

# New York City Real Estate Market

## Residential Brief 4Q 2021

### Co-ops, Condos & 1-3 Family Sales

MILLER SAMUEL INC.  
Real Estate Appraisers & Consultants

NEW YORK CITY							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$1,219,288	0.4%	\$1,214,405	21.4%	\$1,004,396	22.9%	\$992,319
Median Sales Price	\$800,000	2.6%	\$780,000	14.3%	\$700,000	18.5%	\$675,000
Number of Sales (closed)	12,754	-16.0%	15,187	20.8%	10,556	16.8%	10,921
Listing Inventory (active)	16,991	-19.1%	20,998	-17.1%	20,492	-11.2%	19,131
Absorption Rate (mo)	4.0	-2.4%	4.1	-31.0%	5.8	-24.5%	5.3
Sales Volume (\$)	\$15,550,799,152	-15.7%	\$18,443,168,735	46.7%	\$10,602,404,176	43.5%	\$10,837,115,799
BRONX							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$590,795	5.3%	\$561,222	13.6%	\$519,944	22.2%	\$483,572
Median Sales Price	\$575,000	5.5%	\$545,000	8.5%	\$530,000	17.0%	\$491,450
Number of Sales (closed)	903	-5.3%	954	-3.5%	936	-16.9%	1,086
Listing Inventory (active)	1,766	-11.7%	2,001	6.4%	1,659	4.3%	1,693
Absorption Rate (mo)	5.9	-6.3%	6.3	11.3%	5.3	25.5%	4.7
Sales Volume (\$)	\$533,487,885	-0.4%	\$535,405,788	9.6%	\$486,667,584	1.6%	\$525,159,192
Market Share by Unit	7.1%		6.3%		8.9%		9.9%
Market Share by Volume	3.4%		2.9%		4.6%		4.8%
BROOKLYN							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$1,178,237	-2.3%	\$1,206,103	11.7%	\$1,055,142	21.1%	\$972,873
Median Sales Price	\$941,000	1.3%	\$928,500	7.5%	\$875,000	17.6%	\$800,000
Number of Sales (closed)	3,217	-19.3%	3,984	19.4%	2,695	26.4%	2,545
Listing Inventory (active)	2,773	-24.2%	3,657	5.2%	2,637	-5.8%	2,943
Absorption Rate (mo)	2.6	-7.1%	2.8	-10.3%	2.9	-25.7%	3.5
Sales Volume (\$)	\$3,790,388,429	-21.1%	\$4,805,114,352	33.3%	\$2,843,607,690	53.1%	\$2,475,961,785
Market Share by Unit	25.2%		26.2%		25.5%		23.3%
Market Share by Volume	24.4%		26.1%		26.8%		22.8%
MANHATTAN							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$2,069,695	5.0%	\$1,970,938	2.1%	\$2,026,514	7.8%	\$1,920,667
Median Sales Price	\$1,165,000	4.5%	\$1,115,000	11.0%	\$1,050,000	16.6%	\$999,000
Number of Sales (closed)	3,644	-20.9%	4,607	86.6%	1,953	47.9%	2,463
Listing Inventory (active)	6,512	-18.6%	7,998	-22.6%	8,418	-7.1%	7,010
Absorption Rate (mo)	5.4	3.8%	5.2	-58.1%	12.9	-36.5%	8.5
Sales Volume (\$)	\$7,541,968,580	-16.9%	\$9,080,111,366	90.6%	\$3,957,781,842	59.4%	\$4,730,602,821
Market Share by Unit	28.6%		30.3%		18.5%		22.6%
Market Share by Volume	48.5%		49.2%		37.3%		43.7%
QUEENS							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$768,833	4.6%	\$734,786	9.0%	\$705,636	13.9%	\$674,844
Median Sales Price	\$718,000	4.1%	\$689,750	7.5%	\$668,000	17.7%	\$610,000
Number of Sales (closed)	3,773	-13.3%	4,350	18.7%	3,179	8.8%	3,468
Listing Inventory (active)	4,952	-17.1%	5,977	-18.5%	6,077	-9.2%	5,456
Absorption Rate (mo)	3.9	-4.9%	4.1	-31.6%	5.7	-17.0%	4.7
Sales Volume (\$)	\$2,900,806,909	-9.2%	\$3,196,319,100	29.3%	\$2,243,216,844	23.9%	\$2,340,358,992
Market Share by Unit	29.6%		28.6%		30.1%		31.8%
Market Share by Volume	18.7%		17.3%		21.2%		21.6%
STATEN ISLAND							
	4Q-2021	%Chg QOQ	3Q-2021	%Chg YOY	4Q-2020	%Chg 2YOY	4Q-2019
Average Sales Price	\$644,323	0.8%	\$639,493	7.9%	\$597,393	14.5%	\$562,937
Median Sales Price	\$625,000	0.8%	\$620,000	10.6%	\$565,000	16.5%	\$536,617
Number of Sales (closed)	1,217	-5.8%	1,292	-32.1%	1,793	-10.4%	1,359
Listing Inventory (active)	988	-27.6%	1,365	-41.9%	1,701	-51.3%	2,029
Absorption Rate (mo)	2.4	-25.0%	3.2	-14.3%	2.8	-46.7%	4.5
Sales Volume (\$)	\$784,141,091	-5.1%	\$826,224,956	-26.8%	\$1,071,125,649	2.5%	\$765,031,383
Market Share by Unit	9.5%		8.5%		17.0%		12.4%
Market Share by Volume	5.0%		4.5%		10.1%		7.1%

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