

CPL LAW RESIDENTIAL MARKET REPORT

NOVEMBER 10TH - DECEMBER 14TH

Manhattan

Average Sales Price

\$1,590,304

Prior Reports: 1,508,665 | \$1,400,000

Contracts over \$2,000,000

20.3%

Prior Reports: 13.6% | 10%

Negotiability

(last listing price vs. final accepted offer)

4.30%

Prior Reports: 5.42% | 4.4%

Negotiability

(original price vs. final accepted offer)

9.10%

Last Report: 9.14% | 7.4%

Brooklyn

Average Sales Price

\$1,293,356

Prior Reports: \$1,340,208 | \$1,180,000

Contracts over \$2,000,000

11.3%

Prior Reports: 12.5% | 7.6%

Negotiability

(last listing price vs. final accepted offer)

2.9%

Prior Reports: 1.54% | 2.3%

Negotiability

(original price vs. final accepted offer)

5.1%

Last Report: 3.9% | 4.9%

Information sourced by

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NIEGHBORHOOD	DEAL TYPE	CASH OR FINANCING	ORIGINAL PRICE	LAST LISTING PRICE	PURCHASE PRICE	Discount % Original & Purchase	Discount % Listing & Purchase
Battery Park	Condo	Contingent	\$699,000.00	\$699,000	\$650,000	7.0%	7.0%
Battery Park	Condo	Contingent	\$699,000.00	\$699,000	\$655,000	6.3%	6.3%
Battery Park	Condo	Contingent	\$475,000.00	\$450,000	\$433,000	8.8%	3.8%
Chelsea	Co Op	Contingent	\$2,795,000	\$2,495,000	\$2,495,000	10.7%	0.0%
Chelsea	Co Op	Contingent	\$1,599,000	\$2,800,000	\$2,450,000	-53.2%	12.5%
Chelsea	Co Op	Contingent	\$2,795,000	\$2,495,000	\$2,595,000	7.2%	-4.0%
Chelsea	Condo	Contingent	\$739,000	\$739,000	\$708,000	4.2%	4.2%
Chelsea	Condo	All Cash	\$765,000.00	\$619,000.00	\$623,000.00	18.6%	-0.6%
Chelsea	Co Op	Contingent	1,475,000	1,475,000.00	1,425,000.00	3.4%	3.4%
East Village	Condo	All Cash	\$1,750,000.00	\$1,200,000	\$1,125,000	35.7%	6.3%
East Village	Co Op	All Cash	\$1,195,000	\$999,000.00	\$999,000	16.4%	0.0%
East Village	Co Op	Contingent	\$1,349,000.00	\$1,195,000	\$1,175,000	12.9%	1.7%
East Village	Condo	Contingent	\$2,995,000.00	\$2,395,000	\$2,270,000	24.2%	5.2%
Financial District	Condo	Contingent	\$1,250,000.00	\$1,100,000	\$999,000	20.1%	9.2%
Financial District	Condo	All Cash	\$875,000.00	\$795,000	\$733,000	16.2%	7.8%

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Financial District	Condo	All Cash	\$899,000	\$899,000.00	\$828,000	7.9%	7.9%
Financial District	Condo	All Cash	\$1,295,000.00	\$999,000.00	\$985,000.00	23.9%	1.4%
Flat Iron	Co Op	Contingent	\$465,000.00	\$450,000	\$450,000	3.2%	0.0%
Flat Iron	Condo	Contingent	\$1,250,000.00	\$950,000	\$920,000	26.4%	3.2%
Flat Iron	Co Op	Contingent	\$535,000.00	\$500,000	\$487,750	8.8%	2.5%
Flat Iron	Co Op	Contingent	\$750,000.00	\$750,000	\$700,000	6.7%	6.7%
Flat Iron	New Dev	Contingent	\$3,350,000	\$3,350,000.00	\$3,350,000	0.0%	0.0%
Gramercy Park	Co Op	Contingent	\$1,750,000.00	\$1,675,000.00	\$1,635,000.00	6.6%	2.4%
Greenwich Village	Co Op	Contingent	\$1,650,000	\$1,650,000	\$1,570,000	4.8%	4.8%
Greenwich Village	Co Op	Non-Contingent	2,200,000.00	1,725,000.00	1,675,000.00	23.9%	2.9%
Greenwich Village	House	All Cash	\$19,495,000.00	\$18,350,000	\$18,350,000	5.9%	0.0%
Greenwich Village	Co Op	Contingent	\$675,000	\$675,000.00	\$660,000	2.2%	2.2%
Harlem	Condo	Contingent	\$749,000.00	\$725,000	\$705,000	5.9%	2.8%
Harlem	Co Op	All Cash	\$365,000	\$365,000	\$365,000	0.0%	0.0%
Harlem	Co Op	Non-Contingent	\$925,000	\$925,000.00	\$905,000	2.2%	2.2%

