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Q1
2019

Manhattan Quarterly Market Insights Report

Introducing the Compass

Q1 2019 Manhattan

Market Insights Report

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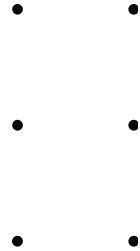
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Executive Summary

Manhattan Market

Highlighted throughout the next few pages are several key trends observed during the first quarter.



Inventory

The total number of active listings surged at the end of Q1 2019¹ in Manhattan, continuing to be a pronounced buyer's market. There were 7,161 active listings in Q1 2019, comprised of 3,788 condos (53%) and 3,373 co-ops (47%). Inventory experienced a 12% Year-over-Year (Y-o-Y) increase compared to 6,404 active listings in Q1 2018 and a 9% Quarter-over-Quarter (Q-o-Q) increase compared to 6,597 active listings in Q4 2018. This increase was primarily attributable to co-ops (+14% Y-o-Y) and resale condos, which seemed to be partially associated with the tax season and State and Local Tax (SALT) changes. New York experienced the highest available inventory for Q1 since 2009. Listings asking below \$1M, the most sensitive price segment, saw the largest increases in the number of available units (+26% Y-o-Y) compared to other price segments. Additionally, Mansion Taxes, imposed on homes over \$1M at 1% under the old law, increased progressively ranging from 1% to 3.9% for properties over \$1M. We expect to see the influence next quarter as the new law went into effect on April 1st, 2019.

Manhattan median asking price decreased 9% Y-o-Y from \$1.7M in Q1 2018 to \$1.6M this quarter as sellers became more realistic about the market and expectations. Both condo and co-op median asking prices decreased this quarter to \$2.2M (-8% Y-o-Y) and \$995K (-9% Y-o-Y), respectively. Almost all bedroom types of condo and co-op active listings declined year-over-year in their median asking prices, except for the 4BR+ condos.

Among the 15 neighborhoods we analyze, Harlem & Upper Manhattan recorded the largest increase at 43% Y-o-Y in the number of active units on market this quarter, partly driven by new development condo projects such as The Rennie at 2351 Adam Clayton Powell Jr. Boulevard and Vandewater at 543 West 122nd Street. Contrastingly, Flatiron & NoMad represented the largest year-over-year decline, at 8%, in available listings, mainly attributable to shrinking co-op inventory. The largest Y-o-Y median asking price decline occurred in Midtown West, dropping from \$1.8M to \$1.4M in Q1 2019, as several luxury developments in the neighborhood underwent price adjustments. In Chelsea, median asking price increased 10% Y-o-Y, the largest upswing among neighborhoods, due primarily to 19 active listings at 76 11th Avenue averaging \$8.1M.

¹Q1 2019 inventory as of March 15, 2019

Executive Summary

Manhattan Market

Highlighted throughout the next few pages are several key trends observed during the first quarter.



Contracts Signed

There were 1,952 contracts signed in Q1 2019¹, representing a 6% Y-o-Y decline from Q1 2018. Total condo contracts decreased 21% Y-o-Y to 767 this quarter, moderately offset by a 7% Y-o-Y increase of co-op contracts. Units under \$1M were the only price segment with increased total contracts signed at 7% Y-o-Y, driven by a 14% Y-o-Y increase in co-op contract activity this quarter. This trend aligned with the previous quarter at the end of 2018 as lower-price-point co-op contracts continued to show fundamental demand in the market, fueled by the lower mortgage rates and changing tax policy. With the new progressive mansion tax and NYS transfer taxes, we may observe more buyers transacting in lower price segments next quarter.

The median contract price² went down 14% Y-o-Y from \$1.3M in Q1 2018 to \$1.1M this quarter, with all bedroom types showing declines ranging from 9% - 19% Y-o-Y. Overall median days on market stayed roughly the same year-over-year in Q1 2019 at 117 days, only 3 days longer compared to the same quarter last year. Furthermore, it is noteworthy that larger bedroom types (2BR+) and higher price segments (\$1M+) witnessed shorter median days on market this quarter. Although months of supply³ rose by 1.3 months to 8.8 in Q1 2019 compared to the same quarter in 2018, supply and demand were still under equilibrium based on industry rule of thumb.

Among the 15 neighborhoods we analyze, Gramercy obtained the highest increase in the number of contracts signed at 23% Y-o-Y, due primarily to reported new development contracts including 7 sales from Celeste at 150 E 23rd Street and 6 sales from 121 E 22nd Street. The highest absolute number of contracts signed was 432 units on the Upper East Side, representing 7% Y-o-Y growth compared to 404 contracts a year ago. In terms of median contract price, TriBeCa registered the largest year-over-year increase at 25% as well as the highest absolute median price at \$3.9M among all neighborhoods, despite an 8% Y-o-Y decrease in the number of contracts signed. The Lower East Side was the only neighborhood with median days-on-market below 100 days, 34 days shorter than Q1 2018.

¹ Q1 2019 contracts signed as of March 15, 2019

² Median contract price represents the last asking price of contracts signed and doesn't reflect taking price.

³ Months of Supply represents the number of active units divided by the number of contracts signed during the trailing 12 months, excluding shadow inventory. 6-9 months of supply indicates equilibrium, under 6 months indicates an under-supplied market, and over 9 months indicates an over-supplied market.

Executive Summary

Manhattan Market

Highlighted throughout the next few pages are several key trends observed during the first quarter.



Closings

The overall number of closings in Manhattan declined 13% Y-o-Y to 2,007 units in Q1 2019¹, attributable to 19% and 8% Y-o-Y decreases from both condos and co-ops respectively. Sub-\$1M closings remained the most active among all price segments at 48% of all closings, followed by the \$1M - \$3M segment at 38% in Q1 2019. One-bedroom demand remained virtually the same level year-over-year with only a 2% decline in the number of closings this quarter.

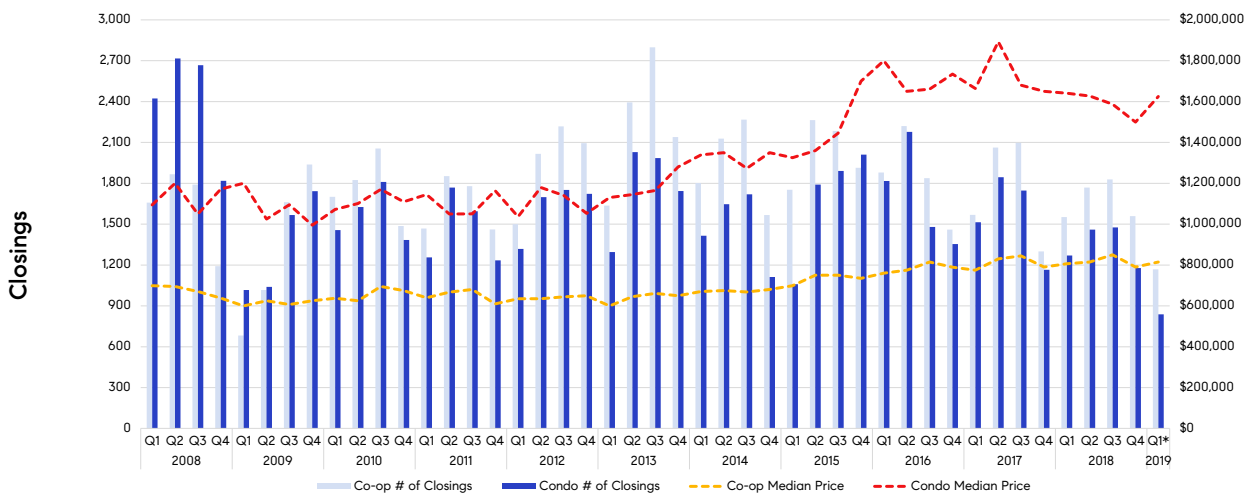
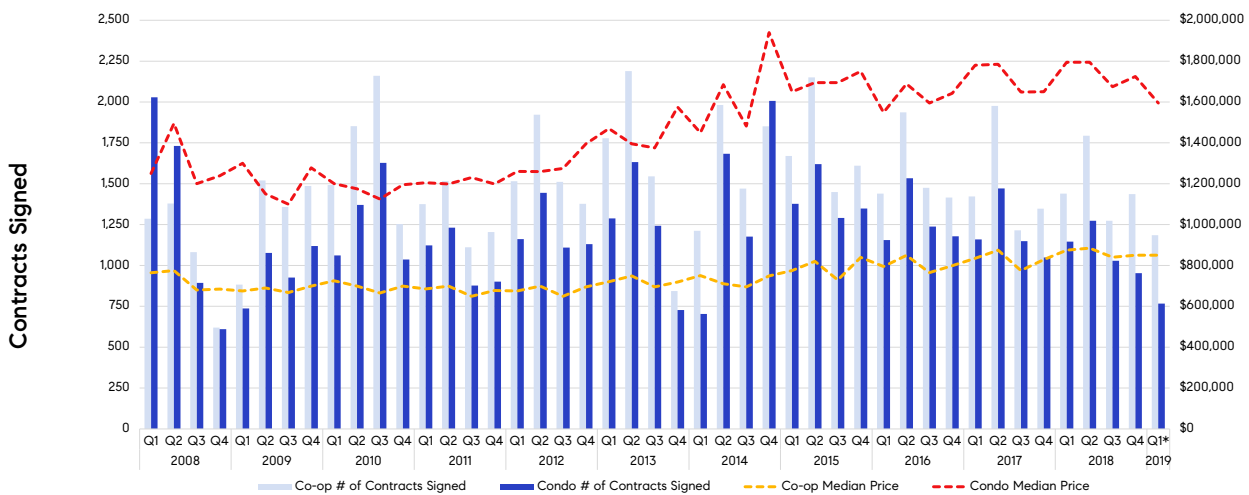
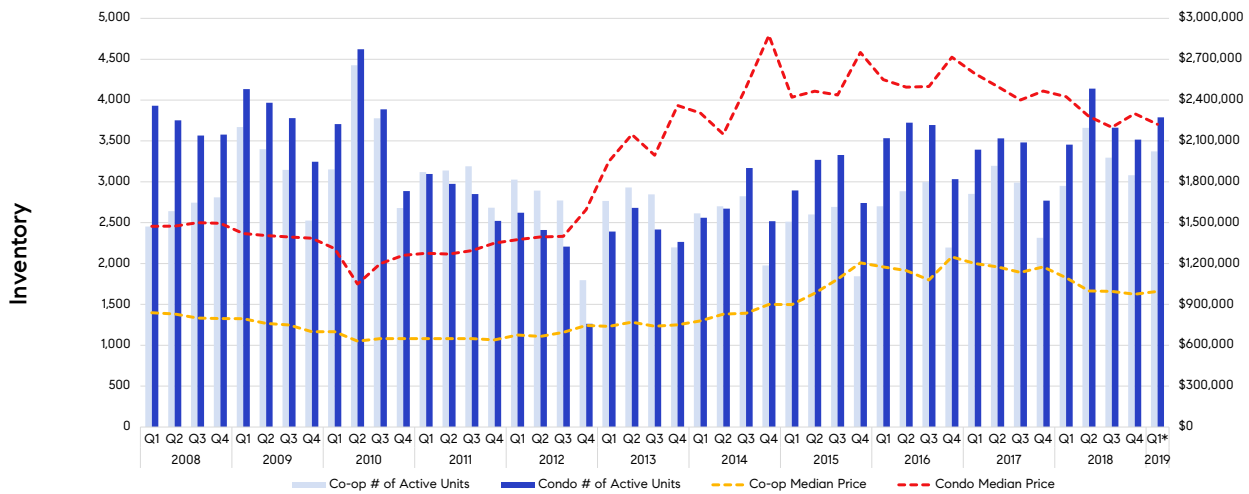
Despite decreasing transaction volume, median closing price only declined 2% Y-o-Y to \$1.1M in Manhattan. The \$240M record-breaking sale and another 10 closings at 220 Central Park S certainly seemed to mitigate the softening market to some extent. However, most of these \$20M+ homes were under agreements three to four years ago, which is not indicative of the current market environment. In terms of median days-on-market, closings in Q1 2019 extended 6 additional days when compared to Q1 2018, primarily caused by the below \$1M and \$10M+ price segments. Median negotiability was -5.2% this quarter, deepening from -2.8% a year ago.

Among the 15 neighborhoods we analyze, Gramercy recorded the highest Y-o-Y increase in the number of closings at 42%, aligning with its contracts signed performance this quarter. 121 E 22nd Street and The Tower at Gramercy Square at 215 E 19th Street topped the list with 13 and 11 closings respectively. Midtown West far outperformed other areas in median closing price with a whopping 65% Y-o-Y increase thanks to 15 Hudson Yards and 220 Central Park S. Last but not least, SoHo, Chelsea, Midtown West and NoHo & Nolita experienced improved negotiability ranging from +1% - +1.5% compared to Q1 2018.

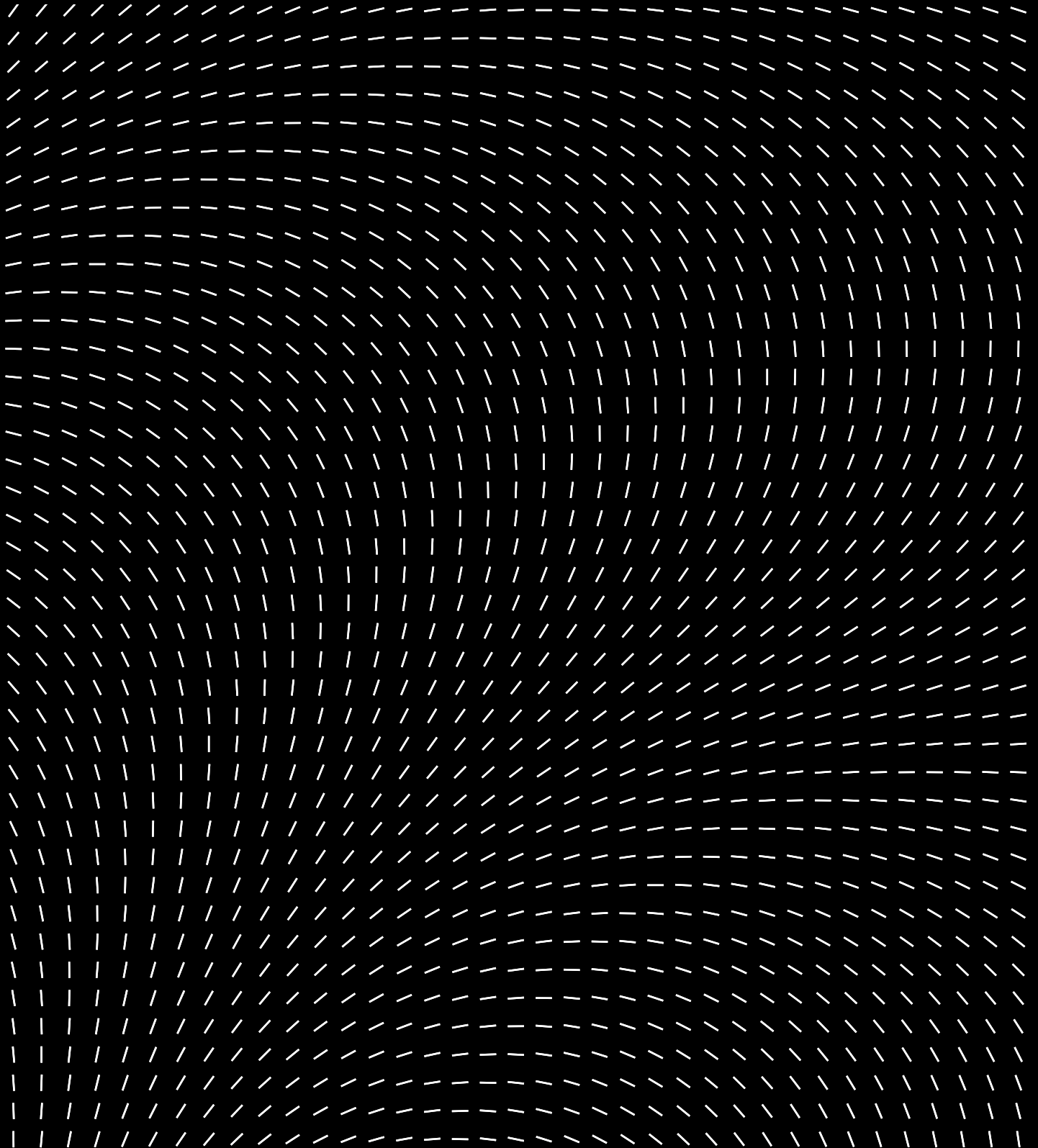
¹Q1 2019 closings as of March 15, 2019

Manhattan Condominium & Co-Op Overview

The charts below highlight 11 years of historical performance of inventory, contracts signed, and closings by quarter. **Please note all data below is as of 3/15/2019.*



Neighborhood Snapshots

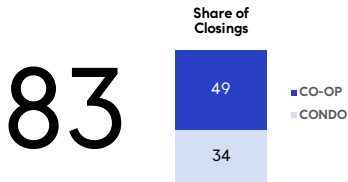


Chelsea

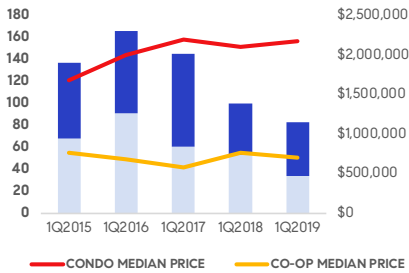
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$2,175,000

