1,562,500	\$3,775,000	\$3,440,000	\$935,000
2019	\$532,500	\$950,000	\$1,850,000	\$3,575,000	\$3,724,500	\$975,000
2018	\$562,270	\$985,000	\$2,025,000	\$3,400,000	\$4,880,000	\$1,102,500
2017	\$600,000	\$975,000	\$1,995,000	\$3,212,500	\$4,850,000	\$1,082,500
2016	\$540,000	\$949,500	\$2,000,000	\$3,375,000	\$5,000,000	\$995,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	59	134	62	18	5	278
2019	79	173	79	18	4	353
2018	74	153	67	23	4	324
2017	82	245	107	18	10	462
2016	95	246	113	32	9	499
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$4,051,259	-9.5%	\$4,477,667	57.1%	\$2,579,138
Average Price Per Sq Ft	\$2,260	-11.6%	\$2,555	37.6%	\$1,642
Median Sales Price	\$3,275,000	6.5%	\$3,075,000	84.5%	\$1,775,000
Number of Sales (Closed)	60	-49.2%	118	-61.5%	156

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
2020	\$1,129,000	\$1,188,359	\$3,052,392	\$5,156,540	\$10,433,222	\$4,051,259
2019	\$843,764	\$2,306,985	\$4,529,554	\$5,916,316	\$10,288,317	\$4,477,667
2018	\$874,147	\$2,053,996	\$2,932,097	\$5,659,391	\$12,184,637	\$3,772,749
2017	\$971,015	\$1,729,663	\$4,386,462	\$7,438,120	\$11,464,200	\$4,926,255
2016	\$908,995	\$2,206,361	\$4,431,916	\$7,402,258	\$11,949,012	\$5,576,964
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,760	\$1,396	\$1,882	\$2,346	\$2,908	\$2,260
2019	\$1,658	\$2,140	\$2,726	\$2,620	\$2,646	\$2,555
2018	\$1,652	\$2,211	\$2,075	\$2,476	\$2,529	\$2,311
2017	\$1,524	\$1,830	\$3,125	\$2,996	\$3,039	\$2,779
2016	\$1,605	\$2,148	\$2,689	\$2,972	\$3,126	\$2,824
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

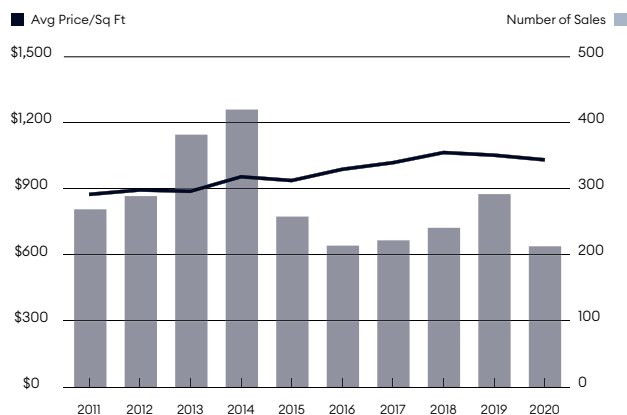
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$865,000	\$1,050,000	\$3,275,000	\$4,475,011	\$8,000,000	\$3,275,000
2019	\$780,000	\$1,600,000	\$4,326,677	\$4,700,000	\$8,640,414	\$3,075,000
2018	\$799,000	\$1,662,469	\$2,698,362	\$5,200,000	\$13,250,000	\$2,500,000
2017	\$880,786	\$1,514,000	\$3,675,000	\$7,695,000	\$9,450,000	\$2,770,000
2016	\$732,500	\$2,025,000	\$4,281,487	\$6,544,277	\$10,445,000	\$4,439,837
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	5	13	20	13	9	60
2019	6	37	42	21	12	118
2018	9	14	19	13	5	61
2017	15	66	46	29	34	190
2016	16	65	95	66	43	288
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$902,986	-3.6%	\$936,600	-9.9%	\$1,001,821
Average Price Per Sq Ft	\$1,032	-4.2%	\$1,077	17.9%	\$875
Median Sales Price	\$715,000	-4.7%	\$750,000	25.4%	\$570,000
Number of Sales (Closed)	213	-27.1%	292	-20.8%	269

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
2020	\$552,671	\$718,354	\$1,159,605	\$1,687,636	\$5,600,000	\$902,986
2019	\$593,479	\$782,495	\$1,113,672	\$2,182,794	\$4,700,000	\$936,600
2018	\$501,887	\$720,276	\$1,043,085	\$1,539,934		\$830,354
2017	\$468,321	\$717,406	\$974,440	\$1,521,857	\$1,500,000	\$825,674
2016	\$515,839	\$751,313	\$968,296	\$1,200,553	\$2,500,000	\$805,449
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

Average Price Per Square Foot

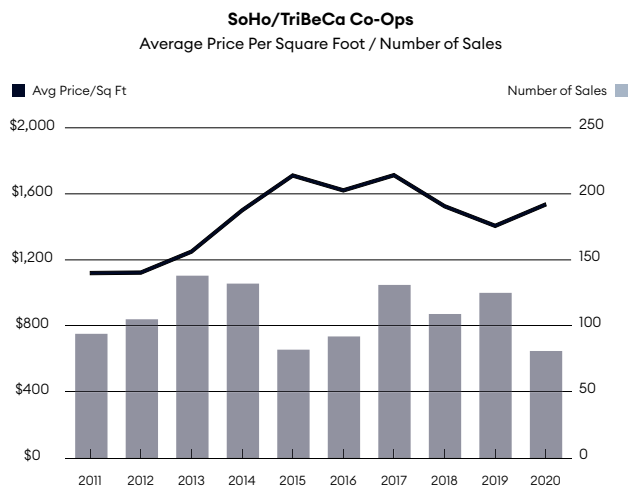
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,029	\$971	\$1,048	\$1,098	\$1,867	\$1,032
2019	\$928	\$1,008	\$1,135	\$1,326	\$1,516	\$1,077
2018	\$1,099	\$1,046	\$1,059	\$1,122		\$1,065
2017	\$901	\$982	\$1,046	\$1,143	\$1,500	\$1,019
2016	\$931	\$1,026	\$919	\$982	\$1,516	\$989
2015	\$815	\$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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$463,608	\$682,500	\$875,000	\$1,387,500	\$5,600,000	\$715,000
2019	\$455,000	\$720,000	\$979,500	\$1,525,000	\$4,700,000	\$750,000
2018	\$499,000	\$678,750	\$890,000	\$1,500,000		\$725,000
2017	\$475,000	\$670,000	\$852,000	\$1,337,500	\$1,500,000	\$745,000
2016	\$450,000	\$699,500	\$863,500	\$1,100,000	\$2,500,000	\$720,750
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	30	119	41	22	1	213
2019	33	170	71	17	1	292
2018	28	136	59	17		241
2017	21	119	67	14	1	222
2016	27	124	46	9	2	214
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,477,918	13.1%	\$2,191,206	31.8%	\$1,880,766
Average Price Per Sq Ft	\$1,536	6.1%	\$1,447	37.1%	\$1,120
Median Sales Price	\$1,652,000	-17.2%	\$1,995,000	-5.5%	\$1,749,000
Number of Sales (Closed)	81	-35.2%	125	-13.8%	94

Boundary

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

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

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$797,908	\$1,244,971	\$2,359,975	\$3,516,890	\$8,191,131	\$2,477,918
2019	\$786,125	\$1,507,217	\$2,354,069	\$3,555,673	\$4,732,047	\$2,191,206
2018	\$688,920	\$1,675,651	\$2,442,073	\$4,743,156	\$5,954,080	\$2,638,617
2017	\$682,800	\$1,356,281	\$2,665,276	\$4,271,939	\$5,666,999	\$2,526,454
2016	\$686,303	\$1,549,979	\$2,851,697	\$4,509,211	\$5,606,250	\$2,957,560
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,330	\$1,373	\$1,208	\$1,552	\$2,153	\$1,536
2019	\$1,209	\$1,401	\$1,415	\$1,534	\$1,675	\$1,447
2018	\$975	\$1,425	\$1,455	\$1,665	\$1,764	\$1,525
2017	\$1,169	\$1,495	\$1,644	\$1,818	\$2,203	\$1,713
2016	\$915	\$1,328	\$1,621	\$1,782	\$1,699	\$1,621
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	\$803	\$934	\$1,206	\$1,093	\$2,567	\$1,120

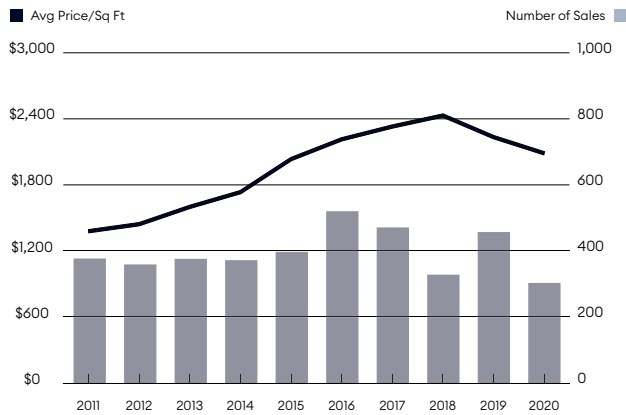
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$434,000	\$875,000	\$2,370,000	\$3,135,000	\$7,500,000	\$1,652,000
2019	\$556,500	\$1,275,000	\$2,250,000	\$3,350,000	\$5,145,344	\$1,995,000
2018	\$484,000	\$1,457,500	\$2,299,500	\$4,294,000	\$4,331,562	\$2,240,000
2017	\$557,000	\$1,100,000	\$2,900,000	\$3,400,000	\$5,547,500	\$2,010,000
2016	\$471,000	\$960,000	\$2,800,000	\$4,325,000	\$6,000,000	\$2,750,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	4	38	17	15	7	81
2019	8	46	49	18	4	125
2018	11	27	48	16	7	109
2017	10	45	47	19	10	131
2016	5	23	38	19	4	92
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$4,264,245	0.7%	\$4,236,455	62.5%	\$2,624,046
Average Price Per Sq Ft	\$2,087	-7.4%	\$2,253	51.4%	\$1,379
Median Sales Price	\$3,141,031	1.8%	\$3,085,000	46.1%	\$2,150,000
Number of Sales (Closed)	303	-33.7%	457	-19.6%	377

Boundary

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

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

Average Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,218,474	\$1,815,786	\$2,998,306	\$4,965,457	\$10,222,220	\$4,264,245
2019	\$1,059,286	\$1,882,322	\$3,230,895	\$5,537,923	\$10,457,444	\$4,236,455
2018	\$1,439,711	\$2,223,718	\$3,433,628	\$5,981,767	\$13,161,484	\$6,024,693
2017	\$849,143	\$1,361,310	\$3,074,281	\$5,444,707	\$10,596,893	\$4,451,102
2016	\$1,590,955	\$1,431,194	\$3,061,251	\$5,776,823	\$8,563,542	\$4,445,539
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$2,335	\$1,693	\$1,829	\$1,973	\$2,673	\$2,087
2019	\$1,887	\$1,980	\$1,943	\$2,240	\$2,803	\$2,253
2018	\$1,496	\$2,056	\$1,956	\$2,205	\$3,096	\$2,430
2017	\$1,403	\$1,558	\$2,086	\$2,276	\$2,924	\$2,330
2016	\$1,563	\$1,572	\$1,985	\$2,378	\$2,445	\$2,214
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

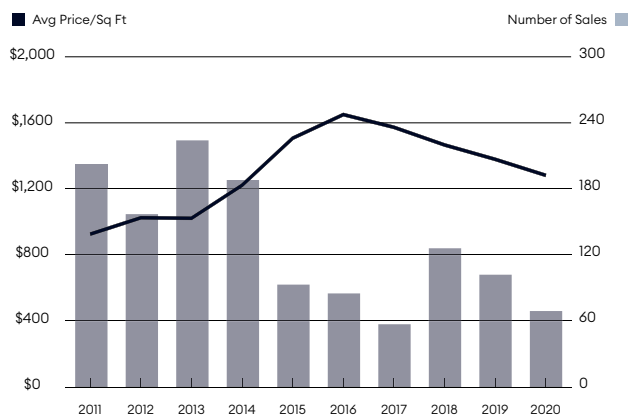
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$925,077	\$1,682,642	\$2,875,305	\$4,267,165	\$6,872,500	\$3,141,031
2019	\$955,000	\$1,612,251	\$3,050,000	\$5,050,000	\$8,852,675	\$3,085,000
2018	\$945,000	\$2,050,000	\$3,000,000	\$5,425,000	\$10,000,000	\$4,087,500
2017	\$750,000	\$1,172,994	\$2,995,000	\$4,775,000	\$7,789,612	\$3,360,000
2016	\$938,800	\$1,121,310	\$2,832,922	\$5,250,000	\$7,355,000	\$3,599,502
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	8	58	110	84	42	303
2019	29	100	171	97	60	457
2018	15	41	95	106	59	328
2017	7	92	171	134	67	471
2016	11	92	176	157	73	520
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,402,797	-10.2%	\$1,562,753	16.5%	\$1,203,659
Average Price Per Sq Ft	\$1,282	-9.6%	\$1,417	38.4%	\$926
Median Sales Price	\$960,013	-20.0%	\$1,200,000	15.0%	\$834,965
Number of Sales (Closed)	69	-32.4%	102	-65.8%	202

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
2020	\$423,500	\$712,907	\$1,838,598	\$2,237,091	\$4,175,000	\$1,402,797
2019	\$621,250	\$818,242	\$1,631,884	\$2,878,644	\$3,812,500	\$1,562,753
2018	\$650,267	\$837,690	\$1,726,631	\$3,348,200	\$4,356,667	\$1,541,522
2017		\$865,244	\$1,780,722	\$3,436,429	\$4,641,000	\$1,668,826
2016	\$523,829	\$785,764	\$2,119,600	\$3,514,308	\$6,768,633	\$2,134,293
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$755	\$1,005	\$1,428	\$1,337	\$1,538	\$1,282
2019	\$1,040	\$1,108	\$1,389	\$1,678	\$1,841	\$1,417
2018	\$1,140	\$1,213	\$1,451	\$1,768	\$1,861	\$1,466
2017		\$1,207	\$1,567	\$2,106	\$1,787	\$1,573
2016	\$971	\$1,090	\$1,530	\$1,850	\$2,199	\$1,650
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

