



REBNY Research

# Residential Sales Report

Q2 2021

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# Index

**03** | Executive Summary

**04** | Outlook

**06** | Citywide

**12** | Manhattan

**39** | Brooklyn

**66** | Bronx

**75** | Queens

**84** | Staten Island

**87** | Methodology

# Executive Summary

## Homebuyers Giving New York City a Vote of Confidence

New York City's residential sector has provided a much-needed bright spot in an otherwise challenged real estate market. Homebuyers gave New York City the ultimate vote of confidence during the first six months of 2021 – buying homes at a brisk pace and in all five boroughs. Total residential sales volume, or consideration, more than doubled, soaring from \$6.4 billion in the second quarter of 2020 to \$13.3 billion in the second quarter of 2021 – a 109.5% year-on-year increase. Property sales totaled \$23.7 billion in the first six months of the year, eclipsing the \$11.5 billion in the first half of 2020. The second-quarter total was the largest quarterly total since Q2 2017.

This year's resurgent sales put to rest talk about a mass exodus of residents from New York City. The lure of the City – its unrivalled culture, dining, and status as a center of talent and excellence for multiple industries – is alive and well. Living in New York City has long come with its challenges, such as exorbitant costs of living and long commute times. The pandemic underscored many of these chronic risks. It also highlighted vulnerabilities that had been forgotten for decades, such as public health and safety, and the dependency of the transit system and some retail on daytime commuters.

### Best Year Ever

Strong residential sales attest to how far conditions have improved since mid-year 2020. Despite the turnaround of 2021, concerns are still justifiably elevated. In REBNY's most recent Broker Confidence Index, residential brokers expressed concerns about pandemic-associated challenges as well as recurrent problems such as changing city and state leadership, taxes, and interest rates. But more so than their commercial counterparts, residential brokers expressed optimism. Some in fact even described the start to 2021 as "their best year ever." This phrase would have seemed unlikely in the summer of 2020, but became more prevalent as 2021 progressed.

### Window of Opportunity Closed Quickly

Conditions have improved enough in many locations that a few brokers are discussing tightening supply and rising prices as a potential curb to sales in the coming months. The window of opportunity for buyers has not closed completely, but it is clearly not as wide open as in early 2021.

Buyers can still find discounted pricing and units that have not been available in decades, particularly in Manhattan. As of the second quarter of 2021, the average Manhattan condo closing price was down by 9.6% from a year ago. Excluding Manhattan, the average condo closing price was up by 5.0%. The average 1-3 family home closing price in Manhattan was down 11.1% year-on-year. In contrast, in the boroughs outside of Manhattan, the average closing price for a 1-3 family home rose by 7.9% year-on-year.

Active listings peaked in 3Q2020 and have since dropped by 17.7%. Citywide there are still 8.1% more listings than in 2Q 2020. Brokers who have worked through several different cycles know just how quickly this market can turn and listings can be depleted.

### Surge in Sales Boosts Transfer Taxes

In addition to giving the city a vote of confidence, the doubling in sales provided New York State and New York City much-needed additional tax revenues. Based on first-half volume of \$13.3 billion, New York City and State transfer taxes totaled an estimated \$1.5 billion, an 84.6% increase from the \$834 million in the first half of 2020.

# Outlook

Based on listings in-contract, sales appear likely to maintain their strength in the next several months. As of mid-year 2021, there were 10% more Manhattan condo units in contract (2,272) than in the first quarter. Despite continued comments from some brokers that co-op units are taking a long time to clear approval, Manhattan co-op units under contract (2,959) were up by 24.1% quarter-on-quarter and have more than tripled from a year ago.

## By the Numbers: Strongest Sales Volume Since 2018

### Market Movers

Given market conditions in 2Q2020, the sharp 109.5% year-on-year increase in 2Q21 is hardly a surprise. The level of the increase is remarkable though – sales volume rose by \$7 billion with 6,327 more sales than in 2Q20. While Brooklyn was a big market mover in late 2020 and early 2021, Manhattan's condo and co-op markets were the key to surging sales in the first half of 2021.

Four areas and property types accounted for \$4.4 billion of the gain in total consideration:

Area/Property Type	Increase in Consideration	Increase in Sales
Manhattan Condos	\$2.1 Billion	1,007
Manhattan Co-ops	\$1.2 Billion	1,135
Queens 1-3 Family	\$700 Million	769
Staten Island 1-3 Family	\$540 Million	814

The second-quarter sales built on the strong first-quarter total of \$10.4 billion. The first half of 2021, with \$23.7 billion transacted, eclipsed the \$11.5 billion in the first six months of 2020, and was slightly above the \$22.7 billion sold in the first half of 2019.

### Year-on-Year Change in Total Consideration (All Property Types)

Borough	Total Consideration	Year-on-Year Change
Manhattan	\$6.0 Billion	+151.2%
Bronx	\$506 Million	+52.4%
Brooklyn	\$3.2 Billion	+92.1%
Queens	\$2.4 Billion	+76.9%
Staten Island	\$1.2 Billion	+96.6%
<b>New York City</b>	<b>\$13.3 Billion</b>	<b>+109.5%</b>

### Number of Sales Nearly Doubled Year-on-Year, Sharp Jump in Manhattan Sales

The number of sales completed during the second quarter nearly doubled – 12,841 residences changed hands, up by 96.8% from the second quarter of 2020, and a 23.1% jump from the 10,447 completed in the first quarter of 2021.

# Outlook

## Year-on-Year Sales

Borough	Number of Sales	Year-on-Year Change
Manhattan	3,397	+177.4%
Bronx	905	+51.6%
Brooklyn	3,044	+79.0%
Queens	3,464	+78.5%
Staten Island	2,031	+91.3%
<b>New York City</b>	<b>12,841</b>	<b>+96.8%</b>

## Average Closing Price Up from 2020 – Particularly for 1-3 Family Homes

The New York City average residential closing price was \$1,038,273 – a 6.4% increase from the second quarter of 2020. Pricing for 1-3 family homes rose by 7.3% year-on-year, but lost some momentum in the second quarter, falling by 1.4% quarter-on-quarter.

### Citywide Average Closing

Property Types	Average Closing Price	Y-o-Y Change	Q-o-Q Change
Condo	\$1.59 Million	-0.8%	+7.4%
Co-op	\$758,462	+4.6%	+4.7%
1-3 Family	\$924,699	+7.3%	-1.4%
<b>All Property Types</b>	<b>\$1,038,273</b>	<b>+6.4%</b>	<b>+4.3%</b>

## Active Listings Count Up Slightly – Co-op Listings Surge, 1-3 Family Homes Tighten

### Active Listing Count & Pricing (Manhattan & Brooklyn)

Property Types	Active Listings	Y-o-Y Change Count	Average Price	Y-o-Y Change Price
Condo	4,742	+2.0%	\$3.6 Million	+1.6%
Co-op	3,981	+13.9%	\$1.8 Million	+1.2%
1-3 Family	965	-11%	\$5.7 Million	+20%
<b>All Property Types</b>	<b>9,688</b>	<b>+5.0%</b>	<b>\$3.0 Million</b>	<b>+1.8%</b>

Based on active listings in Manhattan and Brooklyn, the number of units being actively marketed is up by nearly 2% year-on-year.

While 1-BR condos and co-ops were a major driver of increased closings, families looking for larger and more private 1-3 family homes, was also extremely active. The 1-3 family supply is depleted compared to a year ago, with 965 listings, down by 11% from 1,205 in Q2 2020. The average asking price (\$5.7 million) is five times the market average of \$1.03 million and has jumped by 20% compared to the \$4.7 million average in Q2 2020.

# Citywide: Condo Closings

## Key Takeaways

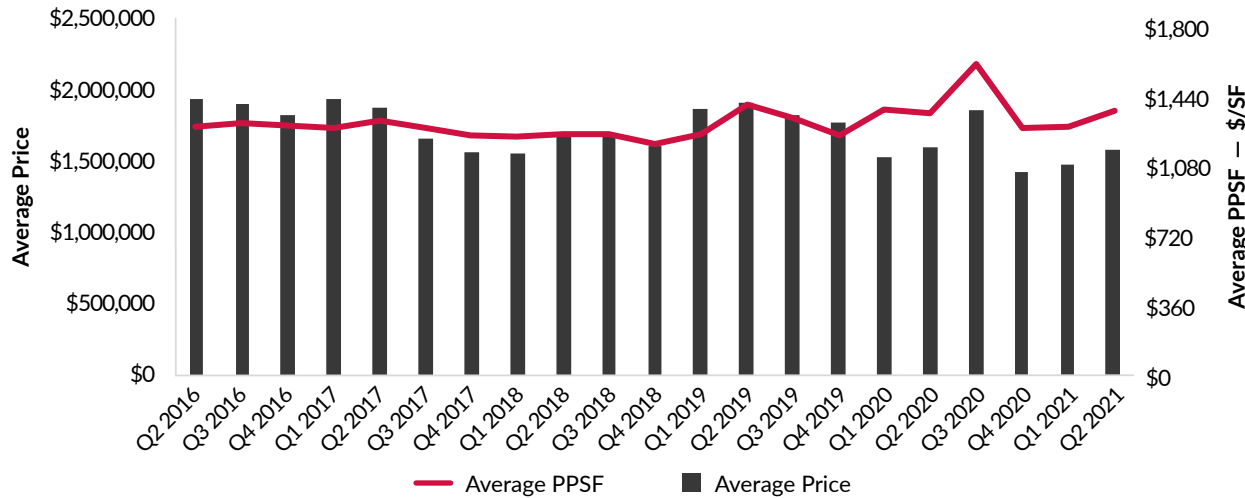
- Units Sold Citywide: 3,053 condos, a 144.8% increase year-over-year
- Total Consideration: \$4.9 Billion, a 142.9% increase year-over-year
- Citywide average sales price: \$1.59 Million, a 0.8% decrease year-over-year
- Greatest share of closings: 2-BR units at 39.5%
- Greatest share of closings by dollar volume: 2-bedroom units at 34.5%
- Largest price bracket as share of Closings: \$500,000 - \$1M at 35.1%
- Largest price bracket by Dollar Volume: \$1M-\$2M at 24.1%
- Borough with largest share of citywide closings: Manhattan with 50.1% of transactions
- Borough with largest share of considerations citywide: Manhattan with 76.5% of total consideration

## Citywide: Condo Closings

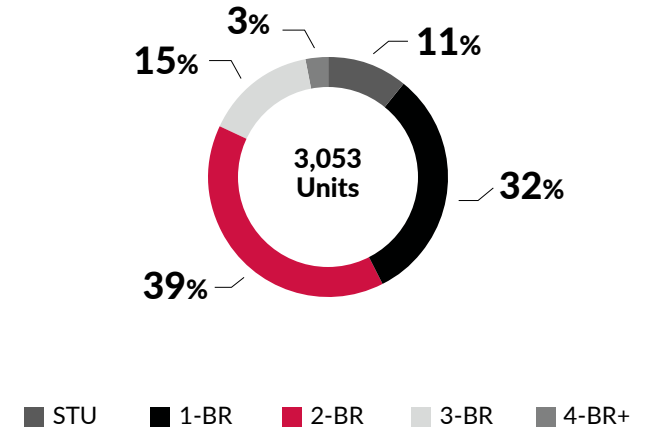
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	3,053	2,187	1,248	40%	145%
<b>Consideration</b>	\$4,858,409,584	\$3,247,489,117	\$2,005,817,555	49%	142%
<b>Average Price</b>	\$1,589,104.00	\$1,484,906	\$1,607,226	7%	-1%
<b>Median Price</b>	\$950,000	\$900,000	\$877,391	6%	8%
<b>Average SF</b>	1,186	1,177	1,205	1%	-2%
<b>Median SF</b>	1,001	1,009	1,000	-1%	0%
<b>Average PPSF</b>	\$1,349	\$1,262	\$1,365	7%	-1%

# Citywide: Condo Closings

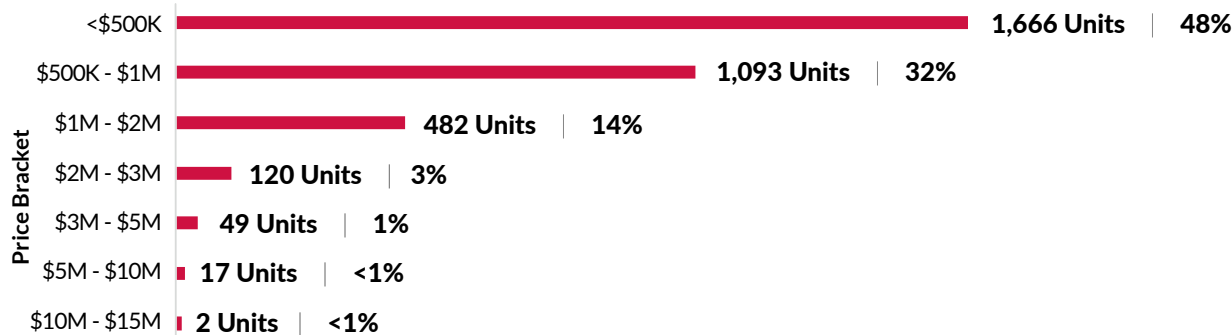
**Citywide: Condo Closings**  
Historical Average Price/Average PPSF



**Citywide: Condo Closings**  
% of Units | Bedroom Type



**Citywide: Condo Closings**  
# of Units | Price Bracket



**Citywide: Condo Closings**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$220,322,166	5%
1-BR	\$813,076,998	17%
2-BR	\$1,674,689,826	34%
3-BR	\$1,422,313,813	29%
4-BR	\$586,421,531	12%
5-BR+	\$141,585,250	3%
<b>ALL</b>	<b>\$4,858,409,584</b>	<b>100%</b>

# Citywide: Co-op Closings

## Key Takeaways

- Units Sold Citywide: 3,429 co-ops, a 159.7% increase year-over-year
- Total Consideration: \$2.6 Billion, a 171.6% increase year-over-year
- Citywide average co-op sales price: \$758,462, a 4.6% increase year-over-year
- Greatest share of closings: 1-BR units at 44.3%
- Greatest share of closings by dollar volume: 2-bedroom units at 39.0%
- Largest price bracket as share of Closings: Under \$500,000 at 48.6%
- Largest price bracket by Dollar volume: \$500,000 to \$1 Million at 29.8%
- Borough with largest share of citywide closings: Manhattan with 40.6% of transactions
- Borough with largest share of considerations citywide: Manhattan with 67.2% of total consideration

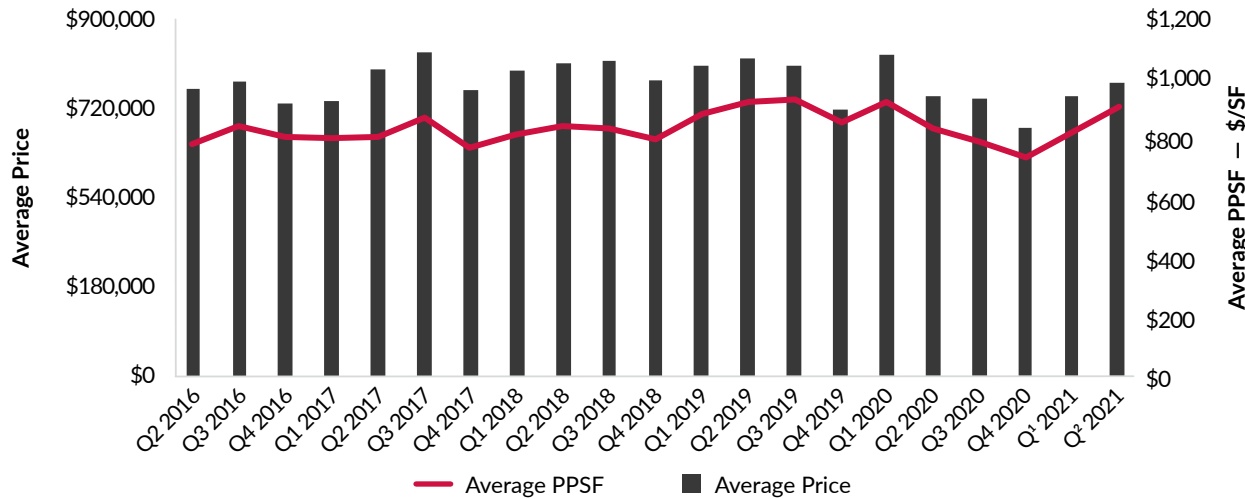
## Citywide: Co-op Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	3,429	2,717	1,321	26%	160%
<b>Consideration</b>	\$2,600,767,214	\$1,967,049,950	\$957,701,963	32%	172%
<b>Average Price</b>	\$758,462	\$723,979	\$724,983	5%	5%
<b>Median Price</b>	\$515,000	\$490,000	\$490,000	5%	5%
<b>Average SF</b>	838	861	1,085	-3%	-23%
<b>Median SF</b>	750	774	750	-3%	0%
<b>Average PPSF</b>	\$929	\$841	\$856	10%	9%

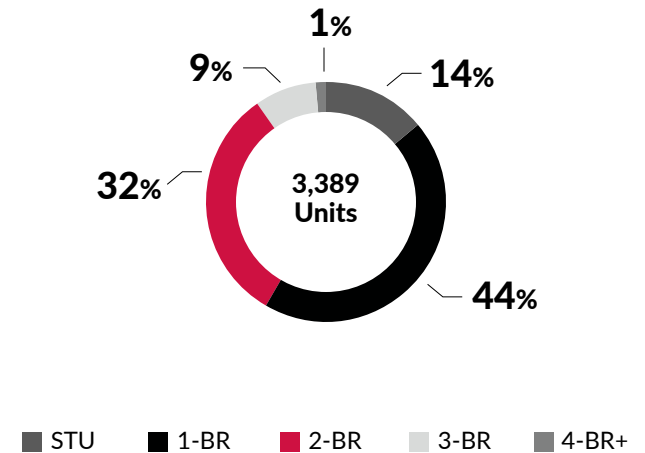


# Citywide: Co-op Closings

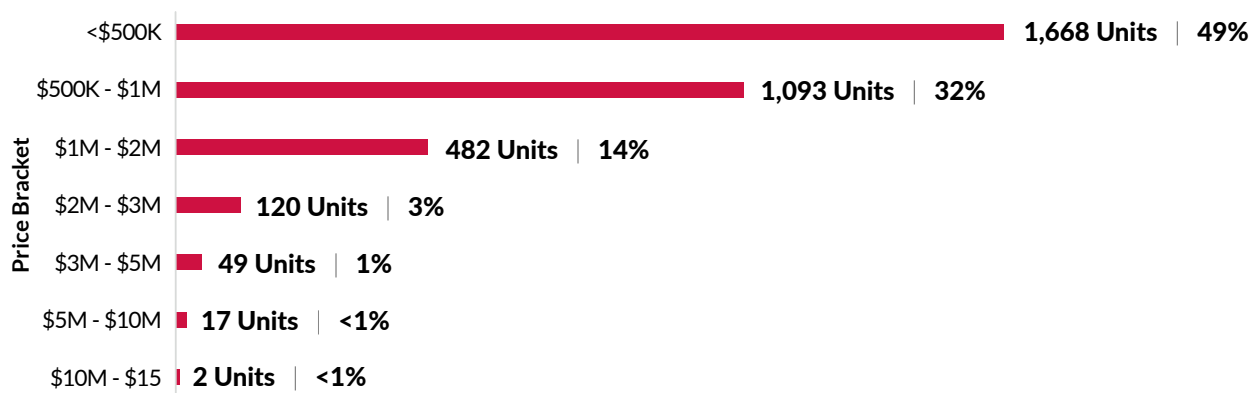
**Citywide: Co-op Closings**  
Historical Average Price/Average PPSF



**Citywide: Co-op Closings**  
% of Units | Bedroom Type



**Citywide: Co-op Closings**  
# of Units | Price Bracket



**Citywide: Co-op Closings**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$178,139,795	7%
1-BR	\$800,151,802	31%
2-BR	\$1,003,313,274	39%
3-BR	\$468,061,030	18%
4-BR	\$93,564,398	4%
5-BR+	\$31,725,027	1%
<b>ALL</b>	<b>\$2,574,955,325</b>	<b>100%</b>

# Citywide: 1-3 Family Home Closings

## Key Takeaways

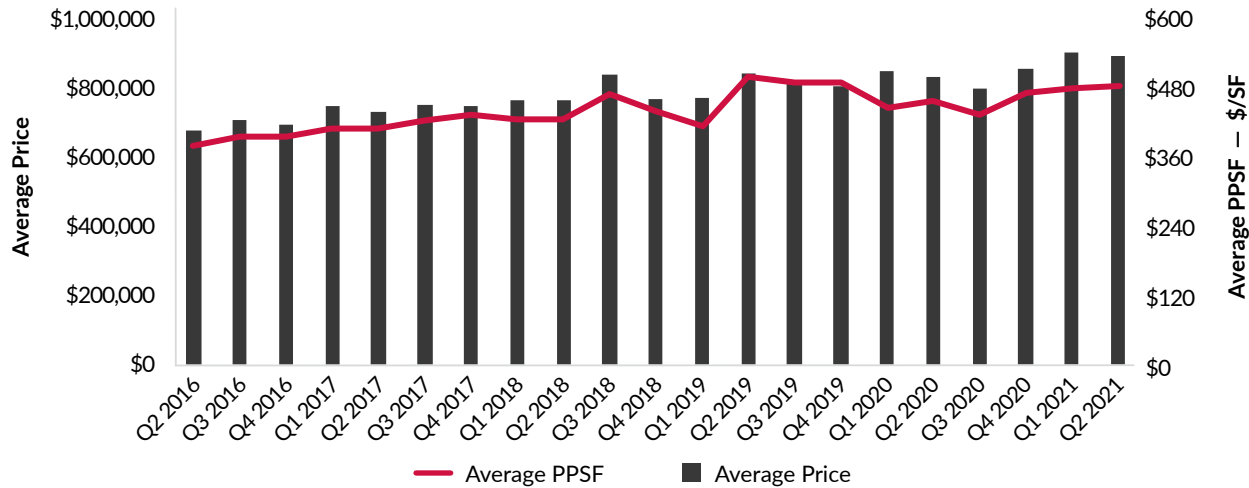
- Units Sold Citywide: 6,359 one-to-three family homes, a 60.7% increase year-over-year
- Total Consideration: \$5.9 Billion, a 72.4% increase year-over-year
- Citywide average sales price: \$924,699, a 7.3% increase year-over-year
- Largest price bracket as share of Closings: \$500,000 to \$1 Million at 63.1%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million at 49.9%
- Borough with largest share of citywide closings: Queens with 39.9% of transactions
- Borough with largest share of considerations citywide: Queens with 35.5% of total consideration, edging out Brooklyn with a 35.4% share

## Citywide: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	6,359	5,543	3,965	15%	60%
<b>Consideration</b>	\$5,880,157,971	\$5,187,108,312	\$3,412,400,030	13%	72%
<b>Average Price</b>	\$924,699	\$935,794	\$860,631	-1%	7%
<b>Median Price</b>	\$735,000	\$740,000	\$690,000	-1%	7%
<b>Average SF</b>	1,861	1,889	1,828	-1%	2%
<b>Median SF</b>	1,680	1,680	1,680	0%	0%
<b>Average PPSF</b>	\$503	\$497	\$473	1%	6%

# Citywide: 1-3 Family Home Closings

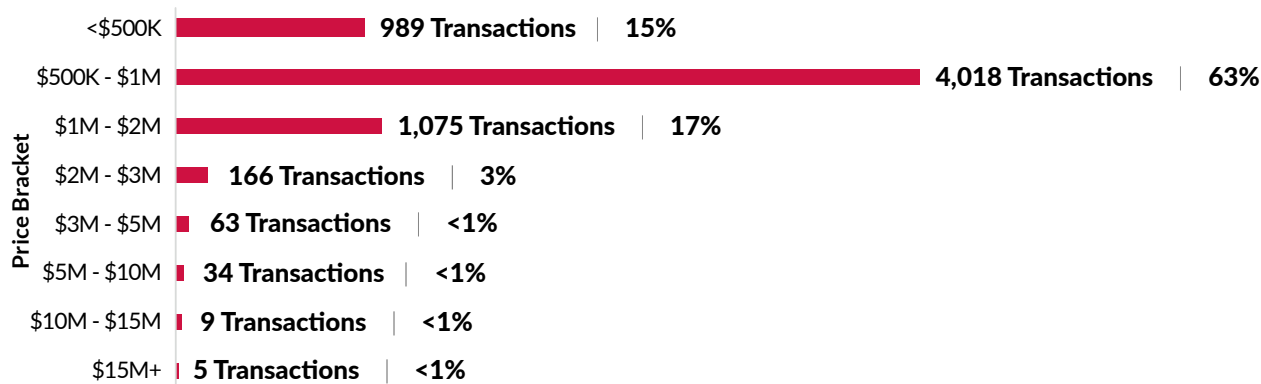
**Citywide: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Citywide: 1-3 Family Home Closings**  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$385,363,015	7%
\$500K-\$1M	\$2,936,829,882	50%
\$1M-\$2M	\$1,453,376,012	25%
\$2M-\$3M	\$403,593,559	7%
\$3M-\$5M	\$243,665,118	4%
\$5M-\$10M	\$228,465,385	4%
\$10M-\$15M	\$106,140,000	2%
\$15M+	\$122,725,000	2%
<b>ALL</b>	<b>\$5,880,157,971</b>	<b>100%</b>

**Citywide: 1-3 Family Home Closings**  
# of Units | Price Bracket



# Manhattan: Active Condos

## Key Takeaways

- Units active in Manhattan: 3,619 condos, a 0.8% decrease from Q1 2021 and a 3.2% increase from Q2 2020
- Total consideration: \$15.2 Billion, a 1.9% quarter-on-quarter increase, and a 3.3% increase from Q2 2020
- Average condo asking price: \$4.2 Million, a 2.7% increase from Q1 2021, and an increase of 0.2% from Q2 2020
- Greatest share of listings: 2-bedroom units at 31.8%
- Greatest share of listings by dollar volume: 3-bedroom units at 27.8% share of listings
- Largest price bracket: \$1-\$2 Million with 26.0% share of listings count
- Neighborhood with the largest share of active condo listings: Upper West Side with 505, 14% share of listings
- Neighborhood with highest condo average asking price: Greenwich Village at \$8,057,722
- Neighborhood with highest condo average asking PPSF: West Village at \$3,659\*

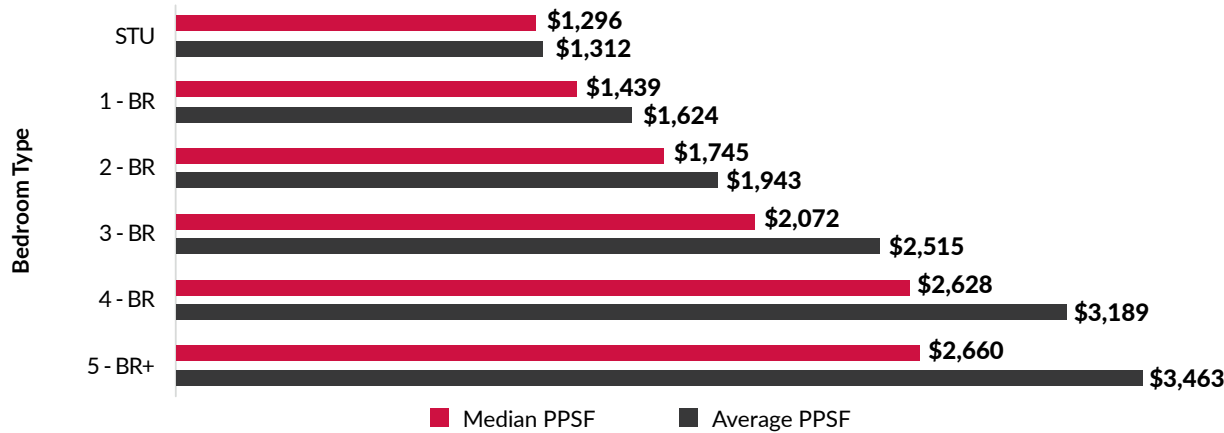
*\*All average asking price and average asking PPSF are based on neighborhoods with at least five properties.*

## Manhattan: Active Condos By Bedroom Type

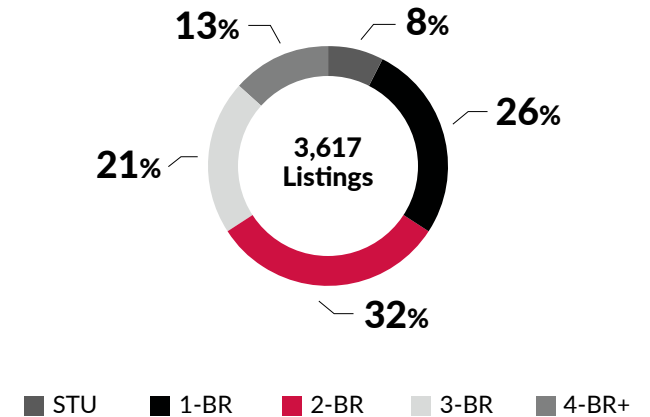
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	280	957	1,149	749	335	147	3,617
% of Units	7.7%	26.5%	31.8%	20.7%	9.3%	4.1%	100.0%
Average Price	\$954,614	\$1,326,506	\$2,693,488	\$5,625,187	\$10,900,827	\$18,262,078	\$4,197,164
Median Price	\$692,500	\$1,125,000	\$2,250,000	\$4,430,000	\$7,995,000	\$12,000,000	\$2,245,000
Average Sqft	713	833	1,413	2,251	3,429	5,124	1,743
Median Sqft	532	780	1,335	2,106	3,173	4,302	1,367
Average PPSF	\$1,562	\$1,752	\$2,039	\$2,575	\$3,267	\$3,742	\$2,580

# Manhattan: Active Condos

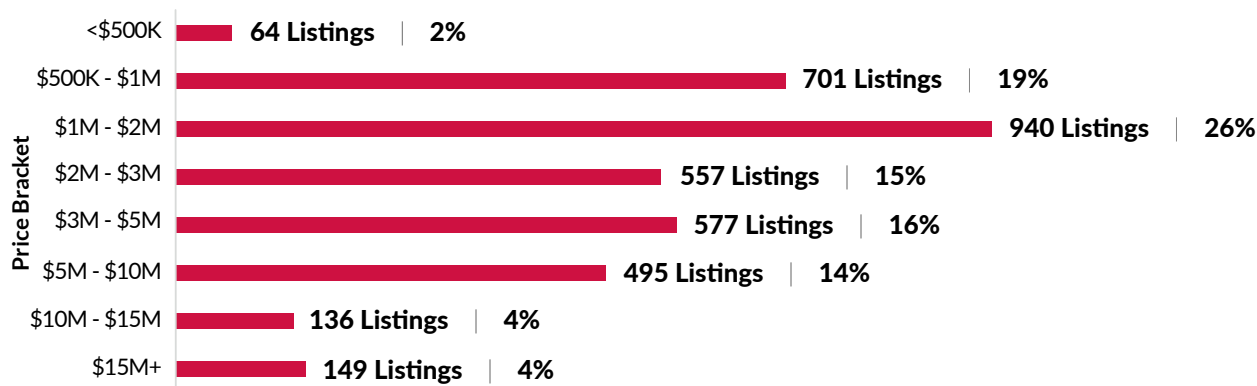
**Manhattan: Active Condos**  
Average/Median PPSF | Bedroom Type



**Manhattan: Active Condos**  
% of Listings | Bedroom Type



**Manhattan: Active Condos**  
# of Listings | Price Bracket



**Manhattan: Active Condos**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$267,291,797	1.8%
1 - BR	\$1,269,465,870	8.4%
2 - BR	\$3,094,817,236	20.4%
3 - BR	\$4,213,265,225	27.8%
4 - BR	\$3,651,776,928	24.1%
5 - BR+	\$2,684,525,496	17.7%
<b>ALL</b>	<b>\$15,181,142,552</b>	<b>100%</b>