Median Condo Sales Price

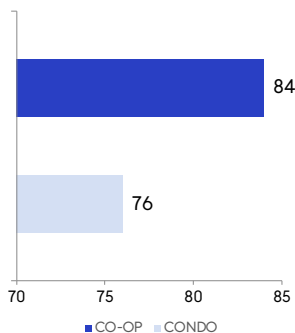
\$710,000

Median Co-Op Sales Price

\$1,602

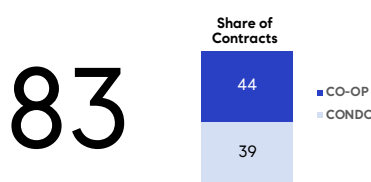
Median Condo Sales PPSF

Median Days on Market

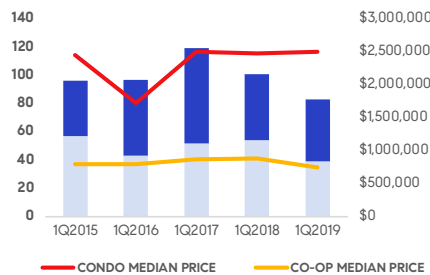


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

1Q2019 Price Metrics*

\$2,495,000

Median Condo Contract Price

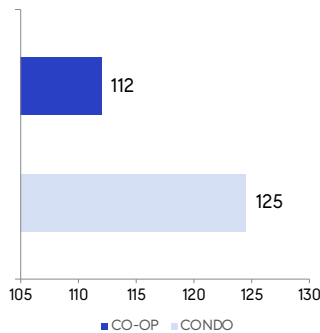
\$750,000

Median Co-Op Contract Price

\$1,647

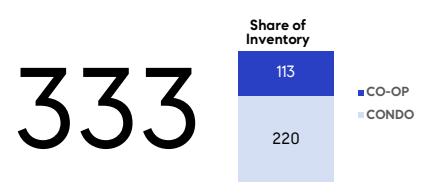
Median Condo Contract PPSF

Median Days on Market

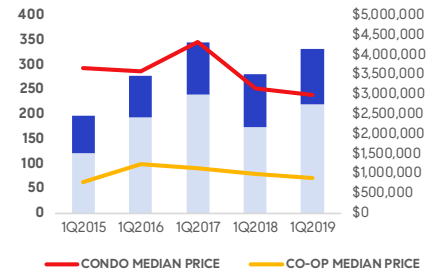


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$2,997,000

Median Condo Asking Price

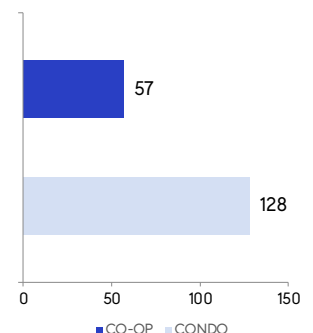
\$895,000

Median Co-Op Asking Price

\$1,979

Median Condo Asking PPSF

Median Days on Market



Chelsea Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	34	53	-35.8%	38	-10.5%
Median Price	\$2,175,000	\$2,100,000	3.6%	\$2,302,000	-5.5%
Median PPSF	\$1,602	\$1,757	-8.8%	\$1,656	-3.3%
Median Days on Market	76	109	-30.3%	113	-32.7%
Median Negotiability	-5.1%	-8.0%	-	-7.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$805,000	\$880,000	-8.5%	\$810,000	-0.6%
1 BR	\$1,150,000	\$1,374,000	-16.3%	\$1,260,000	-8.7%
2 BR	\$2,400,000	\$2,688,000	-10.7%	\$2,302,000	4.3%
3 BR	\$3,725,000	\$5,206,000	-28.4%	\$4,125,000	-9.7%
4 BR+	\$8,100,000	\$8,813,000	-8.1%	\$6,075,000	33.3%
CO-OP					
Number of Closings	49	47	4.3%	57	-14.0%
Median Price	\$710,000	\$765,000	-7.2%	\$830,000	-14.5%
Median Days on Market	84	85	-0.6%	84	0.6%
Median Negotiability	-4.7%	-5.5%	-	-5.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$533,000	\$500,000	6.6%	\$590,000	-9.7%
1 BR	\$860,000	\$850,000	1.2%	\$821,000	4.8%
2 BR	\$1,765,000	\$1,400,000	26.1%	\$1,598,000	10.5%
3 BR	-	-	-	\$2,950,000	-
4 BR+	-	-	-	-	-

Chelsea Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	39	54	-27.8%	35	11.4%
Median Price (1)	\$2,495,000	\$2,480,000	0.6%	\$2,118,000	17.8%
Median PPSF (1)	\$1,647	\$1,817	-9.4%	\$1,643	0.3%
Median Days on Market	120	224	-46.4%	74	62.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$740,000	-	-	\$788,000	-6.1%
1 BR	\$1,073,000	\$1,595,000	-32.7%	\$1,315,000	-18.4%
2 BR	\$2,525,000	\$2,885,000	-12.5%	\$2,305,000	9.5%
3 BR	\$4,750,000	\$4,250,000	11.8%	\$3,850,000	23.4%
4 BR+	\$6,750,000	\$5,300,000	27.4%	\$4,498,000	50.1%
CO-OP					
Number of Contracts Signed	44	47	-6.4%	47	-6.4%
Median Price (1)	\$750,000	\$879,000	-14.7%	\$799,000	-6.1%
Median Days on Market	112	89	25.3%	65	71.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$539,000	\$549,000	-1.8%	\$510,000	5.7%
1 BR	\$774,000	\$853,000	-9.3%	\$875,000	-11.5%
2 BR	\$1,150,000	\$1,399,000	-17.8%	\$1,623,000	-29.1%
3 BR	\$2,673,000	\$4,750,000	-43.7%	-	-
4 BR+	-	-	-	-	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Chelsea Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	220	174	26.4%	195	12.8%
Median Price	\$2,997,000	\$3,150,000	-4.9%	\$3,300,000	-9.2%
Median PPSF	\$1,979	\$2,017	-1.9%	\$2,000	-1.0%
Median Days on Market	128	94	36.2%	94	36.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$795,000	\$700,000	13.6%	\$1,030,000	-22.8%
1 BR	\$1,562,000	\$1,455,000	7.4%	\$1,358,000	15.0%
2 BR	\$2,825,000	\$2,995,000	-5.7%	\$2,650,000	6.6%
3 BR	\$4,950,000	\$5,495,000	-9.9%	\$5,495,000	-9.9%
4 BR+	\$12,500,000	\$8,998,000	38.9%	\$14,250,000	-12.3%
CO-OP					
Number of Active Listings	113	108	4.6%	112	0.9%
Median Price	\$895,000	\$999,000	-10.4%	\$863,000	3.7%
Median Days on Market	57	62	-7.3%	80	-28.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$550,000	\$575,000	-4.3%	\$540,000	1.9%
1 BR	\$795,000	\$850,000	-6.5%	\$855,000	-7.0%
2 BR	\$1,795,000	\$1,645,000	9.1%	\$1,995,000	-10.0%
3 BR	\$2,495,000	\$2,995,000	-16.7%	\$2,995,000	-16.7%
4 BR+	\$5,995,000	\$8,499,000	-29.5%	\$6,150,000	-2.5%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	9.8	7.5

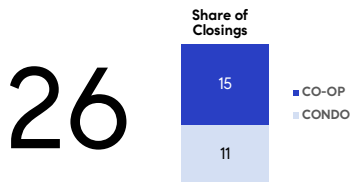
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

East Village

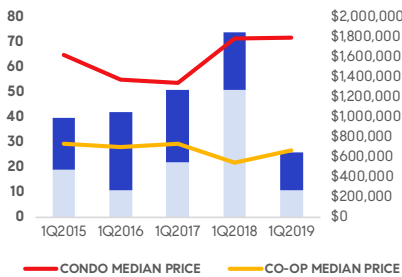
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



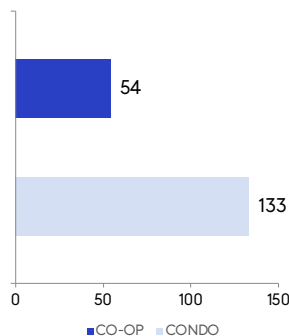
1Q2019 Price Metrics

\$1,800,000
Median Condo Sales Price

\$668,000
Median Co-Op Sales Price

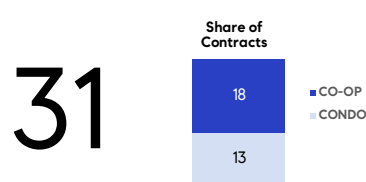
\$1,400
Median Condo Sales PPSF

Median Days on Market

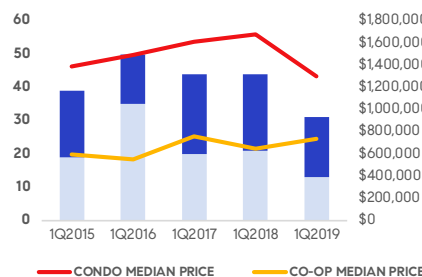


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

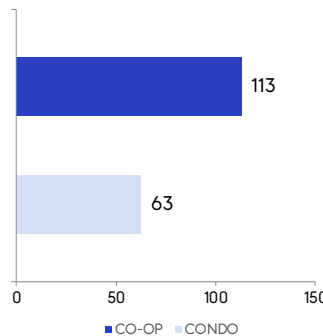
1Q2019 Price Metrics*

\$1,300,000
Median Condo Contract Price

\$740,000
Median Co-Op Contract Price

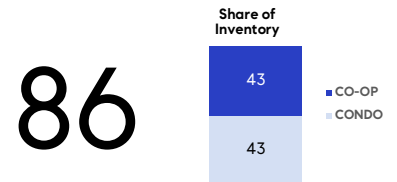
\$1,461
Median Condo Contract PPSF

Median Days on Market

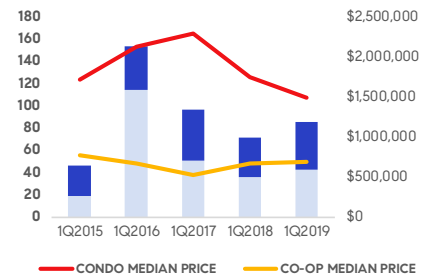


Inventory

Number of Active Listings



Inventory - Last Five Years



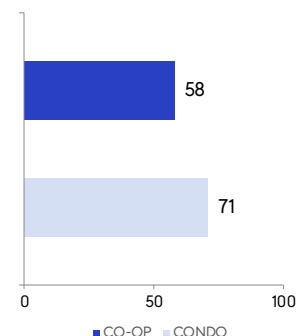
1Q2019 Price Metrics

\$1,500,000
Median Condo Asking Price

\$699,000
Median Co-Op Asking Price

\$1,738
Median Condo Asking PPSF

Median Days on Market



East Village Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	11	51	-78.4%	12	-8.3%
Median Price	\$1,800,000	\$1,788,000	0.7%	\$1,008,000	78.6%
Median PPSF	\$1,400	\$1,942	-27.9%	\$1,418	-1.3%
Median Days on Market	133	73	83.4%	85	56.5%
Median Negotiability	-11.8%	-0.5%	-	-2.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$703,000	-	\$685,000	-
1 BR	\$1,300,000	\$1,415,000	-8.1%	\$999,000	30.1%
2 BR	\$1,650,000	\$2,195,000	-24.8%	\$1,268,000	30.1%
3 BR	\$3,000,000	\$3,415,000	-12.2%	-	-
4 BR+	-	-	-	-	-
CO-OP					
Number of Closings	15	23	-34.8%	24	-37.5%
Median Price	\$668,000	\$545,000	22.6%	\$660,000	1.2%
Median Days on Market	54	80	-32.5%	68	-20.6%
Median Negotiability	-4.4%	-2.8%	-	-4.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$399,000	\$375,000	6.4%	\$457,000	-12.7%
1 BR	\$637,000	\$525,000	21.3%	\$619,000	2.9%
2 BR	\$895,000	\$750,000	19.3%	\$713,000	25.5%
3 BR	\$2,800,000	-	-	\$1,501,000	86.5%
4 BR+	-	-	-	-	-

East Village Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	13	21	-38.1%	9	44.4%
Median Price (1)	\$1,300,000	\$1,675,000	-22.4%	\$1,700,000	-23.5%
Median PPSF (1)	\$1,461	\$1,769	-17.4%	\$1,659	-11.9%
Median Days on Market	75	85	-11.8%	85	-11.8%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	-	-
1 BR	\$899,000	\$1,250,000	-28.1%	\$1,098,000	-18.1%
2 BR	\$1,350,000	\$2,295,000	-41.2%	\$1,775,000	-23.9%
3 BR	\$4,173,000	\$3,895,000	7.1%	\$3,495,000	19.4%
4 BR+	-	-	-	-	-
CO-OP					
Number of Contracts Signed	18	23	-21.7%	20	-10.0%
Median Price (1)	\$740,000	\$649,000	14.0%	\$659,000	12.3%
Median Days on Market	113	79	43.0%	72	56.9%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$475,000	-	\$427,000	-
1 BR	\$585,000	\$674,000	-13.2%	\$550,000	6.4%
2 BR	\$910,000	\$1,475,000	-38.3%	\$895,000	1.7%
3 BR	\$2,800,000	\$1,875,000	49.3%	\$1,599,000	75.1%
4 BR+	-	-	-	-	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

East Village Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	43	36	19.4%	34	26.5%
Median Price	\$1,500,000	\$1,750,000	-14.3%	\$1,497,000	0.2%
Median PPSF	\$1,738	\$1,861	-6.6%	\$1,570	10.7%
Median Days on Market	71	172	-58.7%	177	-59.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$569,000	-	-	\$649,000	-12.3%
1 BR	\$1,163,000	\$1,098,000	5.9%	\$970,000	19.9%
2 BR	\$2,350,000	\$2,200,000	6.8%	\$1,795,000	30.9%
3 BR	\$2,650,000	\$3,690,000	-28.2%	\$3,000,000	-11.7%
4 BR+	\$6,995,000	\$10,500,000	-33.4%	-	-
CO-OP					
Number of Active Listings	43	36	19.4%	41	4.9%
Median Price	\$699,000	\$675,000	3.6%	\$750,000	-6.8%
Median Days on Market	58	47	23.4%	74	-21.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$413,000	\$475,000	-13.1%	\$430,000	-4.0%
1 BR	\$670,000	\$675,000	-0.7%	\$675,000	-0.7%
2 BR	\$863,000	\$699,000	23.5%	\$1,150,000	-25.0%
3 BR	\$1,950,000	\$1,950,000	0.0%	\$999,000	95.2%
4 BR+	-	-	-	-	-

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	6.0	3.9

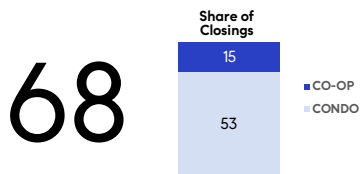
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Financial District & Battery Park

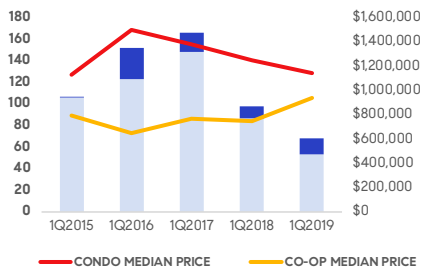
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