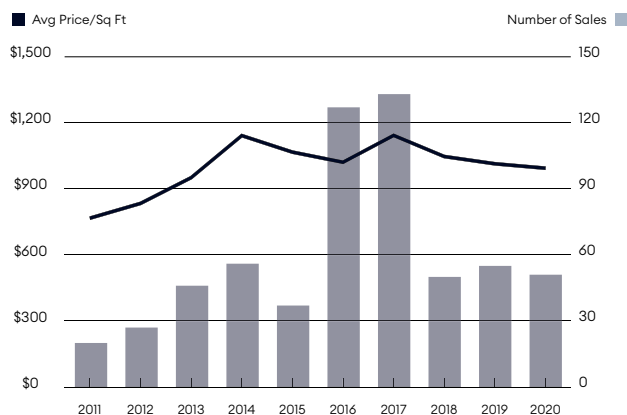
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$422,500	\$699,500	\$1,950,000	\$2,188,920	\$4,800,000	\$960,013
2019	\$625,000	\$750,000	\$1,625,000	\$2,775,000	\$3,577,500	\$1,200,000
2018	\$565,000	\$803,826	\$1,615,000	\$3,100,000	\$4,250,000	\$1,115,000
2017		\$775,000	\$1,720,000	\$3,300,000	\$4,175,000	\$1,260,000
2016	\$516,800	\$780,000	\$2,220,000	\$3,412,500	\$6,625,000	\$1,230,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	3	32	23	8	3	69
2019	4	42	34	18	4	102
2018	7	54	47	15	3	126
2017		29	18	7	3	57
2016	7	36	22	10	10	85
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$954,843	-1.5%	\$968,994	12.9%	\$845,950
Average Price Per Sq Ft	\$994	-3.4%	\$1,029	29.6%	\$767
Median Sales Price	\$760,000	-11.6%	\$860,000	-1.9%	\$775,000
Number of Sales (Closed)	51	-7.3%	55	155.0%	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
2020	\$568,750	\$780,165	\$1,160,144	\$2,385,000		\$954,843
2019	\$531,500	\$761,304	\$1,167,365	\$2,492,500		\$968,994
2018	\$604,000	\$730,385	\$1,184,028	\$2,170,000	\$2,295,000	\$1,000,837
2017	\$548,152	\$833,504	\$1,328,487	\$1,881,000	\$4,300,000	\$970,407
2016	\$531,750	\$765,074	\$1,106,917	\$1,567,750		\$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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$968	\$977	\$999	\$1,052		\$994
2019	\$963	\$972	\$1,040	\$1,278		\$1,029
2018	\$1,043	\$1,019	\$1,071	\$1,148	\$765	\$1,047
2017	\$921	\$1,052	\$1,314	\$1,393	\$1,433	\$1,143
2016	\$890	\$1,023	\$1,057	\$1,032		\$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

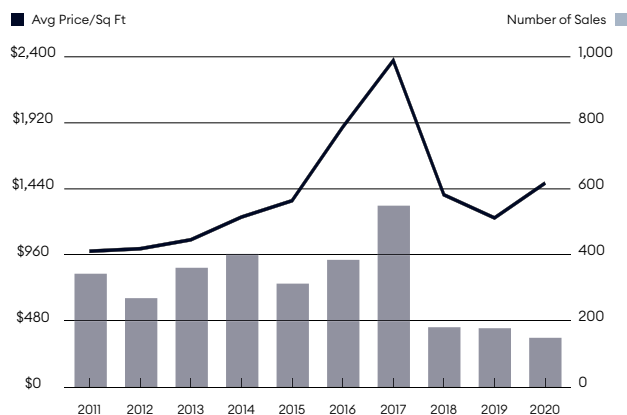
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$572,500	\$695,000	\$1,069,000	\$2,020,000		\$760,000
2019	\$520,000	\$740,000	\$999,000	\$2,492,500		\$860,000
2018	\$550,000	\$727,500	\$1,100,000	\$1,810,000	\$2,295,000	\$804,750
2017	\$493,750	\$760,100	\$1,105,000	\$1,750,000	\$4,300,000	\$784,052
2016	\$530,000	\$710,000	\$980,000	\$1,559,000		\$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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	4	31	13	3		51
2019	6	24	23	2		55
2018	9	22	13	5	1	50
2017	22	72	34	4	1	133
2016	12	81	24	4		127
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,731,926	35.4%	\$1,278,989	78.4%	\$970,829
Average Price Per Sq Ft	\$1,482	19.6%	\$1,239	50.1%	\$987
Median Sales Price	\$1,450,000	45.1%	\$999,250	83.5%	\$790,000
Number of Sales (Closed)	149	-16.3%	178	-56.6%	343

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
2020	\$639,921	\$1,179,310	\$2,062,251	\$3,078,500	\$19,500,000	\$1,731,926
2019	\$718,103	\$1,039,006	\$1,736,655	\$2,462,143	\$5,675,000	\$1,278,989
2018	\$716,856	\$1,078,738	\$2,101,350	\$3,407,946	\$6,572,500	\$1,494,965
2017	\$548,152	\$833,504	\$1,328,487	\$1,881,000	\$4,300,000	\$970,407
2016	\$734,478	\$1,343,204	\$2,679,657	\$4,740,794	\$7,094,580	\$2,420,353
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	\$560,455	\$804,184	\$1,118,343	\$2,277,968	\$3,633,133	\$970,829

Average Price Per Square Foot

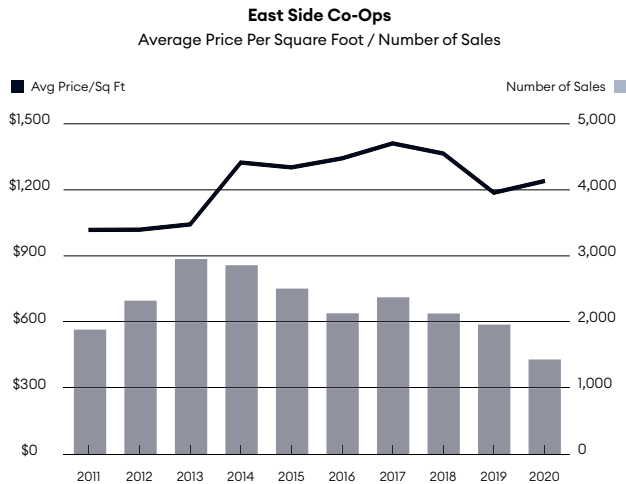
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,073	\$1,284	\$1,545	\$1,497	\$3,274	\$1,482
2019	\$1,087	\$1,203	\$1,284	\$1,247	\$1,990	\$1,239
2018	\$1,174	\$1,267	\$1,487	\$1,618	\$1,520	\$1,397
2017	\$921	\$1,052	\$1,314	\$1,393	\$1,433	\$1,143
2016	\$1,203	\$1,534	\$1,777	\$2,277	\$2,622	\$1,888
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	\$982	\$1,051	\$903	\$1,075	\$873	\$987

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$550,000	\$1,050,000	\$2,220,000	\$2,630,000	\$19,500,000	\$1,450,000
2019	\$685,000	\$986,000	\$1,635,000	\$2,605,000	\$5,675,000	\$999,250
2018	\$685,000	\$1,052,500	\$1,957,500	\$2,781,875	\$6,572,500	\$1,120,000
2017	\$493,750	\$760,100	\$1,105,000	\$1,750,000	\$4,300,000	\$784,052
2016	\$721,000	\$1,150,000	\$2,200,000	\$5,193,075	\$6,051,500	\$1,570,000
2015	\$530,000	\$710,000	\$980,000	\$1,559,000		\$7,250,000
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	\$535,000	\$685,000	\$999,500	\$2,295,000	\$4,100,000	\$790,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	19	61	54	14	1	149
2019	47	74	41	14	2	178
2018	49	66	48	14	2	181
2017	22	72	34	4	1	133
2016	70	137	97	51	23	385
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	66	138	117	19	3	343



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,497,345	0.6%	\$1,487,993	2.3%	\$1,464,316
Average Price Per Sq Ft	\$1,240	-3.1%	\$1,280	21.8%	\$1,018
Median Sales Price	\$860,000	-4.3%	\$899,000	6.2%	\$810,000
Number of Sales (Closed)	1,431	-27.0%	1,959	-24.0%	1,883

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
2020	\$426,445	\$746,918	\$1,443,121	\$2,733,433	\$6,176,540	\$1,497,345
2019	\$413,315	\$764,932	\$1,515,136	\$2,624,463	\$6,830,743	\$1,487,993
2018	\$461,808	\$757,640	\$1,693,358	\$3,163,246	\$6,660,609	\$1,574,405
2017	\$422,792	\$737,980	\$1,742,977	\$3,204,402	\$7,536,203	\$1,518,720
2016	\$452,187	\$712,116	\$1,607,769	\$3,404,730	\$6,879,787	\$1,473,667
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$862	\$976	\$1,105	\$1,329	\$1,906	\$1,240
2019	\$892	\$981	\$1,226	\$1,356	\$1,960	\$1,280
2018	\$967	\$1,031	\$1,354	\$1,457	\$1,961	\$1,365
2017	\$831	\$965	\$1,457	\$1,573	\$2,480	\$1,411
2016	\$838	\$957	\$1,223	\$1,672	\$2,187	\$1,343
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

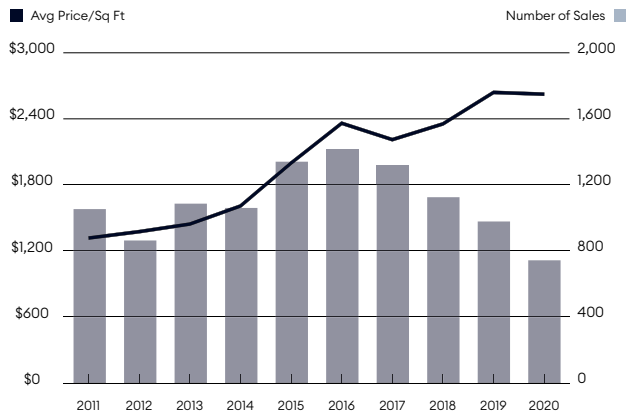
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$396,750	\$640,000	\$1,212,500	\$2,200,000	\$5,500,000	\$860,000
2019	\$399,500	\$660,000	\$1,300,000	\$2,197,000	\$4,190,000	\$899,000
2018	\$420,000	\$685,965	\$1,355,000	\$2,500,000	\$5,450,000	\$885,000
2017	\$407,500	\$682,500	\$1,340,000	\$2,740,000	\$4,995,000	\$824,500
2016	\$390,000	\$649,000	\$1,375,000	\$2,625,000	\$5,250,000	\$800,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	180	565	406	195	85	1,431
2019	242	763	602	258	94	1,959
2018	313	844	599	249	112	2,127
2017	381	992	636	262	101	2,372
2016	331	881	575	223	93	2,130
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$3,754,436	0.0%	\$3,755,720	99.7%	\$1,879,814
Average Price Per Sq Ft	\$2,624	-0.9%	\$2,647	99.3%	\$1,317
Median Sales Price	\$1,630,000	8.6%	\$1,500,960	37.0%	\$1,190,000
Number of Sales (Closed)	743	-24.0%	978	-29.4%	1,053

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
2020	\$761,387	\$1,615,472	\$2,341,916	\$5,697,157	\$18,847,181	\$3,754,436
2019	\$722,974	\$1,135,532	\$2,352,476	\$7,656,944	\$17,200,774	\$3,755,720
2018	\$765,972	\$1,173,850	\$2,720,593	\$5,593,814	\$13,912,710	\$3,395,830
2017	\$640,332	\$1,154,054	\$2,582,166	\$4,665,789	\$10,590,646	\$3,047,564
2016	\$802,459	\$1,257,828	\$2,704,822	\$6,153,569	\$13,115,037	\$3,288,688
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,570	\$1,810	\$1,678	\$2,545	\$4,900	\$2,624
2019	\$1,230	\$1,408	\$1,782	\$3,439	\$4,384	\$2,647
2018	\$1,397	\$1,470	\$1,981	\$2,511	\$3,550	\$2,354
2017	\$1,251	\$1,473	\$2,039	\$2,310	\$3,075	\$2,211
2016	\$1,307	\$1,538	\$1,941	\$2,853	\$3,485	\$2,360
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

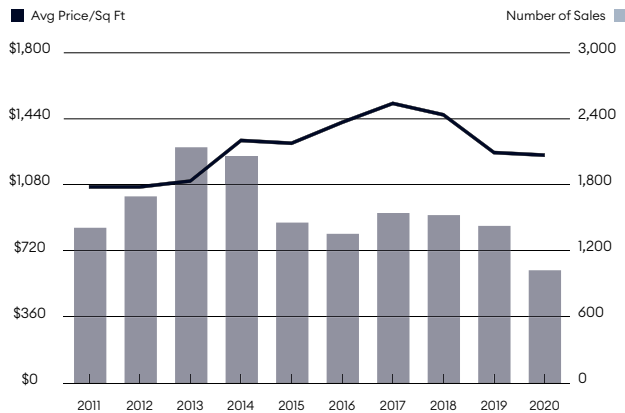
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$602,500	\$999,000	\$1,762,500	\$3,100,000	\$7,882,675	\$1,630,000
2019	\$592,500	\$915,000	\$1,800,000	\$3,488,705	\$7,350,000	\$1,500,960
2018	\$615,000	\$990,000	\$2,100,000	\$3,700,000	\$8,339,500	\$1,735,000
2017	\$597,500	\$1,009,000	\$2,175,000	\$3,900,000	\$7,650,000	\$1,775,000
2016	\$625,000	\$1,032,500	\$2,098,217	\$3,925,000	\$10,091,250	\$1,749,495
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	62	276	241	105	58	743
2019	86	340	322	156	74	978
2018	108	385	343	195	90	1,125
2017	80	468	421	233	119	1,321
2016	127	504	450	222	100	1,414
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,511,742	-9.5%	\$1,670,762	-7.5%	\$1,633,556
Average Price Per Sq Ft	\$1,242	-8.2%	\$1,352	16.1%	\$1,069
Median Sales Price	\$899,500	-8.9%	\$987,500	2.8%	\$875,000
Number of Sales (Closed)	1,024	-28.2%	1,427	-27.4%	1,410

