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Q2
2018

Manhattan Quarterly Market Insights Report

Introducing the Compass

Q2 2018 Manhattan

Market Insights Report

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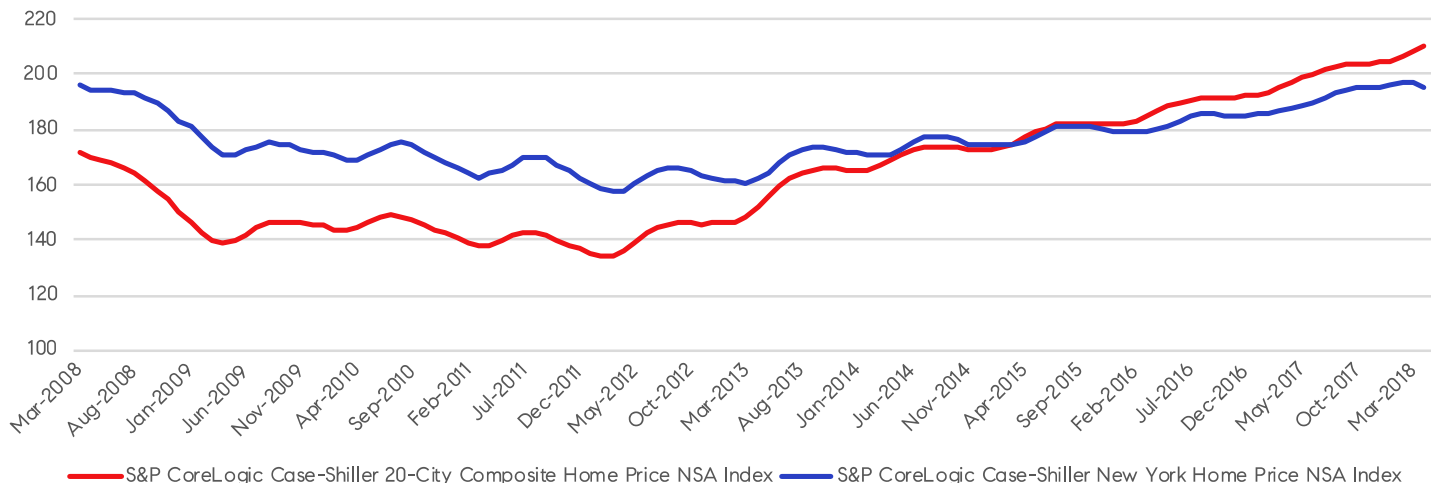
Neighborhood Snapshot

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National Housing Indicators

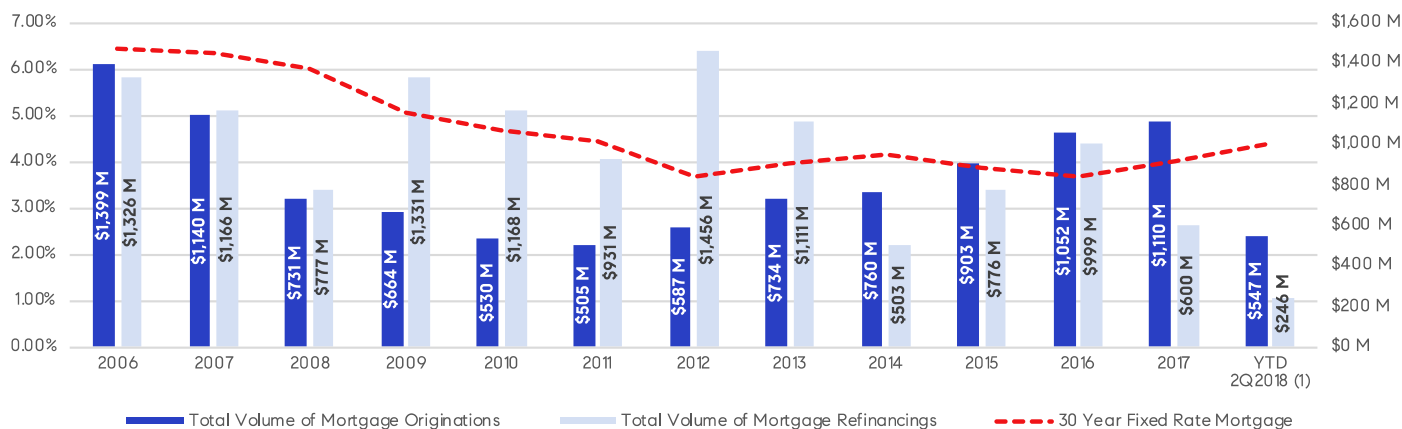
Case-Shiller 20-City Composite Home Price Index vs. Case-Shiller New York Home Price NSA Index



Since 2015 the Case-Shiller 20-City Composite Home Price Index has outpaced New York's Index. As the index analyzes re-sales, it is clear that over the past three years the premium of New York resales dipped below that of the 20-City Composite. As of March 2018 the premium for resales in New York dipped

down, while the 20-City composite continued to increase. This is in keeping with the general trend of the overall housing market, where nationally the market is undersupplied resulting in increased premiums for resales as new inventory has not kept pace with demand.

Mortgage Originations and Refinancing Volume by Year & 30 Year Fixed Mortgage Rate



Please note that total originations and refinance share are Mortgage Bankers Association estimates. These exclude second mortgages and home equity loans. (1) YTD 2Q 2018 Mortgage Volume includes projections from June 1, 2018 through June 30, 2018 provided by Mortgage Bankers Association

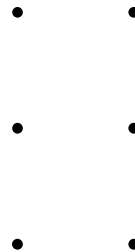
In a clear response to concerns over rising interest rates, buyers moved aggressively to secure new origination financing to lock in rates hovering near the 4% benchmark for a 30yr mortgage. Homeowners were active in refinancing their mortgages in order to take advantage of historically low interest rates from 2014 to 2016, while 2017 saw a drop of nearly \$400MM. Existing homeowners not only refinanced for a new lower rate, but to also realize equity appreciation of their homes. According to the Federal Reserve, homeowners' equity rose \$375B in 4Q17, to more than \$14.4T. During the housing bubble, equity peaked at \$13.4T in 1Q06. Owners equity has grown by more than \$8T since the beginning of 2012¹. Perhaps the sudden drop of refinancing activity in 2017 is an

indication that homeowners believe values will drop in conjunction with increased rates. In spite of rising rates, national demand for housing has not slowed down, according to Freddie Mac. Buyer resiliency in the face of higher rates reflects a healthy economy and strong consumer confidence². The predominant concern on a national level remains affordability; sufficient supply continues to be an issue according to the National Association of Realtors, putting upward pressure on home values. Coupled with rising rates, inflation of 2.5% as of the April Consumer Price Index, and hourly wage growth of only 2.6%², any rise in inventory would certainly help calm affordability concerns.

Executive Summary

Manhattan Market

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



Inventory

Inventory levels reached new peaks in 2Q 2018 as buyers at most price points, especially those contemplating homes in the \$1M - \$3M segment, exhibited patience as a result of numerous factors: (1) the recent tax reform that reduces deductibility of state and local taxes, including property tax in New York, (2) gradually rising interest rates, which directly reduces affordability for leveraged purchasers, and (3) awareness of potential market weakness / perceived over-supply in the core luxury market.

There were over 7,800 active listings in Manhattan at the end of 2Q 2018 (3,661 Co-op listings and 4,141 condo listings), representing a 17% year-over-year increase and the highest inventory level since 2Q 2010. As aforementioned, inventory priced between \$1M - \$3M, which comprises 40% of all active listings, increased 15% from the same period last year. On a positive note, the ultra-luxury segment of the condominium market (\$10M+) saw a 7% year-over-year decline in active listings – a reflection of stale and aspirationally priced inventory finally being absorbed as a result of a shrinking spread between the bid and ask, as seller's are beginning to align themselves with current market expectations.

Median asking prices of condos declined 7% year-over-year to \$2.28M, while co-ops declined by 16% to \$999K. This downward pressure in market-wide median asking price is attributable to three main factors: (1) audaciously priced ultra-luxury listings, which sat on market for hundreds of days finally being absorbed, albeit at steep discounts, (2) sellers across all price segments discounting existing asking prices to 'get a deal done', and (3) an influx of new inventory priced below \$3M, which has shifted the general price mix of inventory downwards.

With regards to co-op inventory, Upper East Side and Midtown East accounted for over 50% of the increase in inventory. However, median asking prices in both of these neighborhoods declined year-over-year signaling that demand is not able to keep up with the pace of new inventory, which in turn is forcing sellers to reduce asking prices. In fact, out of 15 neighborhoods, only five saw year-over-year increases in median co-op asking prices this quarter with Harlem & Upper Manhattan posting the largest year-over year gain in median asking prices (16% y-o-y).

With regards to condo inventory, Midtown East & Murray Hill saw the largest year-over-year increase in the number of active listings from 473 in 2Q 2017 to 574 active listings in 2Q 2018, representing a 21% year-over-year increase. However, we are comforted by the 9% decline in median asking price – a healthy and necessary reaction from sellers, which should help drive absorption in that submarket.

Executive Summary

Manhattan Market

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

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Contracts Signed

Given the aforementioned concerns of core purchasers, the number of contracts signed during 2Q 2018 totaling 2,605 reflected a 5% year-over-year decline. However, in what seems like a paradigm shift, the \$10M+ price segment was the best year-over-year performing segment of the market this quarter. In fact, the 61 total contracts signed this quarter last asking \$10M+ represented a 56% year-over-year increase – a long-awaited and pivotal moment for the ultra-luxury segment since the slow down that began in 2016. Sellers have finally demonstrated their willingness to discount prices in line with the current market and reset their expectations from peak pricing in 2014 and 2015. However, although this quarter shows positive signs for the ultra-luxury segment, discerning buyers are cognizant of the overarching disconnect between the amount of \$10M+ inventory (441 active listings as of 2Q 2018) and \$10M+ demand (215 contracts signed during the last twelve months). With two years of remaining \$10M+ supply (based on trailing twelve months contract velocity, excluding shadow inventory) and a deep pipeline of luxury product expected to come online in the next two years, there will continue to be volatility as supply/demand dynamics attempt to stabilize.

There were 1,078 condo and 1,527 co-op contracts signed during 2Q 2018, reflecting a 7% and 3% year-over-year decline, respectively, driven by an 8% decline in contracts last asking \$1M - \$3M, which accounted for 40% of total contracts signed during the quarter. Additionally, median last asking prices of co-op contracts increased 0.1% to \$895K, while condo pricing declined 2% Y-o-Y to \$1.8M. Of notable importance, Financial District-Battery Park and West Village-Greenwich Village experienced the steepest year-over-year decline in contracts signed. Financial District-Battery Park saw condo contract velocity decline 25% year-over-year coupled with a significant decline in last asking price for contracts (-43% Y-o-Y). The decline in contracts signed reflects fewer new development contracts signed during 2Q 2018 (7 new dev contracts in 2Q 2018 vs. 22 in 2Q 2017). However, we believe the steep decline in contract pricing to be inconsequential, driven solely by a greater concentration of contracts signed for studios and one-bedrooms during the most recent quarter (66% of condo contracts signed in 2Q 2018 vs. 48% in 2Q 2017). West Village-Greenwich Village had 52 condo contracts signed during 2Q 2018 – a 26% year-over-year decline driven primarily by fewer new development contracts signed at projects such as 21 East 12th Street and 160 Leroy, which accounted for over 15 contracts in this submarket alone in 2Q 2017.

Executive Summary

Manhattan Market

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

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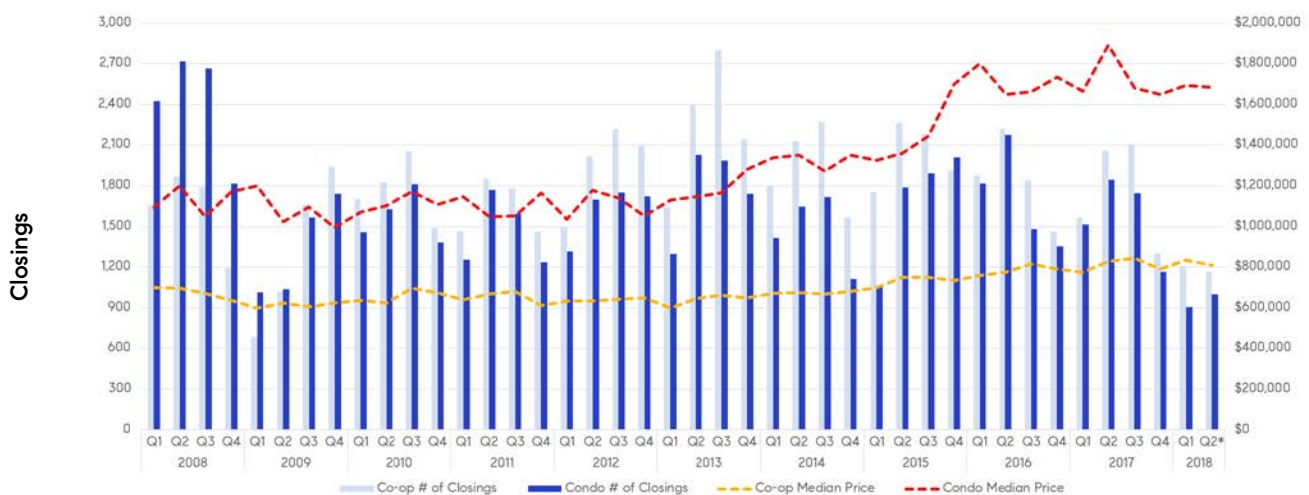
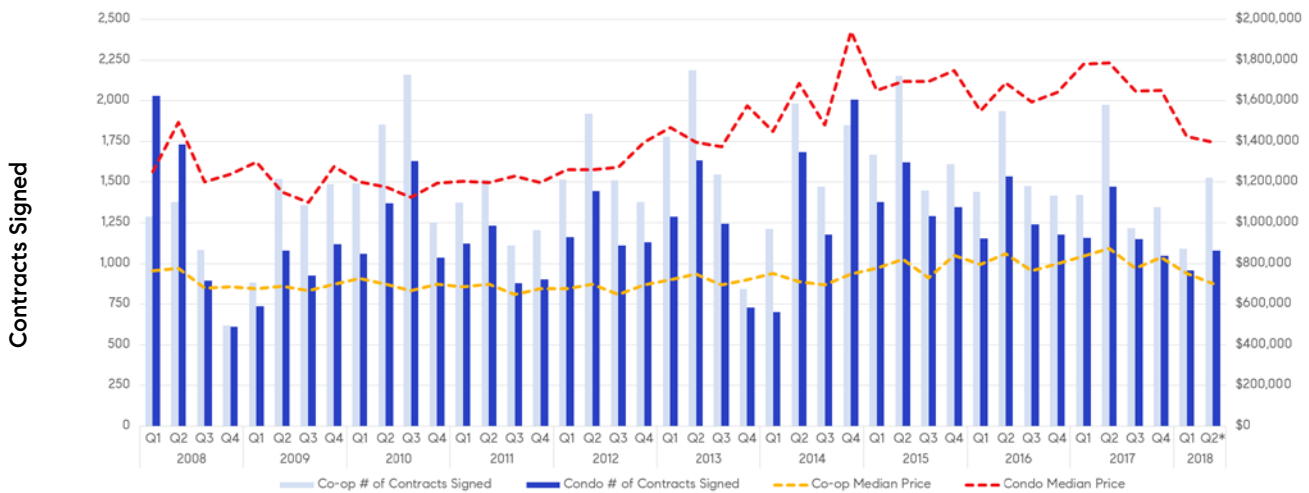
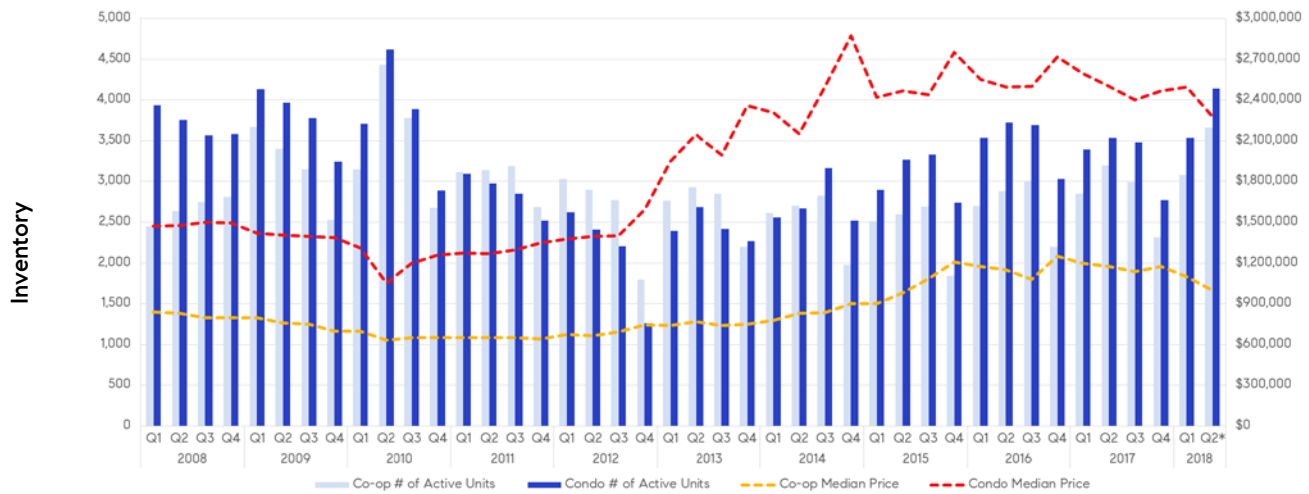
Closings

There were 1,001 condo closings this quarter, representing a 21% year-over-year decline, primarily attributable to fewer new development closings (-35% y-o-y) and continued hesitation from prospective purchasers. Manhattan's median sales price declined by 8% year-over-year to \$1.685M, driven by a higher proportion of closings this quarter attributable to resales versus new development when compared to last year. Of the 1,274 closings in 2Q 2017, about 40% occurred at new developments and of those new development closings, 65% reflected contracts signed in 2016 or earlier.

