

# 20yr

APARTMENT  
MARKET REPORT  
2005-2024

MANHATTAN

**Brown Harris Stevens** THE Craft OF Research

2005-2024

# Manhattan Apartment Market Report

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# Message from **Bess Freedman**

CEO of **Brown Harris Stevens**

I am pleased to present our first ever 20-year Manhattan Apartment Market Report.

Our data includes over 276,000 apartment sales between 2005–2024 that were recorded on the Office of the City Register’s ACRIS website and is the largest report of its kind. Data is broken down by market area, ownership type, and apartment size, allowing for accurate historical comparisons.

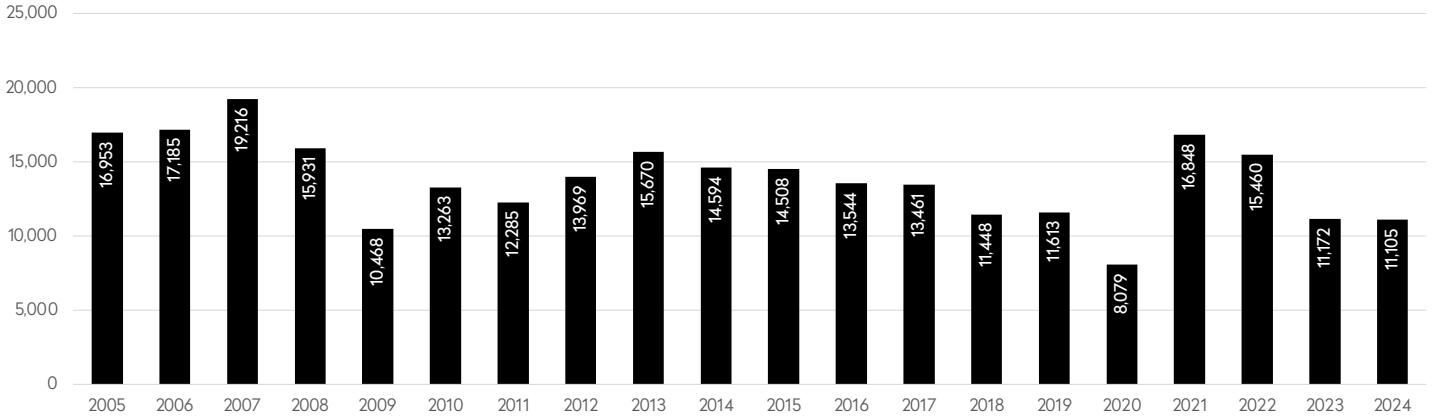
We hope you find it useful.



2005-2024

# All Manhattan Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$398,357	\$595,601	\$1,222,181	\$2,474,148	\$5,104,798	\$1,034,873
2006	\$421,840	\$677,669	\$1,323,749	\$2,607,981	\$5,411,492	\$1,095,476
2007	\$445,476	\$754,080	\$1,494,579	\$2,851,113	\$6,145,924	\$1,278,511
2008	\$506,183	\$810,067	\$1,627,953	\$3,266,621	\$7,604,701	\$1,504,597
2009	\$416,647	\$680,413	\$1,391,993	\$2,666,126	\$6,106,796	\$1,307,184
2010	\$419,150	\$692,535	\$1,371,650	\$2,742,621	\$6,014,210	\$1,339,639
2011	\$406,108	\$692,779	\$1,401,401	\$2,740,609	\$5,662,082	\$1,346,979
2012	\$427,951	\$712,996	\$1,459,955	\$2,863,559	\$6,537,484	\$1,418,874
2013	\$459,305	\$751,043	\$1,545,713	\$2,969,203	\$5,875,579	\$1,419,537
2014	\$473,057	\$823,119	\$1,718,102	\$3,771,126	\$8,708,219	\$1,662,371
2015	\$502,379	\$889,907	\$1,862,449	\$3,770,414	\$8,349,236	\$1,783,804
2016	\$523,971	\$924,491	\$1,967,596	\$4,548,399	\$9,137,622	\$2,002,401
2017	\$551,610	\$948,918	\$1,938,740	\$4,080,259	\$8,934,446	\$2,006,202
2018	\$543,929	\$929,106	\$1,859,163	\$3,883,488	\$8,902,607	\$1,974,602
2019	\$557,660	\$969,636	\$1,910,391	\$3,886,135	\$9,527,524	\$2,039,281
2020	\$541,249	\$901,740	\$1,795,892	\$3,442,360	\$8,708,512	\$1,892,480
2021	\$515,123	\$894,261	\$1,781,377	\$3,486,901	\$8,249,197	\$1,898,238
2022	\$531,117	\$959,299	\$1,935,981	\$3,870,416	\$8,017,110	\$2,011,588
2023	\$557,899	\$941,697	\$1,866,295	\$3,801,739	\$8,907,510	\$2,030,594
2024	\$531,424	\$929,319	\$1,881,549	\$3,781,059	\$8,181,088	\$1,999,394

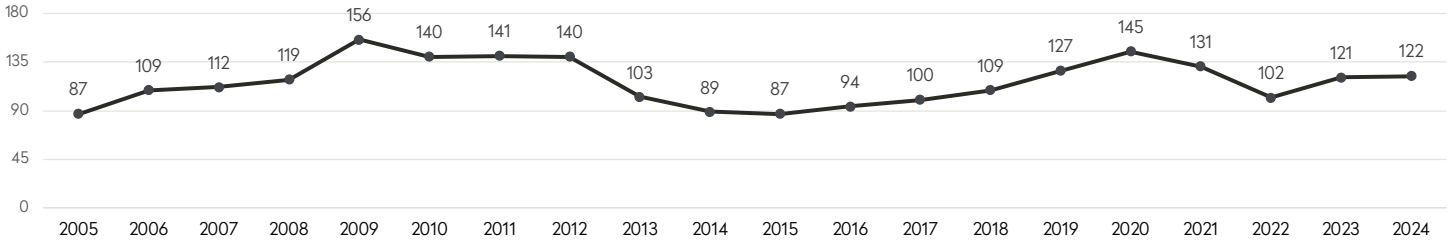
## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$345,750	\$560,000	\$1,040,710	\$1,975,000	\$3,700,000	\$649,000
2006	\$394,446	\$630,000	\$1,192,612	\$2,100,000	\$3,873,769	\$712,775
2007	\$410,000	\$685,000	\$1,295,000	\$2,291,100	\$4,057,500	\$810,000
2008	\$460,000	\$738,232	\$1,400,000	\$2,535,423	\$4,785,775	\$896,060
2009	\$375,000	\$610,000	\$1,150,000	\$2,125,000	\$4,607,581	\$795,000
2010	\$375,000	\$615,000	\$1,153,000	\$2,211,969	\$4,400,000	\$803,595
2011	\$374,359	\$625,000	\$1,200,000	\$2,229,984	\$4,190,740	\$800,000
2012	\$380,000	\$635,000	\$1,225,000	\$2,328,000	\$4,370,000	\$825,000
2013	\$417,000	\$660,000	\$1,300,000	\$2,425,000	\$4,424,694	\$837,251
2014	\$435,000	\$720,000	\$1,450,000	\$2,850,000	\$5,600,000	\$899,000
2015	\$455,000	\$778,981	\$1,563,469	\$2,902,013	\$6,035,131	\$990,000
2016	\$485,500	\$800,000	\$1,610,000	\$3,300,000	\$7,145,569	\$1,037,500
2017	\$500,000	\$830,000	\$1,640,000	\$3,225,000	\$6,600,000	\$1,120,075
2018	\$505,000	\$815,000	\$1,548,000	\$2,995,000	\$6,307,031	\$1,080,000
2019	\$485,000	\$822,500	\$1,562,500	\$2,875,000	\$6,000,000	\$1,142,405
2020	\$485,000	\$770,000	\$1,505,000	\$2,597,500	\$5,500,000	\$1,050,000
2021	\$469,500	\$785,000	\$1,525,000	\$2,697,000	\$5,511,025	\$1,125,000
2022	\$490,000	\$825,000	\$1,625,000	\$2,900,000	\$5,950,000	\$1,180,000
2023	\$493,000	\$820,000	\$1,589,388	\$2,995,000	\$6,177,500	\$1,147,500
2024	\$490,000	\$807,250	\$1,600,000	\$2,835,000	\$5,500,000	\$1,135,000

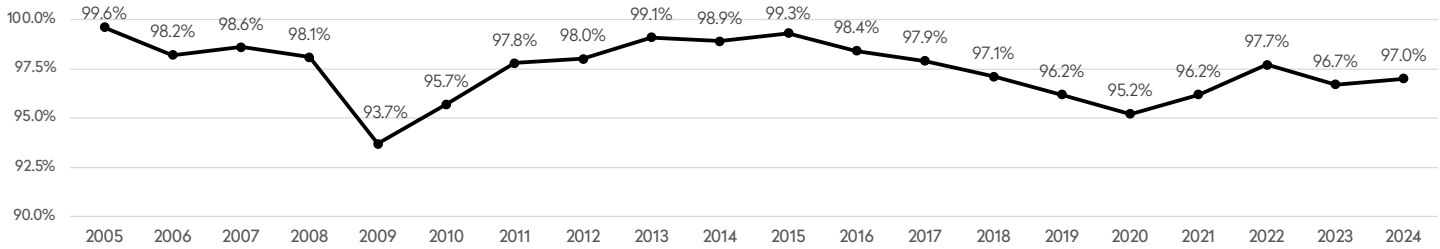
2005-2024

# All Manhattan Apartments

## AVERAGE DAYS ON THE MARKET



## SELLING VS. LAST ASKING PRICE



## PERCENT OF SALES BY BEDROOMS

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Studio	15.1%	15.4%	14.0%	12.5%	12.2%	11.8%	12.5%	13.0%	13.9%	14.1%	14.4%	13.7%	12.9%	13.7%	12.5%	12.9%	12.5%	13.0%	13.4%	13.5%
1-Bedroom	42.5%	43.0%	42.3%	42.4%	40.1%	38.9%	40.2%	39.6%	39.2%	39.8%	38.9%	38.1%	37.4%	37.0%	37.1%	36.7%	34.6%	36.2%	36.3%	35.7%
2-Bedroom	28.6%	29.4%	29.7%	29.8%	31.0%	32.0%	29.7%	30.0%	29.4%	29.8%	29.0%	29.7%	29.8%	29.5%	30.1%	30.2%	31.7%	29.5%	29.3%	29.5%
3-Bedroom	8.2%	7.6%	9.1%	10.2%	10.4%	10.9%	11.3%	11.2%	10.8%	10.4%	11.4%	11.8%	12.7%	12.2%	12.8%	12.7%	13.2%	13.5%	13.4%	13.2%
4+Bedroom	2.0%	1.7%	2.1%	2.9%	3.3%	3.3%	3.3%	3.3%	3.8%	3.4%	4.1%	4.4%	4.8%	5.1%	4.9%	5.0%	5.0%	5.1%	5.4%	5.7%
Loft	3.6%	2.9%	2.8%	2.2%	3.0%	3.1%	3.0%	3.0%	2.9%	2.5%	2.3%	2.4%	2.4%	2.5%	2.5%	2.5%	2.9%	2.6%	2.3%	2.4%

## PERCENT OF SALES BY MARKET AREA

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
East Side	23.1%	19.6%	19.2%	16.9%	22.7%	21.5%	20.7%	21.8%	22.6%	21.7%	21.0%	20.1%	21.2%	21.4%	20.3%	21.0%	21.3%	20.5%	21.8%	21.9%
West Side	20.0%	18.1%	18.4%	19.4%	21.3%	20.6%	19.5%	18.9%	17.5%	17.9%	18.4%	16.1%	16.9%	17.7%	17.1%	19.4%	17.6%	17.7%	18.0%	18.8%
Midtown East	15.1%	12.6%	12.6%	11.8%	10.4%	10.8%	10.9%	11.0%	12.1%	11.6%	13.3%	12.8%	13.2%	13.1%	10.9%	10.8%	10.8%	11.4%	11.5%	12.1%
Midtown West	5.2%	10.0%	9.0%	8.0%	6.0%	6.5%	7.2%	7.0%	6.5%	6.2%	7.7%	6.7%	6.6%	6.4%	7.0%	6.2%	5.7%	6.1%	6.2%	6.2%
14th - 34th Street	11.6%	12.2%	11.1%	14.6%	13.1%	12.2%	13.4%	12.9%	12.2%	13.5%	11.7%	13.1%	12.3%	11.8%	12.8%	11.1%	13.5%	14.7%	13.1%	13.5%
South of 14th Street	17.2%	20.9%	21.2%	21.0%	20.0%	20.0%	20.4%	20.4%	20.5%	19.9%	18.7%	22.1%	21.6%	21.6%	23.5%	23.0%	23.7%	21.6%	22.4%	20.2%
Upper Manhattan	8.0%	6.5%	8.5%	8.4%	6.4%	8.4%	7.9%	7.9%	8.6%	9.2%	9.2%	9.1%	8.1%	8.0%	8.3%	8.5%	7.5%	8.0%	7.2%	7.2%



# Manhattan Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$332,144	\$531,168	\$1,086,255	\$2,214,394	\$4,691,079	\$1,525,333	\$853,617
2006	\$353,722	\$572,605	\$1,194,609	\$2,627,919	\$5,091,154	\$1,531,854	\$954,372
2007	\$387,153	\$614,619	\$1,238,816	\$2,529,978	\$5,744,992	\$1,748,539	\$1,013,677
2008	\$411,725	\$638,679	\$1,357,583	\$2,705,208	\$8,228,742	\$2,020,632	\$1,185,370
2009	\$357,246	\$557,404	\$1,111,857	\$2,001,754	\$5,065,388	\$1,423,679	\$938,479
2010	\$350,612	\$580,054	\$1,163,320	\$2,322,849	\$5,053,597	\$1,799,955	\$1,053,913
2011	\$341,714	\$582,826	\$1,184,320	\$2,320,434	\$5,679,431	\$1,742,561	\$1,080,740
2012	\$362,657	\$579,984	\$1,240,853	\$2,530,628	\$6,132,225	\$1,857,884	\$1,145,331
2013	\$379,891	\$611,332	\$1,241,673	\$2,344,631	\$4,769,562	\$2,049,382	\$1,075,319
2014	\$403,559	\$660,242	\$1,358,443	\$2,851,197	\$6,759,215	\$2,476,667	\$1,193,556
2015	\$421,423	\$716,437	\$1,462,413	\$3,132,577	\$6,638,479	\$2,474,559	\$1,290,164
2016	\$449,658	\$725,473	\$1,415,957	\$2,884,250	\$5,947,241	\$2,483,374	\$1,223,552
2017	\$481,293	\$763,356	\$1,452,809	\$2,740,486	\$5,765,851	\$2,581,496	\$1,282,257
2018	\$468,811	\$760,257	\$1,471,120	\$2,764,957	\$5,452,969	\$2,733,598	\$1,321,902
2019	\$463,609	\$748,691	\$1,402,192	\$2,405,538	\$5,834,739	\$2,508,904	\$1,290,830
2020	\$469,763	\$719,152	\$1,344,750	\$2,275,959	\$4,454,847	\$2,522,256	\$1,211,094
2021	\$447,637	\$723,484	\$1,359,729	\$2,277,978	\$5,437,091	\$2,473,665	\$1,266,584
2022	\$465,260	\$764,850	\$1,434,533	\$2,567,351	\$5,224,898	\$2,686,810	\$1,332,464
2023	\$455,090	\$768,752	\$1,428,955	\$2,556,495	\$5,099,800	\$2,740,076	\$1,335,575
2024	\$463,168	\$753,257	\$1,414,648	\$2,557,429	\$5,055,343	\$2,575,618	\$1,336,702

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$161,455	\$170,664	\$234,112	\$335,962	\$491,377	\$210,453
2006	\$165,533	\$180,849	\$252,309	\$398,385	\$560,401	\$225,741
2007	\$176,824	\$194,234	\$262,522	\$376,781	\$603,248	\$237,228
2008	\$193,957	\$200,782	\$284,237	\$400,394	\$843,507	\$257,725
2009	\$160,577	\$174,596	\$231,523	\$310,554	\$504,994	\$211,130
2010	\$162,495	\$181,998	\$244,388	\$344,310	\$534,093	\$228,318
2011	\$155,772	\$181,988	\$251,707	\$347,726	\$611,643	\$230,806
2012	\$167,287	\$183,203	\$261,073	\$371,372	\$603,510	\$238,108
2013	\$175,265	\$193,953	\$266,403	\$363,071	\$532,165	\$244,517
2014	\$188,789	\$209,480	\$295,229	\$428,694	\$662,429	\$267,648
2015	\$197,798	\$227,104	\$315,967	\$478,260	\$685,259	\$289,661
2016	\$211,872	\$231,413	\$310,397	\$442,119	\$633,889	\$286,964
2017	\$233,447	\$243,473	\$319,414	\$425,834	\$618,746	\$300,173
2018	\$227,064	\$242,827	\$323,353	\$423,034	\$601,336	\$301,577
2019	\$223,253	\$237,682	\$306,184	\$388,463	\$614,903	\$292,562
2020	\$225,757	\$227,682	\$292,721	\$369,740	\$509,153	\$277,843
2021	\$220,943	\$229,849	\$294,231	\$368,484	\$594,254	\$285,184
2022	\$227,949	\$241,945	\$310,474	\$407,077	\$580,510	\$299,031
2023	\$222,857	\$248,468	\$308,570	\$404,132	\$560,285	\$299,948
2024	\$245,167	\$242,985	\$306,743	\$399,970	\$560,547	\$299,861

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$310,000	\$500,000	\$925,000	\$1,740,000	\$3,500,000	\$1,325,000	\$550,000
2006	\$340,663	\$544,108	\$978,350	\$1,950,000	\$3,462,500	\$1,300,000	\$585,000
2007	\$370,000	\$585,000	\$1,050,000	\$2,000,000	\$3,884,997	\$1,570,000	\$625,000
2008	\$390,000	\$596,421	\$1,100,000	\$2,100,000	\$5,200,006	\$1,740,000	\$658,000
2009	\$345,000	\$525,000	\$929,000	\$1,618,213	\$3,487,500	\$1,143,750	\$600,000
2010	\$337,000	\$540,184	\$951,000	\$1,810,000	\$3,641,000	\$1,400,000	\$635,000
2011	\$330,000	\$540,000	\$990,000	\$1,795,000	\$3,725,000	\$1,460,000	\$637,000
2012	\$335,000	\$535,000	\$995,000	\$1,900,000	\$3,589,331	\$1,650,000	\$637,500
2013	\$364,000	\$565,000	\$1,040,000	\$1,868,957	\$3,500,000	\$1,702,500	\$645,250
2014	\$385,000	\$610,000	\$1,200,000	\$2,232,500	\$4,292,500	\$2,000,000	\$687,000
2015	\$400,000	\$652,000	\$1,250,000	\$2,430,625	\$4,500,000	\$2,075,000	\$740,000
2016	\$430,000	\$685,000	\$1,250,000	\$2,250,000	\$4,159,000	\$2,293,750	\$750,000
2017	\$450,000	\$710,000	\$1,280,000	\$2,250,000	\$3,800,000	\$2,075,000	\$790,000
2018	\$445,000	\$707,750	\$1,265,000	\$2,263,750	\$3,862,500	\$2,300,000	\$804,000
2019	\$435,000	\$700,000	\$1,225,000	\$2,100,000	\$4,350,000	\$2,275,000	\$812,500
2020	\$435,000	\$675,000	\$1,194,000	\$1,927,000	\$3,000,000	\$2,200,000	\$778,000
2021	\$418,500	\$675,000	\$1,200,000	\$1,952,500	\$3,800,000	\$2,165,000	\$801,136
2022	\$430,000	\$700,000	\$1,264,000	\$2,150,000	\$3,700,000	\$2,345,000	\$825,000
2023	\$430,000	\$697,751	\$1,240,000	\$2,050,000	\$3,850,000	\$2,200,000	\$835,000
2024	\$425,000	\$687,159	\$1,225,000	\$2,200,000	\$3,693,496	\$2,175,000	\$835,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	18.1%	45.4%	25.2%	6.9%	1.8%	2.4%
2006	17.4%	43.4%	27.5%	7.2%	1.8%	2.6%
2007	17.0%	44.0%	26.9%	7.5%	2.1%	2.5%
2008	17.6%	43.1%	27.4%	7.3%	2.5%	2.2%
2009	16.2%	42.2%	28.5%	8.4%	2.3%	2.5%
2010	14.5%	40.0%	30.4%	9.6%	2.7%	2.7%
2011	15.5%	40.8%	28.3%	9.8%	2.8%	2.7%
2012	15.4%	41.2%	28.5%	9.2%	3.1%	2.6%
2013	16.5%	40.7%	27.9%	8.8%	3.5%	2.7%
2014	17.3%	41.5%	27.7%	8.5%	2.6%	2.3%
2015	18.1%	40.5%	26.3%	9.9%	2.8%	2.4%
2016	18.3%	40.4%	27.2%	8.9%	2.8%	2.4%
2017	17.2%	39.7%	27.6%	10.0%	3.1%	2.4%
2018	17.1%	38.8%	28.1%	9.9%	3.7%	2.5%
2019	16.4%	38.5%	28.0%	11.2%	3.5%	2.4%
2020	16.5%	39.9%	26.5%	10.7%	4.0%	2.4%
2021	16.3%	37.0%	29.0%	11.1%	3.9%	2.7%
2022	17.0%	38.2%	26.6%	11.6%	4.1%	2.5%
2023	16.2%	38.2%	27.6%	11.7%	4.3%	2.1%
2024	17.4%	37.5%	26.8%	11.1%	5.0%	2.3%

2005-2024

# Manhattan Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$557,969	\$704,198	\$1,369,655	\$2,729,009	\$5,567,022	\$1,815,174	\$1,304,510
2006	\$523,771	\$798,467	\$1,450,993	\$2,587,530	\$5,807,841	\$1,985,199	\$1,263,865
2007	\$533,744	\$901,810	\$1,703,011	\$3,071,046	\$6,526,190	\$2,646,432	\$1,542,519
2008	\$640,089	\$935,767	\$1,795,779	\$3,505,664	\$7,256,764	\$2,485,256	\$1,737,433
2009	\$538,890	\$823,076	\$1,637,946	\$3,129,438	\$6,674,836	\$2,415,053	\$1,691,132
2010	\$554,837	\$831,775	\$1,588,697	\$3,117,106	\$6,747,843	\$2,344,424	\$1,674,547
2011	\$536,504	\$825,954	\$1,632,009	\$3,106,838	\$5,647,583	\$3,106,100	\$1,659,735
2012	\$554,400	\$894,244	\$1,703,531	\$3,140,933	\$6,986,235	\$3,055,871	\$1,762,935
2013	\$626,262	\$952,843	\$1,903,311	\$3,515,344	\$7,087,319	\$2,744,294	\$1,881,099
2014	\$637,062	\$1,061,796	\$2,122,541	\$4,576,350	\$10,250,288	\$3,326,671	\$2,290,716
2015	\$687,569	\$1,125,483	\$2,264,027	\$4,352,365	\$9,384,198	\$3,925,892	\$2,398,105
2016	\$703,768	\$1,179,861	\$2,489,945	\$5,663,131	\$10,704,686	\$3,665,359	\$2,894,770
2017	\$727,043	\$1,193,389	\$2,413,998	\$5,052,278	\$10,598,148	\$3,390,198	\$2,851,252
2018	\$731,808	\$1,178,595	\$2,316,842	\$4,850,866	\$11,307,207	\$4,368,332	\$2,845,269
2019	\$794,159	\$1,258,882	\$2,434,590	\$5,235,080	\$11,967,594	\$3,286,585	\$2,938,871
2020	\$722,280	\$1,185,326	\$2,231,352	\$4,475,826	\$12,204,674	\$3,320,137	\$2,755,683
2021	\$674,528	\$1,128,896	\$2,192,433	\$4,490,534	\$10,324,659	\$3,585,284	\$2,642,243
2022	\$694,281	\$1,224,113	\$2,424,627	\$5,034,631	\$10,197,160	\$4,249,594	\$2,831,929
2023	\$774,654	\$1,188,880	\$2,354,021	\$4,996,256	\$11,946,898	\$3,920,439	\$2,913,136
2024	\$709,217	\$1,181,206	\$2,364,090	\$4,872,963	\$11,267,391	\$3,995,434	\$2,846,281