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
2020	\$424,502	\$733,744	\$1,488,061	\$2,533,522	\$6,003,706	\$1,511,742
2019	\$421,130	\$798,823	\$1,612,720	\$2,721,823	\$7,374,767	\$1,670,762
2018	\$470,214	\$753,368	\$1,783,512	\$3,352,580	\$6,906,318	\$1,780,588
2017	\$434,428	\$742,300	\$1,841,012	\$3,365,110	\$8,445,227	\$1,712,839
2016	\$453,222	\$733,679	\$1,662,198	\$3,585,583	\$7,193,402	\$1,637,881
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$860	\$969	\$1,129	\$1,283	\$1,910	\$1,242
2019	\$899	\$1,013	\$1,280	\$1,384	\$2,030	\$1,352
2018	\$990	\$1,053	\$1,449	\$1,522	\$2,024	\$1,462
2017	\$836	\$975	\$1,568	\$1,639	\$2,661	\$1,524
2016	\$834	\$974	\$1,271	\$1,703	\$2,277	\$1,421
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

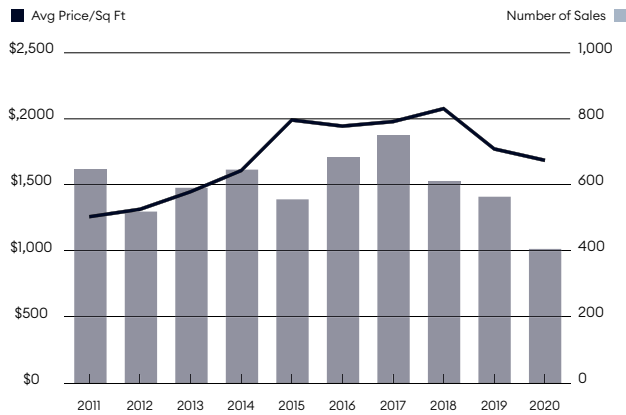
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$400,000	\$649,000	\$1,250,000	\$2,175,000	\$4,000,000	\$899,500
2019	\$400,000	\$667,500	\$1,375,000	\$2,272,500	\$4,387,500	\$987,500
2018	\$420,000	\$685,000	\$1,405,000	\$2,700,000	\$5,675,000	\$950,000
2017	\$420,000	\$685,000	\$1,395,000	\$2,850,000	\$5,500,000	\$879,000
2016	\$399,000	\$650,000	\$1,400,000	\$2,700,000	\$5,300,000	\$864,494
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	\$545,000	\$1,240,000	\$2,672,906	\$6,364,062	\$875,000

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	117	405	280	158	64	1,024
2019	164	533	432	216	82	1,427
2018	206	568	432	207	103	1,525
2017	203	636	439	191	75	1,544
2016	179	540	386	156	70	1,355
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	197	424	563	156	70	1,410

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,214,001	-6.9%	\$2,377,223	20.4%	\$1,838,923
Average Price Per Sq Ft	\$1,686	-5.8%	\$1,789	33.9%	\$1,259
Median Sales Price	\$1,532,600	1.8%	\$1,505,625	22.6%	\$1,250,000
Number of Sales (Closed)	406	-28.0%	564	-37.2%	646

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
2020	\$648,750	\$1,157,043	\$1,929,946	\$2,997,631	\$7,674,157	\$2,214,001
2019	\$618,522	\$1,031,752	\$1,913,428	\$3,618,680	\$9,341,077	\$2,377,223
2018	\$800,626	\$1,129,711	\$2,210,703	\$3,901,334	\$12,197,349	\$3,091,876
2017	\$623,729	\$1,084,226	\$2,284,942	\$4,102,660	\$7,579,087	\$2,611,441
2016	\$625,039	\$1,165,105	\$2,013,257	\$4,013,186	\$9,617,796	\$2,627,313
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,308	\$1,413	\$1,515	\$1,566	\$2,460	\$1,686
2019	\$988	\$1,322	\$1,479	\$1,892	\$2,720	\$1,789
2018	\$1,367	\$1,397	\$1,634	\$1,925	\$3,220	\$2,077
2017	\$1,237	\$1,397	\$1,878	\$2,169	\$2,488	\$1,979
2016	\$1,166	\$1,461	\$1,573	\$2,094	\$2,726	\$1,945
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

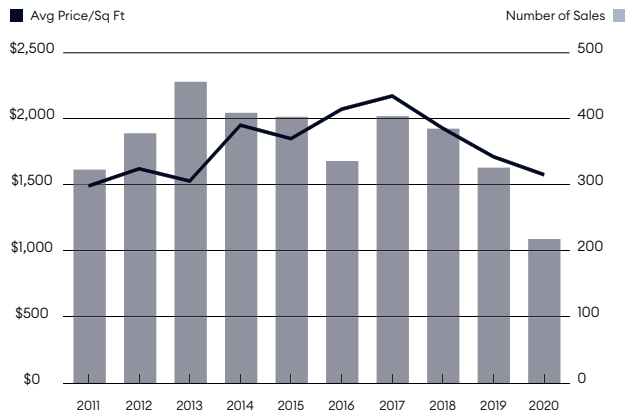
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$572,500	\$947,500	\$1,672,500	\$2,612,500	\$5,700,000	\$1,532,600
2019	\$588,000	\$902,934	\$1,832,518	\$3,062,500	\$5,850,000	\$1,505,625
2018	\$585,000	\$987,510	\$2,050,000	\$3,250,000	\$7,685,000	\$1,780,000
2017	\$607,500	\$968,759	\$2,122,901	\$3,300,000	\$6,497,500	\$1,700,000
2016	\$618,000	\$955,000	\$1,800,000	\$3,000,000	\$8,064,540	\$1,585,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	34	130	148	60	34	406
2019	43	207	182	84	48	564
2018	51	192	185	119	62	611
2017	46	262	246	117	80	751
2016	57	241	211	99	67	683
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,966,069	-18.7%	\$3,649,848	-8.5%	\$3,243,164
Average Price Per Sq Ft	\$1,577	-14.8%	\$1,851	5.7%	\$1,492
Median Sales Price	\$2,025,000	-7.6%	\$2,192,500	-5.4%	\$2,140,000
Number of Sales (Closed)	218	-33.1%	326	-32.5%	323

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
2020	\$385,813	\$941,000	\$2,067,762	\$3,266,186	\$8,412,390	\$2,966,069
2019	\$662,069	\$1,461,681	\$2,521,415	\$3,579,424	\$10,988,395	\$3,649,848
2018	\$913,938	\$1,125,688	\$2,789,706	\$4,519,465	\$9,327,759	\$3,687,599
2017	\$463,440	\$1,020,191	\$3,095,221	\$4,436,531	\$11,877,041	\$3,886,524
2016	\$859,509	\$1,230,701	\$2,665,899	\$5,062,768	\$9,638,591	\$3,784,064
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

Average Price Per Square Foot

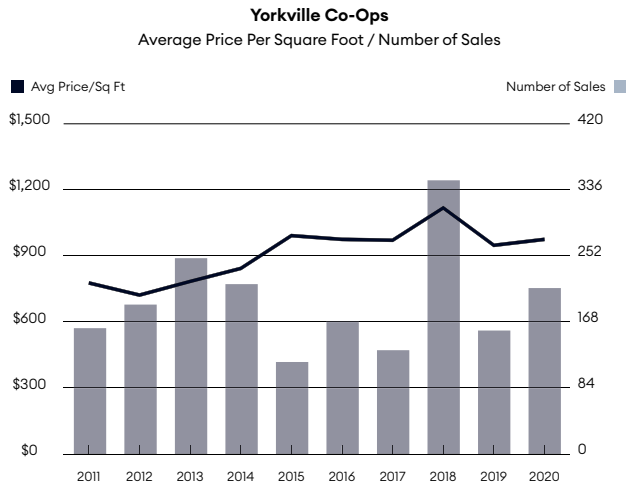
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$786	\$1,146	\$1,258	\$1,440	\$2,266	\$1,577
2019	\$828	\$1,358	\$1,588	\$1,551	\$2,790	\$1,851
2018	\$1,321	\$1,341	\$1,921	\$1,736	\$2,425	\$1,928
2017	\$831	\$1,202	\$2,138	\$1,820	\$3,199	\$2,173
2016	\$764	\$1,203	\$1,681	\$2,158	\$2,712	\$2,073
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$406,250	\$835,000	\$1,825,000	\$3,137,500	\$7,700,000	\$2,025,000
2019	\$600,000	\$992,500	\$1,930,000	\$3,137,500	\$7,622,500	\$2,192,500
2018	\$632,500	\$962,500	\$2,000,000	\$3,600,000	\$7,500,000	\$2,185,000
2017	\$410,000	\$898,000	\$2,197,500	\$3,824,000	\$7,950,000	\$2,375,000
2016	\$506,500	\$966,850	\$2,187,500	\$4,750,000	\$8,525,000	\$2,500,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	8	47	73	60	30	218
2019	7	70	113	94	42	326
2018	16	96	117	95	57	385
2017	20	89	146	101	48	404
2016	16	78	108	84	44	336
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$919,083	9.1%	\$842,658	23.3%	\$745,161
Average Price Per Sq Ft	\$975	0.3%	\$972	25.4%	\$777
Median Sales Price	\$712,000	9.5%	\$650,000	29.5%	\$550,000
Number of Sales (Closed)	211	34.4%	157	31.9%	160

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
2020	\$374,333	\$665,037	\$1,085,308	\$1,460,320	\$2,849,500	\$919,083
2019	\$339,887	\$617,303	\$993,254	\$1,808,745	\$2,926,700	\$842,658
2018	\$343,797	\$588,753	\$1,164,600	\$2,073,889	\$2,903,750	\$905,641
2017	\$398,505	\$609,776	\$1,001,885	\$1,699,500	\$3,600,141	\$792,004
2016	\$359,450	\$560,921	\$1,185,459	\$1,952,700	\$3,067,234	\$835,799
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$816	\$926	\$998	\$960	\$1,140	\$975
2019	\$825	\$875	\$1,030	\$1,116	\$1,089	\$972
2018	\$817	\$924	\$1,088	\$1,228	\$970	\$1,027
2017	\$800	\$872	\$1,028	\$1,246	\$1,196	\$971
2016	\$787	\$878	\$1,021	\$1,132	\$1,202	\$975
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

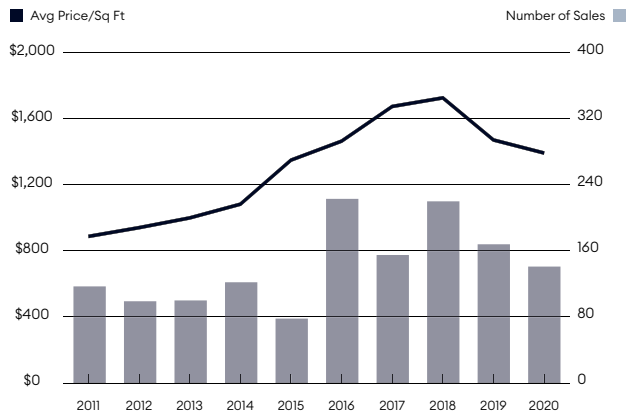
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$381,875	\$617,500	\$999,000	\$1,500,000	\$2,412,500	\$712,000
2019	\$330,000	\$600,000	\$981,250	\$1,784,375	\$3,023,500	\$650,000
2018	\$350,000	\$620,000	\$1,150,000	\$1,900,000	\$3,125,000	\$655,000
2017	\$333,000	\$600,000	\$919,750	\$1,882,500	\$3,600,141	\$630,000
2016	\$330,000	\$553,000	\$1,175,000	\$1,957,500	\$3,100,000	\$600,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	24	100	60	17	10	211
2019	23	79	36	14	5	157
2018	19	45	25	9	4	103
2017	18	74	28	10	2	132
2016	34	77	43	10	5	169
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

Yorkville Condos
Average Price Per Square Foot / Number of Sales



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,494,726	-18.3%	\$1,829,517	56.5%	\$955,323
Average Price Per Sq Ft	\$1,393	-5.9%	\$1,480	56.8%	\$888
Median Sales Price	\$1,081,664	-24.9%	\$1,440,000	61.4%	\$670,000
Number of Sales (Closed)	141	-16.1%	168	20.5%	117

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
2020	\$568,214	\$1,045,319	\$1,432,606	\$2,305,648	\$5,376,640	\$1,494,726
2019	\$581,456	\$960,058	\$1,745,025	\$3,154,039	\$4,871,921	\$1,829,517
2018	\$753,420	\$1,006,643	\$2,143,367	\$3,721,848	\$7,392,672	\$2,360,875
2017	\$650,827	\$1,047,980	\$2,021,597	\$2,891,874	\$5,031,506	\$1,795,904
2016	\$596,160	\$967,328	\$1,729,073	\$2,618,224	\$3,596,159	\$1,609,776
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,175	\$1,332	\$1,284	\$1,338	\$1,915	\$1,393
2019	\$579	\$1,272	\$1,447	\$1,728	\$1,771	\$1,480
2018	\$1,335	\$1,287	\$1,617	\$1,988	\$2,459	\$1,777
2017	\$1,294	\$1,340	\$1,793	\$1,819	\$1,986	\$1,675
2016	\$1,184	\$1,261	\$1,462	\$1,592	\$1,777	\$1,465
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