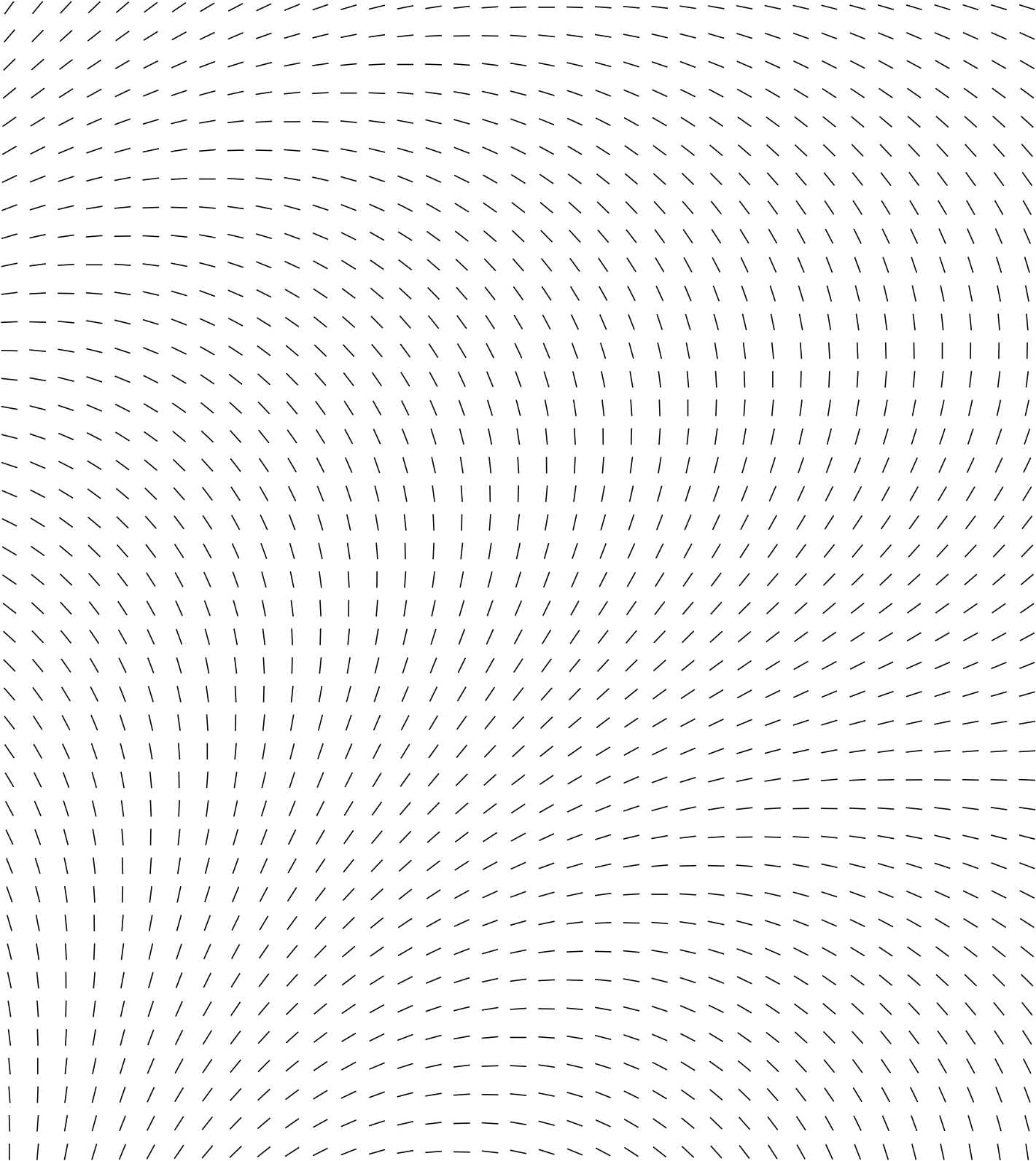
There were 1,165 co-op closings this quarter, representing a 16% year-over-year decline, primarily attributable to a 17% year-over-year decline in closings below \$3M. Given the lackluster contract velocity of co-ops last quarter (1,092 contracts signed in 1Q 2018, 23% y-o-y decline), which would have represented a portion of closings this quarter, exacerbated by lingering uncertainty for purchasers in the \$1M - \$3M price segment, it is not surprising to see a year-over-year decline. In keeping with this trend, median days on market for co-ops increased to 90 days from 69 days in 2Q 2017 driven by co-ops priced under \$1M (77 days in 2Q 2018 vs. 57 days in 2Q 2018) and co-ops priced between \$1M - \$3M (106 days vs. 84 days). Furthermore, the median sales price of a co-op declined by 2% year-over-year to \$810K.

Manhattan Condominium & Co-Op Overview

The charts below highlight 10 years of historical performance of inventory, contracts signed, and closings by quarter. *Please note all data below is as of 6/15/2018.*



Neighborhood Snapshots

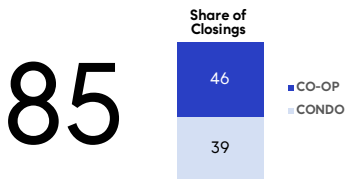


Chelsea

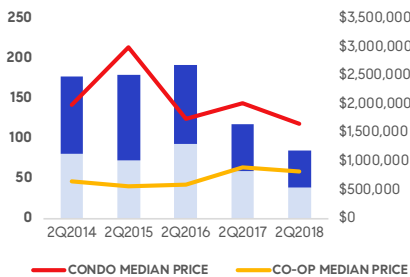
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



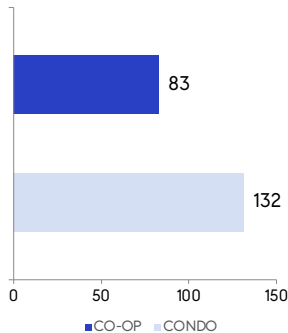
2Q2018 Price Metrics

\$1,658,000
Median Condo Sales Price

\$835,000
Median Co-Op Sales Price

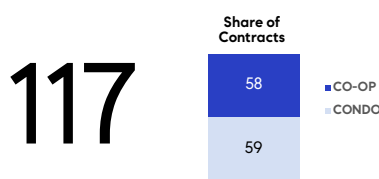
\$1,700
Median Condo Sales PPSF

Median Days on Market

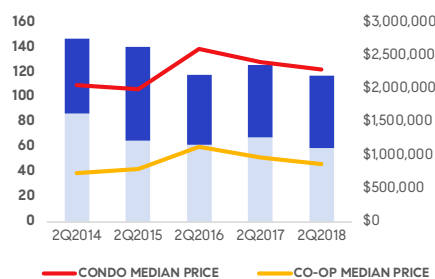


Contracts

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

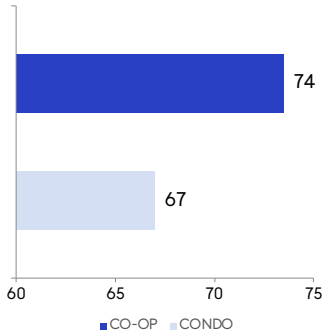
2Q2018 Price Metrics*

\$2,295,000
Median Condo Contract Price

\$875,000
Median Co-Op Contract Price

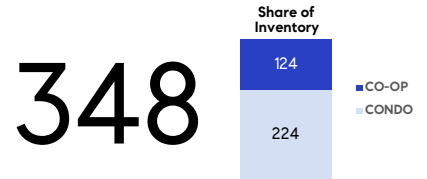
\$1,839
Median Condo Contract PPSF

Median Days on Market

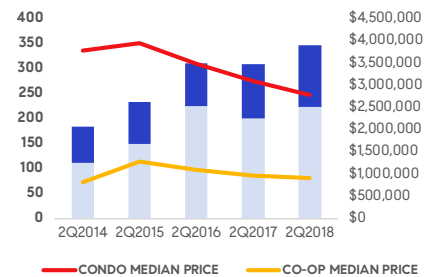


Inventory

Number of Active Listings



Inventory - Last Five Years



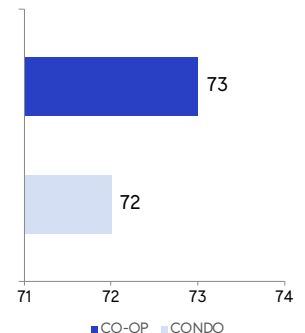
2Q2018 Price Metrics

\$2,795,000
Median Condo Asking Price

\$923,000
Median Co-Op Asking Price

\$1,971
Median Condo Asking PPSF

Median Days on Market



Chelsea Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	39	60	-35.0%	40	-2.5%
Median Price	\$1,658,000	\$2,030,000	-18.3%	\$2,050,000	-19.1%
Median PPSF	\$1,700	\$1,695	0.3%	\$1,719	-1.1%
Median Days on Market	132	69	92.0%	107	23.5%
Median Negotiability	-6.2%	-5.5%		-7.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$958,000	\$778,000	23.1%	\$880,000	8.9%
1 BR	\$1,475,000	\$1,278,000	15.4%	\$1,530,000	-3.6%
2 BR	\$2,393,000	\$2,373,000	0.8%	\$2,588,000	-7.5%
3 BR	\$3,420,000	\$3,385,000	1.0%	\$3,975,000	-14.0%
4 BR+	-	\$4,582,000	-	\$8,625,000	-
CO-OP					
Number of Closings	46	58	-20.7%	31	48.4%
Median Price	\$835,000	\$900,000	-7.2%	\$871,000	-4.1%
Median Days on Market	83	80	3.8%	82	1.8%
Median Negotiability	-2.1%	-3.4%	-	-5.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$587,000	\$563,000	4.3%	\$625,000	-6.1%
1 BR	\$840,000	\$900,000	-6.7%	\$848,000	-0.9%
2 BR	\$1,443,000	\$1,738,000	-17.0%	\$1,400,000	3.1%
3 BR	\$1,953,000	\$2,225,000	-12.2%	-	-
4 BR+	-	\$4,895,000	-	-	-

Chelsea Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	59	68	-13.2%	54	9.3%
Median Price (1)	\$2,295,000	\$2,397,000	-4.3%	\$2,480,000	-7.5%
Median PPSF (1)	\$1,839	\$1,936	-5.0%	\$1,817	1.2%
Median Days on Market	67	73	-8.2%	224	-70.1%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$765,000	\$765,000	0.0%	-	-
1 BR	\$1,373,000	\$1,499,000	-8.4%	\$1,595,000	-13.9%
2 BR	\$2,660,000	\$2,673,000	-0.5%	\$2,885,000	-7.8%
3 BR	\$4,000,000	\$4,000,000	0.0%	\$4,250,000	-5.9%
4 BR+	\$7,225,000	\$14,500,000	-50.2%	\$5,300,000	36.3%
CO-OP					
Number of Contracts Signed	58	58	0.0%	47	23.4%
Median Price (1)	\$875,000	\$973,000	-10.1%	\$879,000	-0.5%
Median Days on Market	74	54	36.1%	89	-17.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$525,000	\$599,000	-12.4%	\$549,000	-4.4%
1 BR	\$863,000	\$950,000	-9.2%	\$853,000	1.2%
2 BR	\$1,799,000	\$1,495,000	20.3%	\$1,399,000	28.6%
3 BR	\$2,800,000	\$2,585,000	8.3%	\$4,750,000	-41.1%
4 BR+	\$6,875,000	-	-	-	-

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Chelsea Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	224	201	11.4%	178	25.8%
Median Price	\$2,795,000	\$3,100,000	-9.8%	\$3,150,000	-11.3%
Median PPSF	\$1,971	\$2,048	-3.8%	\$2,017	-2.3%
Median Days on Market	72	115	-37.4%	82	-12.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$687,000	\$799,000	-14.0%	\$700,000	-1.9%
1 BR	\$1,525,000	\$1,500,000	1.7%	\$1,455,000	4.8%
2 BR	\$2,695,000	\$3,075,000	-12.4%	\$2,995,000	-10.0%
3 BR	\$4,995,000	\$4,700,000	6.3%	\$5,598,000	-10.8%
4 BR+	\$8,498,000	\$12,000,000	-29.2%	\$7,995,000	6.3%
CO-OP					
Number of Active Listings	124	108	14.8%	111	11.7%
Median Price	\$923,000	\$975,000	-5.3%	\$1,049,000	-12.0%
Median Days on Market	\$1,348	\$1,289	4.6%	\$1,387	-2.8%
Median Pricing Analysis by Bedroom Type:	73	70	5.0%	53	39.0%
Studio	\$594,000	\$630,000	-5.7%	\$575,000	3.3%
1 BR	\$798,000	\$895,000	-10.8%	\$850,000	-6.1%
2 BR	\$1,558,000	\$1,587,000	-1.8%	\$1,695,000	-8.1%
3 BR	\$4,175,000	\$3,400,000	22.8%	\$2,995,000	39.4%
4 BR+	\$7,375,000	\$8,650,000	-14.7%	\$8,499,000	-13.2%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	9.4	7.3

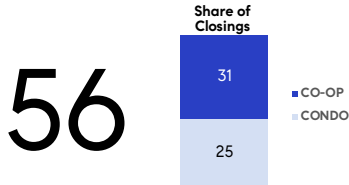
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

East Village

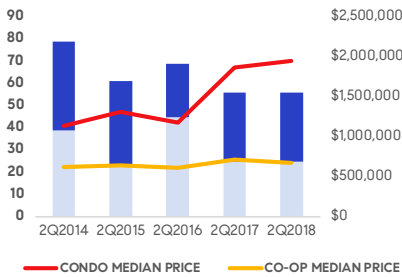
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



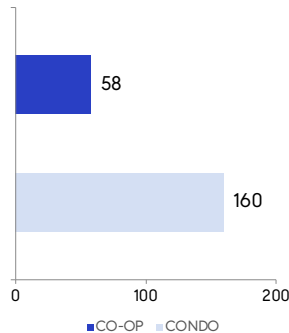
2Q2018 Price Metrics

\$1,950,000
Median Condo Sales Price

\$678,000
Median Co-Op Sales Price

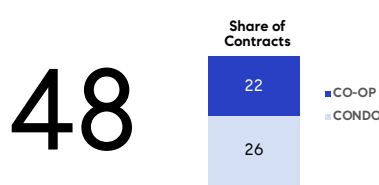
\$1,695
Median Condo Sales PPSF

Median Days on Market

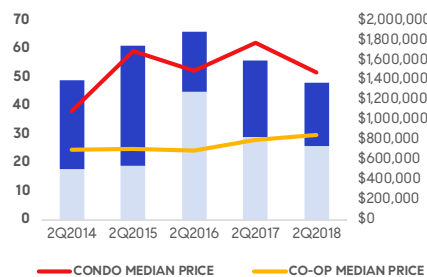


Contracts

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

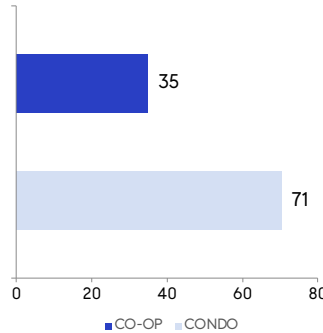
2Q2018 Price Metrics*

\$1,475,000
Median Condo Contract Price

\$849,000
Median Co-Op Contract Price

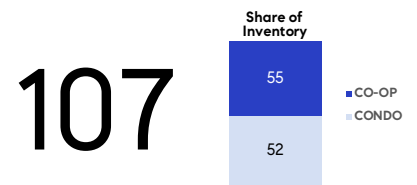
\$1,898
Median Condo Contract PPSF

Median Days on Market

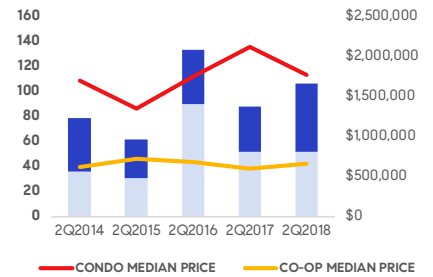


Inventory

Number of Active Listings



Inventory - Last Five Years



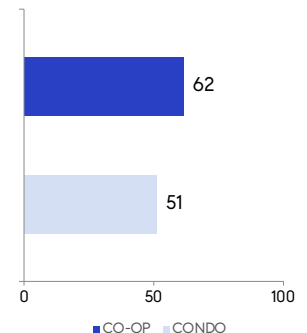
2Q2018 Price Metrics

\$1,775,000
Median Condo Asking Price

\$669,000
Median Co-Op Asking Price

\$1,736
Median Condo Asking PPSF

Median Days on Market



East Village Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	25	25	0.0%	21	19.0%
Median Price	\$1,950,000	\$1,863,000	4.7%	\$1,650,000	18.2%
Median PPSF	\$1,695	\$1,630	4.0%	\$1,925	-11.9%
Median Days on Market	160	147	8.8%	73	120.7%
Median Negotiability	-1.0%	-4.6%		0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$636,000	-	\$725,000	-
1 BR	\$975,000	\$1,063,000	-8.3%	\$1,415,000	-31.1%
2 BR	\$2,097,000	\$1,875,000	11.8%	\$2,088,000	0.4%
3 BR	\$1,600,000	\$3,035,000	-47.3%	\$3,275,000	-51.1%
4 BR+	-	-	-	-	-
CO-OP					
Number of Closings	31	31	0.0%	18	72.2%
Median Price	\$678,000	\$713,000	-4.9%	\$547,000	23.9%
Median Days on Market	58	46	26.1%	88	-33.7%
Median Negotiability	-1.1%	-1.2%	-	-3.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$460,000	\$485,000	-5.2%	\$387,000	18.9%
1 BR	\$678,000	\$550,000	23.3%	\$549,000	23.5%
2 BR	\$1,178,000	\$1,163,000	1.3%	\$977,000	20.6%
3 BR	\$4,913,000	\$1,475,000	233.1%	-	-
4 BR+	-	-	-	-	-