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$959	\$939	\$1,009	\$1,234	\$1,551	\$1,008
2006	\$1,011	\$1,017	\$1,093	\$1,263	\$1,587	\$1,073
2007	\$1,034	\$1,126	\$1,247	\$1,452	\$1,841	\$1,200
2008	\$1,185	\$1,158	\$1,307	\$1,615	\$2,021	\$1,283
2009	\$1,036	\$1,034	\$1,202	\$1,486	\$1,906	\$1,187
2010	\$979	\$1,028	\$1,156	\$1,433	\$1,822	\$1,157
2011	\$983	\$1,045	\$1,197	\$1,482	\$1,761	\$1,191
2012	\$1,047	\$1,109	\$1,266	\$1,505	\$1,858	\$1,248
2013	\$1,122	\$1,190	\$1,401	\$1,661	\$2,085	\$1,361
2014	\$1,247	\$1,333	\$1,571	\$2,010	\$2,664	\$1,554
2015	\$1,335	\$1,421	\$1,652	\$1,991	\$2,465	\$1,624
2016	\$1,379	\$1,469	\$1,758	\$2,317	\$2,763	\$1,767
2017	\$1,390	\$1,493	\$1,730	\$2,168	\$2,733	\$1,752
2018	\$1,388	\$1,499	\$1,703	\$2,085	\$2,782	\$1,740
2019	\$1,448	\$1,553	\$1,739	\$2,211	\$2,765	\$1,785
2020	\$1,375	\$1,462	\$1,631	\$1,941	\$2,847	\$1,679
2021	\$1,292	\$1,420	\$1,626	\$2,008	\$2,540	\$1,652
2022	\$1,356	\$1,535	\$1,750	\$2,164	\$2,743	\$1,775
2023	\$1,431	\$1,517	\$1,724	\$2,152	\$2,829	\$1,767
2024	\$1,330	\$1,494	\$1,720	\$2,093	\$2,655	\$1,731

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$440,000	\$670,000	\$1,226,991	\$2,267,500	\$3,899,898	\$1,645,000	\$825,000
2006	\$479,000	\$735,000	\$1,369,546	\$2,240,150	\$4,159,615	\$1,595,000	\$875,695
2007	\$499,000	\$827,201	\$1,459,142	\$2,490,000	\$4,364,694	\$2,250,000	\$1,018,250
2008	\$600,000	\$860,000	\$1,578,288	\$2,672,906	\$4,477,754	\$1,903,082	\$1,114,984
2009	\$500,000	\$744,166	\$1,450,000	\$2,699,181	\$4,938,513	\$1,893,918	\$1,038,615
2010	\$475,000	\$738,231	\$1,380,000	\$2,504,895	\$5,274,535	\$1,922,500	\$1,050,000
2011	\$494,330	\$760,000	\$1,430,000	\$2,625,000	\$4,350,000	\$2,444,500	\$1,050,000
2012	\$515,000	\$810,000	\$1,482,193	\$2,698,363	\$5,000,000	\$2,600,000	\$1,100,000
2013	\$565,564	\$854,000	\$1,669,965	\$2,881,620	\$6,103,136	\$2,427,000	\$1,202,400
2014	\$608,550	\$960,000	\$1,825,000	\$3,250,000	\$7,100,000	\$2,675,000	\$1,350,000
2015	\$680,000	\$1,000,000	\$1,960,000	\$3,600,000	\$6,777,500	\$3,250,000	\$1,475,731
2016	\$650,000	\$1,020,000	\$2,093,600	\$4,400,000	\$8,655,125	\$3,382,500	\$1,650,000
2017	\$685,000	\$1,087,186	\$2,100,000	\$4,200,000	\$7,500,468	\$3,000,000	\$1,698,136
2018	\$665,000	\$1,055,000	\$2,011,044	\$3,802,383	\$7,916,547	\$3,360,000	\$1,619,080
2019	\$670,000	\$1,100,000	\$2,065,000	\$3,867,500	\$7,900,000	\$2,900,000	\$1,664,989
2020	\$635,000	\$989,888	\$1,960,000	\$3,600,828	\$6,678,300	\$2,937,500	\$1,655,000
2021	\$625,000	\$999,000	\$1,975,000	\$3,700,000	\$6,850,000	\$3,025,000	\$1,650,000
2022	\$645,000	\$1,100,000	\$2,160,356	\$3,800,000	\$8,000,000	\$3,452,000	\$1,709,000
2023	\$670,000	\$1,065,000	\$2,100,000	\$4,200,000	\$8,268,075	\$2,950,000	\$1,649,500
2024	\$640,000	\$1,066,500	\$2,035,750	\$3,794,250	\$6,850,000	\$2,913,734	\$1,675,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	10.8%	38.4%	33.2%	10.0%	2.3%	5.2%
2006	13.1%	42.6%	31.5%	7.9%	1.6%	3.2%
2007	11.0%	40.6%	32.4%	10.7%	2.1%	3.1%
2008	8.9%	41.9%	31.5%	12.2%	3.2%	2.3%
2009	8.2%	37.8%	33.7%	12.5%	4.3%	3.5%
2010	8.5%	37.5%	33.9%	12.5%	4.1%	3.5%
2011	9.0%	39.5%	31.3%	13.1%	3.9%	3.2%
2012	9.9%	37.6%	31.8%	13.7%	3.5%	3.5%
2013	10.4%	37.4%	31.5%	13.4%	4.2%	3.1%
2014	9.7%	37.5%	32.7%	12.9%	4.4%	2.8%
2015	9.8%	36.8%	32.3%	13.3%	5.6%	2.1%
2016	8.5%	35.4%	32.4%	15.0%	6.3%	2.3%
2017	7.9%	34.7%	32.4%	15.9%	6.8%	2.3%
2018	9.1%	34.7%	31.5%	15.2%	7.0%	2.5%
2019	7.9%	35.5%	32.7%	14.8%	6.5%	2.6%
2020	8.3%	32.6%	34.9%	15.3%	6.2%	2.8%
2021	8.1%	31.8%	35.0%	15.8%	6.2%	3.1%
2022	8.3%	33.9%	33.0%	15.7%	6.4%	2.8%
2023	9.8%	33.9%	31.4%	15.5%	6.9%	2.6%
2024	8.5%	33.4%	33.1%	15.8%	6.5%	2.6%

# 20

YEAR

## APARTMENTS

Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



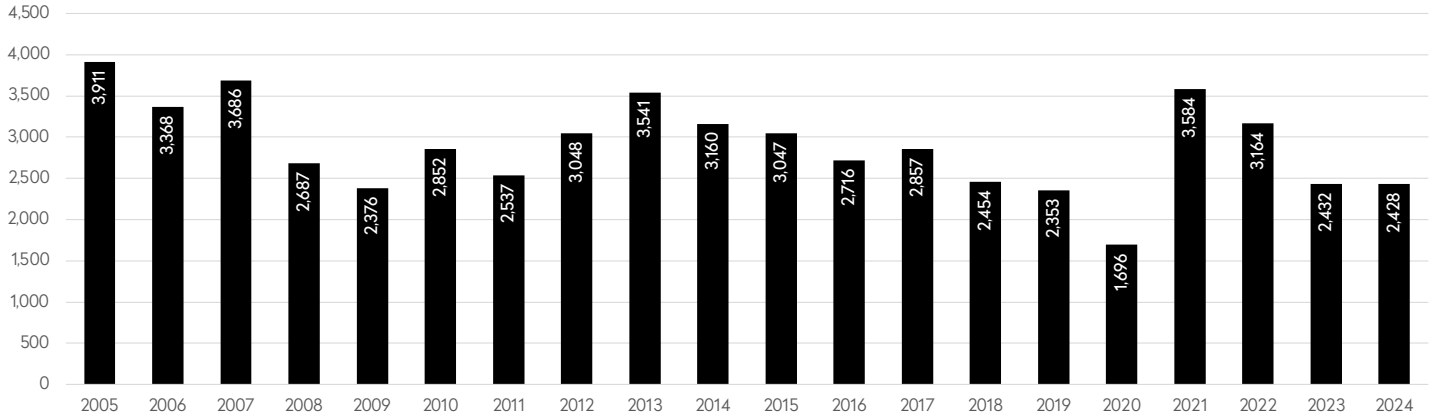
BHSID 22959001



2005-2024

# All East Side Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$366,160	\$591,152	\$1,342,585	\$2,725,736	\$5,943,644	\$1,260,989
2006	\$372,875	\$657,828	\$1,459,758	\$3,068,672	\$6,170,485	\$1,413,066
2007	\$429,824	\$686,696	\$1,585,339	\$3,059,083	\$7,301,236	\$1,538,403
2008	\$411,788	\$735,067	\$1,795,514	\$3,303,943	\$10,065,761	\$1,992,508
2009	\$388,197	\$649,321	\$1,517,541	\$2,673,500	\$6,379,932	\$1,643,278
2010	\$357,543	\$634,070	\$1,500,694	\$2,888,299	\$6,083,372	\$1,637,105
2011	\$339,398	\$666,370	\$1,510,586	\$2,923,312	\$6,348,335	\$1,662,464
2012	\$364,836	\$629,505	\$1,564,306	\$3,170,662	\$7,578,987	\$1,779,480
2013	\$399,721	\$655,781	\$1,576,061	\$3,107,335	\$6,395,027	\$1,737,157
2014	\$400,810	\$729,558	\$1,743,603	\$3,944,867	\$8,368,224	\$2,029,088
2015	\$428,339	\$790,078	\$1,907,827	\$3,934,388	\$8,678,704	\$2,091,973
2016	\$462,738	\$828,016	\$1,780,188	\$3,825,261	\$8,061,599	\$1,961,911
2017	\$488,695	\$843,255	\$1,819,970	\$3,726,268	\$7,424,776	\$1,991,158
2018	\$474,455	\$835,703	\$1,846,344	\$3,593,760	\$8,373,970	\$2,142,532
2019	\$483,187	\$804,623	\$1,720,312	\$3,016,101	\$8,307,238	\$2,021,287
2020	\$447,935	\$758,630	\$1,590,741	\$2,681,898	\$6,197,152	\$1,725,313
2021	\$449,538	\$758,384	\$1,606,324	\$2,899,330	\$7,160,992	\$1,916,184
2022	\$457,164	\$793,364	\$1,718,484	\$3,558,408	\$7,578,501	\$2,189,071
2023	\$469,099	\$784,197	\$1,719,974	\$3,423,871	\$9,039,694	\$2,296,334
2024	\$446,538	\$791,863	\$1,693,874	\$2,982,330	\$7,011,543	\$2,014,282

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$330,000	\$555,000	\$1,125,083	\$2,200,000	\$4,500,000	\$709,000
2006	\$367,300	\$606,000	\$1,220,000	\$2,400,000	\$4,775,000	\$795,000
2007	\$387,500	\$632,333	\$1,285,000	\$2,462,500	\$5,050,000	\$840,000
2008	\$397,000	\$656,722	\$1,400,000	\$2,700,000	\$8,022,000	\$940,000
2009	\$355,000	\$580,000	\$1,200,000	\$2,300,000	\$4,895,784	\$907,500
2010	\$340,000	\$580,000	\$1,207,042	\$2,367,431	\$4,487,500	\$940,000
2011	\$325,000	\$580,000	\$1,230,000	\$2,387,500	\$4,500,000	\$925,000
2012	\$330,000	\$575,500	\$1,275,000	\$2,600,000	\$4,900,000	\$920,000
2013	\$347,000	\$595,000	\$1,300,000	\$2,600,000	\$5,000,000	\$912,000
2014	\$375,000	\$650,000	\$1,437,500	\$3,125,000	\$6,000,000	\$999,000
2015	\$395,000	\$715,000	\$1,540,000	\$2,967,500	\$6,300,000	\$1,069,163
2016	\$431,525	\$755,000	\$1,580,000	\$2,943,826	\$5,434,181	\$1,100,000
2017	\$441,250	\$772,935	\$1,633,350	\$2,925,000	\$5,850,000	\$1,150,000
2018	\$438,500	\$750,000	\$1,542,417	\$2,828,697	\$6,000,000	\$1,200,000
2019	\$436,750	\$743,500	\$1,525,000	\$2,600,000	\$5,300,000	\$1,150,000
2020	\$425,000	\$708,000	\$1,422,250	\$2,300,000	\$5,400,000	\$1,074,500
2021	\$403,000	\$700,000	\$1,420,000	\$2,450,000	\$5,250,000	\$1,150,000
2022	\$418,000	\$722,500	\$1,498,607	\$2,807,750	\$5,621,781	\$1,218,550
2023	\$440,000	\$700,000	\$1,477,500	\$2,640,000	\$6,587,838	\$1,225,000
2024	\$410,000	\$717,500	\$1,500,000	\$2,550,000	\$5,125,000	\$1,200,000

# East Side Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$317,653	\$532,262	\$1,261,001	\$2,693,336	\$5,634,979	\$1,157,248
2006	\$343,688	\$590,983	\$1,407,065	\$3,187,304	\$6,146,776	\$1,328,690
2007	\$416,691	\$632,124	\$1,506,109	\$3,013,501	\$8,099,067	\$1,461,823
2008	\$382,248	\$655,188	\$1,740,885	\$3,629,631	\$11,685,411	\$1,939,202
2009	\$325,266	\$577,326	\$1,340,072	\$2,366,451	\$6,626,139	\$1,342,122
2010	\$328,527	\$588,215	\$1,407,460	\$2,896,631	\$6,252,074	\$1,509,273
2011	\$316,696	\$606,547	\$1,433,148	\$2,885,678	\$6,843,101	\$1,569,026
2012	\$335,908	\$566,720	\$1,480,033	\$3,176,295	\$8,490,960	\$1,748,512
2013	\$335,861	\$577,564	\$1,423,202	\$2,788,759	\$5,716,799	\$1,445,200
2014	\$364,211	\$627,240	\$1,560,515	\$3,560,156	\$8,026,479	\$1,662,185
2015	\$388,659	\$689,715	\$1,735,724	\$3,946,600	\$8,967,267	\$1,875,836
2016	\$414,071	\$700,443	\$1,643,843	\$3,730,698	\$6,933,281	\$1,657,492
2017	\$449,749	\$746,067	\$1,601,691	\$3,292,444	\$7,238,708	\$1,665,040
2018	\$430,357	\$741,797	\$1,705,621	\$3,420,152	\$6,456,475	\$1,774,909
2019	\$448,873	\$731,448	\$1,613,127	\$2,761,344	\$7,397,528	\$1,755,569
2020	\$416,961	\$687,948	\$1,447,489	\$2,544,572	\$5,637,664	\$1,555,908
2021	\$415,500	\$683,575	\$1,485,254	\$2,514,998	\$6,731,728	\$1,611,533
2022	\$430,830	\$718,106	\$1,546,363	\$3,025,218	\$6,166,489	\$1,772,873
2023	\$424,698	\$716,304	\$1,512,983	\$2,889,653	\$6,495,332	\$1,718,670
2024	\$408,661	\$697,661	\$1,537,721	\$2,713,999	\$6,123,475	\$1,746,569

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$145,089	\$165,288	\$260,719	\$384,713	\$554,466	\$226,475
2006	\$155,188	\$181,424	\$283,540	\$453,169	\$615,983	\$254,620
2007	\$174,602	\$195,237	\$308,158	\$429,783	\$783,709	\$273,624
2008	\$174,802	\$199,726	\$344,666	\$501,599	\$1,120,045	\$321,665
2009	\$146,015	\$177,147	\$266,090	\$357,401	\$624,728	\$246,330
2010	\$148,874	\$181,716	\$279,660	\$405,402	\$624,368	\$265,975
2011	\$141,933	\$183,881	\$292,650	\$410,164	\$681,918	\$274,325
2012	\$150,391	\$174,796	\$298,297	\$435,514	\$765,005	\$283,609
2013	\$153,380	\$182,205	\$297,249	\$411,591	\$604,005	\$272,018
2014	\$168,357	\$195,432	\$328,864	\$513,814	\$755,041	\$303,551
2015	\$179,731	\$216,821	\$364,445	\$572,827	\$878,670	\$343,849
2016	\$191,142	\$219,317	\$347,228	\$525,351	\$703,111	\$318,979
2017	\$215,171	\$232,105	\$338,383	\$488,512	\$726,531	\$324,139
2018	\$204,947	\$235,465	\$358,716	\$488,168	\$675,028	\$336,068
2019	\$209,569	\$230,675	\$337,677	\$425,758	\$713,009	\$325,313
2020	\$207,652	\$216,176	\$309,212	\$401,065	\$587,005	\$298,012
2021	\$194,670	\$213,810	\$312,671	\$389,049	\$694,766	\$303,656
2022	\$197,184	\$226,245	\$325,400	\$454,561	\$643,257	\$325,324
2023	\$205,346	\$220,683	\$316,546	\$439,108	\$652,642	\$317,187
2024	\$213,005	\$218,119	\$319,430	\$412,903	\$631,234	\$317,279

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$300,000	\$490,000	\$1,030,000	\$2,150,000	\$4,000,000	\$639,000
2006	\$335,000	\$547,075	\$1,130,000	\$2,350,000	\$4,900,000	\$695,255
2007	\$365,000	\$585,000	\$1,197,750	\$2,437,500	\$5,500,000	\$745,000
2008	\$359,000	\$602,500	\$1,266,100	\$2,883,000	\$9,350,000	\$800,000
2009	\$315,000	\$525,000	\$999,250	\$1,925,000	\$4,750,000	\$725,500
2010	\$312,000	\$530,000	\$1,100,000	\$2,250,000	\$4,321,000	\$819,500
2011	\$305,000	\$520,000	\$1,120,075	\$2,262,500	\$4,580,000	\$815,000
2012	\$307,500	\$520,000	\$1,172,969	\$2,280,000	\$5,187,500	\$810,000
2013	\$320,000	\$535,000	\$1,150,000	\$2,075,000	\$4,297,015	\$760,000
2014	\$340,000	\$575,000	\$1,285,000	\$2,673,725	\$5,187,500	\$805,000
2015	\$372,590	\$625,000	\$1,380,000	\$2,950,000	\$5,900,000	\$864,494
2016	\$399,000	\$660,000	\$1,400,000	\$2,800,000	\$4,750,000	\$871,875
2017	\$420,000	\$692,125	\$1,362,500	\$2,750,000	\$5,200,000	\$894,000
2018	\$420,000	\$685,000	\$1,395,000	\$2,662,500	\$5,225,000	\$962,000
2019	\$405,000	\$652,500	\$1,350,000	\$2,260,000	\$4,986,706	\$995,000
2020	\$390,000	\$640,000	\$1,282,500	\$2,200,000	\$4,200,000	\$913,750
2021	\$380,000	\$640,000	\$1,275,000	\$2,150,000	\$4,637,500	\$945,000
2022	\$399,000	\$650,000	\$1,305,153	\$2,412,500	\$4,200,000	\$995,000
2023	\$400,000	\$640,000	\$1,300,000	\$2,250,000	\$5,450,000	\$999,000
2024	\$385,000	\$635,000	\$1,300,000	\$2,400,000	\$4,325,000	\$995,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	13.3%	43.9%	29.0%	10.0%	3.7%
2006	13.8%	40.6%	31.4%	10.9%	3.2%
2007	13.2%	41.8%	29.7%	11.8%	3.5%
2008	12.6%	39.9%	31.6%	10.6%	5.2%
2009	11.4%	38.3%	32.8%	12.8%	4.6%
2010	9.1%	37.1%	34.8%	14.0%	4.9%
2011	11.8%	35.2%	33.9%	13.4%	5.6%
2012	10.8%	36.4%	33.3%	13.3%	6.0%
2013	12.0%	36.7%	32.2%	12.5%	6.6%
2014	12.4%	37.6%	32.7%	11.9%	5.4%
2015	13.9%	36.5%	28.9%	15.3%	5.3%
2016	14.4%	36.8%	30.7%	12.9%	5.2%
2017	13.9%	37.1%	29.7%	13.4%	5.8%
2018	12.9%	35.7%	29.8%	14.5%	7.1%
2019	12.1%	35.4%	29.2%	16.2%	7.1%
2020	11.6%	36.3%	28.8%	16.3%	7.0%
2021	12.9%	32.8%	32.2%	14.9%	7.1%
2022	12.1%	33.4%	29.3%	16.8%	8.4%
2023	12.7%	32.1%	31.0%	16.9%	7.4%
2024	13.4%	32.8%	28.3%	15.8%	9.8%

2005-2024

# East Side Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$508,278	\$737,518	\$1,506,878	\$2,782,660	\$6,523,179	\$1,499,346
2006	\$477,211	\$846,397	\$1,585,615	\$2,822,360	\$6,214,863	\$1,635,581
2007	\$463,443	\$817,954	\$1,752,604	\$3,152,199	\$5,955,874	\$1,709,431
2008	\$526,663	\$895,546	\$1,896,207	\$2,874,516	\$7,793,028	\$2,097,646
2009	\$539,232	\$780,811	\$1,775,992	\$3,062,282	\$6,229,340	\$2,108,231
2010	\$444,593	\$750,933	\$1,692,857	\$2,875,897	\$5,860,881	\$1,904,692
2011	\$428,392	\$805,169	\$1,697,563	\$2,992,411	\$5,436,412	\$1,878,899
2012	\$451,618	\$799,070	\$1,749,817	\$3,160,205	\$5,518,604	\$1,854,449
2013	\$623,614	\$874,937	\$1,958,698	\$3,566,995	\$7,473,409	\$2,415,012
2014	\$538,181	\$1,023,723	\$2,180,946	\$4,621,339	\$8,712,890	\$2,904,857
2015	\$600,283	\$1,042,274	\$2,303,662	\$3,902,597	\$8,339,568	\$2,624,209
2016	\$615,861	\$1,080,864	\$2,056,385	\$3,994,594	\$9,240,628	\$2,562,089
2017	\$668,650	\$1,064,251	\$2,244,648	\$4,469,553	\$7,644,140	\$2,682,199
2018	\$640,554	\$1,107,858	\$2,195,152	\$3,932,962	\$11,819,903	\$3,080,478
2019	\$629,938	\$989,604	\$1,960,861	\$3,641,413	\$9,738,515	\$2,666,988
2020	\$566,811	\$961,956	\$1,903,047	\$3,032,255	\$7,329,449	\$2,162,050
2021	\$583,640	\$960,808	\$1,923,208	\$3,567,042	\$7,712,904	\$2,643,546
2022	\$564,859	\$1,020,038	\$2,122,542	\$4,671,660	\$9,844,841	\$3,234,418
2023	\$606,742	\$999,257	\$2,196,953	\$4,515,040	\$12,092,929	\$3,661,793
2024	\$577,961	\$1,043,965	\$2,054,513	\$3,499,825	\$8,949,145	\$2,659,499