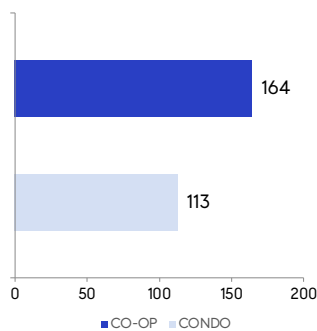
1Q2019 Price Metrics

\$1,145,000
Median Condo Sales Price

\$940,000
Median Co-Op Sales Price

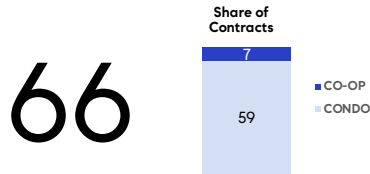
\$1,169
Median Condo Sales PPSF

Median Days on Market

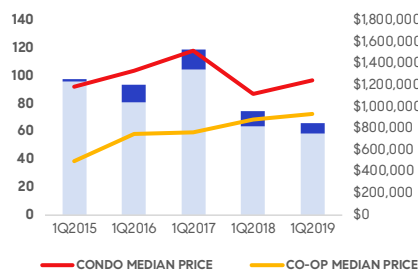


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

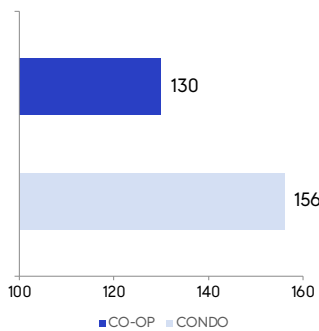
1Q2019 Price Metrics*

\$1,250,000
Median Condo Contract Price

\$940,000
Median Co-Op Contract Price

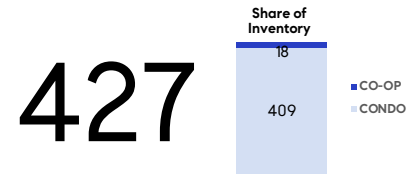
\$1,310
Median Condo Contract PPSF

Median Days on Market

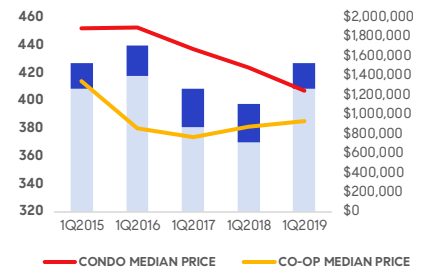


Inventory

Number of Active Listings



Inventory - Last Five Years



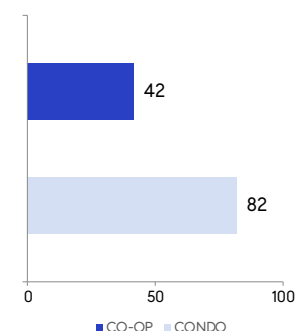
1Q2019 Price Metrics

\$1,250,000
Median Condo Asking Price

\$935,000
Median Co-Op Asking Price

\$1,375
Median Condo Asking PPSF

Median Days on Market



Financial District & Battery Park Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	53	87	-39.1%	68	-22.1%
Median Price	\$1,145,000	\$1,250,000	-8.4%	\$1,130,000	1.3%
Median PPSF	\$1,169	\$1,350	-13.4%	\$1,322	-11.6%
Median Days on Market	113	140	-19.4%	129	-12.8%
Median Negotiability	-9.0%	-3.2%	-	-6.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$595,000	\$721,000	-17.5%	\$685,000	-13.1%
1 BR	\$923,000	\$1,030,000	-10.4%	\$906,000	1.9%
2 BR	\$1,710,000	\$1,710,000	0.0%	\$1,580,000	8.2%
3 BR	\$2,400,000	\$3,500,000	-31.4%	\$2,775,000	-13.5%
4 BR+	\$4,800,000	\$4,625,000	3.8%	\$5,423,000	-11.5%
CO-OP					
Number of Closings	15	11	36.4%	17	-11.8%
Median Price	\$940,000	\$749,000	25.5%	\$775,000	21.3%
Median Days on Market	164	54	203.7%	67	144.8%
Median Negotiability	-10.0%	-2.0%	-	-5.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$599,000	\$562,000	6.6%	\$625,000	-4.2%
1 BR	\$740,000	\$745,000	-0.7%	\$675,000	9.6%
2 BR	\$980,000	\$969,000	1.1%	\$1,100,000	-10.9%
3 BR	\$3,635,000	\$1,695,000	114.5%	\$1,810,000	100.8%
4 BR+	-	-	-	\$2,295,000	-

Financial District & Battery Park Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	59	64	-7.8%	64	-7.8%
Median Price (1)	\$1,250,000	\$1,122,000	11.4%	\$1,213,000	3.1%
Median PPSF (1)	\$1,310	\$1,303	0.5%	\$1,248	4.9%
Median Days on Market	155	161	-3.7%	104	49.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$690,000	\$725,000	-4.8%	\$599,000	15.2%
1 BR	\$938,000	\$953,000	-1.6%	\$935,000	0.3%
2 BR	\$1,595,000	\$1,895,000	-15.8%	\$1,700,000	-6.2%
3 BR	\$2,825,000	\$2,898,000	-2.5%	\$2,495,000	13.2%
4 BR+	\$2,748,000	-	-	\$8,850,000	-68.9%
CO-OP					
Number of Contracts Signed	7	11	-36.4%	14	-50.0%
Median Price (1)	\$940,000	\$885,000	6.2%	\$1,035,000	-9.2%
Median Days on Market	130	48	170.8%	163	-20.0%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$495,000	-	\$549,000	-
1 BR	\$714,000	\$700,000	2.0%	\$713,000	0.1%
2 BR	\$1,000,000	\$1,400,000	-28.6%	\$1,150,000	-13.0%
3 BR	-	\$1,695,000	-	\$2,563,000	-
4 BR+	-	-	-	\$2,395,000	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Financial District & Battery Park Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	409	370	10.5%	366	11.7%
Median Price	\$1,250,000	\$1,482,000	-15.7%	\$1,300,000	-3.8%
Median PPSF	\$1,375	\$1,498	-8.2%	\$1,401	-1.9%
Median Days on Market	82	159	-48.4%	116	-29.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$735,000	\$799,000	-8.0%	\$737,000	-0.3%
1 BR	\$1,000,000	\$1,200,000	-16.7%	\$1,099,000	-9.0%
2 BR	\$1,975,000	\$1,985,000	-0.5%	\$1,995,000	-1.0%
3 BR	\$3,423,000	\$3,547,000	-3.5%	\$3,300,000	3.7%
4 BR+	\$7,170,000	\$7,505,000	-4.5%	\$6,370,000	12.6%
CO-OP					
Number of Active Listings	18	28	-35.7%	16	12.5%
Median Price	\$935,000	\$875,000	6.9%	\$954,000	-2.0%
Median Days on Market	42	50	-17.0%	102	-59.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$588,000	\$597,000	-1.5%	-	-
1 BR	\$724,000	\$775,000	-6.6%	\$775,000	-6.6%
2 BR	\$1,087,000	\$1,267,000	-14.2%	\$1,049,000	3.6%
3 BR	\$2,295,000	\$1,663,000	38.0%	\$2,395,000	-4.2%
4 BR+	-	\$2,695,000	-	-	-

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	15.3	10.8

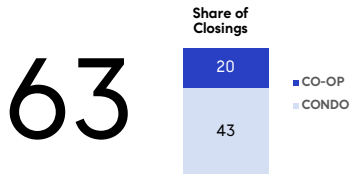
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Flatiron & NoMad

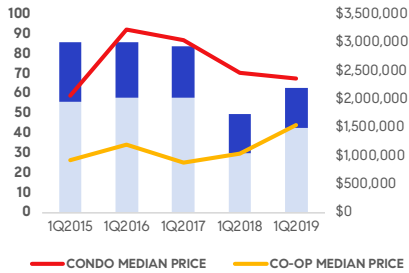
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$2,375,000

Median Condo Sales Price

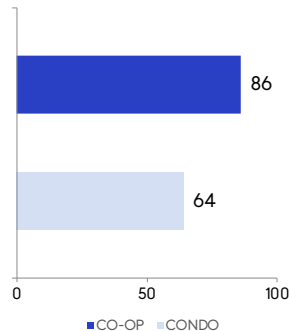
\$1,555,000

Median Co-Op Sales Price

\$1,797

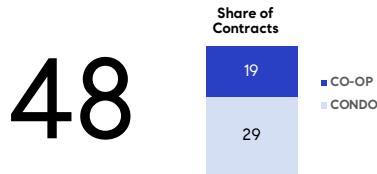
Median Condo Sales PPSF

Median Days on Market

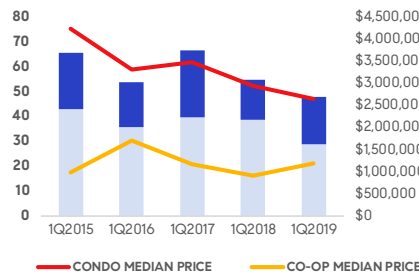


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

1Q2019 Price Metrics*

\$2,650,000

Median Condo Contract Price

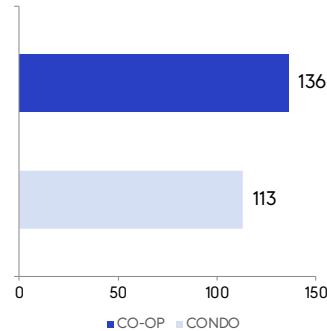
\$1,195,000

Median Co-Op Contract Price

\$1,813

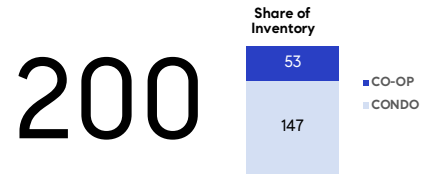
Median Condo Contract PPSF

Median Days on Market

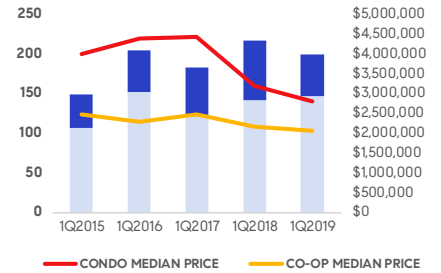


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$2,800,000

Median Condo Asking Price

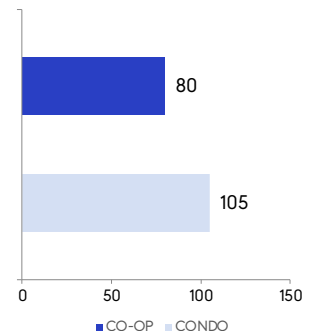
\$2,075,000

Median Co-Op Asking Price

\$2,070

Median Condo Asking PPSF

Median Days on Market



Flatiron & NoMad Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	43	30	43.3%	32	34.4%
Median Price	\$2,375,000	\$2,473,000	-4.0%	\$2,555,000	-7.0%
Median PPSF	\$1,797	\$1,853	-3.0%	\$1,925	-6.6%
Median Days on Market	64	179	-64.2%	101	-36.6%
Median Negotiability	-5.6%	-5.4%	-	-4.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,100,000	\$700,000	57.1%	\$1,025,000	7.3%
1 BR	\$1,548,000	\$1,633,000	-5.2%	\$1,293,000	19.7%
2 BR	\$2,648,000	\$2,473,000	7.1%	\$2,647,000	0.0%
3 BR	\$2,850,000	\$6,750,000	-57.8%	\$4,850,000	-41.2%
4 BR+	-	\$9,350,000	-	\$13,250,000	-
CO-OP					
Number of Closings	20	20	0.0%	22	-9.1%
Median Price	\$1,555,000	\$1,050,000	48.1%	\$1,267,000	22.7%
Median Days on Market	86	64	35.4%	74	16.2%
Median Negotiability	-5.9%	0.0%	-	-4.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$525,000	\$580,000	-9.5%	\$631,000	-16.8%
1 BR	\$1,000,000	\$895,000	11.7%	\$790,000	26.6%
2 BR	\$2,043,000	\$1,495,000	36.7%	\$1,850,000	10.4%
3 BR	\$3,125,000	\$4,623,000	-32.4%	\$2,250,000	38.9%
4 BR+	-	\$5,395,000	-	\$2,500,000	-

Flatiron & NoMad Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	29	39	-25.6%	46	-37.0%
Median Price (1)	\$2,650,000	\$2,950,000	-10.2%	\$2,611,000	1.5%
Median PPSF (1)	\$1,813	\$2,196	-17.5%	\$1,874	-3.2%
Median Days on Market	113	101	11.9%	107	5.6%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	\$1,195,000	-
1 BR	\$1,548,000	\$1,628,000	-4.9%	\$1,588,000	-2.5%
2 BR	\$2,648,000	\$2,895,000	-8.5%	\$3,025,000	-12.5%
3 BR	\$3,775,000	\$8,500,000	-55.6%	\$4,225,000	-10.7%
4 BR+	-	\$15,500,000	-	\$5,995,000	-
CO-OP					
Number of Contracts Signed	19	16	18.8%	13	46.2%
Median Price (1)	\$1,195,000	\$912,000	31.0%	\$1,050,000	13.8%
Median Days on Market	136	68	100.0%	55	147.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$575,000	\$565,000	1.8%	\$515,000	11.7%
1 BR	\$1,100,000	\$865,000	27.2%	\$874,000	25.9%
2 BR	\$1,595,000	\$1,350,000	18.1%	\$1,547,000	3.1%
3 BR	\$3,973,000	-	-	\$2,723,000	45.9%
4 BR+	-	-	-	-	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Flatiron & NoMad Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	147	142	3.5%	135	8.9%
Median Price	\$2,800,000	\$3,191,000	-12.3%	\$2,849,000	-1.7%
Median PPSF	\$2,070	\$2,226	-7.0%	\$2,041	1.4%
Median Days on Market	105	125	-16.0%	96	9.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$983,000	\$1,025,000	-4.1%	\$999,000	-1.6%
1 BR	\$1,599,000	\$1,798,000	-11.1%	\$1,625,000	-1.6%
2 BR	\$2,800,000	\$3,135,000	-10.7%	\$2,800,000	0.0%
3 BR	\$5,499,000	\$5,950,000	-7.6%	\$5,347,000	2.8%
4 BR+	\$15,998,000	\$10,123,000	58.0%	\$15,498,000	3.2%
CO-OP					
Number of Active Listings	53	75	-29.3%	58	-8.6%
Median Price	\$2,075,000	\$2,175,000	-4.6%	\$1,523,000	36.2%
Median Days on Market	80	64	25.0%	98	-17.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$572,000	\$646,000	-11.5%	\$599,000	-4.5%
1 BR	\$862,000	\$995,000	-13.4%	\$880,000	-2.0%
2 BR	\$2,088,000	\$2,300,000	-9.2%	\$1,795,000	16.3%
3 BR	\$2,900,000	\$3,650,000	-20.5%	\$3,723,000	-22.1%
4 BR+	\$5,925,000	\$4,699,000	26.1%	\$6,995,000	-15.3%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	8.3	9.6

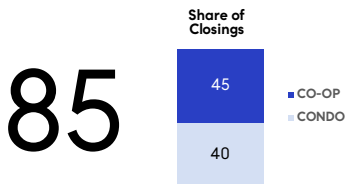
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Gramercy

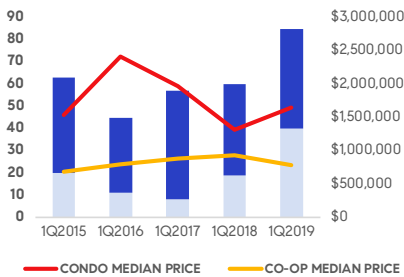
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



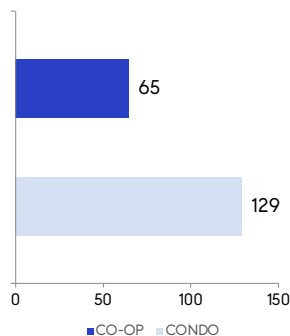
1Q2019 Price Metrics

\$1,650,000
Median Condo Sales Price

\$790,000
Median Co-Op Sales Price

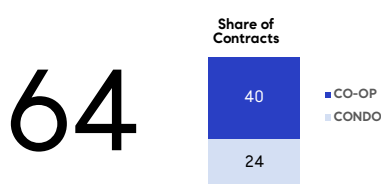
\$1,927
Median Condo Sales PPSF

Median Days on Market

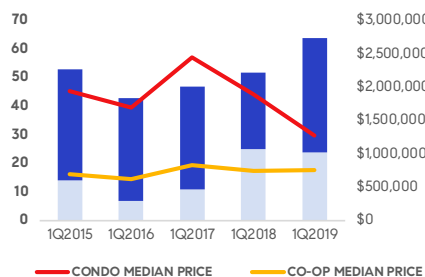


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

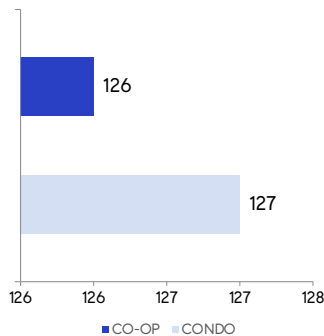
1Q2019 Price Metrics*

\$1,275,000
Median Condo Contract Price

\$762,000
Median Co-Op Contract Price

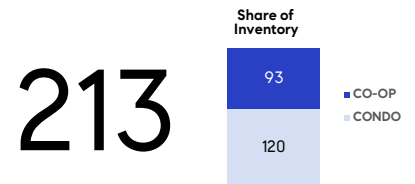
\$1,788
Median Condo Contract PPSF

Median Days on Market

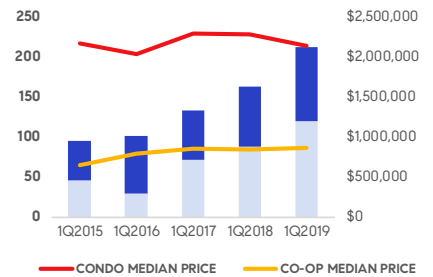


Inventory

Number of Active Listings



Inventory - Last Five Years



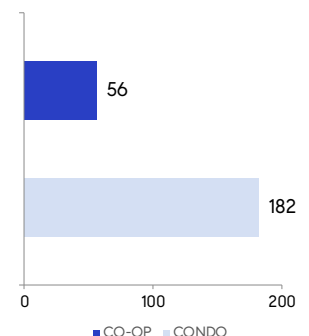
1Q2019 Price Metrics

\$2,145,000
Median Condo Asking Price

\$869,000
Median Co-Op Asking Price

\$1,964
Median Condo Asking PPSF

Median Days on Market



Gramercy Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	40	19	110.5%	27	48.1%
Median Price	\$1,650,000	\$1,310,000	26.0%	\$1,675,000	-1.5%
Median PPSF	\$1,927	\$1,588	21.4%	\$1,995	-3.4%
Median Days on Market	129	138	-6.5%	63	104.8%
Median Negotiability	0.0%	-2.7%	-	-0.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,271,000	-	-	\$1,028,000	23.6%
1 BR	\$1,635,000	\$1,150,000	42.2%	\$1,490,000	9.7%
2 BR	\$2,608,000	\$2,649,000	-1.5%	\$2,430,000	7.3%
3 BR	\$5,780,000	\$3,950,000	46.3%	\$3,200,000	80.6%
4 BR+	\$6,181,000	\$3,923,000	57.6%	\$6,420,000	-3.7%
CO-OP					
Number of Closings	45	41	9.8%	31	45.2%
Median Price	\$790,000	\$933,000	-15.3%	\$725,000	9.0%
Median Days on Market	65	54	19.4%	57	13.2%
Median Negotiability	-6.7%	0.0%	-	-3.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$418,000	\$613,000	-31.8%	\$485,000	-13.8%
1 BR	\$790,000	\$818,000	-3.4%	\$808,000	-2.2%
2 BR	\$1,200,000	\$1,460,000	-17.8%	\$1,375,000	-12.7%
3 BR	\$2,495,000	\$2,525,000	-1.2%	\$2,270,000	9.9%
4 BR+	\$6,250,000	\$5,400,000	15.7%	\$7,600,000	-17.8%