East Village Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	26	29	-10.3%	20	30.0%
Median Price (1)	\$1,475,000	\$1,775,000	-16.9%	\$1,663,000	-11.3%
Median PPSF (1)	\$1,898	\$1,763	7.6%	\$1,768	7.3%
Median Days on Market	71	60	17.5%	84	-16.1%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	\$792,000	-	-	-
1 BR	\$1,050,000	\$995,000	5.5%	\$1,250,000	-16.0%
2 BR	\$1,838,000	\$2,150,000	-14.5%	\$2,273,000	-19.1%
3 BR	\$4,500,000	\$3,125,000	44.0%	\$3,895,000	15.5%
4 BR+	-	-	-	-	-
CO-OP					
Number of Contracts Signed	22	27	-18.5%	23	-4.3%
Median Price (1)	\$849,000	\$800,000	6.1%	\$649,000	30.8%
Median Days on Market	35	42	-16.7%	79	-55.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$369,000	\$419,000	-11.9%	\$475,000	-22.3%
1 BR	\$709,000	\$518,000	36.9%	\$674,000	5.2%
2 BR	\$1,350,000	\$1,360,000	-0.7%	\$1,475,000	-8.5%
3 BR	\$4,926,000	\$2,223,000	121.6%	\$1,875,000	162.7%
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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

East Village Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	52	52	0.0%	36	44.4%
Median Price	\$1,775,000	\$2,125,000	-16.5%	\$1,750,000	1.4%
Median PPSF	\$1,736	\$1,801	-3.6%	\$1,861	-6.7%
Median Days on Market	51	151	-66.1%	164	-68.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$774,000	\$725,000	6.8%	-	-
1 BR	\$1,045,000	\$1,538,000	-32.1%	\$1,098,000	-4.8%
2 BR	\$2,198,000	\$2,295,000	-4.2%	\$2,200,000	-0.1%
3 BR	\$3,223,000	\$3,225,000	-0.1%	\$3,690,000	-12.7%
4 BR+	\$10,500,000	-	-	\$10,500,000	0.0%
CO-OP					
Number of Active Listings	55	36	52.8%	37	48.6%
Median Price	\$669,000	\$599,000	11.7%	\$675,000	-0.9%
Median Days on Market	\$1,190	\$1,071	11.1%	\$1,227	-3.0%
Median Pricing Analysis by Bedroom Type:					
Studio	62	100	-38.5%	40	55.7%
1 BR	\$489,000	\$463,000	5.6%	\$475,000	2.9%
2 BR	\$659,000	\$537,000	22.7%	\$675,000	-2.4%
3 BR	\$945,000	\$835,000	13.2%	\$887,000	6.5%
4 BR+	\$1,400,000	-	-	\$1,950,000	-28.2%
4 BR+	-	-	-	-	-

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	6.0	4.6

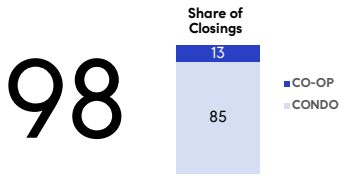
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Financial District & Battery Park

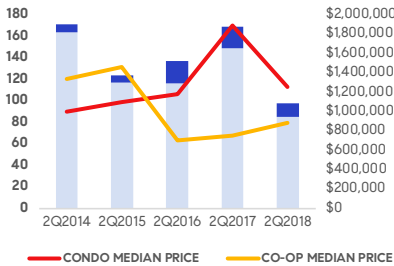
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



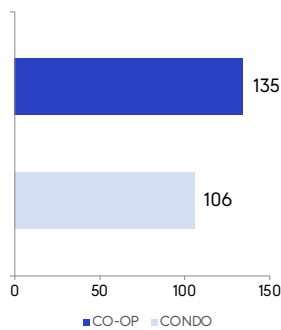
2Q2018 Price Metrics

\$1,255,000
Median Condo Sales Price

\$885,000
Median Co-Op Sales Price

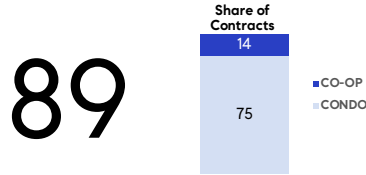
\$1,345
Median Condo Sales PPSF

Median Days on Market

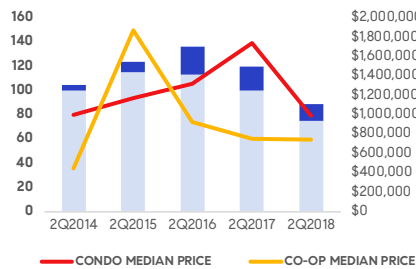


Contracts

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*

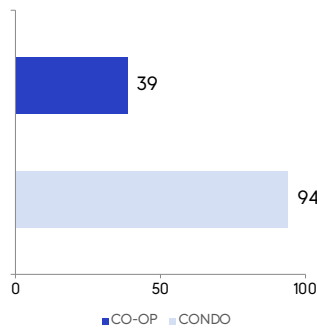
2Q2018 Price Metrics*

\$996,000
Median Condo Contract Price

\$749,000
Median Co-Op Contract Price

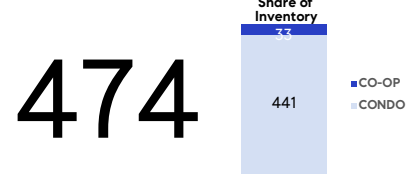
\$1,302
Median Condo Contract PPSF

Median Days on Market

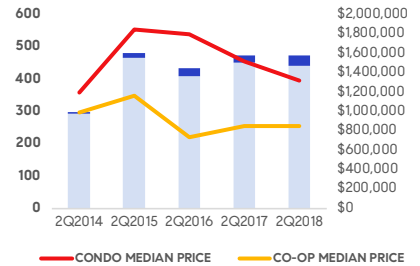


Inventory

Number of Active Listings



Inventory - Last Five Years



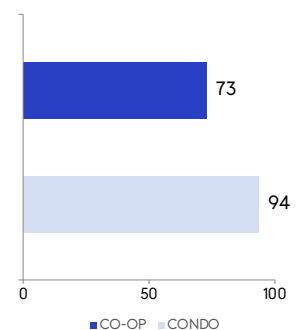
2Q2018 Price Metrics

\$1,325,000
Median Condo Asking Price

\$850,000
Median Co-Op Asking Price

\$1,418
Median Condo Asking PPSF

Median Days on Market



Financial District & Battery Park Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	85	149	-43.0%	61	39.3%
Median Price	\$1,255,000	\$1,888,000	-33.5%	\$1,250,000	0.4%
Median PPSF	\$1,345	\$1,607	-16.3%	\$1,328	1.3%
Median Days on Market	106	119	-10.9%	143	-25.9%
Median Negotiability	-3.0%	-1.2%		-3.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$725,000	\$678,000	6.9%	\$718,000	1.0%
1 BR	\$965,000	\$1,220,000	-20.9%	\$1,085,000	-11.1%
2 BR	\$1,887,000	\$2,108,000	-10.5%	\$1,743,000	8.3%
3 BR	\$3,100,000	\$3,380,000	-8.3%	\$3,050,000	1.6%
4 BR+	\$7,650,000	\$7,056,000	8.4%	\$4,250,000	80.0%
CO-OP					
Number of Closings	13	20	-35.0%	8	62.5%
Median Price	\$885,000	\$750,000	18.0%	\$770,000	14.9%
Median Days on Market	135	53	153.8%	50	169.0%
Median Negotiability	0.0%	-1.5%	-	-1.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$610,000	\$565,000	8.0%	\$562,000	8.5%
1 BR	\$730,000	\$736,000	-0.8%	\$749,000	-2.5%
2 BR	\$1,030,000	\$1,050,000	-1.9%	\$1,035,000	-0.5%
3 BR	-	-	-	\$1,695,000	-
4 BR+	-	-	-	-	-

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

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	75	100	-25.0%	64	17.2%
Median Price (1)	\$996,000	\$1,745,000	-42.9%	\$1,122,000	-11.2%
Median PPSF (1)	\$1,302	\$1,458	-10.7%	\$1,303	-0.1%
Median Days on Market	94	101	-6.9%	161	-41.6%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$670,000	\$770,000	-13.0%	\$725,000	-7.6%
1 BR	\$985,000	\$995,000	-1.0%	\$953,000	3.4%
2 BR	\$1,780,000	\$1,995,000	-10.8%	\$1,895,000	-6.1%
3 BR	\$3,173,000	\$3,485,000	-9.0%	\$2,898,000	9.5%
4 BR+	\$6,748,000	\$4,399,000	53.4%	-	-
CO-OP					
Number of Contracts Signed	14	20	-30.0%	10	40.0%
Median Price (1)	\$749,000	\$750,000	-0.1%	\$818,000	-8.4%
Median Days on Market	39	42	-7.2%	44	-11.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$597,000	\$564,000	5.9%	\$495,000	20.6%
1 BR	\$715,000	\$750,000	-4.7%	\$700,000	2.1%
2 BR	\$1,150,000	\$1,186,000	-3.0%	\$1,599,000	-28.1%
3 BR	\$1,750,000	-	-	\$1,695,000	3.2%
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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Financial District & Battery Park Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	441	451	-2.2%	375	17.6%
Median Price	\$1,325,000	\$1,520,000	-12.8%	\$1,495,000	-11.4%
Median PPSF	\$1,418	\$1,531	-7.4%	\$1,501	-5.5%
Median Days on Market	94	135	-30.7%	151	-38.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$769,000	\$804,000	-4.4%	\$799,000	-3.8%
1 BR	\$1,149,000	\$1,199,000	-4.2%	\$1,200,000	-4.3%
2 BR	\$1,899,000	\$2,008,000	-5.4%	\$1,985,000	-4.3%
3 BR	\$3,083,000	\$3,412,000	-9.6%	\$3,547,000	-13.1%
4 BR+	\$5,175,000	\$7,480,000	-30.8%	\$7,510,000	-31.1%
CO-OP					
Number of Active Listings	33	22	50.0%	28	17.9%
Median Price	\$850,000	\$855,000	-0.6%	\$875,000	-2.9%
Median Days on Market	\$1,027	\$1,000	2.7%	\$1,042	-1.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$499,000	\$449,000	11.1%	\$597,000	-16.4%
1 BR	\$769,000	\$700,000	9.9%	\$775,000	-0.8%
2 BR	\$1,238,000	\$1,263,000	-2.0%	\$1,267,000	-2.3%
3 BR	\$1,847,000	\$2,573,000	-28.2%	\$1,663,000	11.1%
4 BR+	\$2,395,000	-	-	\$2,695,000	-11.1%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	14.4	10.5

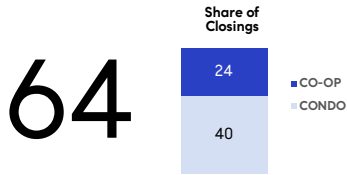
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Flatiron & NoMad

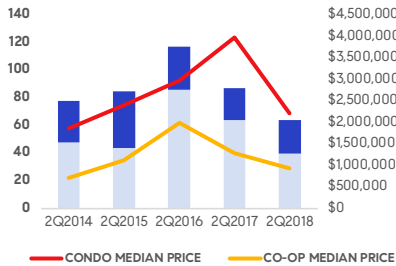
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$2,205,000

Median Condo Sales Price

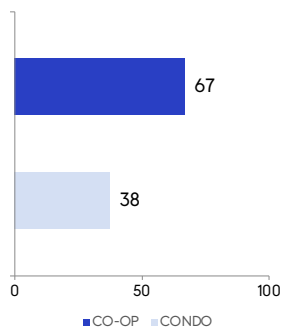
\$933,000

Median Co-Op Sales Price

\$2,016

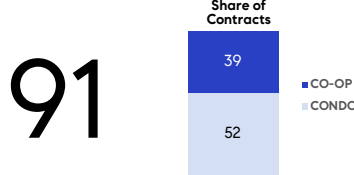
Median Condo Sales PPSF

Median Days on Market

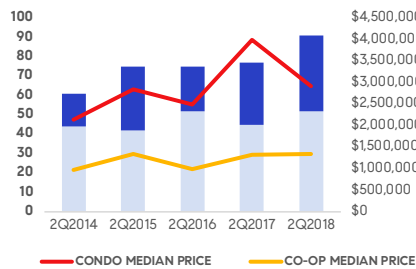


Contracts

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*

2Q2018 Price Metrics*

\$2,923,000

Median Condo Contract Price

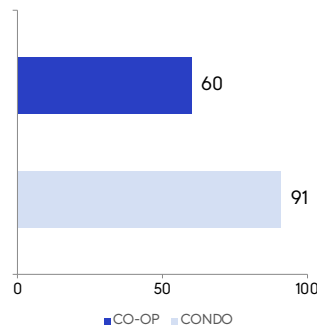
\$1,350,000

Median Co-Op Contract Price

\$2,114

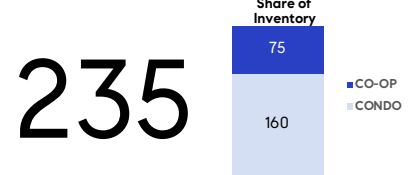
Median Condo Contract PPSF

Median Days on Market

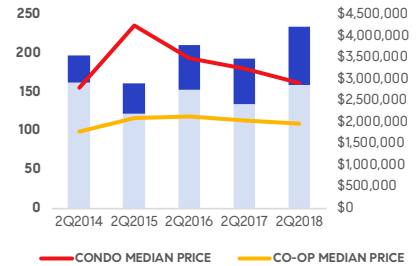


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$2,915,000

Median Condo Asking Price

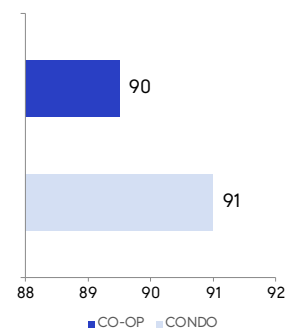
\$1,975,000

Median Co-Op Asking Price

\$2,159

Median Condo Asking PPSF

Median Days on Market



Flatiron & NoMad Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	40	64	-37.5%	27	48.1%
Median Price	\$2,205,000	\$3,978,000	-44.6%	\$2,495,000	-11.6%
Median PPSF	\$2,016	\$2,150	-6.2%	\$1,853	8.8%
Median Days on Market	38	159	-76.4%	179	-79.1%
Median Negotiability	-0.4%	-3.2%		-5.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$840,000	-	-	-	-
1 BR	\$1,521,000	\$1,619,000	-6.1%	\$1,595,000	-4.6%
2 BR	\$2,542,000	\$2,800,000	-9.2%	\$2,450,000	3.8%
3 BR	\$4,762,000	\$5,413,000	-12.0%	\$6,750,000	-29.5%
4 BR+	\$9,000,000	\$6,213,000	44.9%	\$9,350,000	-3.7%
CO-OP					
Number of Closings	24	23	4.3%	16	50.0%
Median Price	\$933,000	\$1,280,000	-27.1%	\$1,062,000	-12.1%
Median Days on Market	67	118	-43.2%	63	6.3%
Median Negotiability	-1.4%	-2.8%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$595,000	\$608,000	-2.1%	\$649,000	-8.3%
1 BR	\$820,000	\$1,265,000	-35.2%	\$893,000	-8.2%
2 BR	\$1,350,000	\$1,550,000	-12.9%	\$1,495,000	-9.7%
3 BR	\$4,500,000	\$3,325,000	35.3%	\$4,623,000	-2.7%
4 BR+	\$4,215,000	-	-	\$5,395,000	-21.9%

Flatiron & NoMad Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	52	45	15.6%	39	33.3%
Median Price (1)	\$2,923,000	\$3,995,000	-26.8%	\$2,950,000	-0.9%
Median PPSF (1)	\$2,114	\$2,316	-8.7%	\$2,196	-3.7%
Median Days on Market	91	92	-1.1%	101	-9.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$898,000	-	-	-	-
1 BR	\$1,749,000	\$1,650,000	6.0%	\$1,628,000	7.4%
2 BR	\$2,950,000	\$3,360,000	-12.2%	\$2,895,000	1.9%
3 BR	\$6,425,000	\$6,600,000	-2.7%	\$8,500,000	-24.4%
4 BR+	\$10,973,000	\$6,995,000	56.9%	\$15,500,000	-29.2%
CO-OP					
Number of Contracts Signed	39	32	21.9%	16	143.8%
Median Price (1)	\$1,350,000	\$1,328,000	1.7%	\$912,000	48.0%
Median Days on Market	60	36	69.0%	68	-11.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$699,000	\$455,000	53.6%	\$565,000	23.7%
1 BR	\$995,000	\$925,000	7.6%	\$865,000	15.0%
2 BR	\$2,300,000	\$1,950,000	17.9%	\$1,350,000	70.4%
3 BR	\$3,995,000	\$2,815,000	41.9%	-	-
4 BR+	\$5,495,000	\$3,695,000	48.7%	-	-

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Flatiron & NoMad Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	160	135	18.5%	145	10.3%
Median Price	\$2,915,000	\$3,250,000	-10.3%	\$3,195,000	-8.8%
Median PPSF	\$2,159	\$2,188	-1.3%	\$2,226	-3.0%
Median Days on Market	91	104	-12.5%	114	-20.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,025,000	\$1,025,000	0.0%	\$1,025,000	0.0%
1 BR	\$1,695,000	\$1,899,000	-10.7%	\$1,798,000	-5.7%
2 BR	\$2,995,000	\$2,953,000	1.4%	\$3,135,000	-4.5%
3 BR	\$5,950,000	\$6,250,000	-4.8%	\$5,825,000	2.1%
4 BR+	\$16,100,000	\$15,995,000	0.7%	\$9,250,000	74.1%
CO-OP					
Number of Active Listings	75	58	29.3%	77	-2.6%
Median Price	\$1,975,000	\$2,050,000	-3.7%	\$2,212,000	-10.7%
Median Days on Market	\$1,325	\$1,354	-2.2%	\$1,353	-2.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$606,000	\$589,000	2.9%	\$699,000	-13.3%
1 BR	\$997,000	\$995,000	0.2%	\$995,000	0.2%
2 BR	\$2,100,000	\$2,238,000	-6.2%	\$2,300,000	-8.7%
3 BR	\$3,500,000	\$4,250,000	-17.6%	\$3,650,000	-4.1%
4 BR+	\$6,048,000	\$5,275,000	14.7%	\$4,699,000	28.7%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	9.9	7.6