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Harlem	Co Op	Contingent	\$369,000	\$369,000	\$335,000	9.2%	9.2%
Harlem	Condo	All Cash	\$2,750,000	\$2,750,000	\$2,850,000	-3.6%	-3.6%
Harlem	House	All Cash	\$2,700,000.00	\$2,795,000.00	\$2,150,000.00	20.4%	23.1%
Harlem	Condo	Contingent	\$895,000.00	\$865,000	\$842,500	5.9%	2.6%
Harlem	Condo	Contingent	\$1,185,000.00	\$1,185,000	\$1,185,000	0.0%	0.0%
Harlem	Co Op	Contingent	\$200,000.00	\$200,000.00	\$350,000.00	-75.0%	-75.0%
Hell's Kitchen	Condo	Non-Contingent	\$2,895,000.00	\$2,895,000	\$2,720,000	6.0%	6.0%
Hell's Kitchen	Condo	Contingent	\$1,595,000.00	\$1,395,000.00	\$1,350,000.00	15.4%	3.2%
Hudson Heights	Co Op	Non-Contingent	\$525,000.00	\$475,000	\$430,000	18.1%	9.5%
Hudson Square	Condo	All Cash	\$5,995,000.00	\$5,995,000.00	\$5,600,000.00	6.6%	6.6%
Kips Bay	Co Op	Contingent	\$1,165,000.00	\$1,100,000	\$999,999	14.2%	9.1%
Lower East Side	Co Op	Non-Contingent	\$760,000	\$760,000	\$760,000	0.0%	0.0%
Lower East Side	Co Op	Contingent	\$1,095,000.00	\$1,029,000	\$1,019,500	6.9%	0.9%
Meatpacking District	Condo	Non-Contingent	\$1,695,000.00	\$1,695,000	\$1,745,000	-2.9%	-2.9%
Meatpacking District	Condo	All Cash	\$1,695,000.00	\$1,695,000	\$1,695,000	0.0%	0.0%

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Meatpacking District	Condo	Contingent	\$1,695,000.00	\$1,695,000	\$1,700,000	-0.3%	-0.3%
Meatpacking District	Condo	Contingent	\$1,995,000.00	\$1,995,000	\$1,975,000	1.0%	1.0%
Meatpacking District	Co Op	Contingent	\$2,500,000	\$2,500,000	\$2,300,000	8.0%	8.0%
Meatpacking District	Co Op	Contingent	\$789,000.00	\$789,000.00	\$777,000.00	1.5%	1.5%
Midtown East	Co Op	All Cash	\$675,000.00	\$675,000	\$655,000	3.0%	3.0%
Midtown West	Co Op	Contingent	\$440,000	\$395,000	\$390,000	11.4%	1.3%
Midtown West	Condo	Non-Contingent	\$695,000.00	\$695,000	\$662,500	4.7%	4.7%
Murray Hill	Co Op	All Cash	\$899,000	\$799,000.00	\$750,000	16.6%	6.1%
NoHo	Co Op	Non-Contingent	\$3,000,000	\$3,000,000	\$3,000,000	0.0%	0.0%
NoHo	Co Op	All Cash	\$750,000.00	\$750,000	\$735,000	2.0%	2.0%
NoMad	Condo	All Cash	\$3,750,000	\$3,750,000	\$3,550,000	5.3%	5.3%
SoHo	Condo	Contingent	\$6,500,000	\$6,500,000	\$6,175,000	5.0%	5.0%
South Village	Co Op	All Cash	\$1,195,000.00	\$1,100,000	\$990,000	17.2%	10.0%
Tribeca	Condo	Non-Contingent	\$3,995,000	\$3,995,000	\$3,850,000	3.6%	3.6%
Tribeca	Condo	Contingent	\$3,150,000	\$3,150,000.00	\$2,700,000	14.3%	14.3%