Gramercy Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	24	25	-4.0%	69	-65.2%
Median Price (1)	\$1,275,000	\$1,890,000	-32.5%	\$1,750,000	-27.1%
Median PPSF (1)	\$1,788	\$1,813	-1.4%	\$2,027	-11.8%
Median Days on Market	124	174	-29.0%	51	142.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$893,000	-	-	\$1,298,000	-31.2%
1 BR	\$1,203,000	\$1,229,000	-2.1%	\$1,558,000	-22.8%
2 BR	\$3,243,000	\$2,655,000	22.1%	\$2,895,000	12.0%
3 BR	\$3,970,000	\$3,710,000	7.0%	\$3,985,000	-0.4%
4 BR+	-	-	-	\$6,060,000	-
CO-OP					
Number of Contracts Signed	40	27	48.1%	51	-21.6%
Median Price (1)	\$762,000	\$750,000	1.6%	\$750,000	1.6%
Median Days on Market	116	42	176.2%	57	103.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$509,000	\$519,000	-1.9%	\$495,000	2.8%
1 BR	\$797,000	\$820,000	-2.8%	\$825,000	-3.4%
2 BR	\$1,395,000	\$1,499,000	-6.9%	\$1,248,000	11.8%
3 BR	-	-	-	\$3,123,000	-
4 BR+	-	-	-	\$5,575,000	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Gramercy Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	120	89	34.8%	114	5.3%
Median Price	\$2,145,000	\$2,285,000	-6.1%	\$2,275,000	-5.7%
Median PPSF	\$1,964	\$2,003	-1.9%	\$1,998	-1.7%
Median Days on Market	182	192	-5.2%	115	58.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,070,000	\$787,000	36.0%	\$1,025,000	4.4%
1 BR	\$1,370,000	\$1,540,000	-11.0%	\$1,435,000	-4.5%
2 BR	\$2,510,000	\$2,650,000	-5.3%	\$2,580,000	-2.7%
3 BR	\$4,488,000	\$3,700,000	21.3%	\$4,380,000	2.5%
4 BR+	\$6,705,000	\$16,715,000	-59.9%	\$7,320,000	-8.4%
CO-OP					
Number of Active Listings	93	75	24.0%	76	22.4%
Median Price	\$869,000	\$849,000	2.4%	\$925,000	-6.1%
Median Days on Market	56	76	-25.8%	91	-38.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$538,000	\$545,000	-1.3%	\$519,000	3.7%
1 BR	\$787,000	\$725,000	8.6%	\$795,000	-1.0%
2 BR	\$1,775,000	\$1,760,000	0.9%	\$1,799,000	-1.3%
3 BR	\$3,250,000	\$2,835,000	14.6%	\$2,599,000	25.0%
4 BR+	\$8,375,000	\$8,948,000	-6.4%	\$8,900,000	-5.9%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	6.7	5.7

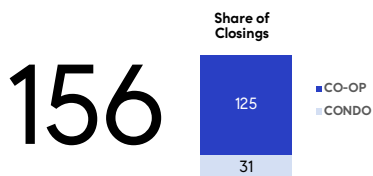
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Greenwich Village & West Village

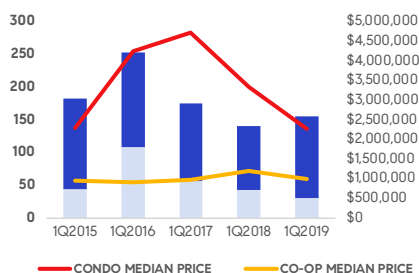
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$2,275,000

Median Condo Sales Price

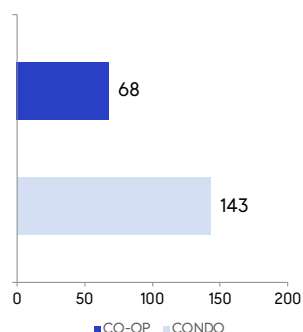
\$993,000

Median Co-Op Sales Price

\$1,897

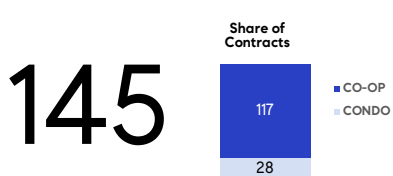
Median Condo Sales PPSF

Median Days on Market

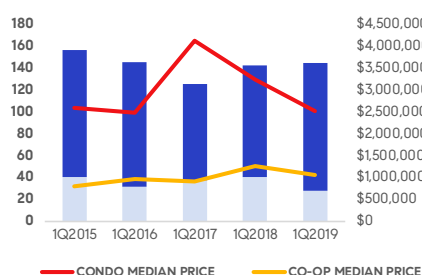


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

1Q2019 Price Metrics*

\$2,535,000

Median Condo Contract Price

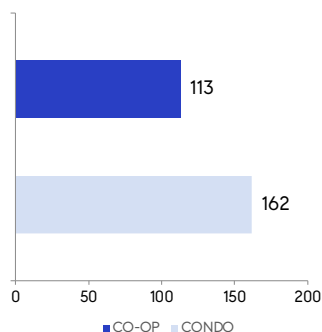
\$1,065,000

Median Co-Op Contract Price

\$1,965

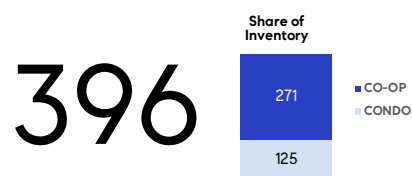
Median Condo Contract PPSF

Median Days on Market

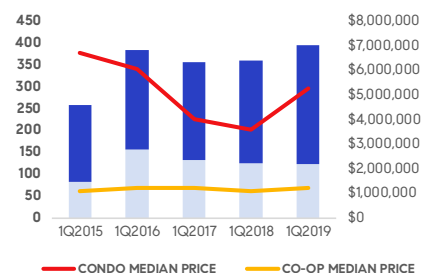


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$5,295,000

Median Condo Asking Price

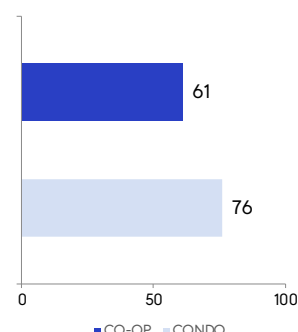
\$1,250,000

Median Co-Op Asking Price

\$2,448

Median Condo Asking PPSF

Median Days on Market



Greenwich Village & West Village Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	31	43	-27.9%	29	6.9%
Median Price	\$2,275,000	\$3,345,000	-32.0%	\$2,622,000	-13.2%
Median PPSF	\$1,897	\$2,690	-29.5%	\$1,853	2.4%
Median Days on Market	143	143	0.0%	97	47.4%
Median Negotiability	-7.3%	-5.1%	-	-5.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$931,000	\$1,200,000	-22.4%	\$913,000	2.0%
1 BR	\$1,325,000	\$2,028,000	-34.7%	\$1,483,000	-10.7%
2 BR	\$2,275,000	\$3,500,000	-35.0%	\$2,622,000	-13.2%
3 BR	\$7,463,000	\$6,750,000	10.6%	\$6,029,000	23.8%
4 BR+	-	\$13,400,000	-	\$5,750,000	-
CO-OP					
Number of Closings	125	98	27.6%	108	15.7%
Median Price	\$993,000	\$1,200,000	-17.3%	\$883,000	12.5%
Median Days on Market	68	56	21.4%	79	-13.9%
Median Negotiability	-3.8%	-1.5%	-	-4.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$525,000	\$615,000	-14.6%	\$585,000	-10.3%
1 BR	\$958,000	\$1,010,000	-5.1%	\$883,000	8.5%
2 BR	\$1,998,000	\$1,718,000	16.3%	\$2,055,000	-2.8%
3 BR	\$3,225,000	\$4,481,000	-28.0%	\$2,298,000	40.3%
4 BR+	\$4,623,000	\$3,375,000	37.0%	\$7,190,000	-35.7%

Greenwich Village & West Village Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	28	41	-31.7%	26	7.7%
Median Price (1)	\$2,535,000	\$3,250,000	-22.0%	\$2,100,000	20.7%
Median PPSF (1)	\$1,965	\$2,270	-13.4%	\$1,839	6.8%
Median Days on Market	133	133	0.0%	105	26.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$1,150,000	\$1,250,000	-8.0%	\$940,000	22.3%
1 BR	\$1,350,000	\$1,535,000	-12.1%	\$1,495,000	-9.7%
2 BR	\$2,495,000	\$3,250,000	-23.2%	\$2,350,000	6.2%
3 BR	\$7,263,000	\$5,850,000	24.2%	\$5,942,000	22.2%
4 BR+	\$33,500,000	\$11,450,000	192.6%	-	-
CO-OP					
Number of Contracts Signed	117	102	14.7%	125	-6.4%
Median Price (1)	\$1,065,000	\$1,273,000	-16.3%	\$1,085,000	-1.8%
Median Days on Market	108	108	-0.5%	72	50.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$550,000	\$625,000	-12.0%	\$542,000	1.5%
1 BR	\$950,000	\$972,000	-2.3%	\$963,000	-1.3%
2 BR	\$1,849,000	\$1,945,000	-4.9%	\$2,098,000	-11.9%
3 BR	\$3,750,000	\$3,625,000	3.4%	\$3,995,000	-6.1%
4 BR+	\$3,699,000	\$2,195,000	68.5%	\$4,698,000	-21.3%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Greenwich Village & West Village Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	125	126	-0.8%	110	13.6%
Median Price	\$5,295,000	\$3,598,000	47.2%	\$4,763,000	11.2%
Median PPSF	\$2,448	\$2,471	-0.9%	\$2,577	-5.0%
Median Days on Market	76	158	-51.9%	101	-24.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$932,000	\$1,025,000	-9.1%	\$1,885,000	-50.6%
1 BR	\$1,593,000	\$1,748,000	-8.9%	\$1,583,000	0.6%
2 BR	\$3,823,000	\$3,325,000	15.0%	\$3,250,000	17.6%
3 BR	\$5,448,000	\$7,150,000	-23.8%	\$6,900,000	-21.0%
4 BR+	\$12,125,000	\$13,750,000	-11.8%	\$15,500,000	-21.8%
CO-OP					
Number of Active Listings	271	236	14.8%	239	13.4%
Median Price	\$1,250,000	\$1,113,000	12.3%	\$1,200,000	4.2%
Median Days on Market	61	90	-32.2%	89	-31.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$599,000	\$575,000	4.2%	\$595,000	0.7%
1 BR	\$1,000,000	\$1,000,000	0.0%	\$977,000	2.4%
2 BR	\$2,175,000	\$2,049,000	6.1%	\$2,225,000	-2.2%
3 BR	\$3,540,000	\$3,950,000	-10.4%	\$3,995,000	-11.4%
4 BR+	\$8,373,000	\$11,757,000	-28.8%	\$7,473,000	12.0%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	6.9	6.4

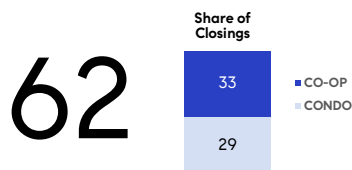
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Lower East Side

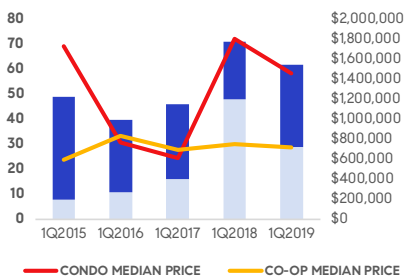
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



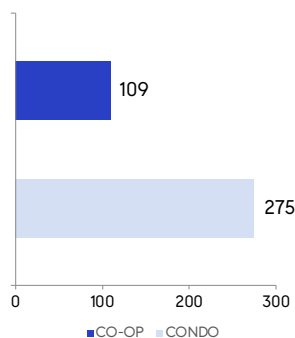
1Q2019 Price Metrics

\$1,465,000
Median Condo Sales Price

\$720,000
Median Co-Op Sales Price

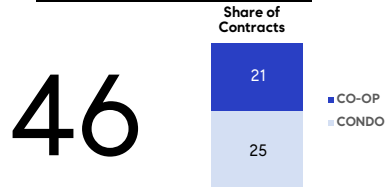
\$1,941
Median Condo Sales PPSF

Median Days on Market

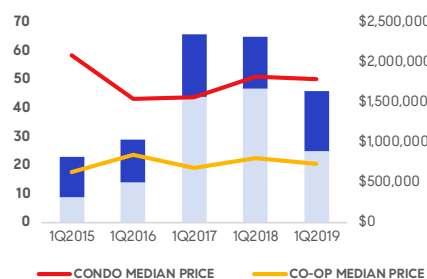


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

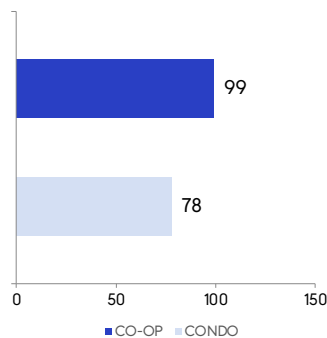
1Q2019 Price Metrics*

\$1,795,000
Median Condo Contract Price

\$732,000
Median Co-Op Contract Price

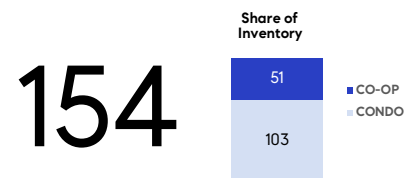
\$2,040
Median Condo Contract PPSF

Median Days on Market

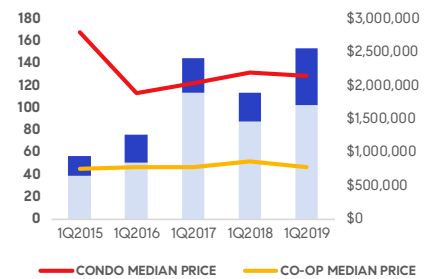


Inventory

Number of Active Listings



Inventory - Last Five Years



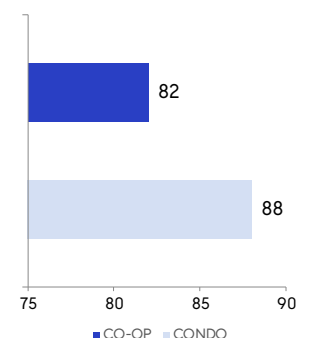
1Q2019 Price Metrics

\$2,150,000
Median Condo Asking Price

\$779,000
Median Co-Op Asking Price

\$1,957
Median Condo Asking PPSF

Median Days on Market



Lower East Side Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	29	48	-39.6%	41	-29.3%
Median Price	\$1,465,000	\$1,809,000	-19.0%	\$1,410,000	3.9%
Median PPSF	\$1,941	\$1,809	7.3%	\$1,689	14.9%
Median Days on Market	275	103	168.3%	103	167.0%
Median Negotiability	-3.1%	0.0%	-	-7.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$454,000	\$582,000	-22.0%	\$735,000	-38.2%
1 BR	\$1,400,000	\$1,150,000	21.7%	\$1,059,000	32.2%
2 BR	\$2,925,000	\$2,200,000	33.0%	\$2,350,000	24.5%
3 BR	\$6,000,000	\$6,012,000	-0.2%	\$2,963,000	102.5%
4 BR+	-	\$13,550,000	-	\$3,810,000	-
CO-OP					
Number of Closings	33	23	43.5%	24	37.5%
Median Price	\$720,000	\$751,000	-4.1%	\$742,000	-3.0%
Median Days on Market	109	40	172.5%	56	94.6%
Median Negotiability	-2.6%	0.0%	-	-1.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$475,000	\$623,000	-23.8%	\$520,000	-8.7%
1 BR	\$618,000	\$710,000	-13.0%	\$665,000	-7.1%
2 BR	\$904,000	\$844,000	7.1%	\$794,000	13.9%
3 BR	\$1,375,000	\$1,579,000	-12.9%	\$1,495,000	-8.0%
4 BR+	-	-	-	-	-