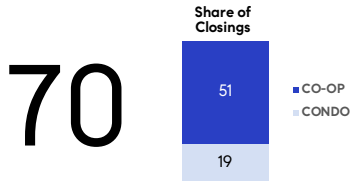
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Gramercy

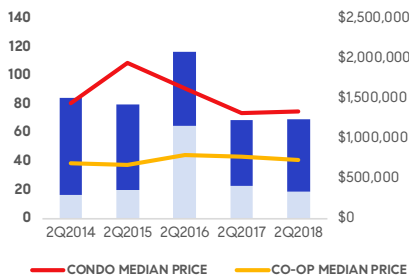
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



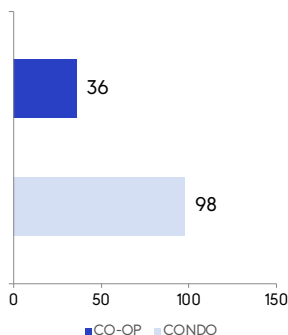
2Q2018 Price Metrics

\$1,340,000
Median Condo Sales Price

\$735,000
Median Co-Op Sales Price

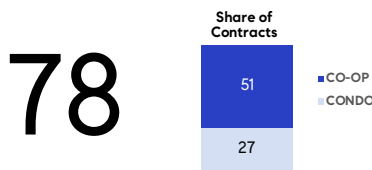
\$1,811
Median Condo Sales PPSF

Median Days on Market

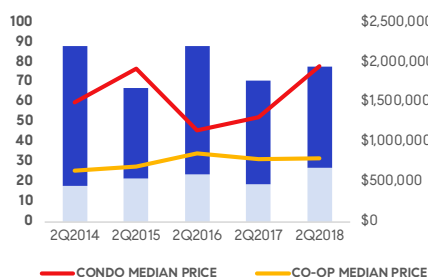


Contracts

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*

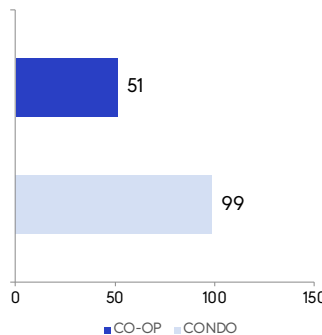
2Q2018 Price Metrics*

\$1,950,000
Median Condo Contract Price

\$799,000
Median Co-Op Contract Price

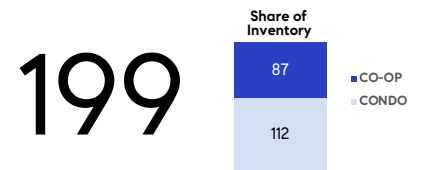
\$1,904
Median Condo Contract PPSF

Median Days on Market

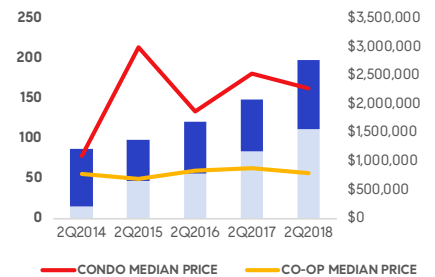


Inventory

Number of Active Listings



Inventory - Last Five Years



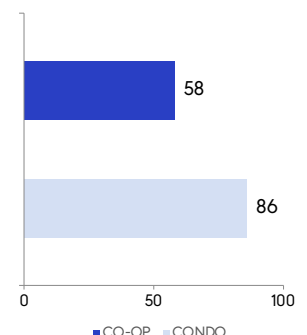
2Q2018 Price Metrics

\$2,288,000
Median Condo Asking Price

\$799,000
Median Co-Op Asking Price

\$1,985
Median Condo Asking PPSF

Median Days on Market



Gramercy Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	19	23	-17.4%	16	18.8%
Median Price	\$1,340,000	\$1,321,000	1.4%	\$1,330,000	0.8%
Median PPSF	\$1,811	\$1,596	13.5%	\$1,561	16.0%
Median Days on Market	98	49	100.0%	138	-29.0%
Median Negotiability	-0.3%	-1.9%		-2.9%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,278,000	\$1,138,000	12.3%	\$1,175,000	8.8%
2 BR	\$1,990,000	\$1,988,000	0.1%	\$2,649,000	-24.9%
3 BR	\$2,550,000	\$3,200,000	-20.3%	\$4,350,000	-41.4%
4 BR+	-	-	-	\$3,923,000	-
CO-OP					
Number of Closings	51	46	10.9%	39	30.8%
Median Price	\$735,000	\$781,000	-5.9%	\$933,000	-21.2%
Median Days on Market	36	37	-1.4%	54	-33.3%
Median Negotiability	0.0%	-1.7%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$565,000	\$515,000	9.7%	\$613,000	-7.8%
1 BR	\$820,000	\$875,000	-6.3%	\$835,000	-1.8%
2 BR	\$1,495,000	\$1,375,000	8.7%	\$1,460,000	2.4%
3 BR	\$2,300,000	\$2,797,000	-17.8%	\$2,525,000	-8.9%
4 BR+	-	-	-	-	-

Gramercy Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	27	19	42.1%	25	8.0%
Median Price (1)	\$1,950,000	\$1,310,000	48.9%	\$1,890,000	3.2%
Median PPSF (1)	\$1,904	\$1,733	9.9%	\$1,813	5.0%
Median Days on Market	99	119	-17.2%	174	-43.4%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	-	-
1 BR	\$1,495,000	\$1,230,000	21.5%	\$1,229,000	21.6%
2 BR	\$2,050,000	\$2,023,000	1.3%	\$2,655,000	-22.8%
3 BR	\$5,785,000	\$2,695,000	114.7%	\$3,710,000	55.9%
4 BR+	-	-	-	-	-
CO-OP					
Number of Contracts Signed	51	52	-1.9%	26	96.2%
Median Price (1)	\$799,000	\$787,000	1.5%	\$763,000	4.7%
Median Days on Market	51	31	67.2%	48	6.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$499,000	\$530,000	-5.8%	\$519,000	-3.9%
1 BR	\$792,000	\$777,000	1.9%	\$858,000	-7.7%
2 BR	\$1,399,000	\$1,600,000	-12.6%	\$1,499,000	-6.7%
3 BR	\$2,795,000	\$4,600,000	-39.2%	-	-
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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Gramercy Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	112	84	33.3%	90	24.4%
Median Price	\$2,288,000	\$2,540,000	-9.9%	\$2,293,000	-0.2%
Median PPSF	\$1,985	\$2,085	-4.8%	\$2,011	-1.3%
Median Days on Market	86	101	-14.9%	184	-53.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$795,000	\$840,000	-5.4%	\$787,000	1.0%
1 BR	\$1,370,000	\$1,593,000	-14.0%	\$1,540,000	-11.0%
2 BR	\$2,700,000	\$2,880,000	-6.3%	\$2,688,000	0.4%
3 BR	\$3,825,000	\$4,523,000	-15.4%	\$3,700,000	3.4%
4 BR+	\$11,995,000	\$15,795,000	-24.1%	\$16,715,000	-28.2%
CO-OP					
Number of Active Listings	87	65	33.8%	80	8.7%
Median Price	\$799,000	\$888,000	-10.0%	\$849,000	-5.9%
Median Days on Market	\$1,205	\$1,150	4.7%	\$1,307	-7.8%
Median Pricing Analysis by Bedroom Type:					
Studio	58	60	-3.3%	64	-9.4%
1 BR	\$582,000	\$528,000	10.2%	\$545,000	6.8%
2 BR	\$775,000	\$750,000	3.3%	\$725,000	6.9%
3 BR	\$1,595,000	\$1,860,000	-14.2%	\$1,795,000	-11.1%
4 BR+	\$2,690,000	\$2,560,000	5.1%	\$2,875,000	-6.4%
	\$7,995,000	\$6,473,000	23.5%	\$8,948,000	-10.7%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	6.7	6.6

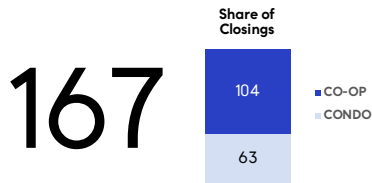
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Greenwich Village & West Village

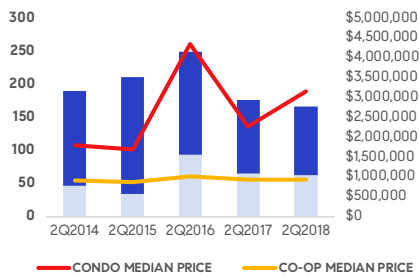
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$3,150,000

Median Condo Sales Price

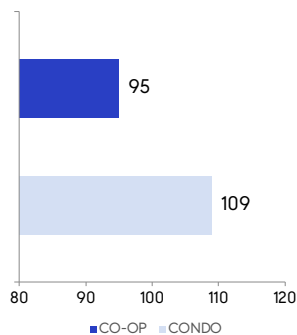
\$930,000

Median Co-Op Sales Price

\$2,583

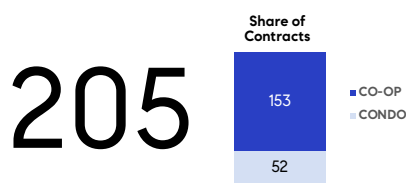
Median Condo Sales PPSF

Median Days on Market

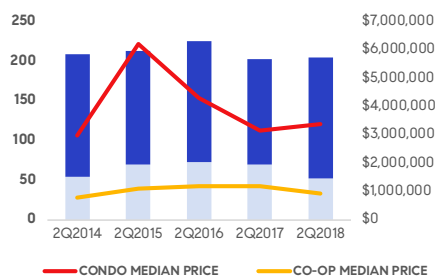


Contracts

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

2Q2018 Price Metrics*

\$3,400,000

Median Condo Contract Price

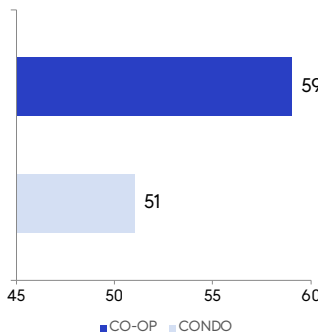
\$950,000

Median Co-Op Contract Price

\$2,667

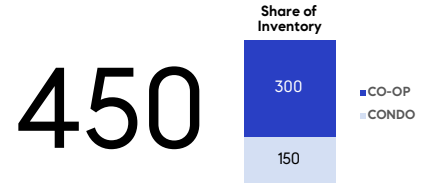
Median Condo Contract PPSF

Median Days on Market

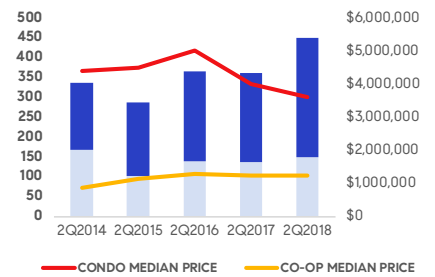


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$3,625,000

Median Condo Asking Price

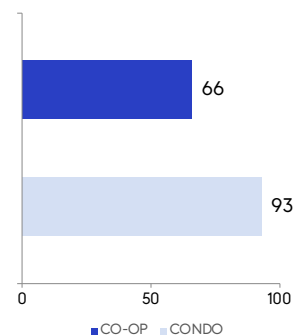
\$1,250,000

Median Co-Op Asking Price

\$2,493

Median Condo Asking PPSF

Median Days on Market



Greenwich Village & West Village Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	63	65	-3.1%	35	80.0%
Median Price	\$3,150,000	\$2,275,000	38.5%	\$3,345,000	-5.8%
Median PPSF	\$2,583	\$2,134	21.0%	\$2,690	-4.0%
Median Days on Market	109	58	87.9%	125	-12.8%
Median Negotiability	0.0%	-4.7%		-4.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$858,000	\$980,000	-12.4%	\$1,225,000	-30.0%
1 BR	\$1,495,000	\$1,600,000	-6.6%	\$1,588,000	-5.9%
2 BR	\$3,490,000	\$2,499,000	39.7%	\$3,925,000	-11.1%
3 BR	\$6,300,000	\$6,100,000	3.3%	\$6,750,000	-6.7%
4 BR+	\$10,500,000	\$9,188,000	14.3%	\$13,400,000	-21.6%
CO-OP					
Number of Closings	104	112	-7.1%	85	22.4%
Median Price	\$930,000	\$936,000	-0.6%	\$1,275,000	-27.1%
Median Days on Market	95	59	62.4%	53	79.2%
Median Negotiability	-2.5%	-0.4%	-	-1.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$594,000	\$590,000	0.7%	\$635,000	-6.5%
1 BR	\$945,000	\$944,000	0.1%	\$992,000	-4.7%
2 BR	\$1,895,000	\$1,950,000	-2.8%	\$1,735,000	9.2%
3 BR	\$3,495,000	\$3,250,000	7.5%	\$4,481,000	-22.0%
4 BR+	\$22,995,000	\$4,000,000	474.9%	\$3,850,000	497.3%

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

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	52	70	-25.7%	41	26.8%
Median Price (1)	\$3,400,000	\$3,150,000	7.9%	\$3,250,000	4.6%
Median PPSF (1)	\$2,667	\$2,416	10.4%	\$2,270	17.5%
Median Days on Market	51	68	-25.0%	133	-61.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$844,000	\$1,050,000	-19.6%	\$1,250,000	-32.5%
1 BR	\$1,470,000	\$1,825,000	-19.5%	\$1,535,000	-4.2%
2 BR	\$3,425,000	\$3,750,000	-8.7%	\$3,250,000	5.4%
3 BR	\$6,840,000	\$6,100,000	12.1%	\$5,850,000	16.9%
4 BR+	\$11,638,000	\$9,750,000	19.4%	\$11,450,000	1.6%
CO-OP					
Number of Contracts Signed	153	133	15.0%	100	53.0%
Median Price (1)	\$950,000	\$1,195,000	-20.5%	\$1,250,000	-24.0%
Median Days on Market	59	47	26.9%	108	-45.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$595,000	\$675,000	-11.9%	\$625,000	-4.8%
1 BR	\$985,000	\$1,012,000	-2.7%	\$969,000	1.7%
2 BR	\$2,249,000	\$1,950,000	15.3%	\$1,895,000	18.7%
3 BR	\$3,745,000	\$3,194,000	17.3%	\$3,625,000	3.3%
4 BR+	\$7,123,000	\$4,800,000	48.4%	\$2,195,000	224.5%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Greenwich Village & West Village Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	150	138	8.7%	131	14.5%
Median Price	\$3,625,000	\$4,023,000	-9.9%	\$3,695,000	-1.9%
Median PPSF	\$2,493	\$2,560	-2.6%	\$2,471	0.9%
Median Days on Market	93	92	1.6%	134	-30.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$925,000	\$750,000	23.3%	\$1,025,000	-9.8%
1 BR	\$1,673,000	\$1,645,000	1.7%	\$1,800,000	-7.1%
2 BR	\$2,995,000	\$3,298,000	-9.2%	\$3,400,000	-11.9%
3 BR	\$7,950,000	\$7,200,000	10.4%	\$7,150,000	11.2%
4 BR+	\$11,950,000	\$14,500,000	-17.6%	\$14,000,000	-14.6%
CO-OP					
Number of Active Listings	300	224	33.9%	247	21.5%
Median Price	\$1,250,000	\$1,247,000	0.2%	\$1,195,000	4.6%
Median Days on Market	\$1,358	\$1,471	-7.7%	\$1,439	-5.7%
Median Pricing Analysis by Bedroom Type:					
Studio	66	70	-5.7%	80	-17.5%
1 BR	\$550,000	\$575,000	-4.3%	\$578,000	-4.8%
2 BR	\$1,000,000	\$999,000	0.1%	\$1,000,000	0.0%
3 BR	\$2,125,000	\$1,995,000	6.5%	\$2,049,000	3.7%
4 BR+	\$3,077,000	\$2,850,000	8.0%	\$3,495,000	-12.0%
4 BR+	\$9,995,000	\$5,900,000	69.4%	\$11,757,000	-15.0%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	7.9	6.0

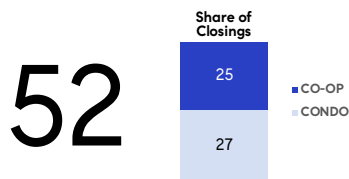
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Lower East Side

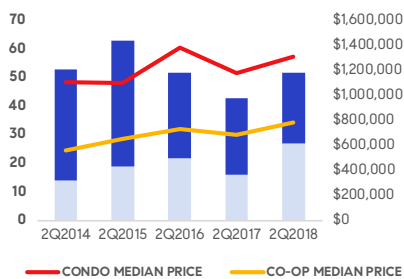
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$1,315,000

