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Q3
2018

Manhattan Quarterly Market Insights Report

Introducing the Compass

Q3 2018 Manhattan

Market Insights Report

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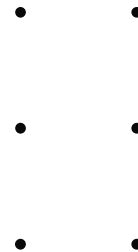
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Executive Summary

Manhattan Market

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



Inventory

The overall number of active listings totaled 6,987 units in Manhattan at the end of Q3 2018¹, representing an 8% Y-o-Y increase compared to the same period in 2017. The increase was driven by both condo and co-op inventory at smaller unit types, which also indicated lower price segments, with listings asking below \$1M up 24% Y-o-Y and listings asking between \$1M-\$3M up 10% Y-o-Y. In contrast, listings asking above \$10M declined 26% Y-o-Y to 317 units in Q3 2018, mainly attributable to a few reasons: 1) stale and aggressively priced inventory finally getting absorbed as sellers become realistic regarding price expectations and 2) developers delivering units that have attainable price points as they capitalize on the shift in market demand from ultra-luxury large units to more efficient units.

The overall Manhattan median asking price continued to decrease in Q3 2018 by 11% Y-o-Y to \$1.55M compared to the same period in 2017. As aforementioned, sellers reduced asking prices and accepted further discounts to seal the deal; we see these factors as positive signs for prospective buyers. Condo median asking price declined 9% Y-o-Y to \$2.2M, registering the lowest asking price in 4 years since 3Q 2014. While co-op median asking price declined 13% Y-o-Y to \$995K, registering the lowest asking price in 3 years since 3Q 2015.

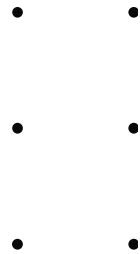
Among all 15 neighborhoods we analyzed, Lower East Side experienced the largest Y-o-Y increase in the number of total active units by 37% to 160 listings, primarily driven by available resale inventory. Gramercy also presented a notable 28% Y-o-Y increase in the number of active units, which was attributable to new development listings at 200 East 21st Street. However, the median asking price in Gramercy exhibited the largest Y-o-Y decrease by 19%, which should help drive absorption in the neighborhood. Only NoHo & Nolita, Harlem & Upper Manhattan, and Midtown West exhibited Y-o-Y increases in the median asking prices ranging from 7% to 12%.

¹Q3 2018 inventory as of September 15, 2018

Executive Summary

Manhattan Market

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



Contracts Signed

The number of contracts signed totaled 1,948, reflecting a slight 1% Y-o-Y decrease during Q3 2018¹. The 4% Y-o-Y increase in the number of co-op contracts signed (1,081 units) almost balanced out the decline in the number of condo contracts signed (-7% Y-o-Y, 867 units). Aligning with the aforementioned decrease in ultra-luxury inventory, the best performing price segments were \$5M-\$10M and \$10M+. The 30% Y-o-Y increase in the \$5M-\$10M category was primarily driven by contracts signed in several new development buildings such as The Belnord at 225 W 86th Street and 100 E 53rd Street. With regards to contracts signed last asking \$10M+, co-op sales on the Upper East Side primarily contributed to the 10% Y-o-Y increase in this price segment. As of Q3 2018, there were 8.5 Months of Supply² to be absorbed in Manhattan, indicating a relatively healthy market.

In terms of overall median contract price³, it increased 4% Y-o-Y to \$1.2M this quarter from \$1.15M during Q3 2017. The slight upswing was primarily attributable to a 9% Y-o-Y increase in co-op median contract price. However, the increase in median contract price was combined with significantly prolonged median days on market (104 days in Q3 2018 vs. 83 days in the same period prior year). It is notable that this Y-o-Y increase in days on market was driven by contracts signed below \$3M as opposed to contracts signed above \$5M. With regards to the Y-o-Y increase of contracts signed between \$5M-\$10M this quarter, it is comforting to see median days on market shortened significantly by 79 days to 126 days from 205 days in Q3 2017.

Among all 15 neighborhoods we analyzed, TriBeCa witnessed the largest increase in the number of contracts signed to 127 units (+159% Y-o-Y), mainly driven by 67 contracts at 91 Leonard Street with a median last asking price of \$1.5M – bringing down the Y-o-Y median contract price by 40% in the submarket consequently. On the contrary, Lower East Side posted the largest decline in the number of contracts signed to 38 units (-46% Y-o-Y), primarily attributable to a strong quarter in Q3 2017 when One Manhattan Square reported contracts in bulk. Noticeably, we observed meaningful surges in median co-op contract price (+30% Y-o-Y) and the number of contracts (+18% Y-o-Y) on the Upper East Side in Q3 2018, which accounted for almost 30% of the total co-op contracts signed. As some buyers perceived new development pricing to be unattainable in the current market and financing costs continued to hike, they turned to relatively cost-efficient co-ops for primary use.

¹ Q3 2018 contracts signed as of September 15, 2018

² Months of Supply represents the number of active units divided by the number of contracts signed during the trailing 12 months, excluding shadow inventory. 6-9 months of supply indicates equilibrium, under 6 months indicates an under-supplied market, and over 9 months indicates an over-supplied market.

³ Median contract price represents the last asking price of contracts signed and doesn't reflect taking price.

Executive Summary

Manhattan Market

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



Closings

The total number of closings decreased 18% Y-o-Y during Q3 2018¹ to 2,616 transactions, consisting of 1,163 condos (44% of total) and 1,453 co-ops (56% of total). Furthermore, all price segments exhibited Y-o-Y sales price declines ranging from 6% to 33%. Closings above \$10M saw the lowest Y-o-Y percentage decline of 6% from 55 closings in Q3 2017 to 52 closings in Q3 2018. Closings between \$5M - \$10M declined by the highest percentage (-33% Y-o-Y), which was attributable to 34 clustered closings at Madison Square Park Tower in Q3 2017.

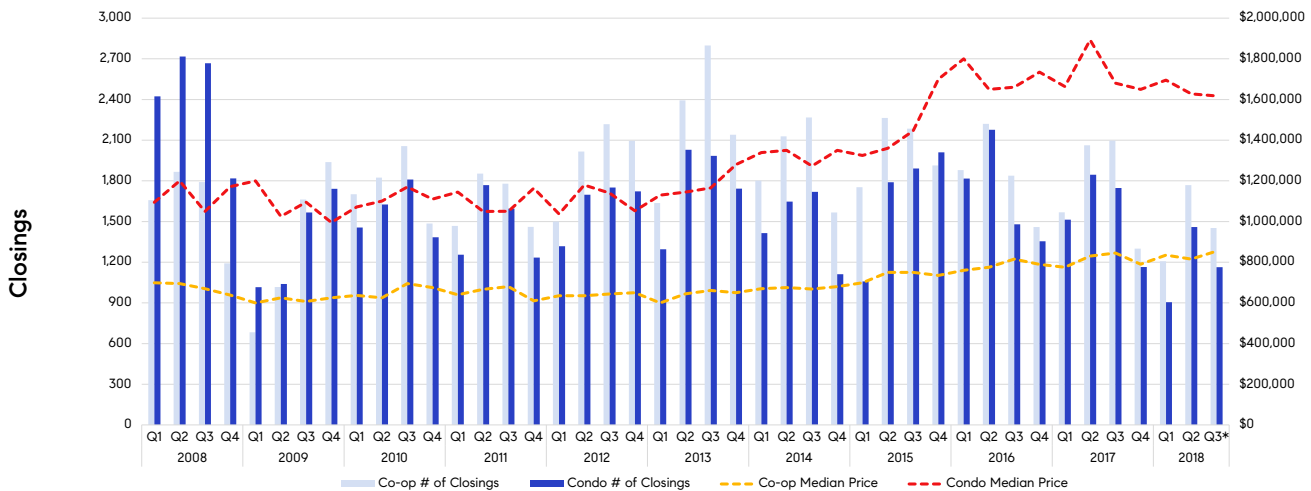
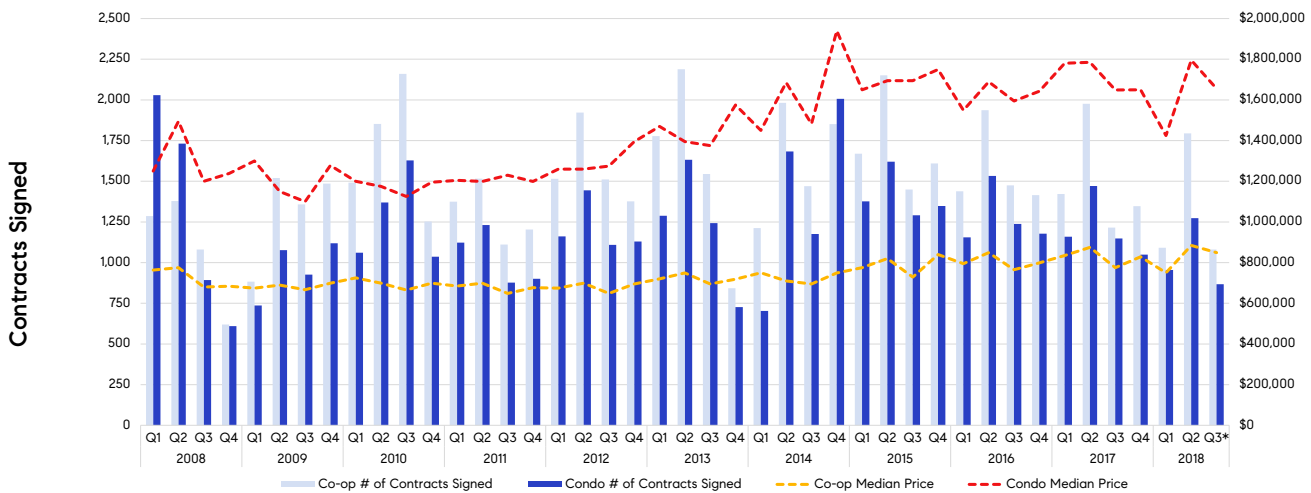
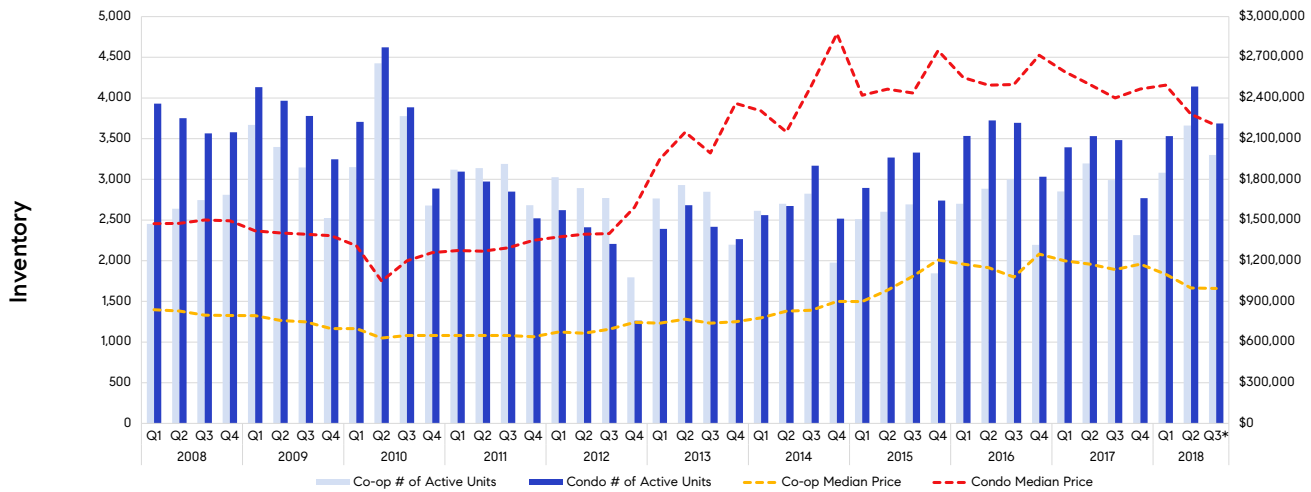
Median sales price declined by 3% Y-o-Y to \$1.1M during Q3 2018 from \$1.2M in Q3 2017, attributable to a 4% Y-o-Y decrease in condo median sales price (\$1.6M), slightly offset by a 1% Y-o-Y increase in co-op median sales price (\$855K). However, it is notable that this has been the 12th consecutive quarter since Q4 2015 that the median condo sales price has surpassed \$1.6M. Negotiability, the median variance between last asking prices and closing prices, was -3.2% this quarter vs. -2% in Q3 2017. Notably, the \$3M-\$5M price segment had the deepest median negotiability at -6.6%. Median days on market for city-wide closings increased from 63 days to 70 days this quarter.

The number of closings and the median sales price in several neighborhoods fluctuated noticeably due to clustered new development closings. For example, 28 closings from Essex Crossing at 242 Broome Street boosted Lower East Side closings by 42% Y-o-Y and median sales price up 70% Y-o-Y in Q3 2018. While bulk closings in Q3 2017 from Madison Square Park Tower in Flatiron & NoMad, 50 West Street, and 5 Beekman Street in Financial District & Battery Park City led to significant Y-o-Y declines in the submarkets' number of closings and median sales prices, respectively.

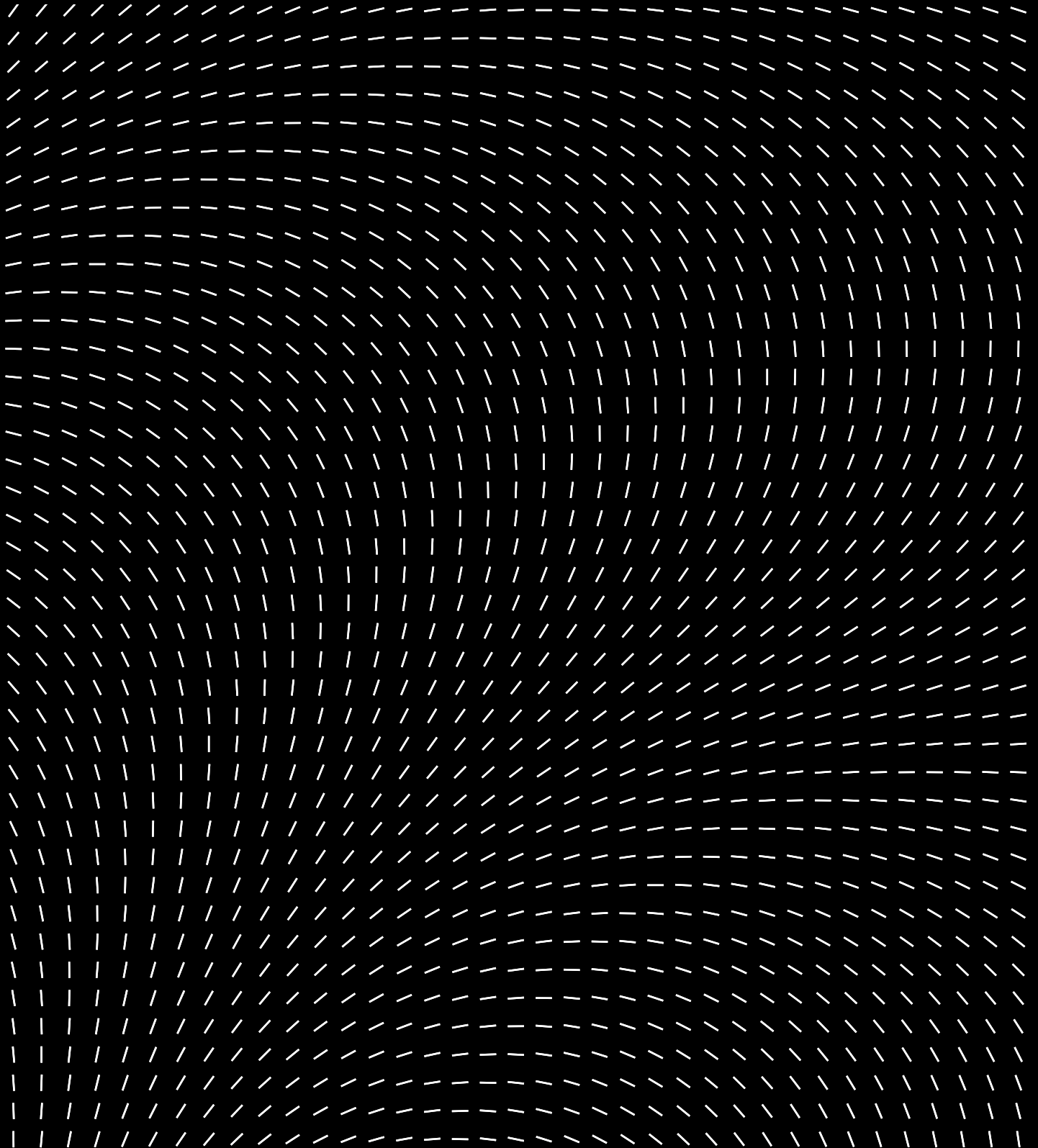
¹ Q3 2018 closings as of September 15, 2018

Manhattan Condominium & Co-Op Overview

The charts below highlight 10 years of historical performance of inventory, contracts signed, and closings by quarter. **Please note all data below is as of 9/15/2018.*



Neighborhood Snapshots

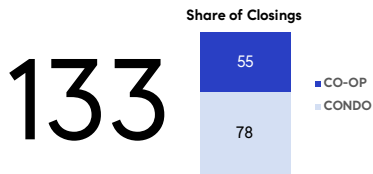


Chelsea

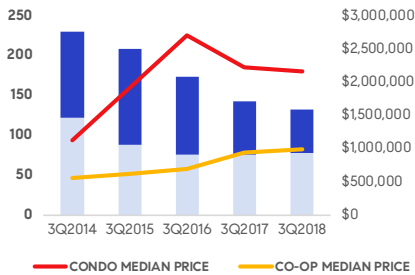
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