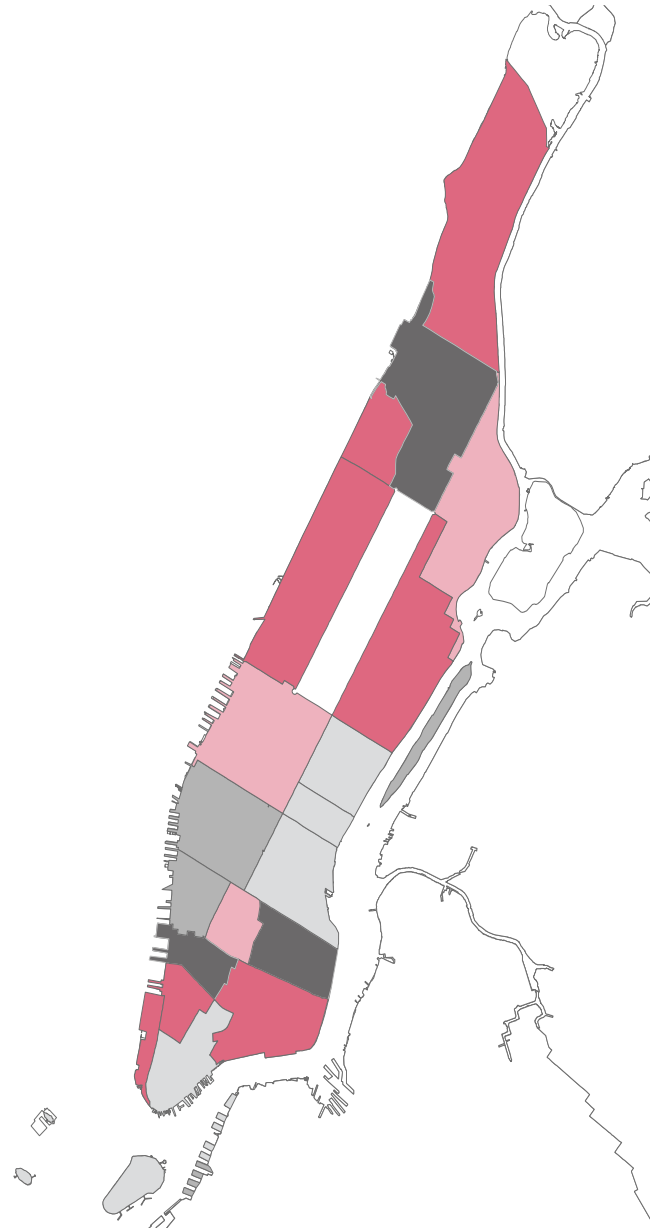
# Manhattan: Active Condos

LEGEND

**Manhattan:**  
Active Condos

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Manhattan: In-Contract Condos

## Key Takeaways

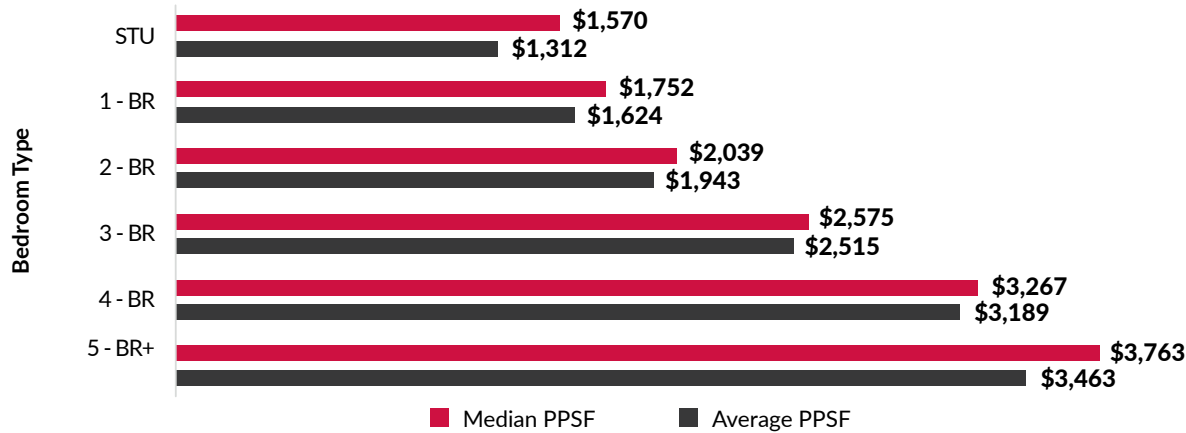
- Units in contract in Manhattan: 2,272 condos, up by 10% from Q1 2021 and a 130.4% spike from Q2 2020
- Total consideration: \$6.5 Billion, a 16.7% quarter-on-quarter increase and more than double the \$3.0 Billion total in Q2 2020
- Average asking price: \$2.9 Million, a 6.1% increase from Q1 2021, but down by 6.9% from \$3.1 Million in Q2 2020
- Greatest share of in-contract: 1-bedroom units at 35.6%
- Greatest share of in-contract by dollar volume: 3-bedroom units at 28.8% share of listings
- Largest price bracket: \$1 Million to \$2 Million with 33% share of under contract count
- Neighborhood with the largest share of properties under contract: Upper West Side 279 listings, 12.3% of total listings.
- Neighborhood with highest condo average asking price: Tribeca at \$5.2 Million
- Neighborhood with highest condo average asking PPSF: West Village at \$2,560

## Manhattan: In-Contract Condos By Bedroom Type

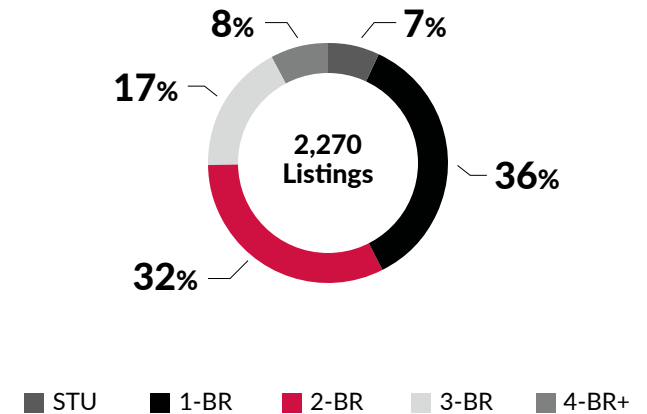
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	163	807	731	394	125	50	2,270
% of Units	7%	36%	32%	17%	6%	2%	100%
Average Price	\$751,100	\$1,341,094	\$2,403,328	\$4,757,935	\$8,359,697	\$12,567,330	\$5,030,081
Median Price	\$690,000	\$1,249,999	\$2,200,000	\$3,850,000	\$6,987,995	\$10,800,000	
Average Sqft	544	833	1,323	2,143	3,129	4,374	2,058
Median Sqft	512	787	1,288	2,033	2,970	3,971	
Average PPSF	\$1,575	\$1,726	\$1,921	\$2,278	\$2,700	\$3,057	\$2,209

# Manhattan: In-Contract Condos

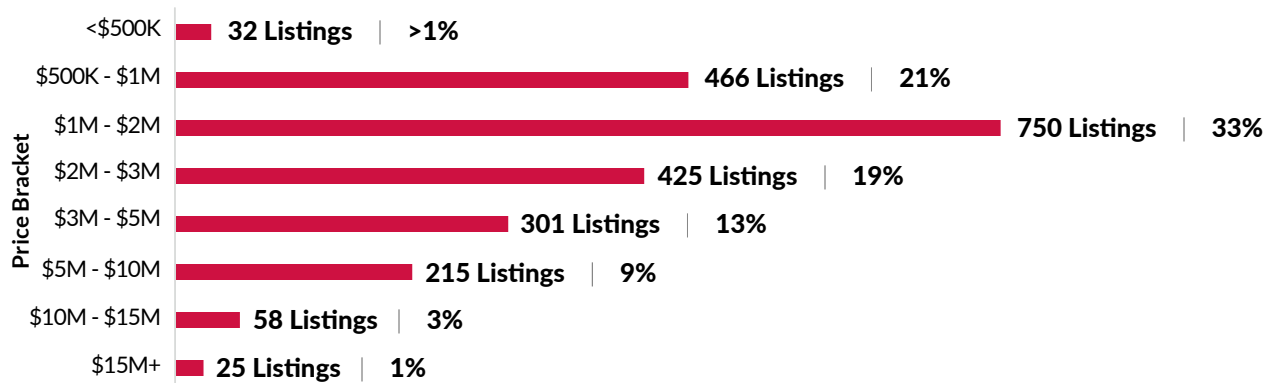
**Manhattan: In-Contract Condos**  
Average/Median PPSF | Bedroom Type



**Manhattan: In-Contract Condos**  
% of Listings | Bedroom Type



**Manhattan: In-Contract Condos**  
# of Listings | Price Bracket



**Manhattan: In-Contract Condos**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$122,429,358	1.9%
1 - BR	\$1,082,262,526	16.6%
2 - BR	\$1,754,429,487	26.9%
3 - BR	\$1,874,626,347	28.8%
4 - BR	\$1,053,321,879	16.2%
5 - BR+	\$628,366,500	9.6%
<b>ALL</b>	<b>\$6,515,436,097</b>	<b>100%</b>



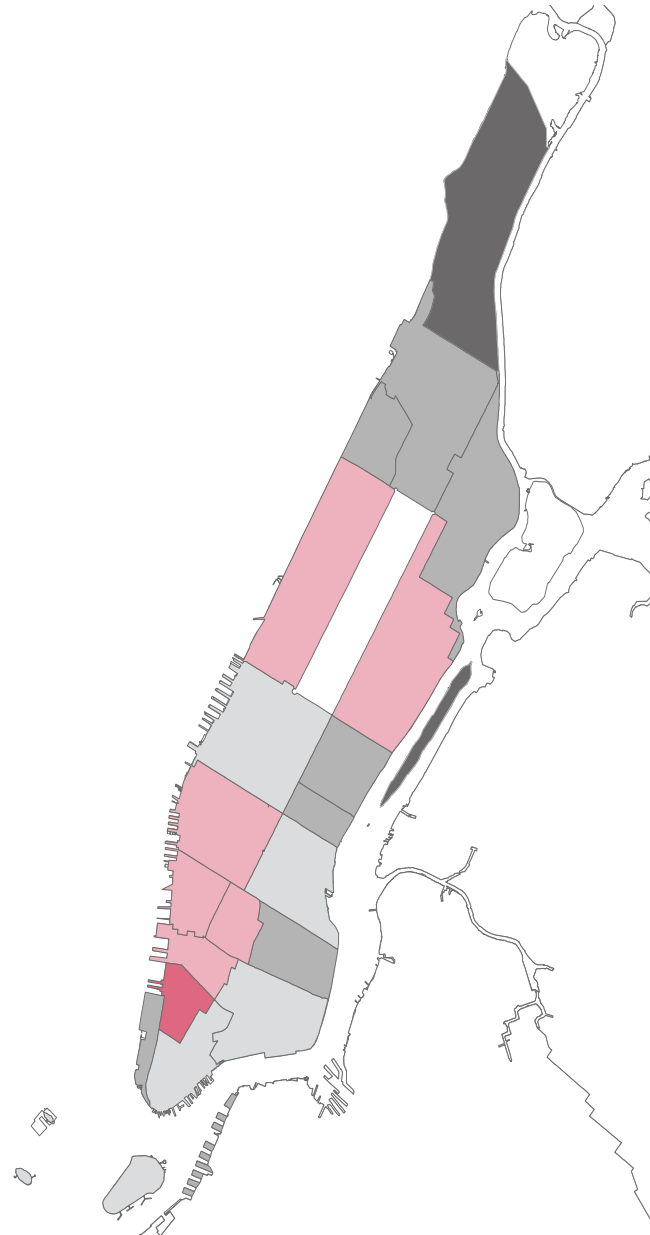
# Manhattan: In-Contract Condos

LEGEND

**Manhattan:**  
In-Contract Condos

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Manhattan: Condo Closings

## Key Takeaways

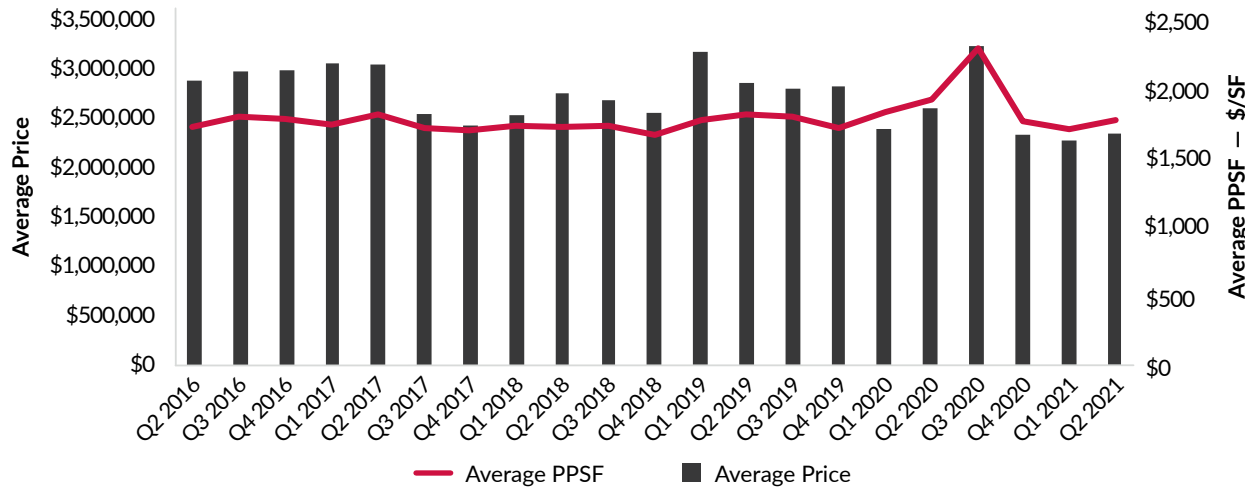
- Units Sold in Manhattan: 1,584 condos, nearly tripling (up by 174.9%) from 577 in Q2 2020
- Total Consideration: \$3.7 Billion, more than doubling (up by 148.6%) from \$1.5 Billion in Q2 2020
- Citywide average sales price: \$2.3 Million, down by 9.6% year-over-year
- Greatest share of closings: 2-bedroom units at 35.3%
- Greatest share of closings by dollar volume: 3-bedroom units at 32.4% of closings
- Largest price bracket as share of Closings: \$1 Million to \$2 Million at 32.2%
- Largest price bracket by Dollar Volume: \$1 Million to \$2 Million at 20.3%
- Neighborhood with notable change in condo consideration: Gramercy/ Kips Bay with a 354.5% increase year-on-year from \$77.1 Million to \$350.5 Million
- Neighborhood with notable change in condo transactions: Upper West Side with a 266% increase year-on-year from 71 to 260 transactions
- Neighborhood with notable change in condo average sales price: Upper West Side with a 11.2% decrease year-on-year from \$2.2 Million to \$1.97 Million

## Manhattan: Condo Closings

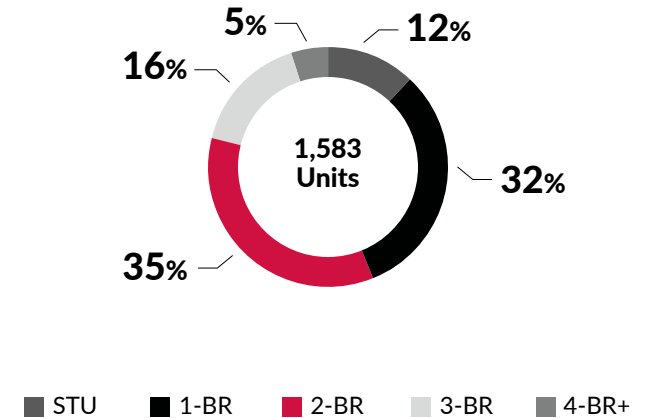
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	1,584	1,032	577	53%	175%
<b>Consideration</b>	\$3,673,616,239	\$2,334,456,529	\$1,486,074,321	57%	147%
<b>Average Price</b>	\$2,319,202	\$2,262,070	\$2,575,519	3%	-10%
<b>Median Price</b>	\$1,421,250	\$1,480,150	\$1,480,000	-4%	-4%
<b>Average SF</b>	1,321	1,340	1,411	-1%	-6%
<b>Median SF</b>	1,094	1,119	1,076	-2%	2%
<b>Average PPSF</b>	\$1,757	\$1,689	\$1,908	4%	-8%

# Manhattan: Condo Closings

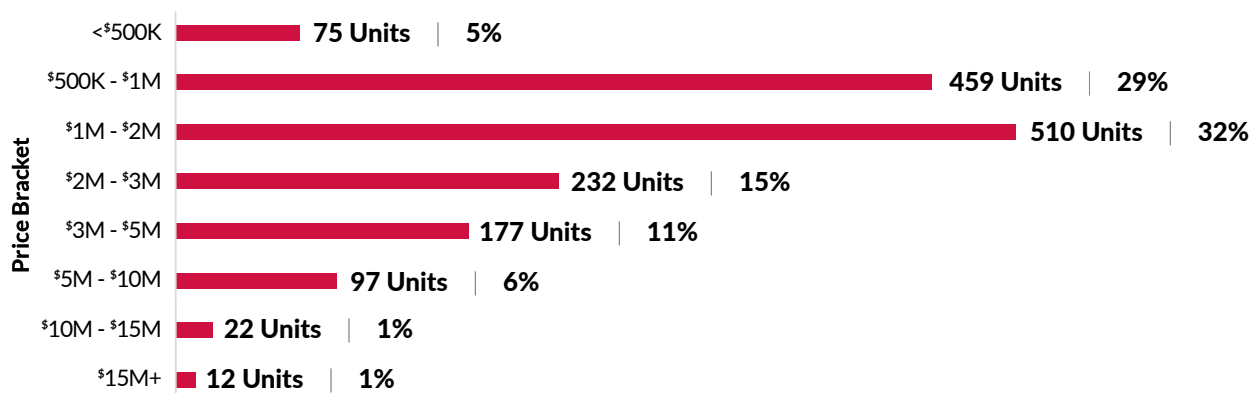
**Manhattan: Condo Closings**  
Historical Average Price/Average PPSF



**Manhattan: Condo Closings**  
% of Units | Bedroom Type



**Manhattan: Condo Closings**  
# of Units | Price Bracket



**Manhattan: Condo Closings**  
Total Consideration | Bedroom Type

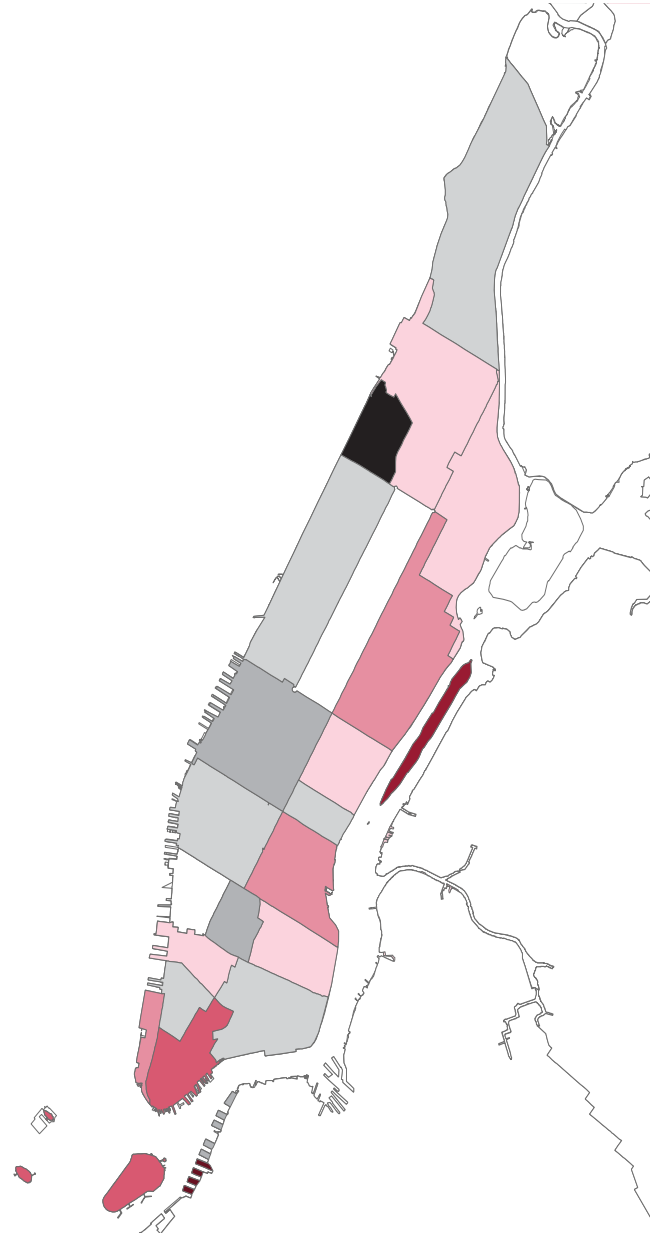
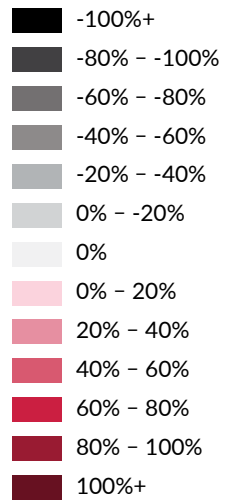
	Consideration	% of Consideration
STU	\$147,245,008	4%
1-BR	\$533,373,966	14%
2-BR	\$1,123,564,540	30%
3-BR	\$1,195,389,044	32%
4-BR	\$553,148,131	15%
5-BR+	\$135,485,250	4%
<b>ALL</b>	<b>\$3,688,205,939</b>	<b>100%</b>

# Manhattan: Condo Closings

LEGEND

**Manhattan:**  
Condo Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Manhattan: Active Co-ops

## Key Takeaways

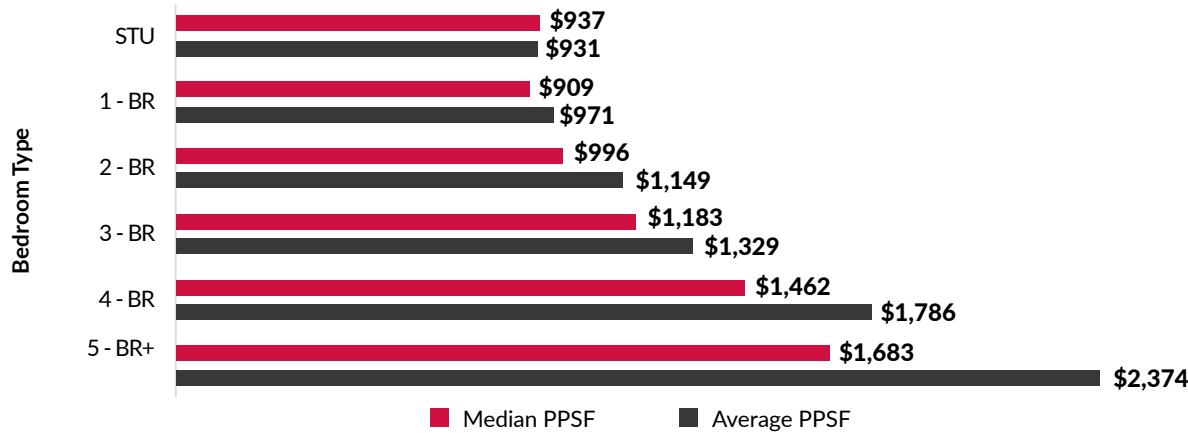
- Total consideration: \$6.7 Billion, down by 0.6% quarter-on-quarter, but up by 15% from Q2 2020
- Average asking price: \$1.9 Million, a 1.4% increase from Q1 2021, and up by 1.7% from Q2 2020
- Greatest share of listings: 1-bedroom units at 32.9%
- Greatest share of listings by dollar volume: 3-bedroom units at 24.7% share of listings
- Largest price bracket: \$500,000-\$1 Million with 37% share of listings count
- Neighborhood with the largest share of active condo listings: Upper East Side with 1,113 listings, 32% of total listings
- Neighborhood with highest condo average asking price: SoHo at \$4.63 Million
- Neighborhood with highest condo average asking PPSF: SoHo at \$1,888

## Manhattan: Active Co-ops By Bedroom Type

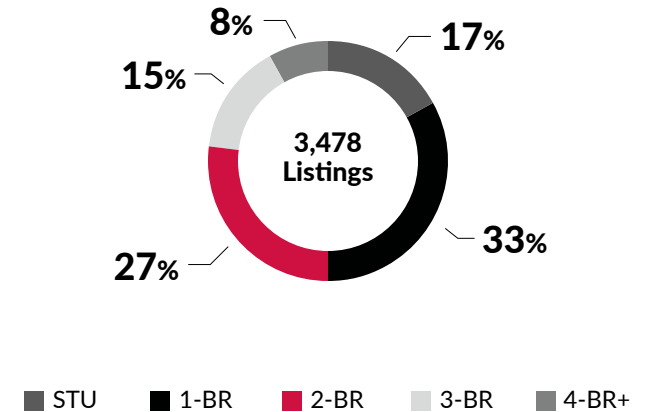
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	607	1,145	942	508	188	88	3,478
% of Units	17.5%	32.9%	27.1%	14.6%	5.4%	2.5%	100.0%
Average Price	\$541,927	\$763,376	\$1,640,900	\$3,259,118	\$6,118,617	\$13,051,420	\$1,927,315
Median Price	\$450,000	\$685,000	\$1,295,000	\$2,572,500	\$4,495,000	\$9,072,500	\$889,000
Average Sqft	801	856	1,341	2,178	3,107	4,944	1,495
Median Sqft	550	800	1,250	2,075	2,900	4,500	1,100
Average PPSF	\$931	\$971	\$1,149	\$1,329	\$1,786	\$2,374	\$1,376

# Manhattan: Active Co-ops

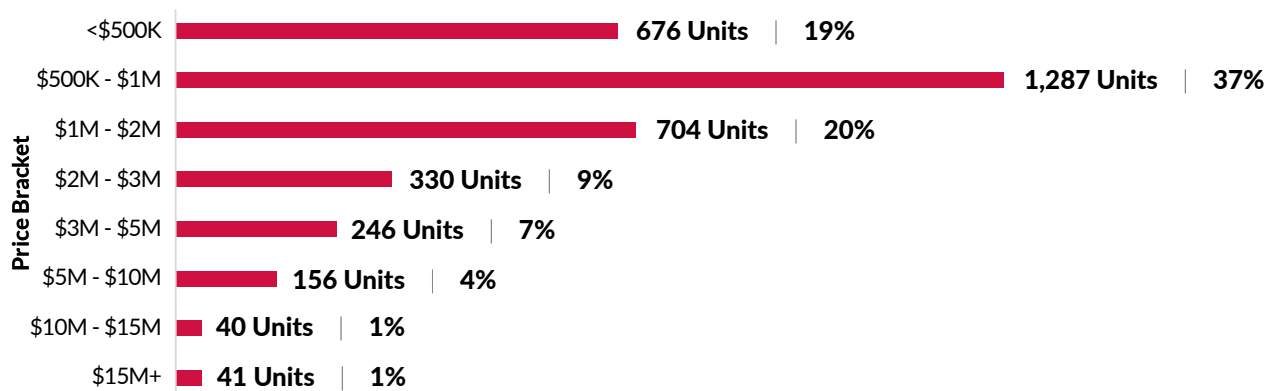
**Manhattan: Active Co-ops**  
Average/Median PPSF | Bedroom Type



**Manhattan: Active Co-ops**  
% of Listings | Bedroom Type



**Manhattan: Active Co-ops**  
# of Listings | Price Bracket



**Manhattan: Active Co-ops**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$328,949,698	4.9%
1-BR	\$874,065,999	13.0%
2-BR	\$1,545,727,459	23.1%
3-BR	\$1,655,631,835	24.7%
4-BR	\$1,150,300,088	17.2%
5-BR+	\$1,148,525,000	17.1%
<b>ALL</b>	<b>\$6,703,200,079</b>	<b>100%</b>

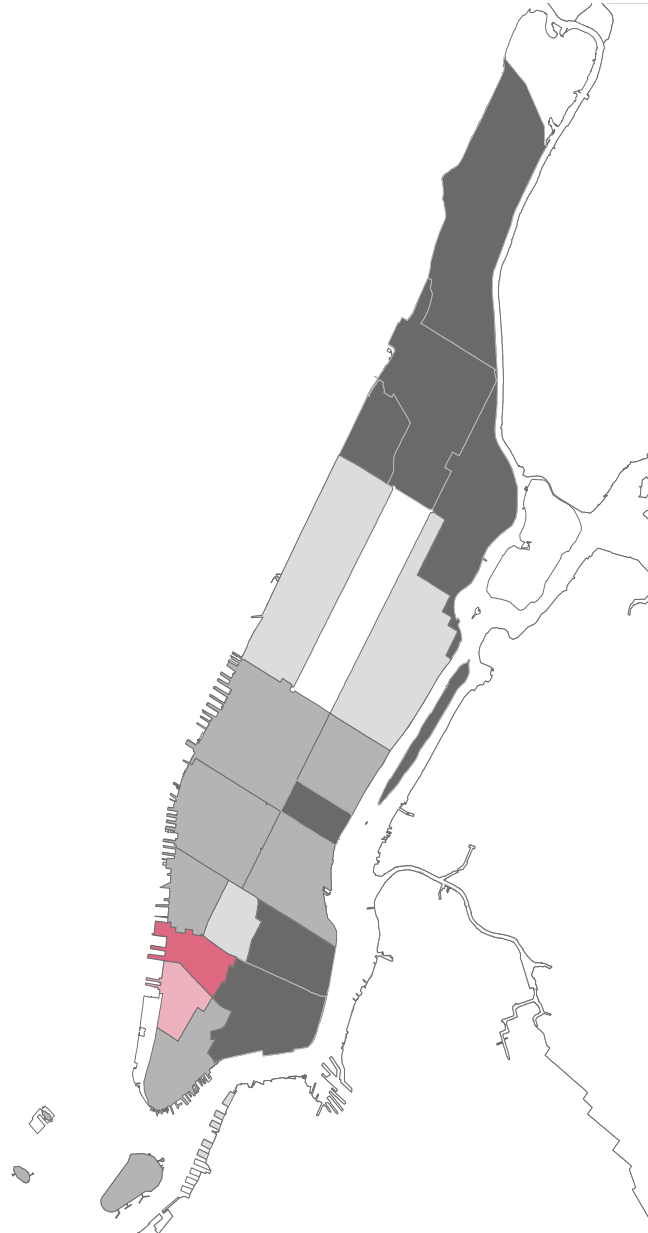
# Manhattan: Active Co-ops

LEGEND

**Manhattan:**  
Active Co-ops

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Manhattan: In-Contract Co-ops

## Key Takeaways

- Units in contract in Manhattan: 2,959 co-ops, a 24.1% jump from Q1 2021 and more than triple the 933 in contract in Q2 2020
- Total consideration: \$4.3 Billion, a 33.8% quarter-on-quarter increase and more than quadrupling from the \$1.3 Billion in Q2 2020
- Average asking price: \$1.4 Million, a 7.8% increase from Q1 2021
- Greatest share of in-contract: 1-bedroom units at 36.1%
- Greatest share of in-contract by dollar volume: 2-BR units at 31.8% share of listings
- Largest price bracket: \$500,000 to \$1 Million with 38.7% share of count of in-contract
- Largest price bracket by volume: \$1M - \$2M with 26.5% share of volume of in-contract
- Neighborhood with the largest share of in contract co-ops: Upper East Side with 942 listings, 31.8% of total in contract
- Neighborhood with highest co-op average asking price: Tribeca at \$3.69 Million

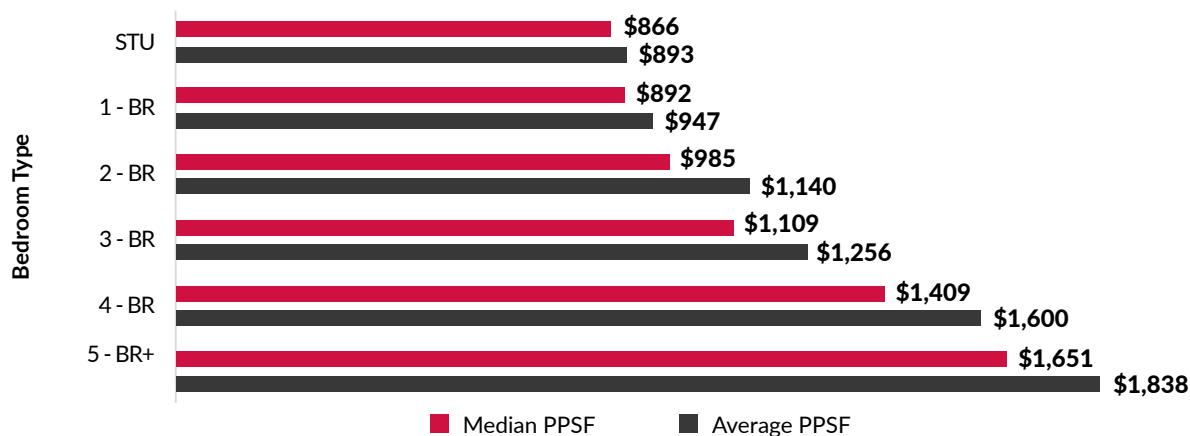
## Manhattan: In-Contract Co-ops By Bedroom Type