Median Condo Sales Price

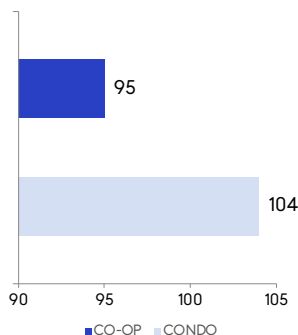
\$788,000

Median Co-Op Sales Price

\$1,679

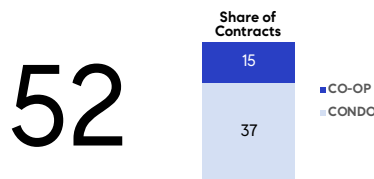
Median Condo Sales PPSF

Median Days on Market

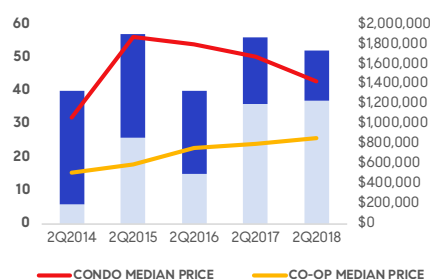


Contracts

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

2Q2018 Price Metrics*

\$1,425,000

Median Condo Contract Price

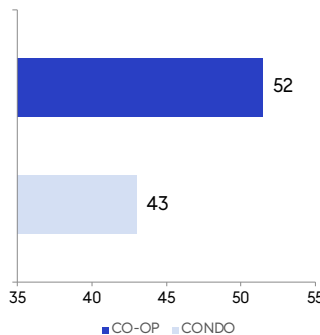
\$859,000

Median Co-Op Contract Price

\$1,952

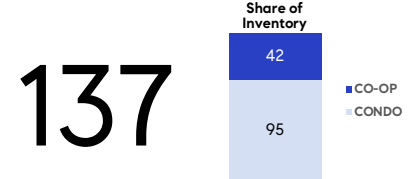
Median Condo Contract PPSF

Median Days on Market

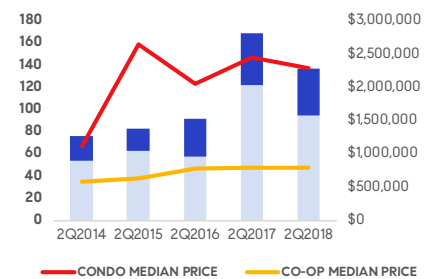


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$2,285,000

Median Condo Asking Price

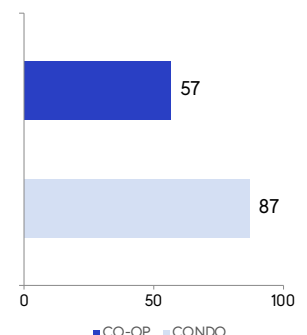
\$799,000

Median Co-Op Asking Price

\$1,990

Median Condo Asking PPSF

Median Days on Market



Lower East Side Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	27	16	68.8%	33	-18.2%
Median Price	\$1,315,000	\$1,180,000	11.4%	\$2,090,000	-37.1%
Median PPSF	\$1,679	\$1,645	2.0%	\$1,848	-9.2%
Median Days on Market	104	150	-30.7%	103	1.5%
Median Negotiability	0.0%	-6.5%		-0.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$551,000	-	\$405,000	-
1 BR	\$1,083,000	\$1,060,000	2.2%	\$1,150,000	-5.8%
2 BR	\$2,150,000	\$1,550,000	38.7%	\$2,347,000	-8.4%
3 BR	\$4,223,000	\$2,764,000	52.8%	\$5,650,000	-25.3%
4 BR+	-	-	-	\$13,550,000	-
CO-OP					
Number of Closings	25	27	-7.4%	15	66.7%
Median Price	\$788,000	\$689,000	14.4%	\$751,000	4.9%
Median Days on Market	95	71	34.8%	36	163.9%
Median Negotiability	0.0%	-3.0%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$475,000	-	\$1,350,000	-
1 BR	\$577,000	\$590,000	-2.2%	\$710,000	-18.7%
2 BR	\$909,000	\$917,000	-0.9%	\$844,000	7.7%
3 BR	\$1,200,000	\$1,193,000	0.6%	\$1,579,000	-24.0%
4 BR+	-	-	-	-	-

Lower East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	37	36	2.8%	46	-19.6%
Median Price (1)	\$1,425,000	\$1,677,000	-15.0%	\$1,890,000	-24.6%
Median PPSF (1)	\$1,952	\$2,103	-7.2%	\$1,995	-2.2%
Median Days on Market	43	10	352.6%	235	-81.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	\$859,000	-
1 BR	\$1,391,000	\$1,439,000	-3.3%	\$1,348,000	3.2%
2 BR	\$2,651,000	\$2,570,000	3.2%	\$2,200,000	20.5%
3 BR	\$2,666,000	\$4,525,000	-41.1%	\$3,895,000	-31.6%
4 BR+	-	-	-	-	-
CO-OP					
Number of Contracts Signed	15	20	-25.0%	18	-16.7%
Median Price (1)	\$859,000	\$799,000	7.5%	\$812,000	5.8%
Median Days on Market	52	43	19.8%	40	28.8%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$399,000	-	\$499,000	-
1 BR	\$679,000	\$659,000	3.0%	\$585,000	16.1%
2 BR	\$875,000	\$814,000	7.5%	\$857,000	2.1%
3 BR	-	\$1,373,000	-	\$1,200,000	-
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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Lower East Side Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	95	122	-22.1%	93	2.2%
Median Price	\$2,285,000	\$2,455,000	-6.9%	\$2,285,000	0.0%
Median PPSF	\$1,990	\$2,079	-4.3%	\$1,977	0.6%
Median Days on Market	87	106	-17.5%	201	-56.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,001,000	\$1,055,000	-5.1%	\$1,038,000	-3.6%
1 BR	\$1,365,000	\$1,500,000	-9.0%	\$1,395,000	-2.2%
2 BR	\$2,521,000	\$2,650,000	-4.9%	\$2,553,000	-1.3%
3 BR	\$4,326,000	\$3,925,000	10.2%	\$4,398,000	-1.6%
4 BR+	\$5,248,000	\$5,875,000	-10.7%	\$6,188,000	-15.2%
CO-OP					
Number of Active Listings	42	47	-10.6%	26	61.5%
Median Price	\$799,000	\$799,000	0.0%	\$867,000	-7.8%
Median Days on Market	\$853	\$874	-2.4%	\$984	-13.3%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$635,000	\$679,000	-6.5%	\$722,000	-12.0%
2 BR	\$849,000	\$859,000	-1.2%	\$867,000	-2.1%
3 BR	\$1,350,000	\$1,550,000	-12.9%	\$1,375,000	-1.8%
4 BR+	\$2,050,000	\$1,495,000	37.1%	\$2,200,000	-6.8%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	6.2	8.2

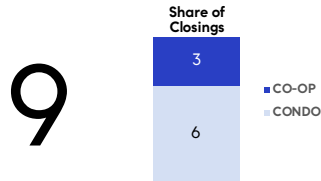
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

NoHo & NoLiTa

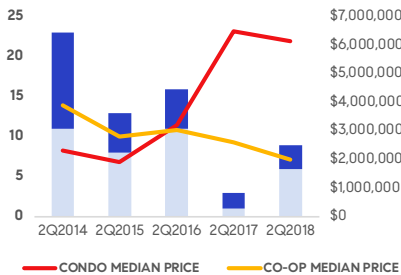
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



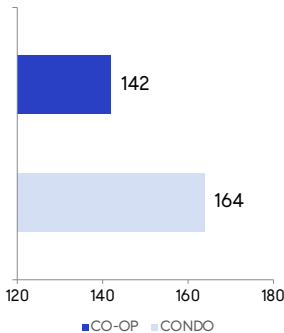
2Q2018 Price Metrics

\$6,162,000
Median Condo Sales Price

\$2,010,000
Median Co-Op Sales Price

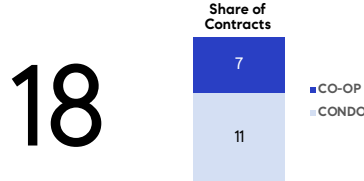
\$2,551
Median Condo Sales PPSF

Median Days on Market

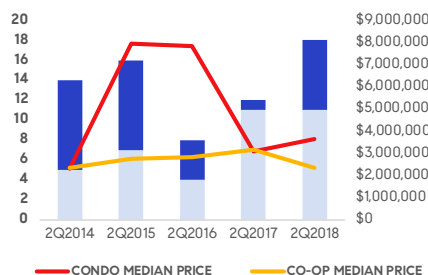


Contracts

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

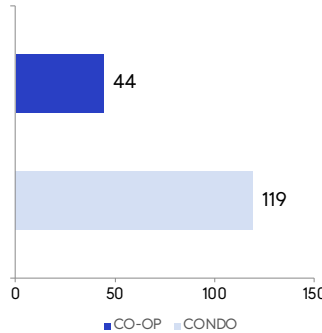
2Q2018 Price Metrics*

\$3,650,000
Median Condo Contract Price

\$2,349,000
Median Co-Op Contract Price

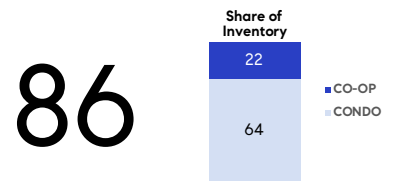
\$2,166
Median Condo Contract PPSF

Median Days on Market

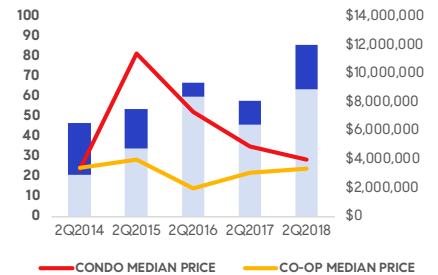


Inventory

Number of Active Listings



Inventory - Last Five Years



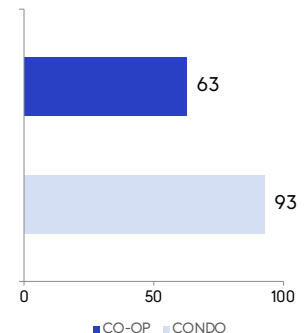
2Q2018 Price Metrics

\$3,997,000
Median Condo Asking Price

\$3,373,000
Median Co-Op Asking Price

\$2,500
Median Condo Asking PPSF

Median Days on Market



NoHo & NoLiTa Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	6	1	500.0%	9	-33.3%
Median Price	\$6,162,000	\$6,500,000	-5.2%	\$4,750,000	29.7%
Median PPSF	\$2,551	\$2,473	3.1%	\$2,098	21.6%
Median Days on Market	164	93	76.3%	188	-12.8%
Median Negotiability	-9.8%	-3.7%		-8.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$554,000	-	-	-	-
1 BR	\$1,315,000	-	-	-	-
2 BR	\$3,363,000	-	-	\$2,198,000	53.0%
3 BR	\$7,935,000	\$6,500,000	22.1%	\$5,125,000	54.8%
4 BR+	\$8,425,000	-	-	\$12,000,000	-29.8%
CO-OP					
Number of Closings	3	2	50.0%	2	50.0%
Median Price	\$2,010,000	\$2,599,000	-22.7%	\$2,773,000	-27.5%
Median Days on Market	142	116	22.4%	100	42.7%
Median Negotiability	-5.4%	-3.3%	-	-4.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$2,010,000	-	-	-	-
2 BR	\$1,800,000	\$2,599,000	-30.7%	\$2,795,000	-35.6%
3 BR	\$3,875,000	-	-	-	-
4 BR+	-	\$5,495,000	-	\$2,750,000	-

NoHo & NoLiTa Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	11	11	0.0%	12	-8.3%
Median Price (1)	\$3,650,000	\$3,100,000	17.7%	\$4,823,000	-24.3%
Median PPSF (1)	\$2,166	\$2,822	-23.2%	\$2,982	-27.4%
Median Days on Market	119	106	12.3%	1	11800.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	\$499,000	-
1 BR	\$1,820,000	\$2,045,000	-11.0%	\$1,953,000	-6.8%
2 BR	\$3,325,000	\$3,325,000	0.0%	\$3,798,000	-12.5%
3 BR	\$6,778,000	\$6,850,000	-1.1%	\$6,660,000	1.8%
4 BR+	\$8,000,000	-	-	\$22,593,000	-64.6%
CO-OP					
Number of Contracts Signed	7	1	600.0%	2	250.0%
Median Price (1)	\$2,349,000	\$3,150,000	-25.4%	\$1,962,000	19.7%
Median Days on Market	44	85	-48.2%	206	-78.6%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,125,000	-	-	\$2,125,000	-47.1%
2 BR	\$2,349,000	\$3,150,000	-25.4%	\$1,799,000	30.6%
3 BR	\$3,250,000	-	-	-	-
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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

NoHo & NoLiTa Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	64	46	39.1%	45	42.2%
Median Price	\$3,997,000	\$4,925,000	-18.8%	\$4,650,000	-14.0%
Median PPSF	\$2,500	\$2,649	-5.6%	\$2,767	-9.6%
Median Days on Market	93	143	-35.0%	53	75.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$2,050,000	-	-	\$995,000	106.0%
1 BR	\$1,675,000	\$1,875,000	-10.7%	\$1,895,000	-11.6%
2 BR	\$3,750,000	\$3,175,000	18.1%	\$3,750,000	0.0%
3 BR	\$5,700,000	\$7,500,000	-24.0%	\$6,460,000	-11.8%
4 BR+	\$11,763,000	\$13,100,000	-10.2%	\$10,938,000	7.5%
CO-OP					
Number of Active Listings	22	12	83.3%	13	69.2%
Median Price	\$3,373,000	\$3,095,000	9.0%	\$3,250,000	3.8%
Median Days on Market	\$1,435	\$1,856	-22.7%	\$1,398	2.7%
Median Pricing Analysis by Bedroom Type:					
Studio	63	58	8.6%	79	-20.3%
1 BR	-	-	-	\$2,350,000	-
2 BR	\$1,425,000	\$1,423,000	0.1%	\$850,000	67.6%
3 BR	\$3,373,000	\$2,995,000	12.6%	\$3,250,000	3.8%
4 BR+	\$3,995,000	\$4,700,000	-15.0%	\$4,473,000	-10.7%
	\$4,600,000	\$5,975,000	-23.0%	\$5,098,000	-9.8%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	15.4	16.2

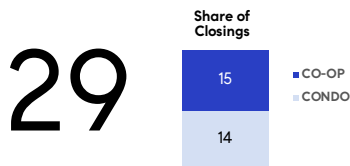
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

SoHo

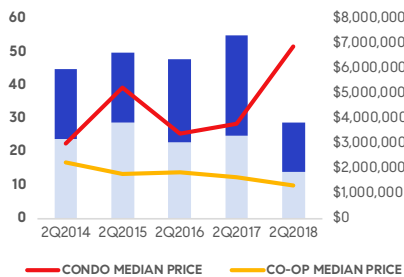
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$6,900,000

Median Condo Sales Price

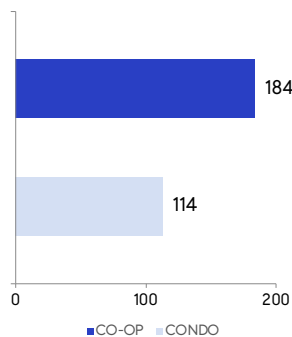
\$1,325,000

Median Co-Op Sales Price

\$2,153

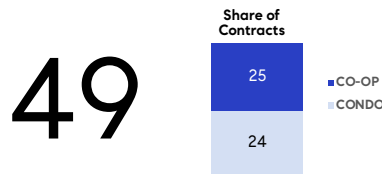
Median Condo Sales PPSF

Median Days on Market

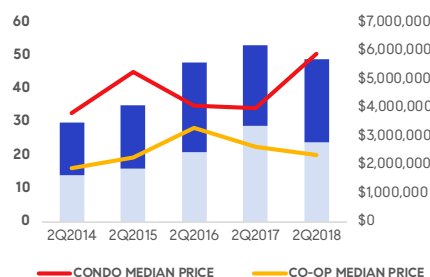


Contracts

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

2Q2018 Price Metrics*

\$5,895,000

Median Condo Contract Price

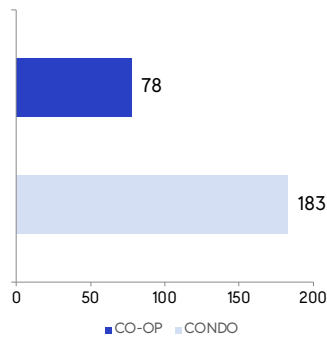
\$2,350,000

Median Co-Op Contract Price

\$2,484

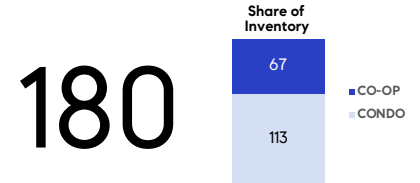
Median Condo Contract PPSF

Median Days on Market

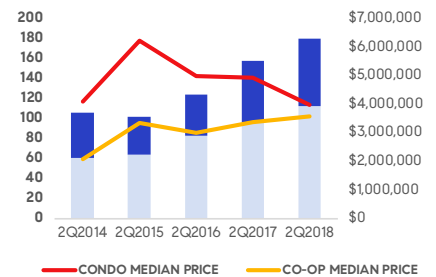


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$3,995,000

Median Condo Asking Price

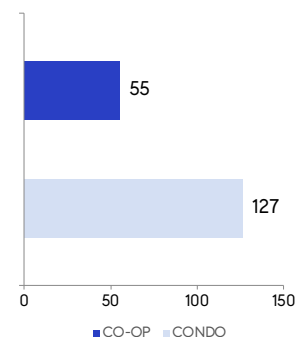
\$3,590,000

Median Co-Op Asking Price

\$2,240

Median Condo Asking PPSF

Median Days on Market



SoHo Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	14	25	-44.0%	24	-41.7%
Median Price	\$6,900,000	\$3,810,000	81.1%	\$3,450,000	100.0%
Median PPSF	\$2,153	\$2,185	-1.4%	\$2,164	-0.5%
Median Days on Market	114	53	114.2%	115	-1.3%
Median Negotiability	-3.6%	-1.5%		-7.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,700,000	\$1,499,000	13.4%	\$2,338,000	-27.3%
2 BR	\$2,850,000	\$2,943,000	-3.2%	\$2,995,000	-4.8%
3 BR	\$7,400,000	\$7,150,000	3.5%	\$4,450,000	66.3%
4 BR+	\$13,575,000	\$6,775,000	100.4%	\$13,850,000	-2.0%
CO-OP					
Number of Closings	15	30	-50.0%	15	0.0%
Median Price	\$1,325,000	\$1,662,000	-20.3%	\$2,355,000	-43.7%
Median Days on Market	184	70	162.9%	223	-17.5%
Median Negotiability	-6.1%	0.4%	-	-8.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$484,000	\$640,000	-24.4%	\$570,000	-15.1%
1 BR	\$965,000	\$932,000	3.5%	\$2,000,000	-51.8%
2 BR	\$2,000,000	\$2,254,000	-11.3%	\$2,400,000	-16.7%
3 BR	\$4,175,000	\$3,258,000	28.1%	\$3,240,000	28.9%
4 BR+	-	\$10,875,000	-	-	-