3Q2018 Price Metrics

\$2,173,000

Median Condo Sales Price

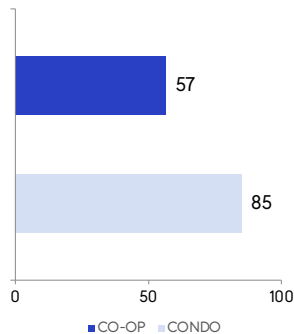
\$995,000

Median Co-Op Sales Price

\$1,916

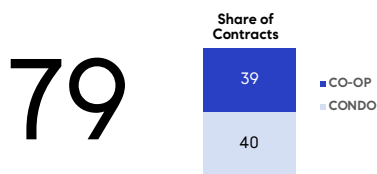
Median Condo Sales PPSF

Median Days on Market

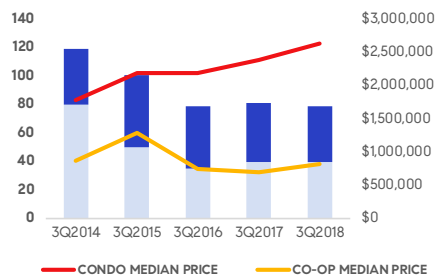


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

3Q2018 Price Metrics*

\$2,633,000

Median Condo Contract Price

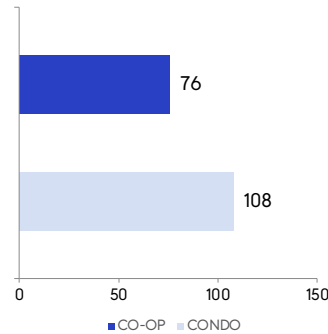
\$825,000

Median Co-Op Contract Price

\$1,803

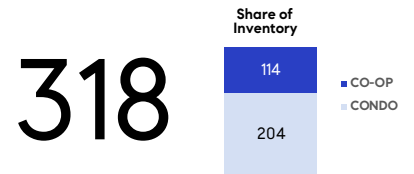
Median Condo Contract PPSF

Median Days on Market

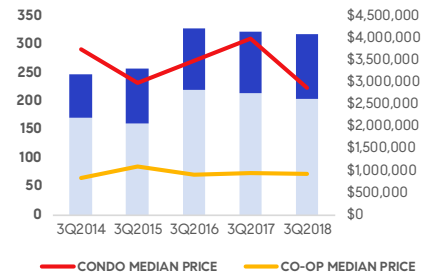


Inventory

Number of Active Listings



Inventory - Last Five Years



3Q2018 Price Metrics

\$2,873,000

Median Condo Asking Price

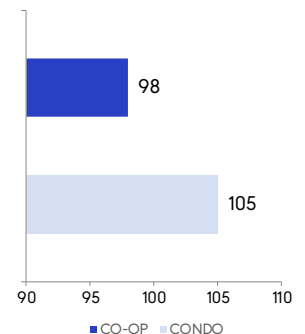
\$932,000

Median Co-Op Asking Price

\$2,023

Median Condo Asking PPSF

Median Days on Market



Chelsea Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	78	76	2.6%	57	36.8%
Median Price	\$2,173,000	\$2,225,000	-2.3%	\$1,880,000	15.6%
Median PPSF	\$1,916	\$1,817	5.5%	\$1,671	14.6%
Median Days on Market	85	106	-19.8%	113	-24.8%
Median Negotiability	-4.2%	-3.8%	-	-3.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$738,000	\$753,000	-2.0%	\$914,000	-19.3%
1 BR	\$1,338,000	\$1,320,000	1.4%	\$1,100,000	21.6%
2 BR	\$2,645,000	\$2,805,000	-5.7%	\$2,435,000	8.6%
3 BR	\$3,660,000	\$4,650,000	-21.3%	\$3,420,000	7.0%
4 BR+	\$4,969,000	\$14,504,000	-65.7%	\$16,000,000	-68.9%
CO-OP					
Number of Closings	55	67	-17.9%	59	-6.8%
Median Price	\$995,000	\$949,000	4.8%	\$830,000	19.9%
Median Days on Market	57	56	0.9%	78	-27.6%
Median Negotiability	-2.6%	-1.8%	-	-2.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$579,000	\$580,000	-0.2%	\$575,000	0.7%
1 BR	\$888,000	\$925,000	-4.0%	\$835,000	6.3%
2 BR	\$1,625,000	\$1,631,000	-0.4%	\$1,200,000	35.4%
3 BR	\$2,813,000	\$2,600,000	8.2%	\$1,953,000	44.0%
4 BR+	\$7,075,000	\$9,939,000	-28.8%	\$6,875,000	2.9%

Chelsea Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	40	40	0.0%	59	-32.2%
Median Price (1)	\$2,633,000	\$2,395,000	9.9%	\$2,295,000	14.7%
Median PPSF (1)	\$1,803	\$1,883	-4.3%	\$1,839	-2.0%
Median Days on Market	108	114	-5.3%	67	61.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$1,150,000	\$650,000	76.9%	\$765,000	50.3%
1 BR	\$1,338,000	\$1,199,000	11.6%	\$1,373,000	-2.5%
2 BR	\$2,790,000	\$2,450,000	13.9%	\$2,660,000	4.9%
3 BR	\$4,700,000	\$3,750,000	25.3%	\$4,000,000	17.5%
4 BR+	\$9,000,000	\$17,125,000	-47.4%	\$7,225,000	24.6%
CO-OP					
Number of Contracts Signed	39	41	-4.9%	58	-32.8%
Median Price (1)	\$825,000	\$698,000	18.2%	\$875,000	-5.7%
Median Days on Market	76	62	22.6%	74	3.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$675,000	\$575,000	17.4%	\$525,000	28.6%
1 BR	\$785,000	\$721,000	8.9%	\$863,000	-9.0%
2 BR	\$1,500,000	\$1,225,000	22.4%	\$1,799,000	-16.6%
3 BR	\$3,243,000	\$5,247,000	-38.2%	\$2,800,000	15.8%
4 BR+	-	\$3,995,000	-	\$6,875,000	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Chelsea Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	204	215	-5.1%	224	-8.9%
Median Price	\$2,873,000	\$3,985,000	-27.9%	\$2,795,000	2.8%
Median PPSF	\$2,023	\$2,262	-10.6%	\$1,971	2.6%
Median Days on Market	105	138	-23.9%	75	40.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$799,000	\$877,000	-8.9%	\$687,000	16.3%
1 BR	\$1,549,000	\$1,550,000	-0.1%	\$1,525,000	1.6%
2 BR	\$2,738,000	\$3,450,000	-20.6%	\$2,695,000	1.6%
3 BR	\$5,295,000	\$6,500,000	-18.5%	\$4,995,000	6.0%
4 BR+	\$12,475,000	\$12,775,000	-2.3%	\$8,498,000	46.8%
CO-OP					
Number of Active Listings	114	107	6.5%	124	-8.1%
Median Price	\$932,000	\$949,000	-1.8%	\$923,000	1.0%
Median Days on Market	98	106	-7.5%	79	24.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$537,000	\$589,000	-8.8%	\$594,000	-9.6%
1 BR	\$915,000	\$860,000	6.4%	\$798,000	14.7%
2 BR	\$1,595,000	\$1,650,000	-3.3%	\$1,558,000	2.4%
3 BR	\$4,295,000	\$4,275,000	0.5%	\$4,175,000	2.9%
4 BR+	\$5,900,000	\$5,500,000	7.3%	\$7,375,000	-20.0%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	8.4	7.6

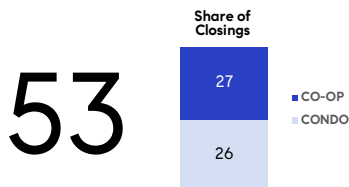
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

East Village

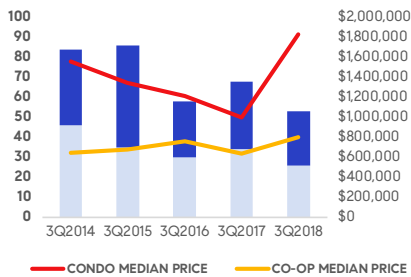
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



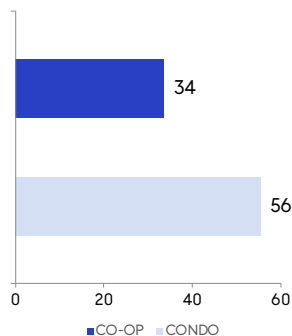
3Q2018 Price Metrics

\$1,836,000
Median Condo Sales Price

\$800,000
Median Co-Op Sales Price

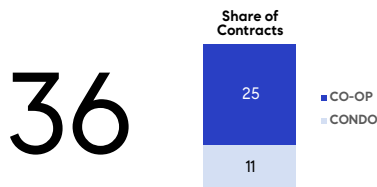
\$1,932
Median Condo Sales PPSF

Median Days on Market

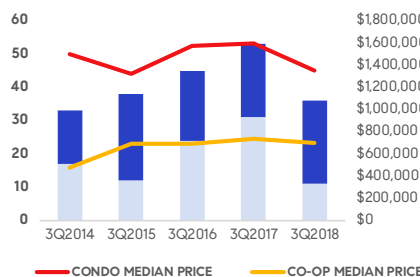


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



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

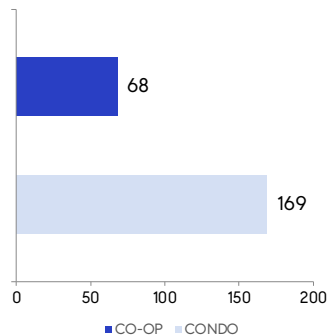
3Q2018 Price Metrics*

\$1,350,000
Median Condo Contract Price

\$699,000
Median Co-Op Contract Price

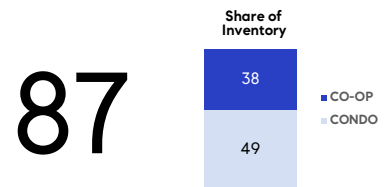
\$1,495
Median Condo Contract PPSF

Median Days on Market

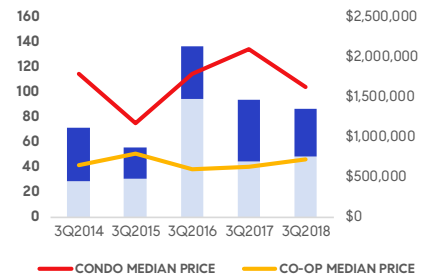


Inventory

Number of Active Listings



Inventory - Last Five Years



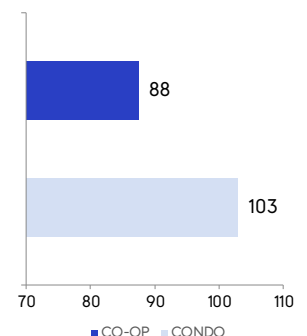
3Q2018 Price Metrics

\$1,629,000
Median Condo Asking Price

\$729,000
Median Co-Op Asking Price

\$1,692
Median Condo Asking PPSF

Median Days on Market



East Village Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	26	34	-23.5%	34	-23.5%
Median Price	\$1,836,000	\$997,000	84.2%	\$1,810,000	1.4%
Median PPSF	\$1,932	\$1,545	25.1%	\$1,673	15.5%
Median Days on Market	56	78	-28.8%	147	-62.2%
Median Negotiability	-1.2%	-1.9%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$859,000	-	\$763,000	-
1 BR	\$1,000,000	\$910,000	9.9%	\$975,000	2.6%
2 BR	\$2,228,000	\$1,900,000	17.3%	\$2,036,000	9.4%
3 BR	\$5,346,000	\$2,917,000	83.3%	\$2,300,000	132.4%
4 BR+	-	-	-	-	-
CO-OP					
Number of Closings	27	34	-20.6%	42	-35.7%
Median Price	\$800,000	\$635,000	26.0%	\$664,000	20.5%
Median Days on Market	34	57	-41.2%	58	-41.7%
Median Negotiability	0.0%	-2.6%	-	-1.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$529,000	\$384,000	37.8%	\$485,000	9.1%
1 BR	\$695,000	\$525,000	32.4%	\$690,000	0.7%
2 BR	\$1,320,000	\$925,000	42.7%	\$1,050,000	25.7%
3 BR	\$1,901,000	\$1,900,000	0.1%	\$4,913,000	-61.3%
4 BR+	-	-	-	-	-

East Village Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	11	31	-64.5%	26	-57.7%
Median Price (1)	\$1,350,000	\$1,600,000	-15.6%	\$1,475,000	-8.5%
Median PPSF (1)	\$1,495	\$1,845	-18.9%	\$1,898	-21.2%
Median Days on Market	169	78	116.7%	71	139.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$649,000	\$725,000	-10.5%	-	-
1 BR	\$1,093,000	\$1,129,000	-3.2%	\$1,050,000	4.1%
2 BR	\$1,785,000	\$2,395,000	-25.5%	\$1,838,000	-2.9%
3 BR	\$2,750,000	\$2,999,000	-8.3%	\$4,500,000	-38.9%
4 BR+	-	\$3,500,000	-	-	-
CO-OP					
Number of Contracts Signed	25	22	13.6%	22	13.6%
Median Price (1)	\$699,000	\$737,000	-5.2%	\$849,000	-17.7%
Median Days on Market	68	72	-5.6%	35	94.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$459,000	-	-	\$369,000	24.4%
1 BR	\$650,000	\$570,000	14.0%	\$709,000	-8.3%
2 BR	\$847,000	\$875,000	-3.2%	\$1,350,000	-37.3%
3 BR	\$1,500,000	\$2,750,000	-45.5%	\$4,926,000	-69.5%
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

East Village Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	49	45	8.9%	52	-5.8%
Median Price	\$1,629,000	\$2,100,000	-22.4%	\$1,775,000	-8.2%
Median PPSF	\$1,692	\$1,949	-13.2%	\$1,736	-2.5%
Median Days on Market	103	63	63.5%	63	63.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$824,000	-	-	\$774,000	6.5%
1 BR	\$1,080,000	\$1,308,000	-17.4%	\$1,045,000	3.3%
2 BR	\$2,038,000	\$2,250,000	-9.4%	\$2,198,000	-7.3%
3 BR	\$3,145,000	\$3,943,000	-20.2%	\$3,223,000	-2.4%
4 BR+	\$6,995,000	\$4,250,000	64.6%	\$10,500,000	-33.4%
CO-OP					
Number of Active Listings	38	49	-22.4%	55	-30.9%
Median Price	\$729,000	\$630,000	15.7%	\$669,000	9.0%
Median Days on Market	88	94	-6.9%	63	38.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$452,000	\$475,000	-4.8%	\$489,000	-7.6%
1 BR	\$625,000	\$699,000	-10.6%	\$659,000	-5.2%
2 BR	\$965,000	\$839,000	15.0%	\$945,000	2.1%
3 BR	\$1,299,000	\$5,148,000	-74.8%	\$1,400,000	-7.2%
4 BR+	-	-	-	-	-

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	5.2	4.8

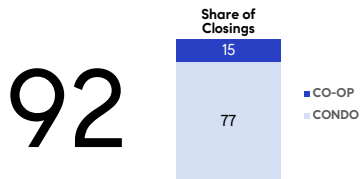
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Financial District & Battery Park

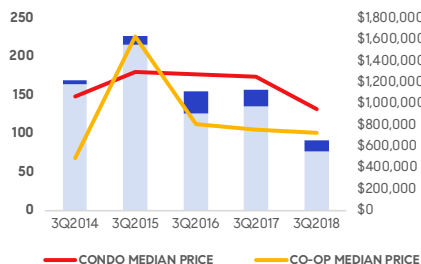
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