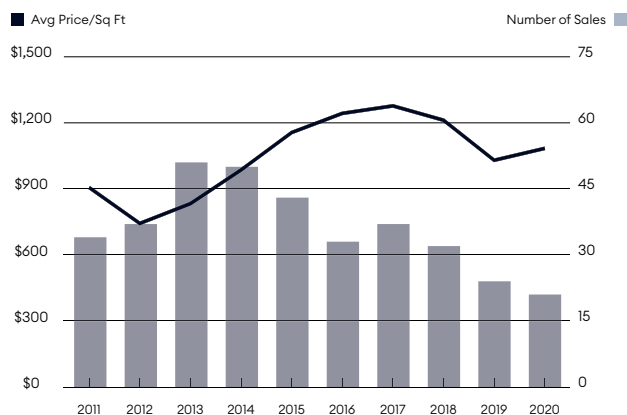
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$555,000	\$925,000	\$1,382,000	\$2,150,000	\$4,780,000	\$1,081,664
2019	\$576,500	\$903,963	\$1,755,081	\$3,479,880	\$4,147,542	\$1,440,000
2018	\$822,441	\$865,000	\$2,247,991	\$3,772,000	\$6,283,575	\$1,765,000
2017	\$588,000	\$1,027,674	\$1,886,512	\$2,838,576	\$4,415,000	\$1,425,550
2016	\$613,541	\$915,418	\$1,715,954	\$2,436,012	\$3,615,000	\$1,290,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	14	58	44	18	7	141
2019	10	55	65	29	9	168
2018	9	41	51	30	8	139
2017	17	59	51	18	10	155
2016	9	100	65	31	17	223
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,448,457	5.6%	\$1,372,188	4.0%	\$1,392,397
Average Price Per Sq Ft	\$1,084	-1.1%	\$1,096	19.7%	\$906
Median Sales Price	\$775,000	-48.8%	\$1,512,500	-38.0%	\$1,250,000
Number of Sales (Closed)	21	-12.5%	24	-38.2%	34

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
2020	\$385,000	\$563,454	\$890,500	\$1,839,500	\$5,481,667	\$1,448,457
2019	\$330,000	\$602,500	\$1,444,318	\$2,025,000	\$2,975,000	\$1,372,188
2018		\$718,357	\$1,397,500	\$2,053,000	\$3,965,714	\$1,892,672
2017	\$450,000	\$713,208	\$1,207,033	\$2,431,250	\$4,464,900	\$1,599,014
2016	\$387,000	\$712,409	\$1,528,156	\$3,595,000	\$5,925,000	\$1,676,030
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

Average Price Per Square Foot

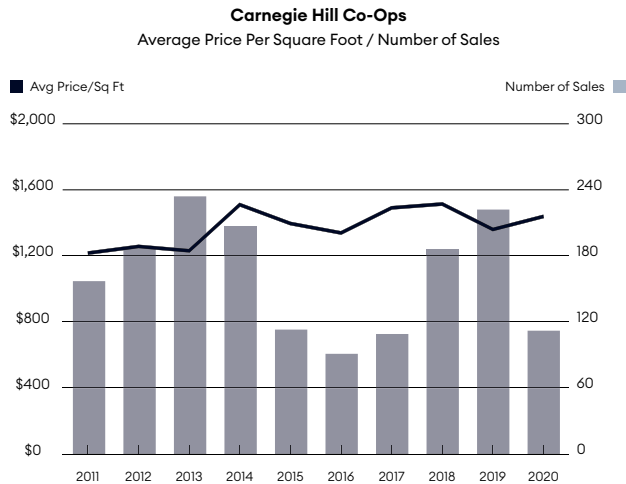
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$856	\$845	\$928	\$931	\$1,326	\$1,084
2019	\$1,100	\$763	\$1,135	\$1,125	\$1,488	\$1,096
2018		\$949	\$1,126	\$1,191	\$1,336	\$1,212
2017	\$750	\$899	\$1,157	\$1,305	\$1,704	\$1,277
2016	\$860	\$913	\$1,112	\$1,634	\$1,664	\$1,243
2015	\$684	\$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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$385,000	\$608,000	\$960,000	\$1,839,500	\$6,000,000	\$775,000
2019	\$330,000	\$605,000	\$1,525,000	\$1,975,000	\$2,975,000	\$1,512,500
2018		\$675,000	\$1,387,500	\$1,993,500	\$3,495,000	\$1,412,500
2017	\$450,000	\$755,000	\$1,237,500	\$2,800,000	\$3,100,000	\$1,090,000
2016	\$387,000	\$700,000	\$1,472,500	\$3,400,000	\$5,925,000	\$1,250,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	2	9	5	2	3	21
2019	1	6	11	5	1	24
2018		7	14	4	7	32
2017	1	12	15	4	5	37
2016	1	11	16	3	2	33
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,514,629	3.4%	\$2,431,941	10.5%	\$2,274,745
Average Price Per Sq Ft	\$1,439	-7.3%	\$1,552	18.3%	\$1,217
Median Sales Price	\$1,887,500	16.2%	\$1,625,000	-0.7%	\$1,900,000
Number of Sales (Closed)	112	-49.5%	222	-28.7%	157

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
2020	\$430,000	\$810,009	\$1,574,852	\$3,279,995	\$6,444,100	\$2,514,629
2019	\$408,039	\$718,530	\$1,939,670	\$3,178,935	\$7,178,641	\$2,431,941
2018	\$552,300	\$750,038	\$1,713,907	\$3,720,757	\$7,818,946	\$2,492,320
2017	\$614,800	\$716,516	\$1,696,592	\$2,684,110	\$5,782,169	\$1,999,284
2016	\$385,643	\$970,857	\$1,601,176	\$3,181,823	\$4,637,500	\$1,721,487
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

Average Price Per Square Foot

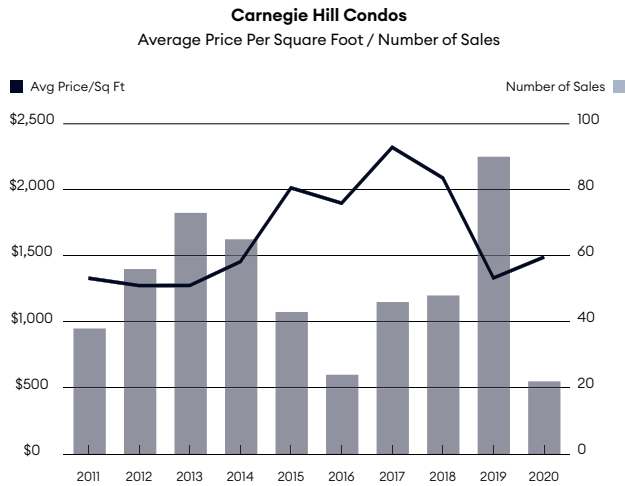
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$662	\$1,013	\$1,078	\$1,479	\$2,135	\$1,439
2019	\$966	\$916	\$1,454	\$1,475	\$2,190	\$1,552
2018	\$1,055	\$1,070	\$1,427	\$1,555	\$1,906	\$1,514
2017	\$946	\$968	\$1,384	\$1,414	\$2,201	\$1,491
2016	\$787	\$993	\$1,250	\$1,651	\$1,769	\$1,396
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$430,000	\$695,555	\$1,500,000	\$3,295,000	\$6,500,000	\$1,887,500
2019	\$400,000	\$597,000	\$1,625,000	\$3,100,000	\$5,000,000	\$1,625,000
2018	\$524,500	\$687,500	\$1,575,000	\$3,472,500	\$5,625,000	\$1,775,000
2017	\$575,000	\$629,500	\$1,740,000	\$2,650,000	\$4,995,000	\$1,450,000
2016	\$389,000	\$590,000	\$1,331,250	\$3,150,000	\$4,500,500	\$1,250,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	1	22	39	38	12	112
2019	9	58	76	55	24	222
2018	10	44	62	54	15	186
2017	5	32	39	21	12	109
2016	7	21	46	13	4	91
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,239,595	41.5%	\$1,582,461	10.2%	\$2,032,097
Average Price Per Sq Ft	\$1,491	12.5%	\$1,325	12.0%	\$1,331
Median Sales Price	\$1,665,000	75.7%	\$947,500	7.1%	\$1,555,000
Number of Sales (Closed)	22	-75.6%	90	-42.1%	38

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
2020	\$595,000	\$966,977	\$1,955,100	\$1,870,100	\$5,137,500	\$2,239,595
2019	\$599,833	\$916,315	\$1,130,693	\$2,176,618	\$5,816,213	\$1,582,461
2018	\$1,320,000	\$978,033	\$2,735,714	\$4,046,167	\$8,971,875	\$3,611,403
2017	\$553,000	\$1,102,260	\$3,216,642	\$4,350,436	\$9,003,458	\$4,228,216
2016	\$727,751	\$1,068,750	\$2,018,188	\$3,051,429	\$9,233,333	\$2,955,667
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

Average Price Per Square Foot

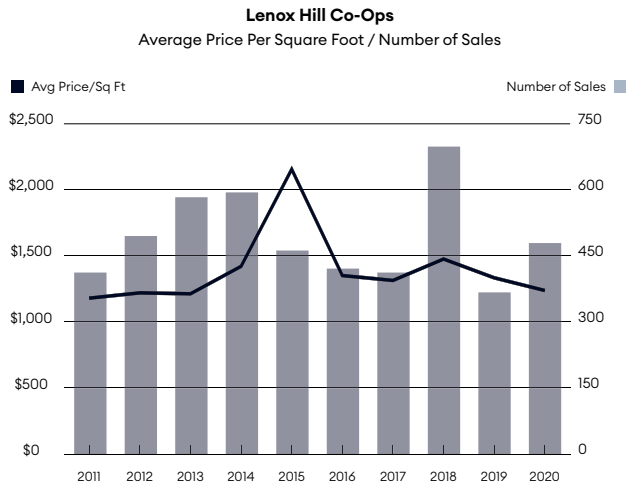
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,190	\$1,296	\$1,535	\$1,026	\$1,653	\$1,491
2019	\$1,091	\$1,223	\$1,058	\$1,341	\$1,897	\$1,325
2018	\$1,351	\$1,407	\$1,944	\$1,963	\$2,447	\$2,090
2017	\$1,355	\$1,287	\$2,140	\$2,207	\$2,807	\$2,322
2016	\$1,068	\$1,412	\$1,602	\$1,713	\$2,657	\$1,899
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$595,000	\$1,075,000	\$1,800,000	\$1,870,100	\$5,425,000	\$1,665,000
2019	\$602,500	\$679,500	\$955,000	\$1,720,000	\$5,025,000	\$947,500
2018	\$685,000	\$950,000	\$2,175,000	\$3,280,000	\$8,250,000	\$2,287,500
2017	\$553,000	\$960,000	\$2,225,000	\$2,950,000	\$9,800,656	\$2,480,000
2016	\$727,751	\$1,067,500	\$2,224,000	\$2,750,000	\$6,350,000	\$2,496,500
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	1	5	10	2	4	22
2019	6	24	41	11	8	90
2018	3	11	14	12	8	48
2017	1	10	14	11	10	46
2016	2	4	8	7	3	24
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,489,963	-17.0%	\$1,795,276	-22.8%	\$1,930,852
Average Price Per Sq Ft	\$1,238	-15.0%	\$1,456	4.9%	\$1,180
Median Sales Price	\$835,000	-20.5%	\$1,050,000	-16.5%	\$1,000,570
Number of Sales (Closed)	479	30.5%	367	16.3%	412

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
2020	\$436,145	\$715,768	\$1,603,841	\$2,453,150	\$6,576,269	\$1,489,963
2019	\$436,265	\$943,864	\$1,833,265	\$2,622,771	\$10,038,906	\$1,795,276
2018	\$462,084	\$793,884	\$2,019,949	\$3,461,000	\$6,787,150	\$1,737,765
2017	\$469,405	\$804,426	\$1,720,733	\$2,557,002	\$8,115,688	\$1,363,784
2016	\$434,610	\$731,710	\$1,589,101	\$2,979,889	\$9,005,269	\$1,449,308
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

Average Price Per Square Foot

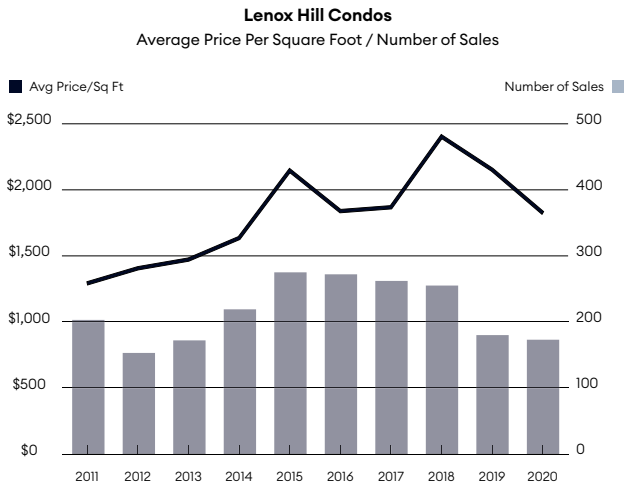
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$857	\$934	\$1,176	\$1,258	\$1,992	\$1,238
2019	\$900	\$1,122	\$1,364	\$1,384	\$2,539	\$1,456
2018	\$963	\$1,083	\$1,587	\$1,543	\$2,091	\$1,476
2017	\$882	\$991	\$1,450	\$1,414	\$2,524	\$1,314
2016	\$858	\$964	\$1,240	\$1,507	\$2,711	\$1,351
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$405,000	\$662,500	\$1,305,000	\$2,135,000	\$3,775,000	\$835,000
2019	\$417,870	\$737,000	\$1,526,042	\$2,050,435	\$4,230,000	\$1,050,000
2018	\$429,500	\$705,000	\$1,472,500	\$2,735,000	\$5,675,000	\$925,000
2017	\$475,000	\$731,615	\$1,450,000	\$2,245,000	\$3,675,000	\$900,000
2016	\$425,000	\$700,000	\$1,410,500	\$2,288,500	\$3,825,000	\$849,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	69	188	121	75	26	479
2019	52	137	109	52	17	367
2018	116	261	196	86	37	698
2017	59	175	127	43	8	412
2016	63	179	106	54	13	421
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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,469,882	-21.5%	\$3,146,999	37.6%	\$1,795,353
Average Price Per Sq Ft	\$1,825	-18.1%	\$2,229	41.3%	\$1,292
Median Sales Price	\$1,570,000	-5.6%	\$1,662,500	20.3%	\$1,305,000
Number of Sales (Closed)	173	-3.9%	180	-14.8%	203