SoHo

Condominium & Co-Op

Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	24	29	-17.2%	14	71.4%
Median Price (1)	\$5,895,000	\$3,995,000	47.6%	\$3,988,000	47.8%
Median PPSF (1)	\$2,484	\$2,240	10.9%	\$2,314	7.3%
Median Days on Market	183	118	55.1%	279	-34.4%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	-	-
1 BR	\$2,075,000	\$1,547,000	34.1%	\$3,695,000	-43.8%
2 BR	\$3,588,000	\$3,995,000	-10.2%	\$3,373,000	6.4%
3 BR	\$7,573,000	\$5,373,000	40.9%	-	-
4 BR+	\$13,900,000	-	-	\$12,125,000	14.6%
CO-OP					
Number of Contracts Signed	25	24	4.2%	16	56.3%
Median Price (1)	\$2,350,000	\$2,650,000	-11.3%	\$3,120,000	-24.7%
Median Days on Market	78	56	40.5%	98	-20.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$520,000	\$462,000	12.6%	\$463,000	12.3%
1 BR	\$875,000	\$699,000	25.2%	\$2,485,000	-64.8%
2 BR	\$2,498,000	\$2,588,000	-3.5%	\$2,595,000	-3.7%
3 BR	\$3,213,000	\$4,000,000	-19.7%	\$4,560,000	-29.5%
4 BR+	\$4,725,000	\$5,750,000	-17.8%	\$9,950,000	-52.5%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

SoHo Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	113	96	17.7%	99	14.1%
Median Price	\$3,995,000	\$4,949,000	-19.3%	\$5,125,000	-22.0%
Median PPSF	\$2,240	\$2,427	-7.7%	\$2,301	-2.6%
Median Days on Market	127	283	-55.3%	163	-22.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$999,000	\$1,350,000	-26.0%	\$3,495,000	-71.4%
1 BR	\$1,597,000	\$2,238,000	-28.6%	\$1,650,000	-3.2%
2 BR	\$2,875,000	\$4,025,000	-28.6%	\$3,500,000	-17.9%
3 BR	\$5,500,000	\$6,750,000	-18.5%	\$6,750,000	-18.5%
4 BR+	\$10,950,000	\$12,500,000	-12.4%	\$13,100,000	-16.4%
CO-OP					
Number of Active Listings	67	62	8.1%	47	42.6%
Median Price	\$3,590,000	\$3,395,000	5.7%	\$3,250,000	10.5%
Median Days on Market	\$1,849	\$2,068	-10.6%	\$1,664	11.1%
Median Pricing Analysis by Bedroom Type:					
Studio	55	101	-45.5%	75	-26.7%
1 BR	\$525,000	\$595,000	-11.8%	\$530,000	-0.9%
2 BR	\$1,815,000	\$1,735,000	4.6%	\$1,795,000	1.1%
3 BR	\$2,800,000	\$2,995,000	-6.5%	\$2,795,000	0.2%
4 BR+	\$5,900,000	\$5,500,000	7.3%	\$5,745,000	2.7%
4 BR+	\$7,247,000	\$5,950,000	21.8%	\$13,000,000	-44.3%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	13.2	8.2

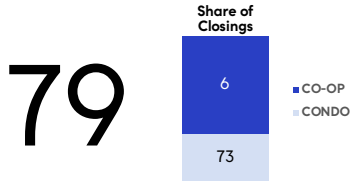
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TriBeCa

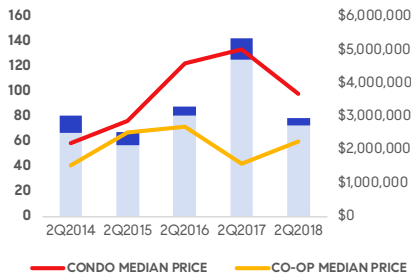
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



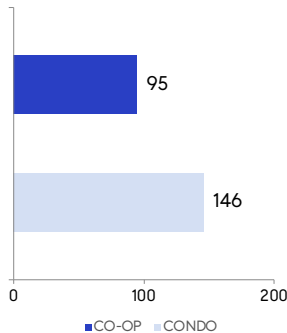
2Q2018 Price Metrics

\$3,700,000
Median Condo Sales Price

\$2,258,000
Median Co-Op Sales Price

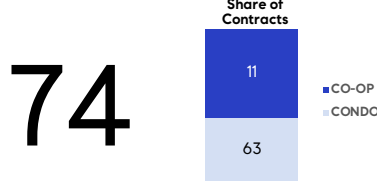
\$2,007
Median Condo Sales PPSF

Median Days on Market

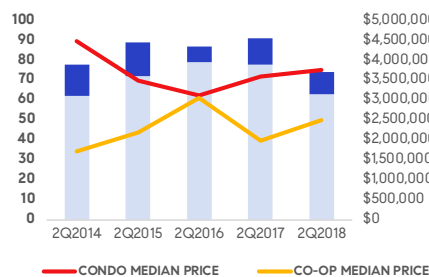


Contracts

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

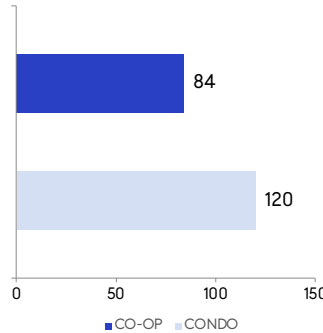
2Q2018 Price Metrics*

\$3,750,000
Median Condo Contract Price

\$2,500,000
Median Co-Op Contract Price

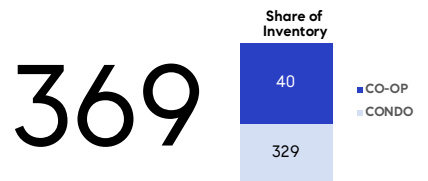
\$1,921
Median Condo Contract PPSF

Median Days on Market

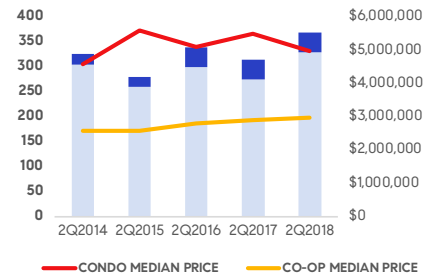


Inventory

Number of Active Listings



Inventory - Last Five Years



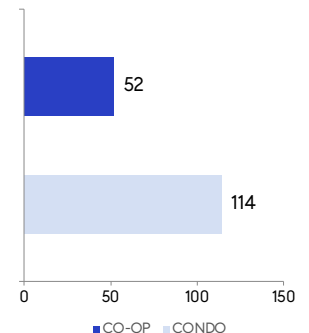
2Q2018 Price Metrics

\$4,975,000
Median Condo Asking Price

\$2,973,000
Median Co-Op Asking Price

\$2,105
Median Condo Asking PPSF

Median Days on Market



TriBeCa

Condominium & Co-Op

Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	73	126	-42.1%	40	82.5%
Median Price	\$3,700,000	\$5,030,000	-26.4%	\$4,073,000	-9.2%
Median PPSF	\$2,007	\$2,139	-6.2%	\$1,903	5.5%
Median Days on Market	146	143	2.1%	146	0.3%
Median Negotiability	-5.6%	-0.6%		-5.2%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$848,000	\$1,022,000	-17.0%	\$1,140,000	-25.6%
1 BR	\$2,145,000	\$1,295,000	65.6%	\$2,200,000	-2.5%
2 BR	\$2,995,000	\$3,050,000	-1.8%	\$2,995,000	0.0%
3 BR	\$7,498,000	\$5,686,000	31.9%	\$4,930,000	52.1%
4 BR+	\$22,333,000	\$13,213,000	69.0%	\$7,807,000	186.1%
CO-OP					
Number of Closings	6	17	-64.7%	17	-64.7%
Median Price	\$2,258,000	\$1,600,000	41.1%	\$1,458,000	54.9%
Median Days on Market	95	47	103.2%	167	-43.4%
Median Negotiability	-4.3%	-1.4%	-	-4.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,573,000	-	-	\$850,000	85.1%
1 BR	\$2,275,000	\$1,193,000	90.7%	\$1,458,000	56.0%
2 BR	\$1,945,000	\$2,500,000	-22.2%	\$1,637,000	18.8%
3 BR	-	\$2,650,000	-	\$3,800,000	-
4 BR+	\$2,850,000	-	-	\$10,000,000	-71.5%

TriBeCa

Condominium & Co-Op

Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	63	78	-19.2%	65	-3.1%
Median Price (1)	\$3,750,000	\$3,598,000	4.2%	\$3,945,000	-4.9%
Median PPSF (1)	\$1,921	\$2,046	-6.1%	\$1,925	-0.2%
Median Days on Market	120	65	86.0%	120	0.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$965,000	\$924,000	4.4%	\$975,000	-1.0%
1 BR	\$1,888,000	\$1,648,000	14.6%	\$1,460,000	29.3%
2 BR	\$3,147,000	\$2,995,000	5.1%	\$3,123,000	0.8%
3 BR	\$4,275,000	\$4,298,000	-0.5%	\$5,995,000	-28.7%
4 BR+	\$10,490,000	\$8,425,000	24.5%	\$8,245,000	27.2%
CO-OP					
Number of Contracts Signed	11	13	-15.4%	9	22.2%
Median Price (1)	\$2,500,000	\$1,995,000	25.3%	\$2,250,000	11.1%
Median Days on Market	84	81	3.7%	112	-25.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$550,000	-	-	-	-
1 BR	\$2,225,000	\$1,050,000	111.9%	\$2,250,000	-1.1%
2 BR	\$2,748,000	\$1,749,000	57.1%	\$2,200,000	24.9%
3 BR	\$3,495,000	\$2,999,000	16.5%	\$7,800,000	-55.2%
4 BR+	-	\$4,725,000	-	\$2,995,000	-

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

TriBeCa

Condominium & Co-Op

Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	329	275	19.6%	320	2.8%
Median Price	\$4,975,000	\$5,500,000	-9.5%	\$4,998,000	-0.5%
Median PPSF	\$2,105	\$2,300	-8.4%	\$2,207	-4.6%
Median Days on Market	114	121	-5.8%	124	-8.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,175,000	\$1,195,000	-1.7%	\$1,400,000	-16.1%
1 BR	\$1,725,000	\$1,965,000	-12.2%	\$1,719,000	0.3%
2 BR	\$3,339,000	\$3,873,000	-13.8%	\$3,490,000	-4.3%
3 BR	\$5,825,000	\$5,823,000	0.0%	\$6,500,000	-10.4%
4 BR+	\$10,700,000	\$11,500,000	-7.0%	\$10,750,000	-0.5%
CO-OP					
Number of Active Listings	40	40	0.0%	25	60.0%
Median Price	\$2,973,000	\$2,898,000	2.6%	\$2,800,000	6.2%
Median Days on Market	\$1,560	\$1,431	9.0%	\$1,415	10.3%
Median Pricing Analysis by Bedroom Type:	52	111	-53.2%	82	-36.6%
Studio	-	\$1,000,000	-	\$550,000	-
1 BR	\$1,133,000	\$1,167,000	-2.9%	\$1,225,000	-7.5%
2 BR	\$2,800,000	\$2,800,000	0.0%	\$2,800,000	0.0%
3 BR	\$4,000,000	\$4,349,000	-8.0%	\$3,395,000	17.8%
4 BR+	\$8,500,000	\$7,223,000	17.7%	\$7,750,000	9.7%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	13.1	10.4

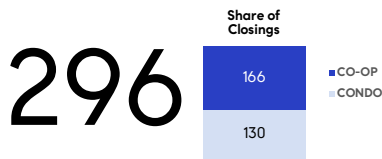
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Midtown East & Murray Hill

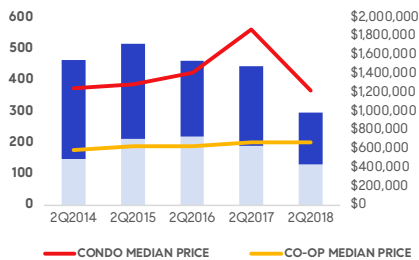
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



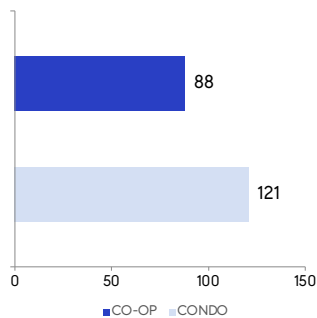
2Q2018 Price Metrics

\$1,223,000
Median Condo Sales Price

\$669,000
Median Co-Op Sales Price

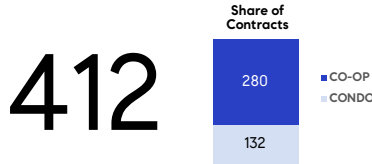
\$1,410
Median Condo Sales PPSF

Median Days on Market

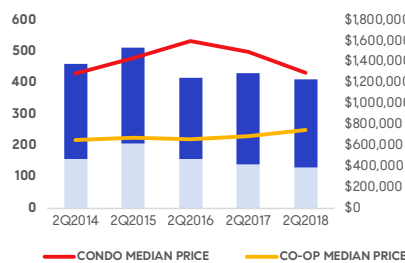


Contracts

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

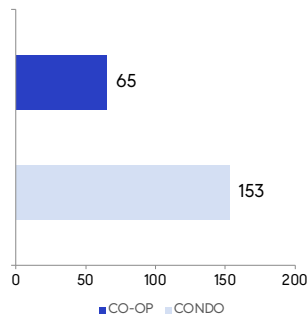
2Q2018 Price Metrics*

\$1,298,000
Median Condo Contract Price

\$749,000
Median Co-Op Contract Price

\$1,461
Median Condo Contract PPSF

Median Days on Market

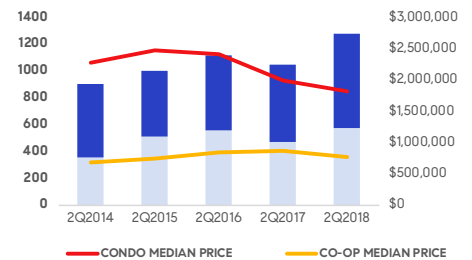


Inventory

Number of Active Listings



Inventory - Last Five Years



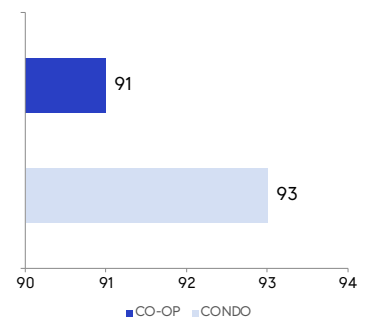
2Q2018 Price Metrics

\$1,828,000
Median Condo Asking Price

\$767,000
Median Co-Op Asking Price

\$1,642
Median Condo Asking PPSF

Median Days on Market



Midtown East & Murray Hill Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	130	189	-31.2%	95	36.8%
Median Price	\$1,223,000	\$1,875,000	-34.8%	\$1,480,000	-17.4%
Median PPSF	\$1,410	\$1,601	-11.9%	\$1,367	3.2%
Median Days on Market	121	91	33.0%	112	8.0%
Median Negotiability	-2.9%	-4.1%		-5.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$620,000	\$600,000	3.3%	\$625,000	-0.8%
1 BR	\$970,000	\$1,082,000	-10.4%	\$1,060,000	-8.5%
2 BR	\$1,660,000	\$2,121,000	-21.7%	\$1,673,000	-0.8%
3 BR	\$4,075,000	\$4,962,000	-17.9%	\$6,179,000	-34.1%
4 BR+	\$24,800,000	\$5,565,000	345.6%	\$3,750,000	561.3%
CO-OP					
Number of Closings	166	255	-34.9%	165	0.6%
Median Price	\$669,000	\$670,000	-0.1%	\$700,000	-4.4%
Median Days on Market	88	78	12.8%	61	44.3%
Median Negotiability	-3.3%	-2.5%	-	-1.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$410,000	\$410,000	0.0%	\$430,000	-4.7%
1 BR	\$669,000	\$670,000	-0.1%	\$699,000	-4.3%
2 BR	\$1,197,000	\$1,340,000	-10.7%	\$1,297,000	-7.7%
3 BR	\$2,150,000	\$2,189,000	-1.8%	\$2,025,000	6.2%
4 BR+	\$3,100,000	\$3,125,000	-0.8%	\$1,710,000	81.3%

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

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	132	142	-7.0%	110	20.0%
Median Price (1)	\$1,298,000	\$1,500,000	-13.5%	\$1,498,000	-13.4%
Median PPSF (1)	\$1,461	\$1,552	-5.9%	\$1,549	-5.7%
Median Days on Market	153	82	86.6%	120	27.5%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$588,000	\$599,000	-1.8%	\$750,000	-21.6%
1 BR	\$963,000	\$1,060,000	-9.2%	\$1,100,000	-12.5%
2 BR	\$1,820,000	\$1,975,000	-7.8%	\$1,975,000	-7.8%
3 BR	\$3,795,000	\$3,848,000	-1.4%	\$4,735,000	-19.9%
4 BR+	\$28,250,000	\$10,848,000	160.4%	\$24,630,000	14.7%
CO-OP					
Number of Contracts Signed	280	290	-3.4%	181	54.7%
Median Price (1)	\$749,000	\$692,000	8.2%	\$685,000	9.3%
Median Days on Market	65	55	18.2%	99	-34.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$425,000	\$425,000	0.0%	\$410,000	3.7%
1 BR	\$699,000	\$699,000	0.0%	\$680,000	2.8%
2 BR	\$1,263,000	\$1,295,000	-2.5%	\$1,275,000	-0.9%
3 BR	\$2,245,000	\$2,097,000	7.1%	\$2,395,000	-6.3%
4 BR+	\$2,995,000	\$3,148,000	-4.9%	\$3,200,000	-6.4%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Midtown East & Murray Hill Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	574	473	21.4%	514	11.7%
Median Price	\$1,828,000	\$2,000,000	-8.6%	\$1,985,000	-7.9%
Median PPSF	\$1,642	\$1,730	-5.1%	\$1,725	-4.8%
Median Days on Market	93	123	-24.4%	124	-25.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$655,000	\$620,000	5.6%	\$727,000	-9.9%
1 BR	\$1,183,000	\$1,185,000	-0.2%	\$1,250,000	-5.4%
2 BR	\$2,245,000	\$2,395,000	-6.3%	\$2,395,000	-6.3%
3 BR	\$4,500,000	\$4,148,000	8.5%	\$4,500,000	0.0%
4 BR+	\$8,180,000	\$11,950,000	-31.5%	\$8,450,000	-3.2%
CO-OP					
Number of Active Listings	706	573	23.2%	634	11.4%
Median Price	\$767,000	\$875,000	-12.3%	\$887,000	-13.5%
Median Days on Market	\$961	\$946	1.6%	\$963	-0.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$450,000	\$419,000	7.4%	\$459,000	-2.0%
1 BR	\$695,000	\$715,000	-2.8%	\$700,000	-0.7%
2 BR	\$1,439,000	\$1,395,000	3.2%	\$1,397,000	3.0%
3 BR	\$2,395,000	\$2,495,000	-4.0%	\$2,395,000	0.0%
4 BR+	\$4,698,000	\$4,388,000	7.1%	\$4,925,000	-4.6%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	9.9	7.6