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$944	\$955	\$1,120	\$1,357	\$1,900	\$1,114
2006	\$937	\$1,049	\$1,175	\$1,409	\$1,650	\$1,173
2007	\$1,019	\$1,085	\$1,300	\$1,530	\$1,801	\$1,252
2008	\$1,103	\$1,135	\$1,407	\$1,492	\$2,218	\$1,382
2009	\$1,073	\$1,014	\$1,280	\$1,496	\$1,857	\$1,286
2010	\$887	\$970	\$1,213	\$1,409	\$1,738	\$1,207
2011	\$891	\$1,032	\$1,267	\$1,526	\$1,784	\$1,272
2012	\$981	\$1,031	\$1,293	\$1,617	\$1,664	\$1,279
2013	\$1,085	\$1,139	\$1,443	\$1,739	\$2,286	\$1,489
2014	\$1,174	\$1,269	\$1,596	\$2,108	\$2,478	\$1,652
2015	\$1,262	\$1,349	\$1,656	\$1,901	\$2,196	\$1,615
2016	\$1,283	\$1,373	\$1,567	\$1,886	\$2,368	\$1,594
2017	\$1,300	\$1,387	\$1,654	\$2,034	\$2,323	\$1,672
2018	\$1,286	\$1,363	\$1,602	\$1,861	\$2,663	\$1,665
2019	\$1,209	\$1,291	\$1,496	\$1,770	\$2,361	\$1,550
2020	\$1,176	\$1,235	\$1,481	\$1,560	\$2,148	\$1,448
2021	\$1,141	\$1,223	\$1,444	\$1,733	\$2,176	\$1,513
2022	\$1,232	\$1,326	\$1,566	\$2,030	\$2,727	\$1,722
2023	\$1,241	\$1,296	\$1,598	\$2,089	\$2,831	\$1,772
2024	\$1,224	\$1,322	\$1,565	\$1,764	\$2,282	\$1,578

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$435,000	\$675,000	\$1,300,000	\$2,323,953	\$4,989,425	\$895,805
2006	\$465,000	\$722,958	\$1,497,914	\$2,535,188	\$4,700,000	\$1,100,000
2007	\$445,000	\$735,000	\$1,484,574	\$2,500,000	\$4,715,354	\$1,089,500
2008	\$496,930	\$764,344	\$1,639,383	\$2,509,000	\$6,561,386	\$1,350,609
2009	\$485,000	\$694,063	\$1,552,831	\$3,054,750	\$4,913,056	\$1,285,000
2010	\$417,483	\$650,000	\$1,500,000	\$2,431,077	\$4,650,000	\$1,267,656
2011	\$412,500	\$700,000	\$1,487,500	\$2,714,455	\$4,500,000	\$1,235,000
2012	\$443,080	\$705,000	\$1,500,000	\$2,940,197	\$4,743,675	\$1,250,000
2013	\$548,000	\$775,000	\$1,645,250	\$3,054,829	\$7,454,569	\$1,517,500
2014	\$517,500	\$850,000	\$1,900,000	\$3,650,000	\$7,568,438	\$1,695,000
2015	\$600,000	\$913,032	\$1,800,000	\$3,393,297	\$6,500,000	\$1,575,000
2016	\$614,271	\$950,000	\$1,851,650	\$3,000,000	\$7,050,000	\$1,600,000
2017	\$627,500	\$983,806	\$2,085,000	\$3,375,000	\$6,700,000	\$1,740,000
2018	\$598,500	\$995,000	\$2,000,000	\$3,175,000	\$6,822,275	\$1,750,000
2019	\$590,000	\$900,000	\$1,828,323	\$3,062,500	\$6,400,000	\$1,607,250
2020	\$560,000	\$885,000	\$1,664,948	\$2,575,000	\$5,700,000	\$1,500,000
2021	\$521,750	\$870,000	\$1,735,000	\$2,950,000	\$6,000,000	\$1,675,000
2022	\$545,000	\$890,000	\$1,872,500	\$3,490,000	\$7,900,000	\$1,860,000
2023	\$583,500	\$865,000	\$1,865,000	\$4,174,000	\$9,450,000	\$1,895,000
2024	\$557,500	\$941,700	\$1,937,500	\$3,155,000	\$6,025,000	\$1,750,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	10.2%	39.9%	32.5%	12.9%	4.4%
2006	10.1%	37.5%	34.3%	13.7%	4.5%
2007	11.5%	38.8%	31.5%	12.9%	4.7%
2008	6.2%	38.1%	33.0%	15.5%	7.1%
2009	7.2%	31.8%	34.1%	15.3%	11.4%
2010	6.4%	30.5%	35.4%	19.8%	7.9%
2011	7.0%	35.6%	33.0%	17.2%	7.2%
2012	8.5%	31.9%	35.9%	17.0%	6.3%
2013	8.1%	31.1%	30.5%	20.5%	9.8%
2014	7.9%	31.0%	32.4%	16.0%	12.6%
2015	7.9%	35.7%	30.9%	14.4%	11.1%
2016	9.1%	36.8%	30.1%	14.3%	9.8%
2017	6.4%	34.5%	32.2%	16.4%	10.4%
2018	8.7%	31.5%	30.8%	19.0%	10.1%
2019	6.9%	34.1%	31.8%	16.1%	11.0%
2020	7.8%	32.6%	34.0%	16.5%	8.9%
2021	7.8%	28.9%	29.4%	20.5%	13.2%
2022	7.4%	27.9%	31.3%	20.2%	13.2%
2023	9.7%	24.1%	32.0%	19.6%	14.6%
2024	9.3%	29.5%	29.5%	19.7%	10.8%

# 20

YEAR

## APARTMENTS

Generally 59th St. to 110th St.,  
Hudson River to West of Fifth Ave.



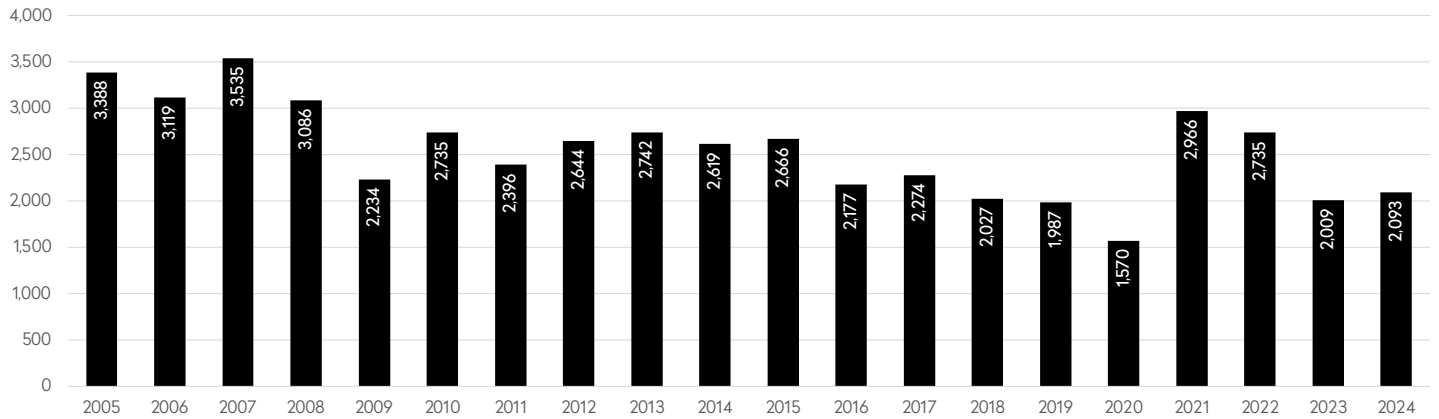
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MS

BHSID 23204974

2005-2024

# All West Side Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$378,518	\$620,681	\$1,316,668	\$2,559,274	\$4,957,589	\$1,123,321
2006	\$409,250	\$660,419	\$1,318,090	\$2,725,775	\$5,617,077	\$1,200,734
2007	\$399,371	\$720,246	\$1,521,168	\$3,002,561	\$6,038,070	\$1,384,644
2008	\$472,062	\$791,348	\$1,702,149	\$4,149,396	\$6,968,048	\$1,868,319
2009	\$406,633	\$651,485	\$1,331,629	\$2,770,889	\$5,617,236	\$1,340,111
2010	\$384,700	\$685,727	\$1,392,595	\$2,651,435	\$5,859,619	\$1,479,596
2011	\$394,816	\$679,516	\$1,409,145	\$3,042,787	\$5,167,255	\$1,561,948
2012	\$422,436	\$700,316	\$1,477,843	\$3,078,600	\$6,925,537	\$1,618,697
2013	\$432,833	\$755,571	\$1,557,037	\$2,881,686	\$4,913,135	\$1,480,206
2014	\$464,730	\$817,040	\$1,761,184	\$3,895,984	\$7,169,636	\$1,739,994
2015	\$481,622	\$875,534	\$1,854,416	\$3,505,021	\$6,972,331	\$1,820,967
2016	\$512,008	\$885,474	\$1,857,643	\$3,313,880	\$7,089,114	\$1,808,843
2017	\$537,031	\$926,256	\$1,907,940	\$3,413,790	\$7,283,542	\$1,999,544
2018	\$527,290	\$892,397	\$1,851,861	\$3,378,956	\$6,874,752	\$1,957,258
2019	\$504,451	\$829,603	\$1,691,363	\$3,080,679	\$6,424,222	\$1,834,718
2020	\$573,474	\$933,273	\$1,930,596	\$3,340,716	\$5,200,825	\$1,926,709
2021	\$503,865	\$838,705	\$1,728,955	\$2,990,673	\$5,873,444	\$1,766,836
2022	\$522,723	\$919,527	\$1,891,286	\$3,550,788	\$6,688,250	\$2,047,346
2023	\$513,378	\$861,518	\$1,766,966	\$3,248,834	\$6,073,097	\$1,872,328
2024	\$547,197	\$907,948	\$1,775,066	\$3,253,189	\$5,675,898	\$1,879,539

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$350,000	\$585,000	\$1,155,000	\$2,000,100	\$3,800,000	\$725,000
2006	\$377,000	\$623,166	\$1,160,000	\$2,100,000	\$3,990,013	\$775,000
2007	\$389,000	\$668,250	\$1,289,043	\$2,260,000	\$3,549,757	\$860,000
2008	\$426,500	\$750,000	\$1,397,001	\$2,600,000	\$4,011,905	\$989,750
2009	\$368,500	\$595,000	\$1,080,000	\$1,980,294	\$4,073,000	\$850,000
2010	\$355,000	\$620,000	\$1,175,000	\$1,955,000	\$4,019,744	\$887,000
2011	\$355,000	\$636,750	\$1,195,000	\$2,421,672	\$4,011,000	\$903,659
2012	\$367,000	\$628,000	\$1,250,000	\$2,386,000	\$4,500,000	\$905,000
2013	\$400,000	\$679,506	\$1,345,000	\$2,305,000	\$3,825,000	\$931,000
2014	\$443,500	\$749,000	\$1,485,656	\$2,936,189	\$4,591,000	\$995,000
2015	\$438,500	\$800,000	\$1,595,000	\$2,832,500	\$5,486,230	\$1,150,000
2016	\$477,000	\$820,000	\$1,582,039	\$2,616,250	\$5,920,000	\$1,100,000
2017	\$505,000	\$831,625	\$1,625,000	\$2,742,500	\$5,934,744	\$1,290,000
2018	\$510,000	\$815,000	\$1,565,000	\$2,775,000	\$5,147,914	\$1,225,000
2019	\$473,500	\$790,000	\$1,530,000	\$2,600,000	\$5,412,500	\$1,150,000
2020	\$470,000	\$785,000	\$1,650,000	\$2,625,000	\$4,337,500	\$1,353,336
2021	\$460,720	\$760,000	\$1,450,000	\$2,460,000	\$4,067,500	\$1,160,000
2022	\$476,000	\$806,355	\$1,600,000	\$2,800,000	\$5,715,000	\$1,280,000
2023	\$480,500	\$799,000	\$1,497,500	\$2,675,000	\$4,945,000	\$1,172,006
2024	\$504,000	\$835,000	\$1,550,000	\$2,600,000	\$4,823,763	\$1,200,000



# West Side Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$341,850	\$566,416	\$1,179,318	\$2,373,770	\$4,122,522	\$962,064
2006	\$363,657	\$584,589	\$1,214,853	\$2,423,966	\$4,522,797	\$1,009,394
2007	\$367,924	\$627,767	\$1,308,436	\$2,495,734	\$3,587,240	\$1,048,931
2008	\$401,352	\$645,027	\$1,323,355	\$2,460,169	\$4,238,691	\$1,101,826
2009	\$353,217	\$570,189	\$1,097,360	\$2,027,352	\$3,055,650	\$934,765
2010	\$342,336	\$586,964	\$1,191,933	\$2,153,152	\$4,580,866	\$1,121,944
2011	\$336,549	\$604,785	\$1,228,412	\$2,484,818	\$4,548,539	\$1,183,852
2012	\$350,955	\$593,142	\$1,247,390	\$2,630,014	\$4,488,628	\$1,168,352
2013	\$373,354	\$638,255	\$1,307,211	\$2,454,550	\$3,839,069	\$1,166,612
2014	\$406,194	\$696,402	\$1,479,104	\$3,346,612	\$6,894,687	\$1,353,468
2015	\$416,098	\$741,096	\$1,565,051	\$3,006,504	\$5,143,524	\$1,355,617
2016	\$447,709	\$768,729	\$1,585,358	\$2,819,381	\$6,300,390	\$1,398,966
2017	\$463,311	\$760,004	\$1,609,319	\$2,928,831	\$5,214,442	\$1,479,999
2018	\$467,335	\$762,976	\$1,615,193	\$2,774,567	\$5,195,615	\$1,484,563
2019	\$444,195	\$743,833	\$1,480,050	\$2,532,937	\$4,604,126	\$1,383,549
2020	\$552,051	\$734,065	\$1,427,350	\$2,634,648	\$3,854,572	\$1,366,803
2021	\$446,899	\$715,996	\$1,453,201	\$2,436,142	\$4,636,967	\$1,392,302
2022	\$468,046	\$757,525	\$1,548,958	\$2,667,485	\$4,302,813	\$1,410,178
2023	\$464,555	\$736,071	\$1,506,558	\$2,550,595	\$3,791,103	\$1,356,046
2024	\$477,479	\$757,369	\$1,510,933	\$2,618,404	\$4,347,902	\$1,449,721

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$160,240	\$179,979	\$246,009	\$354,659	\$475,576	\$221,841
2006	\$168,811	\$183,468	\$256,322	\$363,029	\$503,540	\$227,068
2007	\$171,420	\$198,716	\$270,887	\$375,648	\$437,737	\$241,155
2008	\$186,406	\$201,932	\$276,469	\$375,914	\$495,173	\$246,783
2009	\$156,858	\$178,088	\$229,825	\$311,821	\$351,343	\$210,654
2010	\$154,646	\$183,832	\$248,224	\$321,487	\$489,278	\$232,138
2011	\$154,148	\$188,152	\$258,046	\$370,843	\$574,916	\$246,654
2012	\$154,127	\$184,924	\$262,440	\$390,809	\$509,274	\$243,327
2013	\$172,804	\$201,674	\$281,675	\$382,581	\$459,866	\$255,971
2014	\$187,781	\$221,624	\$318,881	\$489,042	\$690,528	\$288,733
2015	\$195,228	\$233,996	\$330,725	\$462,601	\$570,660	\$296,324
2016	\$207,771	\$243,892	\$340,451	\$440,587	\$688,552	\$306,931
2017	\$215,618	\$243,832	\$345,861	\$442,119	\$596,808	\$316,293
2018	\$223,225	\$244,931	\$346,156	\$435,875	\$592,968	\$317,159
2019	\$222,035	\$239,350	\$319,247	\$414,230	\$554,147	\$303,204
2020	\$235,898	\$231,506	\$305,777	\$421,396	\$491,398	\$295,977
2021	\$219,402	\$230,276	\$309,837	\$395,158	\$543,912	\$296,445
2022	\$230,336	\$242,419	\$332,445	\$427,494	\$520,334	\$308,259
2023	\$214,411	\$235,980	\$321,414	\$401,836	\$462,366	\$294,734
2024	\$229,315	\$244,975	\$323,983	\$405,417	\$510,973	\$307,314

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$320,000	\$540,000	\$995,000	\$1,875,000	\$3,400,000	\$649,000
2006	\$339,500	\$559,000	\$1,050,000	\$2,002,500	\$3,225,000	\$650,000
2007	\$365,000	\$600,000	\$1,130,000	\$1,968,750	\$3,485,000	\$710,000
2008	\$395,000	\$615,000	\$1,160,000	\$2,050,000	\$3,010,000	\$735,000
2009	\$336,250	\$535,000	\$943,750	\$1,562,500	\$2,637,500	\$675,000
2010	\$335,000	\$560,000	\$999,000	\$1,655,000	\$3,100,000	\$755,000
2011	\$337,500	\$564,250	\$1,050,000	\$1,850,000	\$2,950,000	\$757,500
2012	\$341,718	\$565,000	\$1,065,000	\$2,050,000	\$3,250,000	\$750,000
2013	\$366,250	\$592,000	\$1,165,000	\$2,010,500	\$2,972,500	\$772,500
2014	\$399,500	\$650,000	\$1,320,000	\$2,580,000	\$4,172,500	\$811,000
2015	\$406,000	\$700,000	\$1,371,250	\$2,495,000	\$4,200,000	\$840,000
2016	\$436,000	\$745,000	\$1,400,000	\$2,200,000	\$4,225,000	\$885,000
2017	\$452,500	\$725,000	\$1,454,000	\$2,256,250	\$3,725,000	\$963,000
2018	\$475,000	\$730,000	\$1,420,000	\$2,370,000	\$3,377,500	\$950,000
2019	\$443,750	\$725,000	\$1,362,319	\$2,295,000	\$3,925,000	\$955,000
2020	\$447,000	\$719,910	\$1,327,500	\$2,082,000	\$2,917,500	\$894,000
2021	\$433,000	\$695,000	\$1,300,000	\$2,125,000	\$3,625,000	\$939,750
2022	\$440,000	\$725,000	\$1,400,000	\$2,325,000	\$3,333,000	\$949,000
2023	\$450,000	\$720,000	\$1,350,000	\$2,090,000	\$2,975,000	\$905,000
2024	\$462,500	\$735,000	\$1,352,250	\$2,220,000	\$3,150,000	\$960,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	14.9%	42.3%	30.0%	10.2%	2.5%
2006	14.2%	43.1%	31.7%	8.8%	2.1%
2007	13.3%	41.9%	32.8%	9.3%	2.5%
2008	14.7%	41.2%	32.3%	9.5%	2.3%
2009	13.1%	39.7%	34.8%	9.9%	2.5%
2010	11.2%	37.5%	34.3%	13.4%	3.5%
2011	12.8%	35.7%	33.9%	14.1%	3.5%
2012	13.3%	36.4%	35.0%	12.0%	3.4%
2013	12.9%	39.1%	31.9%	11.5%	4.5%
2014	15.4%	39.9%	31.2%	10.6%	2.9%
2015	14.8%	39.2%	30.6%	12.3%	3.1%
2016	14.9%	38.9%	30.4%	12.1%	3.5%
2017	12.1%	36.5%	33.1%	14.2%	4.0%
2018	12.7%	36.7%	33.3%	12.5%	4.8%
2019	13.1%	35.1%	32.5%	14.7%	4.6%
2020	14.1%	35.7%	31.0%	12.9%	6.3%
2021	12.8%	34.5%	32.5%	14.5%	5.7%
2022	13.5%	37.3%	29.8%	14.1%	5.3%
2023	15.0%	35.4%	29.5%	14.7%	5.5%
2024	14.0%	34.2%	30.9%	14.4%	6.4%

2005-2024

# West Side Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$458,013	\$696,772	\$1,506,524	\$2,815,382	\$6,055,107	\$1,363,489
2006	\$498,212	\$787,265	\$1,452,248	\$3,099,918	\$6,775,727	\$1,476,367
2007	\$451,854	\$846,710	\$1,773,789	\$3,454,241	\$7,707,476	\$1,806,750
2008	\$600,104	\$948,260	\$2,010,925	\$4,938,927	\$7,629,064	\$2,538,883
2009	\$536,128	\$778,973	\$1,622,919	\$3,328,542	\$7,252,291	\$1,862,576
2010	\$485,315	\$835,312	\$1,663,957	\$3,404,396	\$6,629,777	\$1,972,534
2011	\$549,898	\$791,382	\$1,734,466	\$3,644,888	\$5,476,613	\$2,103,565
2012	\$604,627	\$893,163	\$1,898,307	\$3,547,012	\$8,539,990	\$2,346,109
2013	\$582,223	\$962,059	\$1,969,287	\$3,443,399	\$6,079,264	\$2,001,442
2014	\$625,703	\$1,050,157	\$2,252,672	\$4,471,673	\$7,372,675	\$2,404,673
2015	\$661,234	\$1,099,718	\$2,249,527	\$4,054,815	\$7,935,896	\$2,499,047
2016	\$708,689	\$1,132,645	\$2,348,915	\$3,977,136	\$7,611,377	\$2,565,373
2017	\$751,608	\$1,191,611	\$2,352,864	\$4,028,071	\$8,447,411	\$2,772,610
2018	\$704,973	\$1,136,228	\$2,345,979	\$4,084,812	\$8,114,115	\$2,791,728
2019	\$696,375	\$1,030,899	\$2,125,164	\$3,869,592	\$7,789,293	\$2,713,625
2020	\$642,686	\$1,272,033	\$2,483,966	\$3,933,400	\$6,596,939	\$2,667,177
2021	\$661,362	\$1,052,684	\$2,162,178	\$3,689,751	\$7,351,531	\$2,375,371
2022	\$702,603	\$1,214,034	\$2,463,347	\$4,582,032	\$8,321,356	\$3,071,432
2023	\$664,647	\$1,102,679	\$2,184,517	\$4,178,146	\$7,947,592	\$2,742,691
2024	\$735,973	\$1,128,182	\$2,203,181	\$4,029,513	\$6,912,307	\$2,527,097

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$912	\$969	\$1,154	\$1,370	\$1,671	\$1,086
2006	\$1,011	\$1,021	\$1,134	\$1,473	\$1,818	\$1,137
2007	\$949	\$1,078	\$1,313	\$1,618	\$2,125	\$1,274
2008	\$1,240	\$1,196	\$1,439	\$2,112	\$2,121	\$1,512
2009	\$1,040	\$1,040	\$1,238	\$1,610	\$2,032	\$1,278
2010	\$945	\$1,066	\$1,251	\$1,669	\$1,804	\$1,266
2011	\$1,092	\$1,059	\$1,311	\$1,713	\$1,832	\$1,355
2012	\$1,193	\$1,115	\$1,426	\$1,769	\$2,245	\$1,438
2013	\$1,125	\$1,231	\$1,503	\$1,712	\$1,986	\$1,450
2014	\$1,284	\$1,345	\$1,721	\$2,165	\$2,328	\$1,667
2015	\$1,350	\$1,432	\$1,715	\$1,990	\$2,329	\$1,679
2016	\$1,430	\$1,461	\$1,790	\$2,045	\$2,299	\$1,734
2017	\$1,418	\$1,520	\$1,775	\$1,950	\$2,479	\$1,764
2018	\$1,350	\$1,492	\$1,781	\$1,930	\$2,390	\$1,746
2019	\$1,408	\$1,361	\$1,639	\$1,888	\$2,378	\$1,677
2020	\$1,265	\$1,613	\$1,895	\$1,963	\$2,155	\$1,819
2021	\$1,266	\$1,361	\$1,684	\$1,896	\$2,217	\$1,631
2022	\$1,426	\$1,544	\$1,830	\$2,187	\$2,505	\$1,863
2023	\$1,287	\$1,419	\$1,669	\$2,039	\$2,314	\$1,701
2024	\$1,337	\$1,448	\$1,698	\$1,998	\$2,128	\$1,680

