

kw NEW YORK CITY
KELLERWILLIAMS®

4TH QUARTER 2014

MANHATTAN MARKET-WIDE

Market-wide, the average sale price has remained higher than the median sale price. With a relatively high amount of condo transactions vs. co-op transaction, higher price point units transacted in the 4th quarter. Average sale pricing quarter-over-quarter increased 2.9% from \$1.84 million to \$1.9 million in the 4th quarter but marginally changed year-over-year. Median sale pricing quarter-over-quarter slightly increased by 4.2%. The median days on market increased to 58 and inventory has dropped. As shown in both the condo and co-op markets, low inventory has created bidding wars which increased the average sale price market-wide.

Market-Wide	Q4 2014	% Change	Q3 2014	% Change YOY	Q4 2013
Average Sales Price	\$1,901,230	2.9%	\$1,848,013	0.2%	\$1,897,530
Average Price per SF	1,388	1.4%	\$1,369	10.5%	\$1,256
Median Sales Price	\$999,922	4.2%	\$959,999	6.8%	\$936,140
Median Price per SF	1,260	3.8%	\$1,214	9.7%	\$1,149
Median Days on Market	58	28.9%	45	5.5%	55
Median Sales Discount			-4.6%		-4.8%
Median Sales Premium			3.1%		2.9%

*Market-wide sales figures refer to all condo, co-op, & cond-op sales

MANHATTAN CONDOS

Median days on market had increased from 48 to 59 days, which is a 26.9% increase year-over-year.

Market-Wide	Q4 2014	% Change	Q3 2014	% Change YOY	Q4 2013
Average Sales Price	\$2,268,716	0.6%	\$2,254,172	0.4%	\$2,260,235
Average Price per SF	\$1,577	-0.1%	\$1,579	7.7%	\$1,464
Median Sales Price	\$1,445,458	6.7%	\$1,354,273	7.1%	\$1,350,000
Median Price per SF	\$1,443	3.1%	\$1,400	8.1%	\$1,336
Median Days on Market	59	22.9%	48	26.9%	47
Median Sales Discount			-4.6%		-4.5%
Median Sales Premium			2.1%		2.4%

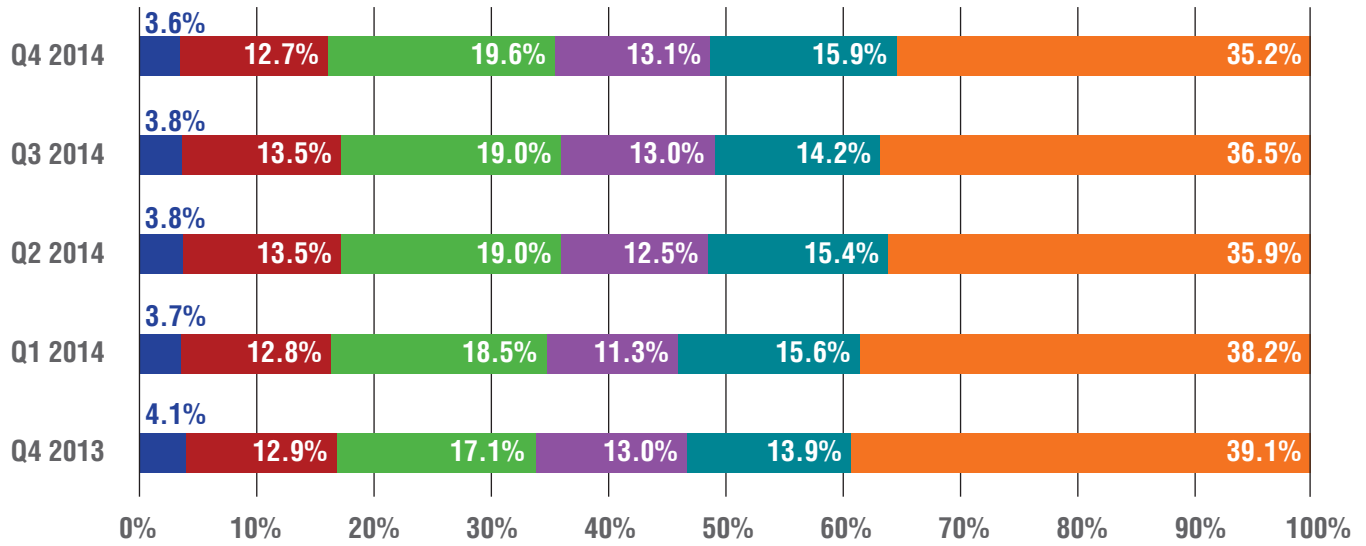
MANHATTAN CO-OPS

In the 4th quarter, the co-op market is also seeing a dramatic change in days on market increasing by 29.6% quarter-over-quarter.