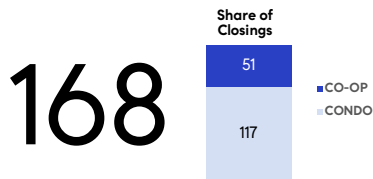
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Midtown West

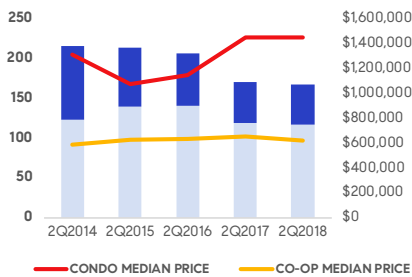
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$1,454,000

Median Condo Sales Price

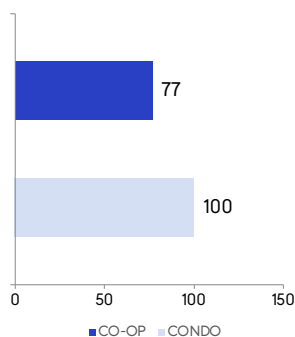
\$625,000

Median Co-Op Sales Price

\$1,546

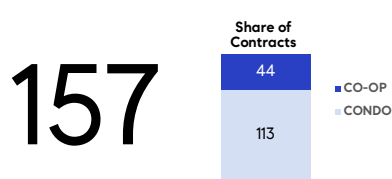
Median Condo Sales PPSF

Median Days on Market

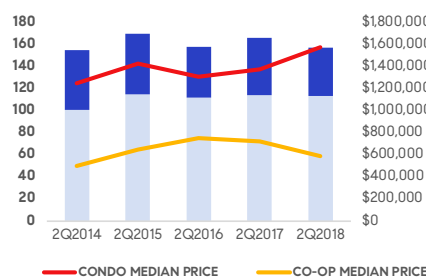


Contracts

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*

2Q2018 Price Metrics*

\$1,575,000

Median Condo Contract Price

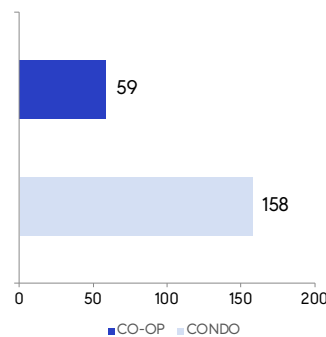
\$587,000

Median Co-Op Contract Price

\$1,688

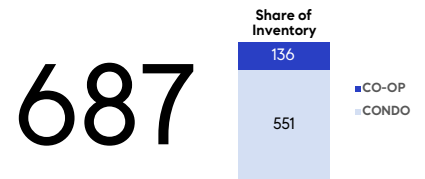
Median Condo Contract PPSF

Median Days on Market

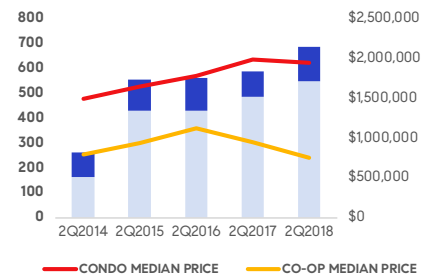


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$1,950,000

Median Condo Asking Price

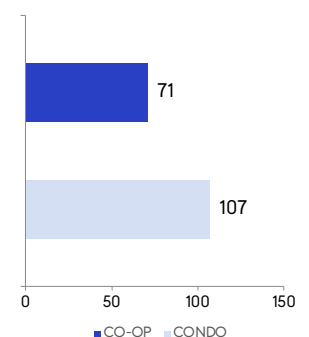
\$758,000

Median Co-Op Asking Price

\$1,916

Median Condo Asking PPSF

Median Days on Market



Midtown West Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	117	119	-1.7%	68	72.1%
Median Price	\$1,454,000	\$1,450,000	0.3%	\$1,275,000	14.0%
Median PPSF	\$1,546	\$1,611	-4.0%	\$1,526	1.3%
Median Days on Market	100	100	0.0%	127	-21.3%
Median Negotiability	-4.9%	-3.4%		-7.9%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$715,000	\$957,000	-25.3%	\$633,000	13.0%
1 BR	\$1,055,000	\$1,145,000	-7.9%	\$979,000	7.8%
2 BR	\$1,950,000	\$1,870,000	4.3%	\$2,128,000	-8.4%
3 BR	\$3,750,000	\$3,250,000	15.4%	\$4,599,000	-18.5%
4 BR+	\$11,125,000	\$14,000,000	-20.5%	-	-
CO-OP					
Number of Closings	51	52	-1.9%	31	64.5%
Median Price	\$625,000	\$657,000	-4.9%	\$579,000	7.9%
Median Days on Market	77	93	-17.7%	49	57.7%
Median Negotiability	-2.8%	-2.0%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$391,000	\$396,000	-1.3%	\$399,000	-2.0%
1 BR	\$638,000	\$635,000	0.5%	\$610,000	4.6%
2 BR	\$1,249,000	\$1,100,000	13.5%	\$934,000	33.7%
3 BR	\$2,663,000	\$1,775,000	50.0%	\$1,540,000	72.9%
4 BR+	-	-	-	-	-

Midtown West Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	113	114	-0.9%	86	31.4%
Median Price (1)	\$1,575,000	\$1,378,000	14.3%	\$1,250,000	26.0%
Median PPSF (1)	\$1,688	\$1,632	3.4%	\$1,647	2.5%
Median Days on Market	158	89	77.5%	122	29.5%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$680,000	\$715,000	-4.9%	\$750,000	-9.3%
1 BR	\$1,163,000	\$1,215,000	-4.3%	\$1,098,000	5.9%
2 BR	\$2,090,000	\$2,050,000	2.0%	\$1,898,000	10.1%
3 BR	\$10,950,000	\$2,679,000	308.7%	\$2,735,000	300.4%
4 BR+	\$14,900,000	-	-	\$6,048,000	146.4%
CO-OP					
Number of Contracts Signed	44	52	-15.4%	34	29.4%
Median Price (1)	\$587,000	\$725,000	-19.0%	\$682,000	-13.9%
Median Days on Market	59	57	3.5%	80	-25.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$360,000	\$420,000	-14.3%	\$419,000	-14.1%
1 BR	\$673,000	\$675,000	-0.3%	\$750,000	-10.3%
2 BR	\$1,175,000	\$1,128,000	4.2%	\$1,145,000	2.6%
3 BR	-	\$2,550,000	-	\$3,320,000	-
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.

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

Midtown West Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	551	488	12.9%	463	19.0%
Median Price	\$1,950,000	\$1,990,000	-2.0%	\$2,000,000	-2.5%
Median PPSF	\$1,916	\$1,870	2.5%	\$1,946	-1.5%
Median Days on Market	107	123	-13.0%	151	-29.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$775,000	\$849,000	-8.7%	\$800,000	-3.1%
1 BR	\$1,275,000	\$1,250,000	2.0%	\$1,299,000	-1.8%
2 BR	\$2,170,000	\$2,310,000	-6.1%	\$2,349,000	-7.6%
3 BR	\$5,410,000	\$6,500,000	-16.8%	\$6,485,000	-16.6%
4 BR+	\$12,953,000	\$13,375,000	-3.2%	\$12,939,000	0.1%
CO-OP					
Number of Active Listings	136	100	36.0%	110	23.6%
Median Price	\$758,000	\$955,000	-20.6%	\$799,000	-5.1%
Median Days on Market	\$975	\$940	3.8%	\$979	-0.3%
Median Pricing Analysis by Bedroom Type:					
Studio	71	92	-22.8%	80	-11.3%
1 BR	\$425,000	\$425,000	0.0%	\$399,000	6.5%
2 BR	\$650,000	\$850,000	-23.5%	\$695,000	-6.5%
3 BR	\$1,195,000	\$1,399,000	-14.6%	\$1,295,000	-7.7%
4 BR+	\$2,148,000	\$3,395,000	-36.7%	\$2,750,000	-21.9%
4 BR+	\$10,373,000	\$12,900,000	-19.6%	\$8,750,000	18.5%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	14.0	10.4

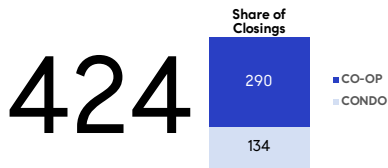
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper East Side

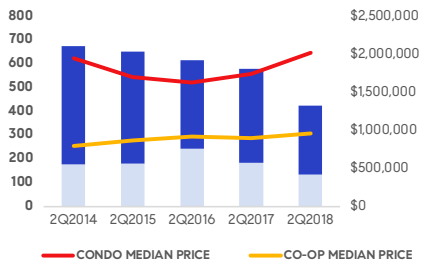
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



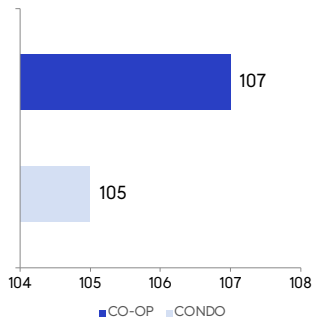
2Q2018 Price Metrics

\$2,025,000
Median Condo Sales Price

\$965,000
Median Co-Op Sales Price

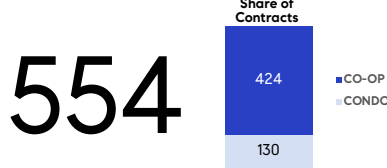
\$1,537
Median Condo Sales PPSF

Median Days on Market

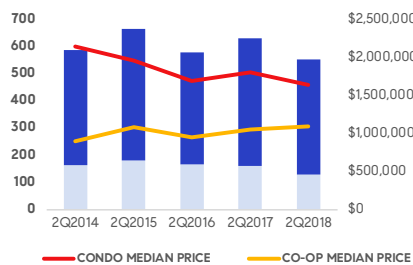


Contracts

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

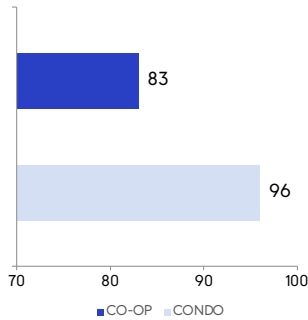
2Q2018 Price Metrics*

\$1,638,000
Median Condo Contract Price

\$1,098,000
Median Co-Op Contract Price

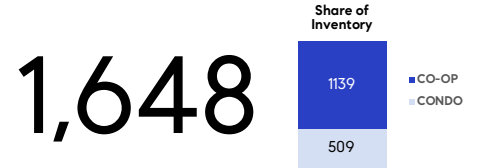
\$1,532
Median Condo Contract PPSF

Median Days on Market

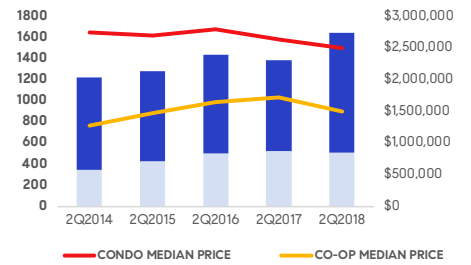


Inventory

Number of Active Listings



Inventory - Last Five Years



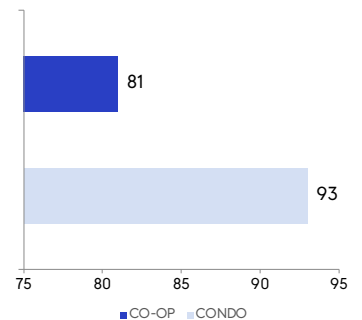
2Q2018 Price Metrics

\$2,500,000
Median Condo Asking Price

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

\$1,728
Median Condo Asking PPSF

Median Days on Market



Upper East Side Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	134	183	-26.8%	108	24.1%
Median Price	\$2,025,000	\$1,740,000	16.4%	\$1,660,000	22.0%
Median PPSF	\$1,537	\$1,547	-0.6%	\$1,498	2.6%
Median Days on Market	105	79	32.9%	97	8.2%
Median Negotiability	-3.7%	-4.4%		-3.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$629,000	\$585,000	7.5%	\$653,000	-3.7%
1 BR	\$1,030,000	\$895,000	15.1%	\$968,000	6.4%
2 BR	\$2,190,000	\$2,050,000	6.8%	\$2,150,000	1.9%
3 BR	\$3,945,000	\$3,300,000	19.5%	\$2,991,000	31.9%
4 BR+	\$7,500,000	\$7,158,000	4.8%	\$6,307,000	18.9%
CO-OP					
Number of Closings	290	396	-26.8%	271	7.0%
Median Price	\$965,000	\$900,000	7.2%	\$1,025,000	-5.9%
Median Days on Market	107	92	16.9%	73	46.6%
Median Negotiability	-3.9%	-4.5%	-	-3.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$435,000	\$430,000	1.2%	\$459,000	-5.2%
1 BR	\$718,000	\$699,000	2.7%	\$675,000	6.4%
2 BR	\$1,595,000	\$1,349,000	18.2%	\$1,513,000	5.4%
3 BR	\$2,495,000	\$2,751,000	-9.3%	\$2,525,000	-1.2%
4 BR+	\$7,275,000	\$5,325,000	36.6%	\$3,638,000	100.0%

Upper East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	130	162	-19.8%	103	26.2%
Median Price (1)	\$1,638,000	\$1,802,000	-9.1%	\$1,845,000	-11.2%
Median PPSF (1)	\$1,532	\$1,661	-7.8%	\$1,463	4.7%
Median Days on Market	96	63	52.4%	131	-26.4%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$594,000	\$606,000	-2.0%	\$638,000	-6.9%
1 BR	\$1,099,000	\$955,000	15.1%	\$1,099,000	0.0%
2 BR	\$2,085,000	\$1,875,000	11.2%	\$1,999,000	4.3%
3 BR	\$2,963,000	\$3,995,000	-25.8%	\$2,725,000	8.7%
4 BR+	\$6,950,000	\$6,838,000	1.6%	\$8,250,000	-15.8%
CO-OP					
Number of Contracts Signed	424	470	-9.8%	292	45.2%
Median Price (1)	\$1,098,000	\$1,060,000	3.6%	\$1,305,000	-15.9%
Median Days on Market	83	56	48.2%	111	-25.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$430,000	\$399,000	7.8%	\$440,000	-2.3%
1 BR	\$692,000	\$740,000	-6.5%	\$749,000	-7.6%
2 BR	\$1,473,000	\$1,495,000	-1.5%	\$1,599,000	-7.9%
3 BR	\$3,167,000	\$2,898,000	9.3%	\$2,725,000	16.2%
4 BR+	\$4,250,000	\$4,073,000	4.3%	\$6,995,000	-39.2%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Upper East Side Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	509	524	-2.9%	446	14.1%
Median Price	\$2,500,000	\$2,638,000	-5.2%	\$2,723,000	-8.2%
Median PPSF	\$1,728	\$1,834	-5.8%	\$1,858	-7.0%
Median Days on Market	93	87	6.9%	136	-31.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$650,000	\$650,000	0.0%	\$695,000	-6.5%
1 BR	\$1,137,000	\$1,149,000	-1.0%	\$1,200,000	-5.3%
2 BR	\$2,393,000	\$2,495,000	-4.1%	\$2,495,000	-4.1%
3 BR	\$3,725,000	\$3,860,000	-3.5%	\$3,780,000	-1.5%
4 BR+	\$7,525,000	\$7,250,000	3.8%	\$7,950,000	-5.3%
CO-OP					
Number of Active Listings	1,139	858	32.8%	1,012	12.5%
Median Price	\$1,495,000	\$1,725,000	-13.3%	\$1,650,000	-9.4%
Median Days on Market	\$1,089	\$1,130	-3.6%	\$1,040	4.7%
Median Pricing Analysis by Bedroom Type:					
Studio	81	87	-6.9%	78	3.8%
1 BR	\$449,000	\$453,000	-0.9%	\$450,000	-0.2%
2 BR	\$725,000	\$749,000	-3.2%	\$699,000	3.7%
3 BR	\$1,697,000	\$1,700,000	-0.2%	\$1,750,000	-3.0%
4 BR+	\$3,200,000	\$3,500,000	-8.6%	\$3,450,000	-7.2%
	\$6,500,000	\$7,198,000	-9.7%	\$6,845,000	-5.0%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	9.3	7.2

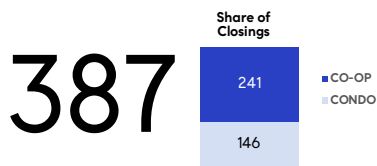
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper West Side

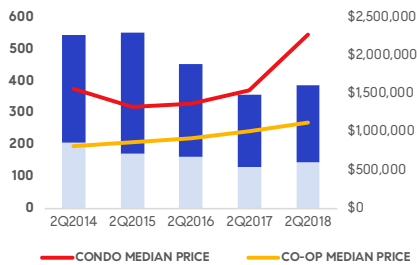
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$2,275,000