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
2020	\$724,265	\$1,364,569	\$1,911,418	\$3,794,523	\$9,938,385	\$2,469,882
2019	\$663,827	\$1,126,925	\$2,167,867	\$4,871,292	\$18,341,654	\$3,146,999
2018	\$988,950	\$1,277,212	\$2,231,317	\$4,568,589	\$16,427,052	\$3,889,068
2017	\$635,167	\$1,168,047	\$2,435,416	\$4,168,512	\$7,424,439	\$2,386,231
2016	\$607,775	\$1,338,743	\$2,364,620	\$3,393,566	\$12,081,431	\$2,323,061
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,447	\$1,542	\$1,454	\$1,822	\$3,003	\$1,825
2019	\$1,365	\$1,350	\$1,542	\$2,239	\$4,190	\$2,229
2018	\$1,575	\$1,483	\$1,630	\$2,052	\$3,935	\$2,403
2017	\$1,210	\$1,433	\$1,852	\$2,174	\$2,255	\$1,868
2016	\$1,234	\$1,565	\$1,696	\$1,824	\$3,147	\$1,839
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

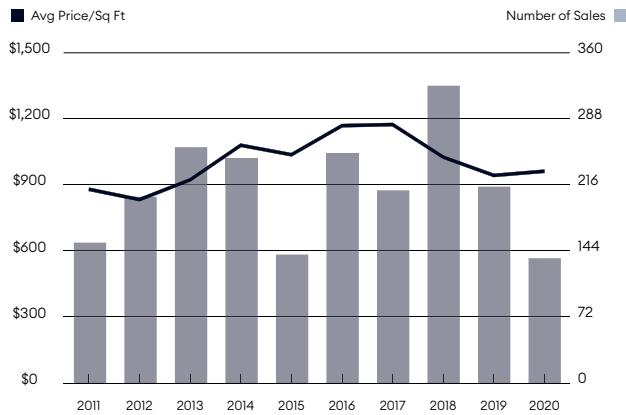
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$580,000	\$990,000	\$1,714,500	\$3,000,000	\$6,050,000	\$1,570,000
2019	\$571,500	\$995,000	\$1,950,000	\$3,642,500	\$8,400,000	\$1,662,500
2018	\$604,747	\$1,145,000	\$2,000,000	\$3,500,000	\$13,125,000	\$1,860,000
2017	\$635,000	\$1,062,500	\$2,363,876	\$3,450,000	\$6,515,000	\$1,835,000
2016	\$625,000	\$1,250,000	\$2,111,000	\$3,456,000	\$9,725,000	\$1,761,250
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	17	53	68	22	13	173
2019	18	69	56	24	13	180
2018	18	84	79	43	30	255
2017	20	89	99	41	13	262
2016	25	98	97	39	10	272
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,097,293	-7.6%	\$1,186,920	-7.8%	\$1,189,927
Average Price Per Sq Ft	\$962	-6.6%	\$1,030	9.3%	\$880
Median Sales Price	\$930,000	-12.1%	\$1,057,500	-0.5%	\$934,915
Number of Sales (Closed)	136	-36.4%	214	-11.1%	153

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
2020	\$415,527	\$814,582	\$1,230,191	\$1,403,750	\$3,074,134	\$1,097,293
2019	\$356,303	\$787,670	\$1,296,350	\$2,078,646	\$2,682,714	\$1,186,920
2018	\$436,388	\$757,913	\$1,379,206	\$2,103,583	\$2,781,667	\$1,103,000
2017	\$418,356	\$807,614	\$1,521,746	\$2,824,327	\$2,810,500	\$1,317,176
2016	\$417,526	\$727,864	\$149,3790	\$2,389,522	\$6,275,750	\$1,354,390
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$843	\$994	\$957	\$810	\$1,054	\$962
2019	\$800	\$937	\$1,052	\$1,158	\$1,004	\$1,030
2018	\$920	\$970	\$1,066	\$1,069	\$1,018	\$1,026
2017	\$769	\$971	\$1,234	\$1,491	\$1,168	\$1,174
2016	\$824	\$935	\$1,082	\$1,290	\$1,965	\$1,169
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

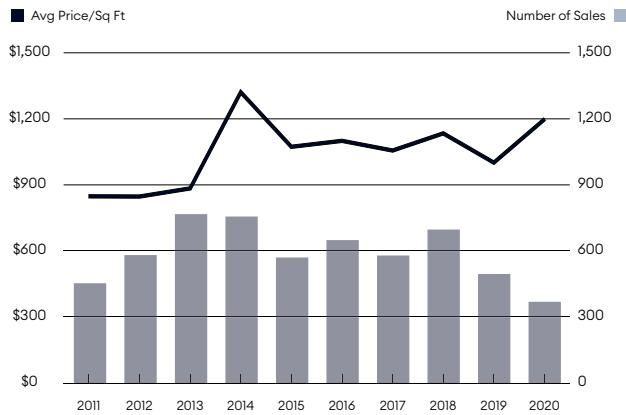
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$405,000	\$715,000	\$1,167,500	\$1,472,500	\$1,997,500	\$930,000
2019	\$379,000	\$748,320	\$1,277,000	\$1,903,750	\$2,930,000	\$1,057,500
2018	\$405,500	\$700,000	\$1,305,000	\$1,990,000	\$2,845,000	\$875,000
2017	\$430,000	\$750,000	\$1,260,500	\$2,327,500	\$2,750,000	\$885,000
2016	\$415,000	\$725,000	\$1,430,000	\$2,225,000	\$6,275,000	\$890,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	17	49	54	8	8	136
2019	13	78	92	24	7	214
2018	32	145	110	30	6	324
2017	25	87	62	26	10	210
2016	29	105	81	23	12	251
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,363,990	31.5%	\$1,037,100	45.9%	\$934,786
Average Price Per Sq Ft	\$1,198	14.0%	\$1,051	41.3%	\$848
Median Sales Price	\$807,500	3.3%	\$782,000	25.2%	\$645,000
Number of Sales (Closed)	369	-25.5%	495	-18.5%	453

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
2020	\$436,507	\$784,717	\$1,319,138	\$3,631,015	\$5,731,319	\$1,363,990
2019	\$396,883	\$718,284	\$1,324,155	\$2,203,312	\$3,614,900	\$1,037,100
2018	\$416,188	\$772,873	\$1,642,092	\$2,196,114	\$4,194,318	\$1,084,765
2017	\$401,856	\$701,110	\$1,536,155	\$2,487,026	\$3,720,000	\$964,966
2016	\$450,293	\$663,509	\$1,515,853	\$2,288,853	\$6,287,267	\$1,024,902
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$875	\$999	\$1,040	\$1,497	\$1,810	\$1,198
2019	\$875	\$921	\$1,098	\$1,211	\$1,319	\$1,051
2018	\$921	\$1,015	\$1,279	\$1,116	\$1,363	\$1,137
2017	\$814	\$919	\$1,194	\$1,275	\$1,337	\$1,056
2016	\$842	\$919	\$1,125	\$1,291	\$1,849	\$1,100
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

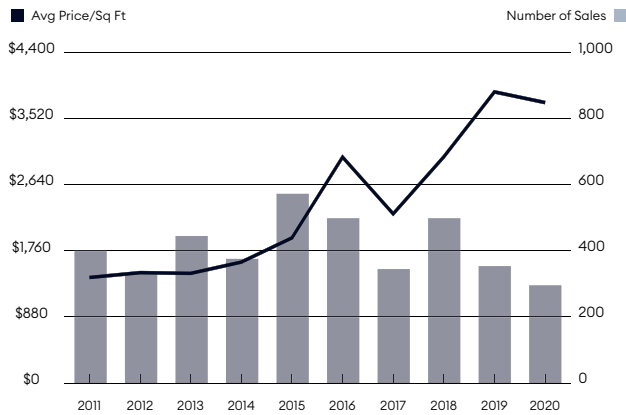
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$389,500	\$647,500	\$1,136,500	\$2,425,000	\$5,907,186	\$807,500
2019	\$387,500	\$675,000	\$1,200,000	\$1,837,500	\$2,940,000	\$782,000
2018	\$395,000	\$691,255	\$1,295,000	\$2,055,000	\$3,500,000	\$750,000
2017	\$389,500	\$650,000	\$1,292,500	\$2,305,000	\$3,125,000	\$660,000
2016	\$363,000	\$640,000	\$1,350,000	\$2,200,000	\$5,500,000	\$659,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	56	151	114	31	17	369
2019	78	211	156	40	10	495
2018	142	292	183	44	11	673
2017	152	259	120	38	10	579
2016	143	310	139	39	15	649
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$6,142,650	-4.6%	\$6,435,507	216.6%	\$1,940,053
Average Price Per Sq Ft	\$3,737	-4.8%	\$3,926	165.8%	\$1,406
Median Sales Price	\$1,978,500	10.3%	\$1,793,515	79.9%	\$1,100,000
Number of Sales (Closed)	296	-16.4%	354	-26.0%	400

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
2020	\$927,762	\$2,152,227	\$3,182,056	\$9,298,412	\$37,471,371	\$6,142,650
2019	\$850,906	\$1,383,309	\$3,559,769	\$13,690,176	\$34,246,692	\$6,435,507
2018	\$685,801	\$1,120,202	\$3,312,539	\$8,830,518	\$22,714,944	\$4,781,754
2017	\$663,307	\$1,155,706	\$2,714,266	\$4,824,649	\$15,354,161	\$3,103,489
2016	\$819,078	\$1,294,542	\$3,526,977	\$9,475,030	\$24,975,945	\$4,613,693
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$2,040	\$2,175	\$1,956	\$3,444	\$6,938	\$3,737
2019	\$1,548	\$1,604	\$2,408	\$5,022	\$6,700	\$3,926
2018	\$1,383	\$1,464	\$2,364	\$3,375	\$4,921	\$3,104
2017	\$1,254	\$1,474	\$2,136	\$2,290	\$3,601	\$2,254
2016	\$1,464	\$1,512	\$2,288	\$3,813	\$5,291	\$3,010
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

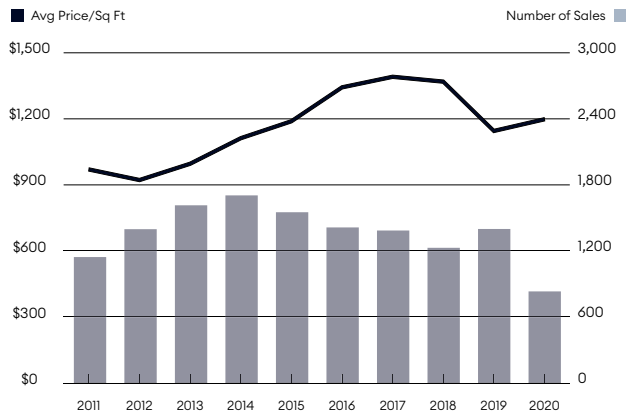
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$675,000	\$1,390,000	\$2,270,000	\$5,846,538	\$35,250,000	\$1,978,500
2019	\$625,000	\$1,040,000	\$1,999,000	\$5,485,106	\$21,551,936	\$1,793,515
2018	\$600,000	\$930,000	\$2,000,000	\$5,084,397	\$21,264,931	\$1,695,000
2017	\$590,000	\$1,040,000	\$2,100,000	\$4,281,731	\$12,782,037	\$1,796,232
2016	\$590,000	\$1,069,162	\$2,590,000	\$5,071,591	\$20,108,667	\$2,050,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	23	129	77	44	22	296
2019	39	120	107	64	24	354
2018	51	147	139	76	36	451
2017	23	123	107	75	17	345
2016	47	164	173	88	24	499
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,310,177	3.0%	\$1,271,989	10.3%	\$1,187,792
Average Price Per Sq Ft	\$1,198	-2.8%	\$1,232	23.5%	\$970
Median Sales Price	\$809,800	-7.5%	\$875,000	11.7%	\$725,000
Number of Sales (Closed)	832	-40.5%	1,399	-27.3%	1,144

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
2020	\$430,174	\$767,317	\$1,496,501	\$2,534,534	\$4,390,705	\$1,310,177
2019	\$440,657	\$813,834	\$1,452,071	\$2,408,998	\$3,794,201	\$1,271,989
2018	\$456,522	\$773,269	\$1,559,520	\$2,910,850	\$6,157,958	\$1,428,004
2017	\$479,156	\$772,343	\$1,794,467	\$3,060,358	\$4,486,070	\$1,422,388
2016	\$441,351	\$795,975	\$1,555,199	\$2,781,102	\$6,699,814	\$1,395,521
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$830	\$1,023	\$1,158	\$1,356	\$1,657	\$1,198
2019	\$929	\$1,083	\$1,212	\$1,393	\$1,672	\$1,232
2018	\$961	\$1,077	\$1,322	\$1,508	\$2,307	\$1,369
2017	\$881	\$1,020	\$1,557	\$1,660	\$1,914	\$1,391
2016	\$888	\$1,042	\$1,287	\$1,569	\$2,220	\$1,343
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

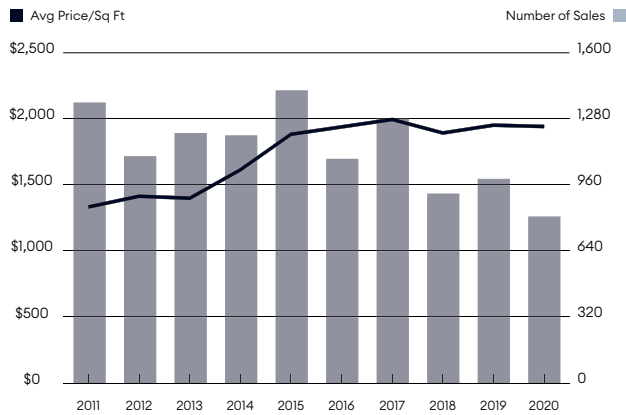
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$425,000	\$692,000	\$1,350,000	\$1,975,000	\$2,995,000	\$809,800
2019	\$440,000	\$695,000	\$1,300,000	\$2,095,000	\$2,900,000	\$875,000
2018	\$439,500	\$725,000	\$1,400,000	\$2,466,250	\$3,931,250	\$895,000
2017	\$450,000	\$715,000	\$1,485,000	\$2,320,000	\$3,834,219	\$899,000
2016	\$426,250	\$720,000	\$1,330,000	\$2,200,000	\$4,275,000	\$855,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	118	350	216	109	39	832
2019	184	556	425	187	47	1,399
2018	190	473	371	136	48	1,228
2017	195	562	426	160	42	1,385
2016	196	593	407	163	47	1,413
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$2,544,233	6.3%	\$2,394,000	35.5%	\$1,877,799
Average Price Per Sq Ft	\$1,942	-0.1%	\$1,943	45.7%	\$1,333
Median Sales Price	\$1,835,000	24.4%	\$1,475,000	60.8%	\$1,141,500
Number of Sales (Closed)	807	-18.4%	989	-40.6%	1,359