Lower East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	25	47	-46.8%	29	-13.8%
Median Price (1)	\$1,795,000	\$1,830,000	-1.9%	\$1,695,000	5.9%
Median PPSF (1)	\$2,040	\$1,990	2.5%	\$2,016	1.2%
Median Days on Market	93	235	-60.4%	103	-9.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$699,000	\$859,000	-18.6%	\$1,250,000	-44.1%
1 BR	\$1,426,000	\$1,375,000	3.7%	\$1,465,000	-2.7%
2 BR	\$1,995,000	\$2,200,000	-9.3%	\$2,325,000	-14.2%
3 BR	\$5,950,000	\$3,895,000	52.8%	\$2,588,000	129.9%
4 BR+	-	-	-	-	-
CO-OP					
Number of Contracts Signed	21	18	16.7%	28	-25.0%
Median Price (1)	\$732,000	\$812,000	-9.9%	\$709,000	3.2%
Median Days on Market	99	40	147.5%	107	-7.0%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$499,000	-	-	-
1 BR	\$599,000	\$585,000	2.4%	\$635,000	-5.7%
2 BR	\$923,000	\$857,000	7.7%	\$797,000	15.8%
3 BR	\$1,950,000	\$1,200,000	62.5%	\$1,500,000	30.0%
4 BR+	-	-	-	-	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Lower East Side Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	103	88	17.0%	90	14.4%
Median Price	\$2,150,000	\$2,210,000	-2.7%	\$2,169,000	-0.9%
Median PPSF	\$1,957	\$1,976	-1.0%	\$1,938	1.0%
Median Days on Market	88	257	-65.8%	84	5.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$855,000	\$1,038,000	-17.6%	\$824,000	3.8%
1 BR	\$1,265,000	\$1,395,000	-9.3%	\$1,300,000	-2.7%
2 BR	\$2,363,000	\$2,520,000	-6.2%	\$2,522,000	-6.3%
3 BR	\$3,826,000	\$4,495,000	-14.9%	\$3,646,000	4.9%
4 BR+	\$2,200,000	\$3,500,000	-37.1%	\$2,350,000	-6.4%
CO-OP					
Number of Active Listings	51	26	96.2%	39	30.8%
Median Price	\$779,000	\$867,000	-10.1%	\$795,000	-2.0%
Median Days on Market	82	54	53.3%	85	-3.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$459,000	-	-	\$499,000	-8.0%
1 BR	\$679,000	\$722,000	-6.0%	\$628,000	8.1%
2 BR	\$840,000	\$867,000	-3.1%	\$822,000	2.2%
3 BR	\$1,199,000	\$1,375,000	-12.8%	\$1,225,000	-2.1%
4 BR+	\$1,793,000	\$2,200,000	-18.5%	\$2,100,000	-14.6%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	7.8	4.9

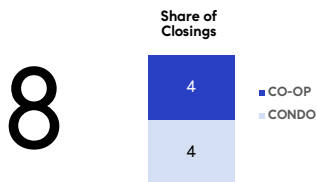
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

NoHo & NoLiTa

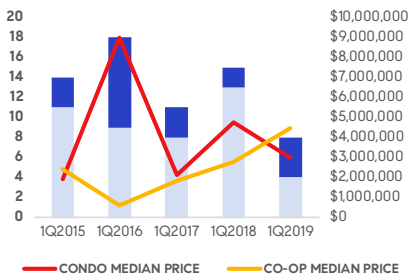
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$3,004,000

Median Condo Sales Price

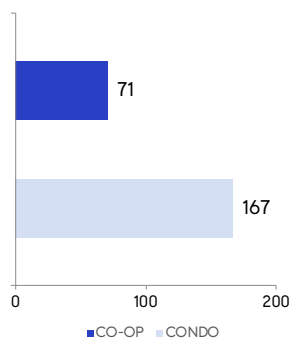
\$4,450,000

Median Co-Op Sales Price

\$1,469

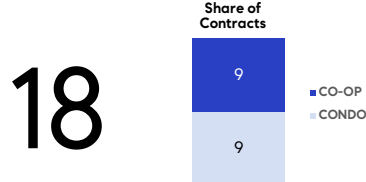
Median Condo Sales PPSF

Median Days on Market

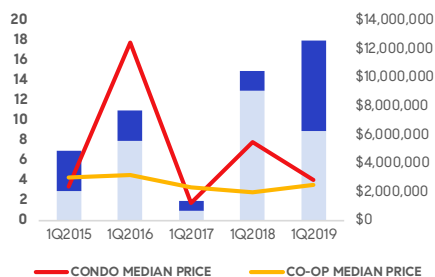


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

1Q2019 Price Metrics*

\$2,850,000

Median Condo Contract Price

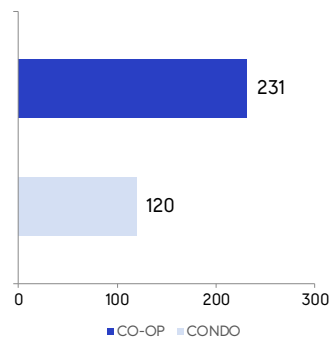
\$2,500,000

Median Co-Op Contract Price

\$2,431

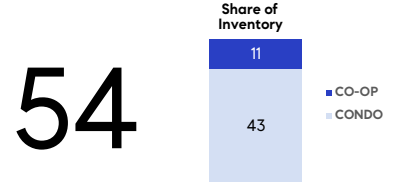
Median Condo Contract PPSF

Median Days on Market

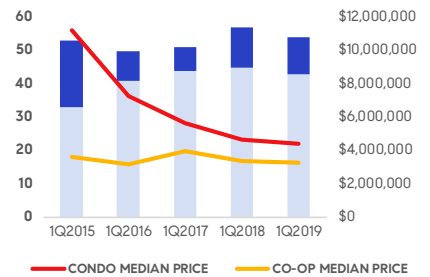


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$4,400,000

Median Condo Asking Price

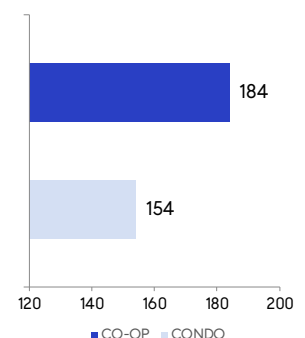
\$3,295,000

Median Co-Op Asking Price

\$2,761

Median Condo Asking PPSF

Median Days on Market



NoHo & NoLiTa Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	4	13	-69.2%	11	-63.6%
Median Price	\$3,004,000	\$4,750,000	-36.8%	\$2,840,000	5.8%
Median PPSF	\$1,469	\$2,195	-33.1%	\$2,051	-28.4%
Median Days on Market	167	122	36.9%	71	136.9%
Median Negotiability	-8.4%	-6.6%	-	-4.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,138,000	-	-	\$2,245,000	-49.3%
2 BR	-	\$2,323,000	-	\$3,188,000	-
3 BR	\$4,684,000	\$5,500,000	-14.8%	-	-
4 BR+	\$10,394,000	\$10,778,000	-3.6%	\$12,500,000	-16.8%
CO-OP					
Number of Closings	4	2	100.0%	5	-20.0%
Median Price	\$4,450,000	\$2,773,000	60.5%	\$1,125,000	295.6%
Median Days on Market	71	100	-28.6%	41	73.2%
Median Negotiability	-2.2%	-4.8%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	\$675,000	-
1 BR	-	-	-	\$1,125,000	-
2 BR	\$850,000	\$2,795,000	-69.6%	-	-
3 BR	\$5,098,000	-	-	\$5,725,000	-11.0%
4 BR+	\$4,700,000	\$2,750,000	70.9%	\$6,465,000	-27.3%

NoHo & NoLiTa Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	9	13	-30.8%	14	-35.7%
Median Price (1)	\$2,850,000	\$5,500,000	-48.2%	\$2,875,000	-0.9%
Median PPSF (1)	\$2,431	\$2,807	-13.4%	\$2,481	-2.0%
Median Days on Market	141	14	944.4%	178	-20.8%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	\$499,000	-	-	-
1 BR	\$1,850,000	\$1,953,000	-5.3%	\$1,375,000	34.5%
2 BR	\$2,575,000	\$3,798,000	-32.2%	\$3,050,000	-15.6%
3 BR	\$8,500,000	\$6,710,000	26.7%	\$6,225,000	36.5%
4 BR+	\$10,185,000	\$22,593,000	-54.9%	\$9,446,000	7.8%
CO-OP					
Number of Contracts Signed	9	2	350.0%	5	80.0%
Median Price (1)	\$2,500,000	\$1,962,000	27.4%	\$2,500,000	0.0%
Median Days on Market	231	206	12.4%	95	143.2%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	\$675,000	-
1 BR	\$1,698,000	\$2,125,000	-20.1%	\$750,000	126.4%
2 BR	\$2,398,000	\$1,799,000	33.3%	-	-
3 BR	\$2,750,000	-	-	\$2,500,000	10.0%
4 BR+	-	-	-	\$5,135,000	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

NoHo & NoLiTa Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	43	45	-4.4%	43	0.0%
Median Price	\$4,400,000	\$4,650,000	-5.4%	\$4,750,000	-7.4%
Median PPSF	\$2,761	\$2,767	-0.2%	\$2,685	2.8%
Median Days on Market	154	81	90.1%	89	73.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$570,000	\$995,000	-42.7%	\$1,200,000	-52.5%
1 BR	\$2,100,000	\$1,895,000	10.8%	\$1,773,000	18.4%
2 BR	\$4,120,000	\$3,750,000	9.9%	\$4,023,000	2.4%
3 BR	\$6,973,000	\$6,460,000	7.9%	\$5,680,000	22.8%
4 BR+	\$14,500,000	\$10,938,000	32.6%	\$12,173,000	19.1%
CO-OP					
Number of Active Listings	11	12	-8.3%	12	-8.3%
Median Price	\$3,295,000	\$3,373,000	-2.3%	\$2,700,000	22.0%
Median Days on Market	184	109	68.8%	211	-12.8%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$850,000	\$850,000	0.0%	\$1,600,000	-46.9%
2 BR	\$3,223,000	\$3,250,000	-0.8%	\$2,748,000	17.3%
3 BR	\$4,100,000	\$4,473,000	-8.3%	\$3,750,000	9.3%
4 BR+	\$3,850,000	\$5,098,000	-24.5%	\$4,125,000	-6.7%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	7.5	12.9

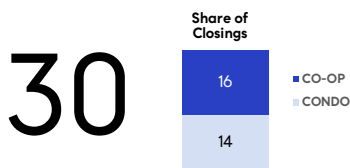
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

SoHo

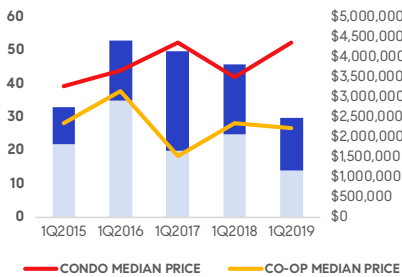
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$4,375,000

Median Condo Sales Price

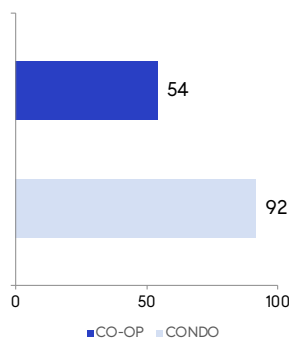
\$2,242,000

Median Co-Op Sales Price

\$1,875

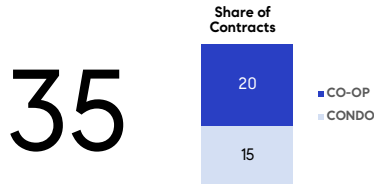
Median Condo Sales PPSF

Median Days on Market

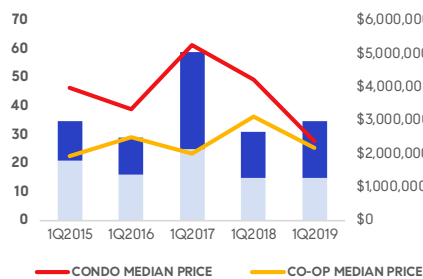


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

1Q2019 Price Metrics*

\$2,395,000

Median Condo Contract Price

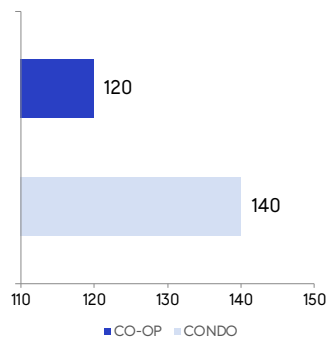
\$2,187,000

Median Co-Op Contract Price

\$1,852

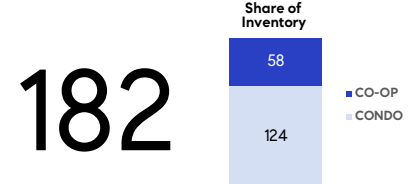
Median Condo Contract PPSF

Median Days on Market

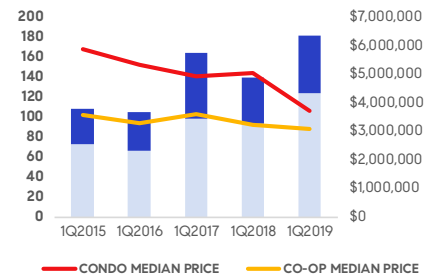


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$3,725,000

Median Condo Asking Price

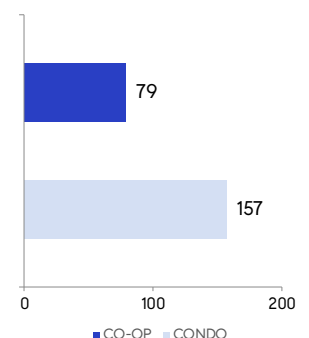
\$3,098,000

Median Co-Op Asking Price

\$2,100

Median Condo Asking PPSF

Median Days on Market



SoHo Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	14	25	-44.0%	4	250.0%
Median Price	\$4,375,000	\$3,500,000	25.0%	\$2,009,000	117.8%
Median PPSF	\$1,875	\$2,164	-13.4%	\$2,137	-12.3%
Median Days on Market	92	126	-27.4%	24	281.3%
Median Negotiability	-7.7%	-7.1%	-	6.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,825,000	\$2,338,000	-21.9%	\$1,650,000	10.6%
2 BR	\$2,900,000	\$2,935,000	-1.2%	-	-
3 BR	\$6,438,000	\$5,400,000	19.2%	\$2,368,000	171.9%
4 BR+	\$9,219,000	\$13,825,000	-33.3%	-	-
CO-OP					
Number of Closings	16	21	-23.8%	19	-15.8%
Median Price	\$2,242,000	\$2,355,000	-4.8%	\$860,000	160.7%
Median Days on Market	54	223	-75.8%	114	-52.6%
Median Negotiability	-3.9%	-8.8%	-	-6.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$638,000	\$500,000	27.6%	-	-
1 BR	\$1,290,000	\$1,930,000	-33.2%	\$748,000	72.5%
2 BR	\$2,850,000	\$2,686,000	6.1%	\$1,400,000	103.6%
3 BR	-	\$5,100,000	-	\$3,781,000	-
4 BR+	-	\$9,950,000	-	\$6,603,000	-

SoHo

Condominium & Co-Op

Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	15	15	0.0%	19	-21.1%
Median Price (1)	\$2,395,000	\$4,225,000	-43.3%	\$3,385,000	-29.2%
Median PPSF (1)	\$1,852	\$2,227	-16.9%	\$2,086	-11.2%
Median Days on Market	140	296	-52.6%	133	5.3%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$565,000	-	-	-	-
1 BR	\$1,370,000	\$3,695,000	-62.9%	\$1,495,000	-8.4%
2 BR	\$2,745,000	\$3,373,000	-18.6%	\$3,885,000	-29.3%
3 BR	\$5,373,000	\$5,395,000	-0.4%	\$6,350,000	-15.4%
4 BR+	\$10,000,000	\$12,125,000	-17.5%	\$9,000,000	11.1%
CO-OP					
Number of Contracts Signed	20	16	25.0%	15	33.3%
Median Price (1)	\$2,187,000	\$3,120,000	-29.9%	\$2,295,000	-4.7%
Median Days on Market	120	98	22.4%	56	114.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$595,000	\$463,000	28.5%	\$594,000	0.2%
1 BR	\$1,487,000	\$2,485,000	-40.2%	\$1,395,000	6.6%
2 BR	\$2,375,000	\$2,595,000	-8.5%	\$2,640,000	-10.0%
3 BR	\$5,495,000	\$4,560,000	20.5%	\$3,850,000	42.7%
4 BR+	\$5,500,000	\$9,950,000	-44.7%	\$7,208,000	-23.7%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