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$450,000	\$690,000	\$1,320,000	\$2,285,000	\$3,899,898	\$860,500
2006	\$479,000	\$759,000	\$1,300,051	\$2,443,800	\$4,301,318	\$971,214
2007	\$450,000	\$799,326	\$1,466,280	\$2,713,636	\$3,864,259	\$1,095,000
2008	\$560,000	\$910,316	\$1,600,000	\$3,029,294	\$4,204,277	\$1,327,500
2009	\$475,000	\$736,616	\$1,457,500	\$2,477,227	\$4,419,224	\$1,100,000
2010	\$458,150	\$755,000	\$1,395,000	\$2,504,895	\$4,669,691	\$1,166,477
2011	\$500,000	\$765,000	\$1,501,919	\$2,930,469	\$4,442,106	\$1,225,000
2012	\$507,500	\$810,000	\$1,573,978	\$2,846,972	\$5,637,500	\$1,331,000
2013	\$568,000	\$875,000	\$1,650,000	\$2,700,000	\$4,521,720	\$1,324,363
2014	\$599,000	\$955,250	\$1,800,000	\$3,156,575	\$5,300,000	\$1,450,000
2015	\$690,000	\$1,077,500	\$2,075,000	\$3,471,141	\$5,978,936	\$1,633,200
2016	\$705,000	\$1,030,000	\$2,020,000	\$3,252,216	\$7,071,815	\$1,650,000
2017	\$727,500	\$1,100,000	\$2,150,676	\$3,612,500	\$7,058,709	\$1,750,000
2018	\$685,000	\$1,042,000	\$1,970,000	\$3,462,050	\$6,351,750	\$1,761,635
2019	\$697,000	\$975,000	\$1,806,250	\$3,397,500	\$6,839,381	\$1,695,000
2020	\$640,000	\$1,040,000	\$2,200,000	\$3,395,000	\$5,600,000	\$1,985,294
2021	\$629,240	\$975,000	\$1,832,425	\$3,301,500	\$5,800,000	\$1,600,000
2022	\$680,000	\$1,145,000	\$2,160,000	\$3,850,000	\$7,431,250	\$1,935,000
2023	\$672,500	\$1,030,000	\$1,825,000	\$3,525,000	\$6,074,067	\$1,650,000
2024	\$685,000	\$1,065,250	\$1,900,000	\$3,400,250	\$5,850,000	\$1,625,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	10.1%	44.3%	32.0%	10.8%	2.8%
2006	10.9%	38.7%	36.7%	10.7%	3.0%
2007	9.9%	38.0%	34.4%	13.0%	4.6%
2008	7.0%	33.2%	34.2%	17.5%	8.1%
2009	7.2%	33.4%	37.0%	17.4%	5.1%
2010	6.8%	35.6%	36.5%	12.8%	8.3%
2011	7.1%	35.3%	27.9%	19.4%	10.3%
2012	8.5%	33.1%	31.3%	18.8%	8.3%
2013	8.6%	37.2%	32.4%	14.7%	7.0%
2014	9.6%	35.5%	30.8%	17.4%	6.8%
2015	7.9%	34.4%	32.8%	16.3%	8.6%
2016	9.0%	33.7%	31.0%	16.6%	9.7%
2017	6.2%	33.8%	32.9%	16.5%	10.6%
2018	7.5%	34.2%	28.0%	18.7%	11.5%
2019	8.0%	29.2%	31.0%	19.9%	11.9%
2020	5.8%	28.0%	37.6%	20.5%	8.1%
2021	7.5%	32.2%	33.7%	18.7%	7.7%
2022	6.6%	33.0%	28.7%	19.4%	12.4%
2023	8.2%	31.0%	31.0%	18.6%	11.2%
2024	7.8%	35.3%	28.7%	17.7%	10.4%

# 20

YEAR

## APARTMENTS

Generally 34th St. to 59th St.,  
Fifth Ave. to the East River

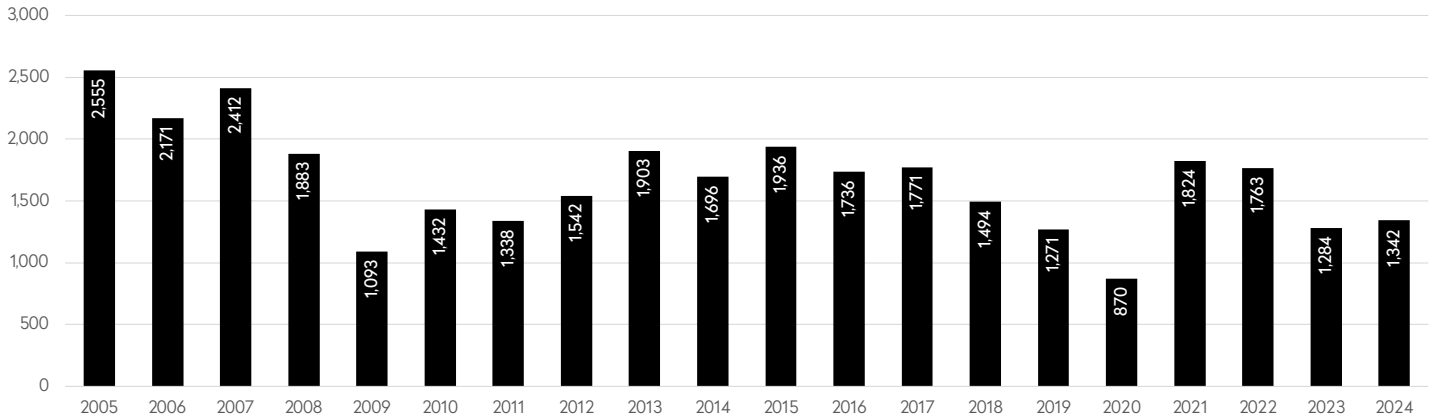


BHSID 23262978

2005-2024

# All Midtown East Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$323,877	\$602,778	\$1,443,306	\$3,511,371	\$6,147,057	\$1,009,092
2006	\$374,804	\$682,575	\$1,491,010	\$2,955,376	\$5,163,064	\$1,051,994
2007	\$380,574	\$749,834	\$1,580,194	\$2,635,314	\$5,696,364	\$1,086,805
2008	\$401,525	\$760,605	\$1,565,417	\$2,992,625	\$4,826,735	\$1,119,769
2009	\$353,946	\$637,295	\$1,368,689	\$2,469,848	\$5,937,679	\$965,604
2010	\$352,568	\$653,966	\$1,311,847	\$3,036,813	\$6,246,664	\$1,055,488
2011	\$344,816	\$645,871	\$1,346,424	\$2,522,232	\$5,369,647	\$958,379
2012	\$336,575	\$662,102	\$1,388,509	\$2,595,352	\$3,603,943	\$1,012,108
2013	\$370,860	\$681,021	\$1,399,762	\$2,444,141	\$4,755,026	\$1,039,156
2014	\$388,670	\$722,485	\$1,526,585	\$2,629,784	\$4,860,408	\$1,025,868
2015	\$450,548	\$871,513	\$1,877,562	\$3,776,595	\$6,764,709	\$1,267,206
2016	\$443,798	\$842,220	\$2,303,293	\$7,741,277	\$16,088,040	\$2,068,004
2017	\$448,304	\$875,944	\$1,729,890	\$4,462,022	\$14,335,646	\$1,748,559
2018	\$483,182	\$852,638	\$1,666,313	\$4,982,126	\$8,806,096	\$1,518,943
2019	\$478,014	\$837,691	\$1,544,549	\$4,062,769	\$6,582,572	\$1,335,503
2020	\$430,182	\$785,700	\$1,417,035	\$2,628,392	\$6,691,838	\$1,126,718
2021	\$402,904	\$768,917	\$1,437,214	\$2,443,545	\$5,564,145	\$1,113,911
2022	\$409,134	\$804,078	\$1,595,157	\$2,638,757	\$7,736,624	\$1,186,766
2023	\$451,980	\$831,087	\$1,623,253	\$3,082,516	\$6,605,506	\$1,258,430
2024	\$441,036	\$820,737	\$1,639,508	\$3,324,283	\$6,903,360	\$1,262,744

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$305,000	\$560,038	\$1,195,000	\$2,750,000	\$4,356,000	\$625,000
2006	\$346,870	\$620,000	\$1,350,000	\$2,473,799	\$3,800,000	\$717,500
2007	\$350,000	\$675,000	\$1,330,000	\$2,175,000	\$4,125,000	\$754,500
2008	\$375,254	\$690,000	\$1,375,000	\$2,552,723	\$3,836,457	\$762,669
2009	\$335,000	\$588,250	\$1,125,000	\$1,575,000	\$5,000,000	\$640,000
2010	\$330,000	\$596,500	\$1,065,000	\$2,260,000	\$3,900,000	\$670,000
2011	\$319,705	\$600,000	\$1,100,000	\$2,100,000	\$4,300,000	\$644,000
2012	\$320,000	\$595,000	\$1,100,000	\$2,000,000	\$2,300,000	\$675,000
2013	\$340,000	\$625,000	\$1,200,000	\$2,060,000	\$3,700,000	\$712,500
2014	\$363,000	\$670,000	\$1,305,000	\$2,150,000	\$4,772,750	\$729,499
2015	\$400,000	\$760,000	\$1,550,000	\$3,166,000	\$5,775,000	\$830,000
2016	\$415,000	\$755,000	\$1,625,000	\$3,804,122	\$9,497,500	\$842,500
2017	\$418,000	\$764,250	\$1,475,000	\$3,325,000	\$8,000,000	\$885,000
2018	\$422,500	\$790,000	\$1,380,000	\$2,825,000	\$4,100,000	\$871,250
2019	\$415,740	\$750,000	\$1,300,000	\$2,375,000	\$3,875,000	\$850,000
2020	\$405,000	\$710,000	\$1,269,100	\$1,800,000	\$5,500,000	\$806,250
2021	\$389,000	\$700,000	\$1,297,500	\$1,950,000	\$3,250,000	\$800,000
2022	\$395,500	\$722,500	\$1,357,500	\$2,150,000	\$2,999,900	\$785,000
2023	\$399,000	\$723,500	\$1,292,898	\$2,285,000	\$3,140,000	\$800,000
2024	\$385,000	\$707,500	\$1,326,000	\$2,560,000	\$4,050,000	\$800,000

# Midtown East Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$285,129	\$513,335	\$1,028,172	\$1,938,181	\$3,033,535	\$654,020
2006	\$324,064	\$569,640	\$1,161,653	\$2,598,056	\$3,108,000	\$731,821
2007	\$340,148	\$601,266	\$1,225,583	\$2,206,980	\$4,717,317	\$780,363
2008	\$366,256	\$610,844	\$1,295,090	\$2,428,639	\$4,235,000	\$821,258
2009	\$332,718	\$529,955	\$1,158,697	\$1,628,549	\$4,920,833	\$732,648
2010	\$322,232	\$547,538	\$1,073,016	\$2,247,290	\$2,704,635	\$760,583
2011	\$310,569	\$539,126	\$1,044,821	\$1,945,792	\$4,869,792	\$742,258
2012	\$307,658	\$540,308	\$1,084,785	\$1,959,415	\$2,169,038	\$740,624
2013	\$324,491	\$585,672	\$1,152,407	\$1,954,807	\$4,220,682	\$813,885
2014	\$350,407	\$605,244	\$1,288,827	\$2,145,046	\$5,031,250	\$822,365
2015	\$379,620	\$661,207	\$1,363,247	\$2,292,090	\$4,597,045	\$851,840
2016	\$394,197	\$661,219	\$1,322,292	\$2,323,042	\$5,152,722	\$871,569
2017	\$414,222	\$703,001	\$1,284,978	\$2,436,509	\$3,589,250	\$890,527
2018	\$411,121	\$695,432	\$1,304,318	\$2,180,048	\$3,519,167	\$898,321
2019	\$406,873	\$681,540	\$1,193,234	\$2,049,795	\$3,835,818	\$867,117
2020	\$379,999	\$647,561	\$1,176,924	\$1,657,121	\$3,941,322	\$815,161
2021	\$360,843	\$627,089	\$1,155,938	\$1,764,540	\$2,980,905	\$824,870
2022	\$374,058	\$659,672	\$1,209,809	\$1,857,698	\$3,278,723	\$828,028
2023	\$376,641	\$639,002	\$1,184,281	\$2,017,755	\$3,540,611	\$858,054
2024	\$374,369	\$650,015	\$1,143,373	\$2,074,360	\$3,949,808	\$821,747

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$136,327	\$163,408	\$221,655	\$299,930	\$354,650	\$174,276
2006	\$151,668	\$179,845	\$243,546	\$369,638	\$348,873	\$194,746
2007	\$160,057	\$190,536	\$259,393	\$330,105	\$488,134	\$206,322
2008	\$175,159	\$194,164	\$275,582	\$364,255	\$504,842	\$218,316
2009	\$149,579	\$166,189	\$238,701	\$259,197	\$481,779	\$187,628
2010	\$148,841	\$170,285	\$232,148	\$338,252	\$313,903	\$192,178
2011	\$141,048	\$169,134	\$222,280	\$300,212	\$491,353	\$186,441
2012	\$143,835	\$167,350	\$233,438	\$312,185	\$292,183	\$188,155
2013	\$152,352	\$184,636	\$243,761	\$323,526	\$473,915	\$205,402
2014	\$165,304	\$193,965	\$278,117	\$345,406	\$476,283	\$216,770
2015	\$181,194	\$210,265	\$289,253	\$364,738	\$502,544	\$229,902
2016	\$196,611	\$213,766	\$286,687	\$369,447	\$514,750	\$235,976
2017	\$208,403	\$225,043	\$280,879	\$379,270	\$422,320	\$244,263
2018	\$209,472	\$221,599	\$283,428	\$348,554	\$406,872	\$243,755
2019	\$202,915	\$216,678	\$264,846	\$331,041	\$450,067	\$235,497
2020	\$187,226	\$205,550	\$252,453	\$275,214	\$436,906	\$219,968
2021	\$188,399	\$198,418	\$251,811	\$291,459	\$371,823	\$220,093
2022	\$190,503	\$205,390	\$258,618	\$306,319	\$361,310	\$222,346
2023	\$192,899	\$197,644	\$253,653	\$319,213	\$401,840	\$222,479
2024	\$194,905	\$205,507	\$245,634	\$320,614	\$466,771	\$222,742

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$275,000	\$495,000	\$915,000	\$1,814,002	\$2,100,000	\$490,000
2006	\$320,000	\$549,855	\$995,000	\$2,075,000	\$2,235,000	\$545,000
2007	\$330,000	\$575,000	\$1,125,000	\$1,871,000	\$3,725,000	\$570,000
2008	\$350,000	\$580,000	\$1,120,000	\$1,961,928	\$2,105,000	\$575,000
2009	\$315,000	\$510,000	\$1,050,000	\$1,425,200	\$4,300,000	\$530,000
2010	\$310,000	\$515,000	\$945,000	\$1,900,000	\$2,044,375	\$565,000
2011	\$297,000	\$527,500	\$970,000	\$1,660,056	\$3,762,500	\$540,000
2012	\$295,000	\$510,000	\$950,000	\$1,715,000	\$2,295,000	\$540,000
2013	\$305,000	\$550,000	\$1,015,000	\$1,800,000	\$3,512,500	\$583,000
2014	\$345,000	\$576,000	\$1,167,500	\$1,995,500	\$2,887,500	\$595,000
2015	\$365,000	\$630,000	\$1,240,000	\$2,100,000	\$3,387,500	\$625,000
2016	\$385,000	\$650,000	\$1,335,000	\$2,100,000	\$3,737,500	\$630,000
2017	\$405,000	\$670,000	\$1,224,000	\$2,200,000	\$2,900,000	\$665,000
2018	\$399,000	\$671,620	\$1,225,000	\$2,065,000	\$2,995,000	\$683,614
2019	\$400,000	\$655,000	\$1,151,000	\$1,812,500	\$2,999,000	\$677,500
2020	\$370,000	\$625,000	\$1,085,000	\$1,500,000	\$3,000,000	\$642,500
2021	\$345,000	\$605,000	\$1,100,000	\$1,650,000	\$2,550,000	\$646,650
2022	\$365,000	\$619,500	\$1,166,500	\$1,695,000	\$2,615,000	\$611,500
2023	\$364,200	\$625,000	\$1,100,000	\$1,725,000	\$2,850,000	\$645,000
2024	\$355,000	\$625,000	\$1,100,000	\$1,800,000	\$3,795,000	\$630,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	27.4%	46.9%	21.4%	3.7%	0.6%
2006	25.4%	48.7%	20.6%	3.9%	1.2%
2007	27.3%	46.1%	20.5%	4.8%	1.2%
2008	27.5%	44.9%	21.6%	4.7%	1.4%
2009	23.2%	46.5%	25.2%	4.2%	1.0%
2010	23.8%	43.1%	26.4%	4.9%	1.8%
2011	24.8%	44.9%	23.5%	5.3%	1.5%
2012	23.3%	43.8%	26.7%	4.9%	1.4%
2013	23.0%	44.2%	24.9%	6.1%	1.8%
2014	24.5%	46.4%	23.1%	4.9%	1.0%
2015	28.8%	42.9%	22.4%	4.9%	1.0%
2016	29.3%	44.9%	18.6%	5.3%	1.8%
2017	28.6%	42.7%	21.3%	5.7%	1.7%
2018	26.9%	41.4%	24.4%	5.6%	1.7%
2019	26.3%	40.7%	25.6%	6.1%	1.3%
2020	25.1%	42.4%	25.8%	5.2%	1.4%
2021	26.7%	37.5%	26.4%	7.6%	1.8%
2022	28.3%	42.1%	20.5%	7.2%	1.9%
2023	25.4%	41.2%	24.9%	6.3%	2.2%
2024	28.9%	39.9%	23.8%	5.9%	1.5%



2005-2024

# Midtown East Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$445,933	\$737,987	\$1,776,313	\$4,433,585	\$7,926,213	\$1,514,750
2006	\$529,229	\$829,940	\$1,726,118	\$3,134,036	\$7,591,776	\$1,429,008
2007	\$494,659	\$912,940	\$1,830,626	\$2,927,590	\$6,745,342	\$1,428,161
2008	\$518,758	\$878,756	\$1,720,729	\$3,261,189	\$6,010,206	\$1,390,182
2009	\$430,897	\$786,952	\$1,645,738	\$3,003,355	\$7,157,894	\$1,312,651
2010	\$464,163	\$817,330	\$1,643,881	\$3,984,240	\$11,398,707	\$1,551,414
2011	\$463,181	\$802,695	\$1,682,137	\$3,234,304	\$6,569,300	\$1,300,501
2012	\$460,025	\$862,846	\$1,850,461	\$3,129,085	\$6,712,904	\$1,496,270
2013	\$536,051	\$876,361	\$1,752,472	\$3,055,809	\$5,446,529	\$1,473,410
2014	\$569,146	\$979,548	\$1,864,786	\$3,320,536	\$4,567,536	\$1,461,514
2015	\$652,229	\$1,150,584	\$2,415,159	\$5,115,083	\$9,414,076	\$1,862,076
2016	\$650,707	\$1,119,299	\$3,032,150	\$10,641,948	\$25,929,825	\$3,712,897
2017	\$657,568	\$1,164,600	\$2,212,757	\$5,474,779	\$20,575,489	\$3,076,964
2018	\$725,756	\$1,077,743	\$2,128,389	\$6,592,516	\$14,470,663	\$2,438,537
2019	\$761,260	\$1,121,835	\$2,050,928	\$5,998,320	\$8,596,858	\$2,192,993
2020	\$626,730	\$1,036,671	\$1,745,489	\$3,711,733	\$9,136,741	\$1,695,207
2021	\$564,397	\$1,002,266	\$1,786,817	\$3,562,646	\$9,737,071	\$1,623,675
2022	\$577,294	\$1,058,232	\$2,045,364	\$3,796,399	\$16,652,426	\$1,861,452
2023	\$729,545	\$1,163,581	\$2,234,254	\$4,236,006	\$14,486,663	\$1,982,963
2024	\$723,798	\$1,114,517	\$2,212,190	\$4,599,715	\$10,103,043	\$2,027,080

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$972	\$925	\$1,206	\$1,640	\$1,977	\$1,113
2006	\$1,086	\$1,049	\$1,273	\$1,536	\$1,807	\$1,185
2007	\$1,017	\$1,106	\$1,314	\$1,509	\$1,984	\$1,199
2008	\$1,075	\$1,125	\$1,280	\$1,616	\$1,594	\$1,220
2009	\$954	\$975	\$1,207	\$1,404	\$1,808	\$1,105
2010	\$923	\$1,030	\$1,176	\$1,755	\$3,052	\$1,183
2011	\$981	\$1,013	\$1,224	\$1,511	\$2,165	\$1,131
2012	\$962	\$1,077	\$1,296	\$1,484	\$1,885	\$1,210
2013	\$1,104	\$1,108	\$1,296	\$1,583	\$1,574	\$1,235
2014	\$1,164	\$1,244	\$1,428	\$1,587	\$1,601	\$1,329
2015	\$1,305	\$1,470	\$1,728	\$2,128	\$2,149	\$1,583
2016	\$1,359	\$1,400	\$1,919	\$3,279	\$4,785	\$1,924
2017	\$1,338	\$1,412	\$1,640	\$2,234	\$3,788	\$1,722
2018	\$1,367	\$1,398	\$1,605	\$2,486	\$3,427	\$1,658
2019	\$1,337	\$1,322	\$1,470	\$2,140	\$2,075	\$1,491
2020	\$1,241	\$1,287	\$1,352	\$1,613	\$1,895	\$1,349
2021	\$1,126	\$1,262	\$1,368	\$1,738	\$2,357	\$1,346
2022	\$1,204	\$1,326	\$1,483	\$1,698	\$3,670	\$1,440
2023	\$1,428	\$1,383	\$1,599	\$1,743	\$2,779	\$1,518
2024	\$1,403	\$1,416	\$1,650	\$1,827	\$2,460	\$1,565

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$430,000	\$689,250	\$1,522,284	\$3,742,068	\$6,822,275	\$915,916
2006	\$440,000	\$750,000	\$1,533,779	\$2,545,625	\$5,450,000	\$999,000
2007	\$469,000	\$862,000	\$1,590,000	\$2,350,000	\$5,600,375	\$1,013,159
2008	\$500,000	\$775,000	\$1,589,144	\$2,577,965	\$4,737,500	\$1,020,507
2009	\$396,250	\$671,023	\$1,323,725	\$1,950,000	\$8,339,468	\$835,000
2010	\$432,250	\$702,500	\$1,342,500	\$2,750,000	\$11,500,000	\$877,500
2011	\$448,000	\$743,323	\$1,337,500	\$2,475,000	\$4,700,000	\$865,000
2012	\$438,750	\$785,000	\$1,490,000	\$2,375,000	\$5,950,000	\$950,000
2013	\$522,500	\$825,000	\$1,475,000	\$2,495,000	\$4,200,000	\$997,943
2014	\$547,000	\$905,000	\$1,750,000	\$2,700,000	\$5,000,000	\$1,142,000
2015	\$649,000	\$1,043,706	\$2,200,000	\$3,747,476	\$7,500,000	\$1,298,134
2016	\$609,500	\$997,000	\$2,100,000	\$4,991,425	\$21,105,760	\$1,520,000
2017	\$600,000	\$1,070,000	\$1,900,000	\$4,247,597	\$12,425,650	\$1,570,000
2018	\$615,000	\$977,520	\$1,717,500	\$3,715,000	\$10,700,888	\$1,318,817
2019	\$592,500	\$980,000	\$1,705,000	\$2,885,000	\$4,500,000	\$1,285,000
2020	\$580,000	\$940,000	\$1,640,000	\$2,400,000	\$7,800,000	\$1,225,000
2021	\$525,000	\$937,500	\$1,630,000	\$2,512,500	\$6,125,000	\$1,222,500
2022	\$560,833	\$945,000	\$1,780,000	\$3,081,913	\$7,704,538	\$1,213,750
2023	\$580,000	\$967,600	\$1,900,000	\$2,937,000	\$7,571,225	\$1,300,000
2024	\$589,500	\$980,000	\$1,895,000	\$3,600,000	\$6,075,000	\$1,350,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	11.8%	42.0%	36.2%	8.5%	1.4%
2006	10.0%	44.7%	34.6%	9.4%	1.2%
2007	10.9%	47.2%	32.7%	7.9%	1.3%
2008	7.3%	50.3%	33.1%	8.6%	0.6%
2009	9.7%	50.4%	28.7%	9.9%	1.2%
2010	11.0%	47.7%	32.2%	6.9%	2.2%
2011	11.2%	47.9%	33.1%	6.7%	1.0%
2012	9.7%	47.4%	31.2%	10.5%	1.1%
2013	12.5%	41.7%	33.8%	9.4%	2.7%
2014	11.2%	45.4%	34.8%	7.4%	1.3%
2015	14.5%	46.2%	30.6%	7.7%	1.1%
2016	9.6%	40.0%	34.1%	13.6%	2.7%
2017	7.3%	39.9%	30.6%	17.7%	4.5%
2018	11.9%	42.9%	28.4%	14.5%	2.3%
2019	12.0%	40.8%	32.3%	11.6%	3.3%
2020	11.7%	42.5%	34.4%	8.4%	2.9%
2021	12.3%	40.2%	37.4%	8.2%	2.0%
2022	11.1%	44.9%	33.0%	9.2%	1.8%
2023	12.5%	43.1%	32.4%	10.5%	1.5%
2024	11.8%	40.1%	35.6%	10.0%	2.4%

# 20

YEAR

## APARTMENTS

Generally 34th St. to 59th St.,  
Hudson River to West of Fifth Ave.