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
2020	\$877,026	\$1,376,292	\$2,483,750	\$3,897,445	\$7,503,765	\$2,544,233
2019	\$561,966	\$1,294,944	\$2,463,661	\$3,927,248	\$8,290,043	\$2,394,000
2018	\$713,289	\$1,112,183	\$2,277,749	\$3,903,033	\$7,630,902	\$2,372,303
2017	\$729,652	\$1,198,739	\$2,204,752	\$3,940,175	\$8,870,494	\$2,398,071
2016	\$708,552	\$1,143,659	\$2,294,959	\$4,644,306	\$7,544,851	\$2,300,620
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,677	\$1,616	\$1,891	\$1,968	\$2,544	\$1,942
2019	\$1,142	\$1,565	\$1,921	\$2,053	\$2,610	\$1,943
2018	\$1,316	\$1,492	\$1,815	\$2,001	\$2,384	\$1,893
2017	\$1,285	\$1,489	\$1,870	\$2,265	\$2,775	\$1,995
2016	\$1,352	\$1,482	\$1,836	\$2,358	\$2,480	\$1,939
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

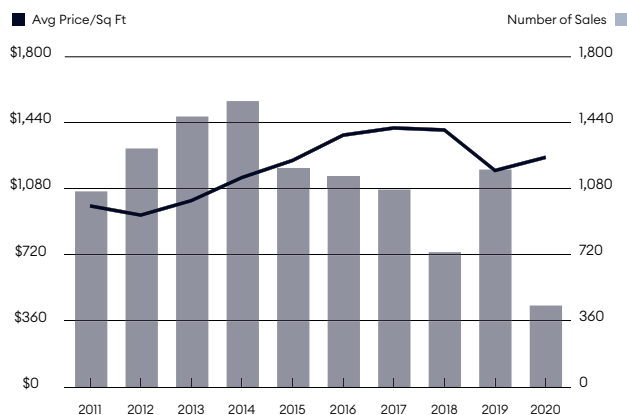
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$649,500	\$989,500	\$2,100,000	\$3,450,000	\$5,932,600	\$1,835,000
2019	\$578,701	\$1,026,000	\$1,928,204	\$3,325,000	\$7,019,604	\$1,475,000
2018	\$650,000	\$1,030,000	\$1,950,000	\$3,462,050	\$6,016,755	\$1,497,500
2017	\$725,000	\$1,097,660	\$1,962,179	\$3,300,000	\$6,925,000	\$1,549,500
2016	\$701,000	\$1,025,000	\$1,950,000	\$3,500,000	\$6,764,344	\$1,425,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	54	292	259	130	52	807
2019	136	352	290	144	67	989
2018	100	350	255	129	80	918
2017	96	514	411	169	92	1,282
2016	119	428	320	145	64	1,086
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,445,984	10.2%	\$1,312,585	17.0%	\$1,236,157
Average Price Per Sq Ft	\$1,252	1.8%	\$1,230	26.8%	\$987
Median Sales Price	\$964,500	3.7%	\$930,000	26.9%	\$760,000
Number of Sales (Closed)	444	-62.5%	1,185	-58.3%	1,066

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
2020	\$431,053	\$795,565	\$1,526,034	\$2,760,953	\$4,528,068	\$1,445,984
2019	\$446,881	\$752,167	\$1,510,104	\$2,522,529	\$3,798,776	\$1,312,585
2018	\$472,288	\$820,824	\$1,602,848	\$2,994,122	\$5,730,212	\$1,620,805
2017	\$461,903	\$752,379	\$1,830,015	\$2,945,321	\$4,474,431	\$1,483,213
2016	\$442,676	\$801,202	\$1,584,136	\$2,729,587	\$6,679,802	\$1,478,027
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$828	\$1,062	\$1,184	\$1,418	\$1,693	\$1,252
2019	\$945	\$996	\$1,221	\$1,428	\$1,676	\$1,230
2018	\$1,014	\$1,108	\$1,347	\$1,507	\$2,167	\$1,401
2017	\$864	\$995	\$1,587	\$1,632	\$1,913	\$1,412
2016	\$890	\$1,037	\$1,307	\$1,554	\$2,207	\$1,373
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

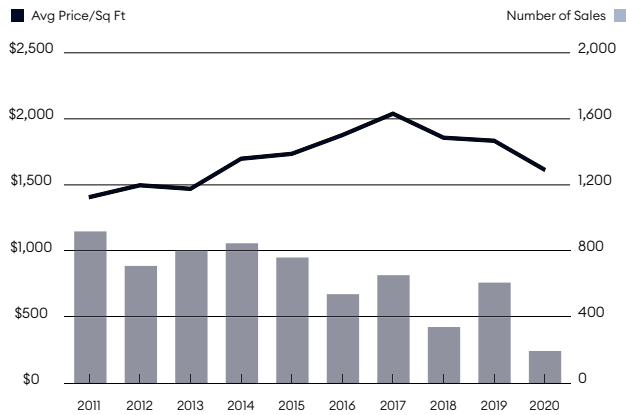
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$416,250	\$700,000	\$1,350,000	\$1,975,000	\$3,247,500	\$964,500
2019	\$445,000	\$715,000	\$1,371,500	\$2,205,595	\$2,900,000	\$930,000
2018	\$423,000	\$739,750	\$1,425,000	\$2,510,000	\$3,500,000	\$1,100,000
2017	\$455,500	\$716,500	\$1,500,000	\$2,320,000	\$3,850,000	\$980,000
2016	\$431,250	\$725,000	\$1,350,000	\$2,195,000	\$4,250,000	\$923,258
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	42	186	129	65	22	444
2019	155	449	370	166	45	1,185
2018	72	266	253	101	35	735
2017	126	422	351	140	37	1,076
2016	140	457	353	148	44	1,148
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,978,825	-17.9%	\$2,411,036	-10.0%	\$2,198,004
Average Price Per Sq Ft	\$1,614	-12.4%	\$1,843	14.7%	\$1,407
Median Sales Price	\$1,246,875	-18.4%	\$1,527,500	-0.6%	\$1,255,000
Number of Sales (Closed)	194	-68.1%	608	-78.9%	918

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
2020	\$647,803	\$916,920	\$1,970,316	\$3,051,692	\$6,208,592	\$1,978,825
2019	\$557,384	\$1,057,514	\$2,058,627	\$3,469,318	\$8,131,569	\$2,411,036
2018	\$683,096	\$1,071,879	\$2,142,459	\$3,468,990	\$7,015,358	\$2,486,878
2017	\$736,966	\$1,137,421	\$2,318,509	\$3,895,853	\$7,319,922	\$2,726,544
2016	\$669,364	\$1,186,196	\$2,248,910	\$3,580,687	\$7,262,627	\$2,436,524
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,227	\$1,233	\$1,572	\$1,712	\$2,138	\$1,614
2019	\$1,043	\$1,335	\$1,669	\$1,861	\$2,594	\$1,843
2018	\$1,286	\$1,433	\$1,696	\$1,889	\$2,275	\$1,857
2017	\$1,271	\$1,429	\$1,928	\$2,229	\$2,525	\$2,039
2016	\$1,261	\$1,506	\$1,785	\$1,915	\$2,427	\$1,877
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

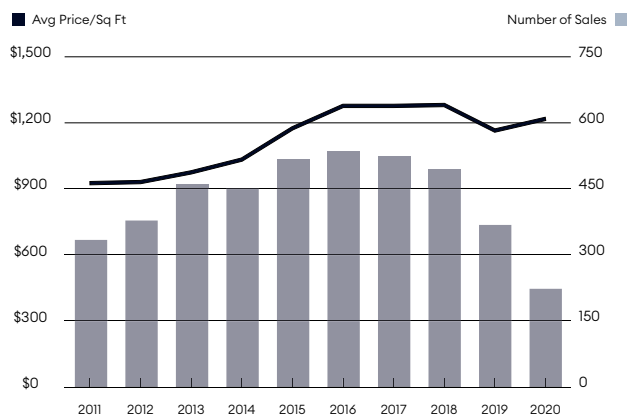
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$650,000	\$875,000	\$1,700,000	\$2,453,750	\$6,058,647	\$1,246,875
2019	\$625,306	\$979,060	\$1,792,500	\$3,074,000	\$6,850,000	\$1,527,500
2018	\$650,000	\$995,000	\$1,905,000	\$3,131,250	\$5,559,000	\$1,595,000
2017	\$712,500	\$1,034,427	\$1,995,000	\$3,450,000	\$6,609,313	\$1,753,500
2016	\$692,000	\$999,000	\$1,982,500	\$3,200,000	\$6,669,683	\$1,691,500
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	18	77	53	28	18	194
2019	72	196	174	105	61	608
2018	41	117	76	58	46	339
2017	30	223	199	125	76	653
2016	41	183	166	95	48	538
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,498,898	15.6%	\$1,296,427	38.7%	\$1,080,459
Average Price Per Sq Ft	\$1,218	2.5%	\$1,189	31.6%	\$926
Median Sales Price	\$972,500	-0.3%	\$975,050	28.8%	\$755,000
Number of Sales (Closed)	223	-39.4%	368	-33.2%	334

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
2020	\$432,732	\$751,675	\$1,375,064	\$2,842,209	\$4,074,038	\$1,498,898
2019	\$452,074	\$771,564	\$1,451,186	\$2,378,101	\$2,613,000	\$1,296,427
2018	\$512,798	\$830,291	\$1,537,252	\$2,608,875	\$4,375,929	\$1,449,760
2017	\$496,756	\$756,308	\$1,531,049	\$2,289,900	\$4,530,847	\$1,324,192
2016	\$494,093	\$773,505	\$1,522,246	\$2,753,052	\$4,582,058	\$1,370,205
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$749	\$1,015	\$1,060	\$1,435	\$1,578	\$1,218
2019	\$938	\$1,012	\$1,203	\$1,365	\$1,244	\$1,189
2018	\$990	\$1,073	\$1,285	\$1,412	\$1,698	\$1,281
2017	\$892	\$988	\$1,387	\$1,352	\$1,874	\$1,277
2016	\$910	\$1,016	\$1,245	\$1,526	\$1,779	\$1,277
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

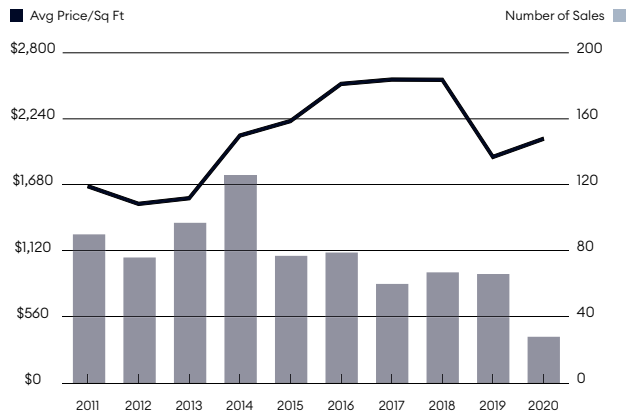
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$404,369	\$675,000	\$1,287,500	\$2,260,000	\$2,995,000	\$972,500
2019	\$453,000	\$708,000	\$1,325,000	\$2,217,500	\$2,437,500	\$975,050
2018	\$499,000	\$740,000	\$1,422,500	\$2,387,500	\$4,025,000	\$1,110,000
2017	\$505,000	\$725,000	\$1,405,000	\$2,080,500	\$4,287,500	\$980,000
2016	\$482,000	\$730,000	\$1,337,500	\$2,400,000	\$3,597,500	\$912,500
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	16	89	62	43	13	223
2019	35	134	127	62	10	368
2018	66	162	178	64	20	495
2017	61	197	179	70	18	525
2016	75	209	162	66	22	536
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$3,985,768	27.0%	\$3,138,545	0.1%	\$3,981,280
Average Price Per Sq Ft	\$2,071	16.6%	\$1,776	24.2%	\$1,668
Median Sales Price	\$2,475,000	2.3%	\$2,420,000	-14.7%	\$2,900,000
Number of Sales (Closed)	28	-57.6%	66	-68.9%	90

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
2020		\$1,848,333	\$2,763,929	\$4,904,563	\$9,375,000	\$3,985,768
2019	\$541,000	\$1,043,750	\$2,569,429	\$4,310,583	\$6,837,833	\$3,138,545
2018	\$340,143	\$1,252,815	\$3,236,648	\$5,052,816	\$15,042,850	\$4,826,258
2017	\$339,268	\$1,248,222	\$6,365,455	\$6,380,925	\$6,617,833	\$5,326,955
2016	\$415,083	\$2,011,438	\$3,554,615	\$5,394,013	\$12,743,000	\$4,841,718
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020		\$1,547	\$1,743	\$2,098	\$2,992	\$2,071
2019	\$1,040	\$1,121	\$1,406	\$1,977	\$2,374	\$1,776
2018	\$873	\$1,561	\$1,765	\$2,189	\$3,573	\$2,571
2017	\$582	\$1,401	\$3,165	\$2,377	\$2,406	\$2,573
2016	\$922	\$1,314	\$2,373	\$2,382	\$3,129	\$2,536
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