SoHo Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	124	94	31.9%	119	4.2%
Median Price	\$3,725,000	\$5,062,000	-26.4%	\$3,900,000	-4.5%
Median PPSF	\$2,100	\$2,311	-9.2%	\$2,063	1.8%
Median Days on Market	157	171	-8.2%	102	53.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,003,000	\$3,495,000	-71.3%	\$1,048,000	-4.3%
1 BR	\$1,555,000	\$1,650,000	-5.8%	\$1,795,000	-13.4%
2 BR	\$2,995,000	\$3,500,000	-14.4%	\$2,973,000	0.7%
3 BR	\$5,450,000	\$6,523,000	-16.4%	\$4,997,000	9.1%
4 BR+	\$15,750,000	\$12,950,000	21.6%	\$9,975,000	57.9%
CO-OP					
Number of Active Listings	58	46	26.1%	71	-18.3%
Median Price	\$3,098,000	\$3,250,000	-4.7%	\$2,990,000	3.6%
Median Days on Market	79	96	-17.7%	94	-16.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$570,000	\$530,000	7.5%	\$535,000	6.5%
1 BR	\$1,200,000	\$1,795,000	-33.1%	\$1,275,000	-5.9%
2 BR	\$2,950,000	\$2,795,000	5.5%	\$2,950,000	0.0%
3 BR	\$4,573,000	\$5,745,000	-20.4%	\$5,395,000	-15.2%
4 BR+	\$8,748,000	\$13,000,000	-32.7%	\$5,900,000	48.3%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	12.4	10.2

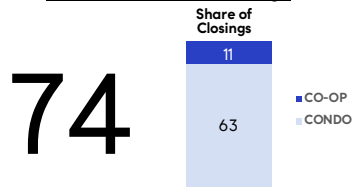
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

TriBeCa

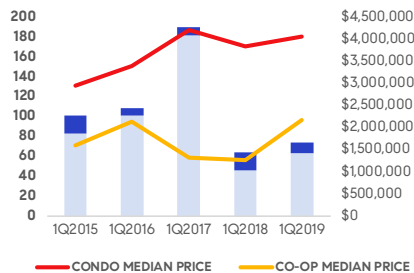
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$4,074,000

Median Condo Sales Price

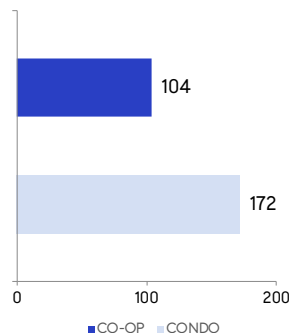
\$2,175,000

Median Co-Op Sales Price

\$1,954

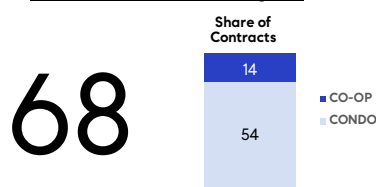
Median Condo Sales PPSF

Median Days on Market

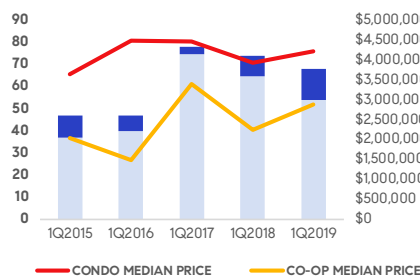


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

1Q2019 Price Metrics*

\$4,225,000

Median Condo Contract Price

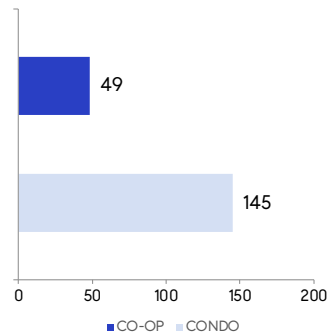
\$2,885,000

Median Co-Op Contract Price

\$1,861

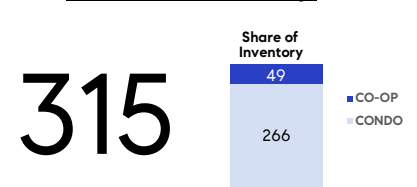
Median Condo Contract PPSF

Median Days on Market

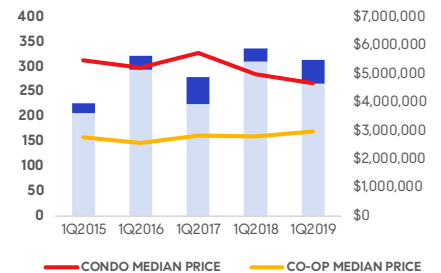


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$4,670,000

Median Condo Asking Price

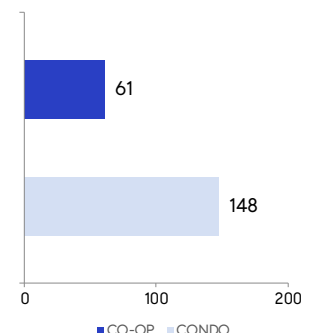
\$2,995,000

Median Co-Op Asking Price

\$2,125

Median Condo Asking PPSF

Median Days on Market



TriBeCa

Condominium & Co-Op

Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	63	46	37.0%	79	-20.3%
Median Price	\$4,074,000	\$3,853,000	5.7%	\$5,500,000	-25.9%
Median PPSF	\$1,954	\$1,893	3.2%	\$2,167	-9.8%
Median Days on Market	172	145	18.6%	130	32.3%
Median Negotiability	-6.6%	-5.3%	-	-8.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$640,000	\$978,000	-34.6%	\$781,000	-18.1%
1 BR	\$1,090,000	\$1,925,000	-43.4%	\$1,782,000	-38.8%
2 BR	\$3,425,000	\$2,978,000	15.0%	\$3,268,000	4.8%
3 BR	\$5,350,000	\$4,865,000	10.0%	\$6,622,000	-19.2%
4 BR+	\$11,100,000	\$7,807,000	42.2%	\$8,700,000	27.6%
CO-OP					
Number of Closings	11	18	-38.9%	15	-26.7%
Median Price	\$2,175,000	\$1,273,000	70.9%	\$2,100,000	3.6%
Median Days on Market	104	175	-40.6%	106	-1.9%
Median Negotiability	-9.1%	-4.8%	-	-7.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,350,000	\$790,000	70.9%	\$880,000	53.4%
1 BR	\$934,000	\$1,458,000	-35.9%	\$963,000	-3.0%
2 BR	\$2,395,000	\$1,525,000	57.0%	\$2,250,000	6.4%
3 BR	\$2,443,000	\$3,450,000	-29.2%	\$4,413,000	-44.6%
4 BR+	\$5,350,000	\$10,000,000	-46.5%	-	-

TriBeCa

Condominium & Co-Op

Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	54	65	-16.9%	35	54.3%
Median Price (1)	\$4,225,000	\$3,945,000	7.1%	\$3,950,000	7.0%
Median PPSF (1)	\$1,861	\$1,925	-3.3%	\$1,941	-4.1%
Median Days on Market	145	120	20.8%	181	-19.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$975,000	\$975,000	0.0%	\$1,199,000	-18.7%
1 BR	\$1,057,000	\$1,460,000	-27.6%	\$1,100,000	-3.9%
2 BR	\$2,484,000	\$3,123,000	-20.5%	\$3,090,000	-19.6%
3 BR	\$4,650,000	\$5,995,000	-22.4%	\$6,500,000	-28.5%
4 BR+	\$8,475,000	\$8,245,000	2.8%	\$12,275,000	-31.0%
CO-OP					
Number of Contracts Signed	14	9	55.6%	20	-30.0%
Median Price (1)	\$2,885,000	\$2,250,000	28.2%	\$2,240,000	28.8%
Median Days on Market	80	112	-29.0%	64	24.2%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$2,210,000	\$2,250,000	-1.8%	\$1,663,000	32.9%
2 BR	\$1,995,000	\$2,200,000	-9.3%	\$2,347,000	-15.0%
3 BR	\$3,875,000	\$7,800,000	-50.3%	\$5,295,000	-26.8%
4 BR+	\$6,580,000	\$2,995,000	119.7%	\$7,715,000	-14.7%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

TriBeCa Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	266	312	-14.7%	257	3.5%
Median Price	\$4,670,000	\$4,995,000	-6.5%	\$4,800,000	-2.7%
Median PPSF	\$2,125	\$2,207	-3.7%	\$2,104	1.0%
Median Days on Market	148	145	2.1%	135	9.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,092,000	\$1,400,000	-22.0%	\$975,000	12.0%
1 BR	\$1,825,000	\$1,719,000	6.2%	\$1,743,000	4.7%
2 BR	\$3,285,000	\$3,408,000	-3.6%	\$3,205,000	2.5%
3 BR	\$5,950,000	\$6,445,000	-7.7%	\$5,600,000	6.3%
4 BR+	\$9,475,000	\$10,620,000	-10.8%	\$9,500,000	-0.3%
CO-OP					
Number of Active Listings	49	25	96.0%	33	48.5%
Median Price	\$2,995,000	\$2,800,000	7.0%	\$3,200,000	-6.4%
Median Days on Market	61	93	-34.4%	143	-57.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$563,000	\$550,000	2.4%	-	-
1 BR	\$1,738,000	\$1,225,000	41.9%	\$1,313,000	32.4%
2 BR	\$2,123,000	\$2,800,000	-24.2%	\$2,100,000	1.1%
3 BR	\$3,838,000	\$3,395,000	13.0%	\$3,997,000	-4.0%
4 BR+	\$7,295,000	\$7,750,000	-5.9%	\$7,995,000	-8.8%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	10.4	11.2

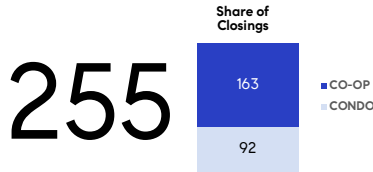
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Midtown East & Murray Hill

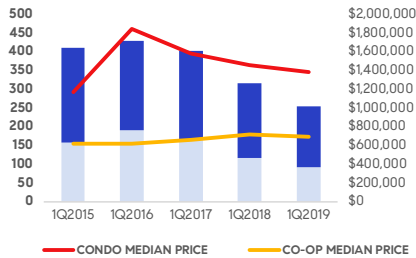
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



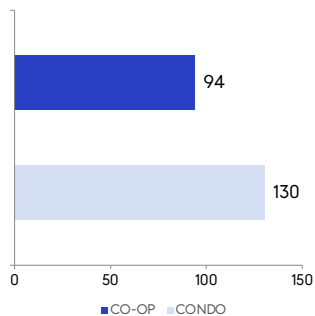
1Q2019 Price Metrics

\$1,384,000
Median Condo Sales Price

\$695,000
Median Co-Op Sales Price

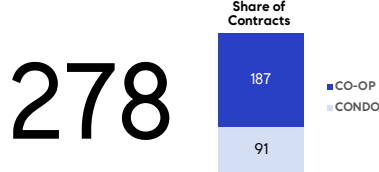
\$1,354
Median Condo Sales PPSF

Median Days on Market

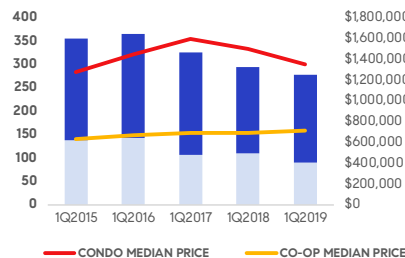


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

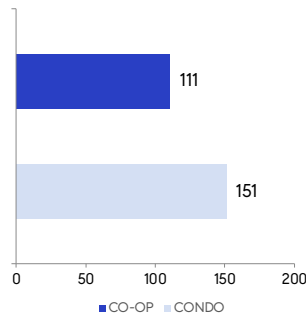
1Q2019 Price Metrics*

\$1,350,000
Median Condo Contract Price

\$715,000
Median Co-Op Contract Price

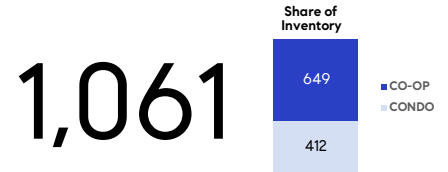
\$1,313
Median Condo Contract PPSF

Median Days on Market

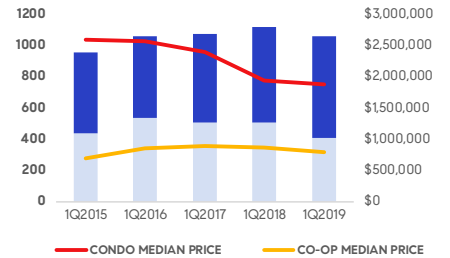


Inventory

Number of Active Listings



Inventory - Last Five Years



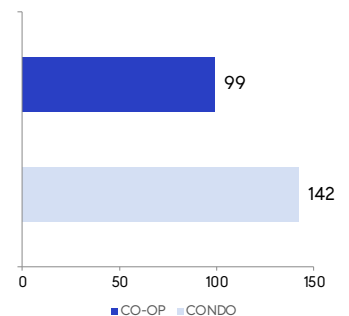
1Q2019 Price Metrics

\$1,885,000
Median Condo Asking Price

\$795,000
Median Co-Op Asking Price

\$1,550
Median Condo Asking PPSF

Median Days on Market



Midtown East & Murray Hill Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	92	118	-22.0%	169	-45.6%
Median Price	\$1,384,000	\$1,464,000	-5.5%	\$1,384,000	0.0%
Median PPSF	\$1,354	\$1,366	-0.9%	\$1,496	-9.5%
Median Days on Market	130	112	16.1%	104	25.0%
Median Negotiability	-11.2%	-5.1%	-	-3.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$896,000	\$585,000	53.2%	\$608,000	47.4%
1 BR	\$945,000	\$1,038,000	-9.0%	\$1,200,000	-21.3%
2 BR	\$1,565,000	\$1,675,000	-6.6%	\$1,700,000	-7.9%
3 BR	\$3,786,000	\$5,729,000	-33.9%	\$3,250,000	16.5%
4 BR+	\$5,313,000	\$6,110,000	-13.0%	\$14,500,000	-63.4%
CO-OP					
Number of Closings	163	198	-17.7%	214	-23.8%
Median Price	\$695,000	\$723,000	-3.9%	\$663,000	4.8%
Median Days on Market	94	62	50.8%	97	-3.1%
Median Negotiability	-6.4%	-1.4%	-	-4.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$403,000	\$425,000	-5.2%	\$400,000	0.8%
1 BR	\$660,000	\$708,000	-6.8%	\$674,000	-2.1%
2 BR	\$1,219,000	\$1,310,000	-6.9%	\$1,275,000	-4.4%
3 BR	\$1,775,000	\$2,000,000	-11.3%	\$2,273,000	-21.9%
4 BR+	\$2,200,000	\$1,720,000	27.9%	\$2,897,000	-24.1%

Midtown East & Murray Hill Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	91	111	-18.0%	100	-9.0%
Median Price (1)	\$1,350,000	\$1,500,000	-10.0%	\$1,693,000	-20.3%
Median PPSF (1)	\$1,313	\$1,549	-15.2%	\$1,554	-15.5%
Median Days on Market	151	119	26.9%	119	26.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$498,000	\$750,000	-33.6%	\$645,000	-22.8%
1 BR	\$1,000,000	\$1,100,000	-9.1%	\$1,250,000	-20.0%
2 BR	\$1,610,000	\$1,963,000	-18.0%	\$1,900,000	-15.3%
3 BR	\$2,650,000	\$4,735,000	-44.0%	\$3,025,000	-12.4%
4 BR+	\$4,500,000	\$24,630,000	-81.7%	\$3,900,000	15.4%
CO-OP					
Number of Contracts Signed	187	184	1.6%	181	3.3%
Median Price (1)	\$715,000	\$690,000	3.6%	\$700,000	2.1%
Median Days on Market	101	99	2.0%	104	-2.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$399,000	\$410,000	-2.7%	\$410,000	-2.7%
1 BR	\$683,000	\$680,000	0.4%	\$685,000	-0.3%
2 BR	\$1,149,000	\$1,275,000	-9.9%	\$1,250,000	-8.1%
3 BR	\$1,670,000	\$2,395,000	-30.3%	\$2,000,000	-16.5%
4 BR+	\$950,000	\$3,200,000	-70.3%	\$2,495,000	-61.9%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Midtown East & Murray Hill Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	412	509	-19.1%	431	-4.4%
Median Price	\$1,885,000	\$1,945,000	-3.1%	\$1,850,000	1.9%
Median PPSF	\$1,550	\$1,719	-9.8%	\$1,581	-2.0%
Median Days on Market	142	144	-1.4%	109	30.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$649,000	\$729,000	-11.0%	\$640,000	1.4%
1 BR	\$999,000	\$1,250,000	-20.1%	\$1,100,000	-9.2%
2 BR	\$2,250,000	\$2,395,000	-6.1%	\$2,293,000	-1.9%
3 BR	\$3,995,000	\$4,502,000	-11.3%	\$4,075,000	-2.0%
4 BR+	\$9,700,000	\$8,100,000	19.8%	\$7,550,000	28.5%
CO-OP					
Number of Active Listings	649	610	6.4%	600	8.2%
Median Price	\$795,000	\$875,000	-9.1%	\$750,000	6.0%
Median Days on Market	99	87	13.8%	101	-1.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$415,000	\$449,000	-7.6%	\$420,000	-1.2%
1 BR	\$690,000	\$700,000	-1.4%	\$687,000	0.4%
2 BR	\$1,249,000	\$1,395,000	-10.5%	\$1,275,000	-2.0%
3 BR	\$2,200,000	\$2,395,000	-8.1%	\$2,273,000	-3.2%
4 BR+	\$3,923,000	\$4,675,000	-16.1%	\$3,900,000	0.6%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	8.9	8.6