	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	438	1,067	918	388	113	34	2,958
% of Units	0.148073022	0.3607167	0.310344828	0.131169709	0.038201487	0.011494253	1
Average Price	\$471,251	\$746,219	\$1,473,804	\$2,610,019	\$5,096,035	\$9,031,588	\$1,437,183
Median Price	\$430,000	\$695,000	\$1,295,000	\$2,250,000	\$3,950,000	\$7,222,500	\$890,000
Average Sqft	526	818	1,309	2,023	2,977	4,111	1,288
Median Sqft	525	800	1,200	1,988	2,771	4,125	1,011
Average PPSF	\$893	\$947	\$1,140	\$1,256	\$1,600	\$1,838	\$1,202

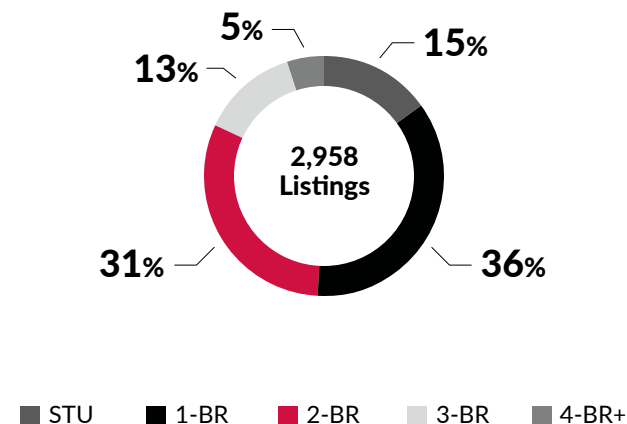


# Manhattan: In-Contract Co-ops

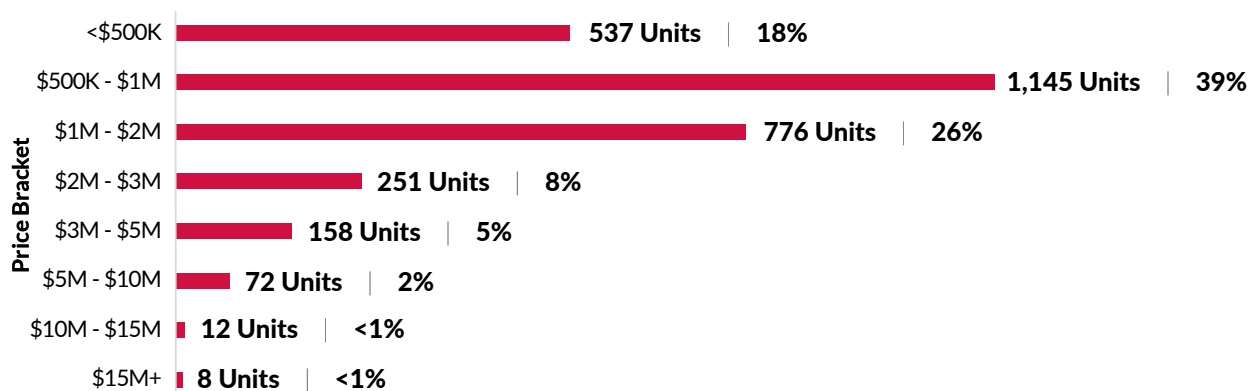
Manhattan: In-Contract Co-ops  
Average/Median PPSF | Bedroom Type



Manhattan: In-Contract Co-ops  
% of Listings | Bedroom Type



Manhattan: In-Contract Co-ops  
# of Listings | Price Bracket



Manhattan: In-Contract Co-ops  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$206,407,790	4.9%
1-BR	\$796,215,562	18.7%
2-BR	\$1,352,951,830	31.8%
3-BR	\$1,012,687,395	23.8%
4-BR	\$575,851,994	13.5%
5-BR+	\$307,074,000	7.2%
<b>ALL</b>	<b>\$4,251,188,571</b>	<b>100%</b>

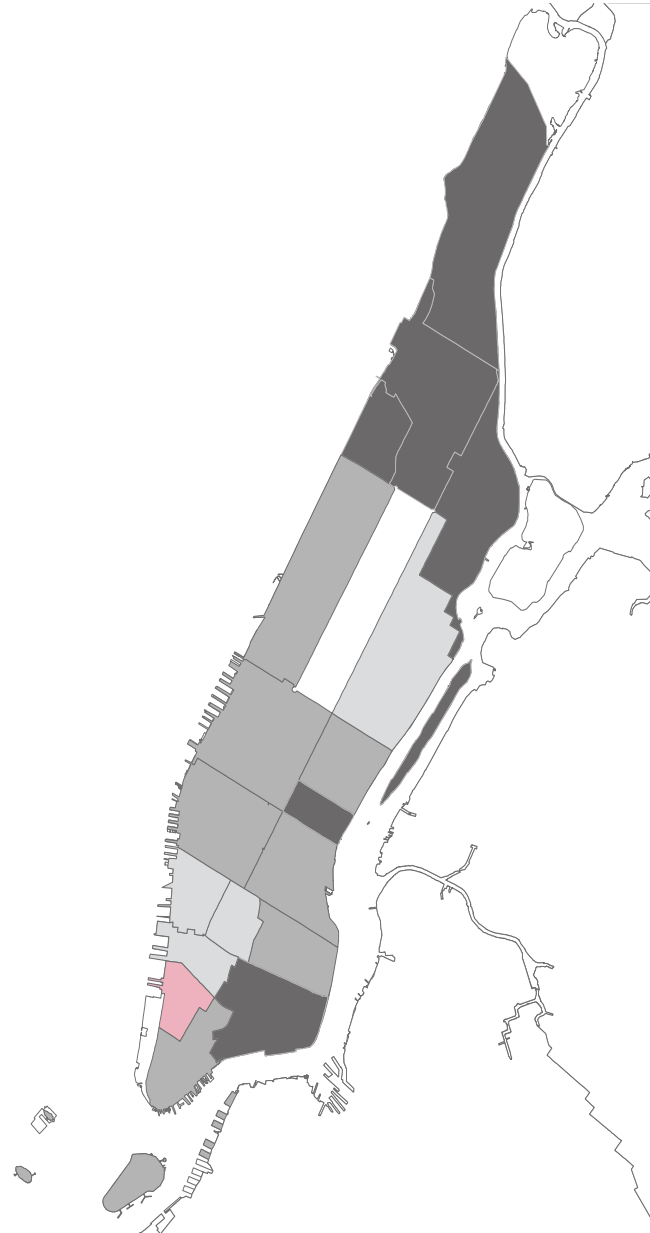
# Manhattan: In-Contract Co-ops

LEGEND

**Manhattan:**  
In-Contract Co-ops

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Manhattan: Co-op Closings

## Key Takeaways

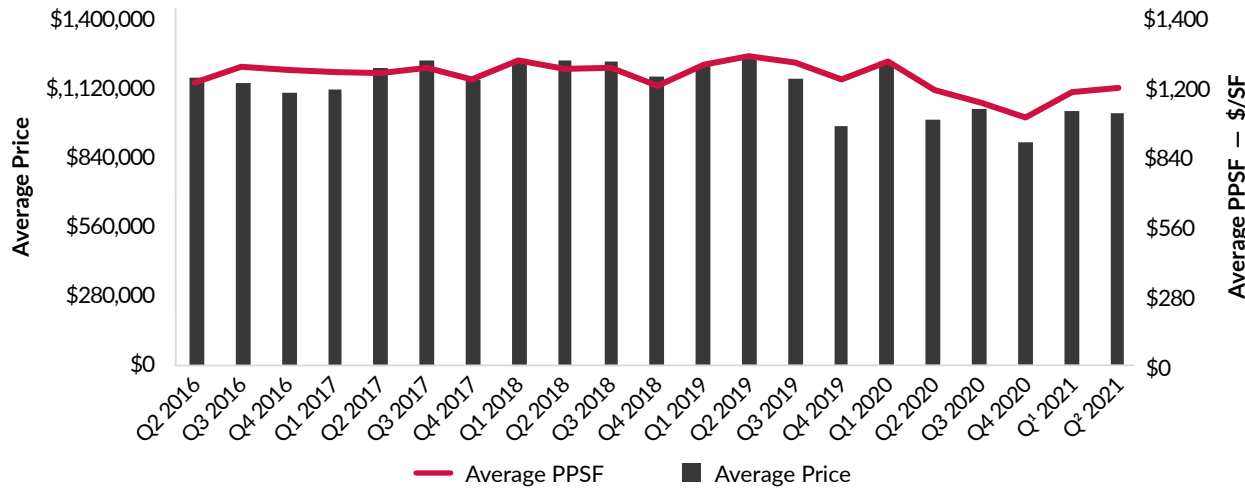
- Units Sold: 1,748 co-ops, nearly tripling (up by 185.5%) from 612 in Q2 2020
- Total Consideration: \$1.9 Billion, nearly tripling (up by 193.2%) from \$644.9 Million in Q2 2020
- Average co-op sales price: \$1.08 Million, up by 2.7% year-over-year
- Greatest share of closings count: 1-BR units at 41.9%
- Greatest share of closings by dollar volume: 2-BR units at 39.1% of closings
- Largest price bracket as share of Closings: \$500,000 to \$1 Million at 45.1%
- Largest price bracket by Dollar Volume: \$1 Million to \$2 Million at 31.5%
- Neighborhood with notable change in coop consideration: Midtown East with 146.6% increase year-on-year from \$49.6 Million to \$122.3 Million
- Neighborhood with notable change in coop transactions: Upper West Side with a 169.5% year-on-year increase from 131 to 353 transactions
- Neighborhood with notable change in coop average sales price: Midtown West a 5.1% year-on-year decline from \$851,880 to \$808,183

## Manhattan: Co-op Closings

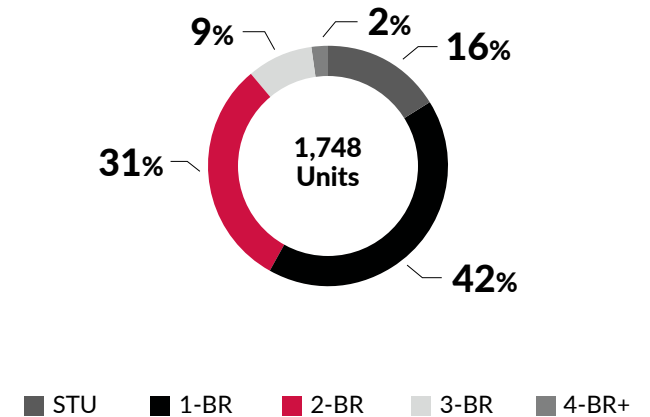
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	1,747	1,247	612	40%	185%
<b>Consideration</b>	\$1,891,300,749	\$1,361,572,030	\$644,990,895	39%	193%
<b>Average Price</b>	\$1,082,599	\$1,091,878	\$1,053,907	-1%	3%
<b>Median Price</b>	\$770,000	\$751,000	\$725,000	3%	6%
<b>Average SF</b>	905	929	1,238	-3%	-27%
<b>Median SF</b>	767	774	750	-1%	2%
<b>Average PPSF</b>	\$1,194	\$1,176	\$1,181	2%	1%

# Manhattan: Co-op Closings

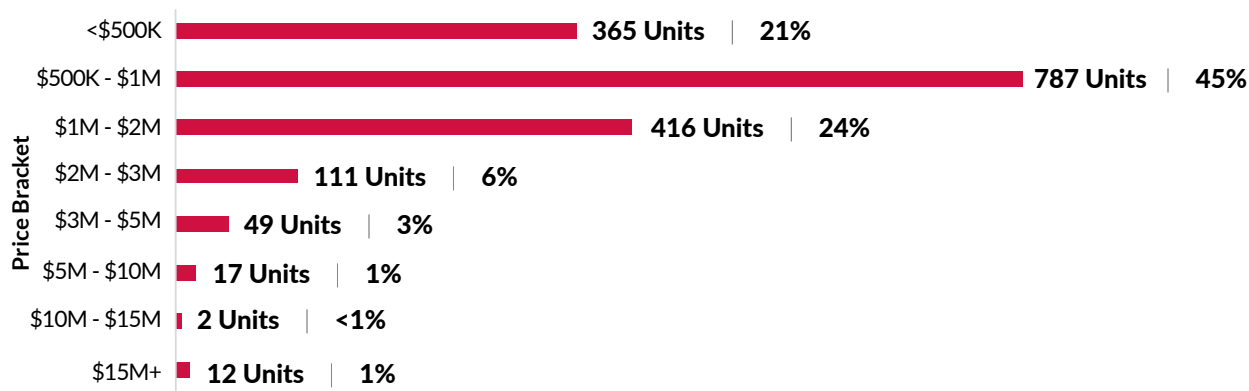
**Manhattan: Co-op Closings**  
Historical Average Price/Average PPSF



**Manhattan: Co-op Closings**  
% of Units | Bedroom Type



**Manhattan: Co-op Closings**  
# of Units | Price Bracket



**Manhattan: Co-op Closings**  
Total Consideration | Bedroom Type

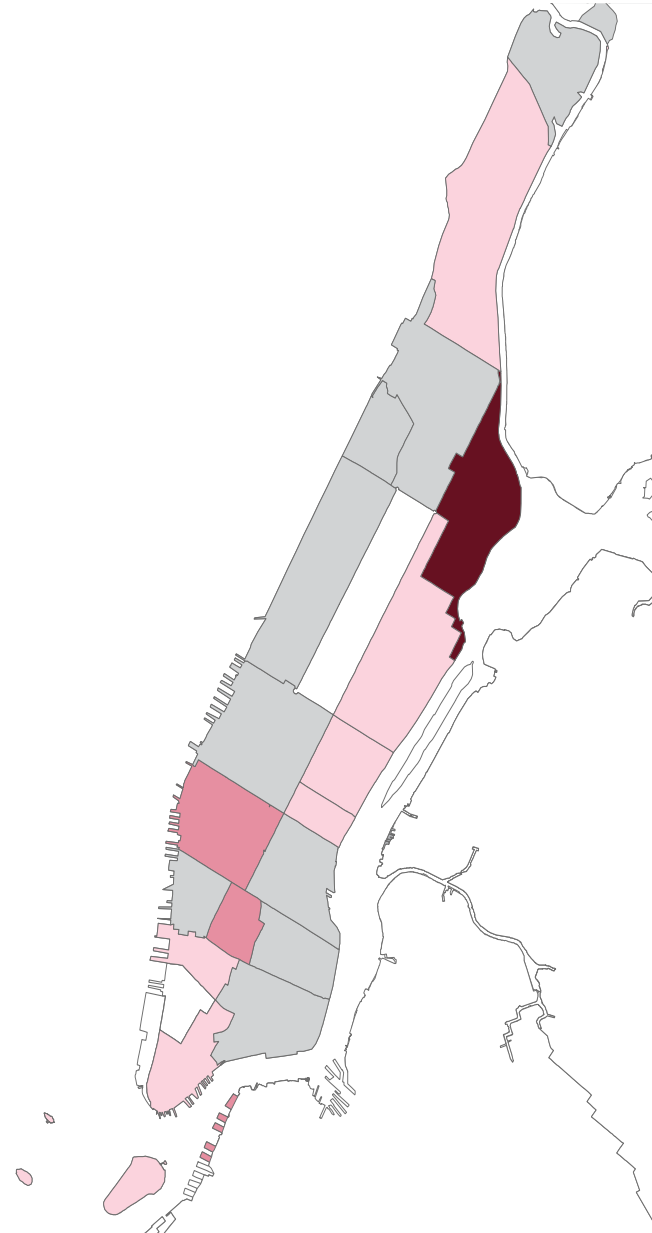
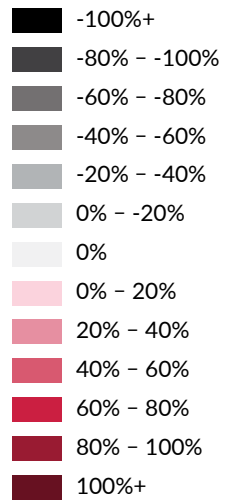
	Consideration	% of Consideration
STU	\$124,554,674	7%
1-BR	\$537,434,936	29%
2-BR	\$736,313,566	39%
3-BR	\$368,099,480	20%
4-BR	\$85,613,499	5%
5-BR+	\$31,315,000	2%
<b>ALL</b>	<b>\$1,883,331,154</b>	<b>100%</b>

# Manhattan: Co-op Closings

LEGEND

**Manhattan:**  
Co-op Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Manhattan: Active 1-3 Family Homes

## Key Takeaways

- Units active in Manhattan: 361 one to three-family homes, a 12.8% jump from Q1 2021, and up 9.4% from Q2 2020
- Total consideration: \$3.9 Billion, a 10.7% quarter-on-quarter increase, and a 21.7% increase from Q2 2020
- Average asking price: \$10.2 Million, a 1.9% drop from Q1 2021, but a 11.2% increase from Q2 2020
- Largest price bracket: \$5 to \$10 Million, with 36% share of listings count
- Largest price bracket by dollar volume: \$15 Million and over with 49% of listings volume
- Neighborhood with the largest share of active 1-3 family home listings: Upper East Side with 105 listings, 29.1% of total listings
- Neighborhood with highest 1-3 family home average asking price: Midtown West (\$17.3 Million)
- Neighborhood with highest 1-3 family home average asking PPSF: West Village (\$2,528 PSF)

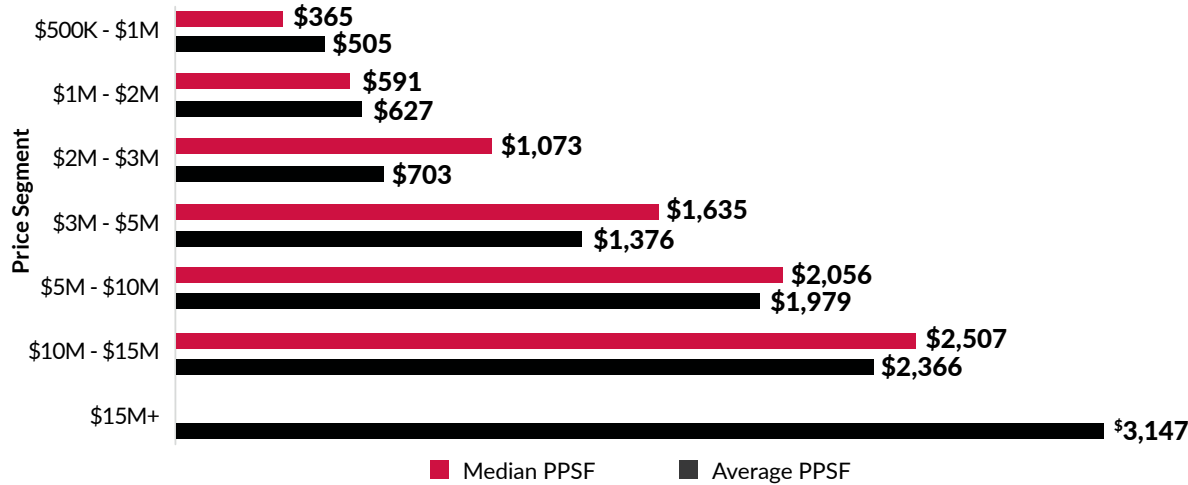
## Manhattan: Active 1-3 Family Homes By Price Bracket

	\$500K-\$1M	\$1M-\$2M	\$2M-\$3M	\$3M-\$5M	\$5M-\$10M	\$10M-\$15M	\$15M+	ALL
# of Listings	4	17	27	58	126	53	76	361
% of Listings	1.3%	4.7%	8.3%	16.6%	35.5%	14.0%	19.6%	100.0%
Average Price	\$933,500	\$1,811,857	\$2,531,320	\$4,180,680	\$7,540,158	\$12,560,381	\$24,339,695	\$10,205,289
Median Price	\$970,000	\$1,939,000	\$2,575,000	\$3,995,000	\$7,580,000	\$12,475,000	\$20,000,000	\$7,900,000
Average SF	2,466	3,678	3,911	3,998	5,095	6,757	9,919	5,883
Median SF	2,498	3,680	3,990	3,910	5,048	7,000	8,555	5,010
Average PPSF	\$505	\$627	\$703	\$1,376	\$1,979	\$2,366	\$3,147	\$2,231

# Manhattan: Active 1-3 Family Homes

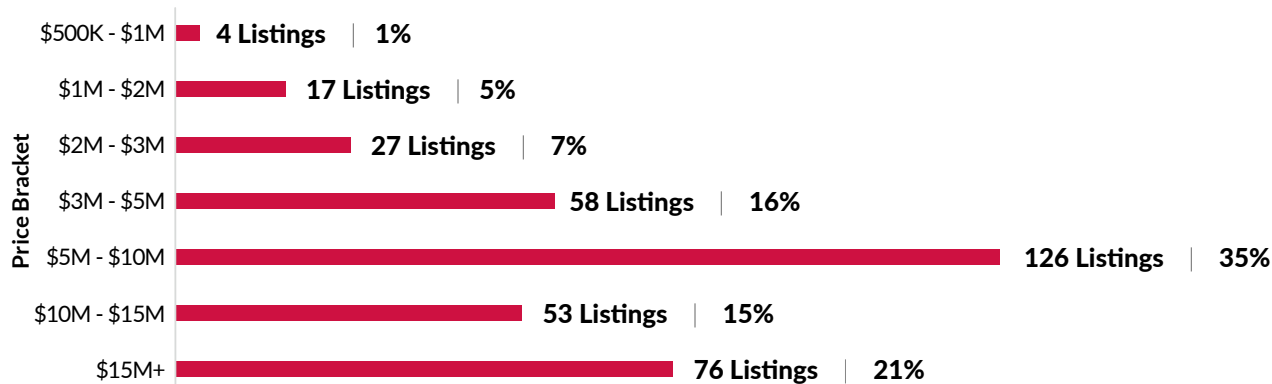
## Manhattan: Active 1-3 Family Homes

Average/Median PPSF | Price Bracket



## Manhattan: Active 1-3 Family Homes

# of Listings | Price Bracket



## Manhattan: Active 1-3 Family Homes

Total Consideration | Price Bracket

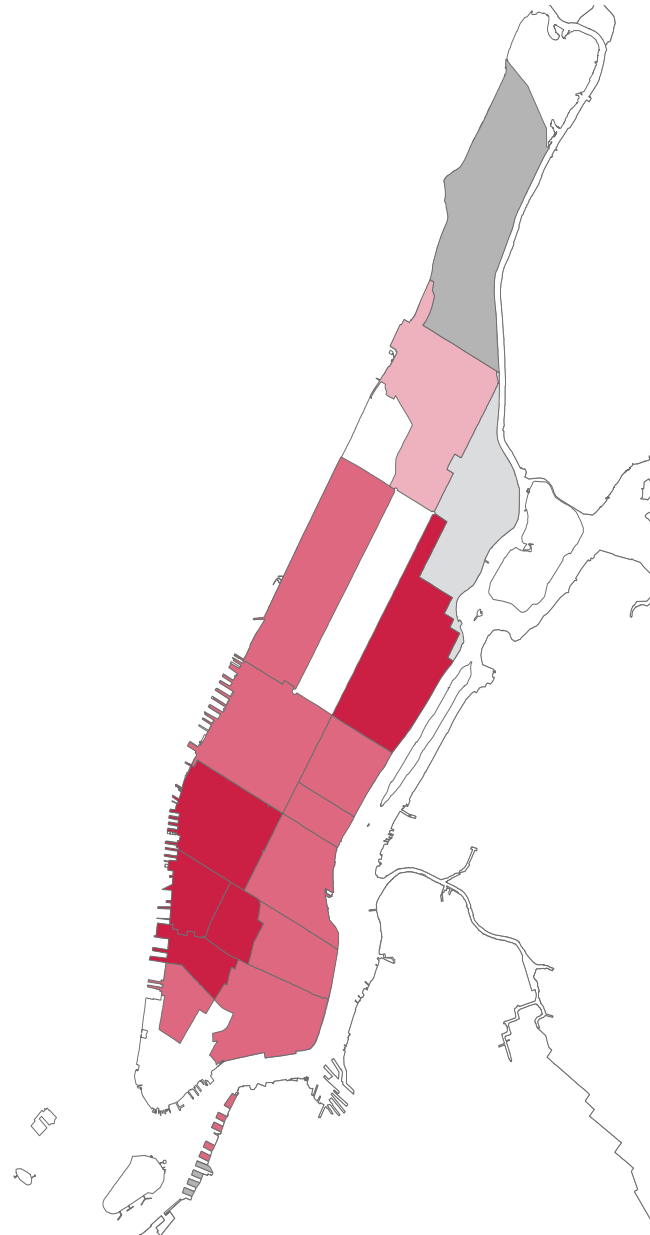
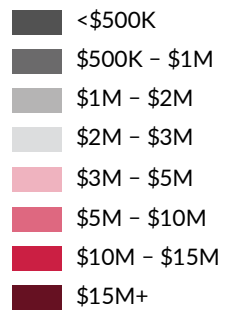
	Consideration	% of Consideration
\$500K-\$1M	\$22,461,000	0%
\$1M-\$2M	\$215,537,999	1%
\$2M-\$3M	\$424,219,997	2%
\$3M-\$5M	\$1,243,998,000	6%
\$5M-\$10M	\$5,378,295,653	25%
\$10M-\$15M	\$3,549,172,000	17%
\$15M+	\$10,376,618,000	49%
<b>ALL</b>	<b>\$21,210,302,649</b>	<b>100%</b>

# Manhattan: Active 1-3 Family Homes

LEGEND

**Manhattan:**  
Active 1-3 Family Homes

Average Price by Price Bracket





# Manhattan: In-Contract 1-3 Family Homes

## Key Takeaways

- Units in contract in Manhattan: 76 one-family to three-family homes, a 16.9% jump from Q1 2021, and double the 35 in Q2 2020
- Total consideration: \$560.3 Million, a 26.9% quarter-on-quarter increase and more than double the \$256.2 Million total in Q2 2020
- Average asking price: \$6.9 Million, up by 8.5% from Q1 2021, and 0.7% year-on-year
- Largest price bracket: \$5-\$10 Million with a 34.6% share of listings count
- Largest price bracket by volume: \$5-\$10 Million with 32.9% share of volume
- Neighborhood with the largest share 1-3 family listings in contract: Upper East Side with 20 listings, 26.3% of total listings
- Neighborhood with highest 1-3 family average asking price: West Village (\$10.6 Million)
- Neighborhood with highest 1-3 family average asking PPSF: West Village (\$2,133)

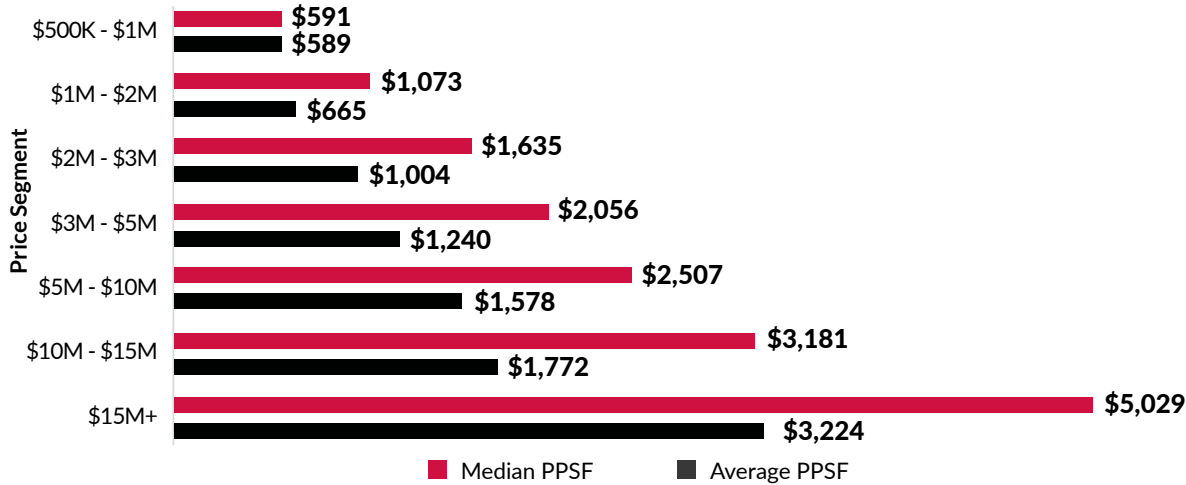
## Manhattan: In-Contract 1-3 Family Homes By Price Bracket

	\$500K-\$1M	\$1M-\$2M	\$2M-\$3M	\$3M-\$5M	\$5M-\$10M	\$10M-\$15M	\$15M+	ALL
# of Listings	3	8	10	13	25	9	8	76
% of Listings	3%	10%	11%	18%	39%	11%	8%	100%
Average Price	\$849,500	\$1,753,500	\$2,713,571	\$3,992,727	\$7,118,542	\$13,056,286	\$18,259,000	\$6,914,016
Median Price	\$849,500	\$1,749,500	\$2,700,000	\$3,950,000	\$7,122,500	\$13,500,000	\$17,750,000	\$6,122,500
Average SF	2,887	3,166	3,153	4,481	5,154	6,881	6,741	4,939
Median SF	2,887	3,053	2,900	4,487	4,900	6,400	6,032	4,694
Average PPSF	\$589	\$665	\$1,004	\$1,240	\$1,578	\$1,772	\$3,224	\$1,715

# Manhattan: In-Contract 1-3 Family Homes

## Manhattan: In-Contract 1-3 Family Homes

Average/Median PPSF | Price Bracket

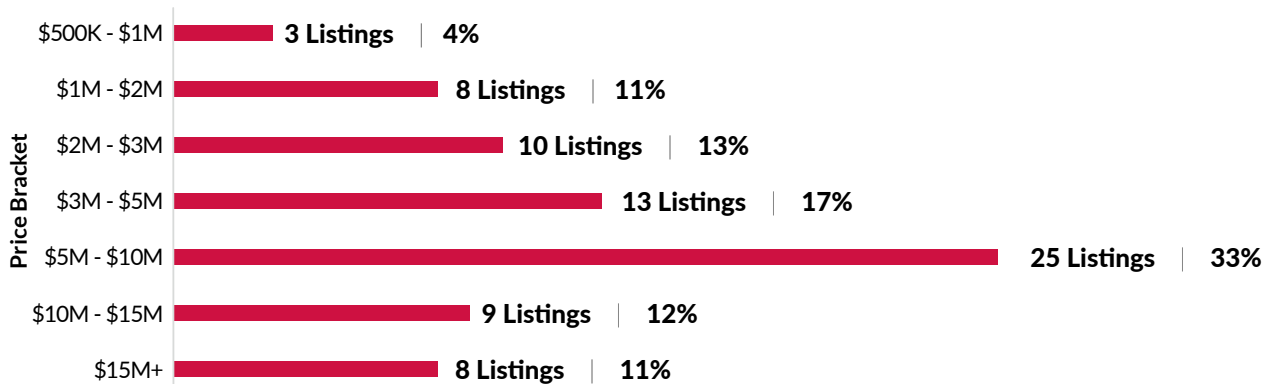


## Manhattan: In-Contract 1-3 Family Homes

	Consideration	% of Consideration
\$500K-\$1M	\$4,564,000	0%
\$1M-\$2M	\$61,809,000	3%
\$2M-\$3M	\$102,991,000	4%
\$3M-\$5M	\$282,144,000	12%
\$5M-\$10M	\$832,294,999	36%
\$10M-\$15M	\$397,074,000	17%
\$15M+	\$660,040,000	28%
<b>ALL</b>	<b>\$2,340,916,999</b>	<b>100%</b>