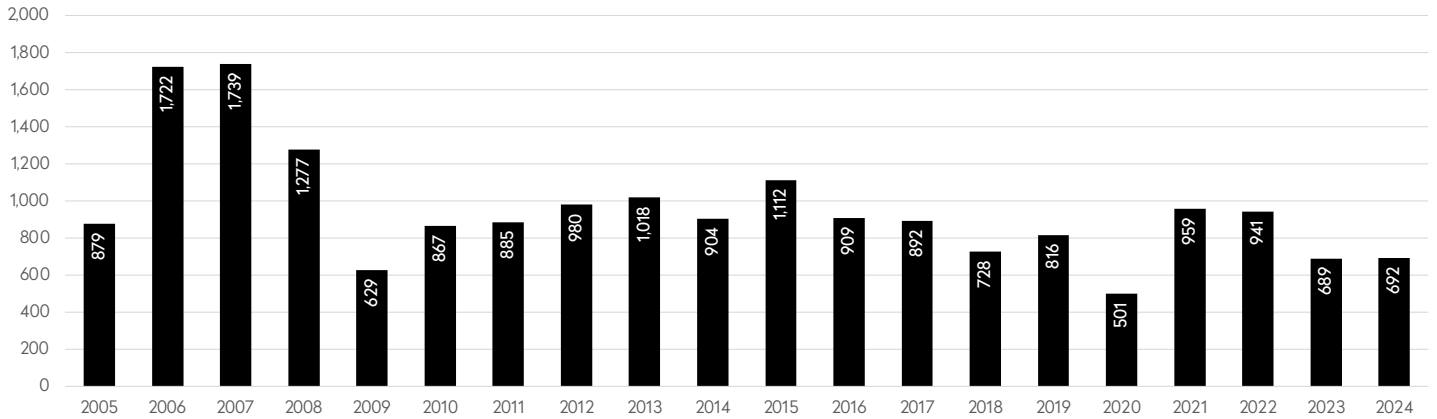
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MIDTOWN WEST

2005-2024

# All Midtown West Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$392,302	\$636,973	\$1,340,494	\$2,881,962	\$8,704,087	\$885,237
2006	\$483,348	\$756,126	\$1,521,423	\$2,969,869	\$6,985,521	\$1,016,246
2007	\$532,042	\$962,333	\$1,963,721	\$6,065,764	\$11,130,092	\$1,403,464
2008	\$692,853	\$1,104,685	\$2,153,937	\$6,403,774	\$12,985,736	\$1,761,998
2009	\$453,140	\$878,743	\$1,512,490	\$4,438,839	\$6,125,401	\$1,247,660
2010	\$445,472	\$839,431	\$1,715,317	\$4,697,690	\$13,215,965	\$1,241,826
2011	\$472,802	\$886,420	\$1,666,733	\$3,243,529	\$15,650,483	\$1,308,681
2012	\$489,682	\$961,529	\$1,899,990	\$3,423,163	\$11,828,624	\$1,435,080
2013	\$542,049	\$957,711	\$1,838,273	\$3,339,882	\$5,270,654	\$1,327,110
2014	\$569,774	\$1,086,023	\$2,896,334	\$11,926,931	\$33,495,014	\$2,765,599
2015	\$619,096	\$1,145,446	\$2,246,100	\$5,540,653	\$20,203,562	\$2,181,093
2016	\$633,150	\$1,082,775	\$2,307,505	\$5,952,930	\$14,074,023	\$1,890,210
2017	\$700,143	\$1,139,548	\$2,202,315	\$4,172,066	\$15,033,659	\$1,670,731
2018	\$548,163	\$1,107,893	\$2,465,096	\$6,959,409	\$15,596,606	\$2,061,700
2019	\$707,504	\$1,389,748	\$3,468,965	\$11,773,182	\$37,403,989	\$4,188,591
2020	\$682,366	\$1,368,274	\$2,848,714	\$9,781,230	\$44,128,518	\$4,354,645
2021	\$538,380	\$985,465	\$2,387,077	\$9,186,006	\$29,404,588	\$3,118,523
2022	\$597,010	\$1,131,698	\$2,767,528	\$9,486,451	\$23,580,287	\$3,307,015
2023	\$631,213	\$1,082,886	\$2,268,602	\$8,063,307	\$23,032,598	\$3,388,439
2024	\$618,280	\$974,307	\$2,446,097	\$8,056,974	\$34,427,097	\$3,225,948

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$395,460	\$575,000	\$1,195,000	\$1,809,634	\$4,265,606	\$575,000
2006	\$465,000	\$707,684	\$1,316,088	\$2,597,356	\$3,563,875	\$739,485
2007	\$499,000	\$852,275	\$1,364,964	\$4,582,125	\$13,120,234	\$925,000
2008	\$640,000	\$925,000	\$1,635,500	\$3,547,500	\$7,535,050	\$1,002,976
2009	\$412,500	\$743,333	\$1,248,678	\$3,920,263	\$4,690,425	\$800,000
2010	\$425,000	\$738,231	\$1,325,000	\$2,725,000	\$6,800,000	\$820,000
2011	\$448,250	\$785,000	\$1,472,500	\$2,609,631	\$5,675,000	\$910,000
2012	\$470,000	\$838,000	\$1,573,044	\$2,700,000	\$3,805,000	\$942,444
2013	\$520,000	\$850,000	\$1,510,000	\$2,735,000	\$4,350,000	\$915,000
2014	\$544,000	\$900,000	\$1,960,000	\$7,850,000	\$32,600,000	\$1,100,000
2015	\$649,000	\$999,911	\$1,816,197	\$2,895,369	\$17,313,750	\$1,149,995
2016	\$633,750	\$994,136	\$1,925,000	\$4,850,000	\$7,400,000	\$1,123,129
2017	\$655,000	\$1,004,138	\$1,847,500	\$2,900,000	\$12,149,825	\$1,162,500
2018	\$525,000	\$957,000	\$1,807,368	\$3,725,000	\$10,675,000	\$1,075,000
2019	\$570,000	\$963,750	\$2,710,000	\$8,490,375	\$30,982,500	\$1,323,750
2020	\$569,650	\$911,250	\$2,075,000	\$6,826,875	\$51,803,469	\$1,275,000
2021	\$520,000	\$899,900	\$1,700,000	\$7,003,750	\$18,000,000	\$1,045,000
2022	\$618,888	\$965,000	\$1,900,000	\$5,214,875	\$13,286,791	\$1,245,000
2023	\$605,000	\$950,000	\$1,782,500	\$5,843,775	\$13,085,981	\$1,225,000
2024	\$567,500	\$935,000	\$1,862,500	\$5,448,000	\$13,450,000	\$1,165,444

# Midtown West Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$309,794	\$539,616	\$1,087,785	\$1,922,481	N/A	\$1,300,375	\$653,205
2006	\$386,247	\$632,196	\$2,020,553	\$3,352,879	\$5,996,266	\$931,222	\$1,225,425
2007	\$388,324	\$662,747	\$1,552,405	\$3,802,467	\$8,207,128	\$1,138,571	\$949,068
2008	\$463,342	\$655,605	\$1,588,830	\$1,687,500	\$6,091,667	\$1,009,705	\$908,774
2009	\$315,593	\$571,468	\$956,917	\$2,967,000	\$5,123,333	\$1,415,106	\$775,626
2010	\$324,625	\$603,832	\$1,372,840	\$3,570,833	\$6,800,000	\$974,667	\$898,183
2011	\$303,176	\$536,475	\$1,202,322	\$2,725,000	\$3,926,450	\$1,073,000	\$729,648
2012	\$361,968	\$641,208	\$1,559,311	\$3,142,857	\$4,167,450	\$1,495,256	\$1,031,020
2013	\$383,263	\$606,080	\$1,309,101	\$1,856,570	\$3,774,625	\$1,527,700	\$881,729
2014	\$414,703	\$719,331	\$1,988,436	\$3,480,550	\$6,882,600	\$1,979,188	\$1,092,166
2015	\$403,426	\$672,359	\$1,425,429	\$3,582,912	\$5,770,833	\$1,494,075	\$1,075,614
2016	\$457,324	\$743,866	\$1,356,848	\$3,221,250	\$9,066,667	\$1,505,278	\$1,035,204
2017	\$534,340	\$766,216	\$1,764,564	\$4,353,333	\$1,237,500	\$2,151,500	\$1,075,584
2018	\$410,731	\$755,415	\$1,389,091	\$2,198,167	N/A	\$1,370,857	\$813,831
2019	\$450,693	\$651,683	\$1,438,686	\$2,082,280	\$9,900,000	\$1,597,857	\$930,386
2020	\$378,248	\$700,055	\$1,305,966	\$2,365,357	N/A	\$1,694,250	\$866,036
2021	\$414,737	\$646,310	\$1,231,922	\$2,961,714	\$7,358,000	\$1,257,077	\$905,600
2022	\$416,699	\$696,858	\$1,550,801	\$3,304,900	\$6,731,667	\$1,110,000	\$1,010,550
2023	\$482,873	\$710,292	\$1,647,699	\$1,730,429	\$18,458,867	\$1,424,500	\$1,179,418
2024	\$535,330	\$662,191	\$1,770,262	\$4,229,346	\$3,075,000	\$1,455,833	\$1,123,213

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$280,000	\$499,000	\$799,000	\$2,102,317	N/A	\$1,097,500	\$500,000
2006	\$315,000	\$530,000	\$999,000	\$2,209,603	\$2,938,088	\$975,000	\$617,500
2007	\$355,000	\$590,000	\$1,175,000	\$4,435,405	\$6,740,408	\$1,275,000	\$585,000
2008	\$361,000	\$550,000	\$935,000	\$1,687,500	\$4,875,000	\$1,009,705	\$623,250
2009	\$299,000	\$490,000	\$750,000	\$2,000,000	\$3,475,000	\$1,100,000	\$475,000
2010	\$300,000	\$535,000	\$840,000	\$2,725,000	\$6,800,000	\$1,045,000	\$550,000
2011	\$270,000	\$452,000	\$936,000	\$2,650,000	\$3,926,450	\$1,175,000	\$461,031
2012	\$316,000	\$517,500	\$1,000,000	\$2,328,000	\$1,517,250	\$1,112,500	\$574,000
2013	\$318,000	\$563,000	\$902,000	\$1,637,500	\$3,600,000	\$1,438,750	\$625,000
2014	\$375,000	\$580,000	\$1,050,000	\$2,372,750	\$6,350,000	\$1,245,500	\$620,000
2015	\$355,000	\$595,000	\$1,060,000	\$2,400,000	\$5,550,000	\$1,407,100	\$611,000
2016	\$412,000	\$650,000	\$999,000	\$2,525,000	\$7,400,000	\$1,600,000	\$690,000
2017	\$430,950	\$630,000	\$1,100,000	\$2,625,000	\$1,237,500	\$2,151,500	\$650,000
2018	\$380,000	\$645,000	\$1,012,000	\$2,120,000	N/A	\$1,086,000	\$610,000
2019	\$432,500	\$570,000	\$990,000	\$1,710,000	\$9,900,000	\$1,075,000	\$585,000
2020	\$360,000	\$589,000	\$757,500	\$1,750,000	N/A	\$1,932,500	\$569,300
2021	\$391,000	\$549,000	\$945,000	\$1,215,000	\$8,500,000	\$1,050,000	\$575,000
2022	\$420,000	\$675,000	\$999,000	\$2,935,000	\$4,995,000	\$985,000	\$677,500
2023	\$409,680	\$629,500	\$985,000	\$1,300,000	\$10,377,400	\$1,390,000	\$650,000
2024	\$416,000	\$595,000	\$939,500	\$1,900,000	\$3,075,000	\$1,467,500	\$637,500

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$152,412	\$175,477	\$235,942	\$324,633	N/A	\$188,579
2006	\$192,016	\$196,159	\$426,855	\$526,985	\$761,139	\$278,546
2007	\$181,363	\$209,522	\$339,901	\$617,931	\$885,709	\$248,957
2008	\$214,540	\$203,841	\$350,057	\$289,583	\$744,444	\$251,822
2009	\$147,763	\$181,903	\$213,467	\$462,482	\$632,632	\$200,845
2010	\$155,182	\$184,480	\$284,441	\$550,335	\$755,556	\$221,371
2011	\$138,766	\$168,250	\$263,470	\$413,074	\$463,196	\$193,625
2012	\$166,440	\$199,284	\$328,161	\$500,295	\$548,950	\$239,537
2013	\$175,425	\$190,590	\$285,885	\$315,044	\$427,712	\$223,559
2014	\$199,006	\$228,377	\$412,392	\$493,683	\$795,692	\$275,457
2015	\$196,855	\$205,722	\$313,667	\$577,738	\$616,528	\$264,718
2016	\$219,162	\$237,364	\$301,162	\$561,317	\$931,190	\$275,352
2017	\$266,216	\$237,388	\$396,167	\$673,348	\$146,181	\$298,341
2018	\$198,569	\$240,087	\$311,593	\$357,506	N/A	\$245,038
2019	\$216,505	\$207,844	\$306,331	\$338,163	\$1,211,111	\$249,279
2020	\$196,560	\$211,821	\$290,879	\$373,105	N/A	\$238,283
2021	\$217,406	\$200,783	\$276,105	\$568,361	\$878,944	\$249,523
2022	\$201,301	\$214,421	\$323,681	\$523,423	\$841,458	\$258,573
2023	\$237,286	\$222,547	\$340,244	\$285,252	\$1,770,426	\$279,962
2024	\$276,874	\$208,028	\$396,842	\$628,140	\$512,500	\$296,405

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	24.9%	48.2%	21.0%	2.2%	0.0%	3.4%
2006	24.3%	42.2%	24.9%	4.6%	1.8%	2.1%
2007	26.3%	50.1%	16.7%	3.7%	1.4%	1.7%
2008	25.7%	45.7%	25.2%	1.0%	1.4%	1.0%
2009	24.5%	51.0%	16.8%	3.5%	2.1%	2.1%
2010	24.9%	41.8%	24.9%	4.2%	0.4%	3.8%
2011	24.3%	51.4%	16.4%	4.5%	1.1%	2.3%
2012	24.3%	44.8%	21.3%	3.0%	2.2%	4.3%
2013	23.6%	42.2%	25.6%	4.0%	1.3%	3.3%
2014	26.2%	49.1%	16.4%	3.6%	1.8%	2.9%
2015	25.9%	41.0%	21.2%	6.8%	2.2%	2.9%
2016	25.8%	44.5%	21.6%	5.1%	1.3%	1.7%
2017	25.8%	48.0%	19.7%	4.9%	0.8%	0.8%
2018	31.9%	44.7%	17.9%	2.6%	0.0%	3.0%
2019	26.1%	46.9%	17.9%	4.8%	1.0%	3.4%
2020	24.0%	47.3%	20.2%	5.4%	0.0%	3.1%
2021	24.8%	45.1%	21.9%	2.3%	1.6%	4.2%
2022	25.0%	44.7%	22.5%	4.1%	1.2%	2.5%
2023	24.1%	47.2%	20.5%	3.6%	1.5%	3.1%
2024	25.3%	44.8%	19.6%	6.7%	0.5%	3.1%

2005-2024

# Midtown West Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$450,582	\$715,501	\$1,524,506	\$3,285,954	\$8,704,087	\$1,060,304
2006	\$511,802	\$780,948	\$1,405,148	\$2,784,542	\$9,953,288	\$962,308
2007	\$628,896	\$1,032,753	\$2,021,917	\$6,734,465	\$18,437,500	\$1,524,592
2008	\$783,317	\$1,185,570	\$2,260,904	\$6,546,691	\$14,463,037	\$1,943,501
2009	\$534,736	\$975,429	\$1,607,731	\$4,773,347	\$7,127,469	\$1,399,384
2010	\$523,824	\$918,765	\$1,818,409	\$5,131,097	\$16,423,948	\$1,378,729
2011	\$570,053	\$980,082	\$1,730,562	\$3,326,494	\$21,512,500	\$1,466,978
2012	\$555,297	\$1,060,310	\$1,972,886	\$3,466,766	\$18,212,935	\$1,563,966
2013	\$641,817	\$1,091,016	\$2,046,162	\$3,848,446	\$5,730,971	\$1,518,523
2014	\$681,425	\$1,281,689	\$3,098,589	\$13,724,033	\$45,591,566	\$3,504,898
2015	\$751,816	\$1,291,207	\$2,443,732	\$6,112,916	\$23,968,622	\$2,565,666
2016	\$751,011	\$1,200,999	\$2,534,063	\$6,595,679	\$15,576,230	\$2,198,677
2017	\$813,681	\$1,286,618	\$2,308,436	\$4,123,728	\$19,632,379	\$1,901,200
2018	\$702,005	\$1,279,236	\$2,756,659	\$7,775,622	\$15,596,606	\$2,656,526
2019	\$885,295	\$1,702,378	\$3,888,631	\$13,119,140	\$39,441,322	\$5,296,059
2020	\$860,246	\$1,649,387	\$3,213,363	\$11,047,355	\$44,128,518	\$5,564,405
2021	\$667,104	\$1,173,430	\$2,762,782	\$9,639,861	\$33,644,317	\$4,155,513
2022	\$719,221	\$1,322,818	\$3,074,501	\$10,019,344	\$25,602,122	\$4,110,942
2023	\$755,713	\$1,274,387	\$2,438,712	\$8,624,449	\$23,436,162	\$4,260,421
2024	\$699,571	\$1,103,613	\$2,619,622	\$8,778,121	\$35,920,054	\$4,045,086

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$974	\$974	\$1,113	\$1,308	\$1,711	\$1,036
2006	\$1,013	\$1,064	\$1,151	\$1,294	\$2,682	\$1,087
2007	\$1,176	\$1,322	\$1,515	\$2,716	\$3,705	\$1,414
2008	\$1,419	\$1,457	\$1,604	\$2,514	\$2,957	\$1,582
2009	\$1,063	\$1,174	\$1,256	\$2,188	\$2,001	\$1,250
2010	\$1,078	\$1,167	\$1,349	\$1,917	\$2,102	\$1,247
2011	\$1,077	\$1,226	\$1,316	\$1,719	\$4,329	\$1,295
2012	\$1,065	\$1,275	\$1,484	\$1,727	\$2,544	\$1,348
2013	\$1,284	\$1,367	\$1,574	\$1,880	\$1,883	\$1,449
2014	\$1,389	\$1,569	\$2,074	\$4,211	\$7,083	\$2,002
2015	\$1,466	\$1,600	\$1,882	\$2,673	\$4,861	\$1,839
2016	\$1,510	\$1,550	\$1,899	\$2,673	\$3,435	\$1,770
2017	\$1,556	\$1,668	\$1,767	\$2,037	\$3,792	\$1,724
2018	\$1,446	\$1,613	\$1,929	\$2,590	\$3,959	\$1,847
2019	\$1,709	\$1,780	\$2,387	\$4,468	\$6,227	\$2,485
2020	\$1,770	\$1,676	\$1,940	\$3,369	\$7,501	\$2,302
2021	\$1,293	\$1,424	\$1,820	\$3,349	\$5,670	\$1,985
2022	\$1,377	\$1,575	\$1,974	\$3,232	\$4,835	\$2,068
2023	\$1,423	\$1,552	\$1,782	\$2,920	\$4,163	\$2,004
2024	\$1,371	\$1,491	\$1,814	\$2,794	\$5,441	\$1,923

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$442,000	\$666,089	\$1,300,000	\$1,705,569	\$4,265,606	\$661,863
2006	\$475,566	\$734,158	\$1,333,908	\$2,700,000	\$9,953,288	\$750,959
2007	\$589,000	\$890,969	\$1,379,729	\$4,582,125	\$18,437,500	\$999,000
2008	\$712,775	\$970,000	\$1,743,058	\$3,604,894	\$11,351,693	\$1,132,803
2009	\$500,000	\$805,000	\$1,299,250	\$3,945,719	\$5,905,850	\$872,802
2010	\$490,409	\$804,353	\$1,415,000	\$2,687,822	\$16,423,948	\$950,000
2011	\$540,000	\$850,000	\$1,510,000	\$2,609,631	\$17,025,000	\$997,000
2012	\$563,000	\$902,500	\$1,603,744	\$2,700,000	\$4,377,500	\$1,085,000
2013	\$590,000	\$930,000	\$1,782,500	\$3,400,000	\$4,350,000	\$1,081,185
2014	\$616,493	\$1,110,000	\$2,037,500	\$9,673,375	\$52,952,500	\$1,350,000
2015	\$763,000	\$1,100,000	\$1,924,493	\$3,600,000	\$20,063,025	\$1,400,000
2016	\$710,000	\$1,100,000	\$2,047,888	\$5,091,250	\$6,824,275	\$1,363,629
2017	\$749,500	\$1,160,000	\$1,970,000	\$2,900,000	\$17,393,813	\$1,374,638
2018	\$660,000	\$1,100,000	\$2,025,000	\$4,000,000	\$10,675,000	\$1,350,200
2019	\$712,500	\$1,200,000	\$3,853,562	\$8,649,035	\$31,250,000	\$1,950,000
2020	\$710,000	\$1,200,000	\$2,325,000	\$8,230,000	\$51,803,469	\$1,704,409
2021	\$620,000	\$975,000	\$1,854,153	\$7,355,992	\$26,033,375	\$1,360,000
2022	\$677,500	\$1,064,275	\$2,000,000	\$5,679,750	\$13,477,400	\$1,525,000
2023	\$725,000	\$1,095,000	\$1,887,500	\$6,128,250	\$13,292,991	\$1,499,000
2024	\$710,000	\$1,061,500	\$1,912,500	\$5,499,750	\$13,850,000	\$1,362,500

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	26.9%	45.3%	22.0%	4.1%	1.3%	0.4%
2006	20.2%	51.3%	26.0%	2.3%	0.1%	0.0%
2007	10.2%	55.5%	30.8%	3.2%	0.1%	0.1%
2008	13.3%	51.7%	27.2%	6.4%	1.4%	0.0%
2009	12.7%	50.1%	30.2%	4.8%	0.6%	1.5%
2010	14.9%	48.2%	32.1%	4.3%	0.3%	0.2%
2011	11.0%	49.9%	31.0%	7.3%	0.6%	0.1%
2012	15.0%	46.1%	31.6%	6.2%	0.8%	0.3%
2013	16.3%	48.4%	28.3%	5.1%	1.9%	0.0%
2014	16.3%	41.3%	33.0%	7.7%	1.8%	0.0%
2015	14.2%	45.0%	29.8%	7.9%	2.8%	0.2%
2016	13.6%	45.1%	32.1%	7.6%	1.5%	0.0%
2017	14.4%	46.3%	30.9%	7.0%	0.9%	0.5%
2018	13.6%	43.9%	31.5%	7.1%	3.7%	0.2%
2019	13.2%	39.0%	30.4%	12.2%	4.6%	0.3%
2020	14.3%	39.1%	29.6%	11.1%	5.9%	0.0%
2021	11.2%	38.1%	31.5%	14.7%	4.0%	0.5%
2022	12.9%	35.6%	31.3%	16.6%	3.6%	0.0%
2023	11.3%	36.2%	29.6%	16.0%	6.9%	0.0%
2024	10.0%	42.2%	29.7%	13.9%	4.2%	0.0%



# 20

YEAR

APARTMENTS

34th St. to 14th St.