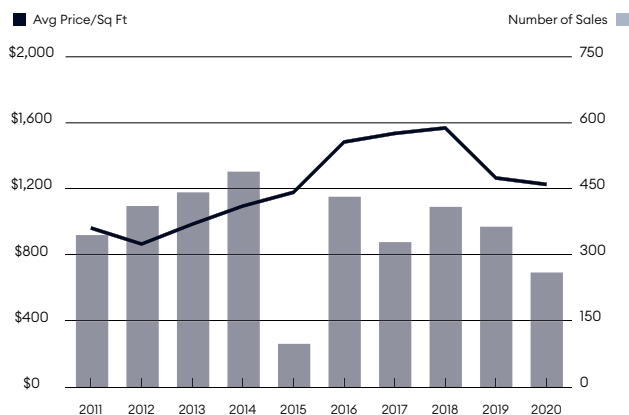
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020		\$1,915,000	\$2,400,000	\$4,337,500	\$11,000,000	\$2,475,000
2019	\$520,000	\$910,000	\$2,345,000	\$3,217,500	\$6,075,000	\$2,420,000
2018	\$380,000	\$875,000	\$2,975,000	\$4,325,000	\$14,477,500	\$3,000,000
2017	\$345,000	\$1,000,000	\$3,825,000	\$6,066,250	\$6,766,000	\$3,850,000
2016	\$411,250	\$1,062,500	\$2,535,000	\$4,650,000	\$9,887,500	\$2,850,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020		3	14	8	3	28
2019	5	16	21	12	12	66
2018	7	13	18	19	10	67
2017	3	9	22	20	6	60
2016	6	16	26	19	12	79
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,307,858	2.1%	\$1,281,108	19.6%	\$1,093,680
Average Price Per Sq Ft	\$1,227	-6.4%	\$1,312	27.5%	\$963
Median Sales Price	\$776,500	-7.3%	\$837,500	25.2%	\$620,000
Number of Sales (Closed)	260	-28.6%	364	-24.6%	345

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
2020	\$467,271	\$828,177	\$1,647,963	\$2,558,034	\$6,379,999	\$1,307,858
2019	\$464,400	\$805,112	\$1,618,360	\$3,382,484	\$5,605,371	\$1,281,108
2018	\$505,485	\$822,900	\$1,754,866	\$3,565,878	\$9,020,241	\$1,676,617
2017	\$489,239	\$838,414	\$2,419,078	\$3,761,021	\$4,661,531	\$1,582,072
2016	\$492,268	\$913,874	\$1,889,434	\$3,721,962	\$7,602,517	\$1,583,641
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$882	\$1,035	\$1,181	\$1,326	\$2,095	\$1,227
2019	\$953	\$1,014	\$1,286	\$1,762	\$2,254	\$1,312
2018	\$975	\$1,108	\$1,402	\$1,771	\$2,744	\$1,569
2017	\$887	\$1,046	\$1,975	\$1,832	\$1,933	\$1,536
2016	\$926	\$1,072	\$1,489	\$1,839	\$2,471	\$1,484
2015	\$775	\$960	\$1,219	\$1,527	\$1,821	\$1,179
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

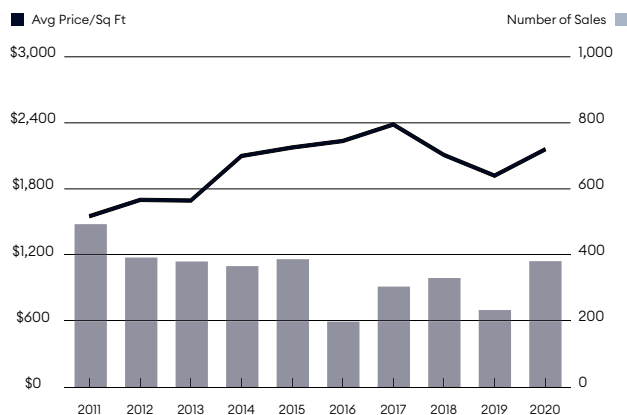
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$470,000	\$730,000	\$1,567,500	\$2,220,000	\$4,387,495	\$776,500
2019	\$460,000	\$760,000	\$1,422,500	\$2,375,000	\$4,170,000	\$837,500
2018	\$499,000	\$760,000	\$1,537,500	\$2,957,583	\$7,900,000	\$890,000
2017	\$505,000	\$760,000	\$1,599,000	\$2,397,500	\$3,700,000	\$835,000
2016	\$482,000	\$767,500	\$1,500,000	\$2,830,000	\$4,709,379	\$855,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	51	121	52	26	10	260
2019	91	143	88	31	11	364
2018	76	157	120	34	19	409
2017	59	139	93	30	8	329
2016	81	192	101	42	16	432
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$3,114,494	20.7%	\$2,581,086	25.9%	\$2,472,978
Average Price Per Sq Ft	\$2,159	7.9%	\$2,000	39.1%	\$1,552
Median Sales Price	\$2,662,200	52.1%	\$1,750,000	95.8%	\$1,360,000
Number of Sales (Closed)	381	63.5%	233	-22.7%	493

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
2020	\$1,722,208	\$1,747,720	\$2,810,485	\$4,293,423	\$9,339,238	\$3,114,494
2019	\$774,527	\$1,197,422	\$2,454,416	\$3,979,798	\$9,483,640	\$2,581,086
2018	\$703,663	\$1,196,052	\$2,554,513	\$4,599,687	\$8,639,163	\$3,069,744
2017	\$718,125	\$1,379,660	\$2,738,656	\$5,418,736	\$13,175,436	\$3,245,677
2016	\$720,909	\$1,292,540	\$2,795,972	\$5,705,126	\$9,639,638	\$2,869,384
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$3,271	\$1,870	\$2,093	\$2,108	\$2,903	\$2,159
2019	\$1,535	\$1,444	\$1,907	\$2,078	\$2,938	\$2,000
2018	\$1,314	\$1,538	\$1,939	\$2,250	\$2,598	\$2,108
2017	\$1,241	\$1,608	\$2,169	\$2,685	\$3,560	\$2,385
2016	\$1,208	\$1,629	\$2,199	\$2,810	\$2,709	\$2,235
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

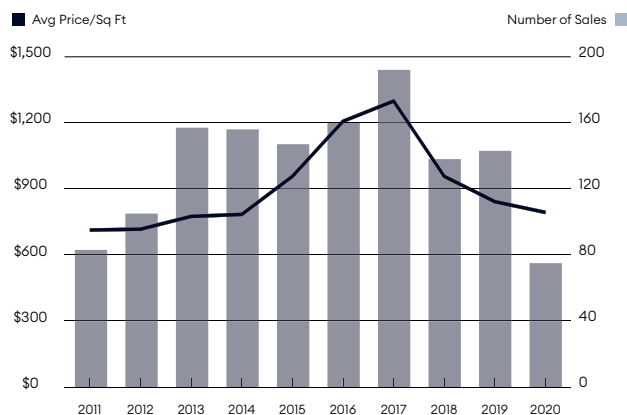
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$735,000	\$1,649,291	\$2,790,000	\$4,216,184	\$6,000,000	\$2,662,200
2019	\$767,500	\$1,085,000	\$2,030,000	\$3,395,000	\$7,500,000	\$1,750,000
2018	\$695,000	\$1,077,500	\$2,306,541	\$3,699,218	\$6,583,133	\$1,972,500
2017	\$757,500	\$1,300,000	\$2,500,000	\$4,022,137	\$8,752,250	\$2,000,000
2016	\$775,000	\$1,115,519	\$2,362,500	\$4,350,141	\$9,000,000	\$1,680,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	12	121	131	78	21	381
2019	20	81	78	39	15	233
2018	18	106	112	55	38	330
2017	8	119	111	46	20	304
2016	11	86	64	22	15	198
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$573,084	-53.4%	\$1,228,665	8.3%	\$529,245
Average Price Per Sq Ft	\$793	-46.0%	\$1,468	11.2%	\$713
Median Sales Price	\$485,000	-10.7%	\$543,000	7.8%	\$450,000
Number of Sales (Closed)	75	-47.6%	143	-9.6%	83

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
2020	\$363,821	\$523,081	\$845,422	\$1,732,500		\$573,084
2019	\$409,442	\$1,227,052	\$1,531,166	\$2,859,208	\$6,955,000	\$1,228,665
2018	\$389,439	\$624,763	\$991,466	\$1,722,500		\$605,301
2017	\$537,868	\$797,472	\$1,658,469	\$7,335,000	\$2,362,500	\$1,079,634
2016	\$424,004	\$772,025	\$1,248,186	\$3,823,000	\$6,993,333	\$996,187
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$727	\$822	\$747	\$1,034		\$793
2019	\$853	\$1,598	\$1,467	\$1,266	\$2,440	\$1,468
2018	\$899	\$965	\$967	\$1,198		\$957
2017	\$930	\$1,072	\$1,502	\$2,687	\$1,331	\$1,299
2016	\$861	\$1,037	\$1,136	\$1,952	\$2,409	\$1,207
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

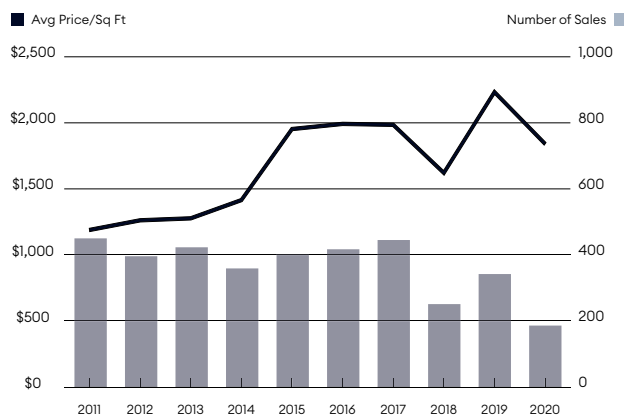
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$418,446	\$515,000	\$655,000	\$1,732,500		\$485,000
2019	\$429,000	\$509,000	\$960,000	\$2,015,000	\$6,955,000	\$543,000
2018	\$387,000	\$590,000	\$1,025,000	\$1,722,500		\$509,500
2017	\$452,500	\$635,000	\$1,100,000	\$8,025,000	\$2,362,500	\$650,340
2016	\$405,000	\$657,500	\$1,005,000	\$2,215,000	\$7,400,000	\$690,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	22	36	15	2		75
2019	28	83	25	6	1	143
2018	53	61	21	2		138
2017	52	96	37	5	2	192
2016	35	86	30	5	3	160
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$1,932,475	-24.0%	\$2,543,194	54.7%	\$1,249,013
Average Price Per Sq Ft	\$1,841	-16.7%	\$2,211	54.8%	\$1,189
Median Sales Price	\$1,187,500	-24.0%	\$1,562,500	25.0%	\$950,000
Number of Sales (Closed)	186	-45.6%	342	-58.7%	450

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
2020	\$641,118	\$1,265,085	\$2,505,447	\$4,992,731	\$11,093,495	\$1,932,475
2019	\$707,238	\$1,619,917	\$3,198,895	\$5,889,104	\$9,901,193	\$2,543,194
2018	\$755,473	\$1,121,589	\$2,146,346	\$3,367,830	\$5,066,667	\$1,553,276
2017	\$732,111	\$1,226,834	\$2,105,210	\$4,238,398	\$23,177,804	\$2,000,127
2016	\$723,230	\$1,103,268	\$2,467,731	\$6,961,451	\$7,608,964	\$2,016,142
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$1,260	\$1,544	\$1,821	\$2,080	\$3,558	\$1,841
2019	\$1,398	\$1,857	\$2,331	\$2,729	\$2,755	\$2,211
2018	\$1,366	\$1,533	\$1,779	\$1,650	\$1,511	\$1,621
2017	\$1,348	\$1,523	\$1,848	\$2,426	\$4,955	\$1,985
2016	\$1,411	\$1,464	\$1,970	\$3,256	\$2,950	\$1,992
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

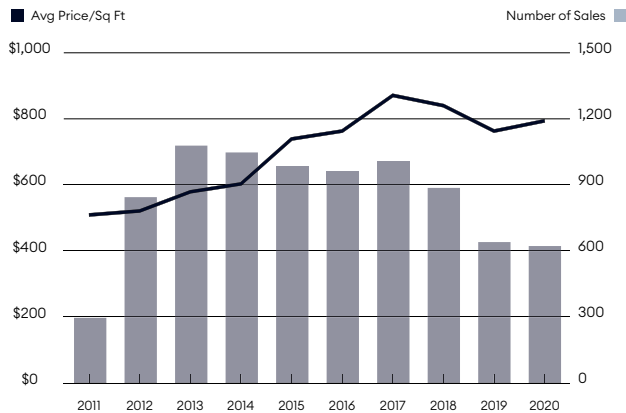
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$600,000	\$915,000	\$1,854,500	\$4,539,731	\$9,478,399	\$1,187,500
2019	\$641,000	\$1,136,000	\$2,625,000	\$5,709,375	\$10,905,206	\$1,562,500
2018	\$627,500	\$1,035,000	\$1,750,000	\$3,015,179	\$4,550,000	\$1,189,896
2017	\$710,000	\$1,140,000	\$1,932,625	\$2,600,000	\$18,837,625	\$1,331,000
2016	\$670,000	\$1,035,000	\$1,896,899	\$4,400,000	\$5,449,275	\$1,200,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	21	98	52	10	3	186
2019	45	151	108	32	6	342
2018	40	125	67	14	3	251
2017	49	215	145	29	7	445
2016	64	191	122	31	5	417
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$718,186	11.1%	\$646,703	35.3%	\$530,657
Average Price Per Sq Ft	\$794	3.7%	\$766	43.1%	\$555
Median Sales Price	\$634,049	13.2%	\$560,000	40.9%	\$450,000
Number of Sales (Closed)	622	-2.8%	640	-13.0%	715

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
2020	\$415,133	\$562,617	\$846,053	\$1,024,615	\$1,402,033	\$718,186
2019	\$304,355	\$499,289	\$750,925	\$1,011,122	\$594,143	\$646,703
2018	\$374,501	\$529,866	\$789,562	\$1,190,591	\$1,381,818	\$732,523
2017	\$367,226	\$553,813	\$817,598	\$1,150,131	\$1,773,968	\$725,487
2016	\$399,198	\$494,119	\$727,659	\$1,040,115	\$1,361,232	\$642,446
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$774	\$773	\$815	\$796	\$808	\$794
2019	\$659	\$759	\$777	\$790	\$546	\$766
2018	\$862	\$820	\$822	\$891	\$854	\$840
2017	\$734	\$824	\$872	\$947	\$1,119	\$871
2016	\$741	\$760	\$759	\$816	\$687	\$763
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