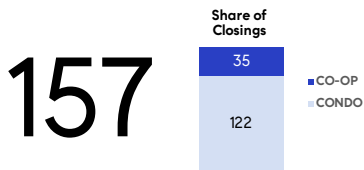
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Midtown West

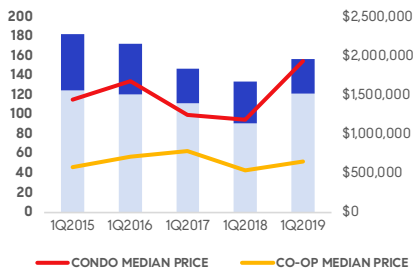
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$1,943,000

Median Condo Sales Price

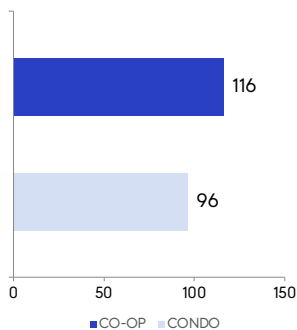
\$650,000

Median Co-Op Sales Price

\$1,735

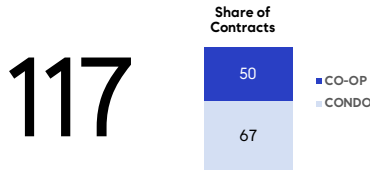
Median Condo Sales PPSF

Median Days on Market

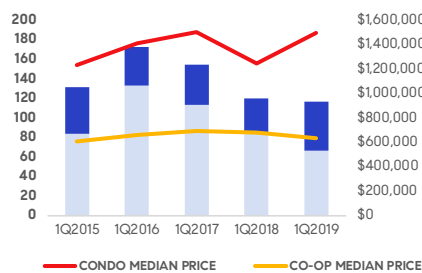


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

1Q2019 Price Metrics*

\$1,495,000

Median Condo Contract Price

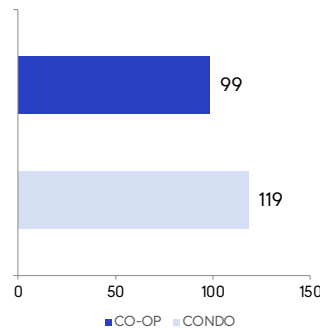
\$635,000

Median Co-Op Contract Price

\$1,583

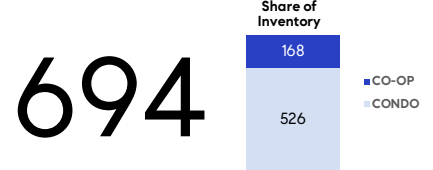
Median Condo Contract PPSF

Median Days on Market

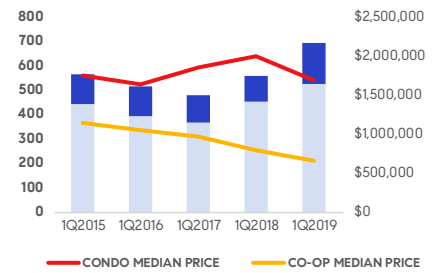


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$1,690,000

Median Condo Asking Price

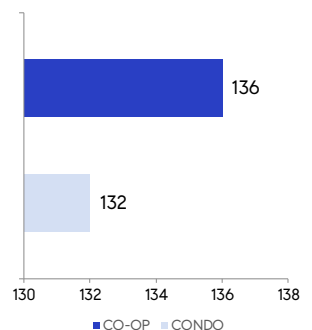
\$667,000

Median Co-Op Asking Price

\$1,788

Median Condo Asking PPSF

Median Days on Market



Midtown West Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	122	91	34.1%	112	8.9%
Median Price	\$1,943,000	\$1,185,000	64.0%	\$1,422,000	36.6%
Median PPSF	\$1,735	\$1,524	13.8%	\$1,658	4.6%
Median Days on Market	96	128	-24.7%	97	-0.5%
Median Negotiability	-3.6%	-7.9%	-	-5.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$730,000	\$640,000	14.1%	\$660,000	10.6%
1 BR	\$1,350,000	\$965,000	39.9%	\$1,202,000	12.3%
2 BR	\$2,040,000	\$2,085,000	-2.2%	\$2,409,000	-15.3%
3 BR	\$6,510,000	\$6,512,000	0.0%	\$3,698,000	76.0%
4 BR+	\$30,191,000	-	-	\$26,220,000	15.1%
CO-OP					
Number of Closings	35	43	-18.6%	58	-39.7%
Median Price	\$650,000	\$542,000	19.9%	\$583,000	11.5%
Median Days on Market	116	49	139.2%	100	16.6%
Median Negotiability	-4.6%	0.0%	-	-5.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$410,000	\$392,000	4.6%	\$375,000	9.3%
1 BR	\$683,000	\$610,000	12.0%	\$620,000	10.2%
2 BR	\$2,430,000	\$908,000	167.6%	\$1,025,000	137.1%
3 BR	\$1,435,000	\$1,540,000	-6.8%	-	-
4 BR+	-	-	-	-	-

Midtown West Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	67	86	-22.1%	81	-17.3%
Median Price (1)	\$1,495,000	\$1,250,000	19.6%	\$1,350,000	10.7%
Median PPSF (1)	\$1,583	\$1,647	-3.9%	\$1,569	0.9%
Median Days on Market	119	122	-2.9%	112	5.8%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$680,000	\$750,000	-9.3%	\$690,000	-1.4%
1 BR	\$944,000	\$1,098,000	-14.0%	\$1,278,000	-26.1%
2 BR	\$1,737,000	\$1,898,000	-8.5%	\$1,865,000	-6.9%
3 BR	\$4,350,000	\$2,735,000	59.0%	\$3,450,000	26.1%
4 BR+	\$7,345,000	\$6,048,000	21.4%	\$12,110,000	-39.3%
CO-OP					
Number of Contracts Signed	50	34	47.1%	48	4.2%
Median Price (1)	\$635,000	\$682,000	-6.9%	\$560,000	13.4%
Median Days on Market	99	80	23.9%	70	40.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$435,000	\$419,000	3.8%	\$414,000	5.1%
1 BR	\$585,000	\$750,000	-22.0%	\$600,000	-2.5%
2 BR	\$980,000	\$1,145,000	-14.4%	\$2,750,000	-64.4%
3 BR	\$970,000	\$3,320,000	-70.8%	\$1,544,000	-37.2%
4 BR+	-	-	-	-	-

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Midtown West Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	526	455	15.6%	500	5.2%
Median Price	\$1,690,000	\$2,000,000	-15.5%	\$1,915,000	-11.7%
Median PPSF	\$1,788	\$1,939	-7.7%	\$1,889	-5.3%
Median Days on Market	132	160	-17.2%	142	-7.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$795,000	\$800,000	-0.6%	\$750,000	6.0%
1 BR	\$1,195,000	\$1,299,000	-8.0%	\$1,200,000	-0.4%
2 BR	\$2,295,000	\$2,349,000	-2.3%	\$2,250,000	2.0%
3 BR	\$5,448,000	\$6,470,000	-15.8%	\$6,100,000	-10.7%
4 BR+	\$12,970,000	\$12,849,000	0.9%	\$12,953,000	0.1%
CO-OP					
Number of Active Listings	168	105	60.0%	149	12.8%
Median Price	\$667,000	\$795,000	-16.1%	\$695,000	-4.0%
Median Days on Market	136	88	54.5%	99	37.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$482,000	\$399,000	20.8%	\$450,000	7.1%
1 BR	\$655,000	\$695,000	-5.8%	\$620,000	5.6%
2 BR	\$1,395,000	\$1,295,000	7.7%	\$1,262,000	10.5%
3 BR	\$2,725,000	\$2,595,000	5.0%	\$2,087,000	30.6%
4 BR+	\$11,248,000	\$8,750,000	28.5%	\$14,973,000	-24.9%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	14.5	11.3

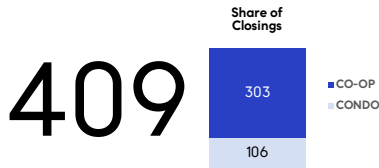
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Upper East Side

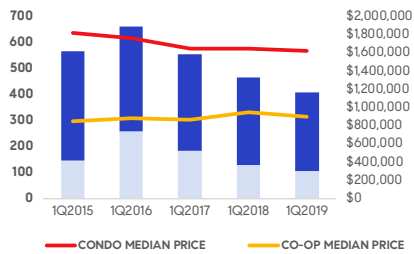
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



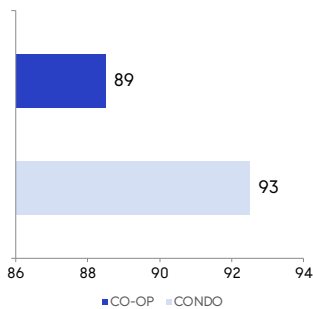
1Q2019 Price Metrics

\$1,625,000
Median Condo Sales Price

\$900,000
Median Co-Op Sales Price

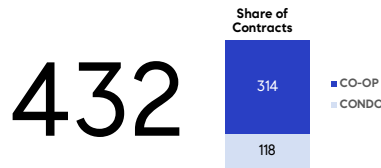
\$1,420
Median Condo Sales PPSF

Median Days on Market

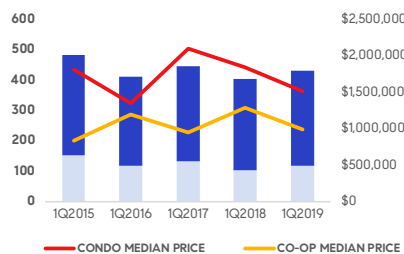


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

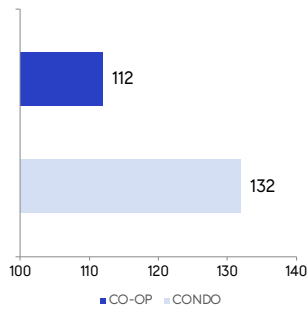
1Q2019 Price Metrics*

\$1,523,000
Median Condo Contract Price

\$995,000
Median Co-Op Contract Price

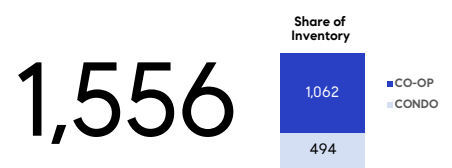
\$1,468
Median Condo Contract PPSF

Median Days on Market

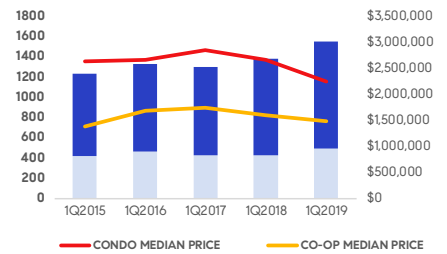


Inventory

Number of Active Listings



Inventory - Last Five Years



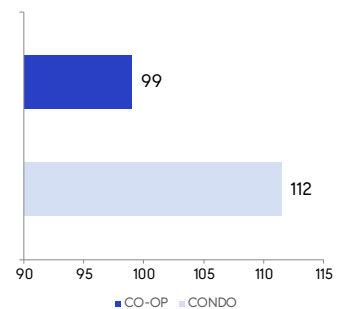
1Q2019 Price Metrics

\$2,250,000
Median Condo Asking Price

\$1,495,000
Median Co-Op Asking Price

\$1,699
Median Condo Asking PPSF

Median Days on Market



Upper East Side Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	106	129	-17.8%	133	-20.3%
Median Price	\$1,625,000	\$1,650,000	-1.5%	\$1,900,000	-14.5%
Median PPSF	\$1,420	\$1,493	-4.9%	\$1,549	-8.3%
Median Days on Market	93	102	-9.3%	119	-22.3%
Median Negotiability	-8.5%	-4.1%	-	-7.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$540,000	\$653,000	-17.3%	\$593,000	-8.9%
1 BR	\$840,000	\$977,000	-14.0%	\$975,000	-13.8%
2 BR	\$1,775,000	\$2,175,000	-18.4%	\$1,960,000	-9.4%
3 BR	\$2,775,000	\$2,795,000	-0.7%	\$3,210,000	-13.6%
4 BR+	\$6,600,000	\$5,500,000	20.0%	\$15,089,000	-56.3%
CO-OP					
Number of Closings	303	339	-10.6%	348	-12.9%
Median Price	\$900,000	\$950,000	-5.3%	\$978,000	-8.0%
Median Days on Market	89	73	21.2%	92	-3.8%
Median Negotiability	-6.4%	-3.6%	-	-5.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$400,000	\$459,000	-12.9%	\$405,000	-1.2%
1 BR	\$652,000	\$695,000	-6.2%	\$653,000	-0.2%
2 BR	\$1,428,000	\$1,493,000	-4.4%	\$1,300,000	9.8%
3 BR	\$2,500,000	\$2,700,000	-7.4%	\$3,000,000	-16.7%
4 BR+	\$3,743,000	\$5,650,000	-33.8%	\$5,200,000	-28.0%

Upper East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	118	105	12.4%	100	18.0%
Median Price (1)	\$1,523,000	\$1,845,000	-17.5%	\$1,637,000	-7.0%
Median PPSF (1)	\$1,468	\$1,471	-0.2%	\$1,430	2.7%
Median Days on Market	128	130	-1.5%	94	36.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$565,000	\$638,000	-11.4%	\$574,000	-1.6%
1 BR	\$950,000	\$1,095,000	-13.2%	\$875,000	8.6%
2 BR	\$1,750,000	\$1,999,000	-12.5%	\$1,913,000	-8.5%
3 BR	\$3,350,000	\$2,725,000	22.9%	\$2,995,000	11.9%
4 BR+	\$5,748,000	\$8,250,000	-30.3%	\$5,500,000	4.5%
CO-OP					
Number of Contracts Signed	314	299	5.0%	346	-9.2%
Median Price (1)	\$995,000	\$1,295,000	-23.2%	\$1,012,000	-1.7%
Median Days on Market	121	113	7.1%	89	35.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$418,000	\$439,000	-4.8%	\$440,000	-5.0%
1 BR	\$680,000	\$749,000	-9.2%	\$682,000	-0.3%
2 BR	\$1,478,000	\$1,597,000	-7.5%	\$1,480,000	-0.1%
3 BR	\$2,545,000	\$2,750,000	-7.5%	\$2,495,000	2.0%
4 BR+	\$5,075,000	\$6,748,000	-24.8%	\$3,845,000	32.0%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Upper East Side Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	494	432	14.4%	453	9.1%
Median Price	\$2,250,000	\$2,673,000	-15.8%	\$2,300,000	-2.2%
Median PPSF	\$1,699	\$1,837	-7.5%	\$1,700	0.0%
Median Days on Market	112	144	-22.6%	102	9.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$638,000	\$687,000	-7.1%	\$652,000	-2.1%
1 BR	\$995,000	\$1,200,000	-17.1%	\$998,000	-0.3%
2 BR	\$2,395,000	\$2,460,000	-2.6%	\$2,350,000	1.9%
3 BR	\$3,795,000	\$3,780,000	0.4%	\$3,695,000	2.7%
4 BR+	\$7,995,000	\$7,950,000	0.6%	\$8,490,000	-5.8%
CO-OP					
Number of Active Listings	1,062	952	11.6%	963	10.3%
Median Price	\$1,495,000	\$1,600,000	-6.6%	\$1,400,000	6.8%
Median Days on Market	99	86	15.1%	100	-1.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$425,000	\$435,000	-2.3%	\$430,000	-1.2%
1 BR	\$699,000	\$710,000	-1.5%	\$705,000	-0.9%
2 BR	\$1,685,000	\$1,750,000	-3.7%	\$1,695,000	-0.6%
3 BR	\$2,995,000	\$3,395,000	-11.8%	\$2,950,000	1.5%
4 BR+	\$6,750,000	\$6,123,000	10.2%	\$6,900,000	-2.2%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	9.0	7.7

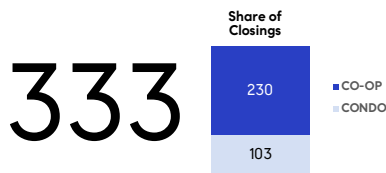
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Upper West Side

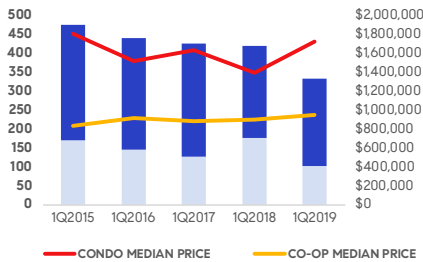
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$1,725,000