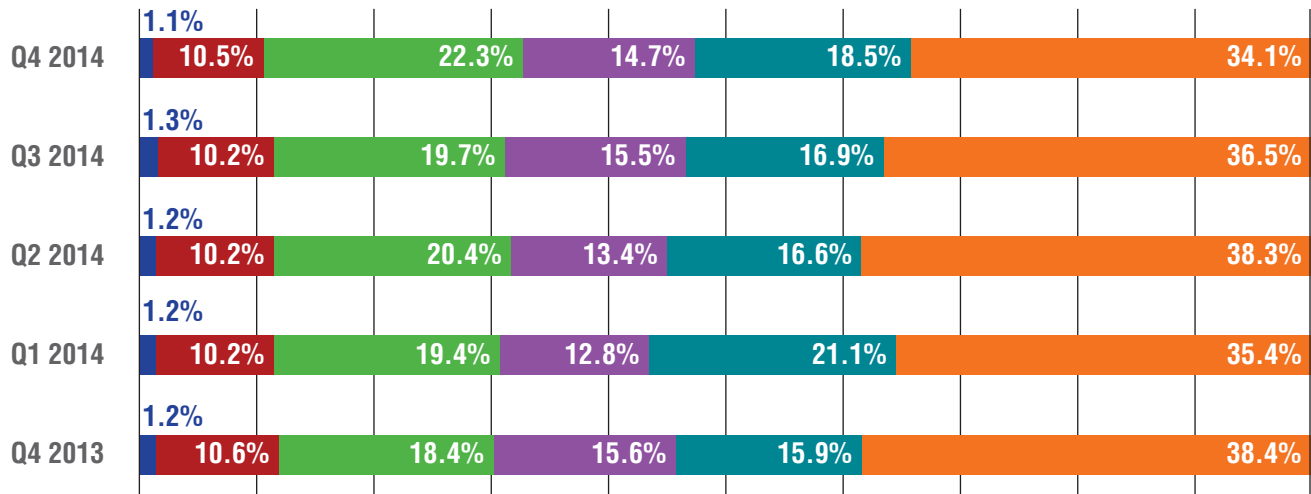
Market-Wide	Q4 2014	% Change	Q3 2014	% Change YOY	Q4 2013
Average Sales Price	\$1,210,216	-2.7%	\$1,243,287	2.1%	\$1,185,540
Average Price per SF	\$992	2.6%	\$967	10.1%	\$901
Median Sales Price	\$725,000	1.4%	\$715,000	5.8%	\$685,000
Median Price per SF	\$896	0.4%	\$892	6.6%	\$840
Median Days on Market	57	29.6%	44	-5.0%	60
Median Sales Discount			-4.5%		-5.0%
Median Sales Premium			3.7%		3.5%