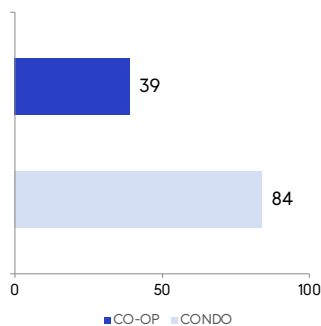
3Q2018 Price Metrics

\$950,000
Median Condo Sales Price

\$729,000
Median Co-Op Sales Price

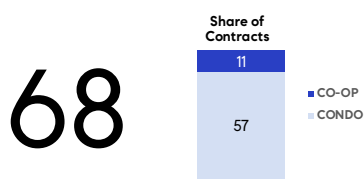
\$1,252
Median Condo Sales PPSF

Median Days on Market

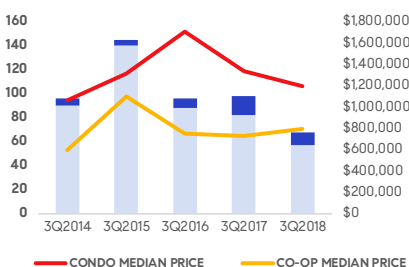


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

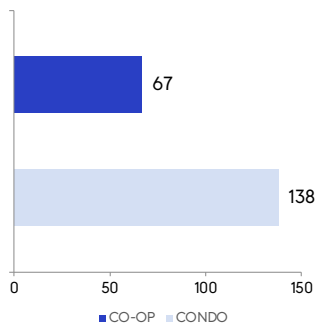
3Q2018 Price Metrics*

\$1,195,000
Median Condo Contract Price

\$799,000
Median Co-Op Contract Price

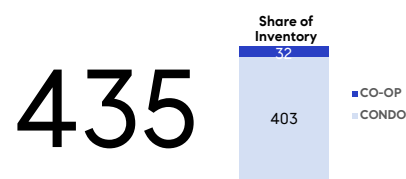
\$1,388
Median Condo Contract PPSF

Median Days on Market

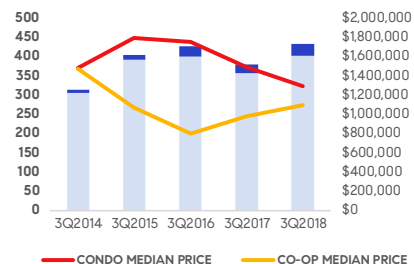


Inventory

Number of Active Listings



Inventory - Last Five Years



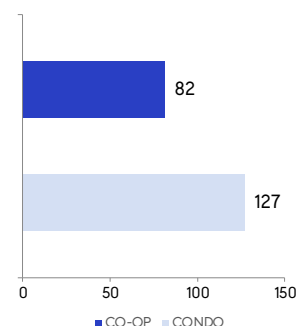
3Q2018 Price Metrics

\$1,295,000
Median Condo Asking Price

\$1,099,000
Median Co-Op Asking Price

\$1,414
Median Condo Asking PPSF

Median Days on Market



Financial District & Battery Park Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	77	136	-43.4%	103	-25.2%
Median Price	\$950,000	\$1,258,000	-24.5%	\$1,125,000	-15.6%
Median PPSF	\$1,252	\$1,350	-7.3%	\$1,311	-4.5%
Median Days on Market	84	75	12.0%	112	-24.7%
Median Negotiability	-6.8%	-3.5%	-	-3.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$730,000	\$690,000	5.8%	\$700,000	4.3%
1 BR	\$904,000	\$1,033,000	-12.5%	\$970,000	-6.8%
2 BR	\$1,948,000	\$1,838,000	6.0%	\$1,900,000	2.5%
3 BR	\$2,300,000	\$3,450,000	-33.3%	\$3,050,000	-24.6%
4 BR+	\$3,820,000	\$6,850,000	-44.2%	\$6,200,000	-38.4%
CO-OP					
Number of Closings	15	21	-28.6%	15	0.0%
Median Price	\$729,000	\$761,000	-4.2%	\$885,000	-17.6%
Median Days on Market	39	58	-32.2%	91	-57.1%
Median Negotiability	0.0%	0.0%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$515,000	\$507,000	1.6%	\$610,000	-15.6%
1 BR	\$709,000	\$754,000	-6.0%	\$730,000	-2.9%
2 BR	\$1,150,000	\$1,275,000	-9.8%	\$1,025,000	12.2%
3 BR	\$1,745,000	-	-	\$3,450,000	-49.4%
4 BR+	-	-	-	-	-

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

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	57	82	-30.5%	74	-23.0%
Median Price (1)	\$1,195,000	\$1,340,000	-10.8%	\$998,000	19.7%
Median PPSF (1)	\$1,388	\$1,357	2.3%	\$1,300	6.8%
Median Days on Market	138	95	45.3%	91	51.6%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$799,000	\$710,000	12.5%	\$675,000	18.4%
1 BR	\$933,000	\$995,000	-6.2%	\$985,000	-5.3%
2 BR	\$1,700,000	\$1,812,000	-6.2%	\$1,780,000	-4.5%
3 BR	\$2,775,000	\$2,950,000	-5.9%	\$3,173,000	-12.5%
4 BR+	-	\$6,630,000	-	\$6,748,000	-
CO-OP					
Number of Contracts Signed	11	16	-31.3%	14	-21.4%
Median Price (1)	\$799,000	\$732,000	9.2%	\$749,000	6.7%
Median Days on Market	67	47	44.1%	39	74.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$545,000	\$490,000	11.2%	\$597,000	-8.7%
1 BR	\$725,000	\$725,000	0.0%	\$715,000	1.4%
2 BR	\$1,325,000	\$1,150,000	15.2%	\$1,150,000	15.2%
3 BR	\$1,750,000	\$1,720,000	1.7%	\$1,750,000	0.0%
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Financial District & Battery Park Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	403	359	12.3%	441	-8.6%
Median Price	\$1,295,000	\$1,492,000	-13.2%	\$1,325,000	-2.3%
Median PPSF	\$1,414	\$1,489	-5.1%	\$1,418	-0.3%
Median Days on Market	127	145	-12.4%	101	25.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$750,000	\$785,000	-4.5%	\$769,000	-2.5%
1 BR	\$1,130,000	\$1,250,000	-9.6%	\$1,149,000	-1.7%
2 BR	\$1,950,000	\$1,980,000	-1.5%	\$1,899,000	2.7%
3 BR	\$3,547,000	\$3,523,000	0.7%	\$3,083,000	15.1%
4 BR+	\$5,000,000	\$6,198,000	-19.3%	\$5,175,000	-3.4%
CO-OP					
Number of Active Listings	32	22	45.5%	33	-3.0%
Median Price	\$1,099,000	\$987,000	11.3%	\$850,000	29.3%
Median Days on Market	82	63	30.4%	73	11.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$474,000	\$524,000	-9.5%	\$499,000	-5.0%
1 BR	\$792,000	\$749,000	5.7%	\$769,000	3.0%
2 BR	\$1,150,000	\$1,185,000	-3.0%	\$1,238,000	-7.1%
3 BR	\$3,073,000	\$2,300,000	33.6%	\$1,847,000	66.4%
4 BR+	\$2,395,000	-	-	\$2,395,000	0.0%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	14.3	8.5

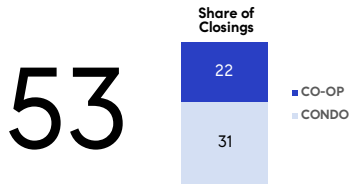
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Flatiron & NoMad

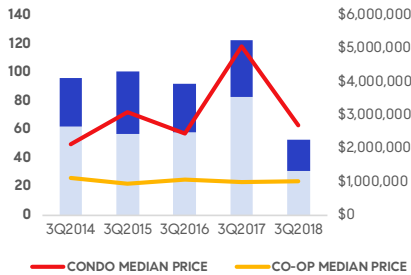
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



3Q2018 Price Metrics

\$2,700,000

Median Condo Sales Price

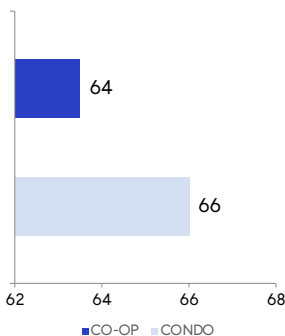
\$1,023,000

Median Co-Op Sales Price

\$1,888

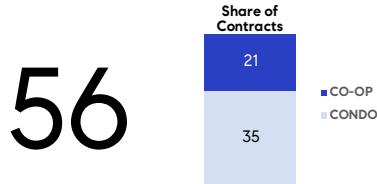
Median Condo Sales PPSF

Median Days on Market

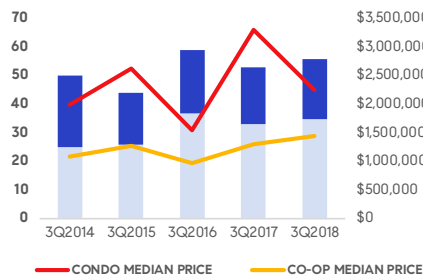


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

3Q2018 Price Metrics*

\$2,250,000

Median Condo Contract Price

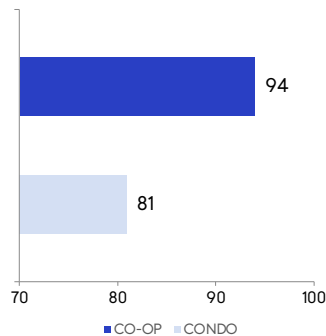
\$1,450,000

Median Co-Op Contract Price

\$2,228

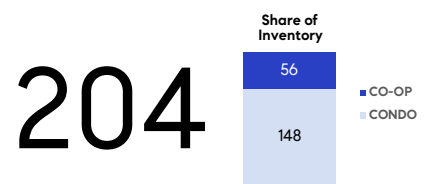
Median Condo Contract PPSF

Median Days on Market

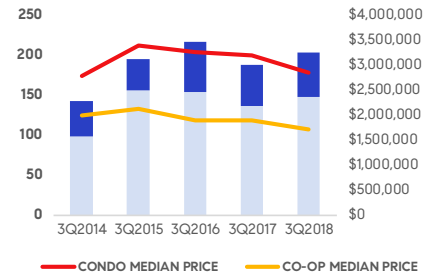


Inventory

Number of Active Listings



Inventory - Last Five Years



3Q2018 Price Metrics

\$2,850,000

Median Condo Asking Price

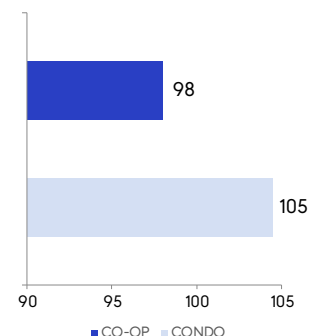
\$1,713,000

Median Co-Op Asking Price

\$2,111

Median Condo Asking PPSF

Median Days on Market



Flatiron & NoMad Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	31	83	-62.7%	71	-56.3%
Median Price	\$2,700,000	\$5,086,000	-46.9%	\$2,000,000	35.0%
Median PPSF	\$1,888	\$2,952	-36.1%	\$2,027	-6.9%
Median Days on Market	66	115	-42.6%	70	-5.7%
Median Negotiability	-5.9%	-0.5%	-	-0.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,100,000	-	-	\$670,000	64.2%
1 BR	\$1,375,000	\$1,838,000	-25.2%	\$1,521,000	-9.6%
2 BR	\$2,963,000	\$5,102,000	-41.9%	\$2,585,000	14.6%
3 BR	\$3,975,000	\$6,801,000	-41.6%	\$6,613,000	-39.9%
4 BR+	\$5,800,000	-	-	\$8,498,000	-31.7%
CO-OP					
Number of Closings	22	40	-45.0%	30	-26.7%
Median Price	\$1,023,000	\$993,000	3.0%	\$1,095,000	-6.6%
Median Days on Market	64	47	36.6%	68	-6.6%
Median Negotiability	-4.2%	-0.9%	-	-2.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$678,000	\$535,000	26.7%	\$594,000	14.1%
1 BR	\$975,000	\$970,000	0.5%	\$843,000	15.7%
2 BR	\$1,550,000	\$1,765,000	-12.2%	\$1,535,000	1.0%
3 BR	\$4,178,000	\$4,385,000	-4.7%	\$4,300,000	-2.8%
4 BR+	\$6,075,000	\$5,598,000	8.5%	\$4,133,000	47.0%

Flatiron & NoMad Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	35	33	6.1%	52	-32.7%
Median Price (1)	\$2,250,000	\$3,300,000	-31.8%	\$2,923,000	-23.0%
Median PPSF (1)	\$2,228	\$2,147	3.8%	\$2,114	5.4%
Median Days on Market	81	147	-44.9%	91	-11.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$795,000	\$979,000	-18.8%	\$898,000	-11.5%
1 BR	\$1,420,000	\$1,773,000	-19.9%	\$1,749,000	-18.8%
2 BR	\$3,600,000	\$3,300,000	9.1%	\$2,950,000	22.0%
3 BR	\$5,598,000	\$5,740,000	-2.5%	\$6,425,000	-12.9%
4 BR+	\$7,313,000	-	-	\$10,973,000	-33.4%
CO-OP					
Number of Contracts Signed	21	20	5.0%	39	-46.2%
Median Price (1)	\$1,450,000	\$1,300,000	11.5%	\$1,350,000	7.4%
Median Days on Market	94	109	-13.8%	60	56.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$550,000	\$599,000	-8.2%	\$699,000	-21.3%
1 BR	\$845,000	\$895,000	-5.6%	\$995,000	-15.1%
2 BR	\$1,823,000	\$1,700,000	7.2%	\$2,300,000	-20.7%
3 BR	\$2,425,000	\$2,625,000	-7.6%	\$3,995,000	-39.3%
4 BR+	\$2,850,000	\$2,999,000	-5.0%	\$5,495,000	-48.1%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Flatiron & NoMad Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	148	137	8.0%	160	-7.5%
Median Price	\$2,850,000	\$3,200,000	-10.9%	\$2,915,000	-2.2%
Median PPSF	\$2,111	\$2,127	-0.7%	\$2,159	-2.2%
Median Days on Market	105	134	-22.0%	107	-1.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,125,000	\$1,425,000	-21.1%	\$1,025,000	9.8%
1 BR	\$1,750,000	\$1,838,000	-4.8%	\$1,695,000	3.2%
2 BR	\$2,870,000	\$2,955,000	-2.9%	\$2,995,000	-4.2%
3 BR	\$6,950,000	\$6,250,000	11.2%	\$5,950,000	16.8%
4 BR+	\$14,675,000	\$11,473,000	27.9%	\$16,100,000	-8.9%
CO-OP					
Number of Active Listings	56	51	9.8%	75	-25.3%
Median Price	\$1,713,000	\$1,899,000	-9.8%	\$1,975,000	-13.3%
Median Days on Market	98	142	-31.0%	94	4.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$589,000	\$604,000	-2.5%	\$606,000	-2.8%
1 BR	\$924,000	\$902,000	2.4%	\$997,000	-7.3%
2 BR	\$2,013,000	\$2,300,000	-12.5%	\$2,100,000	-4.1%
3 BR	\$3,963,000	\$4,435,000	-10.6%	\$3,500,000	13.2%
4 BR+	\$6,048,000	\$4,783,000	26.4%	\$6,048,000	0.0%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	8.4	7.5

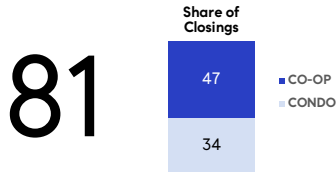
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Gramercy

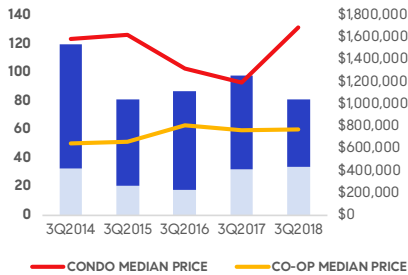
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



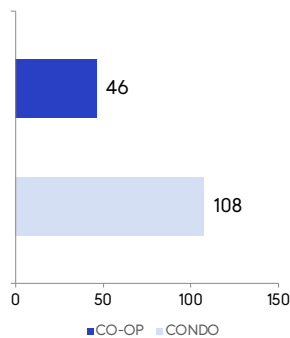
3Q2018 Price Metrics

\$1,690,000
Median Condo Sales Price

\$775,000
Median Co-Op Sales Price

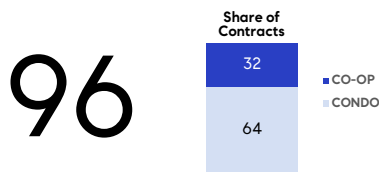
\$2,035
Median Condo Sales PPSF

Median Days on Market

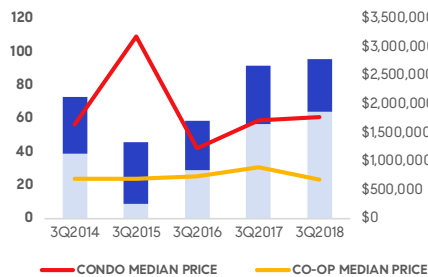


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

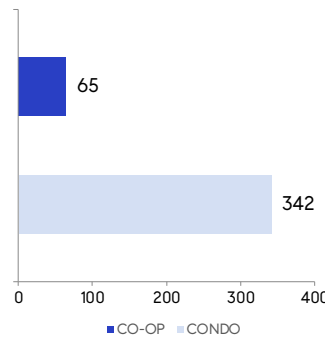
3Q2018 Price Metrics*

\$1,783,000
Median Condo Contract Price

\$677,000
Median Co-Op Contract Price

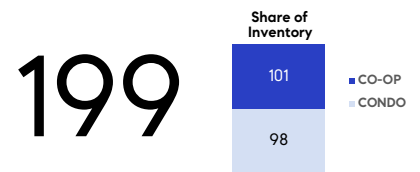
\$2,119
Median Condo Contract PPSF

Median Days on Market

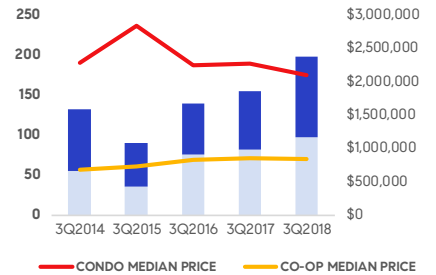


Inventory

Number of Active Listings



Inventory - Last Five Years



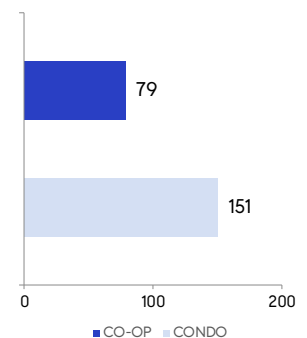
3Q2018 Price Metrics

\$2,110,000
Median Condo Asking Price

\$847,000
Median Co-Op Asking Price

\$2,042
Median Condo Asking PPSF

Median Days on Market



Gramercy Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	34	32	6.3%	21	61.9%
Median Price	\$1,690,000	\$1,193,000	41.7%	\$1,340,000	26.1%
Median PPSF	\$2,035	\$1,663	22.4%	\$1,767	15.2%
Median Days on Market	108	70	53.6%	123	-12.6%
Median Negotiability	0.0%	-2.9%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,150,000	\$750,000	53.3%	\$1,447,000	-20.5%
1 BR	\$1,592,000	\$1,152,000	38.2%	\$1,255,000	26.9%
2 BR	\$2,493,000	\$1,879,000	32.7%	\$2,183,000	14.2%
3 BR	\$1,620,000	\$2,598,000	-37.6%	\$2,650,000	-38.9%
4 BR+	-	\$15,750,000	-	-	-
CO-OP					
Number of Closings	47	66	-28.8%	36	30.6%
Median Price	\$775,000	\$770,000	0.6%	\$788,000	-1.6%
Median Days on Market	46	34	35.3%	36	27.8%
Median Negotiability	-2.1%	-0.5%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$535,000	\$548,000	-2.4%	\$526,000	1.7%
1 BR	\$808,000	\$870,000	-7.1%	\$800,000	1.0%
2 BR	\$1,795,000	\$1,725,000	4.1%	\$1,499,000	19.7%
3 BR	\$2,213,000	\$3,440,000	-35.7%	\$2,300,000	-3.8%
4 BR+	-	\$11,466,000	-	-	-

