



THE NEIGHBORHOOD REPORT

A guide to the difference between
inventory and sale prices

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MANHATTAN Q3 2018

NEIGHBORHOOD	MEDIAN INVENTORY PRICE	% DIFFERENCE	MEDIAN SALES PRICE	AVERAGE INVENTORY PRICE	% DIFFERENCE	AVERAGE SALES PRICE
UPPER MANHATTAN	\$829,000	-13%	\$722,250	\$1,435,259	-33%	\$965,169
EAST HARLEM	\$999,995	-17%	\$829,237	\$2,059,977	-41%	\$1,223,868
HAMILTON HEIGHTS	\$852,500	-33%	\$568,119	\$1,305,975	-42%	\$752,570
HARLEM	\$1,299,500	-29%	\$927,500	\$1,613,686	-26%	\$1,190,619
INWOOD	\$427,500	5%	\$449,000	\$506,542	-12%	\$445,154
MANHATTANVILLE	\$333,000	59%	\$530,000	\$681,667	-22%	\$530,000
MORNINGSIDE HEIGHTS	\$839,000	-11%	\$746,000	\$1,407,829	-32%	\$959,519
WASHINGTON HEIGHTS	\$597,250	-2%	\$585,000	\$793,408	-13%	\$688,040
UPPER EAST SIDE	\$1,795,000	-34%	\$1,188,000	\$4,238,043	-50%	\$2,114,518
CARNEGIE HILL	\$2,700,000	-31%	\$1,875,036	\$4,763,245	-29%	\$3,396,448
LENOX HILL	\$1,850,000	-35%	\$1,201,000	\$4,654,519	-53%	\$2,201,726
UPPER EAST SIDE	\$2,922,500	-30%	\$2,042,000	\$6,412,667	-56%	\$2,821,336
YORKVILLE	\$1,000,000	-13%	\$870,000	\$2,000,731	-27%	\$1,455,168
UPPER WEST SIDE	\$1,900,000	-35%	\$1,235,000	\$3,557,023	-44%	\$1,982,908
LINCOLN SQUARE	\$1,950,000	-36%	\$1,240,000	\$3,767,775	-42%	\$2,202,186
UPPER WEST SIDE	\$1,795,000	-31%	\$1,235,000	\$3,401,179	-44%	\$1,891,911
MIDTOWN EAST	\$1,349,000	-36%	\$869,000	\$2,998,711	-48%	\$1,550,420
GARMENT DISTRICT	\$1,550,000	35%	\$2,100,000	\$2,621,786	-16%	\$2,211,443
KIPS BAY	\$865,000	-17%	\$718,000	\$1,264,486	-28%	\$909,484
MIDTOWN	\$2,375,000	-51%	\$1,155,000	\$5,624,133	-36%	\$3,615,119
MURRAY HILL	\$912,500	-17%	\$760,000	\$1,593,958	-38%	\$984,549
ROOSEVELT ISLAND	\$1,350,000	-12%	\$1,190,000	\$1,344,294	-15%	\$1,147,333
SUTTON PLACE	\$1,250,000	-23%	\$960,000	\$2,084,698	-30%	\$1,467,016
TUDOR CITY	\$1,027,000	-27%	\$750,000	\$1,464,813	-45%	\$809,347
TURTLE BAY	\$1,200,000	-30%	\$840,000	\$2,733,325	-52%	\$1,300,964
MIDTOWN WEST	\$1,295,000	-27%	\$950,000	\$2,446,292	-52%	\$1,165,625
CLINTON	\$1,250,000	-24%	\$950,000	\$2,179,250	-47%	\$1,165,193
HUDSON YARDS	\$3,600,000	-77%	\$815,000	\$6,568,750	-82%	\$1,180,000
DOWNTOWN	\$2,500,000	-36%	\$1,598,652	\$4,284,727	-38%	\$2,671,469
CHELSEA	\$2,514,500	-37%	\$1,585,000	\$4,248,986	-53%	\$1,997,176
EAST VILLAGE	\$1,233,750	-14%	\$1,057,500	\$1,930,360	-20%	\$1,539,958
FLATIRON DISTRICT	\$3,495,000	-46%	\$1,897,350	\$5,121,783	-44%	\$2,863,547
GRAMERCY	\$1,695,000	-23%	\$1,300,000	\$2,283,732	-42%	\$1,318,419
GREENWICH VILLAGE	\$1,494,500	-17%	\$1,234,000	\$3,617,646	-37%	\$2,283,656
LOWER EAST SIDE	\$1,157,500	17%	\$1,351,931	\$1,600,310	-5%	\$1,522,444
NOHO	\$2,595,000	-23%	\$1,987,500	\$3,458,838	-33%	\$2,330,828
NOLITA	\$4,450,000	-24%	\$3,400,000	\$6,498,654	-5%	\$6,188,439
NOMAD	\$2,385,250	-57%	\$1,020,000	\$3,488,403	-58%	\$1,473,123
SOHO	\$3,597,500	-26%	\$2,650,000	\$5,722,266	-29%	\$4,040,366
TRIBECA	\$4,350,000	-20%	\$3,475,000	\$6,493,307	-23%	\$4,995,503
WEST VILLAGE	\$2,300,000	-28%	\$1,655,000	\$4,955,928	-22%	\$3,876,416
FIDI/BPC	\$1,392,500	-32%	\$950,000	\$2,029,236	-37%	\$1,286,827
BATTERY PARK	\$1,479,000	-39%	\$902,500	\$1,995,990	-34%	\$1,320,723
FINANCIAL DISTRICT	\$1,380,000	-31%	\$955,000	\$2,042,267	-38%	\$1,271,762