## Manhattan: In-Contract 1-3 Family Homes

# of Listings | Price Bracket



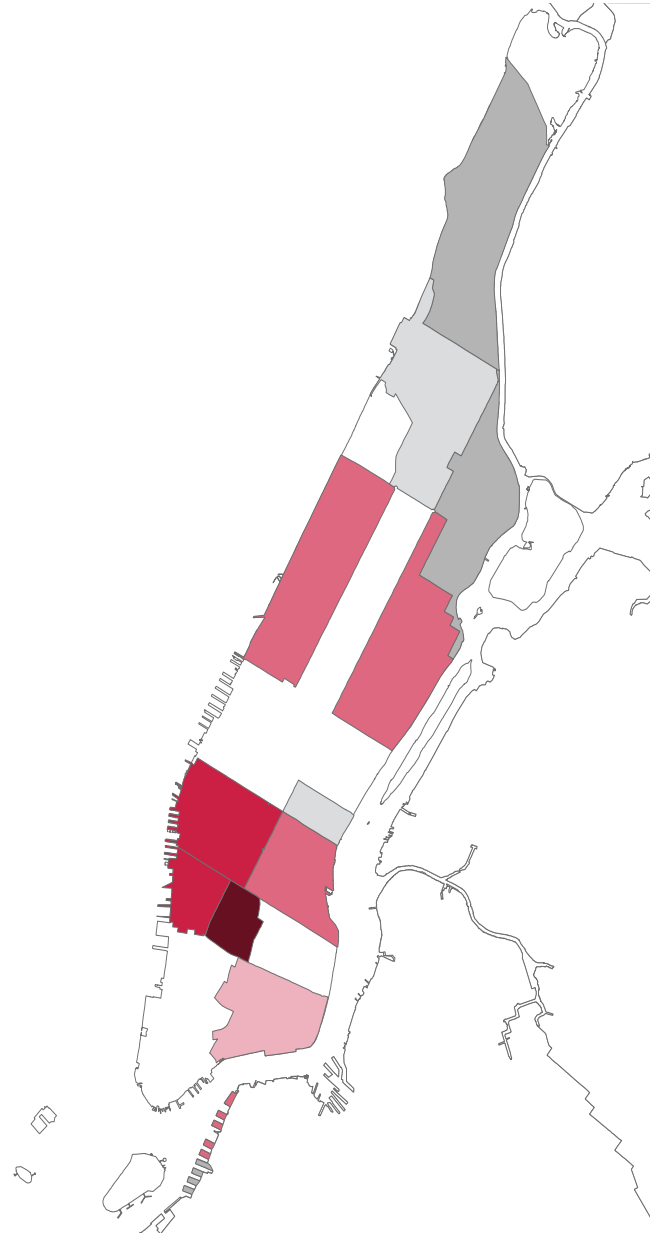
# Manhattan: In-Contract 1-3 Family Homes

LEGEND

**Manhattan:**  
In-Contract 1-3 Family Homes

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Manhattan: 1-3 Family Home Closings

## Key Takeaways

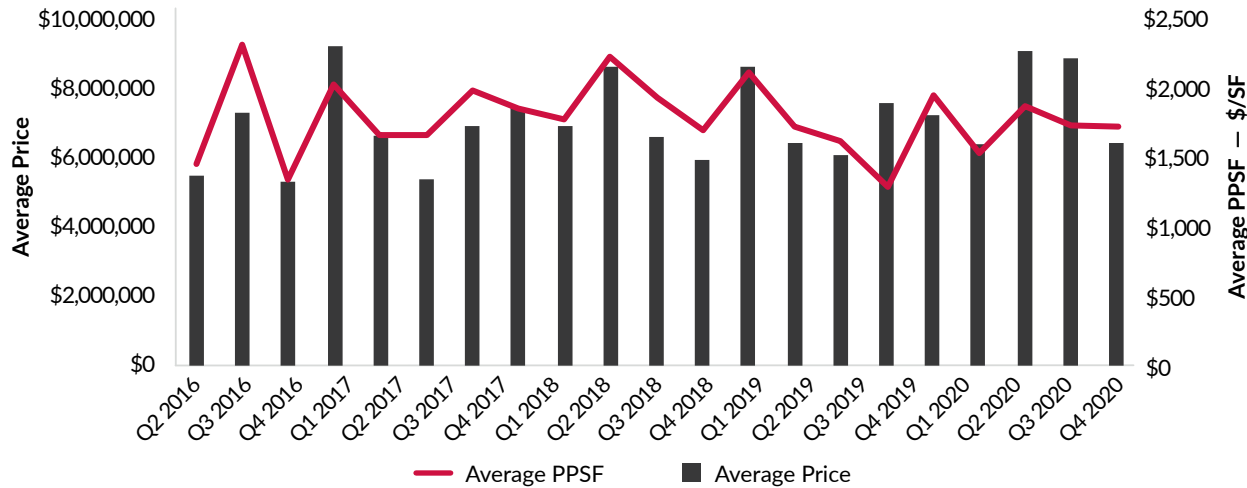
- 1-3 Family Homes: 66 one-to-three-family homes, an increase of 83.8% from Q2 2020
- Total Consideration: \$430.2 Million, a 63.4% jump from Q2 2020
- Average closing price: \$6.5 Million, down by 11.1% year-over year
- Largest price bracket as share of Closings: \$5 Million to \$10 Million at 28.8%
- Largest price bracket by Dollar Volume: \$5 Million to \$10 Million at 29.9%
- Neighborhood with notable change in one-to-three family consideration: Upper West Side with a 114.5% year-on-year increase from \$51.9 Million to \$109.0 Million
- Neighborhood with notable change in one-to-three family transactions: Upper West Side with a 57.1% year-on-year jump from 7 to 11 transactions
- Neighborhood with notable change in one-to-three family average sales price: West Village with a 52.6% increase year-on-year from \$6.5 Million to \$9.9 Million

## Manhattan: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	66	46	37	43%	78%
<b>Consideration</b>	\$430,210,629	\$401,294,125	\$263,849,000	7%	63%
<b>Average Price</b>	\$6,518,343	\$8,723,785	\$7,131,054	-25%	-9%
<b>Median Price</b>	\$4,824,500	\$4,870,000	\$7,011,000	-1%	-31%
<b>Average SF</b>	3,723	5,118	3,715	-27%	0%
<b>Median SF</b>	2,822	4,289	3,000	-34%	-6%
<b>Average PPSF</b>	\$1,751	\$1,704	\$1,920	3%	-9%

# Manhattan: 1-3 Family Home Closings

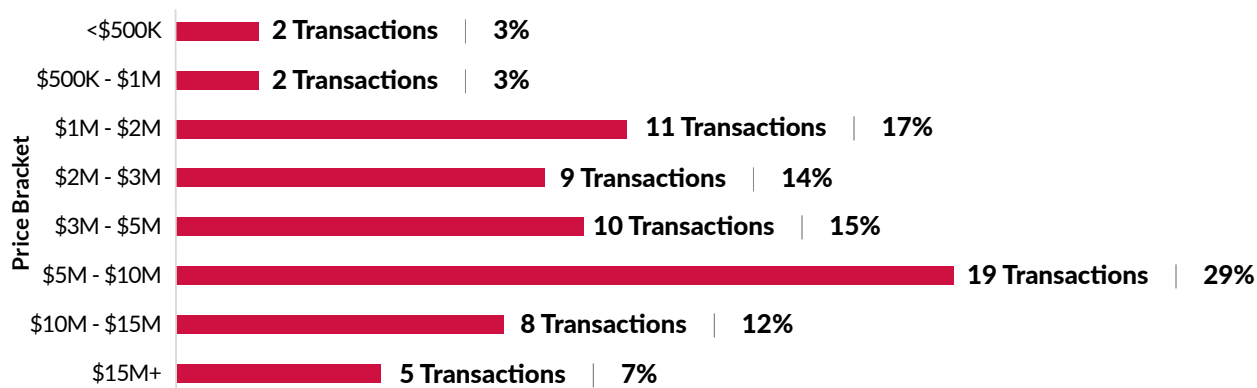
**Manhattan: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Manhattan:**  
1-3 Family Home Closings  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$724,200	0%
\$500K-\$1M	\$1,355,000	0%
\$1M-\$2M	\$19,053,500	4%
\$2M-\$3M	\$22,305,000	5%
\$3M-\$5M	\$41,323,119	10%
\$5M-\$10M	\$128,584,810	30%
\$10M-\$15M	\$94,140,000	22%
\$15M+	\$122,725,000	29%
<b>ALL</b>	<b>\$430,210,629</b>	<b>100%</b>

**Manhattan: 1-3 Family Home Closings**  
# of Units | Price Bracket

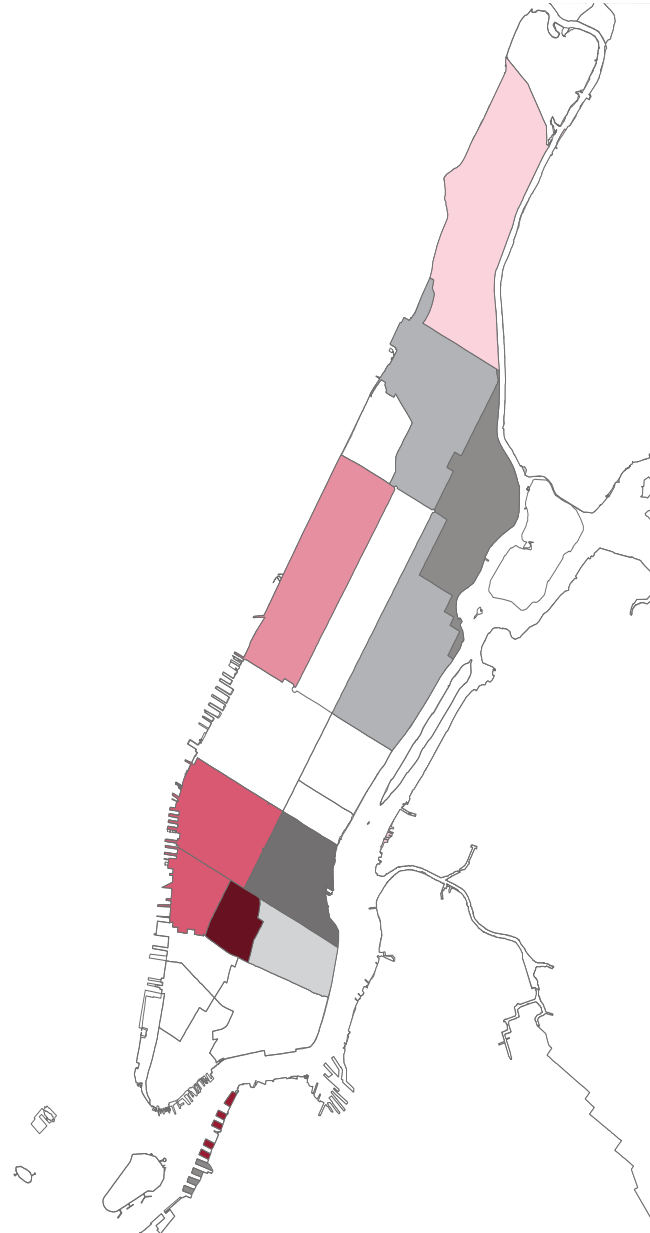
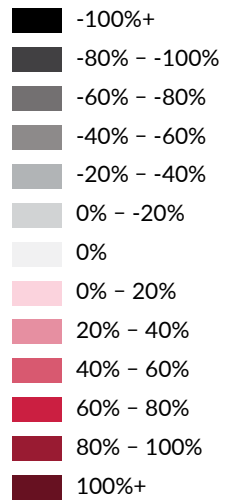


# Manhattan: 1-3 Family Home Closings

LEGEND

**Manhattan:**  
1-3 Family Home Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Brooklyn: Active Condos

## Key Takeaways

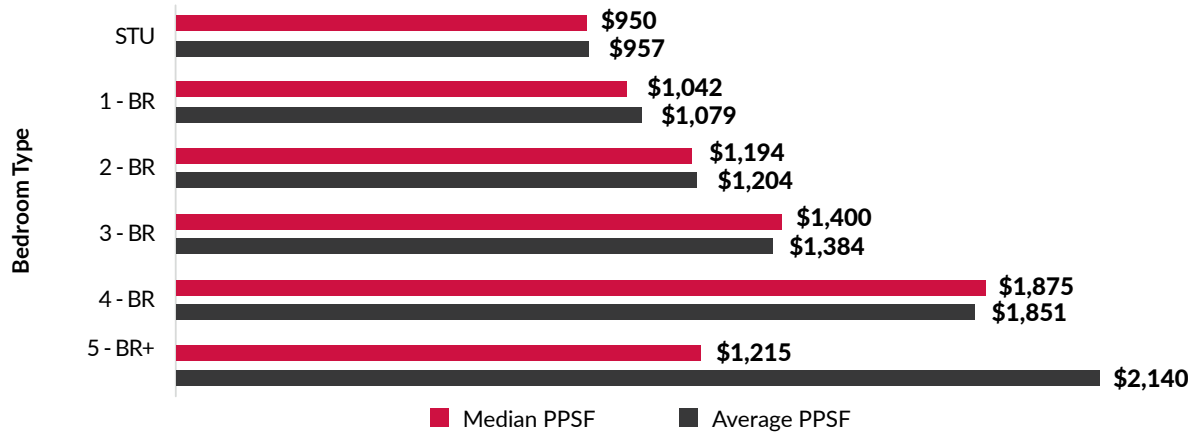
- Units active in Brooklyn: 1,123 condos, a 2.1% increase from Q1 2021, but a 1.7% decline from Q2 2020.
- Total consideration: \$1.7 Billion, a 4.0% quarter-on-quarter increase, and a 6.1% increase from Q2 2020.
- Average asking price: \$1.5 Million, a 1.9% increase from Q1 2021, and a 7.9% increase from Q2 2020.
- Greatest share of listings: 2-BR units at 41.5%
- Greatest share of listings by dollar volume: 2-BR units at 35.1% share of listings
- Largest price bracket: \$500,000 to \$1 Million with 38.3% share of listings count
- Largest price bracket by dollar volume: \$1 Million to \$2 Million with 32.7% of listings volume
- Neighborhood with the largest share of active condo listings: Williamsburg with 143 listings, 12.7% of total listings
- Neighborhood with highest condo average asking price: Brooklyn Heights at \$3.35 Million
- Neighborhood with highest condo average asking PPSF: Clinton Hill at \$2,394

## Brooklyn: Active Condos By Bedroom Type

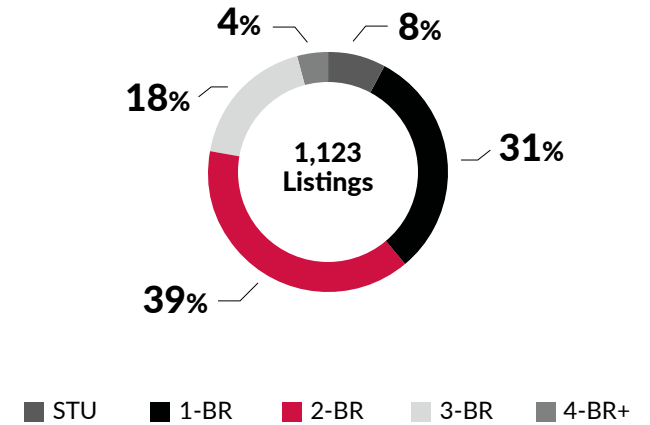
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	85	349	437	203	36	13	1,123
% of Units	8%	31%	39%	18%	3%	1%	100%
Average Price	\$727,806	\$875,882	\$1,387,474	\$2,318,345	\$4,403,111	\$9,528,077	\$1,537,732
Median Price	\$595,000	\$775,000	\$1,275,000	\$2,225,000	\$3,992,500	\$4,950,000	\$1,149,000
Average Sqft	782	815	1,172	1,703	2,494	5,935	1,218
Median Sqft	507	707	1,124	1,593	2,447	5,091	1,071
Average PPSF	\$957	\$1,079	\$1,204	\$1,384	\$1,851	\$2,140	\$1,298

# Brooklyn: Active Condos

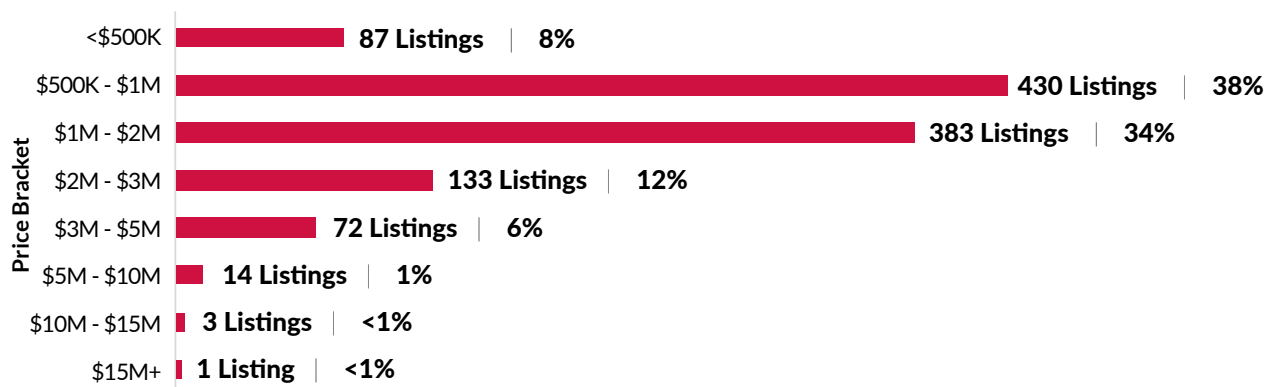
**Brooklyn: Active Condos**  
Average/Median PPSF | Bedroom Type



**Brooklyn: Active Condos**  
% of Listings | Bedroom Type



**Brooklyn: Active Condos**  
# of Listings | Price Bracket



**Brooklyn: Active Condos**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$61,863,544	3.6%
1-BR	\$305,682,679	17.7%
2-BR	\$606,325,948	35.1%
3-BR	\$470,624,000	27.3%
4-BR	\$158,512,000	9.2%
5-BR+	\$123,865,000	7.2%
<b>ALL</b>	<b>\$1,726,873,171</b>	<b>100%</b>



# Brooklyn: Active Condos

LEGEND

**Brooklyn:**  
Active Condos

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: In-Contract Condos

## Key Takeaways

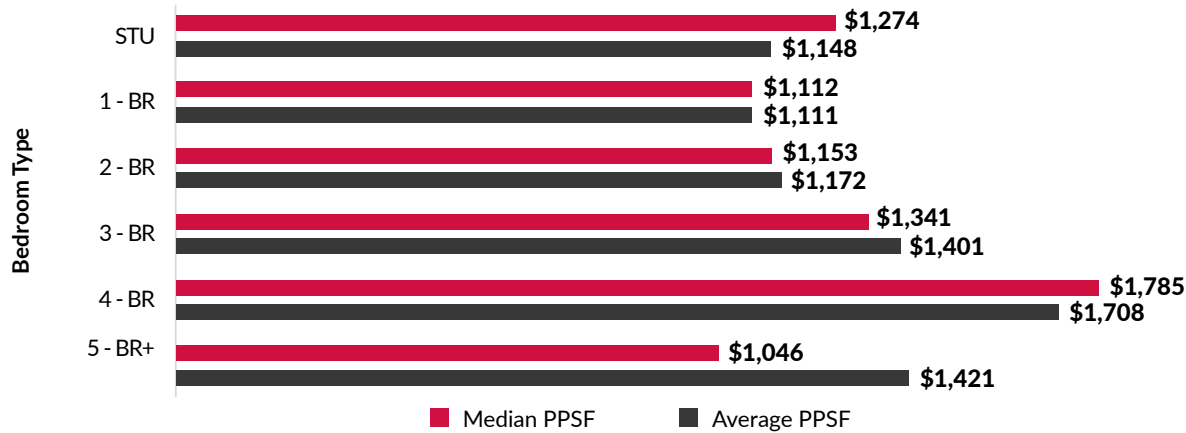
- Units in contract in Brooklyn: 1,603 condos, up by 13.9% quarter-on-quarter and 78.9% year-on-year
- Total consideration: \$2.1 Billion, up by 21.0% from Q1 2021 and nearly double the \$1.1 Billion in Q1 2020
- Average asking price: \$1.3 Million, a 6.2% increase from Q1 2021, and a 4.1% increase from Q2 2020
- Greatest share of in contract: 2-BR units at 38.9%
- Greatest share of in contract by dollar volume: 2-BR units at 37.2% share of in contract
- Largest price bracket: \$500,000 to \$1 Million with 44.1% share of count
- Largest price bracket by dollar volume: \$1 Million to \$2 Million with 41.7% of listings volume
- Neighborhood with the largest share of in-contract condos: Downtown with 301, 18.8% of total in contract
- Neighborhood with highest co-op average asking price: Cobble Hill (\$3.1 Million)

## Brooklyn: In-Contract Condos By Bedroom Type

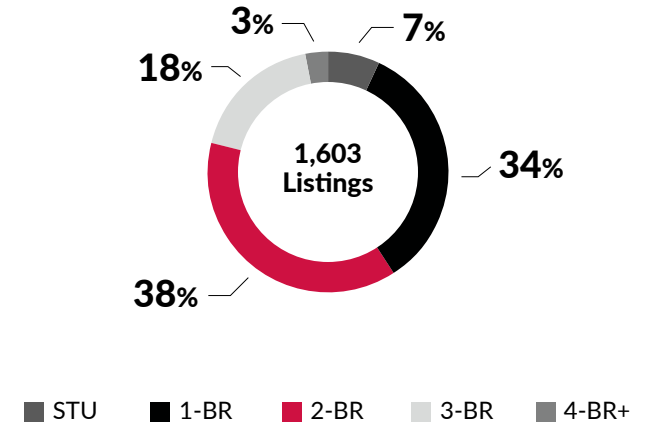
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	113	549	612	288	32	9	1,603
% of Units	0.070492826	0.342482845	0.381784155	0.179663132	0.01996257	0.005614473	1
Average Price	\$652,252	\$796,443	\$1,271,440	\$2,225,969	\$4,052,500	\$3,484,778	\$1,304,551
Median Price	\$659,000	\$795,000	\$1,225,000	\$2,042,500	\$4,049,500	\$2,895,000	\$999,000
Average Sqft	547	728	1,091	1,603	2,529	3,680	1,064
Median Sqft	470	700	1,027	1,537	2,533	2,923	959
Average PPSF	\$1,148	\$1,111	\$1,172	\$1,401	\$1,708	\$1,421	\$1,243

# Brooklyn: In-Contract Condos

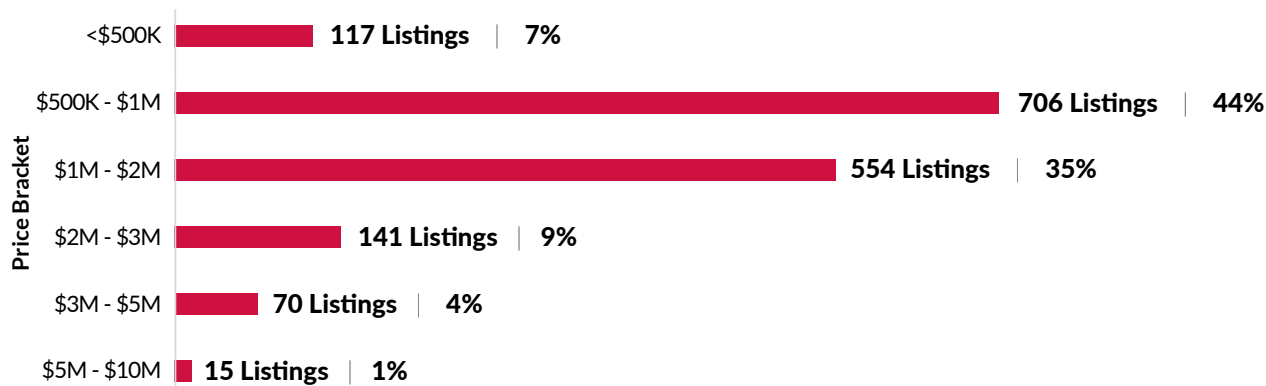
**Brooklyn: In-Contract Condos**  
Average/Median PPSF | Bedroom Type



**Brooklyn: In-Contract Condos**  
% of Listings | Bedroom Type



**Brooklyn: In-Contract Condos**  
# of Listings | Price Bracket



**Brooklyn: In-Contract Condos**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$73,704,499	3.5%
1-BR	\$437,247,240	20.9%
2-BR	\$778,121,148	37.2%
3-BR	\$641,079,156	30.7%
4-BR	\$129,680,000	6.2%
5-BR+	\$31,363,000	1.5%
<b>ALL</b>	<b>\$2,091,195,043</b>	<b>100%</b>

# Brooklyn: In-Contract Condos

LEGEND

**Brooklyn:**  
In-Contract Condos

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: Condo Closings

## Key Takeaways

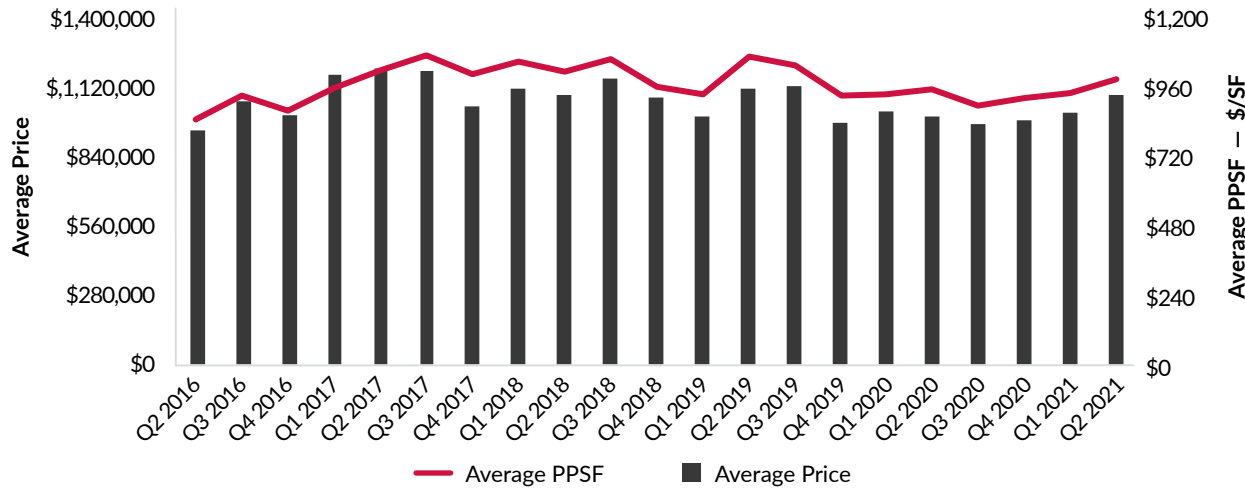
- Units Sold in Brooklyn: 760 condos, doubling (up by 102.7%) from 375 in Q2 2020
- Total Consideration: \$804 Million, more than doubling (up by 120.2%) from \$365 Million in Q2 2020
- Average sales price: \$1.06 Million, up by 8.7% year-over-year
- Greatest share of closings: Two-bedroom units at 48.7%
- Greatest share of closings by dollar volume: 2-BR units at 49.8% of closings
- Largest price bracket as share of Closings: \$500,000 to \$1 Million at 47.6%
- Largest price bracket by Dollar Volume: \$1 Million to \$2 Million at 46.7%
- Neighborhood with notable change in condo consideration: Williamsburg with a year-on-year increase of 143.5% from \$69.8 Million to \$171.9 Million
- Neighborhood with notable change in condo transactions: Bedford Stuyvesant with a year-on-year increase of 108% from 25 to 52 transactions
- Neighborhood with notable change in condo average sales price: Park Slope with a year-on-year decline of 9.0% from \$1.39 Million to \$1.27 Million

## Brooklyn: Condo Closings

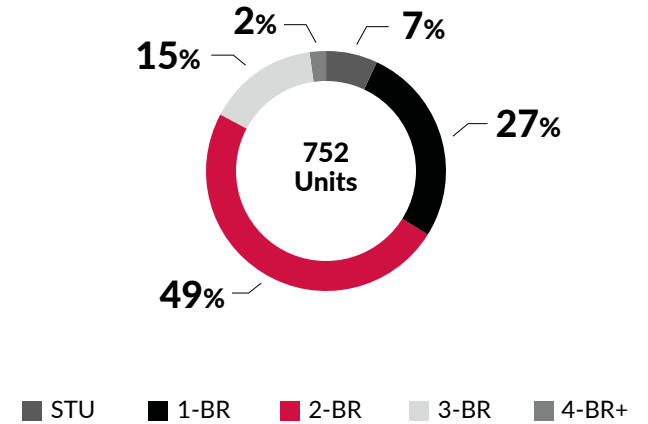
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	760	657	375	16%	103%
<b>Consideration</b>	\$804,065,828	\$650,099,985	\$365,159,728	24%	120%
<b>Average Price</b>	\$1,057,981	\$989,498	\$973,759	7%	9%
<b>Median Price</b>	\$920,000	\$865,000	\$820,000	6%	12%
<b>Average SF</b>	1,100	1,080	1,052	2%	5%
<b>Median SF</b>	1,039	1,010	1,000	3%	4%
<b>Average PPSF</b>	\$960	\$916	\$926	5%	4%

# Brooklyn: Condo Closings

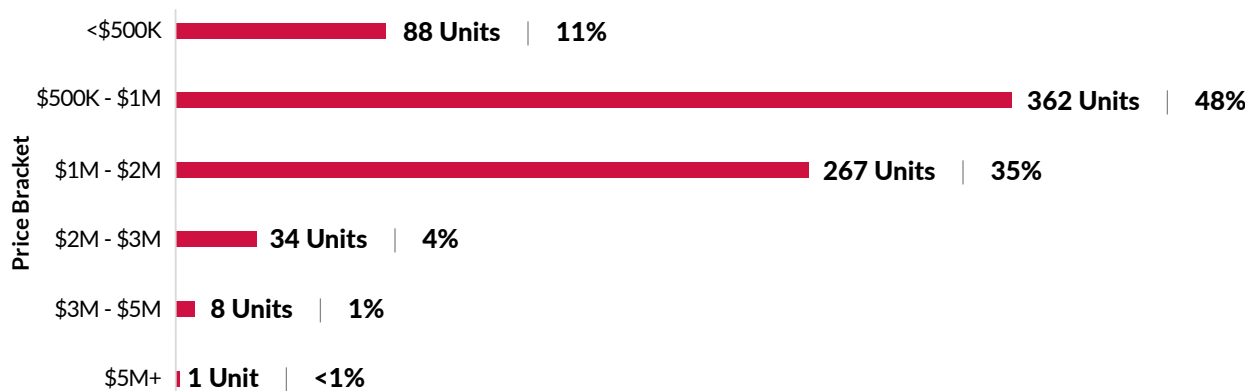
**Brooklyn: Condo Closings**  
Historical Average Price/Average PPSF



**Brooklyn: Condo Closings**  
% of Units | Bedroom Type



**Brooklyn: Condo Closings**  
# of Units | Price Bracket



**Brooklyn: Condo Closings**  
Total Consideration | Bedroom Type

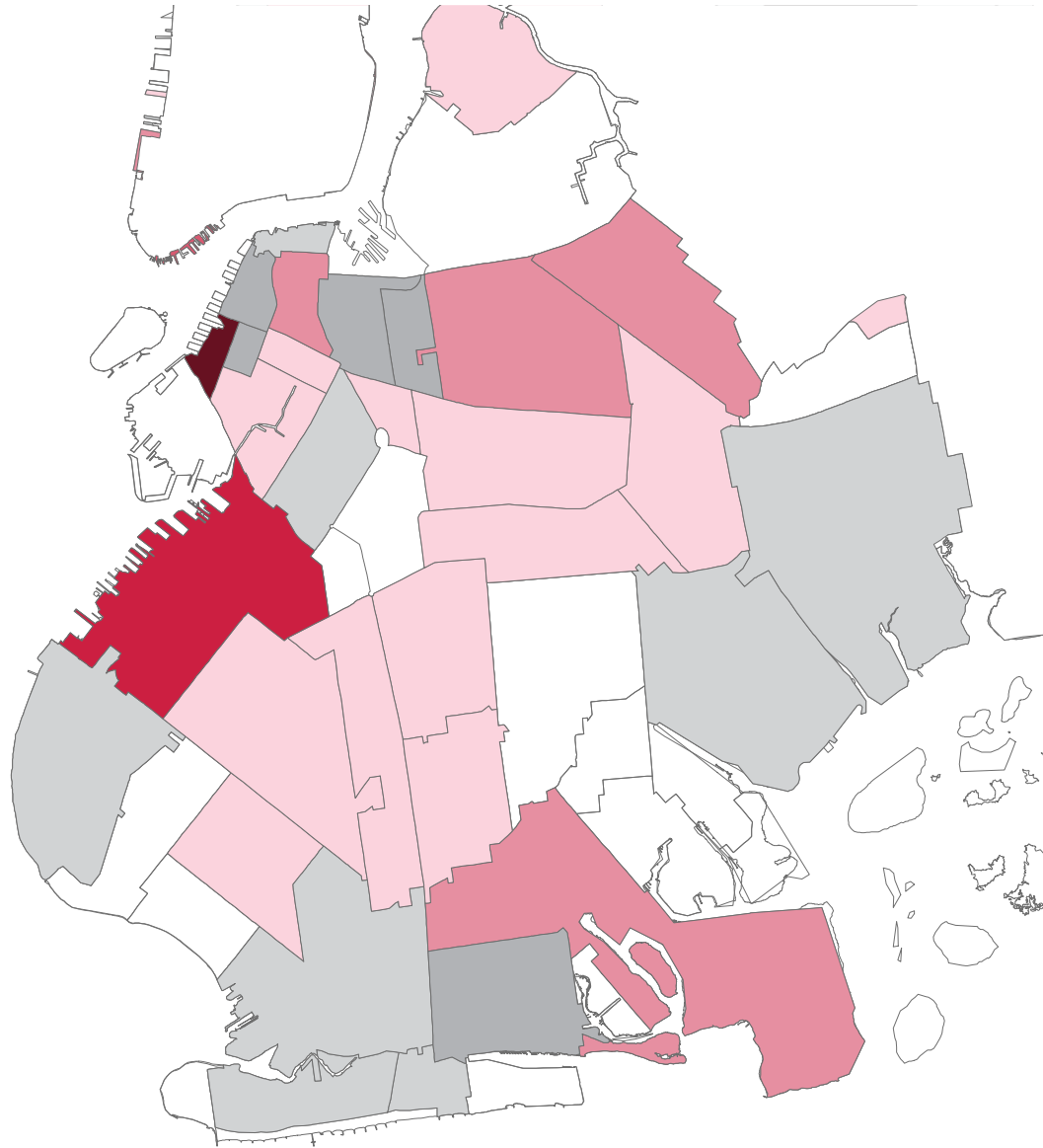
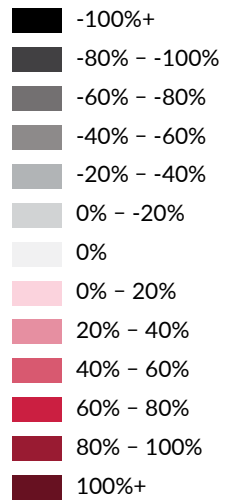
	Consideration	% of Consideration
STU	\$36,498,310	5%
1-BR	\$153,933,842	19%
2-BR	\$396,697,977	50%
3-BR	\$175,428,851	22%
4-BR	\$28,407,850	4%
5-BR+	\$6,100,000	1%
<b>ALL</b>	<b>\$797,066,829</b>	<b>100%</b>