Gramercy Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	64	57	12.3%	27	137.0%
Median Price (1)	\$1,783,000	\$1,720,000	3.7%	\$1,950,000	-8.6%
Median PPSF (1)	\$2,119	\$2,130	-0.5%	\$1,904	11.3%
Median Days on Market	342	107	219.2%	99	246.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$1,295,000	\$1,323,000	-2.1%	-	-
1 BR	\$1,750,000	\$1,670,000	4.8%	\$1,495,000	17.1%
2 BR	\$3,040,000	\$2,550,000	19.2%	\$2,050,000	48.3%
3 BR	\$5,655,000	\$3,960,000	42.8%	\$5,785,000	-2.2%
4 BR+	\$6,795,000	\$18,825,000	-63.9%	-	-
CO-OP					
Number of Contracts Signed	32	35	-8.6%	51	-37.3%
Median Price (1)	\$677,000	\$899,000	-24.7%	\$799,000	-15.3%
Median Days on Market	65	53	22.6%	51	27.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$479,000	\$560,000	-14.5%	\$499,000	-4.0%
1 BR	\$680,000	\$850,000	-20.0%	\$792,000	-14.1%
2 BR	\$1,495,000	\$1,569,000	-4.7%	\$1,399,000	6.9%
3 BR	\$2,395,000	\$2,298,000	4.2%	\$2,795,000	-14.3%
4 BR+	-	\$9,950,000	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Gramercy Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	98	82	19.5%	112	-12.5%
Median Price	\$2,110,000	\$2,275,000	-7.3%	\$2,288,000	-7.8%
Median PPSF	\$2,042	\$1,985	2.9%	\$1,985	2.9%
Median Days on Market	151	125	20.9%	108	40.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,040,000	\$1,095,000	-5.0%	\$795,000	30.8%
1 BR	\$1,413,000	\$1,398,000	1.1%	\$1,370,000	3.1%
2 BR	\$2,663,000	\$2,590,000	2.8%	\$2,700,000	-1.4%
3 BR	\$4,600,000	\$4,320,000	6.5%	\$3,825,000	20.3%
4 BR+	\$7,245,000	\$11,250,000	-35.6%	\$11,995,000	-39.6%
CO-OP					
Number of Active Listings	101	73	38.4%	87	16.1%
Median Price	\$847,000	\$863,000	-1.9%	\$799,000	6.0%
Median Days on Market	79	85	-7.1%	61	29.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$535,000	\$487,000	9.9%	\$582,000	-8.1%
1 BR	\$832,000	\$795,000	4.7%	\$775,000	7.4%
2 BR	\$1,685,000	\$1,995,000	-15.5%	\$1,595,000	5.6%
3 BR	\$2,695,000	\$2,500,000	7.8%	\$2,690,000	0.2%
4 BR+	\$4,995,000	\$9,495,000	-47.4%	\$7,995,000	-37.5%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	7.3	5.7

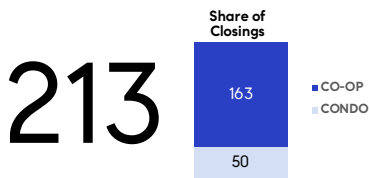
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Greenwich Village & West Village

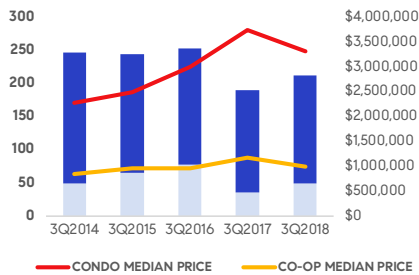
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



3Q2018 Price Metrics

\$3,310,000

Median Condo Sales Price

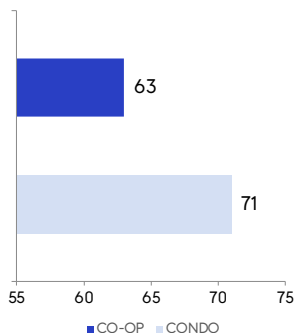
\$1,000,000

Median Co-Op Sales Price

\$2,506

Median Condo Sales PPSF

Median Days on Market

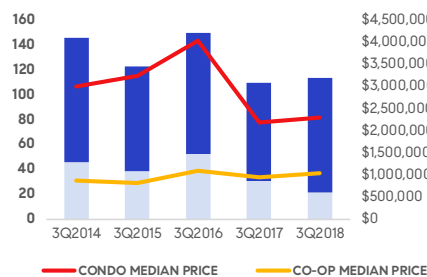


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

3Q2018 Price Metrics*

\$2,313,000

Median Condo Contract Price

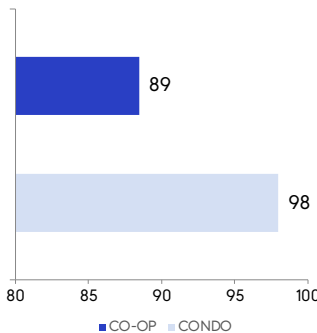
\$1,050,000

Median Co-Op Contract Price

\$2,029

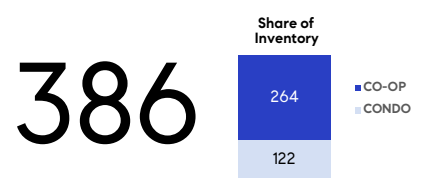
Median Condo Contract PPSF

Median Days on Market

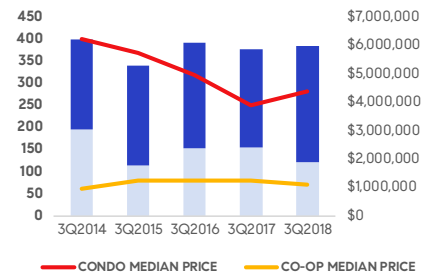


Inventory

Number of Active Listings



Inventory - Last Five Years



3Q2018 Price Metrics

\$4,395,000

Median Condo Asking Price

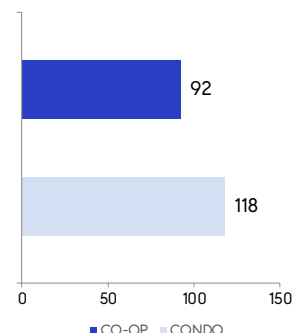
\$1,100,000

Median Co-Op Asking Price

\$2,554

Median Condo Asking PPSF

Median Days on Market



Greenwich Village & West Village Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	50	36	38.9%	58	-13.8%
Median Price	\$3,310,000	\$3,750,000	-11.7%	\$3,317,000	-0.2%
Median PPSF	\$2,506	\$2,327	7.7%	\$2,500	0.2%
Median Days on Market	71	82	-13.4%	109	-34.9%
Median Negotiability	-0.5%	-5.3%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,050,000	\$1,032,000	1.7%	\$985,000	6.6%
1 BR	\$1,646,000	\$1,460,000	12.7%	\$1,575,000	4.5%
2 BR	\$3,275,000	\$3,675,000	-10.9%	\$3,495,000	-6.3%
3 BR	\$7,067,000	\$4,995,000	41.5%	\$6,100,000	15.9%
4 BR+	\$12,450,000	\$10,625,000	17.2%	\$10,500,000	18.6%
CO-OP					
Number of Closings	163	154	5.8%	128	27.3%
Median Price	\$1,000,000	\$1,170,000	-14.5%	\$963,000	3.8%
Median Days on Market	63	54	16.7%	98	-35.7%
Median Negotiability	-4.2%	-3.2%	-	-2.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$542,000	\$635,000	-14.6%	\$599,000	-9.5%
1 BR	\$985,000	\$999,000	-1.4%	\$963,000	2.3%
2 BR	\$1,903,000	\$1,750,000	8.7%	\$2,009,000	-5.3%
3 BR	\$2,950,000	\$3,175,000	-7.1%	\$3,625,000	-18.6%
4 BR+	\$6,019,000	\$4,888,000	23.1%	\$13,648,000	-55.9%

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

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	22	31	-29.0%	51	-56.9%
Median Price (1)	\$2,313,000	\$2,200,000	5.1%	\$3,400,000	-32.0%
Median PPSF (1)	\$2,029	\$2,476	-18.1%	\$2,597	-21.9%
Median Days on Market	98	86	14.0%	51	92.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$969,000	\$810,000	19.6%	\$844,000	14.8%
1 BR	\$1,895,000	\$1,575,000	20.3%	\$1,470,000	28.9%
2 BR	\$2,850,000	\$4,350,000	-34.5%	\$3,425,000	-16.8%
3 BR	\$15,450,000	-	-	\$6,730,000	129.6%
4 BR+	\$4,572,000	\$11,650,000	-60.8%	\$11,638,000	-60.7%
CO-OP					
Number of Contracts Signed	92	79	16.5%	152	-39.5%
Median Price (1)	\$1,050,000	\$949,000	10.6%	\$950,000	10.5%
Median Days on Market	89	86	3.5%	58	52.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$575,000	\$635,000	-9.4%	\$595,000	-3.4%
1 BR	\$937,000	\$950,000	-1.4%	\$987,000	-5.1%
2 BR	\$1,950,000	\$1,995,000	-2.3%	\$2,249,000	-13.3%
3 BR	\$2,850,000	\$2,388,000	19.3%	\$3,745,000	-23.9%
4 BR+	\$8,353,000	\$4,295,000	94.5%	\$7,123,000	17.3%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Greenwich Village & West Village Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	122	155	-21.3%	150	-18.7%
Median Price	\$4,395,000	\$3,900,000	12.7%	\$3,625,000	21.2%
Median PPSF	\$2,554	\$2,543	0.4%	\$2,493	2.4%
Median Days on Market	118	141	-16.3%	99	19.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$999,000	\$1,313,000	-23.9%	\$925,000	8.0%
1 BR	\$1,495,000	\$1,850,000	-19.2%	\$1,673,000	-10.6%
2 BR	\$3,500,000	\$3,375,000	3.7%	\$2,995,000	16.9%
3 BR	\$6,900,000	\$5,750,000	20.0%	\$7,950,000	-13.2%
4 BR+	\$15,375,000	\$14,375,000	7.0%	\$11,950,000	28.7%
CO-OP					
Number of Active Listings	264	223	18.4%	300	-12.0%
Median Price	\$1,100,000	\$1,250,000	-12.0%	\$1,250,000	-12.0%
Median Days on Market	92	100	-8.0%	72	28.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$555,000	\$650,000	-14.6%	\$550,000	0.9%
1 BR	\$1,083,000	\$995,000	8.8%	\$1,000,000	8.3%
2 BR	\$2,263,000	\$2,150,000	5.3%	\$2,125,000	6.5%
3 BR	\$4,075,000	\$4,350,000	-6.3%	\$3,077,000	32.4%
4 BR+	\$5,223,000	\$5,450,000	-4.2%	\$9,995,000	-47.7%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	6.7	6.6

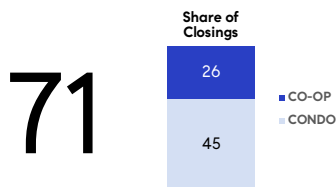
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Lower East Side

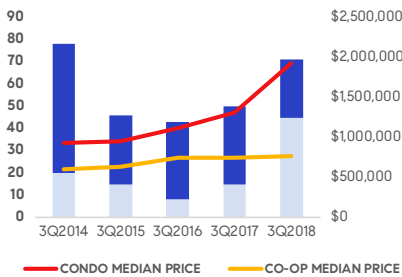
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



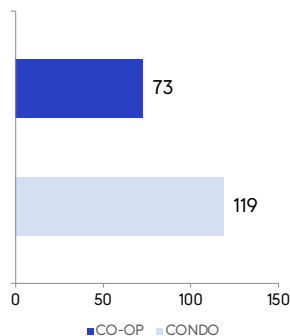
3Q2018 Price Metrics

\$1,932,000
Median Condo Sales Price

\$768,000
Median Co-Op Sales Price

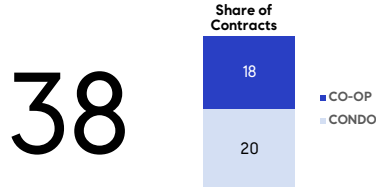
\$1,880
Median Condo Sales PPSF

Median Days on Market

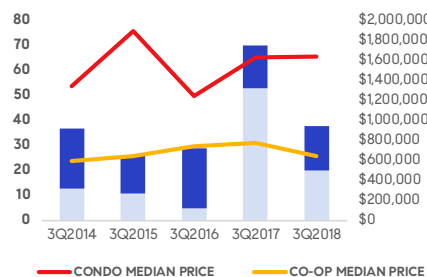


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



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

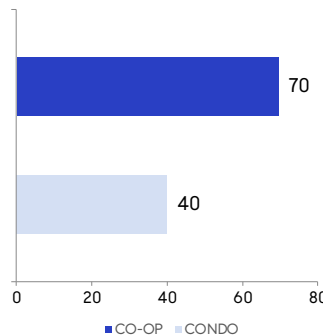
3Q2018 Price Metrics*

\$1,640,000
Median Condo Contract Price

\$643,000
Median Co-Op Contract Price

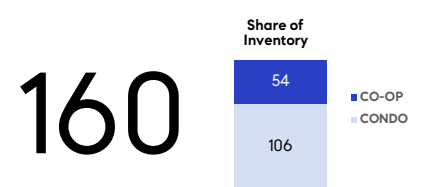
\$1,961
Median Condo Contract PPSF

Median Days on Market

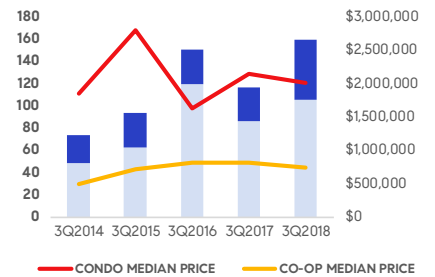


Inventory

Number of Active Listings



Inventory - Last Five Years



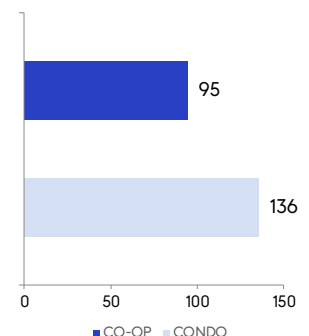
3Q2018 Price Metrics

\$2,013,000
Median Condo Asking Price

\$745,000
Median Co-Op Asking Price

\$1,938
Median Condo Asking PPSF

Median Days on Market



Lower East Side Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	45	15	200.0%	35	28.6%
Median Price	\$1,932,000	\$1,315,000	46.9%	\$1,200,000	61.0%
Median PPSF	\$1,880	\$1,734	8.5%	\$1,536	22.4%
Median Days on Market	119	42	186.7%	91	30.8%
Median Negotiability	-1.0%	1.8%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$425,000	\$523,000	-18.7%	\$655,000	-35.1%
1 BR	\$1,560,000	\$1,095,000	42.5%	\$1,034,000	50.9%
2 BR	\$2,635,000	\$1,892,000	39.3%	\$2,025,000	30.1%
3 BR	\$2,500,000	-	-	\$4,100,000	-39.0%
4 BR+	-	-	-	-	-
CO-OP					
Number of Closings	26	35	-25.7%	28	-7.1%
Median Price	\$768,000	\$745,000	3.1%	\$844,000	-9.0%
Median Days on Market	73	51	43.6%	102	-28.6%
Median Negotiability	-1.6%	-1.5%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$478,000	-	-	-
1 BR	\$680,000	\$660,000	3.0%	\$625,000	8.8%
2 BR	\$852,000	\$848,000	0.5%	\$909,000	-6.3%
3 BR	\$999,000	\$1,230,000	-18.8%	\$1,200,000	-16.8%
4 BR+	-	-	-	-	-

