



THE NEIGHBORHOOD REPORT

A guide to the difference between
inventory and sale prices

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MANHATTAN Q2 2018

NEIGHBORHOOD	AVERAGE INVENTORY PRICE	% DIFFERENCE	AVERAGE SALES PRICE	MEDIAN INVENTORY PRICE	% DIFFERENCE	MEDIAN SALES PRICE
UPPER MANHATTAN	\$1,346,265	-32%	\$912,042	\$799,000	-21%	\$632,500
EAST HARLEM	\$2,067,289	-43%	\$1,176,623	\$1,049,500	-30%	\$735,000
HAMILTON HEIGHTS	\$1,520,833	-11%	\$1,355,990	\$850,000	-7%	\$789,750
HARLEM	\$1,552,546	-36%	\$986,779	\$1,162,000	-40%	\$700,000
INWOOD	\$526,947	-6%	\$497,120	\$434,500	4%	\$450,000
MANHATTANVILLE	\$740,714	-53%	\$350,000	\$695,000	-50%	\$350,000
MORNINGSIDE HEIGHTS	\$939,915	24%	\$1,162,628	\$800,000	-1%	\$790,000
WASHINGTON HEIGHTS	\$808,586	-21%	\$637,710	\$599,000	-9%	\$545,000
UPPER EAST SIDE	\$4,086,639	-35%	\$2,652,973	\$1,925,000	-32%	\$1,300,000
UPPER EAST SIDE	\$3,972,065	-33%	\$2,676,473	\$1,797,000	-32%	\$1,215,000
CARNEGIE HILL	\$5,203,302	-54%	\$2,389,400	\$2,997,500	-38%	\$1,850,000
UPPER WEST SIDE	\$3,434,952	-32%	\$2,338,933	\$1,875,000	-27%	\$1,377,500
MIDTOWN EAST	\$3,106,871	-41%	\$1,837,254	\$1,425,000	-36%	\$912,500
MIDTOWN	\$5,510,345	-13%	\$4,782,848	\$2,690,000	-46%	\$1,450,000
GARMENT DISTRICT	\$2,430,900	-22%	\$1,898,414	\$952,500	57%	\$1,496,319
MURRAY HILL	\$1,650,299	-23%	\$1,263,013	\$995,000	-13%	\$865,000
ROOSEVELT ISLAND	\$1,308,900	-2%	\$1,280,372	\$1,257,500	2%	\$1,276,585
SUTTON PLACE	\$2,124,225	-30%	\$1,479,149	\$1,395,000	-34%	\$917,500
TUDOR CITY	\$1,312,065	-31%	\$903,999	\$987,500	-16%	\$825,000
TURTLE BAY	\$2,586,011	-47%	\$1,363,705	\$1,200,000	-35%	\$785,000
MIDTOWN WEST	\$2,325,398	-51%	\$1,142,401	\$1,296,500	-31%	\$895,000
CLINTON	\$2,541,622	-64%	\$910,199	\$1,265,000	-41%	\$751,000
COLUMBUS CIRCLE	\$2,016,769	-33%	\$1,348,802	\$1,320,000	-10%	\$1,191,398
DOWNTOWN	\$4,123,900	-39%	\$2,530,649	\$2,395,000	-43%	\$1,374,637
CHELSEA	\$3,609,582	-39%	\$2,219,575	\$2,195,000	-51%	\$1,084,583
CHINATOWN	\$1,891,200	-7%	\$1,755,000	\$2,250,000	-13%	\$1,950,000
EAST VILLAGE	\$1,702,826	-17%	\$1,412,420	\$1,060,000	-7%	\$990,000
FLATIRON DISTRICT	\$4,108,338	-38%	\$2,547,719	\$2,637,500	-42%	\$1,519,618
GRAMERCY	\$1,771,682	-27%	\$1,294,791	\$1,100,000	-29%	\$780,000
GREENWICH VILLAGE	\$3,891,789	-47%	\$2,061,310	\$1,787,000	-25%	\$1,345,000
LITTLE ITALY	\$5,162,343	-19%	\$4,171,816	\$3,495,000	5%	\$3,662,500
LOWER EAST SIDE	\$1,998,168	-47%	\$1,064,432	\$1,365,000	-34%	\$900,000
NOHO	\$4,085,736	-46%	\$2,197,808	\$2,995,000	-54%	\$1,372,500
SOHO	\$6,019,617	-26%	\$4,444,131	\$3,895,000	-28%	\$2,804,187
TRIBECA	\$6,787,477	-4%	\$6,502,782	\$4,600,000	-14%	\$3,950,000
WEST VILLAGE	\$4,917,863	-35%	\$3,177,566	\$2,281,500	10%	\$2,500,000
FIDI/BPC	\$2,061,384	-29%	\$1,469,543	\$1,395,000	-30%	\$980,000
BATTERY PARK	\$2,064,024	-31%	\$1,418,388	\$1,490,000	-35%	\$974,024
FINANCIAL DISTRICT	\$2,060,229	-27%	\$1,494,296	\$1,389,000	-29%	\$986,351