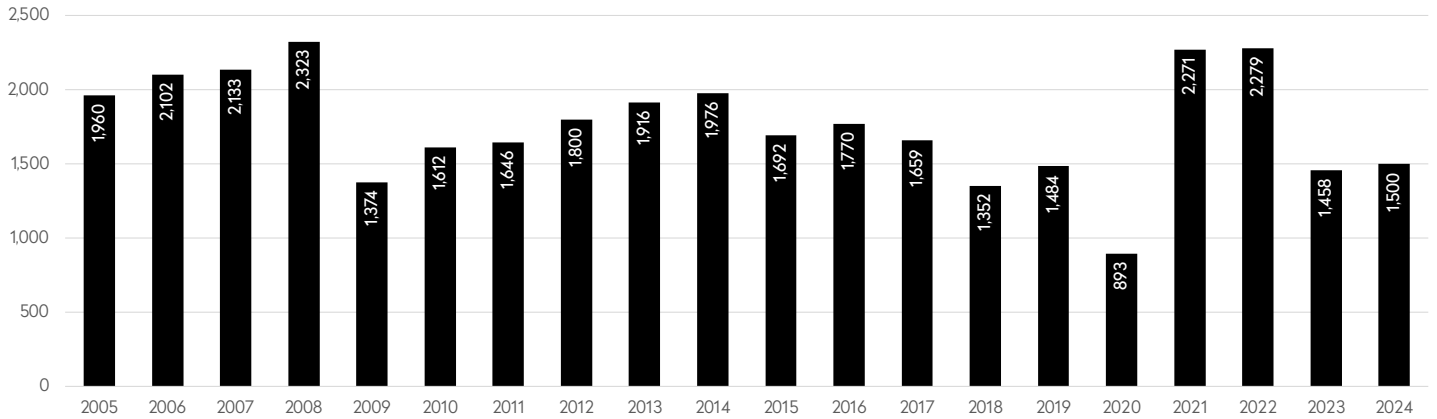


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# All Downtown Apartments from 34th-14th Street

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$413,977	\$624,372	\$1,124,347	\$1,934,135	\$2,382,487	\$861,874
2006	\$443,544	\$714,754	\$1,422,508	\$2,459,999	\$4,885,844	\$1,015,127
2007	\$452,331	\$835,514	\$1,574,575	\$2,960,095	\$5,062,997	\$1,226,989
2008	\$537,518	\$901,484	\$1,704,086	\$2,663,686	\$5,545,794	\$1,275,385
2009	\$422,428	\$721,327	\$1,530,192	\$2,991,881	\$5,979,607	\$1,179,145
2010	\$422,391	\$791,440	\$1,640,108	\$3,363,201	\$5,693,142	\$1,292,888
2011	\$429,932	\$757,521	\$1,634,126	\$3,124,090	\$5,629,113	\$1,285,749
2012	\$455,133	\$790,215	\$1,568,397	\$3,129,866	\$5,384,979	\$1,272,715
2013	\$491,496	\$860,108	\$2,008,752	\$3,801,963	\$10,099,061	\$1,516,247
2014	\$499,297	\$952,264	\$2,115,800	\$4,313,238	\$12,531,079	\$1,721,203
2015	\$542,925	\$1,071,514	\$2,397,151	\$4,865,142	\$8,684,151	\$1,836,611
2016	\$550,993	\$1,088,439	\$2,365,211	\$5,413,653	\$11,693,705	\$2,053,066
2017	\$590,508	\$1,069,151	\$2,604,922	\$5,729,458	\$10,856,324	\$2,129,569
2018	\$576,040	\$1,056,880	\$2,223,086	\$4,363,398	\$9,500,962	\$1,855,784
2019	\$591,625	\$1,129,748	\$2,354,477	\$4,229,088	\$9,097,915	\$1,934,334
2020	\$557,818	\$909,764	\$2,026,458	\$4,086,636	\$8,071,568	\$1,647,050
2021	\$555,107	\$1,044,329	\$2,234,609	\$4,451,053	\$8,640,479	\$1,934,804
2022	\$589,994	\$1,193,855	\$2,511,990	\$4,583,921	\$8,652,604	\$2,067,463
2023	\$614,322	\$1,148,330	\$2,456,792	\$4,826,083	\$7,771,231	\$2,025,335
2024	\$590,326	\$1,083,289	\$2,623,376	\$4,976,942	\$12,306,151	\$2,390,351

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$377,500	\$605,000	\$1,111,474	\$1,716,260	\$2,650,000	\$650,000
2006	\$417,399	\$675,000	\$1,382,274	\$2,157,799	\$3,750,000	\$734,070
2007	\$429,000	\$740,353	\$1,501,919	\$2,896,921	\$3,884,000	\$860,000
2008	\$525,000	\$855,330	\$1,629,200	\$2,572,100	\$5,600,375	\$999,000
2009	\$385,000	\$655,000	\$1,420,000	\$2,698,363	\$4,760,319	\$824,641
2010	\$400,000	\$684,632	\$1,492,500	\$2,812,916	\$5,294,900	\$859,000
2011	\$410,000	\$700,000	\$1,476,463	\$2,625,000	\$4,441,063	\$840,000
2012	\$410,000	\$730,000	\$1,503,500	\$2,700,000	\$4,375,000	\$840,000
2013	\$447,000	\$754,000	\$1,855,000	\$3,000,000	\$10,000,000	\$900,576
2014	\$461,500	\$830,000	\$1,940,000	\$3,635,153	\$10,617,802	\$987,500
2015	\$515,000	\$910,000	\$2,100,000	\$4,525,000	\$7,367,069	\$1,115,000
2016	\$525,000	\$970,000	\$2,250,000	\$4,556,669	\$9,953,394	\$1,212,500
2017	\$562,000	\$948,000	\$2,200,000	\$4,542,585	\$9,939,120	\$1,180,000
2018	\$549,000	\$962,500	\$2,068,500	\$3,975,000	\$7,004,988	\$1,200,000
2019	\$520,000	\$955,000	\$2,200,000	\$3,935,678	\$6,294,880	\$1,352,500
2020	\$530,000	\$821,050	\$1,775,000	\$3,770,000	\$5,961,213	\$994,900
2021	\$515,000	\$920,000	\$2,110,000	\$3,800,000	\$7,500,000	\$1,300,000
2022	\$555,000	\$1,050,000	\$2,367,500	\$4,028,120	\$7,200,000	\$1,448,000
2023	\$550,000	\$1,011,122	\$2,250,000	\$4,540,000	\$7,275,000	\$1,375,000
2024	\$555,000	\$925,000	\$2,378,750	\$4,000,000	\$9,123,056	\$1,425,550

# Downtown Co-ops from 34th-14th Street

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$361,191	\$552,081	\$935,214	\$1,417,274	\$2,356,667	\$1,428,872	\$656,673
2006	\$399,721	\$590,440	\$1,204,187	\$2,777,820	\$6,734,945	\$1,666,827	\$852,765
2007	\$418,743	\$657,092	\$1,167,155	\$2,392,123	\$4,417,614	\$1,793,028	\$848,344
2008	\$462,203	\$676,047	\$1,126,117	\$1,791,743	\$5,277,500	\$2,143,447	\$808,846
2009	\$391,387	\$561,355	\$1,002,468	\$2,334,877	\$2,455,000	\$1,503,818	\$712,502
2010	\$397,622	\$610,604	\$1,239,554	\$2,359,483	\$4,764,338	\$1,700,240	\$865,530
2011	\$384,251	\$610,452	\$1,154,301	\$1,893,228	\$6,742,543	\$1,629,984	\$821,962
2012	\$389,806	\$622,290	\$1,170,010	\$2,321,214	\$2,801,867	\$1,902,645	\$847,974
2013	\$439,379	\$675,286	\$1,435,542	\$1,984,850	\$3,139,286	\$1,948,287	\$850,197
2014	\$443,382	\$723,402	\$1,451,874	\$2,505,311	\$3,369,286	\$2,295,484	\$913,394
2015	\$484,456	\$809,187	\$1,487,448	\$2,943,265	\$4,623,750	\$2,567,905	\$1,025,466
2016	\$496,365	\$791,694	\$1,441,328	\$2,407,071	\$4,952,300	\$2,175,001	\$941,875
2017	\$563,764	\$837,985	\$1,572,331	\$2,331,693	\$7,951,919	\$2,511,354	\$1,038,239
2018	\$539,670	\$827,247	\$1,559,629	\$2,793,043	\$6,152,000	\$2,498,591	\$1,070,404
2019	\$500,291	\$816,187	\$1,659,446	\$2,786,689	\$4,719,250	\$2,580,422	\$1,136,575
2020	\$504,732	\$752,837	\$1,442,717	\$2,250,000	\$2,684,000	\$2,655,296	\$983,481
2021	\$506,691	\$780,546	\$1,524,469	\$2,381,912	\$3,779,377	\$2,588,152	\$1,075,230
2022	\$519,785	\$825,855	\$1,536,766	\$2,410,330	\$5,046,250	\$3,028,811	\$1,129,043
2023	\$504,896	\$834,189	\$1,483,915	\$3,041,393	\$3,414,714	\$2,545,191	\$1,097,884
2024	\$526,186	\$796,045	\$1,453,312	\$2,131,668	\$3,694,205	\$2,508,410	\$1,047,847

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$168,828	\$180,477	\$226,003	\$247,239	\$349,643	\$201,706
2006	\$181,971	\$190,791	\$265,131	\$498,022	\$898,874	\$231,723
2007	\$191,527	\$212,052	\$265,244	\$421,418	\$638,704	\$235,482
2008	\$208,632	\$217,894	\$250,582	\$323,835	\$705,402	\$235,195
2009	\$174,916	\$179,829	\$228,305	\$375,156	\$318,125	\$198,904
2010	\$179,557	\$199,043	\$284,120	\$435,009	\$751,857	\$234,106
2011	\$173,266	\$194,341	\$263,328	\$338,713	\$899,013	\$221,254
2012	\$178,357	\$199,476	\$258,385	\$386,601	\$379,050	\$224,955
2013	\$197,346	\$216,016	\$318,288	\$326,341	\$401,025	\$243,289
2014	\$207,438	\$233,313	\$329,386	\$407,490	\$430,521	\$263,159
2015	\$222,081	\$261,852	\$347,167	\$519,890	\$479,697	\$293,735
2016	\$224,127	\$257,335	\$338,419	\$415,968	\$1,009,611	\$286,593
2017	\$269,645	\$272,701	\$366,573	\$379,547	\$936,353	\$310,372
2018	\$258,490	\$265,846	\$350,396	\$481,695	\$782,094	\$305,912
2019	\$233,729	\$260,339	\$379,155	\$510,879	\$654,953	\$311,467
2020	\$237,200	\$245,851	\$330,562	\$392,113	\$435,310	\$277,836
2021	\$246,129	\$253,158	\$337,865	\$405,618	\$444,271	\$292,936
2022	\$253,067	\$268,124	\$344,216	\$411,444	\$658,010	\$306,107
2023	\$240,761	\$262,750	\$327,538	\$496,775	\$431,492	\$293,674
2024	\$275,664	\$257,292	\$340,142	\$346,370	\$512,557	\$299,655

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$360,000	\$530,000	\$850,000	\$1,355,000	\$1,795,000	\$1,295,000	\$525,000
2006	\$389,500	\$565,000	\$1,110,000	\$2,015,704	\$5,889,451	\$1,425,000	\$575,000
2007	\$415,000	\$625,000	\$1,112,500	\$2,125,000	\$3,072,500	\$1,500,000	\$620,000
2008	\$457,500	\$650,000	\$1,065,000	\$1,919,000	\$3,900,000	\$1,835,000	\$620,000
2009	\$365,000	\$550,000	\$892,500	\$1,925,000	\$2,455,000	\$1,142,500	\$545,000
2010	\$385,000	\$580,000	\$999,000	\$1,787,500	\$5,243,988	\$1,610,000	\$606,000
2011	\$382,500	\$586,961	\$1,020,000	\$1,700,000	\$2,837,500	\$1,430,000	\$605,000
2012	\$380,000	\$600,000	\$1,117,500	\$1,850,000	\$2,050,000	\$1,650,000	\$625,000
2013	\$425,000	\$645,000	\$1,280,000	\$1,917,109	\$2,850,000	\$1,755,000	\$625,000
2014	\$436,250	\$680,000	\$1,316,000	\$2,108,750	\$3,150,000	\$1,750,000	\$655,000
2015	\$484,000	\$730,000	\$1,350,000	\$2,575,000	\$4,425,000	\$1,995,000	\$695,000
2016	\$500,000	\$750,000	\$1,325,000	\$2,000,000	\$6,608,000	\$1,950,000	\$700,001
2017	\$550,000	\$799,000	\$1,450,000	\$2,209,932	\$7,469,560	\$2,075,000	\$768,000
2018	\$523,500	\$795,750	\$1,414,768	\$2,525,000	\$7,037,500	\$1,985,000	\$795,750
2019	\$493,500	\$771,250	\$1,450,000	\$2,597,444	\$4,968,750	\$2,385,000	\$781,000
2020	\$502,500	\$725,000	\$1,430,000	\$2,150,000	\$2,595,000	\$1,962,500	\$739,500
2021	\$484,000	\$750,000	\$1,420,000	\$1,985,000	\$3,744,396	\$2,350,000	\$775,000
2022	\$520,000	\$774,435	\$1,365,000	\$2,120,000	\$3,880,000	\$2,575,000	\$800,000
2023	\$499,000	\$779,000	\$1,325,000	\$2,580,000	\$2,800,000	\$2,375,000	\$789,000
2024	\$512,500	\$750,000	\$1,350,000	\$1,902,500	\$2,900,000	\$2,325,000	\$766,150

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	26.0%	48.8%	17.0%	2.0%	0.3%	6.0%
2006	24.3%	45.8%	19.9%	3.3%	0.6%	6.2%
2007	24.4%	47.7%	17.6%	2.5%	1.2%	6.3%
2008	28.1%	48.0%	15.5%	2.8%	0.5%	4.9%
2009	25.4%	50.7%	14.8%	2.7%	0.3%	6.0%
2010	23.7%	46.0%	19.1%	2.9%	1.2%	6.9%
2011	22.2%	49.1%	18.4%	3.0%	0.7%	6.6%
2012	23.1%	49.1%	15.2%	4.2%	0.9%	7.5%
2013	27.1%	47.6%	15.5%	2.4%	0.7%	6.6%
2014	26.7%	46.2%	17.6%	3.8%	0.7%	4.9%
2015	28.5%	43.4%	16.2%	3.8%	0.5%	7.7%
2016	26.9%	43.9%	18.9%	4.6%	0.4%	5.2%
2017	24.5%	47.5%	16.6%	4.3%	0.5%	6.6%
2018	26.0%	45.2%	17.5%	3.3%	0.6%	7.4%
2019	26.0%	43.9%	17.8%	4.7%	1.4%	6.2%
2020	23.6%	49.5%	17.2%	3.0%	1.0%	5.7%
2021	24.3%	44.8%	18.5%	4.4%	0.8%	7.1%
2022	25.2%	45.0%	17.9%	5.1%	1.2%	5.6%
2023	23.0%	48.3%	17.0%	4.5%	1.1%	6.0%
2024	23.6%	48.5%	15.8%	3.9%	1.7%	6.6%

# Downtown Condos from 34th-14th Street

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$572,916	\$743,467	\$1,296,199	\$2,087,009	\$2,392,170	\$2,158,573	\$1,170,986
2006	\$556,232	\$844,533	\$1,564,178	\$2,267,036	\$3,036,744	\$2,229,257	\$1,195,077
2007	\$550,328	\$1,040,275	\$1,815,262	\$3,097,952	\$5,837,457	\$2,506,038	\$1,613,164
2008	\$638,585	\$1,025,370	\$1,836,754	\$2,787,408	\$5,635,225	\$2,336,472	\$1,513,508
2009	\$547,368	\$925,102	\$1,714,601	\$3,147,008	\$6,567,041	\$1,633,771	\$1,627,148
2010	\$497,115	\$987,014	\$1,861,954	\$3,593,220	\$6,290,231	\$2,311,328	\$1,707,707
2011	\$554,210	\$980,025	\$1,928,521	\$3,481,899	\$4,961,055	\$3,052,426	\$1,809,535
2012	\$610,097	\$993,321	\$1,790,830	\$3,490,349	\$6,974,587	\$2,772,398	\$1,723,729
2013	\$690,424	\$1,131,635	\$2,326,065	\$4,159,428	\$11,972,846	\$2,682,521	\$2,315,354
2014	\$715,662	\$1,232,119	\$2,487,937	\$4,910,639	\$14,312,539	\$3,398,932	\$2,618,769
2015	\$759,604	\$1,427,794	\$2,930,297	\$5,453,825	\$9,225,538	\$3,568,584	\$2,807,878
2016	\$753,386	\$1,434,955	\$2,911,299	\$6,211,318	\$12,186,978	\$3,822,745	\$3,239,549
2017	\$698,573	\$1,385,353	\$3,133,041	\$6,549,608	\$11,231,086	\$2,858,882	\$3,318,486
2018	\$737,486	\$1,366,982	\$2,608,524	\$4,832,464	\$9,863,012	\$3,551,481	\$2,755,854
2019	\$964,900	\$1,477,178	\$2,696,687	\$4,651,860	\$10,922,359	\$3,311,507	\$2,700,478
2020	\$713,092	\$1,196,684	\$2,380,872	\$4,587,536	\$9,568,114	\$3,626,700	\$2,476,093
2021	\$721,377	\$1,348,597	\$2,552,177	\$5,006,766	\$9,481,823	\$3,577,864	\$2,704,688
2022	\$824,641	\$1,535,516	\$2,898,239	\$5,239,857	\$9,614,299	\$3,564,703	\$2,815,682
2023	\$864,943	\$1,443,643	\$2,803,070	\$5,249,569	\$8,787,752	\$3,064,706	\$2,709,593
2024	\$755,408	\$1,474,766	\$2,990,112	\$5,559,439	\$14,163,630	\$2,769,611	\$3,465,321

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$956	\$1,031	\$1,031	\$1,010	\$922	\$1,018
2006	\$1,059	\$1,078	\$1,118	\$1,114	\$1,121	\$1,087
2007	\$1,052	\$1,169	\$1,295	\$1,441	\$1,408	\$1,221
2008	\$1,238	\$1,229	\$1,357	\$1,380	\$1,508	\$1,288
2009	\$1,071	\$1,141	\$1,237	\$1,401	\$1,730	\$1,209
2010	\$1,026	\$1,128	\$1,274	\$1,521	\$1,596	\$1,216
2011	\$1,032	\$1,179	\$1,366	\$1,572	\$1,391	\$1,297
2012	\$1,144	\$1,219	\$1,366	\$1,627	\$1,775	\$1,319
2013	\$1,247	\$1,378	\$1,676	\$1,913	\$2,859	\$1,589
2014	\$1,424	\$1,570	\$1,852	\$2,165	\$3,375	\$1,793
2015	\$1,515	\$1,730	\$1,977	\$2,341	\$2,663	\$1,906
2016	\$1,501	\$1,724	\$1,957	\$2,478	\$3,138	\$1,980
2017	\$1,398	\$1,667	\$2,082	\$2,569	\$2,850	\$1,990
2018	\$1,431	\$1,740	\$1,900	\$2,100	\$2,283	\$1,842
2019	\$1,592	\$1,754	\$1,899	\$2,103	\$2,578	\$1,870
2020	\$1,328	\$1,517	\$1,681	\$1,976	\$2,276	\$1,653
2021	\$1,421	\$1,643	\$1,828	\$2,181	\$2,481	\$1,810
2022	\$1,515	\$1,840	\$2,045	\$2,329	\$2,716	\$1,983
2023	\$1,673	\$1,845	\$2,012	\$2,336	\$2,474	\$1,976
2024	\$1,498	\$1,771	\$2,040	\$2,368	\$3,196	\$2,027

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft	All
2005	\$451,230	\$703,315	\$1,237,174	\$1,973,869	\$2,725,000	\$1,900,000	\$931,699
2006	\$513,956	\$760,000	\$1,476,463	\$2,245,075	\$2,637,138	\$2,100,000	\$985,000
2007	\$487,103	\$956,032	\$1,705,569	\$3,029,294	\$5,953,337	\$2,418,000	\$1,362,228
2008	\$610,950	\$993,897	\$1,690,295	\$2,698,363	\$5,854,938	\$2,232,803	\$1,290,632
2009	\$565,819	\$867,500	\$1,573,196	\$2,901,105	\$5,320,356	\$1,654,656	\$1,280,000
2010	\$488,000	\$885,000	\$1,700,000	\$3,113,688	\$5,601,100	\$2,175,000	\$1,275,000
2011	\$509,166	\$880,786	\$1,691,000	\$2,833,000	\$4,913,056	\$2,340,000	\$1,400,000
2012	\$555,303	\$890,000	\$1,750,000	\$3,175,000	\$5,125,000	\$2,625,000	\$1,255,000
2013	\$625,000	\$1,090,000	\$2,126,000	\$3,575,000	\$12,473,563	\$2,600,000	\$1,660,000
2014	\$705,000	\$1,175,000	\$2,302,500	\$4,000,000	\$11,933,588	\$2,912,500	\$1,715,500
2015	\$736,250	\$1,366,250	\$2,700,000	\$5,497,136	\$7,810,588	\$3,475,000	\$1,955,040
2016	\$730,000	\$1,407,593	\$2,723,818	\$5,091,250	\$11,670,000	\$3,500,000	\$2,146,953
2017	\$692,000	\$1,252,500	\$2,599,639	\$5,294,900	\$11,007,283	\$3,025,000	\$2,150,000
2018	\$620,000	\$1,376,369	\$2,392,500	\$4,250,000	\$7,004,988	\$3,000,000	\$1,872,500
2019	\$732,500	\$1,486,645	\$2,616,140	\$4,212,500	\$6,594,303	\$2,650,000	\$2,085,000
2020	\$650,000	\$1,122,500	\$2,224,425	\$4,215,000	\$6,050,496	\$2,825,000	\$1,700,000
2021	\$647,500	\$1,295,000	\$2,376,888	\$4,000,000	\$7,930,000	\$2,975,000	\$2,000,000
2022	\$741,250	\$1,450,000	\$2,700,000	\$4,620,000	\$8,150,000	\$3,207,500	\$2,200,000
2023	\$756,000	\$1,325,000	\$2,550,000	\$4,887,500	\$8,700,000	\$2,830,000	\$2,100,000
2024	\$694,000	\$1,390,000	\$2,750,000	\$4,700,000	\$11,000,000	\$2,612,500	\$2,316,519

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	12.5%	43.1%	27.1%	9.8%	1.1%	6.2%
2006	10.3%	47.6%	33.4%	5.9%	0.6%	2.3%
2007	8.5%	41.8%	30.2%	10.3%	1.0%	8.3%
2008	10.3%	42.9%	33.3%	9.8%	0.8%	2.9%
2009	6.0%	37.8%	40.3%	10.8%	1.8%	3.3%
2010	7.5%	40.8%	33.2%	12.3%	1.8%	4.3%
2011	9.3%	37.1%	34.4%	11.8%	1.4%	6.0%
2012	10.4%	43.2%	29.0%	10.0%	1.6%	5.9%
2013	8.2%	37.6%	32.5%	14.2%	3.0%	4.4%
2014	7.4%	40.4%	33.7%	12.3%	3.9%	2.4%
2015	8.9%	37.0%	32.0%	14.5%	3.9%	3.7%
2016	7.2%	37.0%	31.5%	17.2%	4.8%	2.2%
2017	6.2%	35.4%	33.1%	18.3%	3.9%	3.0%
2018	6.6%	37.4%	33.6%	12.3%	5.9%	4.2%
2019	6.1%	38.1%	34.7%	15.4%	3.2%	2.5%
2020	10.1%	33.8%	35.3%	13.9%	4.5%	2.5%
2021	6.3%	34.8%	37.1%	14.6%	4.3%	2.8%
2022	6.0%	38.6%	36.0%	13.3%	3.5%	2.5%
2023	7.4%	37.8%	35.2%	14.1%	3.6%	2.0%
2024	7.3%	28.5%	40.2%	15.2%	6.1%	2.6%



# 20

YEAR

APARTMENTS

South of 14th St.