Lower East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	20	53	-62.3%	37	-45.9%
Median Price (1)	\$1,640,000	\$1,630,000	0.6%	\$1,425,000	15.1%
Median PPSF (1)	\$1,961	\$2,111	-7.1%	\$1,952	0.5%
Median Days on Market	40	9	344.4%	43	-7.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$775,000	\$595,000	30.3%	-	-
1 BR	\$1,203,000	\$1,567,000	-23.2%	\$1,391,000	-13.5%
2 BR	\$2,743,000	\$2,335,000	17.5%	\$2,651,000	3.5%
3 BR	-	\$2,935,000	-	\$2,666,000	-
4 BR+	\$3,995,000	-	-	-	-
CO-OP					
Number of Contracts Signed	18	17	5.9%	15	20.0%
Median Price (1)	\$643,000	\$775,000	-17.0%	\$859,000	-25.1%
Median Days on Market	70	90	-22.8%	52	35.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$499,000	-	-	-	-
1 BR	\$635,000	\$657,000	-3.3%	\$679,000	-6.5%
2 BR	\$849,000	\$849,000	0.0%	\$875,000	-3.0%
3 BR	-	-	-	-	-
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Lower East Side Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	106	87	21.8%	95	11.6%
Median Price	\$2,013,000	\$2,150,000	-6.4%	\$2,285,000	-11.9%
Median PPSF	\$1,938	\$1,950	-0.6%	\$1,990	-2.6%
Median Days on Market	136	100	36.0%	87	56.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$923,000	\$1,020,000	-9.5%	\$1,001,000	-7.8%
1 BR	\$1,393,000	\$1,397,000	-0.3%	\$1,365,000	2.1%
2 BR	\$2,223,000	\$2,386,000	-6.8%	\$2,521,000	-11.8%
3 BR	\$4,203,000	\$3,925,000	7.1%	\$4,326,000	-2.8%
4 BR+	-	-	-	\$5,248,000	-
CO-OP					
Number of Active Listings	54	30	80.0%	42	28.6%
Median Price	\$745,000	\$817,000	-8.8%	\$799,000	-6.8%
Median Days on Market	95	38	148.7%	57	67.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$499,000	-	-	-	-
1 BR	\$625,000	\$700,000	-10.7%	\$635,000	-1.6%
2 BR	\$859,000	\$892,000	-3.7%	\$849,000	1.2%
3 BR	\$1,440,000	\$1,579,000	-8.8%	\$1,350,000	6.7%
4 BR+	\$2,500,000	\$1,495,000	67.2%	\$2,050,000	22.0%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	8.3	4.9

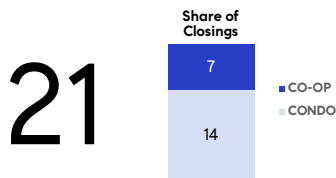
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

NoHo & NoLiTa

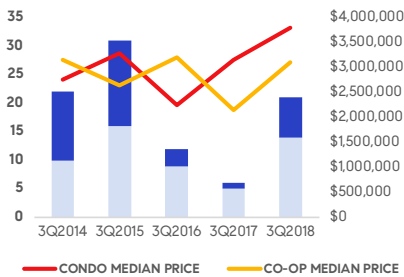
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



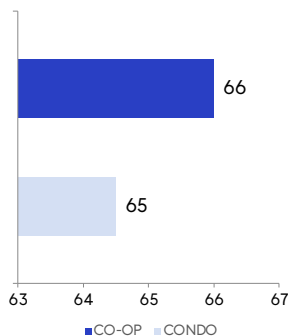
3Q2018 Price Metrics

\$3,800,000
Median Condo Sales Price

\$3,100,000
Median Co-Op Sales Price

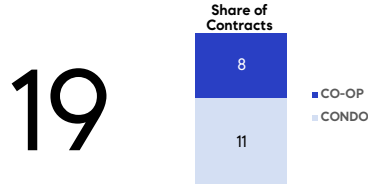
\$2,028
Median Condo Sales PPSF

Median Days on Market

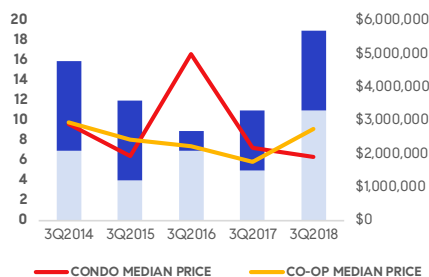


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

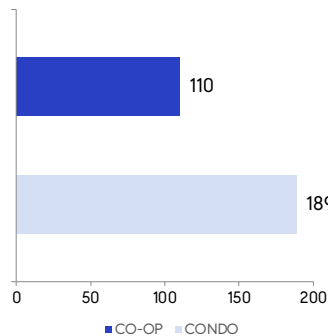
3Q2018 Price Metrics*

\$1,915,000
Median Condo Contract Price

\$2,750,000
Median Co-Op Contract Price

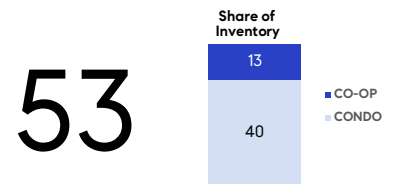
\$2,369
Median Condo Contract PPSF

Median Days on Market

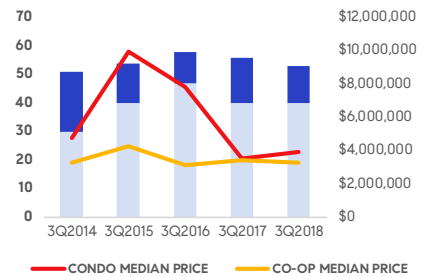


Inventory

Number of Active Listings



Inventory - Last Five Years



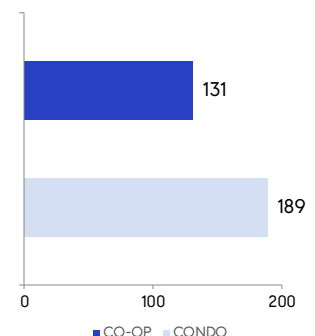
3Q2018 Price Metrics

\$3,937,000
Median Condo Asking Price

\$3,295,000
Median Co-Op Asking Price

\$2,421
Median Condo Asking PPSF

Median Days on Market



NoHo & NoLiTa Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	14	5	180.0%	13	7.7%
Median Price	\$3,800,000	\$3,150,000	20.6%	\$4,766,000	-20.3%
Median PPSF	\$2,028	\$1,880	7.9%	\$2,597	-21.9%
Median Days on Market	65	367	-82.4%	164	-60.7%
Median Negotiability	-7.0%	-15.3%	-	-9.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	\$554,000	-
1 BR	\$589,000	\$3,150,000	-81.3%	\$1,658,000	-64.5%
2 BR	\$2,650,000	\$2,275,000	16.5%	\$4,683,000	-43.4%
3 BR	\$6,228,000	\$5,640,000	10.4%	\$6,850,000	-9.1%
4 BR+	\$25,450,000	-	-	\$8,579,000	196.7%
CO-OP					
Number of Closings	7	1	600.0%	3	133.3%
Median Price	\$3,100,000	\$2,150,000	44.2%	\$2,010,000	54.2%
Median Days on Market	66	155	-57.4%	142	-53.5%
Median Negotiability	-2.4%	-10.4%	-	-5.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$595,000	-	-	\$2,010,000	-70.4%
2 BR	\$2,713,000	\$945,000	187.1%	\$1,800,000	50.7%
3 BR	\$3,475,000	\$2,150,000	61.6%	\$4,500,000	-22.8%
4 BR+	-	-	-	-	-

NoHo & NoLiTa Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	11	5	120.0%	11	0.0%
Median Price (1)	\$1,915,000	\$2,195,000	-12.8%	\$3,650,000	-47.5%
Median PPSF (1)	\$2,369	\$1,909	24.1%	\$2,166	9.4%
Median Days on Market	189	134	41.0%	119	58.8%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$965,000	-	-	-	-
1 BR	\$1,675,000	\$1,898,000	-11.7%	\$1,820,000	-8.0%
2 BR	\$2,273,000	\$2,300,000	-1.2%	\$3,325,000	-31.6%
3 BR	\$5,300,000	\$9,750,000	-45.6%	\$6,778,000	-21.8%
4 BR+	\$13,500,000	-	-	\$8,000,000	68.8%
CO-OP					
Number of Contracts Signed	8	6	33.3%	7	14.3%
Median Price (1)	\$2,750,000	\$1,775,000	54.9%	\$2,349,000	17.1%
Median Days on Market	110	68	63.0%	44	150.0%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$2,550,000	-	-	-
1 BR	\$800,000	\$663,000	20.7%	\$1,125,000	-28.9%
2 BR	-	\$2,000,000	-	\$2,349,000	-
3 BR	\$3,250,000	\$3,850,000	-15.6%	\$3,250,000	0.0%
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

NoHo & NoLiTa Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	40	40	0.0%	64	-37.5%
Median Price	\$3,937,000	\$3,525,000	11.7%	\$3,997,000	-1.5%
Median PPSF	\$2,421	\$2,494	-2.9%	\$2,500	-3.1%
Median Days on Market	189	115	64.3%	98	93.8%
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	\$2,050,000	-
1 BR	\$1,650,000	\$2,045,000	-19.3%	\$1,675,000	-1.5%
2 BR	\$3,695,000	\$2,995,000	23.4%	\$3,750,000	-1.5%
3 BR	\$7,250,000	\$6,500,000	11.5%	\$5,700,000	27.2%
4 BR+	\$11,355,000	\$13,100,000	-13.3%	\$11,763,000	-3.5%
CO-OP					
Number of Active Listings	13	16	-18.8%	22	-40.9%
Median Price	\$3,295,000	\$3,425,000	-3.8%	\$3,373,000	-2.3%
Median Days on Market	131	101	30.3%	67	95.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,513,000	\$699,000	116.5%	-	-
1 BR	\$1,895,000	\$2,295,000	-17.4%	\$1,425,000	33.0%
2 BR	\$3,273,000	\$3,073,000	6.5%	\$3,373,000	-3.0%
3 BR	\$4,350,000	\$3,798,000	14.5%	\$3,995,000	8.9%
4 BR+	\$5,495,000	\$4,250,000	29.3%	\$4,600,000	19.5%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	8.0	15.6

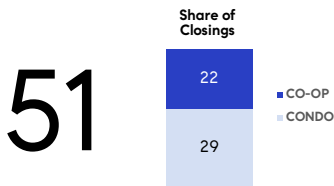
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

SoHo

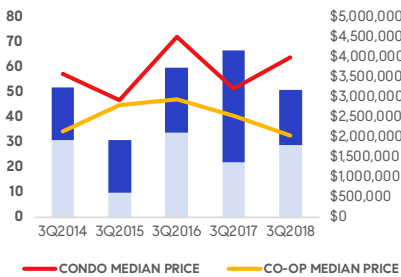
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



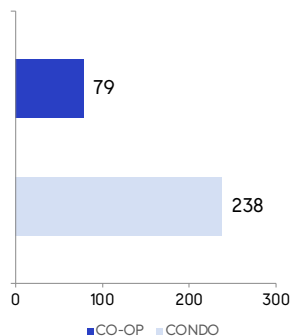
3Q2018 Price Metrics

\$3,998,000
Median Condo Sales Price

\$2,051,000
Median Co-Op Sales Price

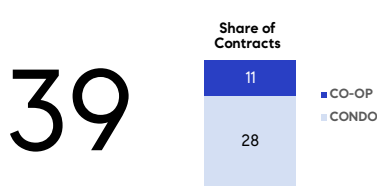
\$1,914
Median Condo Sales PPSF

Median Days on Market

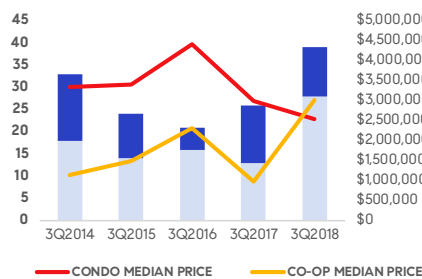


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



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

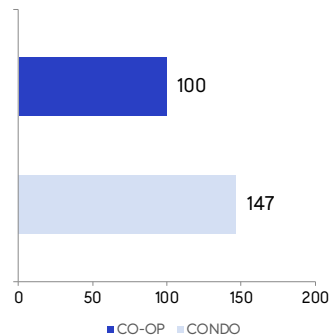
3Q2018 Price Metrics*

\$2,548,000
Median Condo Contract Price

\$3,010,000
Median Co-Op Contract Price

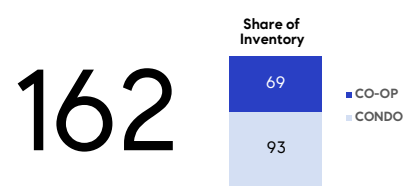
\$2,168
Median Condo Contract PPSF

Median Days on Market

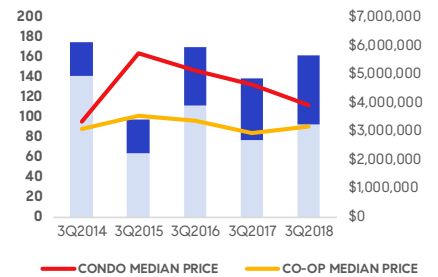


Inventory

Number of Active Listings



Inventory - Last Five Years



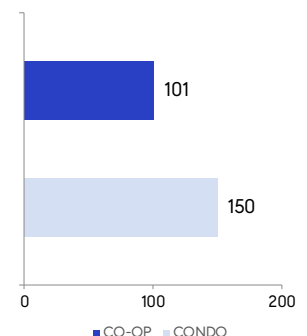
3Q2018 Price Metrics

\$3,925,000
Median Condo Asking Price

\$3,195,000
Median Co-Op Asking Price

\$2,242
Median Condo Asking PPSF

Median Days on Market



SoHo Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	29	22	31.8%	18	61.1%
Median Price	\$3,998,000	\$3,212,000	24.5%	\$4,763,000	-16.1%
Median PPSF	\$1,914	\$1,903	0.6%	\$1,996	-4.1%
Median Days on Market	238	179	32.7%	100	137.5%
Median Negotiability	-14.4%	-4.4%	-	-5.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	-	-	-	-
1 BR	\$1,170,000	\$1,735,000	-32.6%	\$1,700,000	-31.2%
2 BR	\$2,638,000	\$2,850,000	-7.4%	\$2,999,000	-12.0%
3 BR	\$5,560,000	\$5,175,000	7.4%	\$5,950,000	-6.6%
4 BR+	\$9,625,000	\$11,401,000	-15.6%	\$13,860,000	-30.6%
CO-OP					
Number of Closings	22	45	-51.1%	21	4.8%
Median Price	\$2,051,000	\$2,550,000	-19.6%	\$1,764,000	16.3%
Median Days on Market	79	44	79.5%	99	-20.2%
Median Negotiability	-4.2%	-0.4%	-	-6.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$539,000	\$468,000	15.2%	\$440,000	22.5%
1 BR	\$1,526,000	\$735,000	107.6%	\$1,250,000	22.1%
2 BR	\$2,697,000	\$3,092,000	-12.8%	\$2,804,000	-3.8%
3 BR	\$2,000,000	\$3,950,000	-49.4%	\$4,175,000	-52.1%
4 BR+	\$4,200,000	\$5,300,000	-20.8%	\$4,332,000	-3.0%

SoHo Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	28	13	115.4%	22	27.3%
Median Price (1)	\$2,548,000	\$2,995,000	-14.9%	\$5,323,000	-52.1%
Median PPSF (1)	\$2,168	\$2,197	-1.3%	\$2,394	-9.4%
Median Days on Market	147	232	-36.6%	183	-19.7%
Median Pricing Analysis by Bedroom Type (1):					
Studio	-	-	-	-	-
1 BR	\$1,512,000	\$2,250,000	-32.8%	\$2,075,000	-27.1%
2 BR	\$2,988,000	\$3,295,000	-9.3%	\$3,588,000	-16.7%
3 BR	\$8,090,000	\$4,750,000	70.3%	\$7,573,000	6.8%
4 BR+	\$40,500,000	\$13,750,000	194.5%	\$13,900,000	191.4%
CO-OP					
Number of Contracts Signed	11	13	-15.4%	25	-56.0%
Median Price (1)	\$3,010,000	\$975,000	208.7%	\$2,350,000	28.1%
Median Days on Market	100	88	13.6%	78	28.2%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$487,000	-	\$520,000	-
1 BR	\$1,785,000	\$480,000	271.9%	\$875,000	104.0%
2 BR	\$2,410,000	\$4,250,000	-43.3%	\$2,498,000	-3.5%
3 BR	\$6,998,000	\$3,238,000	116.1%	\$3,213,000	117.8%
4 BR+	\$5,998,000	\$9,950,000	-39.7%	\$4,725,000	26.9%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

SoHo Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	93	77	20.8%	113	-17.7%
Median Price	\$3,925,000	\$4,650,000	-15.6%	\$3,995,000	-1.8%
Median PPSF	\$2,242	\$2,259	-0.8%	\$2,240	0.1%
Median Days on Market	150	172	-12.8%	161	-6.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,497,000	\$1,350,000	10.9%	\$999,000	49.8%
1 BR	\$1,607,000	\$1,600,000	0.4%	\$1,597,000	0.6%
2 BR	\$3,250,000	\$3,875,000	-16.1%	\$2,875,000	13.0%
3 BR	\$5,225,000	\$6,300,000	-17.1%	\$5,500,000	-5.0%
4 BR+	\$16,725,000	\$11,500,000	45.4%	\$10,950,000	52.7%
CO-OP					
Number of Active Listings	69	62	11.3%	67	3.0%
Median Price	\$3,195,000	\$2,950,000	8.3%	\$3,590,000	-11.0%
Median Days on Market	101	130	-22.0%	59	71.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$499,000	\$579,000	-13.8%	\$525,000	-5.0%
1 BR	\$1,650,000	\$1,785,000	-7.6%	\$1,815,000	-9.1%
2 BR	\$2,700,000	\$2,548,000	6.0%	\$2,800,000	-3.6%
3 BR	\$5,447,000	\$4,995,000	9.0%	\$5,900,000	-7.7%
4 BR+	\$5,948,000	\$5,750,000	3.4%	\$7,247,000	-17.9%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	10.8	7.7