Median Condo Sales Price

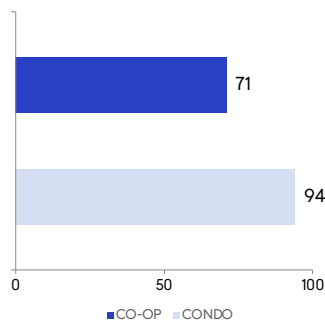
\$955,000

Median Co-Op Sales Price

\$1,549

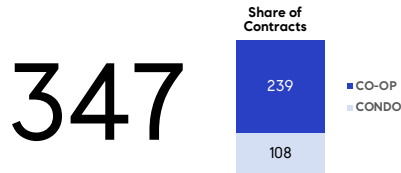
Median Condo Sales PPSF

Median Days on Market

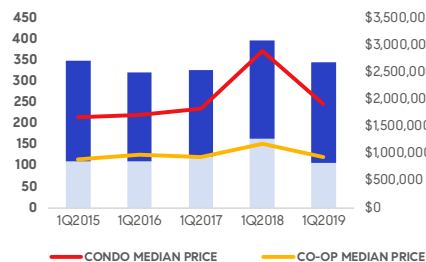


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



*Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales

1Q2019 Price Metrics*

\$1,925,000

Median Condo Contract Price

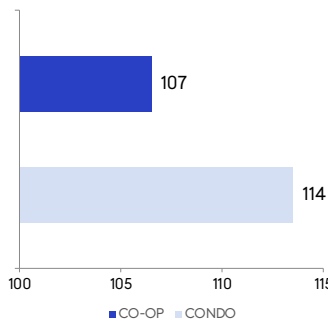
\$949,000

Median Co-Op Contract Price

\$1,613

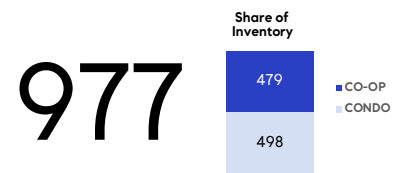
Median Condo Contract PPSF

Median Days on Market

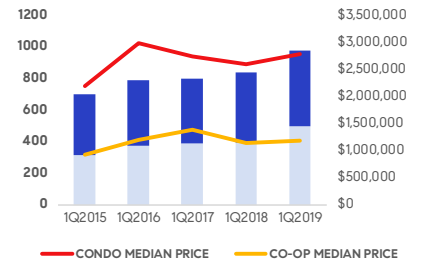


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$2,788,000

Median Condo Asking Price

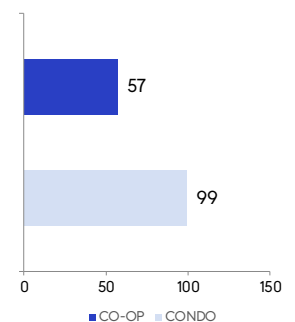
\$1,195,000

Median Co-Op Asking Price

\$1,866

Median Condo Asking PPSF

Median Days on Market



Upper West Side Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	103	176	-41.5%	128	-19.5%
Median Price	\$1,725,000	\$1,395,000	23.7%	\$1,338,000	28.9%
Median PPSF	\$1,549	\$1,659	-6.6%	\$1,455	6.5%
Median Days on Market	94	89	6.2%	105	-10.5%
Median Negotiability	-5.1%	0.0%	-	-5.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$695,000	\$700,000	-0.7%	\$665,000	4.5%
1 BR	\$992,000	\$966,000	2.7%	\$975,000	1.7%
2 BR	\$1,785,000	\$2,350,000	-24.0%	\$1,743,000	2.4%
3 BR	\$3,459,000	\$3,860,000	-10.4%	\$2,453,000	41.0%
4 BR+	\$6,914,000	\$5,800,000	19.2%	\$6,918,000	-0.1%
CO-OP					
Number of Closings	230	243	-5.3%	253	-9.1%
Median Price	\$955,000	\$899,000	6.2%	\$980,000	-2.6%
Median Days on Market	71	61	16.4%	96	-26.0%
Median Negotiability	-4.8%	-1.2%	-	-5.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$450,000	\$475,000	-5.3%	\$475,000	-5.3%
1 BR	\$720,000	\$740,000	-2.7%	\$725,000	-0.7%
2 BR	\$1,450,000	\$1,500,000	-3.3%	\$1,425,000	1.8%
3 BR	\$2,195,000	\$2,309,000	-4.9%	\$1,925,000	14.0%
4 BR+	\$3,264,000	\$5,300,000	-38.4%	\$4,100,000	-20.4%

Upper West Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	108	164	-34.1%	132	-18.2%
Median Price (1)	\$1,925,000	\$2,900,000	-33.6%	\$2,005,000	-4.0%
Median PPSF (1)	\$1,613	\$1,942	-17.0%	\$1,736	-7.1%
Median Days on Market	118	190	-38.2%	88	33.5%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$583,000	\$730,000	-20.1%	\$650,000	-10.3%
1 BR	\$1,033,000	\$1,200,000	-13.9%	\$1,100,000	-6.1%
2 BR	\$2,000,000	\$2,295,000	-12.9%	\$2,560,000	-21.9%
3 BR	\$3,790,000	\$3,845,000	-1.4%	\$4,990,000	-24.0%
4 BR+	\$5,548,000	\$7,023,000	-21.0%	\$6,468,000	-14.2%
CO-OP					
Number of Contracts Signed	239	235	1.7%	256	-6.6%
Median Price (1)	\$949,000	\$1,195,000	-20.6%	\$1,050,000	-9.6%
Median Days on Market	110	103	6.8%	75	46.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$455,000	\$499,000	-8.8%	\$490,000	-7.1%
1 BR	\$730,000	\$795,000	-8.2%	\$725,000	0.7%
2 BR	\$1,475,000	\$1,475,000	0.0%	\$1,423,000	3.7%
3 BR	\$2,213,000	\$2,490,000	-11.1%	\$2,132,000	3.8%
4 BR+	\$4,390,000	\$4,600,000	-4.6%	\$3,757,000	16.8%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

Upper West Side Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	498	394	26.4%	460	8.3%
Median Price	\$2,788,000	\$2,595,000	7.4%	\$2,773,000	0.5%
Median PPSF	\$1,866	\$1,886	-1.0%	\$1,899	-1.7%
Median Days on Market	99	89	11.2%	83	20.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$758,000	\$749,000	1.2%	\$750,000	1.1%
1 BR	\$1,197,000	\$1,190,000	0.6%	\$1,175,000	1.9%
2 BR	\$2,295,000	\$2,395,000	-4.2%	\$2,378,000	-3.5%
3 BR	\$4,100,000	\$4,500,000	-8.9%	\$4,495,000	-8.8%
4 BR+	\$7,900,000	\$7,315,000	8.0%	\$7,950,000	-0.6%
CO-OP					
Number of Active Listings	479	444	7.9%	467	2.6%
Median Price	\$1,195,000	\$1,150,000	3.9%	\$1,245,000	-4.0%
Median Days on Market	57	68	-16.2%	87	-34.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$467,000	\$497,000	-6.0%	\$475,000	-1.7%
1 BR	\$700,000	\$739,000	-5.3%	\$725,000	-3.4%
2 BR	\$1,395,000	\$1,595,000	-12.5%	\$1,463,000	-4.6%
3 BR	\$2,950,000	\$2,998,000	-1.6%	\$2,773,000	6.4%
4 BR+	\$5,395,000	\$5,848,000	-7.7%	\$5,750,000	-6.2%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	6.9	5.9

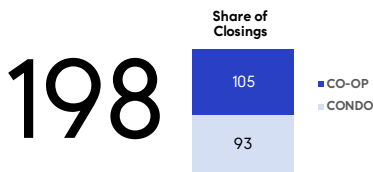
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.

Upper Manhattan

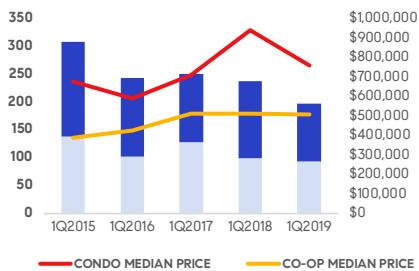
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



1Q2019 Price Metrics

\$760,000

Median Condo Sales Price

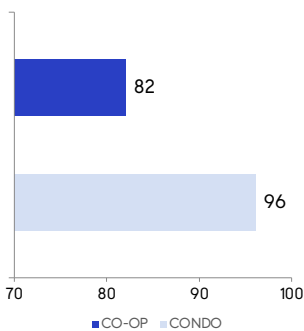
\$510,000

Median Co-Op Sales Price

\$940

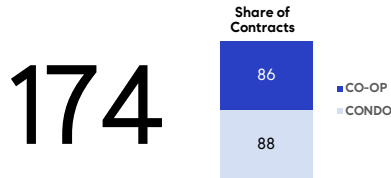
Median Condo Sales PPSF

Median Days on Market

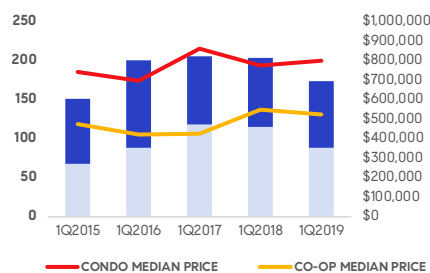


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

1Q2019 Price Metrics*

\$800,000

Median Condo Contract Price

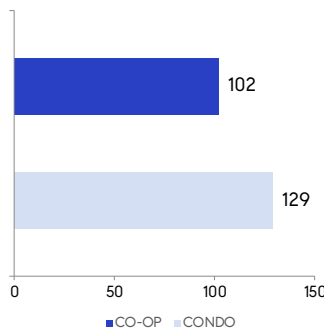
\$525,000

Median Co-Op Contract Price

\$1,043

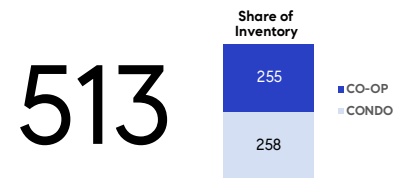
Median Condo Contract PPSF

Median Days on Market

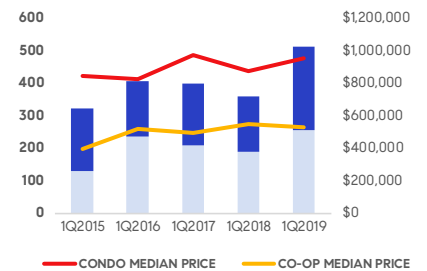


Inventory

Number of Active Listings



Inventory - Last Five Years



1Q2019 Price Metrics

\$955,000

Median Condo Asking Price

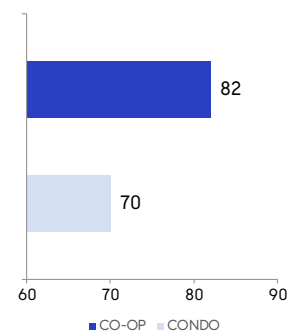
\$529,000

Median Co-Op Asking Price

\$1,018

Median Condo Asking PPSF

Median Days on Market



Upper Manhattan Condominium & Co-Op Closings

CLOSINGS	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Closings	93	100	-7.0%	88	5.7%
Median Price	\$760,000	\$941,000	-19.2%	\$706,000	7.6%
Median PPSF	\$940	\$1,113	-15.5%	\$949	-0.9%
Median Days on Market	96	99	-3.0%	84	14.3%
Median Negotiability	-3.2%	-2.7%	-	-0.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$356,000	\$330,000	7.9%	\$502,000	-29.1%
1 BR	\$560,000	\$699,000	-19.9%	\$625,000	-10.4%
2 BR	\$955,000	\$1,394,000	-31.5%	\$915,000	4.4%
3 BR	\$1,543,000	\$1,928,000	-20.0%	\$1,735,000	-11.1%
4 BR+	\$1,700,000	\$2,845,000	-40.2%	\$6,325,000	-73.1%
CO-OP					
Number of Closings	105	138	-23.9%	105	0.0%
Median Price	\$510,000	\$511,000	-0.2%	\$583,000	-12.5%
Median Days on Market	82	69	18.8%	68	21.5%
Median Negotiability	-2.5%	0.0%	-	-2.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$275,000	\$341,000	-19.4%	\$290,000	-5.2%
1 BR	\$378,000	\$405,000	-6.7%	\$400,000	-5.5%
2 BR	\$600,000	\$639,000	-6.1%	\$599,000	0.2%
3 BR	\$745,000	\$820,000	-9.1%	\$760,000	-2.0%
4 BR+	\$915,000	\$907,000	0.9%	-	-

Upper Manhattan Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	88	115	-23.5%	90	-2.2%
Median Price (1)	\$800,000	\$775,000	3.2%	\$780,000	2.6%
Median PPSF (1)	\$1,043	\$914	14.1%	\$1,042	0.1%
Median Days on Market	135	99	36.4%	81	66.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$567,000	\$537,000	5.6%	\$437,000	29.7%
1 BR	\$750,000	\$587,000	27.8%	\$711,000	5.5%
2 BR	\$1,000,000	\$875,000	14.3%	\$950,000	5.3%
3 BR	\$1,374,000	\$1,750,000	-21.5%	\$1,623,000	-15.3%
4 BR+	-	\$1,595,000	-	\$2,850,000	-
CO-OP					
Number of Contracts Signed	86	89	-3.4%	111	-22.5%
Median Price (1)	\$525,000	\$549,000	-4.4%	\$576,000	-8.9%
Median Days on Market	102	119	-14.3%	76	34.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$275,000	\$275,000	0.0%	\$298,000	-7.7%
1 BR	\$395,000	\$450,000	-12.2%	\$399,000	-1.0%
2 BR	\$635,000	\$589,000	7.8%	\$599,000	6.0%
3 BR	\$650,000	\$933,000	-30.3%	\$755,000	-13.9%
4 BR+	\$1,533,000	\$749,000	104.7%	\$849,000	80.6%

(1) Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales.

* 1Q2018 numbers have been adjusted to match the time period of the present quarter (data through March 15, 2018)

* 4Q2018 numbers have been adjusted to match the time period of the present quarter (data through December 15, 2018)

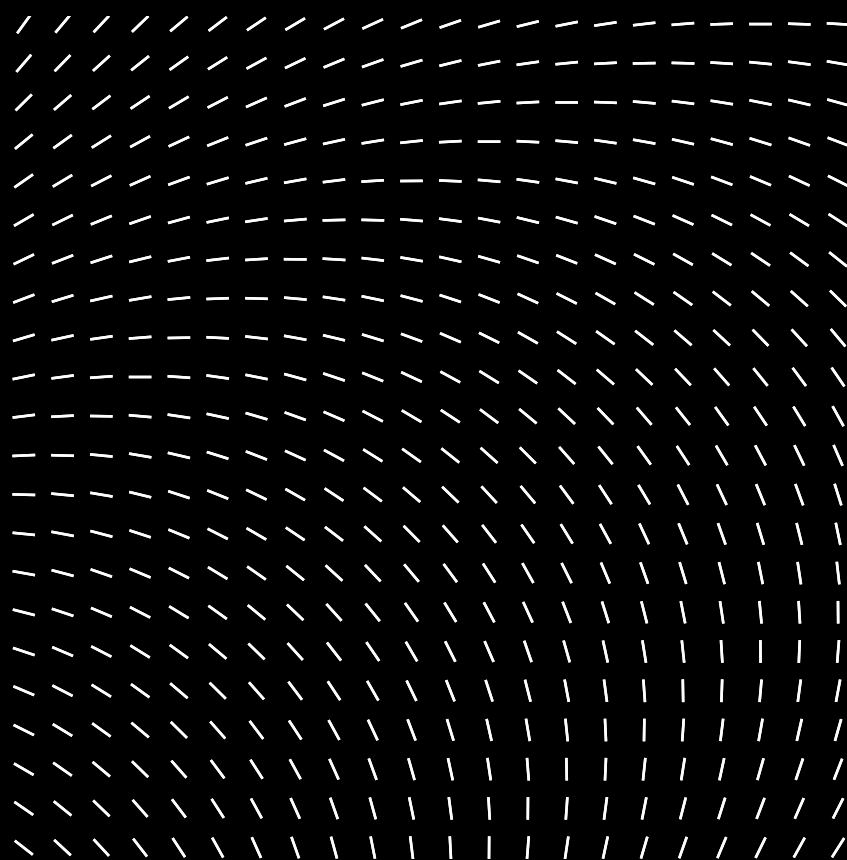
Upper Manhattan Condominium & Co-Op Inventory

ACTIVE	1Q2019	1Q2018	Y-o-Y % Change	4Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	258	189	36.5%	210	22.9%
Median Price	\$955,000	\$875,000	9.1%	\$899,000	6.2%
Median PPSF	\$1,018	\$1,085	-6.1%	\$1,024	-0.5%
Median Days on Market	70	94	-25.5%	100	-29.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$594,000	\$577,000	2.9%	\$589,000	0.8%
1 BR	\$725,000	\$667,000	8.7%	\$667,000	8.7%
2 BR	\$990,000	\$971,000	2.0%	\$940,000	5.3%
3 BR	\$1,837,000	\$1,800,000	2.1%	\$1,678,000	9.5%
4 BR+	\$3,995,000	\$3,298,000	21.1%	\$3,373,000	18.4%
CO-OP					
Number of Active Listings	255	171	49.1%	204	25.0%
Median Price	\$529,000	\$550,000	-3.8%	\$500,000	5.8%
Median Days on Market	82	82	0.0%	73	12.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$267,000	\$299,000	-10.7%	\$288,000	-7.3%
1 BR	\$418,000	\$382,000	9.4%	\$410,000	2.0%
2 BR	\$599,000	\$612,000	-2.1%	\$675,000	-11.3%
3 BR	\$680,000	\$750,000	-9.3%	\$655,000	3.8%
4 BR+	\$540,000	\$1,095,000	-50.7%	\$475,000	13.7%

* 1Q2019 Inventory as of March 15, 2019

ACTIVE MONTHS OF SUPPLY	1Q2019	1Q2018
Overall	7.7	4.8

Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted new development inventory.



Compass Development Research

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