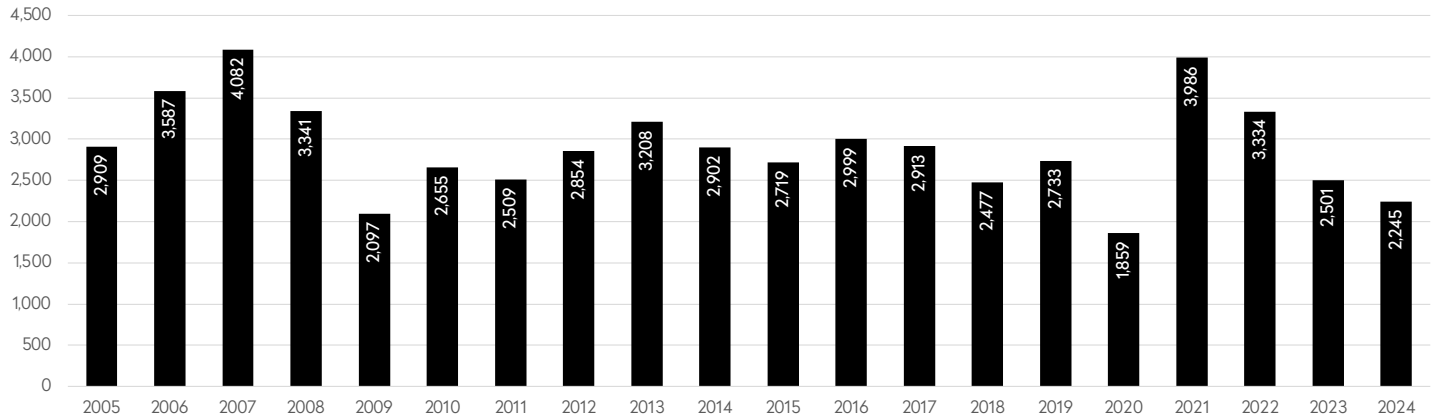


BHSID 23337359



# All Downtown Apartments South of 14th Street

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$567,957	\$626,268	\$1,337,020	\$2,534,813	\$3,806,754	\$1,109,011
2006	\$478,679	\$720,310	\$1,272,466	\$2,334,431	\$3,545,251	\$1,021,951
2007	\$515,520	\$805,664	\$1,583,976	\$2,856,912	\$5,571,677	\$1,340,144
2008	\$605,372	\$845,900	\$1,700,709	\$2,839,213	\$4,380,944	\$1,445,068
2009	\$503,318	\$767,893	\$1,558,224	\$2,756,620	\$8,485,857	\$1,437,092
2010	\$565,134	\$764,067	\$1,460,495	\$2,813,418	\$7,212,963	\$1,455,451
2011	\$493,036	\$737,455	\$1,529,781	\$2,803,888	\$5,888,945	\$1,417,636
2012	\$530,226	\$786,331	\$1,627,461	\$3,143,725	\$4,813,266	\$1,509,282
2013	\$578,984	\$887,477	\$1,810,853	\$3,610,369	\$6,000,295	\$1,610,676
2014	\$607,141	\$978,747	\$1,870,588	\$3,799,239	\$7,061,985	\$1,692,711
2015	\$616,739	\$1,016,450	\$2,142,035	\$4,584,465	\$8,353,308	\$2,148,020
2016	\$643,834	\$1,146,767	\$2,504,919	\$5,392,561	\$10,242,866	\$2,709,414
2017	\$676,507	\$1,138,596	\$2,421,232	\$5,311,494	\$11,144,237	\$2,699,972
2018	\$688,134	\$1,123,752	\$2,229,450	\$4,890,374	\$12,304,513	\$2,608,310
2019	\$679,315	\$1,174,751	\$2,366,908	\$4,816,672	\$10,560,246	\$2,418,189
2020	\$638,508	\$1,069,925	\$2,178,099	\$4,275,142	\$10,620,946	\$2,261,174
2021	\$657,496	\$1,092,739	\$2,153,548	\$4,370,958	\$10,905,465	\$2,355,971
2022	\$663,822	\$1,128,090	\$2,281,798	\$4,359,199	\$8,970,595	\$2,285,207
2023	\$743,701	\$1,128,970	\$2,249,364	\$4,632,466	\$10,419,985	\$2,336,108
2024	\$671,186	\$1,143,915	\$2,171,057	\$4,908,331	\$8,940,271	\$2,312,676

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$376,000	\$570,000	\$1,223,750	\$2,362,340	\$3,704,750	\$712,500
2006	\$426,940	\$650,000	\$1,160,000	\$1,967,566	\$2,400,000	\$695,419
2007	\$481,650	\$750,000	\$1,433,182	\$2,464,165	\$4,427,275	\$900,500
2008	\$567,500	\$795,000	\$1,537,558	\$2,749,638	\$3,477,324	\$972,429
2009	\$460,000	\$710,000	\$1,390,000	\$2,341,975	\$7,872,345	\$918,000
2010	\$450,000	\$682,966	\$1,320,000	\$2,570,000	\$6,806,691	\$925,000
2011	\$442,000	\$675,000	\$1,350,000	\$2,361,841	\$4,302,106	\$860,421
2012	\$480,000	\$715,366	\$1,425,000	\$2,700,000	\$4,500,000	\$925,000
2013	\$531,250	\$775,579	\$1,603,744	\$3,000,000	\$5,225,000	\$975,000
2014	\$566,250	\$890,000	\$1,705,284	\$3,459,504	\$6,109,500	\$1,100,000
2015	\$585,000	\$882,000	\$1,900,000	\$3,900,000	\$6,777,500	\$1,300,000
2016	\$589,000	\$916,425	\$2,193,646	\$5,078,521	\$8,858,775	\$1,578,287
2017	\$635,000	\$995,000	\$2,100,000	\$4,800,000	\$8,412,500	\$1,536,417
2018	\$624,000	\$965,000	\$2,011,044	\$4,345,000	\$9,850,000	\$1,470,000
2019	\$610,000	\$1,150,000	\$2,218,393	\$4,065,810	\$9,018,772	\$1,495,000
2020	\$550,000	\$950,000	\$2,075,000	\$3,850,000	\$8,200,000	\$1,441,429
2021	\$610,000	\$986,500	\$2,025,000	\$3,903,255	\$7,325,000	\$1,475,000
2022	\$615,000	\$999,000	\$2,104,950	\$3,792,500	\$7,725,000	\$1,485,000
2023	\$639,461	\$1,000,000	\$2,065,956	\$4,136,250	\$7,900,000	\$1,420,000
2024	\$631,315	\$995,000	\$1,881,418	\$4,025,000	\$6,437,049	\$1,399,000

# Downtown Co-ops South of 14th Street

## AVERAGE PRICE

	Studio	1BR	2BR	3BR	4+ BR	Loft	All
2005	\$403,338	\$580,358	\$1,100,342	\$1,962,046	\$2,449,286	\$1,598,255	\$822,049
2006	\$381,351	\$613,565	\$992,832	\$2,263,857	\$1,893,818	\$1,515,753	\$777,411
2007	\$427,318	\$687,368	\$1,204,915	\$2,171,007	\$1,857,688	\$1,778,193	\$917,021
2008	\$492,430	\$719,794	\$1,361,250	\$2,509,898	\$3,301,083	\$1,997,014	\$1,063,486
2009	\$422,264	\$614,284	\$1,022,567	\$1,552,821	\$5,141,667	\$1,400,264	\$841,507
2010	\$405,658	\$652,116	\$1,111,095	\$1,767,127	\$1,667,478	\$1,894,203	\$941,823
2011	\$391,111	\$650,813	\$1,136,398	\$1,877,450	\$7,128,750	\$1,820,272	\$982,201
2012	\$468,475	\$666,364	\$1,282,609	\$1,986,627	\$3,602,909	\$1,873,125	\$987,088
2013	\$469,245	\$756,388	\$1,308,317	\$2,613,373	\$4,844,590	\$2,127,336	\$1,152,155
2014	\$519,931	\$815,242	\$1,355,581	\$2,788,790	\$4,441,000	\$2,571,152	\$1,206,287
2015	\$526,335	\$903,564	\$1,595,288	\$3,272,280	\$4,032,183	\$2,504,535	\$1,317,319
2016	\$552,449	\$887,594	\$1,532,782	\$2,785,617	\$4,668,877	\$2,653,931	\$1,306,587
2017	\$591,550	\$927,836	\$1,620,720	\$2,984,858	\$4,061,230	\$2,619,642	\$1,381,425
2018	\$580,637	\$928,425	\$1,607,248	\$3,085,595	\$5,280,145	\$2,944,856	\$1,406,441
2019	\$567,689	\$929,815	\$1,555,498	\$2,796,335	\$4,545,944	\$2,540,495	\$1,320,483
2020	\$552,320	\$893,930	\$1,572,670	\$2,433,765	\$6,246,845	\$2,516,673	\$1,276,326
2021	\$575,917	\$930,170	\$1,556,794	\$2,791,160	\$4,531,686	\$2,518,411	\$1,385,205
2022	\$599,045	\$997,976	\$1,737,551	\$2,885,975	\$4,624,535	\$2,631,904	\$1,466,954
2023	\$570,664	\$1,026,668	\$1,808,915	\$3,352,424	\$4,454,922	\$2,915,706	\$1,566,394
2024	\$610,201	\$996,704	\$1,682,361	\$3,321,622	\$3,824,053	\$2,681,946	\$1,490,492

## MEDIAN PRICE

	Studio	1BR	2BR	3BR	4+ BR	Loft	All
2005	\$350,000	\$541,000	\$885,000	\$1,700,000	\$2,450,000	\$1,350,000	\$575,000
2006	\$365,000	\$575,000	\$802,000	\$1,797,500	\$2,342,500	\$1,295,000	\$550,000
2007	\$415,000	\$632,500	\$1,061,950	\$1,895,000	\$1,820,000	\$1,655,000	\$650,000
2008	\$437,500	\$653,000	\$1,105,000	\$2,275,000	\$2,931,000	\$1,740,000	\$729,000
2009	\$399,000	\$570,000	\$890,000	\$1,350,000	\$3,200,000	\$1,170,000	\$625,000
2010	\$400,000	\$610,000	\$930,000	\$1,680,000	\$1,175,000	\$1,400,000	\$668,000
2011	\$385,000	\$605,000	\$965,000	\$1,670,000	\$7,128,750	\$1,552,500	\$658,000
2012	\$390,000	\$606,250	\$1,100,000	\$1,852,520	\$3,025,000	\$1,750,000	\$650,000
2013	\$455,525	\$652,500	\$1,025,000	\$2,200,000	\$3,750,000	\$1,755,000	\$715,000
2014	\$469,500	\$710,000	\$1,050,000	\$2,300,000	\$3,925,000	\$2,081,250	\$761,000
2015	\$499,998	\$777,000	\$1,305,750	\$2,500,000	\$3,660,000	\$2,205,000	\$850,000
2016	\$535,000	\$750,000	\$1,222,500	\$2,400,000	\$4,429,500	\$2,400,000	\$886,500
2017	\$560,000	\$800,000	\$1,355,000	\$2,722,728	\$3,540,000	\$2,050,000	\$941,800
2018	\$547,000	\$800,000	\$1,342,500	\$2,262,500	\$4,331,563	\$2,446,500	\$913,750
2019	\$520,000	\$800,000	\$1,300,000	\$2,800,000	\$4,700,000	\$2,322,500	\$920,000
2020	\$515,000	\$810,000	\$1,300,000	\$1,867,500	\$5,607,918	\$2,250,000	\$899,500
2021	\$525,000	\$840,000	\$1,320,000	\$2,620,000	\$4,776,281	\$2,280,000	\$950,000
2022	\$550,000	\$875,000	\$1,502,400	\$2,550,000	\$4,333,594	\$2,335,000	\$999,000
2023	\$535,000	\$887,405	\$1,644,271	\$2,870,000	\$3,206,738	\$2,200,000	\$1,100,000
2024	\$585,000	\$899,000	\$1,562,500	\$2,917,509	\$3,785,632	\$2,095,000	\$1,035,000

## AVERAGE PRICE PER ROOM

	Studio	1BR	2BR	3BR	4+ BR	All
2005	\$223,690	\$198,529	\$264,139	\$412,915	\$340,258	\$264,400
2006	\$188,479	\$201,525	\$232,505	\$434,797	\$626,965	\$240,767
2007	\$203,859	\$220,742	\$276,414	\$351,770	\$259,932	\$265,537
2008	\$251,966	\$231,059	\$309,662	\$432,512	\$618,868	\$287,309
2009	\$190,883	\$193,685	\$225,684	\$267,324	\$577,381	\$222,737
2010	\$201,092	\$206,163	\$252,779	\$306,859	\$225,199	\$243,582
2011	\$183,404	\$205,931	\$258,782	\$322,967	\$891,094	\$243,069
2012	\$228,282	\$218,972	\$287,758	\$350,892	\$501,763	\$261,681
2013	\$221,066	\$243,283	\$290,851	\$434,528	\$649,744	\$294,189
2014	\$244,846	\$259,494	\$314,596	\$482,134	\$566,305	\$315,850
2015	\$250,149	\$287,900	\$363,738	\$552,435	\$563,801	\$340,918
2016	\$263,272	\$285,006	\$352,135	\$493,115	\$596,415	\$342,986
2017	\$286,638	\$298,043	\$378,761	\$544,285	\$571,719	\$364,952
2018	\$277,765	\$296,467	\$390,084	\$516,477	\$724,504	\$364,706
2019	\$270,321	\$293,101	\$352,677	\$469,899	\$586,422	\$343,542
2020	\$280,115	\$281,895	\$350,541	\$425,968	\$867,620	\$334,106
2021	\$284,253	\$295,171	\$349,402	\$474,339	\$568,773	\$352,777
2022	\$297,657	\$311,891	\$389,332	\$497,172	\$631,137	\$374,158
2023	\$290,919	\$357,684	\$409,198	\$563,541	\$630,176	\$408,062
2024	\$359,599	\$332,820	\$378,729	\$554,937	\$570,461	\$387,142

## PERCENT OF SALES

	Studio	1BR	2BR	3BR	4+ BR	Loft
2005	19.5%	47.1%	18.8%	3.3%	0.5%	10.7%
2006	16.7%	43.2%	23.7%	4.8%	0.5%	11.2%
2007	17.7%	43.9%	22.1%	4.3%	0.9%	11.1%
2008	15.8%	46.1%	22.6%	4.4%	1.0%	9.9%
2009	17.2%	41.8%	23.2%	6.5%	0.4%	10.9%
2010	15.6%	44.1%	22.7%	5.6%	0.3%	11.7%
2011	15.8%	44.6%	22.2%	5.7%	0.2%	11.3%
2012	16.1%	47.8%	20.8%	4.7%	0.9%	9.5%
2013	18.3%	40.9%	21.9%	6.0%	1.3%	11.6%
2014	17.2%	42.3%	23.5%	5.0%	1.0%	10.9%
2015	16.2%	44.9%	22.5%	5.5%	1.2%	9.6%
2016	17.6%	40.4%	25.2%	5.4%	1.0%	10.4%
2017	15.9%	40.7%	26.0%	5.9%	1.4%	10.2%
2018	17.5%	40.8%	24.6%	6.3%	1.4%	9.4%
2019	16.3%	42.5%	25.1%	6.1%	0.8%	9.2%
2020	18.8%	41.7%	23.1%	7.0%	0.8%	8.6%
2021	15.1%	40.6%	25.1%	7.8%	1.3%	10.1%
2022	17.2%	39.7%	24.3%	7.9%	1.5%	9.6%
2023	14.3%	42.6%	25.6%	7.7%	2.5%	7.3%
2024	16.2%	40.1%	25.4%	8.0%	2.1%	8.1%

# Downtown Condos South of 14th Street

## AVERAGE PRICE

	Studio	1BR	2BR	3BR	4+ BR	Loft	All
2005	\$662,955	\$700,538	\$1,506,264	\$2,758,939	\$4,306,874	\$1,786,044	\$1,437,663
2006	\$549,647	\$801,526	\$1,458,267	\$2,370,316	\$4,017,089	\$1,981,970	\$1,234,030
2007	\$570,821	\$887,122	\$1,734,785	\$2,987,234	\$7,285,827	\$2,871,910	\$1,582,348
2008	\$684,382	\$911,256	\$1,827,721	\$2,889,251	\$4,592,681	\$2,590,160	\$1,624,114
2009	\$597,059	\$884,089	\$1,843,589	\$3,171,723	\$8,820,276	\$2,636,728	\$1,835,096
2010	\$748,532	\$865,942	\$1,651,970	\$3,115,333	\$7,566,931	\$2,371,806	\$1,820,484
2011	\$605,653	\$811,316	\$1,774,405	\$3,109,130	\$5,816,016	\$3,139,298	\$1,752,114
2012	\$600,637	\$910,542	\$1,829,529	\$3,439,727	\$5,163,632	\$3,221,477	\$1,920,885
2013	\$706,748	\$1,001,201	\$2,093,529	\$3,949,863	\$6,468,081	\$2,813,952	\$1,952,882
2014	\$711,794	\$1,118,293	\$2,197,312	\$4,139,657	\$8,146,530	\$3,455,490	\$2,073,364
2015	\$738,102	\$1,158,206	\$2,451,065	\$4,997,218	\$8,982,598	\$4,171,487	\$2,831,177
2016	\$784,272	\$1,392,138	\$3,041,023	\$5,899,686	\$10,668,903	\$3,984,343	\$3,650,364
2017	\$783,427	\$1,343,309	\$2,880,617	\$5,841,322	\$11,909,968	\$3,665,038	\$3,599,051
2018	\$850,248	\$1,346,039	\$2,605,334	\$5,420,726	\$13,253,752	\$4,692,716	\$3,555,920
2019	\$856,902	\$1,367,743	\$2,801,592	\$5,381,682	\$11,043,538	\$3,371,444	\$3,134,285
2020	\$833,948	\$1,288,845	\$2,553,883	\$4,974,399	\$11,058,356	\$3,273,637	\$3,112,668
2021	\$760,337	\$1,245,282	\$2,432,174	\$4,924,563	\$11,790,712	\$3,673,782	\$2,989,465
2022	\$778,292	\$1,267,566	\$2,605,861	\$5,038,263	\$9,926,729	\$4,437,521	\$2,956,881
2023	\$946,989	\$1,246,489	\$2,603,842	\$5,242,328	\$13,013,491	\$4,075,302	\$3,021,463
2024	\$786,167	\$1,335,504	\$2,572,183	\$5,701,686	\$11,057,327	\$4,412,824	\$3,135,593

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1BR	2BR	3BR	4+ BR	All
2005	\$1,016	\$928	\$1,020	\$1,156	\$1,170	\$987
2006	\$998	\$952	\$1,032	\$1,106	\$1,239	\$1,009
2007	\$1,031	\$1,098	\$1,214	\$1,377	\$1,766	\$1,175
2008	\$1,109	\$1,108	\$1,270	\$1,379	\$1,531	\$1,209
2009	\$1,061	\$1,082	\$1,280	\$1,465	\$2,271	\$1,217
2010	\$1,011	\$1,035	\$1,172	\$1,374	\$1,882	\$1,167
2011	\$943	\$1,016	\$1,219	\$1,391	\$1,587	\$1,169
2012	\$1,020	\$1,118	\$1,297	\$1,461	\$1,497	\$1,260
2013	\$1,086	\$1,201	\$1,427	\$1,679	\$1,704	\$1,346
2014	\$1,230	\$1,356	\$1,577	\$1,842	\$2,339	\$1,501
2015	\$1,267	\$1,411	\$1,698	\$2,135	\$2,377	\$1,678
2016	\$1,365	\$1,635	\$2,015	\$2,427	\$2,874	\$1,993
2017	\$1,417	\$1,597	\$1,907	\$2,370	\$2,993	\$1,935
2018	\$1,477	\$1,646	\$1,848	\$2,292	\$3,128	\$1,935
2019	\$1,462	\$1,771	\$1,957	\$2,274	\$2,702	\$1,933
2020	\$1,420	\$1,619	\$1,804	\$2,082	\$2,717	\$1,818
2021	\$1,404	\$1,564	\$1,779	\$2,119	\$2,727	\$1,789
2022	\$1,418	\$1,614	\$1,865	\$2,210	\$2,648	\$1,848
2023	\$1,553	\$1,615	\$1,853	\$2,193	\$3,095	\$1,846
2024	\$1,292	\$1,642	\$1,825	\$2,340	\$2,715	\$1,850

## MEDIAN PRICE

	Studio	1BR	2BR	3BR	4+ BR	Loft	All
2005	\$463,000	\$635,000	\$1,458,643	\$2,443,800	\$4,276,650	\$1,538,916	\$1,120,075
2006	\$487,227	\$710,994	\$1,360,000	\$1,985,588	\$3,025,424	\$1,562,500	\$855,330
2007	\$527,245	\$820,710	\$1,527,375	\$2,545,625	\$6,542,256	\$2,307,500	\$1,142,986
2008	\$626,224	\$848,601	\$1,640,000	\$2,825,644	\$3,510,000	\$1,883,086	\$1,150,000
2009	\$554,946	\$830,000	\$1,659,748	\$2,840,918	\$8,537,390	\$2,090,750	\$1,225,000
2010	\$520,000	\$771,597	\$1,510,000	\$2,800,000	\$6,860,000	\$1,895,000	\$1,225,000
2011	\$512,000	\$744,250	\$1,525,000	\$2,700,000	\$4,302,106	\$2,500,000	\$1,142,216
2012	\$539,000	\$835,000	\$1,615,000	\$2,900,000	\$5,075,625	\$2,625,000	\$1,239,240
2013	\$590,000	\$867,500	\$1,791,106	\$3,302,111	\$6,147,684	\$2,382,500	\$1,325,000
2014	\$665,977	\$1,045,000	\$1,987,588	\$3,533,328	\$6,700,000	\$2,768,000	\$1,406,185
2015	\$690,000	\$1,041,853	\$2,107,778	\$4,584,125	\$7,360,000	\$3,290,000	\$1,825,000
2016	\$702,500	\$1,150,000	\$2,700,454	\$5,399,250	\$9,139,000	\$3,500,000	\$2,550,000
2017	\$730,000	\$1,236,000	\$2,557,154	\$5,366,862	\$8,853,931	\$3,250,000	\$2,250,000
2018	\$755,000	\$1,200,000	\$2,375,000	\$5,044,503	\$10,750,000	\$3,500,000	\$2,220,075
2019	\$817,244	\$1,356,937	\$2,545,921	\$4,725,000	\$9,518,344	\$3,025,000	\$2,116,434
2020	\$695,000	\$1,272,344	\$2,400,000	\$4,315,454	\$8,900,000	\$2,925,000	\$2,135,000
2021	\$720,000	\$1,210,626	\$2,249,335	\$4,300,000	\$8,250,000	\$3,049,779	\$1,995,000
2022	\$694,500	\$1,196,500	\$2,450,000	\$4,349,198	\$8,746,438	\$3,550,000	\$2,075,000
2023	\$860,421	\$1,171,013	\$2,379,834	\$4,400,000	\$9,300,000	\$3,000,000	\$1,805,808
2024	\$721,500	\$1,200,000	\$2,270,889	\$4,802,204	\$8,600,000	\$3,458,750	\$1,975,000