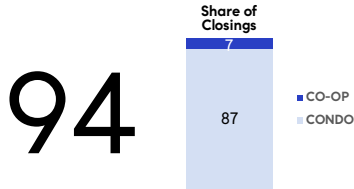
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

TriBeCa

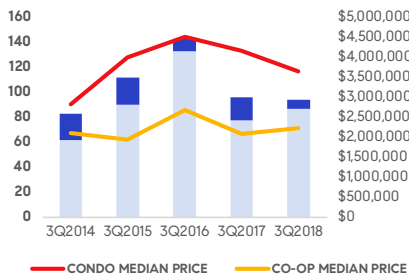
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



3Q2018 Price Metrics

\$3,660,000

Median Condo Sales Price

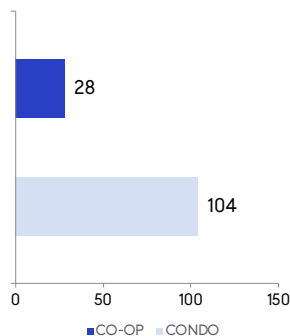
\$2,225,000

Median Co-Op Sales Price

\$2,018

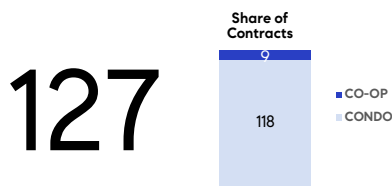
Median Condo Sales PPSF

Median Days on Market

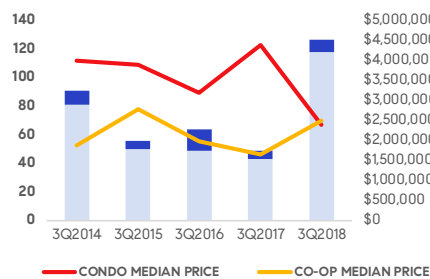


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years



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

3Q2018 Price Metrics*

\$2,390,000

Median Condo Contract Price

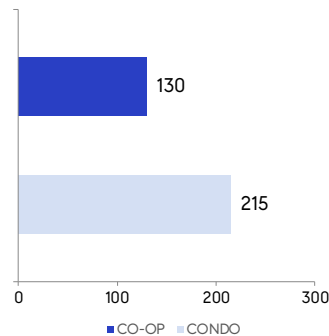
\$2,500,000

Median Co-Op Contract Price

\$1,856

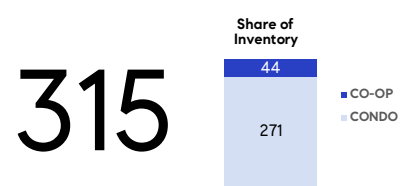
Median Condo Contract PPSF

Median Days on Market

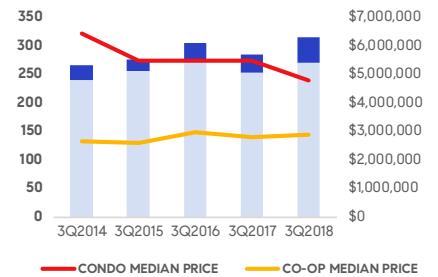


Inventory

Number of Active Listings



Inventory - Last Five Years



3Q2018 Price Metrics

\$4,795,000

Median Condo Asking Price

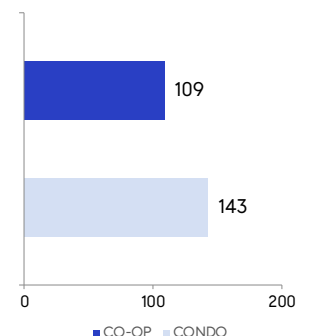
\$2,895,000

Median Co-Op Asking Price

\$2,123

Median Condo Asking PPSF

Median Days on Market



TriBeCa

Condominium & Co-Op

Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	87	78	11.5%	65	33.8%
Median Price	\$3,660,000	\$4,158,000	-12.0%	\$4,793,000	-23.6%
Median PPSF	\$2,018	\$1,964	2.8%	\$1,974	2.2%
Median Days on Market	104	119	-12.2%	175	-40.6%
Median Negotiability	-5.8%	-5.5%	-	-6.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,413,000	\$715,000	97.6%	\$848,000	66.6%
1 BR	\$2,266,000	\$1,255,000	80.6%	\$1,863,000	21.6%
2 BR	\$3,375,000	\$2,965,000	13.8%	\$3,075,000	9.8%
3 BR	\$3,918,000	\$4,800,000	-18.4%	\$6,590,000	-40.5%
4 BR+	\$10,550,000	\$7,188,000	46.8%	\$8,903,000	18.5%
CO-OP					
Number of Closings	7	18	-61.1%	11	-36.4%
Median Price	\$2,225,000	\$2,095,000	6.2%	\$2,275,000	-2.2%
Median Days on Market	28	77	-63.6%	95	-70.4%
Median Negotiability	-5.6%	-4.9%	-	-4.3%	-
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$2,100,000	-	\$835,000	-
1 BR	\$645,000	\$1,455,000	-55.7%	\$2,275,000	-71.6%
2 BR	\$2,850,000	\$1,755,000	62.4%	\$2,245,000	26.9%
3 BR	\$2,125,000	\$3,050,000	-30.3%	\$6,150,000	-65.4%
4 BR+	\$4,047,000	\$4,609,000	-12.2%	\$2,850,000	42.0%

TriBeCa

Condominium & Co-Op

Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	118	43	174.4%	63	87.3%
Median Price (1)	\$2,390,000	\$4,398,000	-45.7%	\$3,750,000	-36.3%
Median PPSF (1)	\$1,856	\$2,048	-9.4%	\$1,921	-3.4%
Median Days on Market	215	159	35.2%	120	79.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$940,000	-	-	\$965,000	-2.6%
1 BR	\$1,460,000	\$2,075,000	-29.6%	\$1,888,000	-22.7%
2 BR	\$2,880,000	\$3,550,000	-18.9%	\$3,147,000	-8.5%
3 BR	\$4,363,000	\$4,873,000	-10.5%	\$4,275,000	2.1%
4 BR+	\$10,995,000	\$11,750,000	-6.4%	\$10,490,000	4.8%
CO-OP					
Number of Contracts Signed	9	6	50.0%	11	-18.2%
Median Price (1)	\$2,500,000	\$1,663,000	50.3%	\$2,500,000	0.0%
Median Days on Market	130	69	89.8%	84	54.8%
Median Pricing Analysis by Bedroom Type:					
Studio	-	\$510,000	-	\$550,000	-
1 BR	\$995,000	\$743,000	33.9%	\$2,225,000	-55.3%
2 BR	\$2,500,000	\$2,650,000	-5.7%	\$2,748,000	-9.0%
3 BR	\$5,000,000	\$4,148,000	20.5%	\$3,495,000	43.1%
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

TriBeCa

Condominium & Co-Op

Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	271	254	6.7%	329	-17.6%
Median Price	\$4,795,000	\$5,500,000	-12.8%	\$4,975,000	-3.6%
Median PPSF	\$2,123	\$2,385	-11.0%	\$2,105	0.8%
Median Days on Market	143	160	-10.6%	130	10.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,212,000	\$1,170,000	3.6%	\$1,175,000	3.1%
1 BR	\$1,720,000	\$1,965,000	-12.5%	\$1,725,000	-0.3%
2 BR	\$3,299,000	\$4,000,000	-17.5%	\$3,339,000	-1.2%
3 BR	\$5,825,000	\$6,500,000	-10.4%	\$5,825,000	0.0%
4 BR+	\$9,995,000	\$10,550,000	-5.3%	\$10,700,000	-6.6%
CO-OP					
Number of Active Listings	44	31	41.9%	40	10.0%
Median Price	\$2,895,000	\$2,800,000	3.4%	\$2,973,000	-2.6%
Median Days on Market	109	153	-28.8%	53	105.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$1,585,000	\$1,650,000	-3.9%	-	-
1 BR	\$1,395,000	\$2,698,000	-48.3%	\$1,133,000	23.1%
2 BR	\$2,250,000	\$2,645,000	-14.9%	\$2,800,000	-19.6%
3 BR	\$4,125,000	\$4,623,000	-10.8%	\$4,000,000	3.1%
4 BR+	\$8,995,000	\$7,495,000	20.0%	\$8,500,000	5.8%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	9.0	9.7

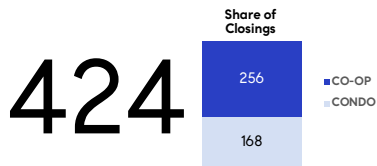
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Midtown East & Murray Hill

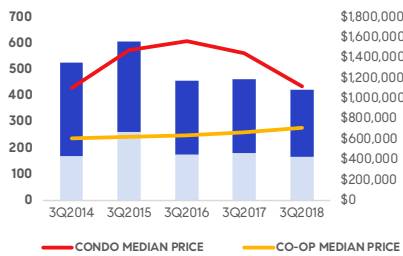
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



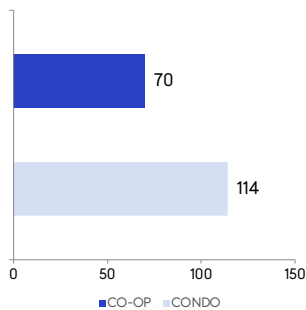
3Q2018 Price Metrics

\$1,123,000
Median Condo Sales Price

\$713,000
Median Co-Op Sales Price

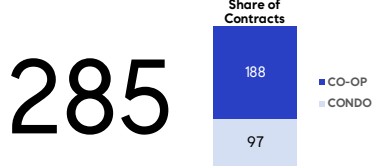
\$1,365
Median Condo Sales PPSF

Median Days on Market

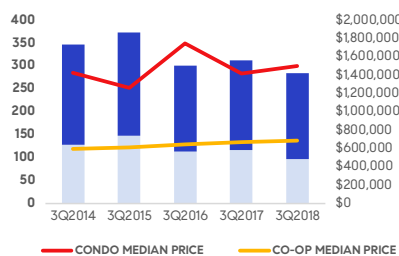


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



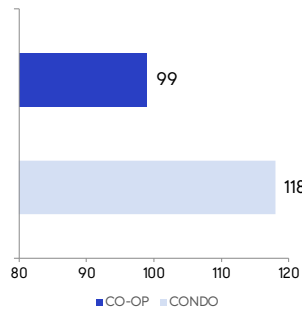
3Q2018 Price Metrics*

\$1,499,000
Median Condo Contract Price

\$690,000
Median Co-Op Contract Price

\$1,520
Median Condo Contract PPSF

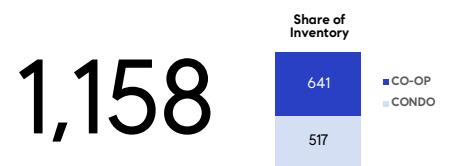
Median Days on Market



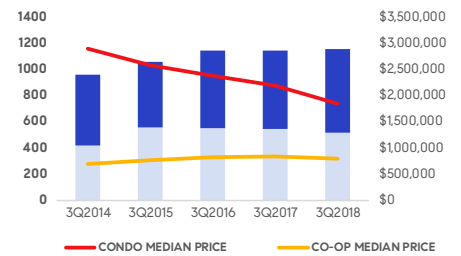
**Please note that median prices of contracts signed represent last asking prices and do not take into consideration new development properties which decline to report sales*

Inventory

Number of Active Listings



Inventory - Last Five Years



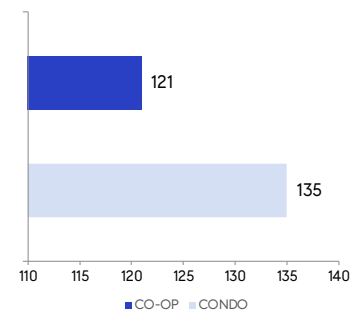
3Q2018 Price Metrics

\$1,845,000
Median Condo Asking Price

\$795,000
Median Co-Op Asking Price

\$1,629
Median Condo Asking PPSF

Median Days on Market



Midtown East & Murray Hill Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	168	181	-7.2%	164	2.4%
Median Price	\$1,123,000	\$1,450,000	-22.6%	\$1,208,000	-7.0%
Median PPSF	\$1,365	\$1,461	-6.6%	\$1,360	0.4%
Median Days on Market	114	105	9.1%	155	-26.2%
Median Negotiability	-4.7%	-4.0%	-	-2.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$563,000	\$582,000	-3.3%	\$600,000	-6.2%
1 BR	\$948,000	\$1,043,000	-9.1%	\$917,000	3.4%
2 BR	\$1,775,000	\$1,825,000	-2.7%	\$1,713,000	3.6%
3 BR	\$3,175,000	\$4,356,000	-27.1%	\$4,075,000	-22.1%
4 BR+	\$3,995,000	\$10,096,000	-60.4%	\$24,800,000	-83.9%
CO-OP					
Number of Closings	256	282	-9.2%	227	12.8%
Median Price	\$713,000	\$674,000	5.8%	\$675,000	5.6%
Median Days on Market	70	64	10.2%	92	-23.5%
Median Negotiability	-2.7%	-2.3%	-	-3.1%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$416,000	\$418,000	-0.5%	\$410,000	1.5%
1 BR	\$699,000	\$683,000	2.3%	\$670,000	4.3%
2 BR	\$1,298,000	\$1,223,000	6.1%	\$1,182,000	9.8%
3 BR	\$1,975,000	\$1,750,000	12.9%	\$2,150,000	-8.1%
4 BR+	\$2,695,000	\$2,695,000	0.0%	\$3,500,000	-23.0%

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

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	97	117	-17.1%	132	-26.5%
Median Price (1)	\$1,499,000	\$1,420,000	5.6%	\$1,298,000	15.5%
Median PPSF (1)	\$1,520	\$1,463	3.9%	\$1,461	4.1%
Median Days on Market	118	110	7.8%	153	-22.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$625,000	\$605,000	3.3%	\$588,000	6.3%
1 BR	\$1,000,000	\$998,000	0.2%	\$963,000	3.8%
2 BR	\$1,895,000	\$1,925,000	-1.6%	\$1,820,000	4.1%
3 BR	\$4,215,000	\$4,450,000	-5.3%	\$3,795,000	11.1%
4 BR+	\$5,350,000	\$14,650,000	-63.5%	\$28,250,000	-81.1%
CO-OP					
Number of Contracts Signed	188	196	-4.1%	279	-32.6%
Median Price (1)	\$690,000	\$675,000	2.2%	\$750,000	-8.0%
Median Days on Market	99	91	8.8%	65	52.3%
Median Pricing Analysis by Bedroom Type:					
Studio	\$420,000	\$399,000	5.3%	\$423,000	-0.7%
1 BR	\$695,000	\$675,000	3.0%	\$699,000	-0.6%
2 BR	\$1,245,000	\$1,300,000	-4.2%	\$1,263,000	-1.4%
3 BR	\$2,450,000	\$1,925,000	27.3%	\$2,245,000	9.1%
4 BR+	\$3,000,000	\$2,995,000	0.2%	\$2,995,000	0.2%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Midtown East & Murray Hill Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	517	550	-6.0%	574	-9.9%
Median Price	\$1,845,000	\$2,200,000	-16.1%	\$1,828,000	0.9%
Median PPSF	\$1,629	\$1,859	-12.4%	\$1,642	-0.8%
Median Days on Market	135	153	-11.5%	100	35.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$698,000	\$789,000	-11.5%	\$655,000	6.6%
1 BR	\$1,195,000	\$1,320,000	-9.5%	\$1,183,000	1.0%
2 BR	\$2,125,000	\$2,485,000	-14.5%	\$2,245,000	-5.3%
3 BR	\$4,353,000	\$4,727,000	-7.9%	\$4,500,000	-3.3%
4 BR+	\$8,180,000	\$12,000,000	-31.8%	\$8,180,000	0.0%
CO-OP					
Number of Active Listings	641	595	7.7%	706	-9.2%
Median Price	\$795,000	\$847,000	-6.1%	\$767,000	3.7%
Median Days on Market	121	103	17.5%	99	22.2%
Median Pricing Analysis by Bedroom Type:					
Studio	\$450,000	\$419,000	7.4%	\$450,000	0.0%
1 BR	\$699,000	\$699,000	0.0%	\$695,000	0.6%
2 BR	\$1,325,000	\$1,399,000	-5.3%	\$1,439,000	-7.9%
3 BR	\$2,348,000	\$2,495,000	-5.9%	\$2,395,000	-2.0%
4 BR+	\$4,176,000	\$4,722,000	-11.6%	\$4,698,000	-11.1%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	9.2	8.3

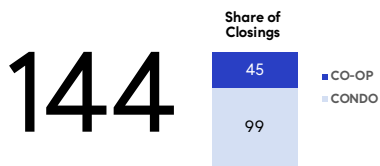
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Midtown West

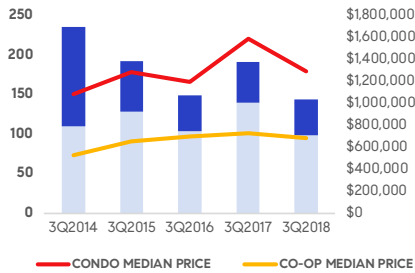
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