# Brooklyn: Condo Closings

LEGEND

**Brooklyn:  
Condo Closings**

By  $\Delta\%$  in Average Price from Q2 2020



# Brooklyn: Active Co-ops

## Key Takeaways

- Units active in Brooklyn: 501 co-ops, a 1.2% increase from Q1 2021, and a 20.1% increase from Q2 2020
- Total consideration: \$368.3 Million, a 3.4% quarter-on-quarter increase, and a 21% increase from Q2 2020
- Average asking price: \$735,066, a 2.1% increase from Q1 2021, and an 0.8% increase from Q2 2020
- Greatest share of listings: 1-BR units at 41.9%
- Greatest share of listings by dollar volume: 2-BR units at 32.1% share of listings
- Largest price bracket: \$500,000 and less with 50% share of listings count
- Largest price bracket by dollar volume: \$500,000 to \$1 Million with 37.6% of listings volume
- Neighborhood with the largest share of active co-op listings: Brooklyn Heights with 77 listings, 15.4% of total listings
- Neighborhood with highest co-op average asking price: Brooklyn Heights (\$1.42 Million)
- Neighborhood with highest co-op average asking PPSF: Brooklyn Heights (\$1,450)

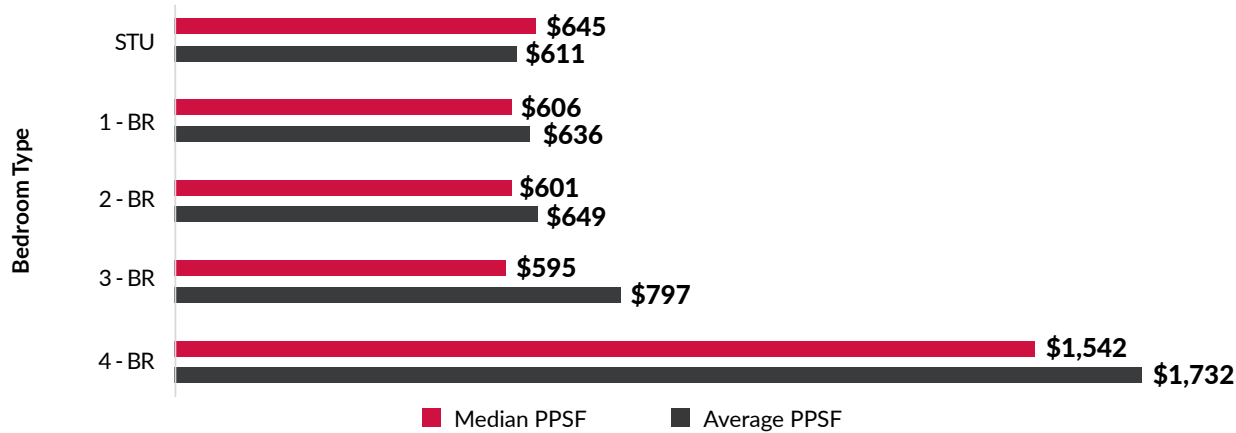
## Brooklyn: Active Co-ops By Bedroom Type

	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	66	223	153	46	10	3	501
% of Units	13%	45%	30%	9%	2%	1%	100%
Average Price	\$351,597	\$495,829	\$773,568	\$1,352,522	\$4,725,900	\$2,361,333	\$735,066
Median Price	\$355,000	\$450,000	\$675,000	\$1,287,500	\$4,422,500	\$1,299,000	\$500,000
Average Sqft	489	766	1,031	1,384	2,498		909
Median Sqft	498	750	1,000	1,253	2,520		800
Average PPSF	\$611	\$636	\$649	\$797	\$1,732		\$723

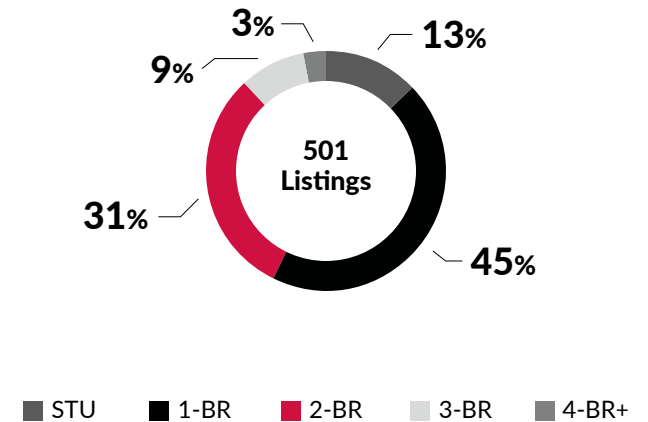


# Brooklyn: Active Co-ops

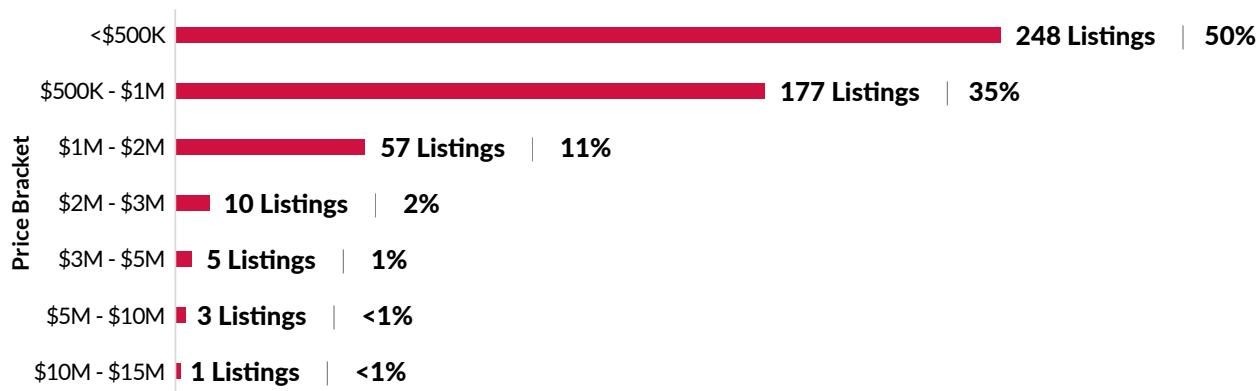
**Brooklyn: Active Co-ops**  
Average/Median PPSF | Bedroom Type



**Brooklyn: Active Co-ops**  
% of Listings | Bedroom Type



**Brooklyn: Active Co-ops**  
# of Listings | Price Bracket



**Brooklyn: Active Co-ops**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$23,092,000	6.3%
1-BR	\$110,569,896	30.0%
2-BR	\$118,047,299	32.1%
3-BR	\$62,215,996	16.9%
4-BR	\$47,259,000	12.8%
5-BR+	\$7,084,000	1.9%
<b>ALL</b>	<b>\$368,268,191</b>	<b>100%</b>

# Brooklyn: Active Co-ops

LEGEND

**Brooklyn:**  
Active Co-ops

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: In-Contract Co-ops

## Key Takeaways

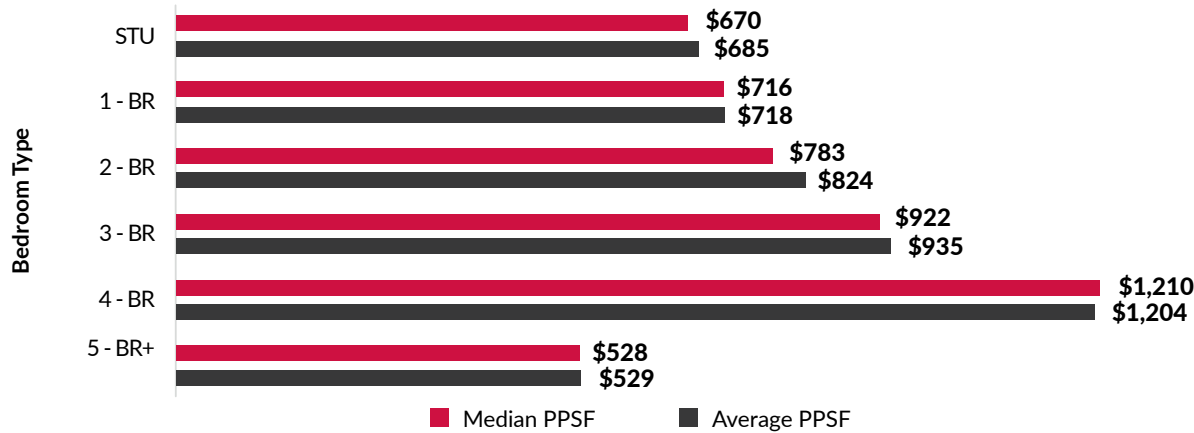
- Units in contract in Brooklyn: 599 co-ops, up by 29.4% quarter-on-quarter and 234.6% year-on-year
- Total consideration: \$500.9 Million up by 37.7% from Q1 2021 and more than four times the \$123 Million in Q1 2020
- Average asking price: \$836,277, a 6.5% increase from Q1 2021, and a 21.7% increase from Q2 2020
- Greatest share of listings: 2-BR units with 43% share of listings count
- Greatest share of listings by dollar volume: 2-BR units at 47.2% share of listings volume
- Largest price bracket: \$500,000 to \$1 Million with 47.4% share of listings count
- Largest price bracket by volume: \$500,000 to \$1 Million with 44.4% share of volume
- Neighborhood with the largest share of in contract co-ops: Park Slope with 111 in-contract, 18.5% of total in-contract.
- Neighborhood with highest co-op average asking price: Carroll Gardens at \$1.27 Million
- Neighborhood with highest co-op average asking PPSF: Williamsburg at \$1,222

## Brooklyn: In-Contract Co-ops By Bedroom Type

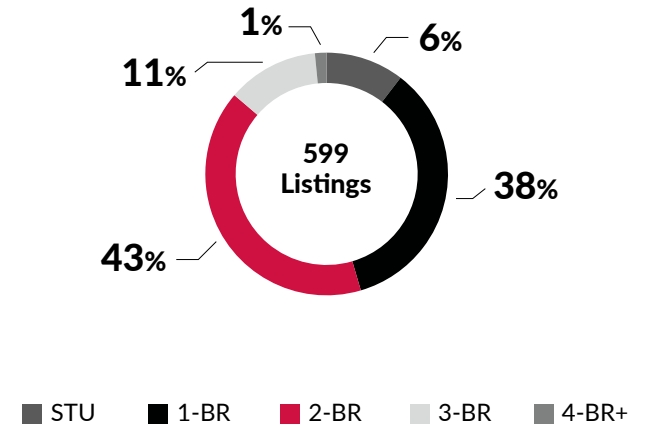
	STU	1-BR	2-BR	3-BR	4-BR	5-BR+	ALL
# of Units	35	230	259	66	8	1	599
% of Units	6%	38%	43%	11%	1%	0%	100%
Average Price	\$371,257	\$562,250	\$913,368	\$1,505,955	\$2,671,000	\$1,295,000	\$836,277
Median Price	\$388,000	\$547,000	\$849,000	\$1,472,500	\$2,972,500	\$1,295,000	\$689,000
Average Sqft	523	781	1,066	1,509	2,160	2,450	1,009
Median Sqft	525	780	1,047	1,500	2,160	2,450	900
Average PPSF	\$685	\$718	\$824	\$935	\$1,204	\$529	\$814

# Brooklyn: In-Contract Co-ops

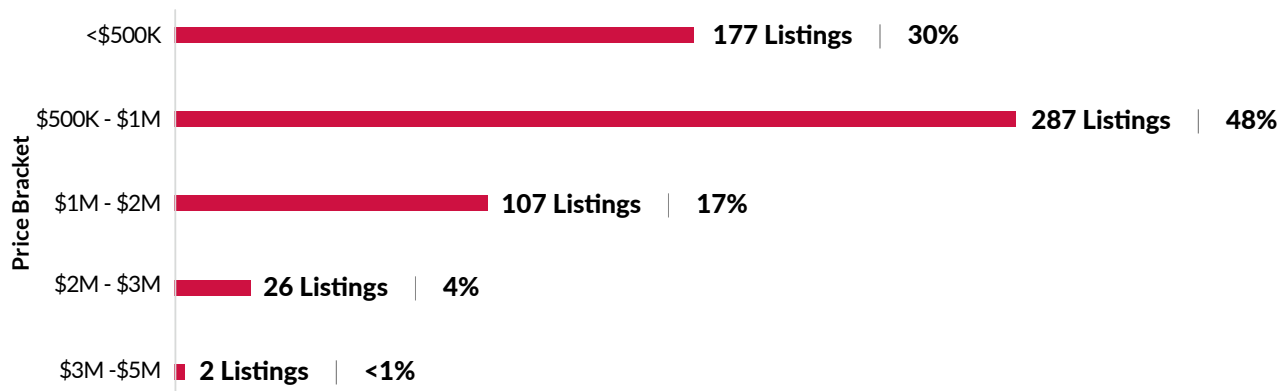
**Brooklyn: In-Contract Co-ops**  
Average/Median PPSF | Bedroom Type



**Brooklyn: In-Contract Co-ops**  
% of Listings | Bedroom Type



**Brooklyn: In-Contract Co-ops**  
# of Listings | Price Bracket



**Brooklyn: In-Contract Co-ops**  
Total Consideration | Bedroom Type

	Consideration	% of Consideration
STU	\$12,994,000	2.6%
1-BR	\$129,317,390	25.8%
2-BR	\$236,562,398	47.2%
3-BR	\$99,392,999	19.8%
4-BR	\$21,368,000	4.3%
5-BR+	\$1,295,000	0.3%
<b>ALL</b>	<b>\$500,929,787</b>	<b>100%</b>

# Brooklyn: In-Contract Co-ops

LEGEND

**Brooklyn:**  
In-Contract Co-ops

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: Co-op Closings

## Key Takeaways

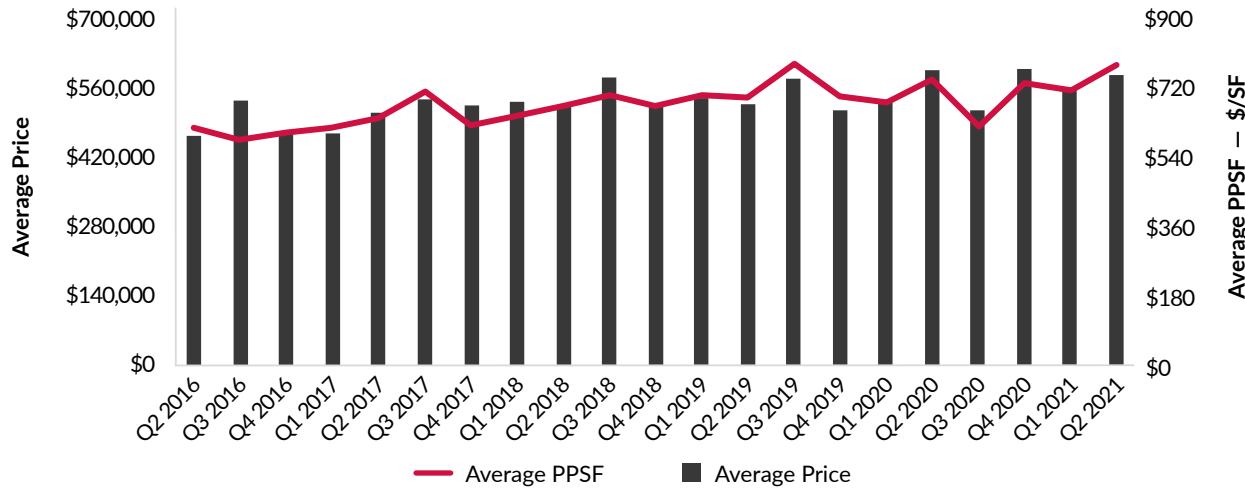
- Units Sold in Brooklyn: 626 co-ops, doubling (up by 116.6%) from 290 in Q2 2020
- Total Consideration: \$368.4 Million, doubling (up by 113.3%) from \$172.8 Million in Q2 2020
- Citywide average co-op sales price: \$588,458, down 1.5% year-on-year
- Greatest share of closings: 1-BR units at 45.2%
- Greatest share of closings by dollar volume: 2-BR units at 38.4% of closings
- Largest price bracket as share of Closings: Less than \$500,000 at 56.1%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million at 38.1%
- Neighborhood with notable change in co-op consideration: Brooklyn Heights with a year-on-year increase of 162.3% from \$20.8 Million to \$54.6 Million
- Neighborhood with notable change in co-op transactions: Bay Ridge/Hamilton with a year-on-year increase of 57.9% from 38 to 60 transactions.
- Neighborhood with notable change in co-op average sales price: Park Slope with a year-on-year increase of 21.3% from \$927,354 to \$1.1 Million

## Brooklyn: Co-op Closings

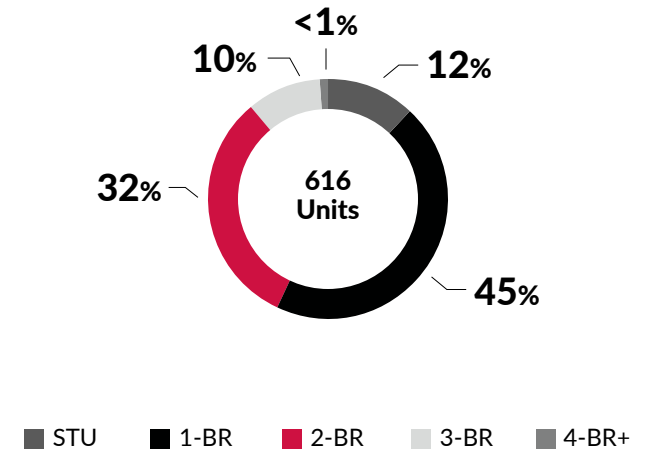
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	626	534	290	17%	116%
<b>Consideration</b>	\$368,374,891	\$298,637,710	\$172,813,519	23%	113%
<b>Average Price</b>	\$588,458	\$559,247	\$595,909	5%	-1%
<b>Median Price</b>	\$460,000	\$486,000	\$477,500	-5%	-4%
<b>Average SF</b>	761	774	790	-2%	-4%
<b>Median SF</b>	740	755	760	-2%	-3%
<b>Average PPSF</b>	\$783	\$713	\$741	10%	6%

# Brooklyn: Co-op Closings

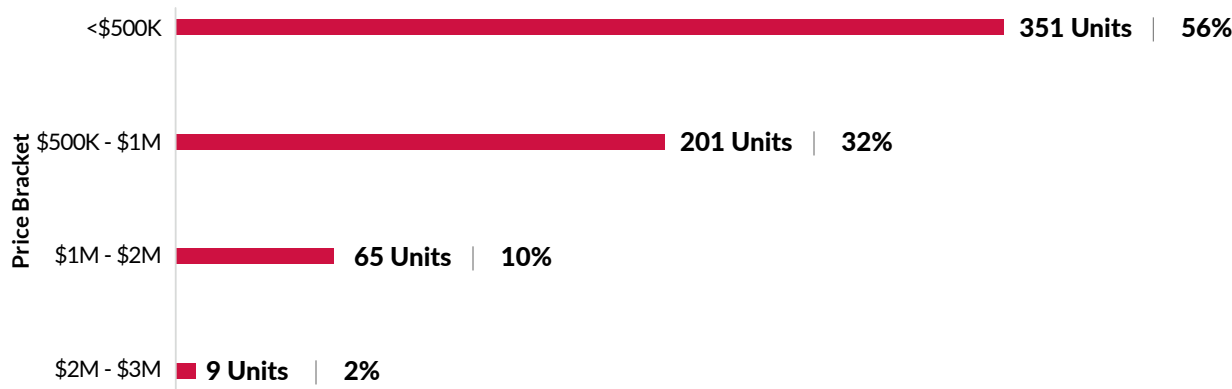
**Brooklyn: Co-op Closings**  
Historical Average Price/Average PPSF



**Brooklyn: Co-op Closings**  
% of Units | Bedroom Type



**Brooklyn: Co-op Closings**  
# of Units | Price Bracket



**Brooklyn: Co-op Closings**  
Total Consideration | Bedroom Type

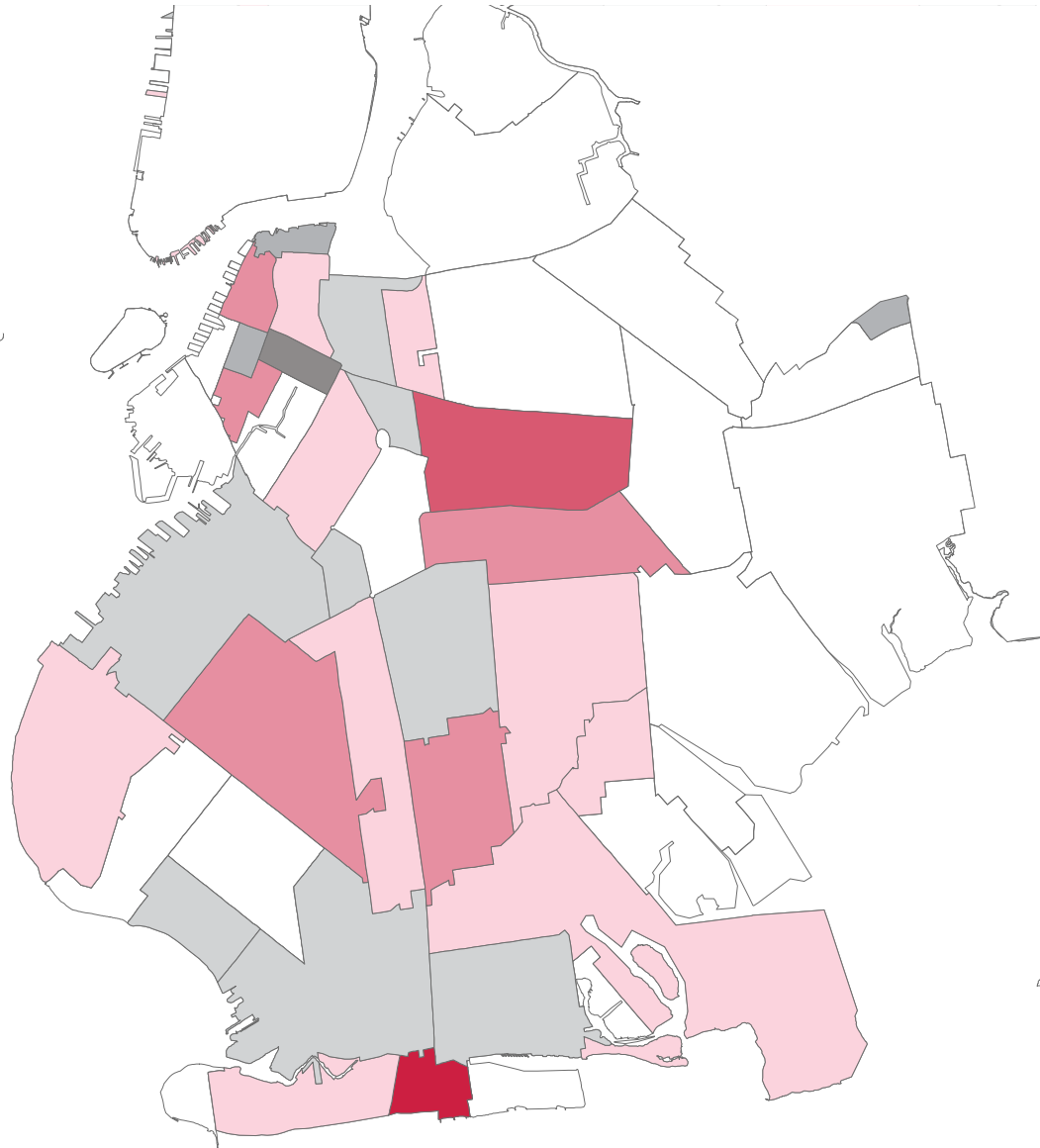
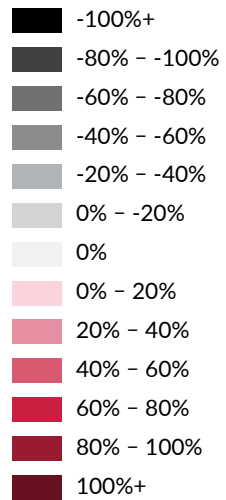
	Consideration	% of Consideration
STU	\$24,718,958	7%
1-BR	\$127,691,557	35%
2-BR	\$138,295,905	38%
3-BR	\$63,743,168	18%
4-BR+	\$6,100,899	2%
<b>ALL</b>	<b>\$360,550,487</b>	<b>100%</b>

# Brooklyn: Co-op Closings

LEGEND

**Brooklyn:  
Co-op Closings**

By  $\Delta\%$  in Average Price from Q2 2020





# Brooklyn: Active 1-3 Family Homes

## Key Takeaways

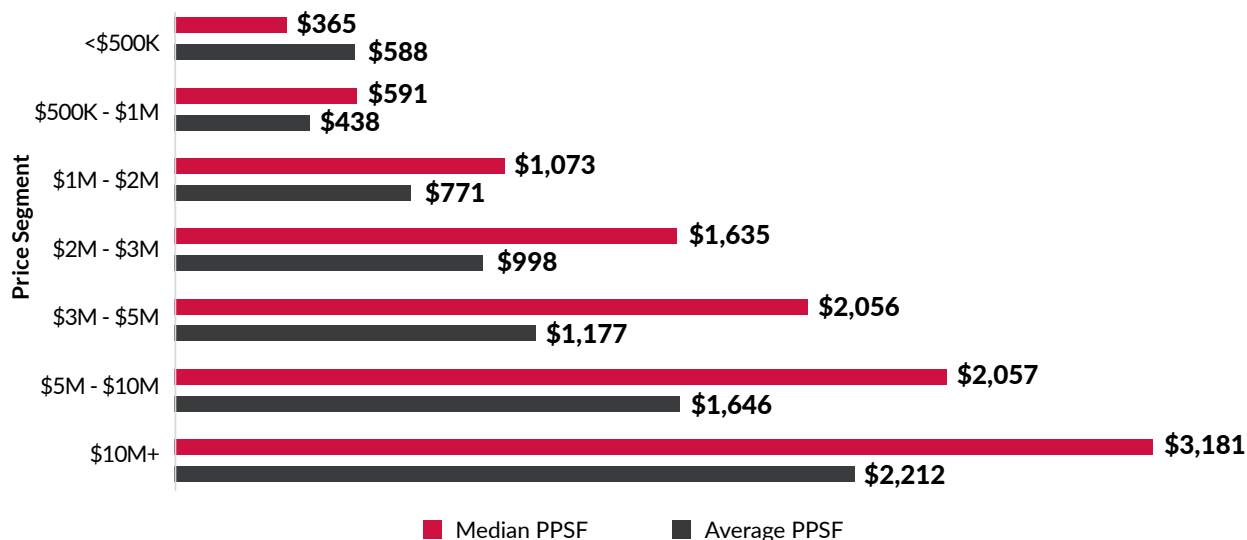
- Units active in Brooklyn: 604 one-to-three family homes, a 11.4% jump from Q1 2021 but down by 20% year-on-year
- Total consideration: \$1.6 Billion, a 8.3% quarter-on-quarter increase, but a 18.5% decline from Q2 2020
- Average asking price: \$2.6 Million, a 2.8% decline from Q1 2021, but a 1.9% increase from Q2 2020
- Largest price bracket: \$1 Million to \$2 Million with 39.5% share of listings count
- Largest price bracket by volume: \$1 Million to \$2 Million with 24.2% share of volume
- Neighborhood with the largest share of active 1-3 family-home listings: Bedford-Stuyvesant with 87 listings, 14.4% of total listings
- Neighborhood with highest 1-3 family home average asking price: Brooklyn Heights (\$7.9 Million)
- Neighborhood with highest 1-3 family home average asking PPSF: Brooklyn Heights at \$1,590

## Brooklyn: Active 1-3 Family Homes By Price Bracket

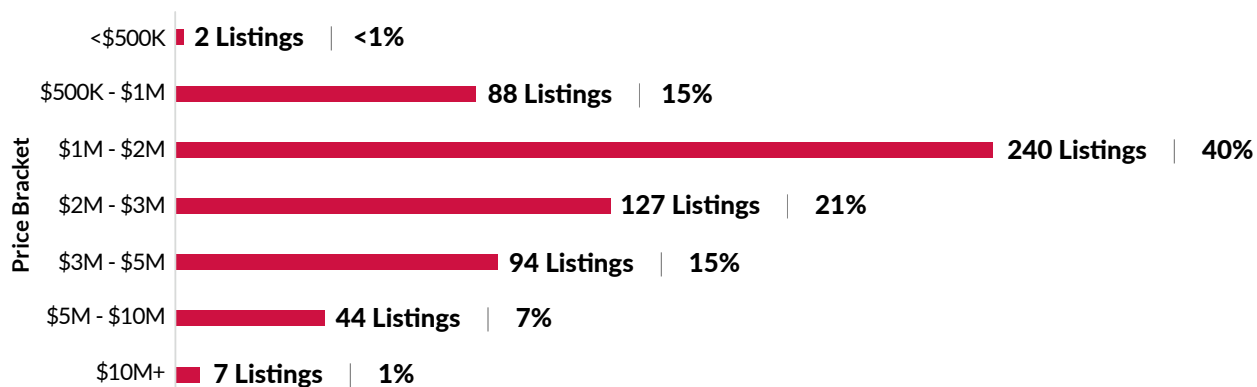
	\$500K-\$1M	\$1M-\$2M	\$2M-\$3M	\$3M-\$5M	\$5M-\$10M	\$10M-\$15M	\$15M+	ALL
# of Listings	88	240	127	94	44	7	1	604
% of Listings	14%	40%	21%	15%	8%	1%	0%	100%
Average Price	\$841,210	\$1,585,138	\$2,507,580	\$3,810,539	\$6,903,205	\$11,419,000	\$18,250,000	\$2,551,092
Median Price	\$875,000	\$1,612,500	\$2,497,000	\$3,750,000	\$6,825,000	\$10,750,000	\$18,250,000	\$1,950,000
Average SF	1,946	2,669	3,267	3,797	6,127	6,700	8,250	3,141
Median SF	1,749	2,563	3,138	3,600	5,830	6,216	8,250	2,900
Average PPSF	\$438	\$588	\$771	\$998	\$1,177	\$1,646	\$2,212	\$802

# Brooklyn: Active 1-3 Family Homes

**Brooklyn: Active 1-3 Family Homes**  
Average/Median PPSF | Price Bracket



**Brooklyn: Active 1-3 Family Homes**  
# of Listings | Price Bracket



**Brooklyn: Active 1-3 Family Homes**  
Total Consideration | Price Bracket

Price Bracket	Consideration	% of Consideration
<\$500K	\$444,000	0%
\$500K-\$1M	\$73,228,797	5%
\$1M-\$2M	\$377,746,746	24%
\$2M-\$3M	\$320,192,393	21%
\$3M-\$5M	\$357,050,999	23%
\$5M-\$10M	\$309,066,808	20%
\$10M-\$15M	\$78,195,000	5%
\$15M+	\$39,750,000	3%
<b>ALL</b>	<b>\$1,555,674,743</b>	<b>100%</b>