## PERCENT OF SALES

	Studio	1BR	2BR	3BR	4+ BR	Loft
2005	8.1%	31.2%	28.3%	9.1%	1.5%	21.9%
2006	16.0%	39.7%	25.0%	6.6%	1.2%	11.5%
2007	15.3%	34.5%	30.1%	12.1%	1.1%	6.9%
2008	10.2%	40.2%	27.4%	13.0%	2.3%	6.9%
2009	9.6%	35.8%	28.1%	12.1%	2.5%	11.8%
2010	9.5%	33.8%	28.8%	13.6%	3.2%	11.2%
2011	10.5%	38.5%	26.3%	12.7%	2.5%	9.3%
2012	10.8%	35.4%	27.2%	14.1%	2.5%	9.9%
2013	11.6%	34.9%	28.8%	13.0%	2.4%	9.1%
2014	11.1%	38.3%	28.7%	11.5%	1.8%	8.6%
2015	9.9%	29.3%	32.7%	14.4%	7.0%	6.8%
2016	7.6%	28.4%	30.5%	18.4%	8.8%	6.3%
2017	8.5%	28.3%	30.6%	17.6%	8.6%	6.3%
2018	9.0%	27.9%	31.7%	16.5%	8.1%	6.8%
2019	6.7%	35.1%	30.5%	14.3%	6.8%	6.7%
2020	7.2%	29.0%	32.2%	15.9%	7.1%	8.8%
2021	7.8%	28.3%	35.1%	14.6%	6.0%	8.3%
2022	8.0%	30.4%	33.5%	14.0%	5.5%	8.7%
2023	10.8%	33.0%	28.3%	14.4%	5.2%	8.2%
2024	8.6%	30.8%	30.9%	16.1%	5.2%	8.6%

# 20

YEAR

## APARTMENTS

Generally North of 96th Street on the East Side, and 110th St. on the West Side

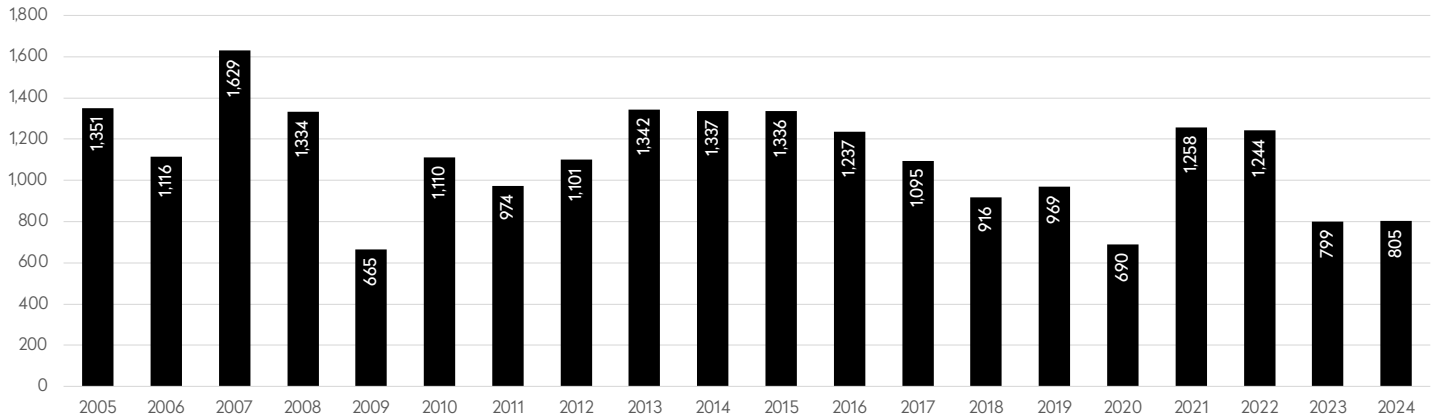


BHSID 22924763

2005-2024

# All Upper Manhattan Apartments

## NUMBER OF SALES



## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$191,701	\$300,408	\$417,484	\$604,315	\$745,587	\$395,949
2006	\$207,737	\$348,816	\$497,232	\$698,334	\$926,766	\$437,340
2007	\$231,555	\$356,263	\$541,266	\$899,431	\$1,939,967	\$523,607
2008	\$286,368	\$426,544	\$561,776	\$938,397	\$1,654,476	\$525,447
2009	\$264,414	\$351,683	\$552,093	\$750,740	\$942,774	\$468,363
2010	\$245,278	\$368,677	\$503,644	\$697,650	\$1,035,411	\$464,357
2011	\$277,613	\$366,113	\$528,497	\$755,972	\$802,372	\$486,498
2012	\$256,873	\$360,751	\$564,982	\$766,191	\$942,202	\$500,571
2013	\$231,813	\$365,072	\$532,965	\$715,152	\$771,588	\$472,018
2014	\$224,057	\$390,100	\$612,748	\$893,542	\$1,135,082	\$552,260
2015	\$282,282	\$438,174	\$681,785	\$1,071,117	\$1,017,769	\$616,612
2016	\$327,713	\$483,348	\$719,567	\$984,020	\$1,322,834	\$635,730
2017	\$366,498	\$509,413	\$777,756	\$1,058,570	\$1,896,505	\$716,737
2018	\$375,376	\$511,196	\$742,048	\$1,022,004	\$1,703,768	\$698,789
2019	\$363,600	\$516,349	\$785,443	\$1,005,971	\$916,330	\$707,666
2020	\$395,527	\$527,219	\$793,913	\$1,084,992	\$1,196,501	\$727,566
2021	\$475,576	\$550,472	\$878,585	\$1,261,321	\$1,905,554	\$847,527
2022	\$459,539	\$582,156	\$824,950	\$1,300,647	\$2,384,813	\$834,922
2023	\$387,178	\$549,405	\$785,454	\$1,082,820	\$1,839,161	\$742,931
2024	\$346,968	\$606,071	\$868,655	\$1,267,359	\$2,178,571	\$837,609

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$184,032	\$293,046	\$399,000	\$650,000	\$837,002	\$350,000
2006	\$186,250	\$334,620	\$475,000	\$658,386	\$885,000	\$365,040
2007	\$213,000	\$330,000	\$495,000	\$771,540	\$2,158,518	\$445,000
2008	\$260,000	\$410,000	\$544,764	\$820,555	\$718,500	\$450,000
2009	\$243,500	\$337,500	\$512,063	\$727,900	\$737,500	\$405,000
2010	\$206,000	\$350,000	\$467,500	\$702,500	\$752,500	\$394,981
2011	\$284,224	\$360,000	\$523,250	\$712,500	\$695,000	\$415,000
2012	\$235,000	\$337,861	\$536,612	\$694,000	\$404,000	\$435,000
2013	\$193,064	\$325,500	\$497,500	\$710,000	\$639,000	\$419,664
2014	\$199,712	\$360,000	\$555,000	\$788,299	\$1,120,904	\$453,250
2015	\$248,000	\$394,446	\$621,687	\$908,145	\$705,000	\$505,000
2016	\$316,000	\$456,900	\$657,664	\$848,000	\$955,000	\$555,000
2017	\$370,000	\$480,825	\$720,000	\$836,250	\$1,217,500	\$587,000
2018	\$312,000	\$484,500	\$713,750	\$912,500	\$871,500	\$599,750
2019	\$331,000	\$457,981	\$740,000	\$927,500	\$689,500	\$630,000
2020	\$325,000	\$470,750	\$750,000	\$984,700	\$912,500	\$639,998
2021	\$375,000	\$469,500	\$715,000	\$1,085,000	\$1,699,000	\$654,500
2022	\$499,950	\$525,000	\$700,000	\$1,100,500	\$2,150,000	\$659,000
2023	\$342,500	\$488,000	\$655,000	\$894,000	\$1,362,500	\$590,000
2024	\$303,750	\$510,000	\$690,000	\$927,500	\$1,532,500	\$606,500



# Upper Manhattan Co-ops

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$185,020	\$299,121	\$406,243	\$502,465	\$569,579	\$349,957
2006	\$199,421	\$325,520	\$460,389	\$680,874	\$603,167	\$378,702
2007	\$224,350	\$325,075	\$442,851	\$561,492	\$694,208	\$366,165
2008	\$259,027	\$346,124	\$449,395	\$699,600	\$526,125	\$403,815
2009	\$227,751	\$308,588	\$445,912	\$481,829	\$444,000	\$362,514
2010	\$207,431	\$309,160	\$406,501	\$485,416	\$627,594	\$367,927
2011	\$237,526	\$325,766	\$419,989	\$608,190	\$450,550	\$386,676
2012	\$222,250	\$308,049	\$458,758	\$566,953	\$475,930	\$394,482
2013	\$192,253	\$302,861	\$443,055	\$544,931	\$638,654	\$393,472
2014	\$206,748	\$329,778	\$466,719	\$568,597	\$732,571	\$402,182
2015	\$224,367	\$358,547	\$539,371	\$686,458	\$767,775	\$455,943
2016	\$272,688	\$398,533	\$571,699	\$758,155	\$903,843	\$500,259
2017	\$256,476	\$410,969	\$587,850	\$659,980	\$878,797	\$512,378
2018	\$281,786	\$432,292	\$593,133	\$796,959	\$766,176	\$546,416
2019	\$272,834	\$416,791	\$601,115	\$758,068	\$551,829	\$540,044
2020	\$271,448	\$397,938	\$575,096	\$759,087	\$954,552	\$534,319
2021	\$281,752	\$406,719	\$600,194	\$738,905	\$760,906	\$541,579
2022	\$279,587	\$424,667	\$578,319	\$843,963	\$811,800	\$557,475
2023	\$288,051	\$411,850	\$530,209	\$694,881	\$949,370	\$511,418
2024	\$271,663	\$396,005	\$580,588	\$685,026	\$970,833	\$515,069

## AVERAGE PRICE PER ROOM

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$86,513	\$92,789	\$92,590	\$89,071	\$74,636	\$91,681
2006	\$95,698	\$102,658	\$104,596	\$120,281	\$87,119	\$103,891
2007	\$105,559	\$102,339	\$101,818	\$101,225	\$95,906	\$101,838
2008	\$121,922	\$108,913	\$104,091	\$120,793	\$80,939	\$109,068
2009	\$107,632	\$97,984	\$103,760	\$85,285	\$73,458	\$99,112
2010	\$90,843	\$96,427	\$94,951	\$88,390	\$87,665	\$94,467
2011	\$105,400	\$104,415	\$97,303	\$108,618	\$69,401	\$101,562
2012	\$107,489	\$98,538	\$104,243	\$98,584	\$69,720	\$100,018
2013	\$90,508	\$94,906	\$102,325	\$97,540	\$89,725	\$97,558
2014	\$97,014	\$101,916	\$107,667	\$102,380	\$95,807	\$103,614
2015	\$105,678	\$112,450	\$123,995	\$125,691	\$116,901	\$117,888
2016	\$125,593	\$125,057	\$132,521	\$139,053	\$126,977	\$129,475
2017	\$131,189	\$133,256	\$137,201	\$124,844	\$124,135	\$133,219
2018	\$138,507	\$138,857	\$139,211	\$146,896	\$114,708	\$139,414
2019	\$141,859	\$131,457	\$143,101	\$136,014	\$82,428	\$136,196
2020	\$123,273	\$126,196	\$131,929	\$138,765	\$130,989	\$130,176
2021	\$155,981	\$128,186	\$138,281	\$133,944	\$109,905	\$134,320
2022	\$155,661	\$136,281	\$133,233	\$146,913	\$117,174	\$137,695
2023	\$146,101	\$130,178	\$123,715	\$131,969	\$131,898	\$129,521
2024	\$145,043	\$129,655	\$135,640	\$123,596	\$137,055	\$132,973

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$182,520	\$293,300	\$399,000	\$411,935	\$563,500	\$322,520
2006	\$186,250	\$316,000	\$449,950	\$655,000	\$637,500	\$340,284
2007	\$204,450	\$309,633	\$429,155	\$485,000	\$425,000	\$325,000
2008	\$223,000	\$330,000	\$433,000	\$573,750	\$472,500	\$364,000
2009	\$200,000	\$298,714	\$417,000	\$519,500	\$435,000	\$333,750
2010	\$197,870	\$300,000	\$383,000	\$466,331	\$655,000	\$330,280
2011	\$224,500	\$333,500	\$390,000	\$615,000	\$392,500	\$350,000
2012	\$210,000	\$289,937	\$418,500	\$577,500	\$351,000	\$351,222
2013	\$179,924	\$288,000	\$410,000	\$512,500	\$530,000	\$356,750
2014	\$197,000	\$312,000	\$456,300	\$539,604	\$592,500	\$350,000
2015	\$230,000	\$341,000	\$531,259	\$620,000	\$491,250	\$395,000
2016	\$270,500	\$376,221	\$552,500	\$750,000	\$805,000	\$430,000
2017	\$258,250	\$395,000	\$580,000	\$621,133	\$687,000	\$464,613
2018	\$277,500	\$405,000	\$598,914	\$805,000	\$610,000	\$499,000
2019	\$275,000	\$404,586	\$576,115	\$747,500	\$411,250	\$460,250
2020	\$273,750	\$395,000	\$575,000	\$699,000	\$850,000	\$450,900
2021	\$286,000	\$400,000	\$587,500	\$680,000	\$558,500	\$485,000
2022	\$275,000	\$404,000	\$563,873	\$753,000	\$575,000	\$499,000
2023	\$285,000	\$395,500	\$548,000	\$650,000	\$842,500	\$449,000
2024	\$265,000	\$389,500	\$552,000	\$630,000	\$725,000	\$430,000

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR
2005	5.7%	46.1%	35.4%	10.8%	1.0%
2006	11.7%	42.1%	36.7%	8.4%	1.0%
2007	5.7%	45.1%	40.5%	7.6%	1.0%
2008	9.6%	40.6%	38.2%	9.8%	1.7%
2009	9.2%	40.3%	37.8%	10.2%	2.4%
2010	7.1%	34.3%	46.1%	10.8%	1.7%
2011	4.6%	41.8%	36.4%	14.8%	2.3%
2012	6.8%	39.8%	36.6%	13.7%	3.0%
2013	6.5%	40.6%	39.4%	11.4%	2.0%
2014	8.4%	37.8%	37.8%	14.0%	2.0%
2015	7.7%	40.6%	36.5%	12.4%	2.9%
2016	6.1%	40.3%	40.9%	10.1%	2.7%
2017	6.5%	33.6%	41.6%	15.8%	2.5%
2018	6.7%	34.3%	40.8%	15.0%	3.2%
2019	6.0%	34.8%	40.4%	16.2%	2.7%
2020	6.9%	38.8%	32.5%	16.4%	5.5%
2021	5.4%	34.5%	41.2%	16.3%	2.5%
2022	6.2%	33.5%	41.7%	17.0%	1.7%
2023	8.5%	34.1%	36.7%	17.1%	3.5%
2024	10.2%	33.7%	38.7%	13.8%	3.6%

# Upper Manhattan Condos

## AVERAGE PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$265,187	\$303,893	\$424,571	\$698,564	\$821,019	\$458,017
2006	\$355,337	\$414,822	\$546,210	\$715,135	\$1,315,084	\$567,291
2007	\$257,753	\$414,263	\$644,367	\$1,071,589	\$2,336,345	\$707,673
2008	\$324,817	\$478,340	\$641,603	\$1,066,126	\$3,459,837	\$604,380
2009	\$346,905	\$392,363	\$646,382	\$1,028,924	\$1,330,709	\$566,542
2010	\$311,012	\$425,005	\$599,887	\$887,144	\$1,579,167	\$577,805
2011	\$314,055	\$412,666	\$616,765	\$916,278	\$1,193,285	\$583,492
2012	\$322,272	\$434,236	\$652,461	\$929,422	\$1,816,462	\$619,538
2013	\$280,680	\$453,514	\$648,176	\$915,093	\$1,203,625	\$593,111
2014	\$258,675	\$468,042	\$759,339	\$1,218,487	\$1,839,475	\$731,663
2015	\$400,341	\$535,611	\$832,612	\$1,382,508	\$1,732,039	\$804,407
2016	\$408,135	\$580,499	\$870,380	\$1,217,291	\$2,509,974	\$787,698
2017	\$473,546	\$610,033	\$982,890	\$1,592,067	\$3,083,830	\$945,208
2018	\$510,145	\$615,077	\$958,471	\$1,413,386	\$3,980,776	\$922,626
2019	\$485,937	\$634,902	\$978,987	\$1,377,826	\$1,766,833	\$905,046
2020	\$570,697	\$673,881	\$958,756	\$1,464,107	\$2,345,758	\$926,496
2021	\$636,307	\$730,577	\$1,144,693	\$1,729,224	\$2,869,469	\$1,157,390
2022	\$563,574	\$735,823	\$1,084,015	\$1,702,213	\$3,310,114	\$1,093,412
2023	\$511,885	\$711,782	\$1,144,924	\$1,763,869	\$3,618,744	\$1,058,693
2024	\$517,395	\$823,805	\$1,165,838	\$1,849,692	\$3,825,487	\$1,191,228

## AVERAGE PRICE PER SQUARE FOOT

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$493	\$434	\$423	\$527	\$548	\$433
2006	\$574	\$575	\$496	\$511	\$635	\$518
2007	\$681	\$614	\$593	\$711	\$1,065	\$624
2008	\$649	\$626	\$601	\$708	\$1,238	\$597
2009	\$600	\$527	\$558	\$652	\$720	\$536
2010	\$648	\$572	\$542	\$600	\$760	\$561
2011	\$653	\$551	\$546	\$585	\$595	\$552
2012	\$598	\$598	\$595	\$612	\$619	\$573
2013	\$674	\$625	\$646	\$658	\$600	\$632
2014	\$684	\$704	\$732	\$846	\$961	\$742
2015	\$934	\$775	\$810	\$938	\$966	\$821
2016	\$924	\$849	\$882	\$945	\$995	\$876
2017	\$1,030	\$915	\$947	\$1,106	\$1,275	\$968
2018	\$1,107	\$925	\$916	\$989	\$1,524	\$953
2019	\$1,061	\$921	\$966	\$973	\$1,065	\$958
2020	\$1,035	\$1,007	\$906	\$971	\$917	\$958
2021	\$1,231	\$1,025	\$1,032	\$1,127	\$1,296	\$1,067
2022	\$1,211	\$1,069	\$1,022	\$1,147	\$1,558	\$1,091
2023	\$1,113	\$1,018	\$1,043	\$1,135	\$1,617	\$1,065
2024	\$999	\$1,115	\$1,040	\$1,155	\$1,508	\$1,095

## MEDIAN PRICE

	Studio	1 BR	2 BR	3 BR	4+ BR	All
2005	\$276,800	\$277,665	\$398,641	\$697,576	\$908,279	\$405,600
2006	\$245,920	\$382,785	\$535,000	\$677,136	\$1,408,320	\$480,000
2007	\$271,245	\$410,670	\$623,325	\$934,397	\$2,304,809	\$575,311
2008	\$325,310	\$466,860	\$662,181	\$892,193	\$2,320,988	\$505,986
2009	\$319,410	\$395,460	\$605,859	\$1,037,600	\$1,154,600	\$482,000
2010	\$333,606	\$417,870	\$631,000	\$831,250	\$1,000,000	\$519,154
2011	\$330,750	\$415,000	\$615,000	\$926,608	\$1,295,000	\$522,373
2012	\$311,762	\$427,851	\$650,000	\$923,553	\$1,567,000	\$545,000
2013	\$249,903	\$430,950	\$599,000	\$899,000	\$971,250	\$525,000
2014	\$212,940	\$437,003	\$675,000	\$1,055,722	\$1,665,000	\$600,000
2015	\$412,765	\$495,500	\$795,000	\$1,200,000	\$1,500,000	\$672,249
2016	\$406,051	\$560,000	\$845,000	\$990,000	\$2,240,000	\$696,483
2017	\$456,300	\$577,000	\$908,106	\$1,400,000	\$2,639,063	\$766,000
2018	\$520,000	\$610,000	\$915,000	\$1,325,427	\$2,850,000	\$760,000
2019	\$480,000	\$647,322	\$969,419	\$1,325,000	\$1,392,500	\$836,000
2020	\$585,000	\$687,319	\$912,167	\$1,430,000	\$2,316,516	\$795,000
2021	\$634,453	\$678,750	\$998,952	\$1,575,000	\$2,650,750	\$965,000
2022	\$547,309	\$726,611	\$1,019,000	\$1,480,000	\$3,125,000	\$888,423
2023	\$507,000	\$650,000	\$935,000	\$1,299,000	\$3,250,000	\$800,000
2024	\$499,000	\$675,000	\$980,000	\$1,421,343	\$2,826,153	\$907,703

## PERCENT OF SALES

	Studio	1 BR	2 BR	3 BR	4+ BR	Loft
2005	0.6%	18.9%	63.4%	13.2%	2.8%	1.2%
2006	1.2%	27.8%	51.4%	16.3%	1.5%	1.5%
2007	1.8%	28.3%	45.2%	17.5%	3.6%	3.5%
2008	4.7%	43.4%	37.1%	12.6%	0.7%	1.3%
2009	4.0%	41.5%	41.5%	9.6%	3.0%	0.3%
2010	4.1%	36.1%	46.4%	12.0%	1.3%	0.2%
2011	5.0%	35.5%	44.0%	13.4%	2.1%	0.0%
2012	3.8%	30.0%	46.7%	17.5%	1.7%	0.2%
2013	6.9%	37.8%	40.6%	12.9%	0.8%	1.0%
2014	4.8%	33.4%	43.0%	16.1%	1.3%	1.3%
2015	4.3%	37.6%	39.0%	17.3%	1.2%	0.7%
2016	4.5%	38.1%	43.4%	10.6%	1.0%	2.4%
2017	7.2%	35.3%	41.3%	12.7%	2.3%	1.2%
2018	6.8%	37.6%	40.5%	12.4%	1.9%	0.8%
2019	5.2%	34.4%	45.2%	12.7%	1.4%	1.1%
2020	5.0%	35.1%	44.2%	14.5%	1.2%	0.0%
2021	6.6%	27.8%	43.5%	18.4%	3.0%	0.6%
2022	9.9%	32.0%	37.0%	18.0%	2.6%	0.5%
2023	9.2%	39.3%	35.5%	13.3%	2.4%	0.3%
2024	4.9%	35.7%	41.1%	15.1%	2.9%	0.3%

# Contact Us

**20-YEAR**

Manhattan Co-ops and Condos Market Report

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**BHS** THE Craft OF Research

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