3Q2018 Price Metrics

\$1,290,000

Median Condo Sales Price

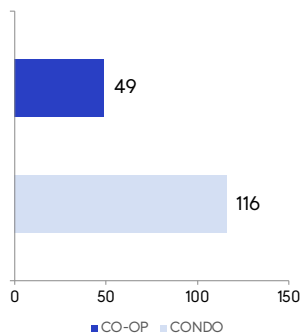
\$685,000

Median Co-Op Sales Price

\$1,553

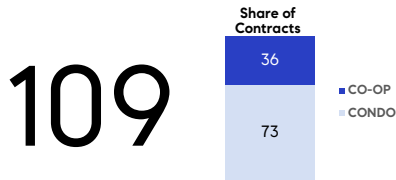
Median Condo Sales PPSF

Median Days on Market

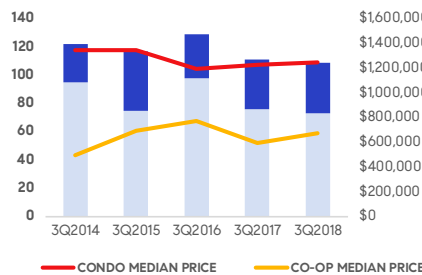


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

3Q2018 Price Metrics*

\$1,249,000

Median Condo Contract Price

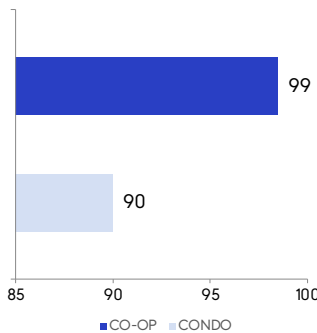
\$673,000

Median Co-Op Contract Price

\$1,591

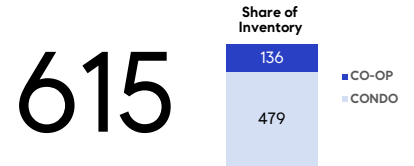
Median Condo Contract PPSF

Median Days on Market

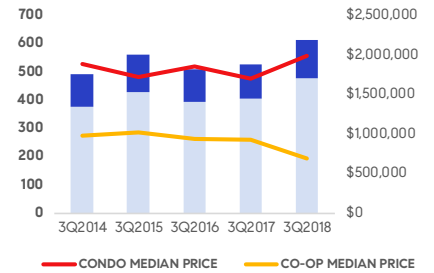


Inventory

Number of Active Listings



Inventory - Last Five Years



3Q2018 Price Metrics

\$1,995,000

Median Condo Asking Price

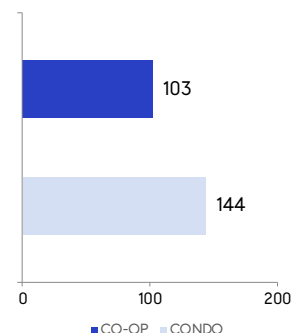
\$699,000

Median Co-Op Asking Price

\$1,854

Median Condo Asking PPSF

Median Days on Market



Midtown West Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	99	140	-29.3%	134	-26.1%
Median Price	\$1,290,000	\$1,589,000	-18.8%	\$1,379,000	-6.5%
Median PPSF	\$1,553	\$1,647	-5.8%	\$1,529	1.5%
Median Days on Market	116	116	0.0%	120	-3.3%
Median Negotiability	-5.2%	-3.7%	-	-5.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$683,000	\$713,000	-4.2%	\$725,000	-5.8%
1 BR	\$1,100,000	\$1,212,000	-9.2%	\$1,050,000	4.8%
2 BR	\$2,075,000	\$1,950,000	6.4%	\$1,782,000	16.4%
3 BR	\$6,998,000	\$2,680,000	161.1%	\$6,592,000	6.2%
4 BR+	\$6,500,000	\$15,950,000	-59.2%	\$11,125,000	-41.6%
CO-OP					
Number of Closings	45	51	-11.8%	53	-15.1%
Median Price	\$685,000	\$732,000	-6.4%	\$545,000	25.7%
Median Days on Market	49	87	-43.7%	69	-28.5%
Median Negotiability	-1.3%	-3.2%	-	-2.7%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$383,000	\$436,000	-12.2%	\$395,000	-3.0%
1 BR	\$700,000	\$595,000	17.6%	\$615,000	13.8%
2 BR	\$1,025,000	\$1,040,000	-1.4%	\$1,175,000	-12.8%
3 BR	\$1,780,000	\$1,760,000	1.1%	\$2,663,000	-33.2%
4 BR+	-	-	-	-	-

Midtown West Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	73	76	-3.9%	113	-35.4%
Median Price (1)	\$1,249,000	\$1,228,000	1.7%	\$1,575,000	-20.7%
Median PPSF (1)	\$1,591	\$1,551	2.6%	\$1,688	-5.7%
Median Days on Market	90	116	-22.4%	158	-43.0%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$765,000	\$837,000	-8.6%	\$680,000	12.5%
1 BR	\$1,210,000	\$1,050,000	15.2%	\$1,163,000	4.0%
2 BR	\$1,788,000	\$1,985,000	-9.9%	\$2,090,000	-14.4%
3 BR	\$4,025,000	\$3,663,000	9.9%	\$10,950,000	-63.2%
4 BR+	\$44,000,000	\$5,500,000	700.0%	\$14,900,000	195.3%
CO-OP					
Number of Contracts Signed	36	35	2.9%	44	-18.2%
Median Price (1)	\$673,000	\$599,000	12.4%	\$587,000	14.7%
Median Days on Market	99	58	71.3%	59	66.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$410,000	\$438,000	-6.4%	\$360,000	13.9%
1 BR	\$649,000	\$687,000	-5.5%	\$673,000	-3.6%
2 BR	\$1,399,000	\$800,000	74.9%	\$1,175,000	19.1%
3 BR	\$2,510,000	\$1,810,000	38.7%	-	-
4 BR+	-	-	-	-	-

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Midtown West Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	479	406	18.0%	551	-13.1%
Median Price	\$1,995,000	\$1,700,000	17.4%	\$1,950,000	2.3%
Median PPSF	\$1,854	\$1,737	6.7%	\$1,916	-3.2%
Median Days on Market	144	122	18.0%	121	19.0%
Median Pricing Analysis by Bedroom Type:					
Studio	\$790,000	\$758,000	4.2%	\$775,000	1.9%
1 BR	\$1,250,000	\$1,153,000	8.4%	\$1,275,000	-2.0%
2 BR	\$2,325,000	\$1,950,000	19.2%	\$2,170,000	7.1%
3 BR	\$5,445,000	\$4,480,000	21.5%	\$5,410,000	0.6%
4 BR+	\$12,990,000	\$11,000,000	18.1%	\$12,953,000	0.3%
CO-OP					
Number of Active Listings	136	121	12.4%	136	0.0%
Median Price	\$699,000	\$929,000	-24.8%	\$758,000	-7.8%
Median Days on Market	103	99	3.5%	77	33.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$435,000	\$444,000	-2.0%	\$425,000	2.4%
1 BR	\$617,000	\$800,000	-22.9%	\$650,000	-5.1%
2 BR	\$1,200,000	\$1,555,000	-22.8%	\$1,195,000	0.4%
3 BR	\$2,195,000	\$3,700,000	-40.7%	\$2,148,000	2.2%
4 BR+	\$18,498,000	\$12,700,000	45.7%	\$10,373,000	78.3%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	12.7	9.6

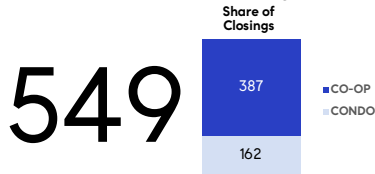
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper East Side

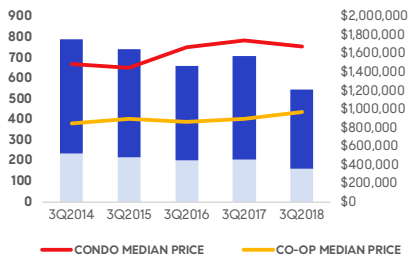
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



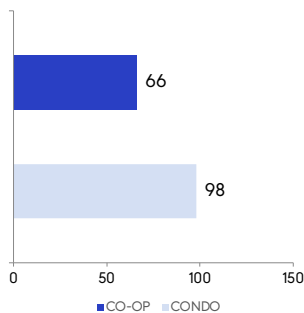
3Q2018 Price Metrics

\$1,683,000
Median Condo Sales Price

\$979,000
Median Co-Op Sales Price

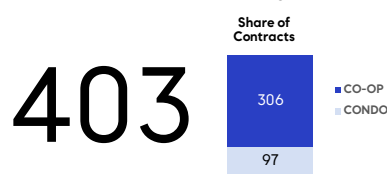
\$1,456
Median Condo Sales PPSF

Median Days on Market

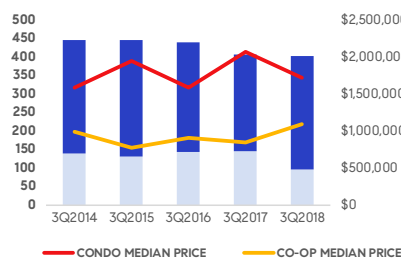


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

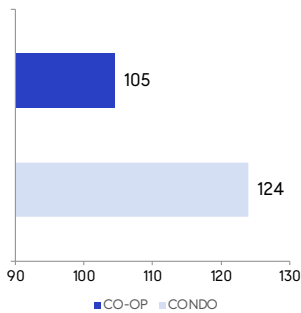
3Q2018 Price Metrics*

\$1,725,000
Median Condo Contract Price

\$1,095,000
Median Co-Op Contract Price

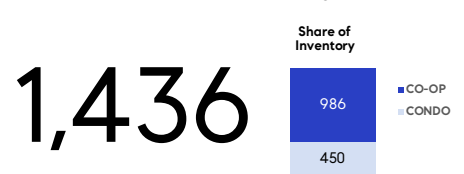
\$1,519
Median Condo Contract PPSF

Median Days on Market

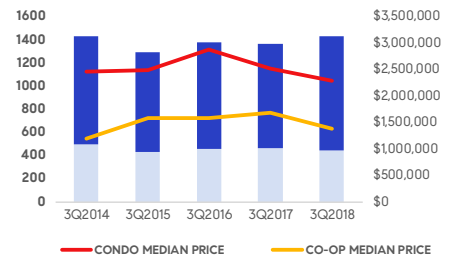


Inventory

Number of Active Listings



Inventory - Last Five Years



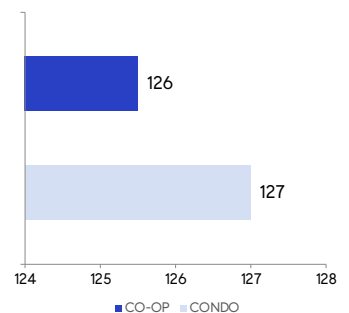
3Q2018 Price Metrics

\$2,295,000
Median Condo Asking Price

\$1,395,000
Median Co-Op Asking Price

\$1,700
Median Condo Asking PPSF

Median Days on Market



Upper East Side Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	162	209	-22.5%	165	-1.8%
Median Price	\$1,683,000	\$1,750,000	-3.8%	\$1,860,000	-9.5%
Median PPSF	\$1,456	\$1,571	-7.4%	\$1,508	-3.5%
Median Days on Market	98	70	40.0%	101	-2.5%
Median Negotiability	-4.3%	-1.0%	-	-3.6%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$592,000	\$573,000	3.3%	\$597,000	-0.8%
1 BR	\$921,000	\$990,000	-7.0%	\$1,010,000	-8.8%
2 BR	\$1,975,000	\$1,879,000	5.1%	\$2,198,000	-10.1%
3 BR	\$2,925,000	\$3,325,000	-12.0%	\$3,650,000	-19.9%
4 BR+	\$7,113,000	\$7,600,000	-6.4%	\$7,558,000	-5.9%
CO-OP					
Number of Closings	387	501	-22.8%	378	2.4%
Median Price	\$979,000	\$900,000	8.8%	\$886,000	10.5%
Median Days on Market	66	59	11.9%	106	-37.4%
Median Negotiability	-3.5%	-1.9%	-	-4.5%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$427,000	\$457,000	-6.6%	\$400,000	6.7%
1 BR	\$703,000	\$716,000	-1.8%	\$719,000	-2.2%
2 BR	\$1,390,000	\$1,435,000	-3.1%	\$1,500,000	-7.3%
3 BR	\$2,475,000	\$2,925,000	-15.4%	\$2,650,000	-6.6%
4 BR+	\$4,650,000	\$5,125,000	-9.3%	\$6,675,000	-30.3%

Upper East Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	97	147	-34.0%	130	-25.4%
Median Price (1)	\$1,725,000	\$2,075,000	-16.9%	\$1,638,000	5.3%
Median PPSF (1)	\$1,519	\$1,637	-7.2%	\$1,532	-0.9%
Median Days on Market	124	102	21.6%	96	29.2%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$575,000	\$577,000	-0.3%	\$594,000	-3.2%
1 BR	\$1,100,000	\$995,000	10.6%	\$1,099,000	0.1%
2 BR	\$1,763,000	\$2,200,000	-19.9%	\$2,085,000	-15.4%
3 BR	\$2,995,000	\$3,438,000	-12.9%	\$2,963,000	1.1%
4 BR+	\$5,325,000	\$5,200,000	2.4%	\$6,950,000	-23.4%
CO-OP					
Number of Contracts Signed	306	260	17.7%	421	-27.3%
Median Price (1)	\$1,095,000	\$845,000	29.6%	\$1,095,000	0.0%
Median Days on Market	105	77	35.7%	83	25.9%
Median Pricing Analysis by Bedroom Type:					
Studio	\$425,000	\$437,000	-2.7%	\$430,000	-1.2%
1 BR	\$695,000	\$729,000	-4.7%	\$692,000	0.4%
2 BR	\$1,295,000	\$1,425,000	-9.1%	\$1,450,000	-10.7%
3 BR	\$2,823,000	\$2,660,000	6.1%	\$3,288,000	-14.1%
4 BR+	\$4,995,000	\$3,750,000	33.2%	\$4,250,000	17.5%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Upper East Side Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	450	468	-3.8%	509	-11.6%
Median Price	\$2,295,000	\$2,525,000	-9.1%	\$2,500,000	-8.2%
Median PPSF	\$1,700	\$1,826	-6.9%	\$1,728	-1.6%
Median Days on Market	127	135	-5.9%	106	19.8%
Median Pricing Analysis by Bedroom Type:					
Studio	\$680,000	\$667,000	1.9%	\$650,000	4.6%
1 BR	\$1,027,000	\$1,208,000	-15.0%	\$1,137,000	-9.7%
2 BR	\$2,295,000	\$2,497,000	-8.1%	\$2,393,000	-4.1%
3 BR	\$3,795,000	\$3,773,000	0.6%	\$3,725,000	1.9%
4 BR+	\$7,200,000	\$7,950,000	-9.4%	\$7,525,000	-4.3%
CO-OP					
Number of Active Listings	986	901	9.4%	1,139	-13.4%
Median Price	\$1,395,000	\$1,690,000	-17.5%	\$1,495,000	-6.7%
Median Days on Market	126	108	16.2%	92	36.4%
Median Pricing Analysis by Bedroom Type:					
Studio	\$439,000	\$455,000	-3.5%	\$449,000	-2.2%
1 BR	\$699,000	\$750,000	-6.8%	\$725,000	-3.6%
2 BR	\$1,695,000	\$1,758,000	-3.6%	\$1,697,000	-0.1%
3 BR	\$2,885,000	\$3,495,000	-17.5%	\$3,200,000	-9.8%
4 BR+	\$6,300,000	\$7,350,000	-14.3%	\$6,500,000	-3.1%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	8.1	7.2

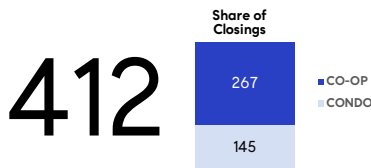
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper West Side

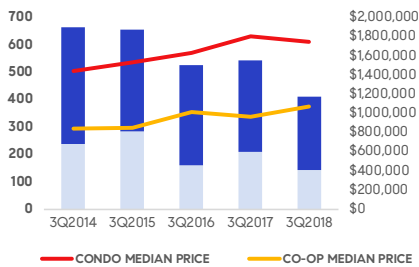
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