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Tribeca	Co Op	Contingent	\$2,995,000	\$2,895,000	\$2,800,000	6.5%	3.3%
Upper East Side	New Dev	Contingent	\$5,995,000.00	\$5,995,000	\$4,750,000	20.8%	20.8%
Upper East Side	Condo	All Cash	\$1,195,000.00	\$999,000	\$900,000	24.7%	9.9%
Upper East Side	Co Op	Contingent	\$1,100,000	\$999,000	\$975,000	11.4%	2.4%
Upper East Side	Condo	All Cash	\$2,495,000.00	\$2,495,000	\$2,350,000	5.8%	5.8%
Upper East Side	Co Op	Contingent	\$4,650,000.00	\$4,395,000.00	\$4,250,000.00	8.6%	3.3%
Upper East Side	Condo	Non-Contingent	\$510,000	\$455,000.00	\$327,600	35.8%	28.0%
Upper East Side	Condo	All Cash	\$525,000	\$525,000.00	\$487,000	7.2%	7.2%
Upper East Side	Co Op	Contingent	\$935,000.00	\$749,000	\$780,000	16.6%	-4.1%
Upper East Side	Condo	All Cash	\$8,250,000	\$7,450,000	\$5,900,000	28.5%	20.8%
Upper East Side	Co Op	Contingent	\$2,995,000.00	\$2,495,000.00	\$2,200,000.00	26.5%	11.8%
Upper East Side	Condo	All Cash	\$725,000	\$725,000.00	\$615,000	15.2%	15.2%
Upper East Side	Condo	Contingent	\$1,695,000	\$1,695,000	\$1,650,000	2.7%	2.7%
Upper East Side	Co Op	Contingent	\$775,000.00	\$775,000	\$715,000	7.7%	7.7%
Upper East Side	Co Op	Contingent	\$799,000	\$799,000	\$785,000	1.8%	1.8%

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Upper East Side	Condo	Contingent	\$699,000	\$699,000.00	\$736,000	-5.3%	-5.3%
Upper East Side	Co Op	All Cash	\$3,995,000.00	\$3,995,000.00	\$4,050,000.00	-1.4%	-1.4%
Upper East Side	Co Op	Contingent	\$525,000.00	\$525,000	\$520,000	1.0%	1.0%
Upper East Side	Co Op	Contingent	\$895,000.00	\$799,000.00	\$725,000.00	19.0%	9.3%
Upper East Side	Co Op	Contingent	\$689,000.00	\$665,000.00	\$650,000.00	5.7%	2.3%
Upper East Side	Condo	All Cash	1,295,000.00	\$1,245,000.00	\$1,150,000.00	11.2%	7.6%
Upper East Side	Condo	Non-Contingent	\$1,595,000.00	\$1,395,000.00	\$1,250,000.00	21.6%	10.4%
Upper East Side	Co Op	Contingent	\$345,000.00	\$315,000	\$312,000	9.6%	1.0%
Upper East Side	Co Op	Contingent	\$949,000.00	\$848,000.00	\$848,000.00	10.6%	0.0%
Upper East Side	Co Op	All Cash	\$549,000.00	\$549,000.00	\$500,000.00	8.9%	8.9%
Upper East Side	Co Op	Contingent	\$2,995,000.00	\$1,800,000.00	\$2,200,000.00	26.5%	-22.2%
Upper East Side	Condo	Non-Contingent	\$1,495,000.00	\$1,195,000.00	\$940,000.00	37.1%	21.3%
Upper West Side	House	All Cash	8,000,000.00	8,000,000.00	7,400,000.00	7.5%	7.5%
Upper West Side	Condo	All Cash	\$1,295,000.00	\$1,195,000	\$1,165,000	10.0%	2.5%
Upper West Side	Co Op	All Cash	\$295,000	\$265,000	\$250,000	15.3%	5.7%

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Upper West Side	Co Op	Non-Contingent	\$2,195,000	\$1,995,000.00	\$1,900,000	13.4%	4.8%
Upper West Side	Co Op	Contingent	\$1,295,000.00	\$1,295,000	\$1,240,000	4.2%	4.2%
Upper West Side	Co Op	All Cash	\$390,000.00	\$390,000.00	\$380,000.00	2.6%	2.6%
Upper West Side	Co Op	All Cash	\$675,000.00	\$599,000	\$615,000	8.9%	-2.7%
Upper West Side	Co Op	Contingent	\$995,000	\$869,000.00	\$859,500	13.6%	1.1%
Upper West Side	Condo	All Cash	\$839,000.00	\$699,000	\$685,000	18.4%	2.0%
Upper West Side	Co Op	Contingent	\$879,000	\$879,000.00	\$860,000	2.2%	2.2%
Upper West Side	Condo	Contingent	\$789,000	\$700,000.00	\$695,000	11.9%	0.7%
Upper West Side	Co Op	Contingent	\$340,000	\$315,000.00	\$305,000	10.3%	3.2%
Upper West Side	Co Op	All Cash	\$1,450,000	\$1,450,000	\$1,450,000	0.0%	0.0%
Upper West Side	Condo	All Cash	\$835,000	\$820,000.00	\$800,000	4.2%	2.4%
Upper West Side	Co Op	Contingent	\$895,000.00	\$845,000	\$845,000	5.6%	0.0%
Upper West Side	Co Op	All Cash	\$1,175,000.00	\$1,175,000	\$750,000	36.2%	36.2%
Upper West Side	Co Op	Contingent	\$2,100,000.00	\$1,995,000	\$1,100,000	47.6%	44.9%
Upper West Side	Co Op	Contingent	\$325,000.00	\$325,000	\$315,000	3.1%	3.1%

