



# THE NEIGHBORHOOD REPORT

A guide to the difference between  
inventory and sale prices

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**MANHATTAN Q4 2018**

NEIGHBORHOOD	AVERAGE INVENTORY PRICE	% DIFFERENCE	AVERAGE SALES PRICE	MEDIAN INVENTORY PRICE	% DIFFERENCE	MEDIAN SALES PRICE
UPPER MANHATTAN	\$1,357,583	-25%	\$1,011,851	\$849,000	-19%	\$687,000
EAST HARLEM	\$1,737,690	-23%	\$1,345,316	\$999,999	-25%	\$750,000
HAMILTON HEIGHTS	\$1,368,349	-42%	\$792,695	\$885,000	-33%	\$588,750
HARLEM	\$1,736,514	-22%	\$1,349,962	\$1,250,000	-21%	\$982,611
INWOOD	\$482,827	10%	\$529,125	\$425,000	12%	\$477,000
MANHATTANVILLE	\$531,900	-18%	\$437,500	\$327,000	34%	\$437,500
MORNINGSIDE HEIGHTS	\$1,059,126	-31%	\$726,341	\$792,500	-13%	\$687,000
WASHINGTON HEIGHTS	\$739,440	-20%	\$593,398	\$599,500	-5%	\$567,346
UPPER EAST SIDE	\$4,339,812	-34%	\$2,868,997	\$1,850,000	-31%	\$1,275,000
CARNEGIE HILL	\$5,234,605	-46%	\$2,830,171	\$2,822,500	-31%	\$1,960,000
LENOX HILL	\$4,505,928	-18%	\$3,699,622	\$1,895,000	-31%	\$1,315,000
UPPER EAST SIDE	\$6,610,048	-65%	\$2,281,147	\$3,072,500	-45%	\$1,680,000
YORKVILLE	\$2,151,372	-32%	\$1,458,281	\$1,175,000	-6%	\$1,100,000
UPPER WEST SIDE	\$3,528,028	-49%	\$1,796,912	\$1,925,000	-42%	\$1,110,000
LINCOLN SQUARE	\$4,000,571	-51%	\$1,976,338	\$2,200,000	-46%	\$1,195,000
UPPER WEST SIDE	\$3,156,594	-47%	\$1,680,801	\$1,769,500	-44%	\$999,000
MIDTOWN EAST	\$3,305,519	-44%	\$1,866,765	\$1,295,000	-28%	\$927,500
GARMENT DISTRICT	\$2,484,000	-4%	\$2,379,664	\$1,240,000	153%	\$3,137,500
KIPS BAY	\$1,140,016	-32%	\$777,073	\$795,000	-13%	\$692,000
MIDTOWN	\$6,267,529	-18%	\$5,150,223	\$2,495,000	-29%	\$1,775,000
MURRAY HILL	\$1,689,751	-46%	\$920,485	\$995,000	-32%	\$677,500
ROOSEVELT ISLAND	\$1,172,909	0.5%	\$1,178,224	\$1,257,500	8%	\$1,357,500
SUTTON PLACE	\$2,730,854	-49%	\$1,387,552	\$1,195,000	-25%	\$897,000
TUDOR CITY	\$1,382,856	-17%	\$1,143,259	\$995,000	17%	\$1,169,000
TURTLE BAY	\$2,677,925	-50%	\$1,331,080	\$1,182,000	-25%	\$885,000
MIDTOWN WEST	\$2,473,275	-49%	\$1,271,243	\$1,312,500	-21%	\$1,035,000
CLINTON	\$2,124,432	-37%	\$1,329,235	\$1,230,000	-13%	\$1,067,454
HUDSON YARDS	\$7,143,889	-92%	\$594,667	\$4,785,000	-91%	\$444,500
DOWNTOWN	\$4,333,839	-40%	\$2,607,295	\$2,495,000	-45%	\$1,380,000
CHELSEA	\$3,817,915	-47%	\$2,028,774	\$2,375,000	-52%	\$1,150,000
CHINATOWN	\$3,465,400	-75%	\$874,333	\$2,250,000	-63%	\$833,000
EAST VILLAGE	\$1,636,940	-39%	\$1,002,442	\$1,004,500	-24%	\$765,900
FLATIRON DISTRICT	\$5,251,852	-40%	\$3,136,397	\$3,455,000	-36%	\$2,225,000
GRAMERCY	\$2,084,601	-12%	\$1,844,284	\$1,655,000	-16%	\$1,385,000
GREENWICH VILLAGE	\$3,813,742	-46%	\$2,049,394	\$1,760,000	-33%	\$1,175,000
LITTLE ITALY	\$4,775,000	-27%	\$3,499,944	\$9,500,000	-63%	\$3,499,944
LOWER EAST SIDE	\$1,950,285	-31%	\$1,339,490	\$1,170,000	-23%	\$905,000
NOHO	\$3,896,140	-47%	\$2,082,484	\$2,300,000	-42%	\$1,335,000
NOLITA	\$6,878,947	-70%	\$2,037,500	\$3,750,000	-50%	\$1,875,000
NOMAD	\$3,395,539	-46%	\$1,827,722	\$2,575,000	-45%	\$1,420,000
SOHO	\$4,979,591	-59%	\$2,033,951	\$3,000,000	-24%	\$2,283,750
TRIBECA	\$6,452,252	-7%	\$5,982,731	\$4,550,000	4%	\$4,725,000
WEST VILLAGE	\$6,205,077	-55%	\$2,767,265	\$3,250,000	-64%	\$1,155,000
FIDI/BPC	\$2,119,640	-39%	\$1,295,745	\$1,498,000	-35%	\$980,000
BATTERY PARK	\$2,445,918	-35%	\$1,599,427	\$1,585,000	-35%	\$1,022,500
FINANCIAL DISTRICT	\$2,004,606	-42%	\$1,164,745	\$1,457,000	-35%	\$942,500