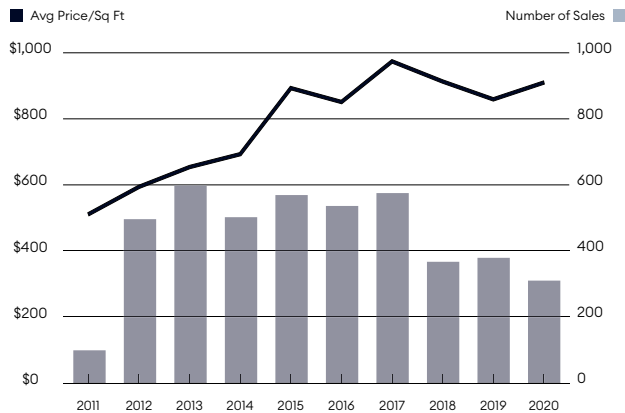
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$358,125	\$510,000	\$790,000	\$945,000	\$912,500	\$634,049
2019	\$284,750	\$438,250	\$700,000	\$887,000	\$530,000	\$560,000
2018	\$340,000	\$519,000	\$735,000	\$980,000	\$1,092,500	\$612,750
2017	\$390,390	\$500,000	\$727,500	\$915,406	\$974,500	\$611,051
2016	\$342,553	\$456,300	\$640,000	\$930,000	\$955,000	\$544,721
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	50	280	204	73	15	622
2019	42	272	236	83	7	640
2018	83	313	335	127	22	886
2017	91	421	358	115	22	1,007
2016	88	415	329	87	19	964
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$868,002	6.6%	\$814,380	43.6%	\$604,276
Average Price Per Sq Ft	\$910	5.6%	\$861	55.5%	\$585
Median Sales Price	\$744,161	2.6%	\$725,000	39.2%	\$534,581
Number of Sales (Closed)	310	-18.2%	379	-35.3%	479

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
2020	\$506,010	\$678,545	\$950,704	\$1,221,547	\$1,573,429	\$868,002
2019	\$452,507	\$554,356	\$867,908	\$1,269,956	\$1,175,133	\$814,380
2018	\$467,749	\$606,380	\$874,394	\$1,277,418	\$1,249,182	\$812,076
2017	\$397,634	\$615,635	\$951,449	\$1,333,663	\$2,196,523	\$820,128
2016	\$431,925	\$555,956	\$805,489	\$1,183,905	\$1,197,583	\$709,043
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$951	\$938	\$914	\$867	\$891	\$910
2019	\$946	\$793	\$870	\$910	\$854	\$861
2018	\$1,040	\$912	\$884	\$970	\$808	\$913
2017	\$821	\$919	\$982	\$1,047	\$1,231	\$974
2016	\$781	\$867	\$828	\$944	\$682	\$851
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

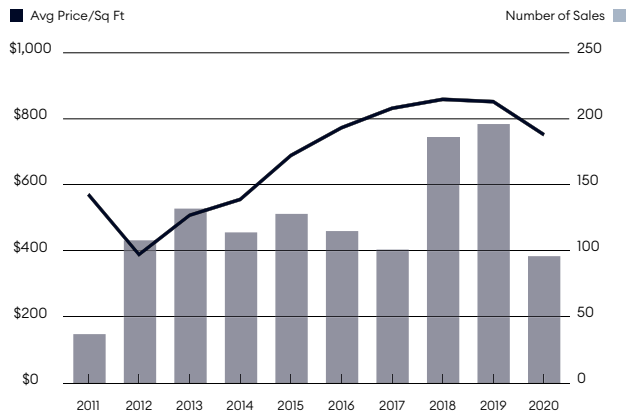
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$552,000	\$685,000	\$917,500	\$1,150,000	\$850,000	\$744,161
2019	\$470,000	\$490,000	\$877,500	\$1,232,500	\$997,050	\$725,000
2018	\$501,247	\$623,500	\$843,391	\$1,087,000	\$1,160,000	\$700,000
2017	\$423,800	\$618,000	\$877,222	\$1,327,500	\$699,000	\$680,000
2016	\$424,500	\$510,000	\$757,500	\$999,000	\$965,000	\$625,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	22	130	95	56	7	310
2019	17	136	150	64	12	379
2018	34	123	144	52	11	367
2017	63	242	193	64	13	575
2016	48	209	202	53	6	536
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$704,330	8.7%	\$647,939	58.6%	\$444,107
Average Price Per Sq Ft	\$752	-7.3%	\$811	39.3%	\$540
Median Sales Price	\$662,500	13.8%	\$582,000	67.5%	\$395,500
Number of Sales (Closed)	96	-51.0%	196	118.2%	44

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
2020	\$534,104	\$507,854	\$796,270	\$825,583	\$1,530,000	\$704,330
2019	\$229,338	\$546,307	\$734,188	\$1,020,187	\$359,167	\$647,939
2018	\$278,258	\$500,990	\$783,255	\$1,501,200	\$1,358,000	\$760,005
2017	\$315,833	\$534,833	\$760,719	\$1,278,618	\$850,000	\$755,250
2016	\$331,104	\$521,771	\$689,225	\$1,173,929	\$1,437,250	\$668,291
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$847	\$708	\$777	\$707	\$805	\$752
2019	\$678	\$829	\$810	\$878	\$293	\$811
2018	\$713	\$794	\$821	\$1,025	\$1,057	\$859
2017	\$642	\$781	\$809	\$934	\$1,133	\$832
2016	\$683	\$750	\$746	\$881	\$782	\$773
2015	\$663	\$685	\$712	\$665		\$689
2014	\$563	\$564	\$586	\$472	\$292	\$556
2013	\$576	\$504	\$513	\$451	\$251	\$508
2012	\$324	\$464	\$421	\$373	\$375	\$389
2011	\$585	\$552	\$501	\$601	\$600	\$540

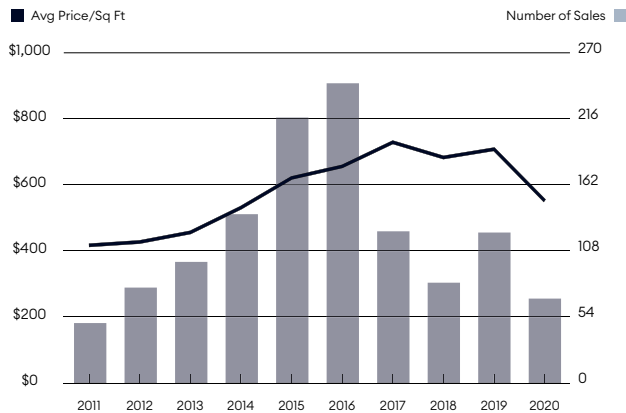
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$445,000	\$484,500	\$750,000	\$675,000	\$400,000	\$662,500
2019	\$260,193	\$505,000	\$700,000	\$999,999	\$395,000	\$582,000
2018	\$299,900	\$519,699	\$756,250	\$1,092,500	\$599,000	\$604,242
2017	\$285,000	\$529,000	\$720,000	\$930,000	\$850,000	\$675,000
2016	\$285,000	\$510,000	\$637,500	\$955,000	\$1,149,500	\$590,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	6	34	41	12	3	96
2019	25	64	73	31	3	196
2018	17	65	74	26	3	186
2017	6	30	47	17	1	101
2016	13	43	40	14	4	115
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$471,253	-12.4%	\$538,174	37.7%	\$342,166
Average Price Per Sq Ft	\$552	-23.8%	\$725	32.4%	\$417
Median Sales Price	\$435,000	-13.0%	\$500,000	48.0%	\$294,000
Number of Sales (Closed)	69	-43.9%	123	1.5%	68

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
2020	\$191,692	\$382,519	\$606,846	\$756,880	\$999,000	\$471,253
2019	\$218,403	\$464,657	\$645,972	\$519,091	\$530,000	\$538,174
2018	\$340,341	\$491,677	\$664,843	\$733,514	\$848,750	\$615,394
2017	\$370,333	\$459,908	\$605,689	\$727,774	\$1,197,917	\$590,926
2016	\$401,292	\$451,629	\$651,175	\$823,654	\$948,189	\$591,094
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$385	\$535	\$563	\$644	\$555	\$552
2019	\$481	\$783	\$737	\$559	\$589	\$725
2018	\$849	\$821	\$715	\$597	\$534	\$683
2017	\$581	\$710	\$715	\$693	\$1,042	\$729
2016	\$695	\$690	\$675	\$588	\$477	\$656
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

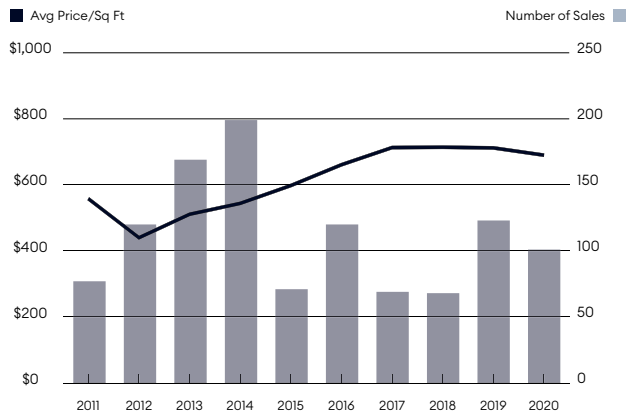
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$140,760	\$400,000	\$607,647	\$799,822	\$999,000	\$435,000
2019	\$185,000	\$439,900	\$590,000	\$475,000	\$530,000	\$500,000
2018	\$376,500	\$490,000	\$670,000	\$625,000	\$820,000	\$591,000
2017	\$381,000	\$459,500	\$619,000	\$599,000	\$1,074,500	\$533,250
2016	\$335,000	\$426,000	\$606,500	\$825,000	\$1,114,500	\$525,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	8	34	18	8	1	69
2019	5	53	53	11	1	123
2018	8	21	28	21	4	82
2017	3	48	48	19	6	124
2016	20	120	72	23	6	245
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$614,748	6.1%	\$579,668	51.5%	\$405,682
Average Price Per Sq Ft	\$690	-7.3%	\$744	25.6%	\$549
Median Sales Price	\$514,000	-6.5%	\$550,000	48.7%	\$345,652
Number of Sales (Closed)	101	-17.9%	123	14.8%	88

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
2020	\$326,129	\$480,429	\$740,268	\$1,033,071	\$1,282,500	\$614,748
2019	\$309,674	\$473,986	\$741,309	\$875,705	\$630,000	\$579,668
2018	\$319,313	\$524,451	\$687,121	\$898,500	\$925,000	\$645,034
2017	\$307,310	\$441,448	\$692,128	\$1,185,000	\$1,100,000	\$536,664
2016	\$304,928	\$412,607	\$589,671	\$942,938	\$593,203	\$565,195
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$632	\$626	\$731	\$781	\$747	\$690
2019	\$635	\$759	\$750	\$748	\$602	\$744
2018	\$730	\$691	\$778	\$707	\$463	\$714
2017	\$548	\$659	\$759	\$1,580	\$611	\$713
2016	\$643	\$691	\$637	\$701	\$424	\$661
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

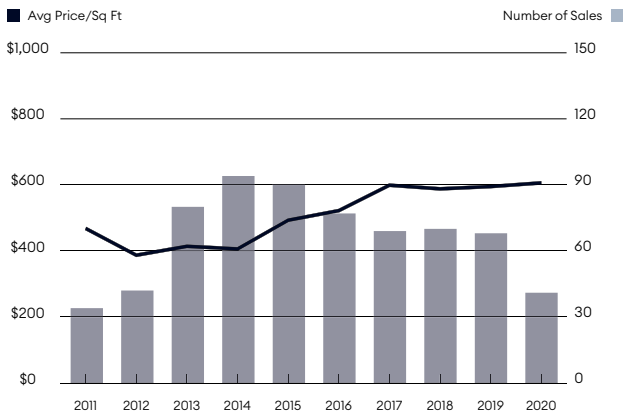
Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$338,018	\$399,000	\$749,500	\$999,500	\$985,000	\$514,000
2019	\$332,000	\$430,840	\$717,500	\$878,500	\$630,000	\$550,000
2018	\$284,000	\$532,500	\$635,000	\$937,500	\$925,000	\$580,500
2017	\$286,549	\$445,000	\$667,000	\$1,185,000	\$1,100,000	\$481,650
2016	\$299,600	\$378,125	\$570,424	\$937,250	\$593,203	\$424,500
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	10	47	34	7	3	101
2019	13	59	38	12	1	123
2018	8	20	23	14	1	68
2017	10	33	23	2	1	69
2016	8	68	31	8	2	120
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

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



Matrix	2020	%Δ (QTR)	2019	%Δ (10-YR)	2011
Average Sales Price	\$497,710	8.4%	\$459,278	56.3%	\$318,433
Average Price Per Sq Ft	\$606	0.1%	\$605	31.7%	\$460
Median Sales Price	\$405,000	-3.0%	\$417,500	19.1%	\$340,000
Number of Sales (Closed)	41	-39.7%	68	13.9%	36

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
2020	\$288,333	\$390,951	\$715,753	\$852,500	\$580,000	\$497,710
2019	\$225,437	\$387,703	\$578,028	\$827,000		\$459,278
2018	\$242,143	\$381,661	\$512,045	\$847,961		\$439,847
2017	\$237,417	\$385,171	\$572,351	\$724,000		\$458,754
2016	\$301,813	\$353,112	\$473,639	\$870,000	\$955,000	\$414,899
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

Average Price Per Square Foot

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$509	\$549	\$685	\$710	\$580	\$606
2019	\$526	\$600	\$615	\$636		\$605
2018	\$605	\$598	\$562	\$692		\$588
2017	\$463	\$581	\$600	\$735		\$599
2016	\$657	\$491	\$529	\$590	\$478	\$522
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

Median Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	\$290,000	\$382,500	\$553,000	\$852,500	\$580,000	\$405,000
2019	\$245,000	\$385,000	\$565,532	\$810,000		\$417,500
2018	\$229,000	\$399,000	\$517,500	\$823,884		\$413,950
2017	\$237,250	\$371,000	\$560,000	\$755,000		\$411,000
2016	\$252,000	\$340,000	\$509,500	\$870,000	\$955,000	\$375,000
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

Number of Sales

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2020	3	24	11	2	1	41
2019	7	36	20	5		68
2018	7	32	28	3		70
2017	6	36	21	6		69
2016	8	37	26	2	1	77
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