

RESIDENTIAL MARKET REPORT

June 20th – July 10th

From the beginning of the Pandemic thru May, new deal activity, compared to average pre COVID levels was down approx. 87%. As time went on, from May 1st to June 19th, we saw a slight tick up in the market, with our levels being 67% down from average pre COVID levels.

Over the past 2 weeks, we have seen a significant pick up in activity with numbers slightly below average pre COVID levels.

We have seen a trend with significant activity at the below \$2,000,000 price range.

Also, we are seeing a **6.9%** discount between the last listing price and the final accepted offer price with an average purchase price of **\$1,163,822.22**.

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LOCATION	DEAL TYPE	CASH OR FINANCING	PURCHASE PRICE	LAST LISTING PRICE AVAILABLE	DISCOUNT %
Bayside	Coop	All Cash	\$275,000	\$398,008	36%
Brooklyn	Condo	All Cash	\$853,000	\$920,000	7.5%
Brooklyn	Coop	Contingent	\$1,150,000	\$1,050,000	+9%
Brooklyn	Condo	Contingent	\$850,000	\$870,000	2.3%
Brooklyn	Condo	Non- Contingent	\$1,335,000	\$1,399,000	4.6%
Brooklyn	Condo	Contingent	\$750,000	\$759,000	1.1%
Brooklyn	Condo	Non- Contingent	\$907,500	\$950,000	4.5%
Brooklyn	Coop	Contingent	\$275,000	\$275,000;	N/A
Brooklyn	House	Contingent	\$1,450,000	\$1,325,000	+9%
Brooklyn	Condo	Contingent	\$1,055,000	\$1,150,000	8.6%
Brooklyn	House	Contingent	1,195,000	\$1,295,000	8%
Brooklyn	Coop	Contingent	\$550,000	\$575,000	4.4%
Brooklyn	House	Contingent	\$1,775,000	\$1,650,000	+7.2%
Brooklyn	Coop	Contingent	\$599,000	\$599,000	N/A
Bronx	Coop	Contingent	\$540,000	\$555,000	2.7%

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Chelsea	Coop	Contingent	\$675,000	\$699,00	3.4%
East Village	Condo New Dev	Non- Contingent	\$1,425,000	\$1,595,000	11.2%
Financial District	Condo	Contingent	\$1,050,000	\$1,200,000	13.3%
Flat Iron	Condo	Non- Contingent	\$1,900,000	\$1,950,000	2.5%
Flat Iron	Condo	Contingent	\$2,200,000	N/A	N/A
Greenlawn	House	Non-Contingent	\$2,657,000	\$2,495,000	+6.2%
Greenwich Village	Condo	Contingent	\$1,650,000	\$1,750,000	5.8%
Greenwich Village	Condo	All Cash	\$3,900,000	\$4,450,000;	13.1%
Greenwich Village	Coop	All Cash	\$740,000	No Past Sales History	N/A
Hamilton Heights	Coop	All Cash	\$475,000	\$ 475,000	N/A
Harlem	Condo	Non- Contingent	\$1,200,000	\$1,100,000	+8.6%
Hell's Kitchen	Condo	Non-Contingent	533,000	\$553,000;	3.6%
Hoboken	Condo New Dev	Contingent	\$750,000	N/A	N/A
Long Island City	Condo	Contingent	\$1,500,000	\$1,550,000	3.2%
Midtown East	Coop	Contingent	\$1,290,000	\$1,395,000	7.8%

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Midtown East	Coop	Contingent	\$650,000	\$699,000	7.2%
Midtown West	Condo	Contingent	\$1,675,000	\$1,850,000	9.9%
Murray Hill	Coop	All Cash	\$590,000	\$599,000	1.5%
Queens	Condo	Contingent	\$490,000	\$515,000;	4.9%
Queens	House	All Cash	\$1,115,000	\$1,189,000	6.4%
Queens	Coop	Contingent	\$1,115,000	\$1,095,000	+1.8%
Queens	Coop	Contingent	\$725,000	\$795,000	9.2%
Queens	Coop	Contingent	\$1,115,000	\$1,095,000	+1.8%
Union Square	Coop	All Cash	\$530,000	\$550,000	3.7%
Upper East Side	Condo	All Cash	\$1,680,000	\$1,795,000	6.6%
Upper East Side	Coop	Contingent	\$850,000	\$860,000	1.1%
Upper East Side	Condo	Contingent	\$535,000	\$549,000	2.5%
Upper West Side	Coop	Contingent	\$1,412,500	\$1,495,000	5.6%
Upper West Side	Coop	Contingent	\$1,325,000	\$1,375,000	3.7%
Upper West Side	Condo	Contingent	\$3,060,000	\$3,595,000	16%