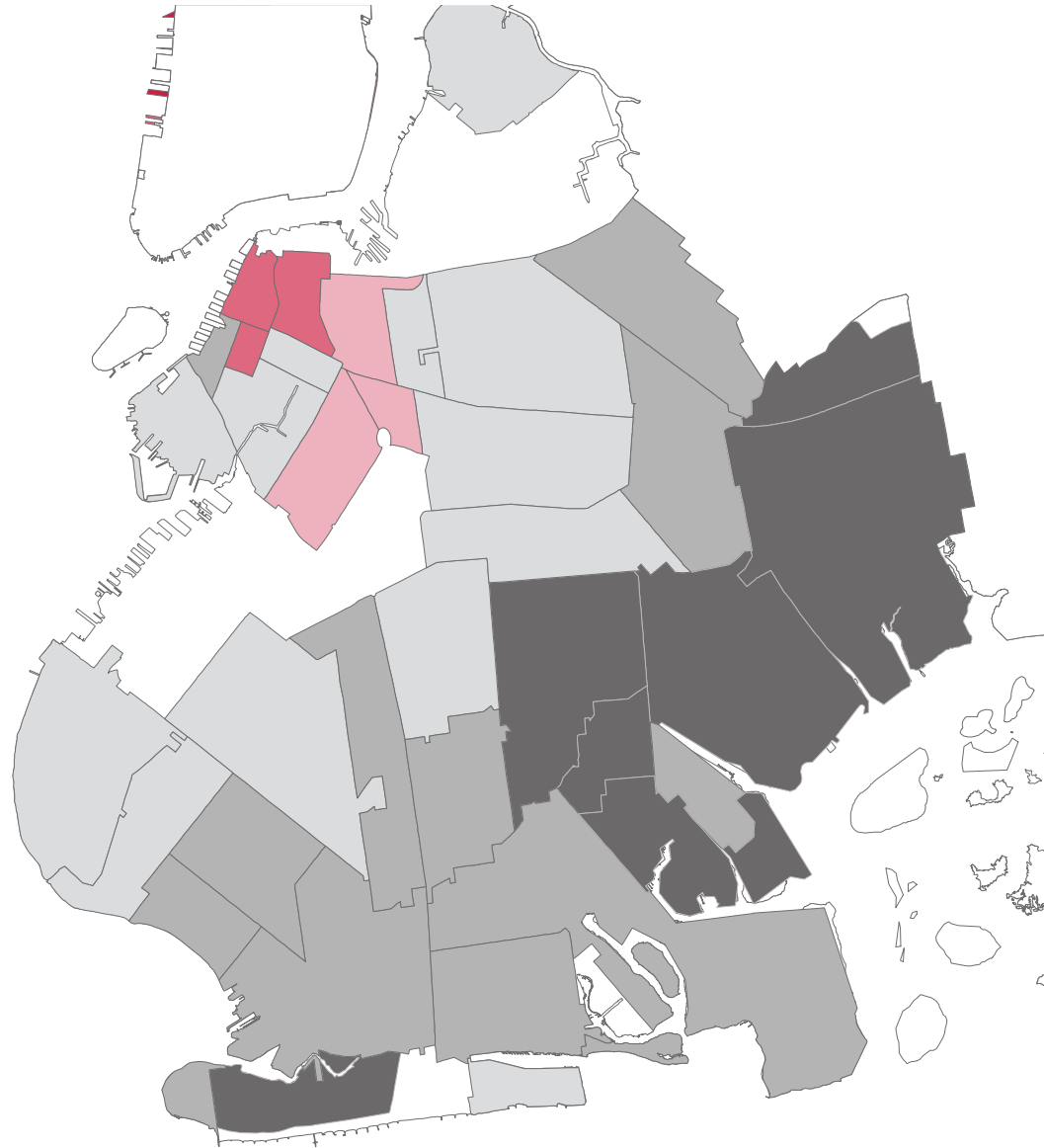
# Brooklyn: Active 1-3 Family Homes

LEGEND

**Brooklyn:**  
Active 1-3 Family Homes

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: In-Contract 1-3 Family Homes

## Key Takeaways

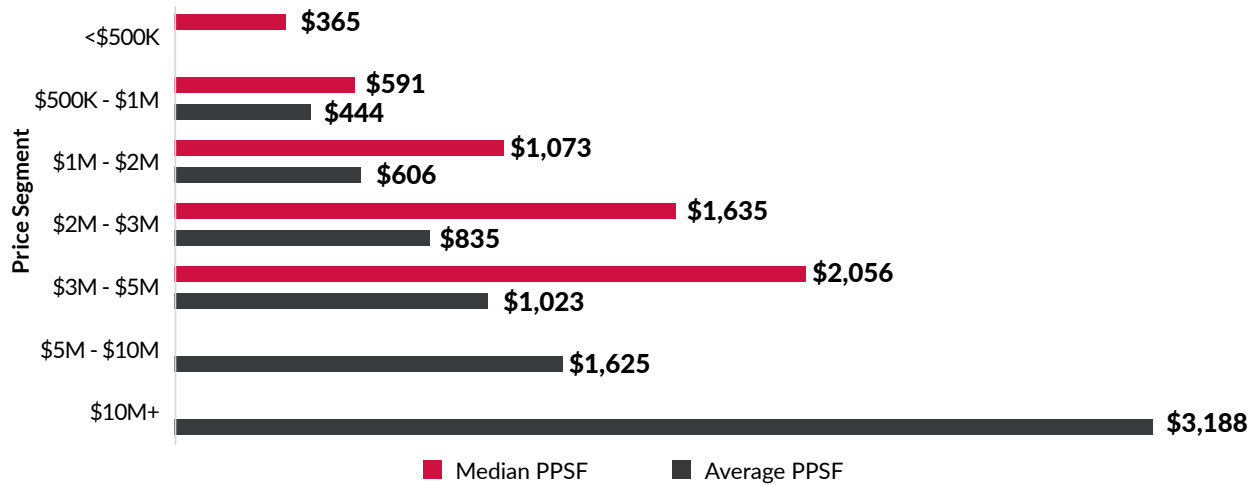
- Units in contract in Brooklyn: 497 one-to-three family homes, up by 3.5% quarter-on-quarter and 146.0% year-on-year
- Total consideration: \$1.1 Billion, up by 15.7% from Q1 2021 and nearly triple the \$374 Million in Q2 2020
- Average asking price: \$2.2 Million, an 11.8% increase from Q1 2021
- Largest price bracket: \$1 Million to \$2 Million with 37.9% share of in-contract count
- Largest price bracket by volume: \$1 Million to \$2 Million with 38% share of volume
- Neighborhood with the largest share of 1-3 family listings in contract: Bedford-Stuyvesant with 65 (13.1%) of in-contract
- Neighborhood with highest 1-3 family average asking price: Brooklyn Heights (\$6.4 Million)
- Neighborhood with highest 1-3 family average asking PPSF: Cobble Hill (\$1,435)

## Brooklyn: In-Contract 1-3 Family Homes By Price Bracket

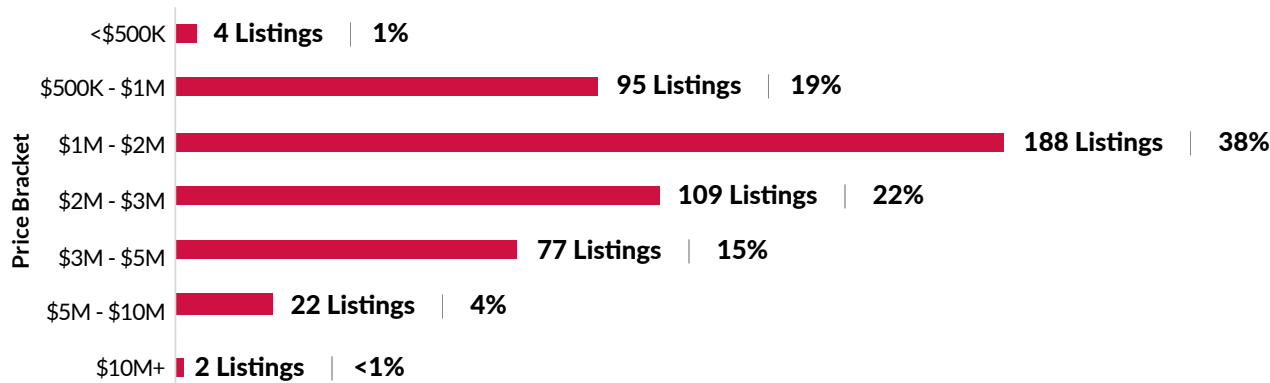
	<\$500K	\$500K-\$1M	\$1M-\$2M	\$2M-\$3M	\$3M-\$5M	\$5M-\$10M	\$10M-\$15M	ALL
# of Listings	4	95	188	109	77	22	2	497
% of Listings	1%	18%	39%	23%	15%	4%	0%	100%
Average Price	466,333	822,426	1,543,883	2,515,385	3,904,995	6,523,333	12,750,000	2,215,366
Median Price	499,000	849,000	1,550,000	2,500,000	3,812,500	6,400,000	12,750,000	1,790,000
Average SF		1,863	2,578	2,984	3,686	5,004	4,000	2,796
Median SF		1,755	2,638	3,114	3,780	4,850	4,000	2,802
Average PPSF		\$444	\$606	\$835	\$1,023	\$1,265	\$3,188	\$777

# Brooklyn: In-Contract 1-3 Family Homes

**Brooklyn: In-Contract 1-3 Family Homes**  
Average/Median PPSF | Price Bracket



**Brooklyn: In-Contract Family Homes**  
# of Listings | Price Bracket



**Brooklyn: In-Contract Family Homes**  
Total Consideration | Price Bracket

Price Bracket	Consideration	% of Consideration
<\$500K	\$1,886,499	0%
\$500K-\$1M	\$78,399,789	7%
\$1M-\$2M	\$290,144,790	26%
\$2M-\$3M	\$275,743,881	25%
\$3M-\$5M	\$298,858,667	27%
\$5M-\$10M	\$140,259,000	13%
\$10M+	\$25,500,000	2%
<b>ALL</b>	<b>\$1,110,792,626</b>	<b>100%</b>

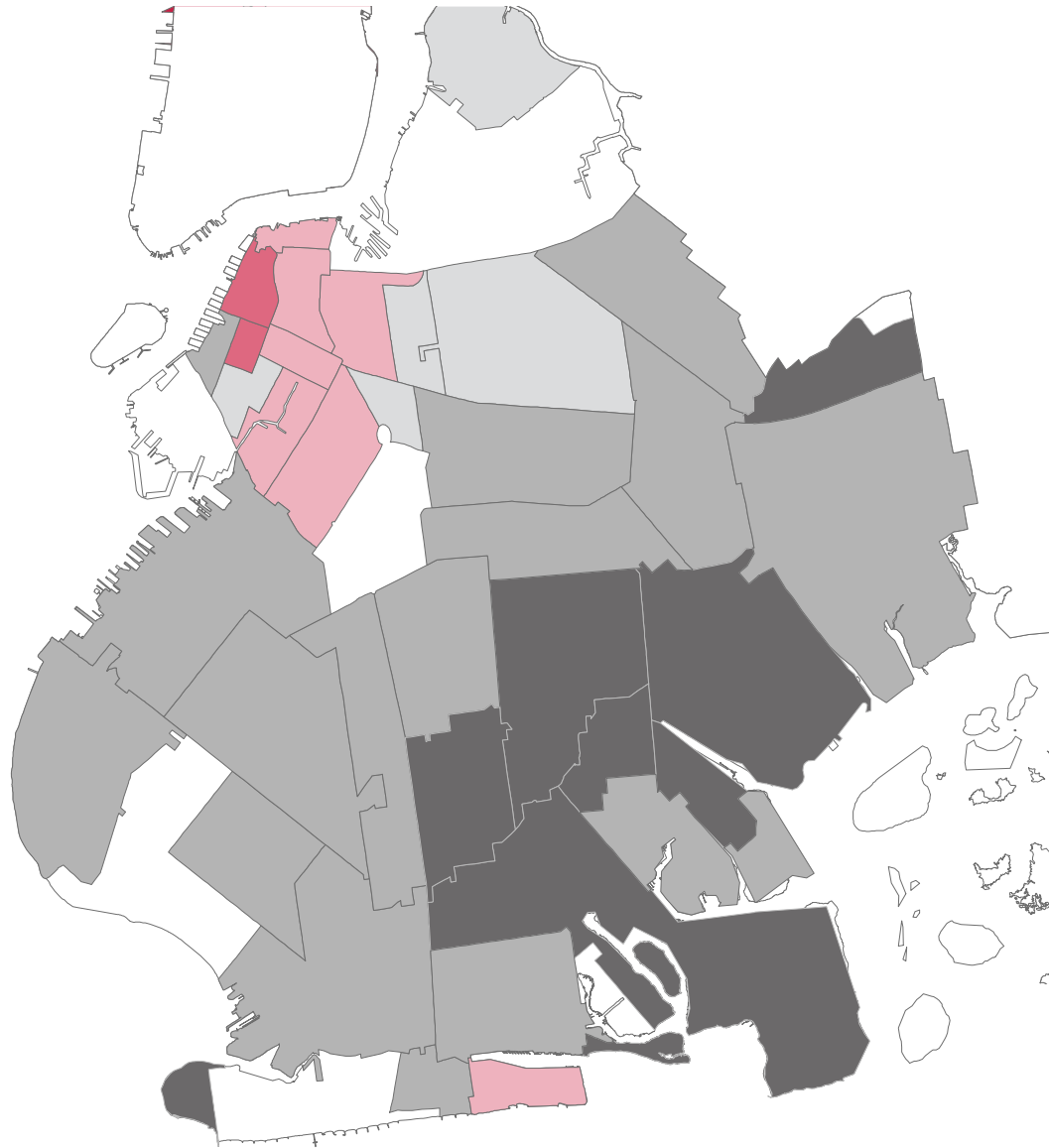
# Brooklyn: In-Contract 1-3 Family Homes

LEGEND

**Brooklyn:**  
In-Contract 1-3 Family Homes

Average Price by Price Bracket

- <\$500K
- \$500K - \$1M
- \$1M - \$2M
- \$2M - \$3M
- \$3M - \$5M
- \$5M - \$10M
- \$10M - \$15M
- \$15M+



# Brooklyn: 1-3 Family Home Closings

## Key Takeaways

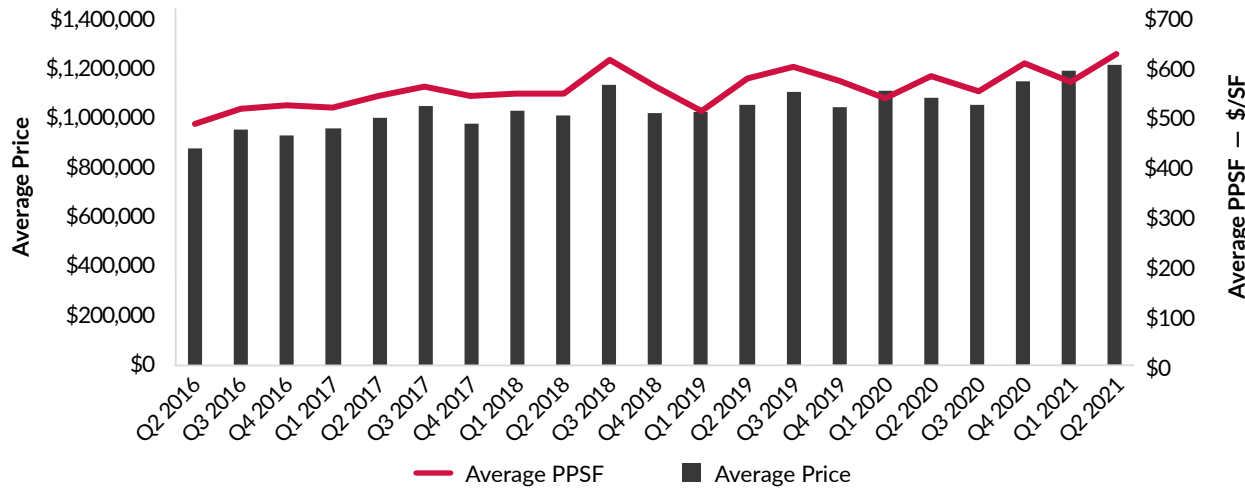
- Homes sold in Brooklyn: 1,658 one-to-three family homes, a 60% increase from Q2 2020
- Total Consideration: \$2.1 Billion, an 80% jump from Q2 2020
- Average sales price: \$1.25 Million, up by 12.5% year-over year
- Largest price bracket as share of Closings: \$500,000 to \$1 Million at 48.1%
- Largest price bracket by Dollar Volume: \$1 Million to \$2 Million at 37.1%
- Neighborhood with notable change in one-to-three family consideration: Park Slope with a year-on-year increase of 116.4% from \$63.7 Million to \$137.9 Million
- Neighborhood with notable change in one-to-three family transactions: East Flatbush with a year-on-year increase of 49.1% from 59 to 88 transactions
- Neighborhood with notable change in one-to-three family average sales price: Park Slope with a year-on-year decrease of 14.3% from \$3.36 Million to \$2.87 Million

## Brooklyn: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	1,658	1,524	1,038	9%	60%
<b>Consideration</b>	\$2,076,016,305	\$1,866,347,634	\$1,153,768,164	11%	80%
<b>Average Price</b>	\$1,252,121	\$1,224,638	\$1,111,530	2%	13%
<b>Median Price</b>	\$980,000	\$985,000	\$922,500	-1%	6%
<b>Average SF</b>	1,915	2,090	1,836	-8%	4%
<b>Median SF</b>	1,800	2,000	1,710	-10%	5%
<b>Average PPSF</b>	\$650	\$588	\$601	11%	8%

# Brooklyn: 1-3 Family Home Closings

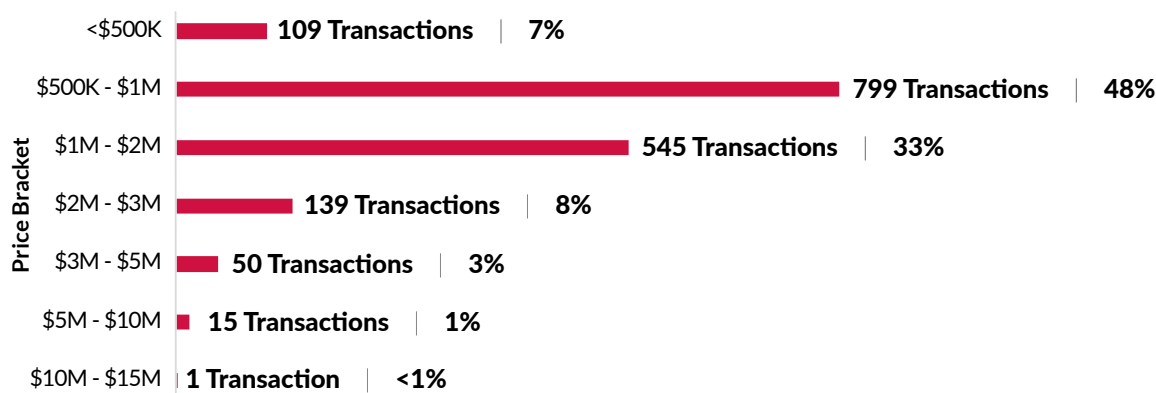
**Brooklyn: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Brooklyn: 1-3 Family Home Closing**  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$40,702,618	2%
\$500K-\$1M	\$621,451,749	30%
\$1M-\$2M	\$770,975,717	37%
\$2M-\$3M	\$340,263,647	16%
\$3M-\$5M	\$190,741,999	9%
\$5M-\$10M	\$99,880,575	5%
\$10M+	\$12,000,000	1%
<b>ALL</b>	<b>\$2,076,551,205</b>	<b>100%</b>

**Brooklyn: 1-3 Family Home Closings**  
# of Units | Price Bracket



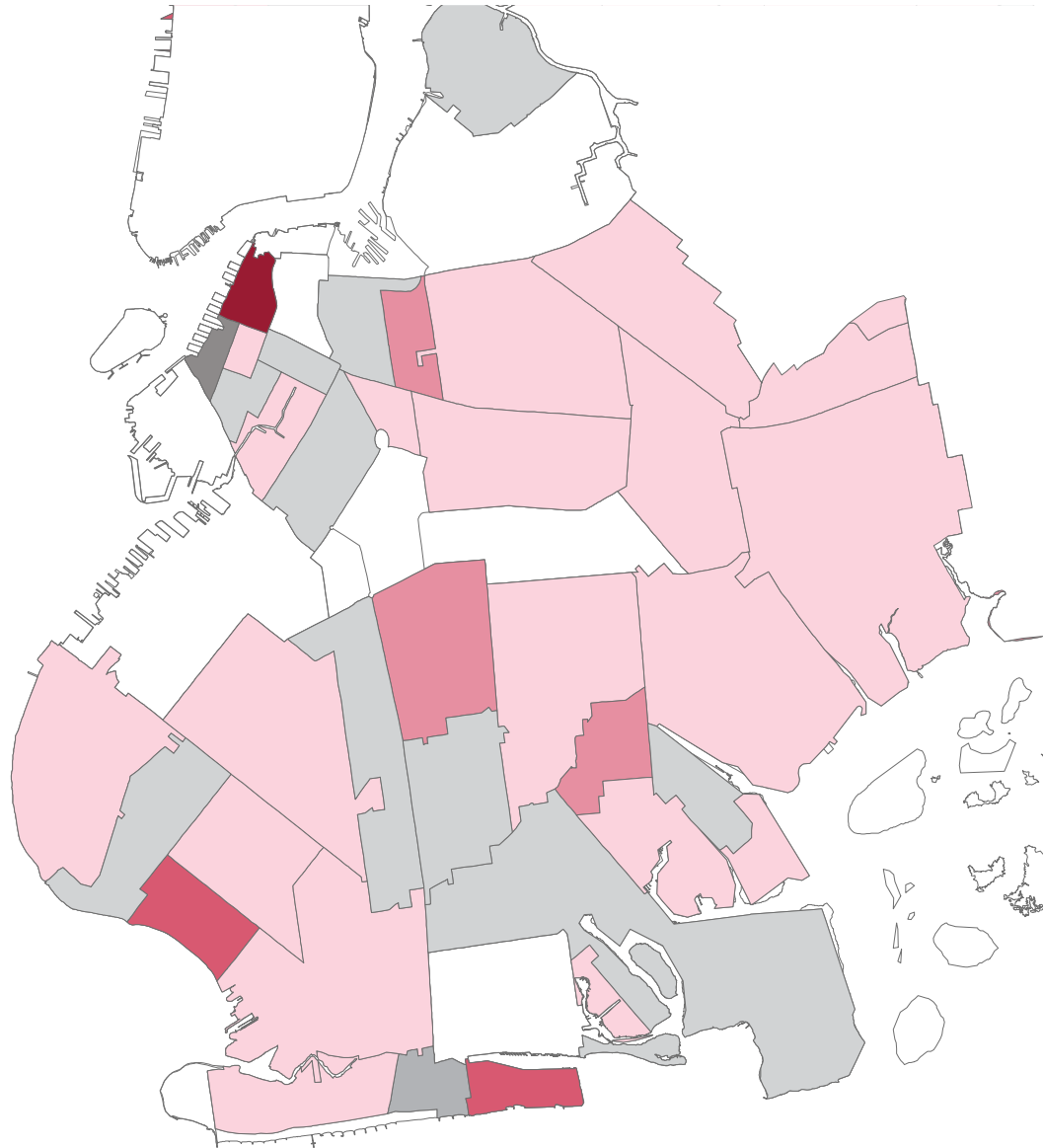
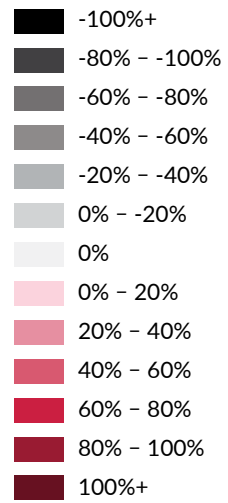


# Brooklyn: 1-3 Family Home Closings

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**Brooklyn:**  
1-3 Family Home Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Bronx: Condo Closings

## Key Takeaways

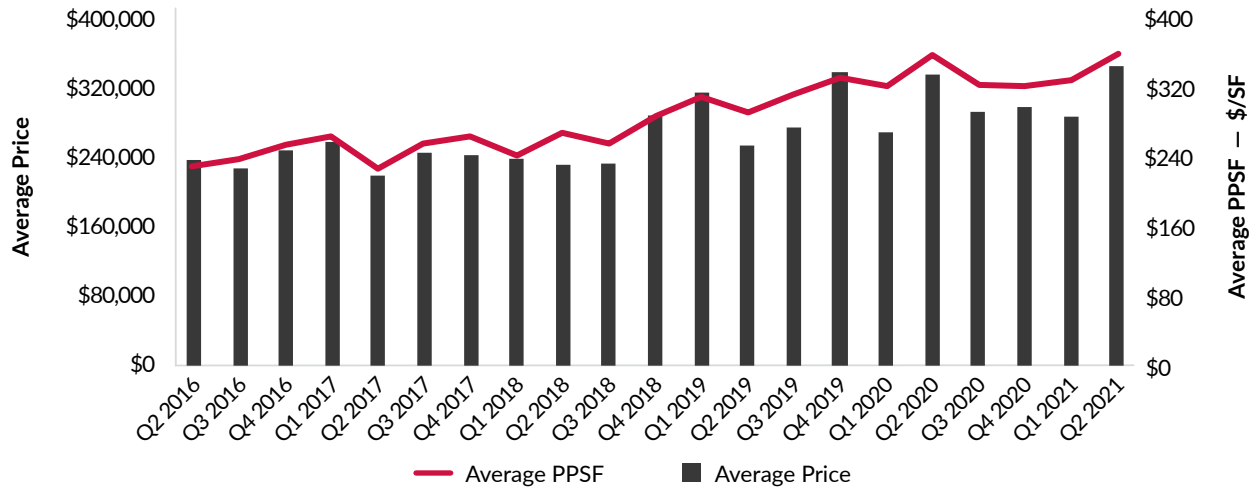
- Units Sold in Bronx: 92 condos, nearly doubling (up by 95.7%) from 47 in Q2 2020
- Total Consideration: \$32 Million, doubling (up by 101.3%) from \$15.9 Million in Q2 2020
- Average sales price: \$347,311 up by 2.8% year-over-year
- Greatest share of listings: 1-BR units at 42.4%
- Greatest share of listings by dollar volume: 2-BR units at 35.3% of closings
- Largest price bracket as share of Closings: \$500,000 and below with 82.6%
- Largest price bracket by Dollar Volume: \$500,000 and below with 63.4%
- Neighborhood with notable change in condo consideration: Parkchester / Westchester Square / Castle Hill / Soundview with a 65.6% year-on-year increase from \$7.2 Million to \$11.9 Million
- Neighborhood with notable change in condo transactions: City Island/ Pelham Bay/Country Club with a 195.6% year-on-year spike from 5 to 16 transactions
- Neighborhood with notable change in condo average sales price: Parkchester / Westchester Square / Castle Hill / Soundview with a 7.7% year-on-year decline from \$247,536 to \$228,566

## Bronx: Condo Closings

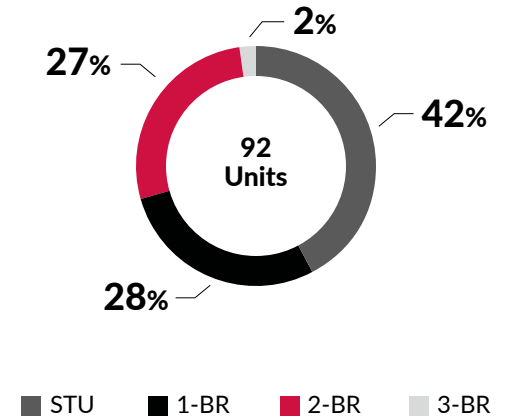
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	92	88	47	5%	96%
<b>Consideration</b>	\$31,952,602	\$25,442,141	\$15,873,216	26%	101%
<b>Average Price</b>	\$347,311	\$289,115	\$337,728	20%	3%
<b>Median Price</b>	\$275,000	\$233,500	\$255,000	18%	8%
<b>Average SF</b>	959	872	937	10%	2%
<b>Median SF</b>	833	829	829	0%	0%
<b>Average PPSF</b>	\$362	\$331	\$360	9%	0%

# Bronx: Condo Closings

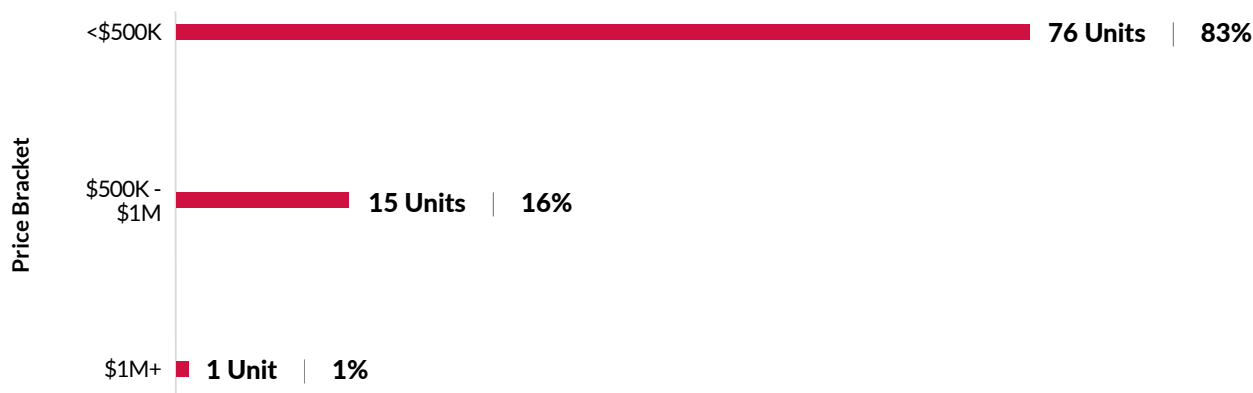
**Bronx: Condo Closings**  
Historical Average Price/Average PPSF



**Bronx: Condo Closings**  
% of Units | Bedroom Type



**Bronx: Condo Closings**  
# of Units | Price Bracket



**Bronx: Condo Closings**  
Total Consideration | Bedroom Type

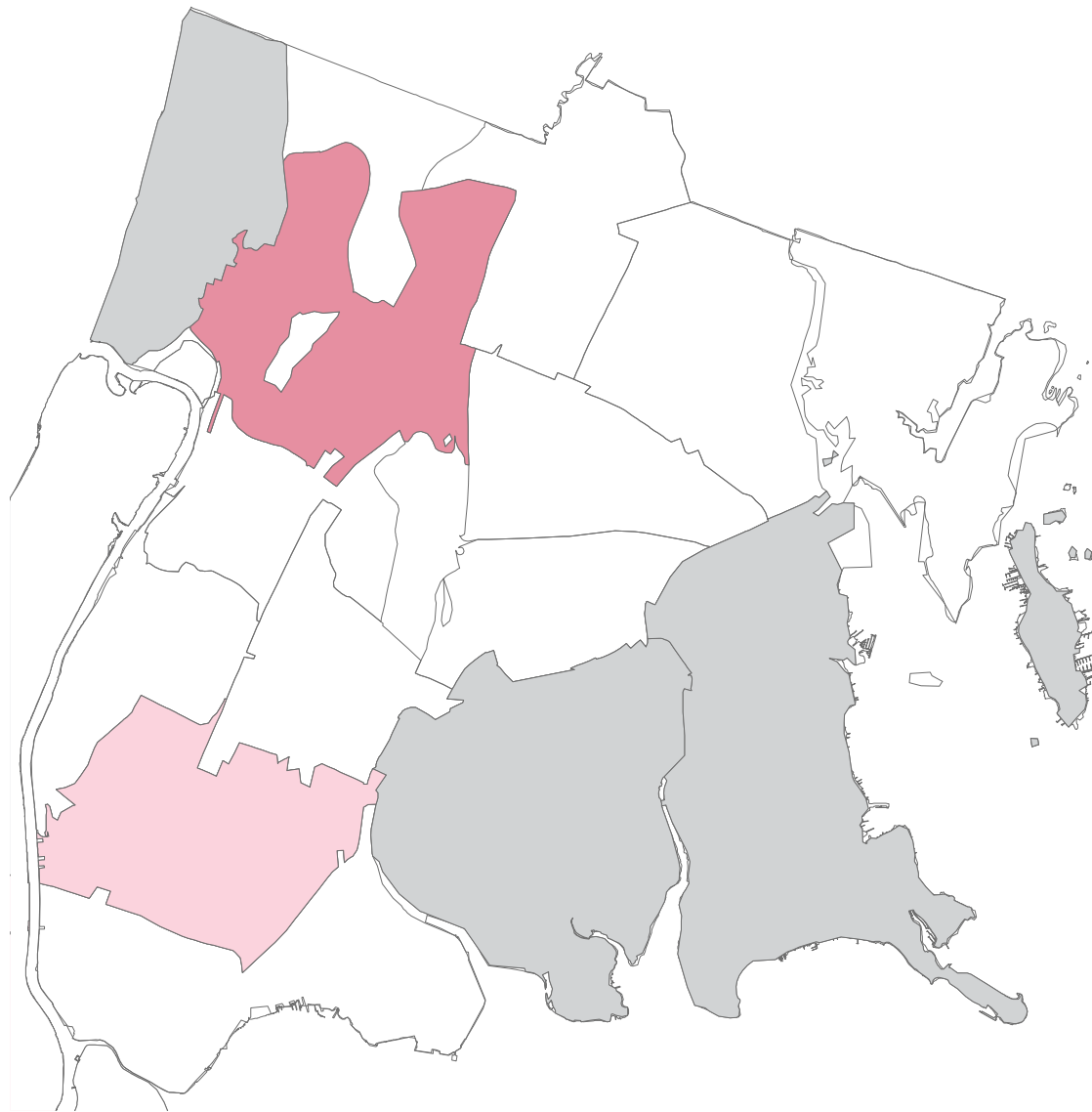
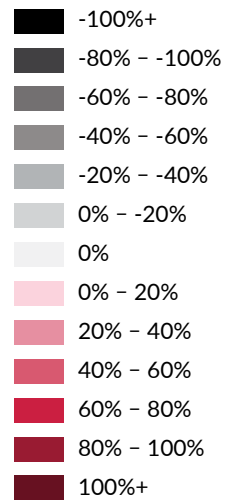
	Consideration	% of Consideration
STU	\$8,922,652	28%
1-BR	\$9,407,625	29%
2-BR	\$11,262,325	35%
3-BR	\$2,360,000	7%
<b>ALL</b>	<b>\$31,952,602</b>	<b>100%</b>