Median Condo Sales Price

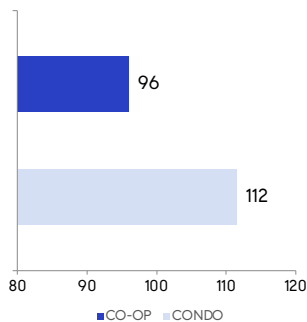
\$1,130,000

Median Co-Op Sales Price

\$1,753

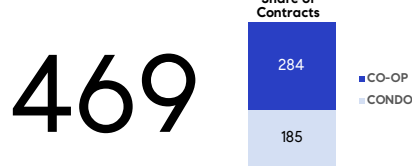
Median Condo Sales PPSF

Median Days on Market

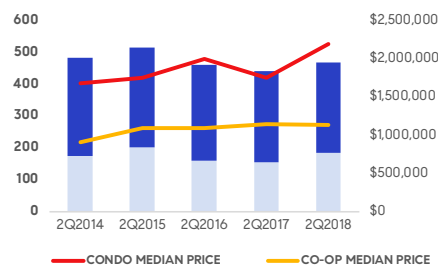


Contracts

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

2Q2018 Price Metrics*

\$2,195,000

Median Condo Contract Price

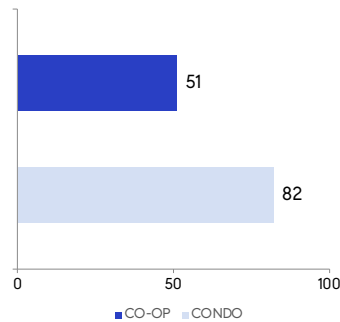
\$1,138,000

Median Co-Op Contract Price

\$1,762

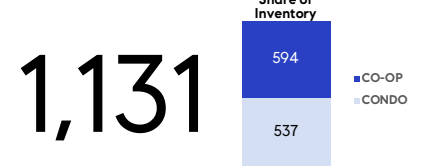
Median Condo Contract PPSF

Median Days on Market

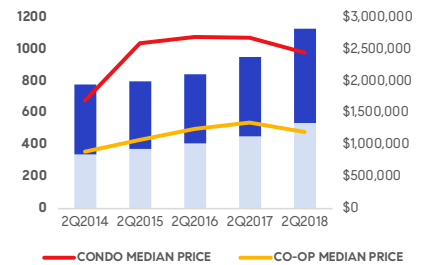


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$2,450,000

Median Condo Asking Price

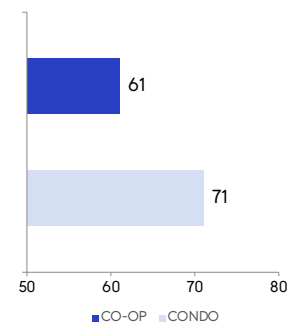
\$1,200,000

Median Co-Op Asking Price

\$1,833

Median Condo Asking PPSF

Median Days on Market



Upper West Side Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	146	130	12.3%	127	15.0%
Median Price	\$2,275,000	\$1,550,000	46.8%	\$1,625,000	40.0%
Median PPSF	\$1,753	\$1,603	9.4%	\$1,817	-3.6%
Median Days on Market	112	79	41.1%	83	34.3%
Median Negotiability	-2.2%	-4.8%		0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$705,000	\$796,000	-11.4%	\$765,000	-7.8%
1 BR	\$1,098,000	\$1,158,000	-5.2%	\$997,000	10.1%
2 BR	\$1,970,000	\$1,888,000	4.3%	\$2,695,000	-26.9%
3 BR	\$3,595,000	\$3,488,000	3.1%	\$3,860,000	-6.9%
4 BR+	\$6,230,000	\$6,000,000	3.8%	\$6,516,000	-4.4%
CO-OP					
Number of Closings	241	227	6.2%	201	19.9%
Median Price	\$1,130,000	\$1,010,000	11.9%	\$950,000	18.9%
Median Days on Market	96	51	88.2%	59	62.7%
Median Negotiability	-3.6%	-2.5%	-	-1.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$471,000	\$455,000	3.5%	\$505,000	-6.7%
1 BR	\$733,000	\$715,000	2.5%	\$734,000	-0.1%
2 BR	\$1,447,000	\$1,418,000	2.0%	\$1,527,000	-5.2%
3 BR	\$2,599,000	\$2,535,000	2.5%	\$2,309,000	12.6%
4 BR+	\$4,575,000	\$3,750,000	22.0%	\$4,500,000	1.7%

Upper West Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	185	156	18.6%	159	16.4%
Median Price (1)	\$2,195,000	\$1,750,000	25.4%	\$2,840,000	-22.7%
Median PPSF (1)	\$1,762	\$1,567	12.5%	\$1,885	-6.5%
Median Days on Market	82	59	39.0%	178	-53.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$750,000	\$760,000	-1.3%	\$730,000	2.7%
1 BR	\$1,095,000	\$1,150,000	-4.8%	\$1,200,000	-8.8%
2 BR	\$2,275,000	\$1,938,000	17.4%	\$2,195,000	3.6%
3 BR	\$3,200,000	\$2,800,000	14.3%	\$3,770,000	-15.1%
4 BR+	\$6,650,000	\$5,538,000	20.1%	\$6,995,000	-4.9%
CO-OP					
Number of Contracts Signed	284	285	-0.4%	229	24.0%
Median Price (1)	\$1,138,000	\$1,150,000	-1.0%	\$1,195,000	-4.8%
Median Days on Market	51	42	21.4%	103	-50.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$492,000	\$450,000	9.3%	\$488,000	0.8%
1 BR	\$750,000	\$749,000	0.1%	\$799,000	-6.1%
2 BR	\$1,450,000	\$1,599,000	-9.3%	\$1,475,000	-1.7%
3 BR	\$2,848,000	\$2,395,000	18.9%	\$2,490,000	14.4%
4 BR+	\$3,600,000	\$3,823,000	-5.8%	\$4,600,000	-21.7%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

Upper West Side Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	537	455	18.0%	403	33.3%
Median Price	\$2,450,000	\$2,690,000	-8.9%	\$2,595,000	-5.6%
Median PPSF	\$1,833	\$1,870	-1.9%	\$1,892	-3.1%
Median Days on Market	71	93	-23.7%	81	-12.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$750,000	\$768,000	-2.3%	\$750,000	0.0%
1 BR	\$1,199,000	\$1,245,000	-3.7%	\$1,190,000	0.8%
2 BR	\$2,299,000	\$2,297,000	0.1%	\$2,385,000	-3.6%
3 BR	\$3,825,000	\$3,988,000	-4.1%	\$4,500,000	-15.0%
4 BR+	\$7,650,000	\$7,300,000	4.8%	\$7,315,000	4.6%
CO-OP					
Number of Active Listings	594	499	19.0%	458	29.7%
Median Price	\$1,200,000	\$1,350,000	-11.1%	\$1,150,000	4.3%
Median Days on Market	\$1,214	\$1,209	0.4%	\$1,159	4.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$485,000	\$486,000	-0.2%	\$499,000	-2.8%
1 BR	\$750,000	\$740,000	1.4%	\$739,000	1.5%
2 BR	\$1,500,000	\$1,599,000	-6.2%	\$1,595,000	-6.0%
3 BR	\$2,695,000	\$2,875,000	-6.3%	\$2,999,000	-10.1%
4 BR+	\$5,550,000	\$6,260,000	-11.3%	\$6,448,000	-13.9%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	7.8	6.7

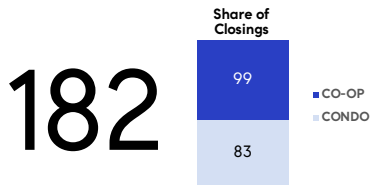
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper Manhattan

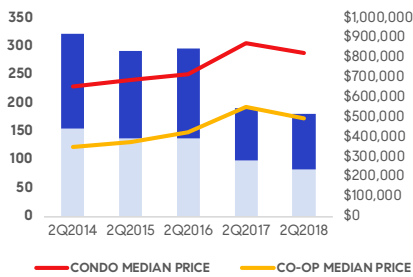
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



2Q2018 Price Metrics

\$825,000

Median Condo Sales Price

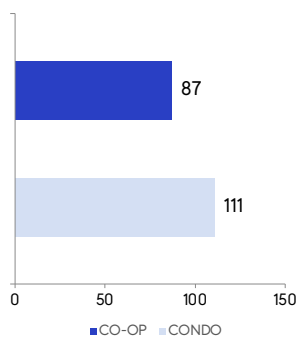
\$494,000

Median Co-Op Sales Price

\$923

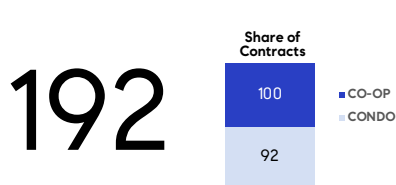
Median Condo Sales PPSF

Median Days on Market

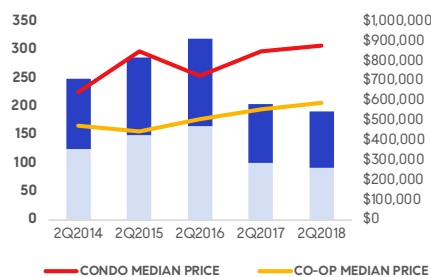


Contracts

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

2Q2018 Price Metrics*

\$877,000

Median Condo Contract Price

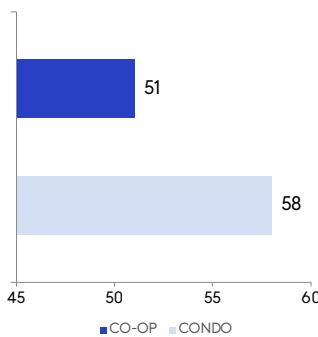
\$589,000

Median Co-Op Contract Price

\$1,014

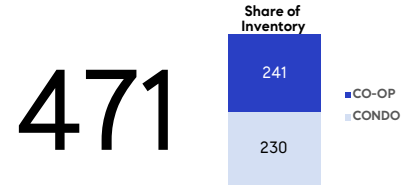
Median Condo Contract PPSF

Median Days on Market

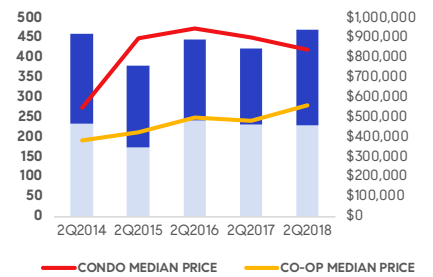


Inventory

Number of Active Listings



Inventory - Last Five Years



2Q2018 Price Metrics

\$842,000

Median Condo Asking Price

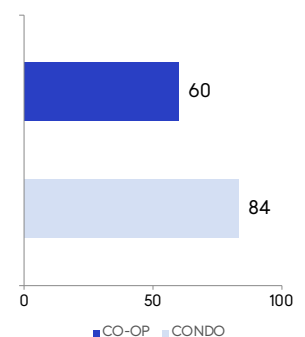
\$560,000

Median Co-Op Asking Price

\$1,057

Median Condo Asking PPSF

Median Days on Market



Upper Manhattan Condominium & Co-Op Closings

CLOSINGS	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Closings	83	99	-16.2%	82	1.2%
Median Price	\$825,000	\$875,000	-5.7%	\$1,337,000	-38.3%
Median PPSF	\$923	\$1,018	-9.3%	\$1,170	-21.1%
Median Days on Market	111	66	68.2%	100	11.0%
Median Negotiability	-2.0%	-0.1%		-2.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$549,000	\$436,000	25.9%	\$590,000	-6.9%
1 BR	\$630,000	\$627,000	0.5%	\$699,000	-9.9%
2 BR	\$855,000	\$974,000	-12.2%	\$1,434,000	-40.4%
3 BR	\$1,800,000	\$1,566,000	14.9%	\$1,928,000	-6.6%
4 BR+	\$1,541,000	\$4,288,000	-64.1%	\$2,845,000	-45.8%
CO-OP					
Number of Closings	99	92	7.6%	106	-6.6%
Median Price	\$494,000	\$554,000	-10.8%	\$560,000	-11.8%
Median Days on Market	87	57	52.6%	66	31.8%
Median Negotiability	0.0%	-1.6%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$299,000	\$227,000	31.7%	\$275,000	8.7%
1 BR	\$482,000	\$429,000	12.4%	\$422,000	14.2%
2 BR	\$633,000	\$622,000	1.8%	\$668,000	-5.2%
3 BR	\$640,000	\$868,000	-26.3%	\$855,000	-25.1%
4 BR+	\$810,000	\$1,093,000	-25.9%	\$599,000	35.2%

Upper Manhattan Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	92	101	-8.9%	117	-21.4%
Median Price (1)	\$877,000	\$849,000	3.3%	\$760,000	15.4%
Median PPSF (1)	\$1,014	\$984	3.1%	\$912	11.2%
Median Days on Market	58	63	-7.9%	99	-41.4%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$512,000	\$623,000	-17.8%	\$537,000	-4.7%
1 BR	\$700,000	\$622,000	12.5%	\$575,000	21.7%
2 BR	\$975,000	\$978,000	-0.3%	\$875,000	11.4%
3 BR	\$1,738,000	\$1,838,000	-5.4%	\$1,750,000	-0.7%
4 BR+	\$3,623,000	\$3,448,000	5.1%	\$1,595,000	127.1%
CO-OP					
Number of Contracts Signed	100	103	-2.9%	89	12.4%
Median Price (1)	\$589,000	\$559,000	5.4%	\$549,000	7.3%
Median Days on Market	51	48	6.3%	119	-57.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$287,000	\$275,000	4.4%	\$275,000	4.4%
1 BR	\$445,000	\$405,000	9.9%	\$450,000	-1.1%
2 BR	\$625,000	\$644,000	-3.0%	\$589,000	6.1%
3 BR	\$910,000	\$687,000	32.5%	\$933,000	-2.5%
4 BR+	\$1,099,000	\$1,850,000	-40.6%	\$749,000	46.7%

(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.

* 2Q2017 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2017)

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

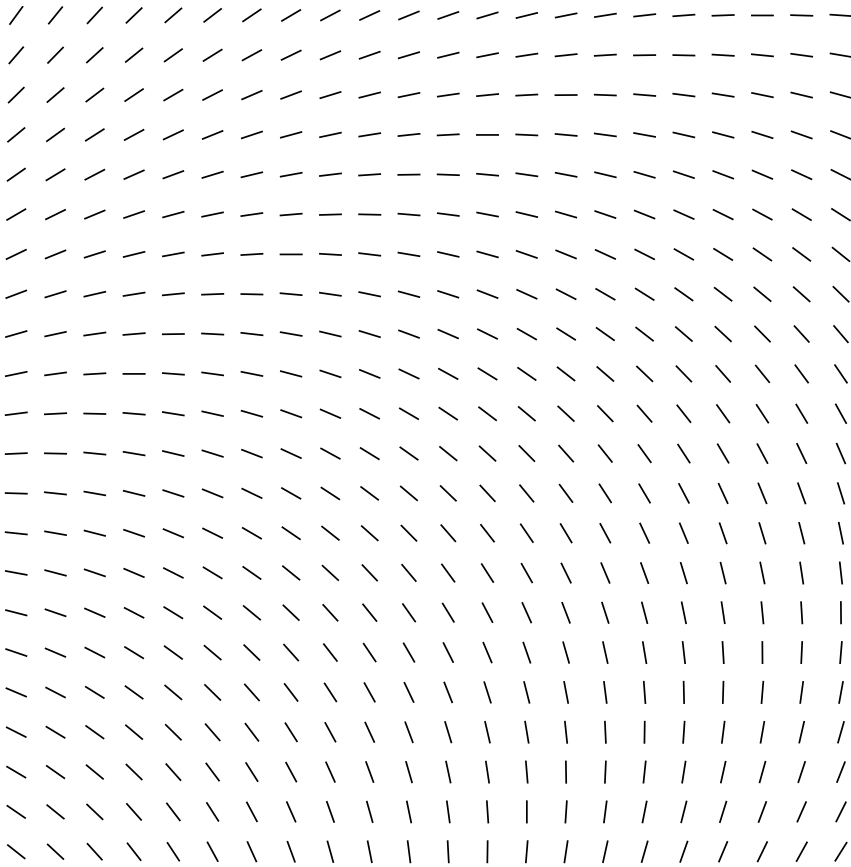
Upper Manhattan Condominium & Co-Op Inventory

ACTIVE	2Q2018	2Q2017	Y-o-Y % Change	1Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	230	232	-0.9%	193	19.2%
Median Price	\$842,000	\$903,000	-6.8%	\$875,000	-3.8%
Median PPSF	\$1,057	\$1,011	4.5%	\$1,086	-2.7%
Median Days on Market	84	95	-12.1%	71	18.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$571,000	\$542,000	5.4%	\$577,000	-1.0%
1 BR	\$659,000	\$550,000	19.8%	\$668,000	-1.3%
2 BR	\$940,000	\$999,000	-5.9%	\$971,000	-3.2%
3 BR	\$1,683,000	\$1,790,000	-6.0%	\$1,800,000	-6.5%
4 BR+	\$2,888,000	\$3,869,000	-25.4%	\$3,200,000	-9.8%
CO-OP					
Number of Active Listings	241	192	25.5%	177	36.2%
Median Price	\$560,000	\$485,000	15.5%	\$555,000	0.9%
Median Days on Market	\$679	\$606	12.0%	\$656	3.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$292,000	\$305,000	-4.3%	\$294,000	-0.7%
1 BR	\$405,000	\$386,000	4.9%	\$382,000	6.0%
2 BR	\$640,000	\$630,000	1.6%	\$625,000	2.4%
3 BR	\$792,000	\$637,000	24.3%	\$749,000	5.7%
4 BR+	\$960,000	\$644,000	49.1%	\$1,095,000	-12.3%

* 2Q2018 Inventory as of June 15, 2018

ACTIVE MONTHS OF SUPPLY	2Q2018	2Q2017
Overall	6.3	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.



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