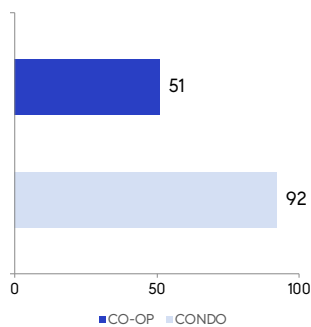
3Q2018 Price Metrics

\$1,750,000
Median Condo Sales Price

\$1,075,000
Median Co-Op Sales Price

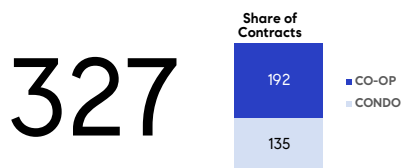
\$1,500
Median Condo Sales PPSF

Median Days on Market

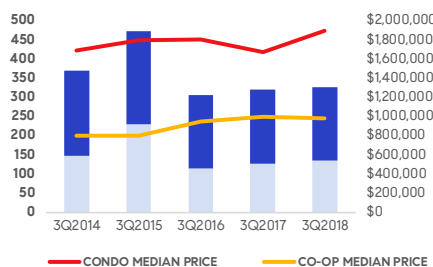


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

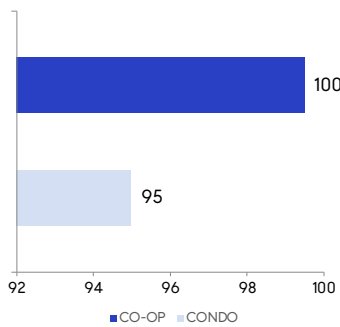
3Q2018 Price Metrics*

\$1,898,000
Median Condo Contract Price

\$980,000
Median Co-Op Contract Price

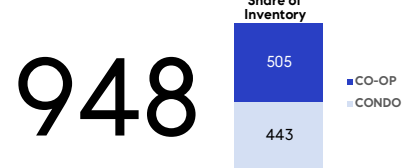
\$1,663
Median Condo Contract PPSF

Median Days on Market

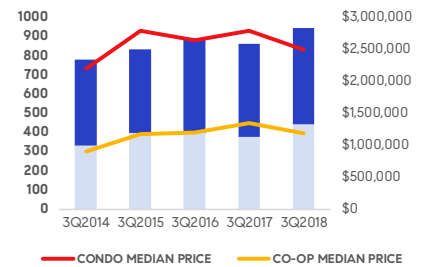


Inventory

Number of Active Listings



Inventory - Last Five Years



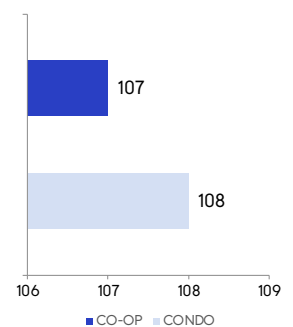
3Q2018 Price Metrics

\$2,495,000
Median Condo Asking Price

\$1,195,000
Median Co-Op Asking Price

\$1,911
Median Condo Asking PPSF

Median Days on Market



Upper West Side Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	145	211	-31.3%	188	-22.9%
Median Price	\$1,750,000	\$1,805,000	-3.0%	\$1,961,000	-10.8%
Median PPSF	\$1,500	\$1,650	-9.1%	\$1,673	-10.3%
Median Days on Market	92	60	53.3%	112	-17.5%
Median Negotiability	-4.7%	-2.0%	-	-2.8%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$765,000	\$725,000	5.5%	\$750,000	2.0%
1 BR	\$1,049,000	\$1,143,000	-8.2%	\$1,095,000	-4.2%
2 BR	\$1,863,000	\$2,005,000	-7.1%	\$1,970,000	-5.4%
3 BR	\$2,994,000	\$3,448,000	-13.2%	\$3,498,000	-14.4%
4 BR+	\$5,452,000	\$7,234,000	-24.6%	\$6,290,000	-13.3%
CO-OP					
Number of Closings	267	335	-20.3%	292	-8.6%
Median Price	\$1,075,000	\$965,000	11.4%	\$1,095,000	-1.8%
Median Days on Market	51	43	18.6%	96	-46.9%
Median Negotiability	-2.1%	-1.0%	-	-3.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$475,000	\$440,000	8.0%	\$416,000	14.2%
1 BR	\$722,000	\$760,000	-5.0%	\$733,000	-1.5%
2 BR	\$1,425,000	\$1,500,000	-5.0%	\$1,449,000	-1.7%
3 BR	\$2,775,000	\$2,438,000	13.8%	\$2,548,000	8.9%
4 BR+	\$3,150,000	\$4,503,000	-30.0%	\$4,685,000	-32.8%

Upper West Side Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	135	127	6.3%	182	-25.8%
Median Price (1)	\$1,898,000	\$1,675,000	13.3%	\$2,223,000	-14.6%
Median PPSF (1)	\$1,663	\$1,625	2.3%	\$1,782	-6.7%
Median Days on Market	95	79	20.3%	82	15.9%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$724,000	\$738,000	-1.9%	\$750,000	-3.5%
1 BR	\$1,175,000	\$1,115,000	5.4%	\$1,100,000	6.8%
2 BR	\$2,000,000	\$1,950,000	2.6%	\$2,275,000	-12.1%
3 BR	\$4,500,000	\$3,600,000	25.0%	\$3,225,000	39.5%
4 BR+	\$8,250,000	\$6,175,000	33.6%	\$6,650,000	24.1%
CO-OP					
Number of Contracts Signed	192	195	-1.5%	283	-32.2%
Median Price (1)	\$980,000	\$1,000,000	-2.0%	\$1,150,000	-14.8%
Median Days on Market	100	63	57.9%	51	95.1%
Median Pricing Analysis by Bedroom Type:					
Studio	\$490,000	\$459,000	6.8%	\$499,000	-1.8%
1 BR	\$739,000	\$755,000	-2.1%	\$750,000	-1.5%
2 BR	\$1,463,000	\$1,395,000	4.9%	\$1,450,000	0.9%
3 BR	\$2,250,000	\$2,275,000	-1.1%	\$2,848,000	-21.0%
4 BR+	\$4,925,000	\$3,750,000	31.3%	\$3,600,000	36.8%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

Upper West Side Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	443	380	16.6%	537	-17.5%
Median Price	\$2,495,000	\$2,799,000	-10.9%	\$2,450,000	1.8%
Median PPSF	\$1,911	\$1,955	-2.2%	\$1,833	4.3%
Median Days on Market	108	123	-12.2%	86	25.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$750,000	\$812,000	-7.6%	\$750,000	0.0%
1 BR	\$1,185,000	\$1,275,000	-7.1%	\$1,199,000	-1.2%
2 BR	\$2,400,000	\$2,300,000	4.3%	\$2,299,000	4.4%
3 BR	\$3,875,000	\$3,900,000	-0.6%	\$3,825,000	1.3%
4 BR+	\$7,953,000	\$7,450,000	6.8%	\$7,650,000	4.0%
CO-OP					
Number of Active Listings	505	486	3.9%	594	-15.0%
Median Price	\$1,195,000	\$1,350,000	-11.5%	\$1,200,000	-0.4%
Median Days on Market	107	106	0.9%	67	59.7%
Median Pricing Analysis by Bedroom Type:					
Studio	\$488,000	\$485,000	0.6%	\$485,000	0.6%
1 BR	\$749,000	\$747,000	0.3%	\$750,000	-0.1%
2 BR	\$1,473,000	\$1,550,000	-5.0%	\$1,500,000	-1.8%
3 BR	\$2,700,000	\$2,995,000	-9.8%	\$2,695,000	0.2%
4 BR+	\$4,448,000	\$5,225,000	-14.9%	\$5,550,000	-19.9%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	6.5	6.1

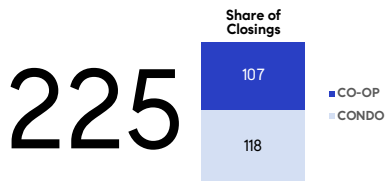
Months of supply represents the number of months it would take to absorb all active inventory based on the trailing 12 months average of contract activity. Typically 6 to 9 months of supply indicates market equilibrium. Please note this analysis does not include 'shadow inventory' of unsold, unlisted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

Upper Manhattan

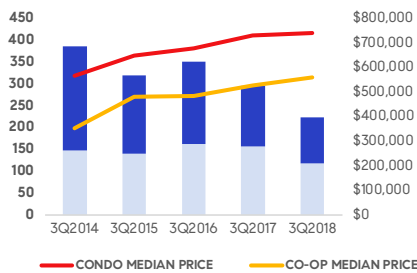
The page below highlights key trends in this neighborhood regarding inventory, contracts signed, and closings

Closings

Number of Total Closings



Closings - Last Five Years



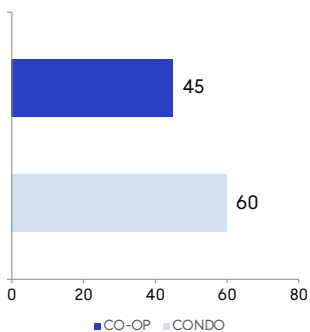
3Q2018 Price Metrics

\$742,000
Median Condo Sales Price

\$563,000
Median Co-Op Sales Price

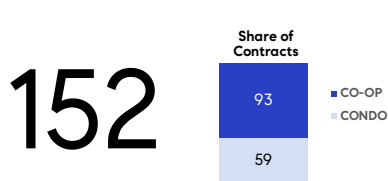
\$872
Median Condo Sales PPSF

Median Days on Market

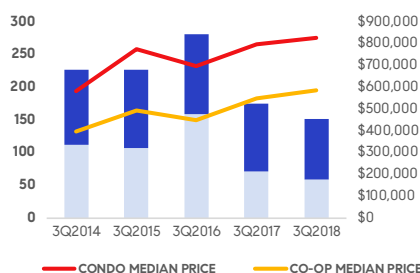


Contracts

Number of Contracts Signed



Contracts Signed - Last Five Years*



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

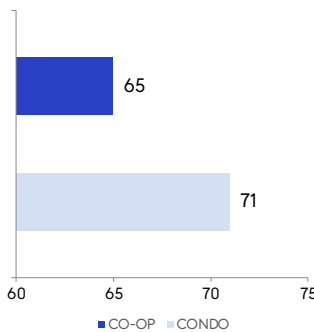
3Q2018 Price Metrics*

\$829,000
Median Condo Contract Price

\$589,000
Median Co-Op Contract Price

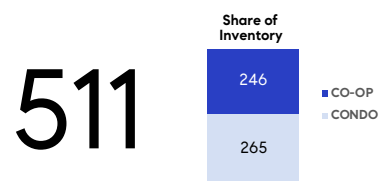
\$983
Median Condo Contract PPSF

Median Days on Market

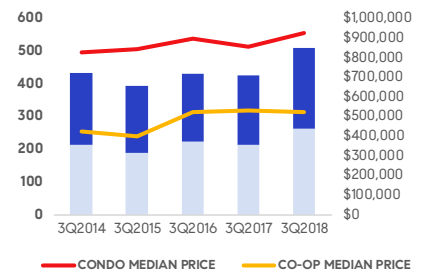


Inventory

Number of Active Listings



Inventory - Last Five Years



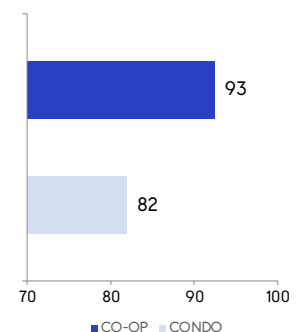
3Q2018 Price Metrics

\$930,000
Median Condo Asking Price

\$525,000
Median Co-Op Asking Price

\$1,094
Median Condo Asking PPSF

Median Days on Market



Upper Manhattan Condominium & Co-Op Closings

CLOSINGS	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Closings	118	157	-24.8%	85	38.8%
Median Price	\$742,000	\$732,000	1.4%	\$770,000	-3.6%
Median PPSF	\$872	\$979	-10.9%	\$933	-6.5%
Median Days on Market	60	76	-21.1%	111	-45.9%
Median Negotiability	0.0%	0.0%	-	-2.4%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$522,000	\$426,000	22.5%	\$574,000	-9.1%
1 BR	\$629,000	\$635,000	-0.9%	\$610,000	3.1%
2 BR	\$857,000	\$940,000	-8.8%	\$895,000	-4.2%
3 BR	\$1,050,000	\$2,132,000	-50.8%	\$1,800,000	-41.7%
4 BR+	\$2,000,000	\$2,395,000	-16.5%	\$1,541,000	29.8%
CO-OP					
Number of Closings	107	139	-23.0%	125	-14.4%
Median Price	\$563,000	\$530,000	6.2%	\$499,000	12.8%
Median Days on Market	45	55	-18.2%	86	-47.4%
Median Negotiability	0.0%	0.0%	-	0.0%	-
Median Pricing Analysis by Bedroom Type:					
Studio	\$275,000	\$261,000	5.4%	\$287,000	-4.2%
1 BR	\$445,000	\$380,000	17.1%	\$413,000	7.7%
2 BR	\$623,000	\$650,000	-4.2%	\$665,000	-6.3%
3 BR	\$960,000	\$765,000	25.5%	\$799,000	20.2%
4 BR+	\$925,000	\$1,818,000	-49.1%	\$560,000	65.2%

Upper Manhattan Condominium & Co-Op Contracts Signed

CONTRACTS SIGNED	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Contracts Signed*	59	72	-18.1%	91	-35.2%
Median Price (1)	\$829,000	\$799,000	3.8%	\$879,000	-5.7%
Median PPSF (1)	\$983	\$1,011	-2.7%	\$1,016	-3.3%
Median Days on Market	71	75	-5.3%	58	22.4%
Median Pricing Analysis by Bedroom Type (1):					
Studio	\$575,000	\$539,000	6.7%	\$512,000	12.3%
1 BR	\$689,000	\$638,000	8.0%	\$700,000	-1.6%
2 BR	\$960,000	\$859,000	11.8%	\$980,000	-2.0%
3 BR	\$1,545,000	\$1,790,000	-13.7%	\$1,738,000	-11.1%
4 BR+	\$1,175,000	-	-	\$3,623,000	-67.6%
CO-OP					
Number of Contracts Signed	93	103	-9.7%	98	-5.1%
Median Price (1)	\$589,000	\$549,000	7.3%	\$589,000	0.0%
Median Days on Market	65	76	-14.5%	51	27.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$305,000	\$305,000	0.0%	\$287,000	6.3%
1 BR	\$409,000	\$399,000	2.5%	\$447,000	-8.5%
2 BR	\$640,000	\$620,000	3.2%	\$620,000	3.2%
3 BR	\$1,162,000	\$621,000	87.1%	\$910,000	27.7%
4 BR+	\$912,000	\$995,000	-8.3%	\$1,099,000	-17.0%

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

* 3Q2017 numbers have been adjusted to match the time period of the present quarter (data through September 15, 2017)

* 2Q2018 numbers have been adjusted to match the time period of the present quarter (data through June 15, 2018)

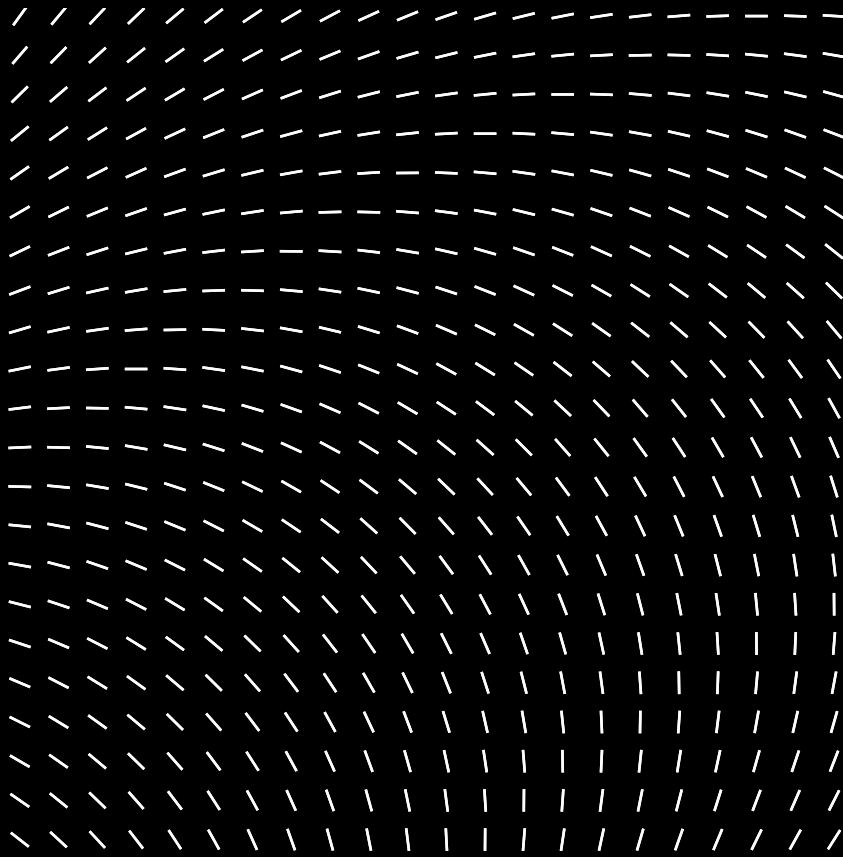
Upper Manhattan Condominium & Co-Op Inventory

ACTIVE	3Q2018	3Q2017	Y-o-Y % Change	2Q2018	Q-o-Q % Change
CONDO					
Number of Active Listings	265	214	23.8%	230	15.2%
Median Price	\$930,000	\$857,000	8.5%	\$842,000	10.5%
Median PPSF	\$1,094	\$1,027	6.6%	\$1,057	3.5%
Median Days on Market	82	78	5.8%	106	-22.6%
Median Pricing Analysis by Bedroom Type:					
Studio	\$595,000	\$570,000	4.4%	\$571,000	4.2%
1 BR	\$669,000	\$597,000	12.1%	\$659,000	1.5%
2 BR	\$1,049,000	\$997,000	5.2%	\$940,000	11.6%
3 BR	\$1,650,000	\$1,676,000	-1.6%	\$1,683,000	-2.0%
4 BR+	\$2,925,000	\$3,335,000	-12.3%	\$2,888,000	1.3%
CO-OP					
Number of Active Listings	246	213	15.5%	241	2.1%
Median Price	\$525,000	\$535,000	-1.9%	\$560,000	-6.3%
Median Days on Market	93	72	28.5%	64	44.5%
Median Pricing Analysis by Bedroom Type:					
Studio	\$298,000	\$309,000	-3.6%	\$292,000	2.1%
1 BR	\$399,000	\$435,000	-8.3%	\$405,000	-1.5%
2 BR	\$608,000	\$625,000	-2.7%	\$640,000	-5.0%
3 BR	\$749,000	\$874,000	-14.3%	\$792,000	-5.4%
4 BR+	\$499,000	\$500,000	-0.2%	\$960,000	-48.0%

* 3Q2018 Inventory as of September 15, 2018

ACTIVE MONTHS OF SUPPLY	3Q2018	3Q2017
Overall	7.1	5.5

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



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