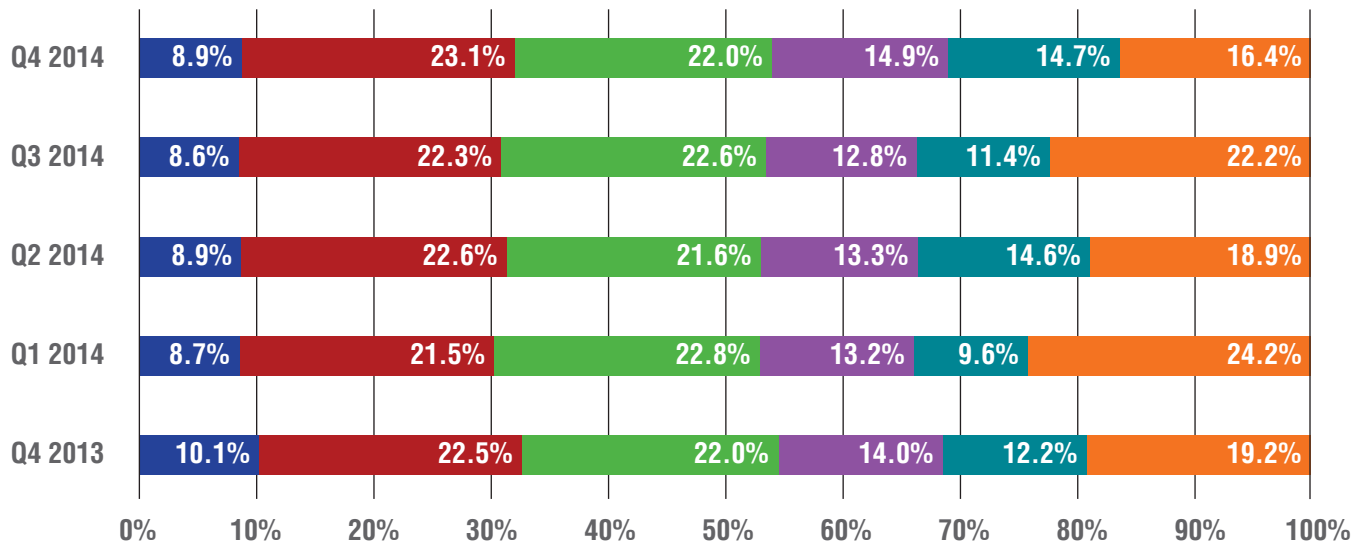
Percentage of Sales by Price Range



Percentage of Condo Sales by Price Range



Percentage of COOP Sales by Price Range



NEIGHBORHOOD BREAKDOWN

Below is a snapshot of the market broken down by major Manhattan neighborhood over the past year.

Upper Manhattan	Median Studio	Median 1 BR	Median 2 BR	Median 3+ BR
Q4 2013	\$247,000	\$338,833	\$510,000	\$667,000
Q1 2014	\$218,000	\$398,883	\$559,928	\$850,000
Q2 2014	\$375,000	\$400,000	\$632,500	\$763,688
Q3 2014	\$299,130	\$400,000	\$580,247	\$800,000
Q4 2014	\$247,000	\$430,000	\$590,585	\$890,000

Upper West Side	Median Studio	Median 1 BR	Median 2 BR	Median 3+ BR
Q4 2013	\$425,000	\$700,000	\$1,475,000	\$2,050,000
Q1 2014	\$425,597	\$785,562	\$1,504,626	\$2,450,000
Q2 2014	\$439,000	\$794,750	\$1,500,000	\$2,357,000
Q3 2014	\$449,000	\$779,000	\$1,532,500	\$2,194,825
Q4 2014	\$459,500	\$777,000	\$1,536,001	\$1,833,567

Upper East Side	Median Studio	Median 1 BR	Median 2 BR	Median 3+ BR
Q4 2013	\$367,500	\$605,000	\$1,365,000	\$3,131,119
Q1 2014	\$385,000	\$660,541	\$1,426,500	\$2,750,000
Q2 2014	\$356,982	\$665,000	\$1,500,000	\$2,572,500
Q3 2014	\$405,000	\$635,000	\$1,447,500	\$2,850,000
Q4 2014	\$385,000	\$670,563	\$1,547,500	\$2,600,000

Midtown	Median Studio	Median 1 BR	Median 2 BR	Median 3+ BR
Q4 2013	\$440,000	\$756,250	\$1,695,000	\$1,900,000
Q1 2014	\$429,000	\$770,000	\$1,692,500	\$1,431,000
Q2 2014	\$455,000	\$780,000	\$1,627,191	\$1,675,000
Q3 2014	\$425,000	\$800,000	\$1,710,000	\$ 940,000
Q4 2014	\$416,050	\$867,500	\$1,900,000	\$2,070,500

Downtown	Median Studio	Median 1 BR	Median 2 BR	Median 3+ BR
Q4 2013	\$540,000	\$860,000	\$1,775,000	\$1,825,000
Q1 2014	\$622,500	\$937,503	\$1,714,000	\$2,437,750
Q2 2014	\$582,747	\$925,000	\$1,750,000	\$1,922,500
Q3 2014	\$610,000	\$927,500	\$1,950,000	\$1,966,111
Q4 2014	\$587,500	\$977,500	\$1,827,500	\$1,681,756