# Bronx: Condo Closings

LEGEND

**Bronx:**  
Condo Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Bronx: Co-op Closings

## Key Takeaways

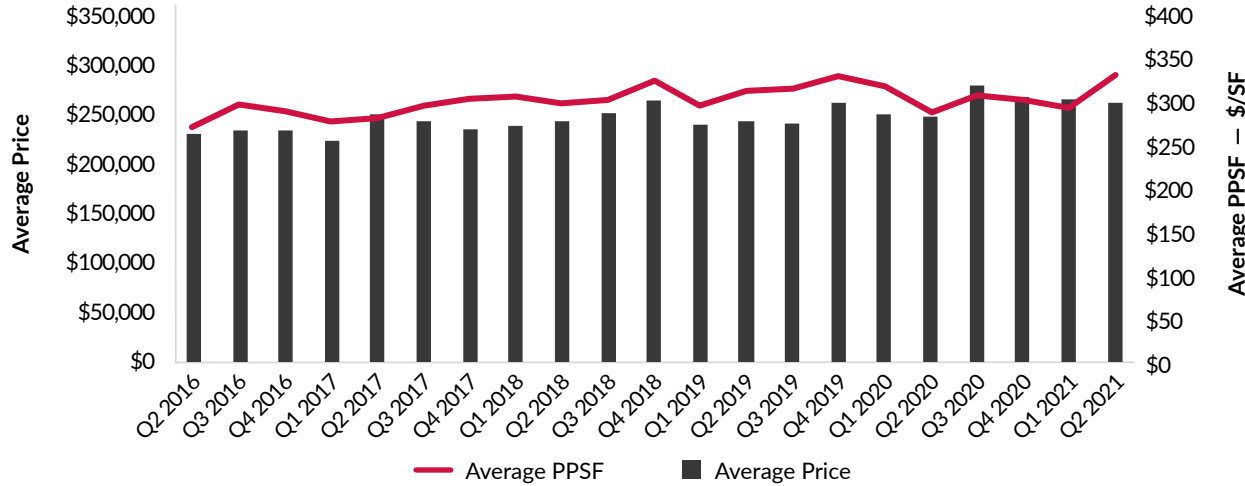
- Units Sold in Bronx: 187 co-ops, doubling (up by 139.7%) from 78 in Q2 2020
- Total Consideration: \$50.1 Million, more than doubling (up by 152.9%) from \$19.8 Million in Q2 2020
- Average sales price: \$268,129 up by 5.5% year-over-year
- Greatest share of closings: 1-BR units at 44.3%
- Greatest share of closings by dollar volume: 2-BR units at 40.1% of closings
- Largest price bracket as share of Closings: \$500,000 and below with 93.1%
- Largest price bracket by Dollar Volume: \$500,000 and below with 83.2%
- Neighborhood with notable change in co-op consideration: Riverdale/Fieldston with a 257.9% spike from \$9.7 Million to \$34.9 Million
- Neighborhood with notable change in co-op transactions: Riverdale/Fieldston with 263.3% year-on-year jump from 30 to 109 transactions
- Neighborhood with notable change in co-op average sales price: Melrose/Morrisania with a 20.0% year-on-year decrease from \$290,536 to \$232,251

## Bronx: Co-op Closings

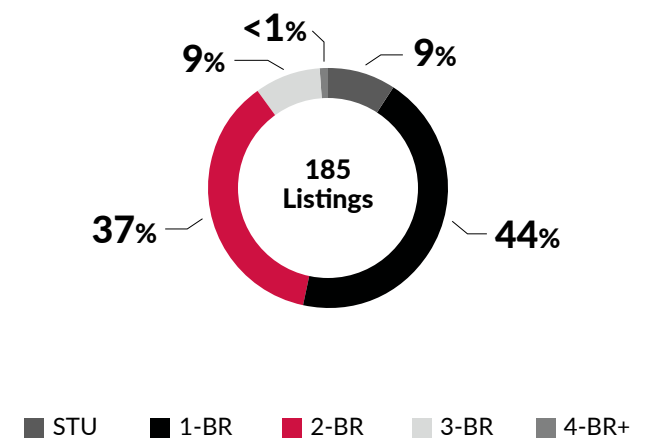
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	187	168	78	11%	140%
<b>Consideration</b>	\$50,140,167	\$45,649,900	\$19,826,774	10%	153%
<b>Average Price</b>	\$268,129	\$271,726	\$254,189	-1%	5%
<b>Median Price</b>	\$240,000	\$245,321	\$228,500	-2%	5%
<b>Average SF</b>	793	902	2,221	-12%	-64%
<b>Median SF</b>	737	848	800	-13%	-8%
<b>Average PPSF</b>	\$341	\$301	\$295	13%	16%

# Bronx: Co-op Closings

**Bronx: Co-op Closings**  
Historical Average Price/Average PPSF



**Bronx: Co-op Closings**  
% of Units | Bedroom Type



**Bronx: Co-op Closings**  
# of Units | Price Bracket



**Bronx: Co-op Closings**  
Total Consideration | Bedroom Type

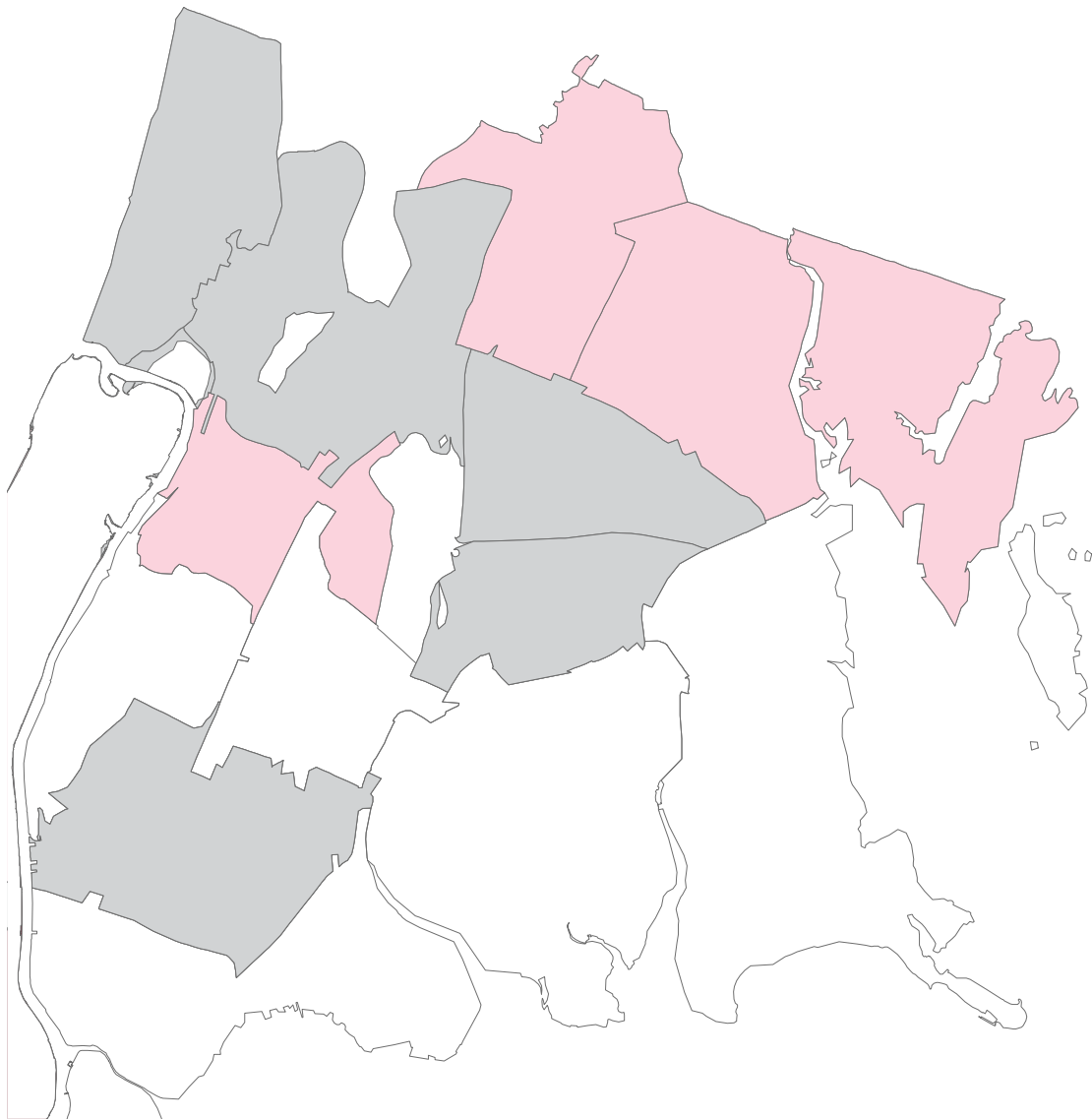
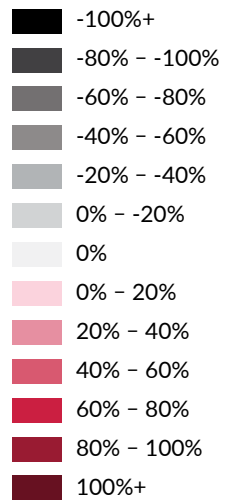
	Consideration	% of Consideration
STU	\$2,819,416	6%
1-BR	\$17,691,551	36%
2-BR	\$19,813,425	40%
3-BR	\$8,114,775	16%
4-BR+	\$865,000	2%
<b>ALL</b>	<b>\$49,304,167</b>	<b>100%</b>

# Bronx: Co-op Closings

LEGEND

**Bronx:**  
Co-op Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Bronx: 1-3 Family Home Closings

## Key Takeaways

- Units Sold in Bronx: 626 one-to-three-family homes, increasing by 32.7% from 474 in in Q2 2020
- Total Consideration: \$424.2 Million, up by 43.1% from \$297 Million in Q2 2020
- Average sales price: \$677,657 up by 7.9% year-over-year
- Largest price bracket as share of Closings: \$500,000 to \$1 Million with 73.5%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million with 76.3%
- Neighborhood with notable change in 1-3 family home consideration: City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville with a 44.6% year-on-year jump from \$64.5 Million to \$93.9 Million
- Neighborhood with notable change in 1-3 family home transactions: Parkchester/Westchester Square with an 104% year-on-year jump from 49 to 100 transactions
- Neighborhood with notable change in condo average sales price: Riverdale/ Fieldston with a 13.4% year-on-year increased from \$1.1 Million to \$1.3 Million

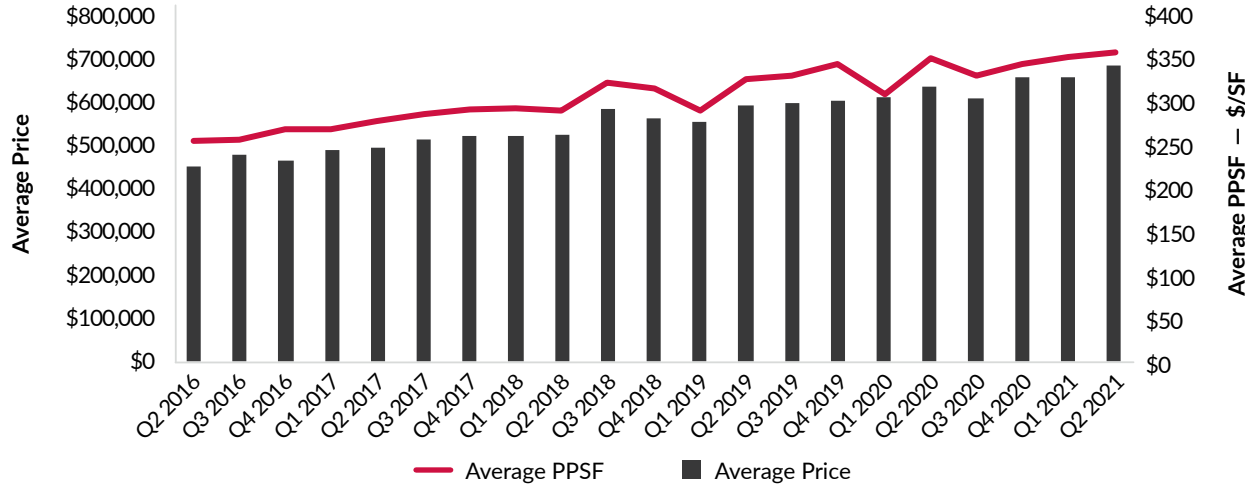
## Bronx: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
Transactions	626	649	474	-4%	32%
Consideration	\$424,213,214	\$421,140,766	\$297,046,613	1%	43%
Average Price	\$677,657	\$648,907	\$626,681	4%	8%
Median Price	\$650,000	\$629,000	\$600,000	3%	8%
Average SF	1,889	1,867	1,813	1%	4%
Median SF	1,818	1,716	1,731	6%	5%
Average PPSF	\$356	\$348	\$346	2%	3%



# Bronx: 1-3 Family Home Closings

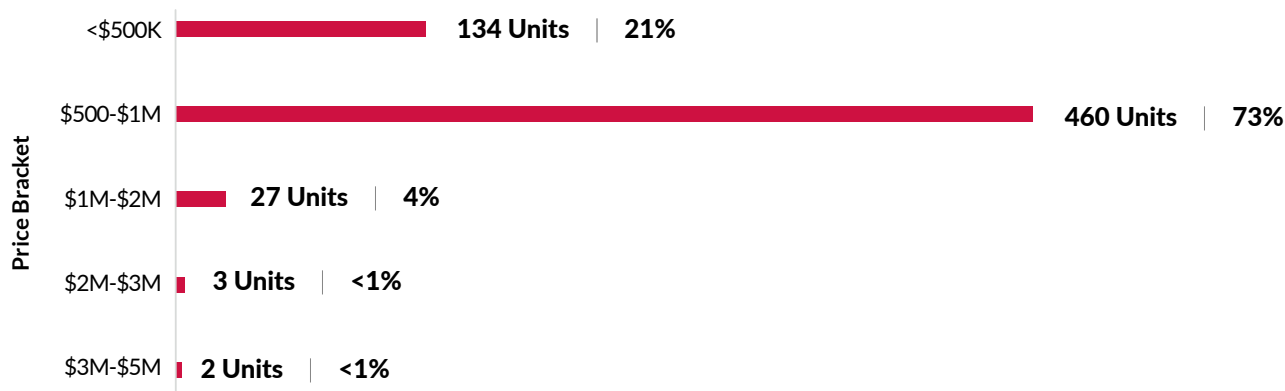
**Bronx: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Bronx: 1-3 Family Home Closings**  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$52,028,653	12%
\$500K-\$1M	\$323,570,930	76%
\$1M-\$2M	\$33,546,131	8%
\$2M-\$3M	\$6,767,500	2%
\$3M-\$5M	\$8,300,000	2%
<b>ALL</b>	<b>\$424,213,214</b>	<b>100%</b>

**Bronx: 1-3 Family Home Closings**  
# of Units | Price Bracket

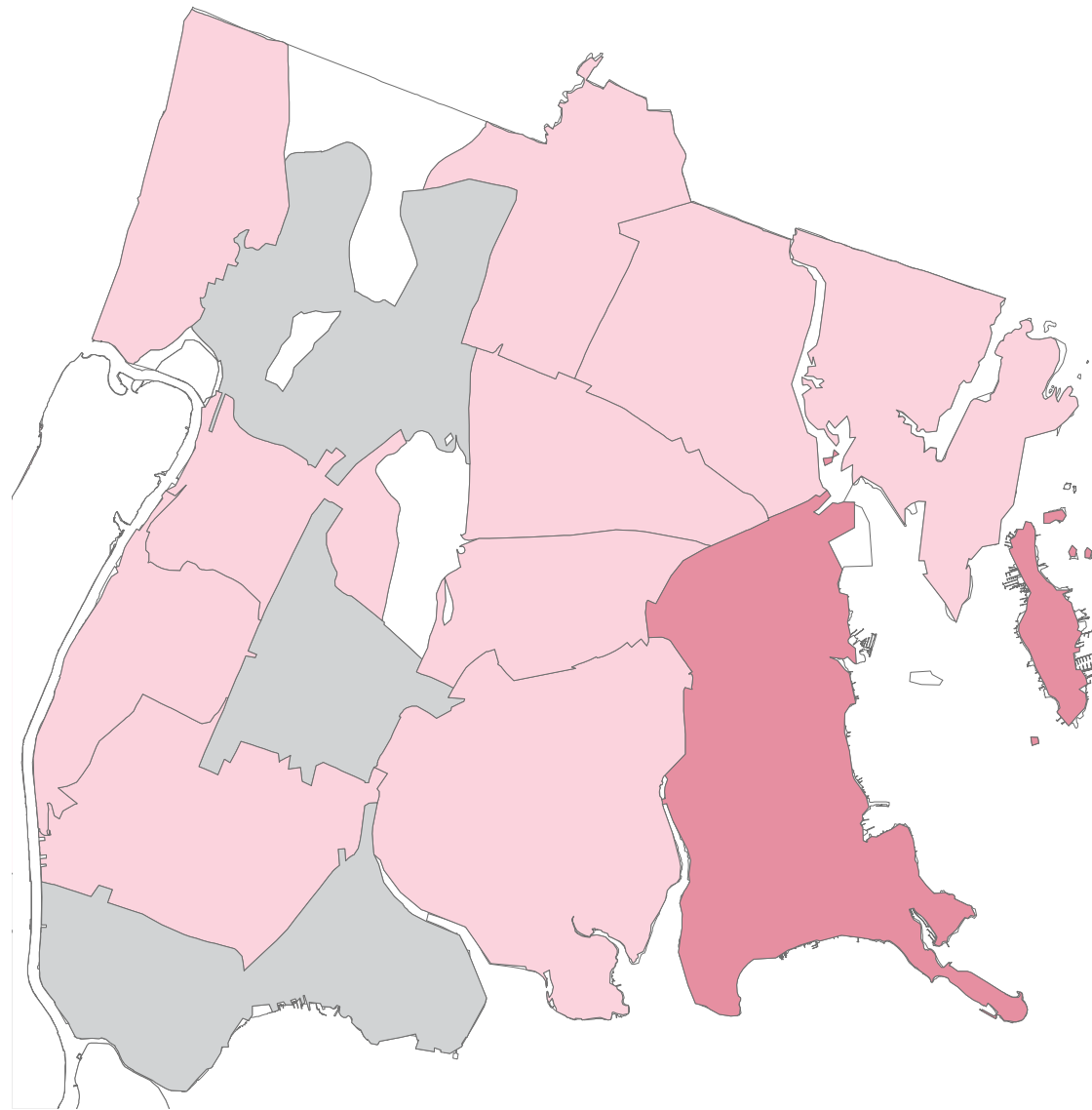
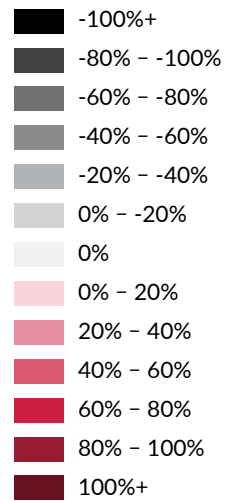


# Bronx: 1-3 Family Home Closings

LEGEND

**Bronx:**  
1-3 Family Home Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Queens: Condo Closings

## Key Takeaways

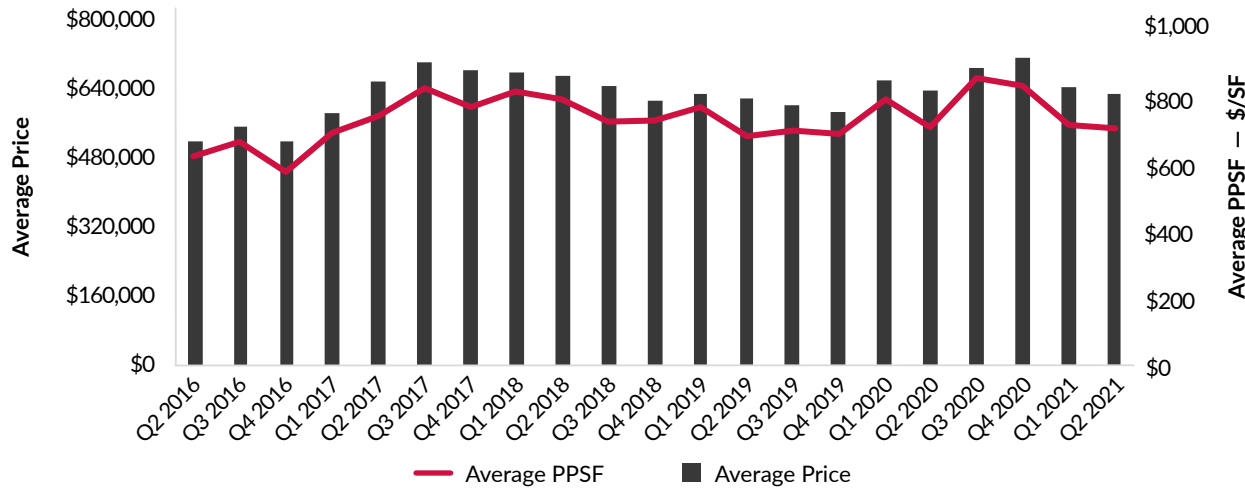
- Units Sold in Queens: 403 condos, more than doubling (up by 142.8%) from Q2 2020
- Total Consideration: \$261.3 Million, up by 140.4% from \$108.1 Million in Q2 2020
- Average sales price: \$648,492 down by 1.0% year-on-year
- Greatest share of listings: 1-BR units at 42.5%
- Greatest share of listings by dollar volume: 2-BR units at 41.1% of closings.
- Largest price bracket as share of Closings: \$500,000 to \$1 Million with 51.4%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million with 55.5%
- Neighborhood with notable change in condo consideration: Flushing with a 118.0% year-on-year jump from \$31.5 Million to \$68.6 Million
- Neighborhood with notable change in condo transactions: Long Island City with a 350% year-on-year spike from 18 to 81 transactions
- Neighborhood with notable change in condo average sales price: Jackson Heights/Elmhurst with a year-on-year decrease of 12.5% from \$545,720 to \$477,556

## Queens: Condo Closings

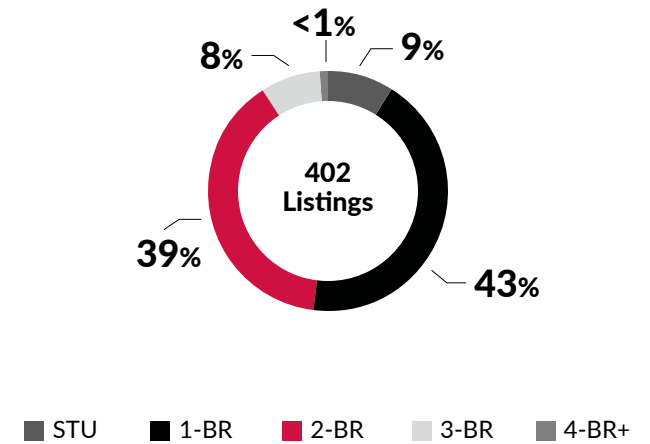
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	403	288	166	40%	143%
<b>Consideration</b>	\$261,342,463	\$190,738,923	\$108,715,874	37%	140%
<b>Average Price</b>	\$648,492	\$662,288	\$654,915	-2%	-1%
<b>Median Price</b>	\$568,000	\$580,000	\$597,944	-2%	-5%
<b>Average SF</b>	917	924	922	-1%	-1%
<b>Median SF</b>	830	825	817	1%	2%
<b>Average PPSF</b>	\$707	\$717	\$710	-1%	0%

# Queens: Condo Closings

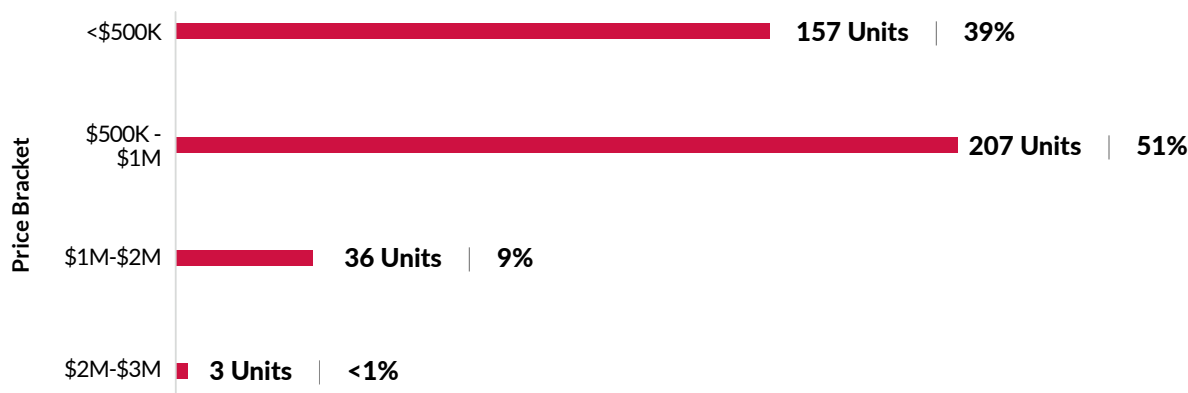
**Queens: Condo Closings**  
Historical Average Price/Average PPSF



**Queens: Condo Closings**  
% of Units | Bedroom Type



**Queens: Condo Closings**  
# of Units | Price Bracket



**Queens: Condo Closings**  
Total Consideration | Bedroom Type

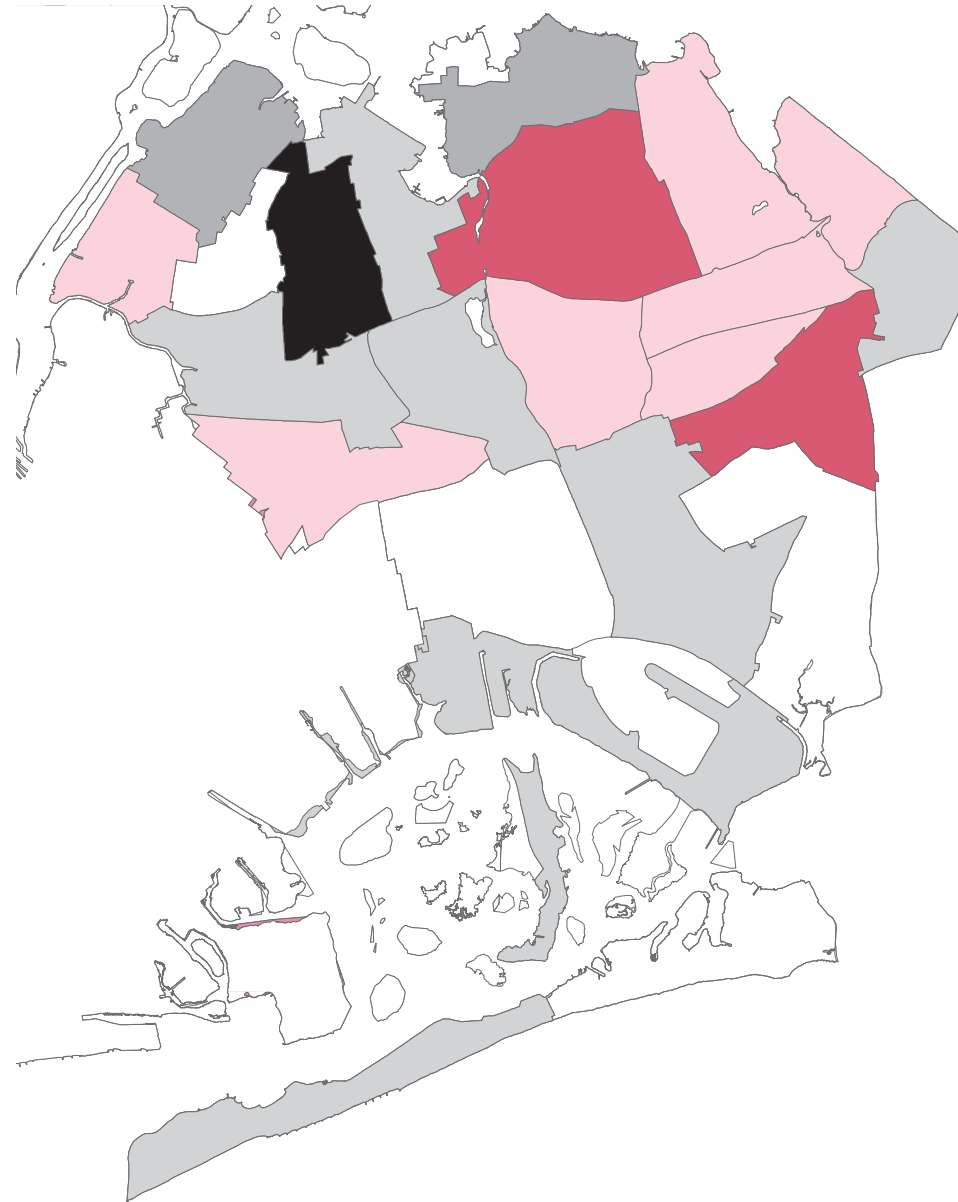
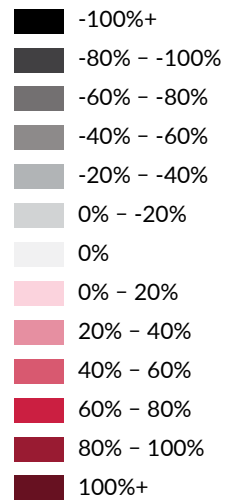
	Consideration	% of Consideration
STU	\$17,975,446	7%
1-BR	\$102,099,195	39%
2-BR	\$107,015,584	41%
3-BR	\$32,744,238	13%
4-BR+	\$793,000	0%
<b>ALL</b>	<b>\$260,627,463</b>	<b>100%</b>

# Queens: Condo Closings

LEGEND

**Queens:  
Condo Closings**

By  $\Delta\%$  in Average Price from Q2 2020



# Queens: Co-op Closings

## Key Takeaways

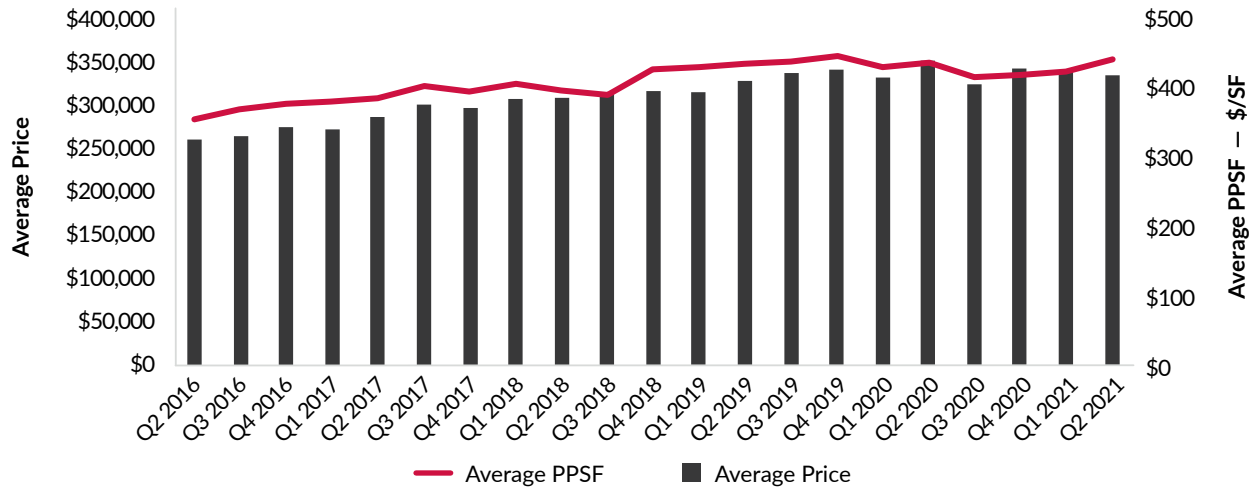
- Units Sold in Queens: 849 co-ops, more than doubling (up by 155%) from Q2 2020
- Total Consideration: \$286.3 Million, up by 142.5% from \$118.1 Million in Q2 2020
- Average sales price: \$337,307 down by 4.9% year-on-year
- Greatest share of closings: 1-BR units at 48.5%
- Greatest share of listings by dollar volume: 1-BR units at 41.4% of closings
- Largest price bracket as share of Closings: Under \$500,000 with 89.1%
- Largest price bracket by Dollar Volume: Under \$500,000 with 79.2%
- Neighborhood with notable change in co-op consideration: Rego Park/ Forest Hills/ Kew Gardens with a 74.5% year-on-year jump from \$35.7 Million to \$62.3 Million
- Neighborhood with notable change in condo transactions: Sunnyside/Woodside with a 130.4% jump from 23 to 53 transactions
- Neighborhood with notable change in condo average sales price: Flushing with a 5.6% decrease from \$333,794 to \$315,067

## Queens: Co-op Closings

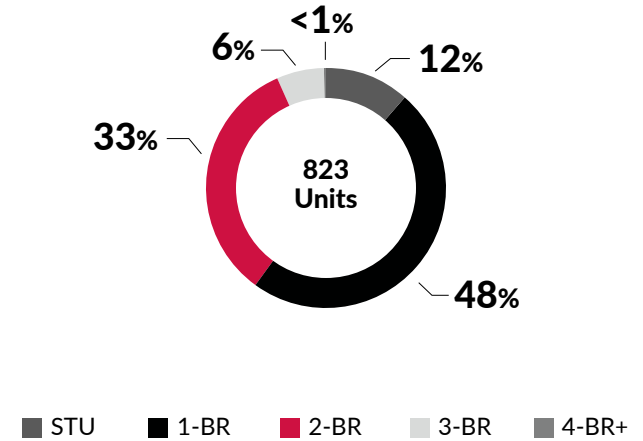
	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	849	751	333	13%	155%
<b>Consideration</b>	\$286,373,907	\$257,349,811	\$118,088,775	11%	143%
<b>Average Price</b>	\$337,307	\$342,676	\$354,621	-2%	-5%
<b>Median Price</b>	\$310,000	\$312,500	\$325,000	-1%	-5%
<b>Average SF</b>	751	804	802	-7%	-6%
<b>Median SF</b>	735	766	787	-4%	-7%
<b>Average PPSF</b>	\$445	\$427	\$440	4%	1%

# Queens: Co-op Closings

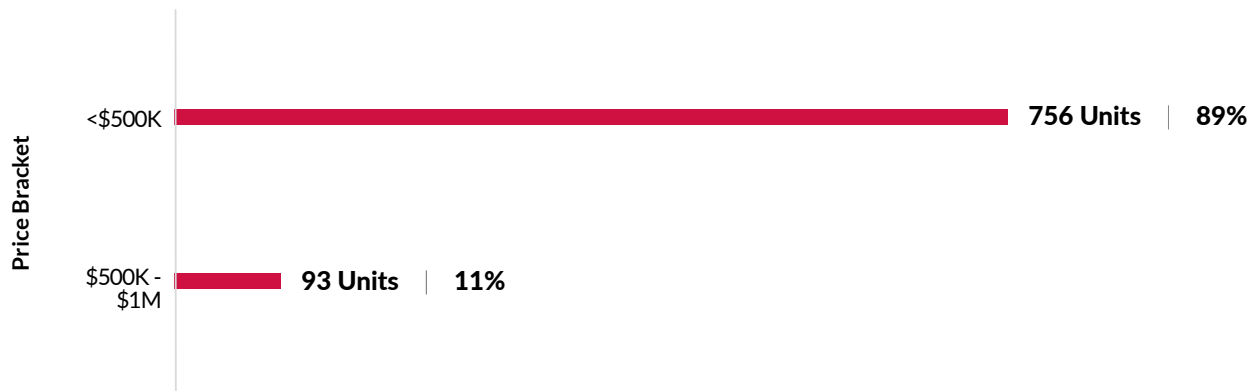
**Queens: Co-op Closings**  
Historical Average Price/Average PPSF



**Queens: Co-op Closings**  
% of Units | Bedroom Type



**Queens: Co-op Closings**  
# of Units | Price Bracket



**Queens: Co-op Closings**  
Total Consideration | Bedroom Type

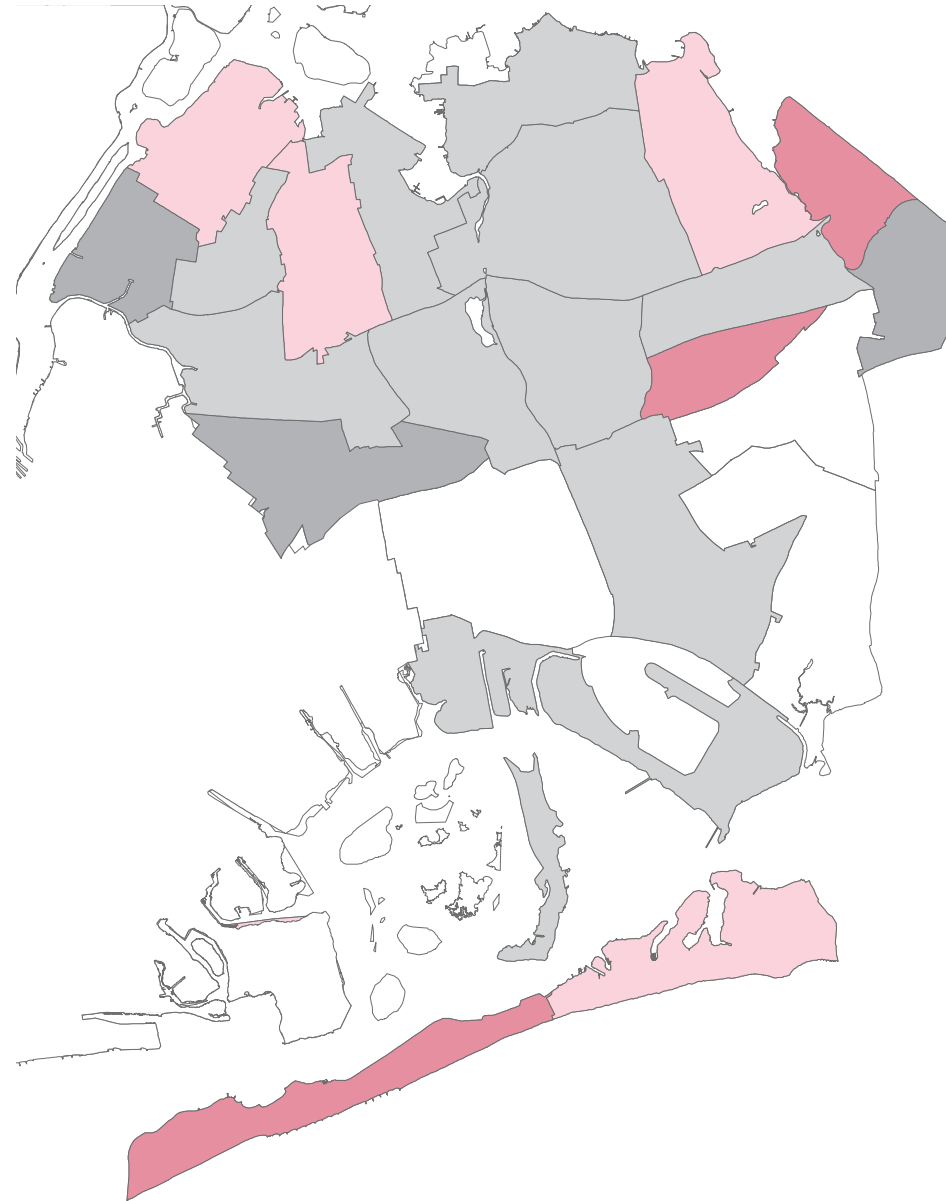
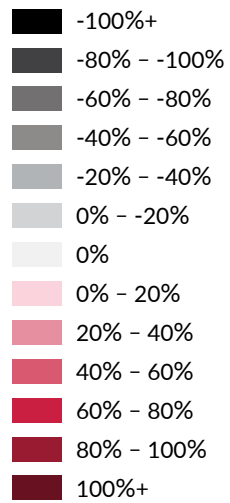
	Consideration	% of Consideration
STU	\$25,888,748	9%
1-BR	\$114,858,259	41%
2-BR	\$107,291,377	39%
3-BR	\$27,758,606	10%
4-BR	\$985,000	0%
5-BR+	\$410,027	0%
<b>ALL</b>	<b>\$277,192,017</b>	<b>100%</b>

# Queens: Co-op Closings

LEGEND

**Queens:**  
Co-op Closings

By  $\Delta$ % in Average Price from Q2 2020





# Queens: 1-3 Family Home Closings

## Key Takeaways

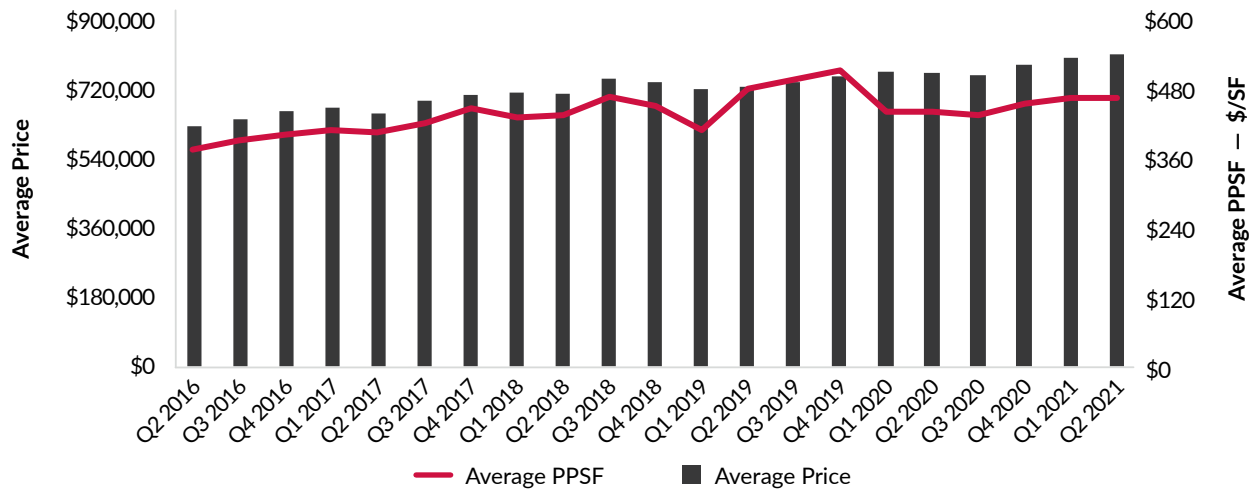
- Homes Sold in Queens: 2,212 one-to-three-family homes, increasing by 53.4% from 1,443 in in Q2 2020
- Total Consideration: \$1.8 Billion, up by 63.7% from \$1.1 Billion in Q2 2020
- Average sales price: \$819,004 up by 6.7% year-over-year
- Largest price bracket as share of Closings: \$500,000 to \$1 Million with 70.4%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million with 65.2%
- Neighborhood with notable change in 1-3 family home consideration: Laurelton/Cambria Heights/St. Albans/Rosedale with a 45.9% year-on-year increase from \$103.5 Million to \$151 Million
- Neighborhood with notable change in 1-3 family home transactions: Queens Village/Hollis with a 114.3% year-on-year spike from 77 to 160
- Neighborhood with notable change in 1-3 family home average sales price: Howard Beach/Broad Channel with a 28.4% year-on-year increase from \$560,509 to \$719,420

## Queens: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	2,212	2,248	1,443	-2%	53%
<b>Consideration</b>	\$1,811,637,388	\$1,817,847,087	\$1,106,932,475	0%	64%
<b>Average Price</b>	\$819,004	\$808,651	\$767,105	1%	7%
<b>Median Price</b>	\$780,000	\$765,000	\$709,500	2%	10%
<b>Average SF</b>	1,755	1,723	1,768	2%	-1%
<b>Median SF</b>	1,638	1,560	1,680	5%	-3%
<b>Average PPSF</b>	\$470	\$470	\$444	0%	6%

# Queens: 1-3 Family Home Closings

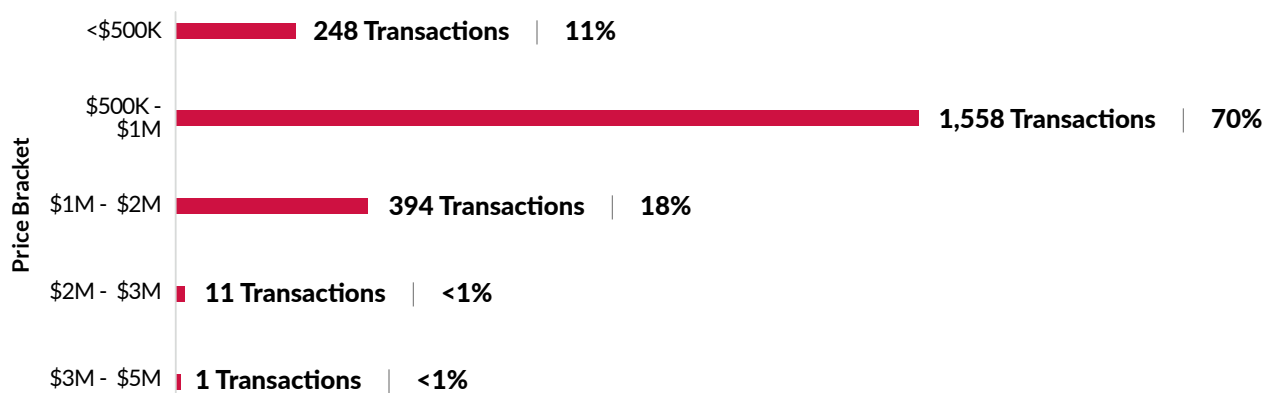
**Queens: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Queens: 1-3 Family Home Closings**  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$93,597,681	5%
\$500K-\$1M	\$1,181,677,305	65%
\$1M-\$2M	\$508,679,989	28%
\$2M-\$3M	\$24,382,413	1%
\$3M-\$5M	\$3,300,000	0%
<b>ALL</b>	<b>\$1,811,637,388</b>	<b>100%</b>

**Queens: 1-3 Family Home Closings**  
# of Units | Price Bracket

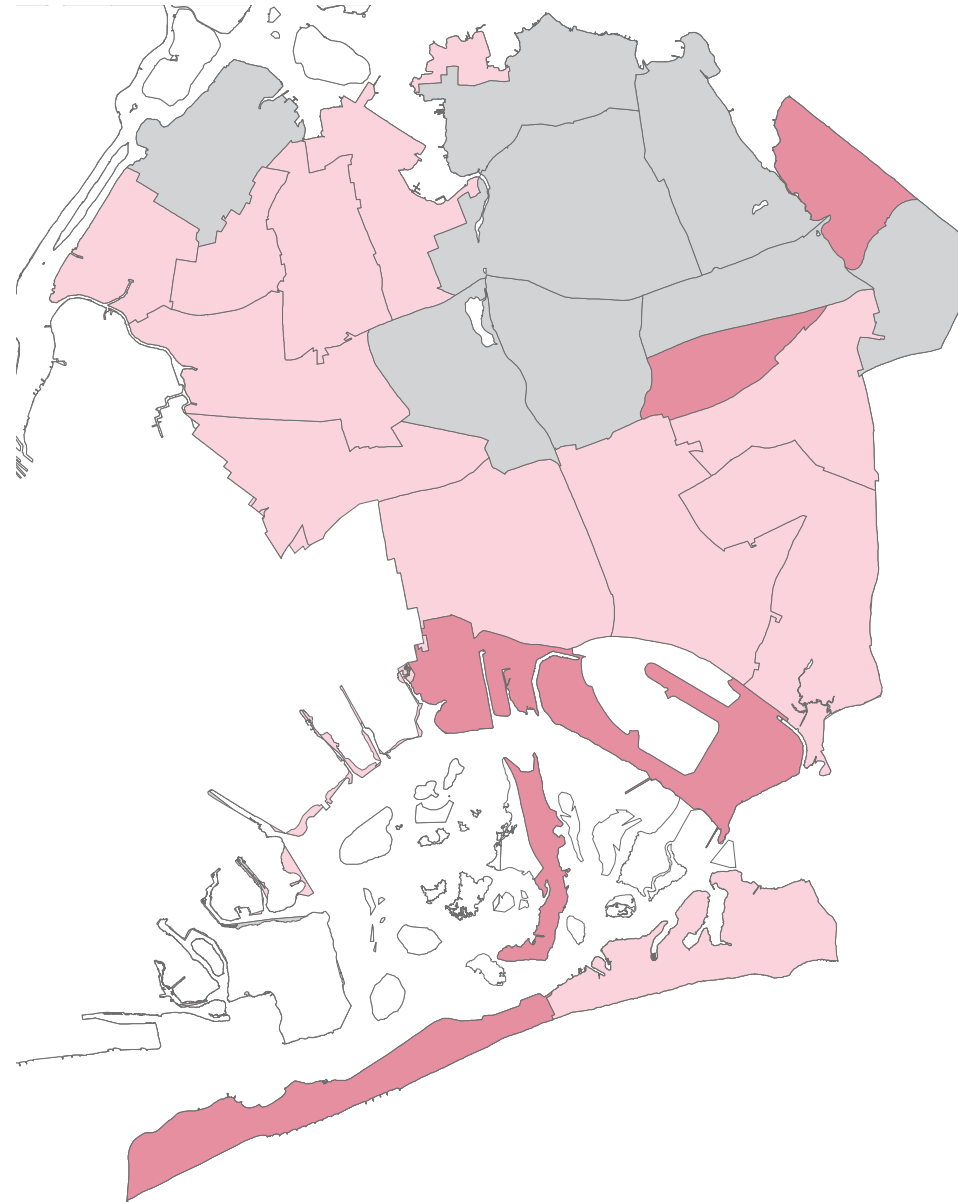
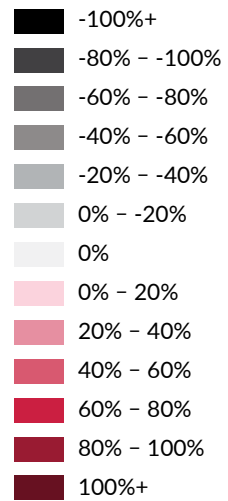


# Queens: 1-3 Family Home Closings

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**Queens:**  
1-3 Family Home Closings

By  $\Delta\%$  in Average Price from Q2 2020



# Staten Island: 1-3 Family Home Closings

## Key Takeaways

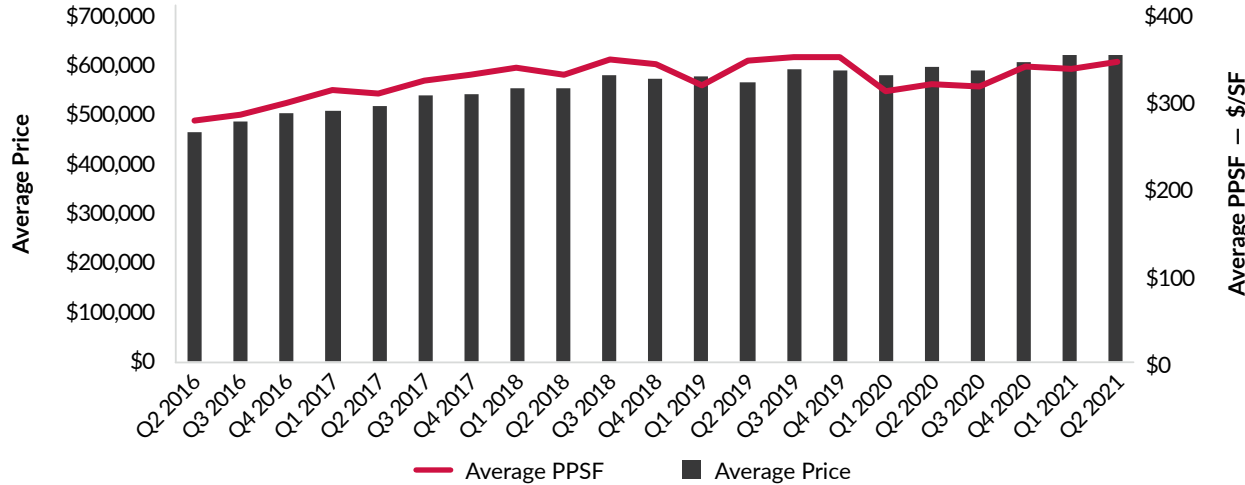
- Homes Sold in Staten Island: 1,797 one-to-three-family homes, increasing by 85.1% from 973 in Q2 2020
- Total Consideration: \$1.1 Billion, up by 92.8% from \$590 Million in Q2 2020
- Average sales price: \$633,322 up by 4.2% year-over-year
- Largest price bracket as share of Closings: \$500,000 to \$1 Million with 66.6%
- Largest price bracket by Dollar Volume: \$500,000 to \$1 Million with 71.1%
- Neighborhood with notable change in one-to-three family consideration: Tottenville with a 146.2% year-on-year jump from \$27.4 Million to \$67.4 Million
- Neighborhood with notable change in one-to-three family transactions: Princes Bay with a 171.4% year-on-year spike from 21 to 57 transactions
- Neighborhood with notable change in one-to-three family average sales price: Annadale with a 23% year-on-year increase year-on-year from \$658,067 to \$809,517

## Staten Island: 1-3 Family Home Closings

	Q2 2021	Q1 2021	Q2 2020	%Δ Q1 2021	%Δ Q2 2020
<b>Transactions</b>	1,797	1,076	973	67%	85%
<b>Consideration</b>	\$1,138,080,435	\$680,478,700	\$590,803,777	67%	93%
<b>Average Price</b>	\$633,322	\$632,415	\$607,198	0%	4%
<b>Median Price</b>	\$595,000	\$588,550	\$568,000	1%	5%
<b>Average SF</b>	1,865	1,828	1,846	2%	1%
<b>Median SF</b>	1,575	1,560	1,600	1%	-2%
<b>Average PPSF</b>	\$353	\$346	\$327	2%	8%

# Staten Island: 1-3 Family Home Closings

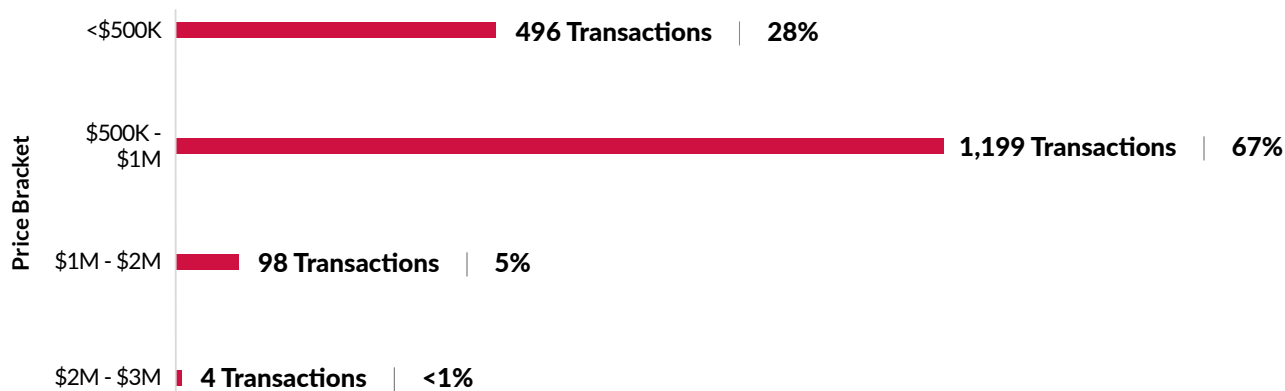
**Staten Island: 1-3 Family Home Closings**  
Historical Average Price/Average PPSF



**Staten Island: 1-3 Family Home Closings**  
Total Consideration | Price Bracket

	Consideration	% of Consideration
<\$500K	\$198,309,863	17%
\$500K-\$1M	\$808,774,898	71%
\$1M-\$2M	\$121,120,674	11%
\$2M-\$3M	\$9,875,000	1%
\$3M+	\$3,300,000	0%
<b>ALL</b>	<b>\$1,141,380,435</b>	<b>100%</b>

**Staten Island: 1-3 Family Home Closings**  
# of Units | Price Bracket

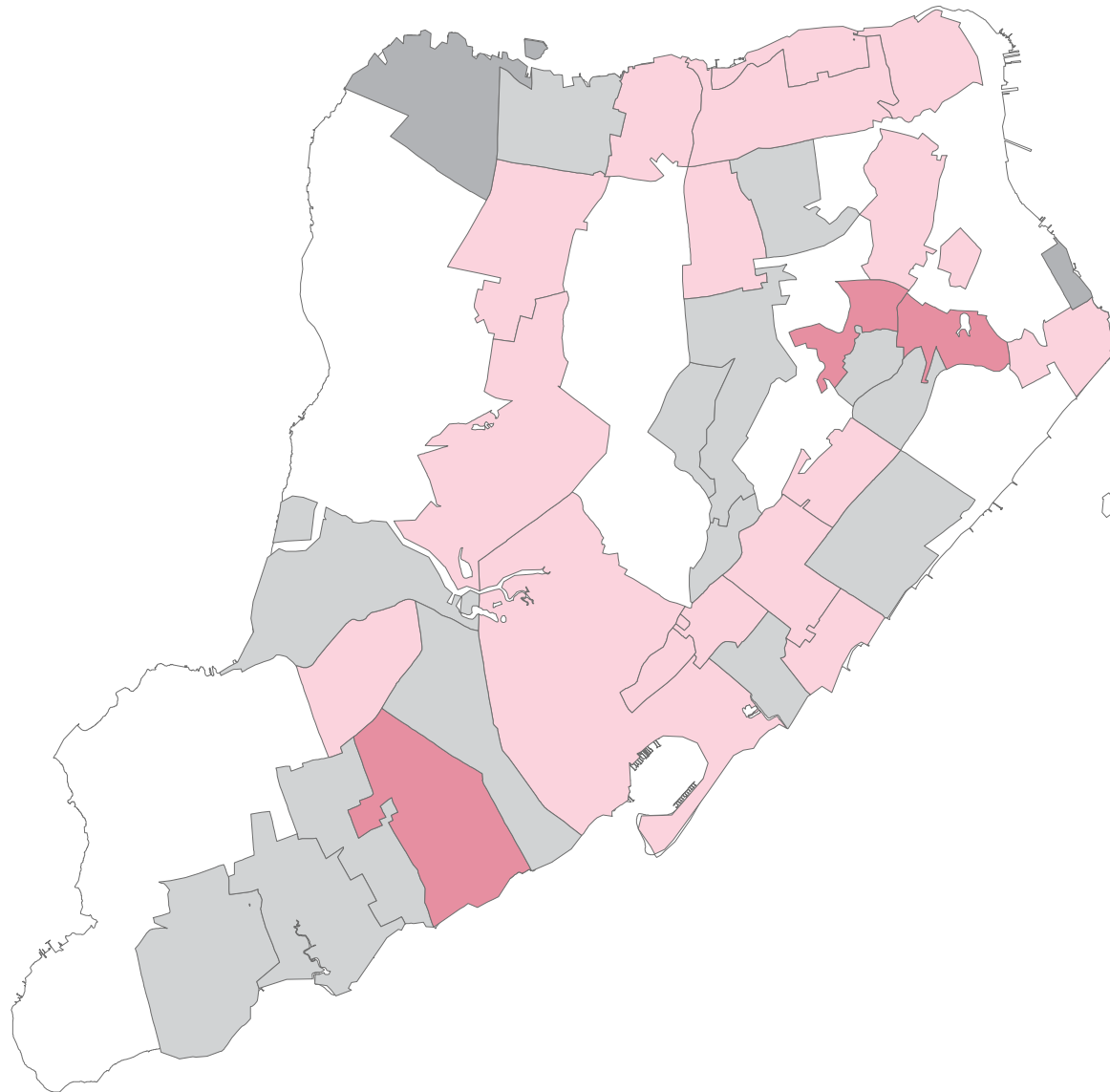
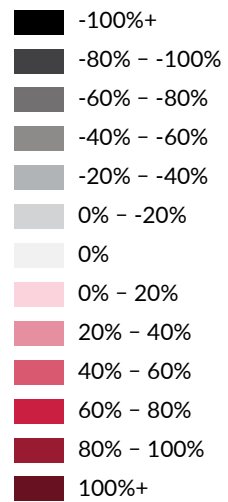


# Staten Island: 1-3 Family Home Closings

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**Staten Island:  
1-3 Family Home Closings**

By  $\Delta\%$  in Average Price from Q2 2020



# Methodology

The Real Estate Board of New York’s (REBNY) Quarterly Residential Sales Report is New York City’s most comprehensive compilation of residential sales data. The report captures the citywide and by borough breakdowns of closing data for condominiums, cooperatives and one-to-three family dwellings by analyzing official data from NYC Department of Finance’s Automated City Register Information System (ACRIS) and Perchwell — a company providing comprehensive, standardized real estate information.

REBNY’s Quarterly Residential Sales Reports track recorded residential sales closings, active residential listings and signed residential sales contracts, as well as average price and price per square foot of residential listings, and media price and median price per square foot of residential listings. The report also includes borough maps indicating real estate trends by NYC neighborhoods. All REBNY research reports can be found at [go.rebny.com/Reports](https://go.rebny.com/Reports).

## KEY TERMS

### Recorded Sales/Closings

Recorded sales are all units that have closed throughout the quarter, including condominiums (condos), co-operatives (co-ops), and 1-3 family dwellings. As classified by the NYC Department of Finance, building classes considered include:

- Condos: R1, R2, R3, R4, and R6
- Co-ops: C6, C8, D0, D4, and R9
- 1-3 Family Dwellings A1, A2, A3, A4, A5, A7, A9, B1, B2, B3, B9, and C0

### Active Listings

Active listings reflect every unit that is currently marketed on the Perchwell database. Active listings do not include shadow inventory, which are units that have not yet come to market.

### Contracts Signed

Contract signed data includes all units that are currently under contract, publicly marketed on the Perchwell database. This data does not include units that are not publicly listed. The price points in the contract signed data does not necessarily reflect final sale price.

### Sources:

Data on all recorded sales closings is provided by the NYC Department of Finance’s Automated City Register Information System (ACRIS). Active and in-contract residential listing data, as well as bedroom type data for sales closings is provided by Perchwell.

Active and In Contract Listings: [Perchwell](#) provided all data for active listings and units in contract.

### Average Price and Average Price Per Square Foot (PPSF)

The average price per square foot is calculated by all average prices divided by average square footage.

### Median Price and Median PPSF

The median price per square foot is calculated by all median prices divided by median square footage. Median Price and Median PPSF represent the midpoint price, where half of the prices fall either above or below this value.

### Neighborhoods

All neighborhood regions and boundaries are defined by REBNY.

### Total Consideration

Total consideration refers to the total monetary sales volume for a given asset class or geographic area.

### Time Periods

Data for each quarter represent sales and prices for the full quarter period.

- Q1: January 1 - March 31
- Q2: April 1 - June 30
- Q3: July 1 - September 30
- Q4: October 1 - December 31