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Upper West Side	Condo	All Cash	\$949,000	\$895,000.00	\$870,000	8.3%	2.8%
Upper West Side	Co Op	Contingent	\$2,100,000.00	\$2,100,000.00	\$1,999,999.00	4.8%	4.8%
Upper West Side	Co Op	Contingent	\$999,000.00	\$975,000	\$675,000	32.4%	30.8%
Upper West Side	Co Op	All Cash	\$795,000.00	\$699,000.00	\$677,000.00	14.8%	3.1%
Washington Square Park	Co Op	All Cash	\$1,185,000	\$1,185,000.00	\$1,165,000	1.7%	1.7%
West Village	Co Op	All Cash	\$675,000	\$675,000.00	\$675,000	0.0%	0.0%
West Village	Co Op	All Cash	\$625,000	\$598,000.00	\$530,000	15.2%	11.4%
West Village	Co Op	Non-Contingent	\$925,000	\$925,000	\$970,000	-4.9%	-4.9%

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Bedford-Stuyvesant	House	All Cash	\$999,500	\$995,000.00	\$875,000	12.5%	12.1%
Brooklyn Heights	Co Op	Contingent	\$850,000	\$850,000	\$820,000	3.5%	3.5%
Caroll Gardens	Co Op	Contingent	\$865,000.00	\$865,000	\$850,000	1.7%	1.7%
Bedford-Stuyvesant	Condo	Contingent	\$675,000.00	675,000.00	650,000.00	3.7%	3.7%
Brooklyn Heights	Co Op	Contingent	\$475,000	\$439,000	\$418,000	12.0%	4.8%
Williamsburg	Condo	Contingent	\$1,350,000.00	\$1,230,000	\$1,135,000	15.9%	7.7%
Dumbo	Co Op	Contingent	\$1,500,000.00	\$1,500,000	\$1,434,646	4.4%	4.4%
Crown Heights	House	Contingent	\$1,685,000.00	\$1,685,000	\$1,685,000	0.0%	0.0%
Williamsburg	Condo	Contingent	\$1,950,000	\$1,865,000	\$1,800,000	7.7%	3.5%
Brooklyn Heights	Co Op	Contingent	\$899,000	\$899,000	\$870,000	3.2%	3.2%
Caroll Gardens	Condo	Non-Contingent	\$525,000.00	\$500,000	\$500,000	4.8%	0.0%
Caroll Gardens	Co Op	Contingent	\$899,000.00	\$899,000	\$899,000	0.0%	0.0%
Prospect Heights	Condo	Contingent	\$1,175,000	\$1,175,000	\$1,115,000	5.1%	5.1%
Gowanus	Condo	Contingent	\$1,500,000.00	\$1,500,000	\$1,475,000	1.7%	1.7%
Williamsburg	New Dev	All Cash	\$1,625,000.00	\$1,625,000	\$1,560,000	4.0%	4.0%

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Williamsburg	Condo	Contingent	\$899,000	\$899,000.00	\$899,000	0.0%	0.0%
Red Hook	House	All Cash	\$2,700,000	\$2,499,500.00	\$2,300,000	14.8%	8.0%
Prospect Heights	Condo	Contingent	\$1,650,000	\$1,549,000	\$1,525,000	7.6%	1.5%
Greenpoint	Condo	Contingent	\$1,175,000.00	\$1,175,000	\$1,160,000	1.3%	1.3%
McCarren Park	Condo	Contingent	\$995,000.00	\$995,000	\$975,000	2.0%	2.0%
Park Slope	Co Op	All Cash	\$345,000	\$345,000	\$370,000	-7.2%	-7.2%
Stuyvesant Heights	House	Contingent	\$1,200,000	\$1,175,000	\$1,070,000	10.8%	8.9%
Bushwick	House	Contingent	\$1,349,000	\$1,349,000	\$1,375,000	-1.9%	-1.9%
Boerum Hill	House	All Cash	\$2,995,000.00	\$2,995,000	\$2,995,000	0.0%	0.0%
Williamsburg	Condo	Contingent	\$1,279,500.00	\$1,259,500	\$1,218,000	4.8%	3.3%
Williamsburg	House	All Cash	\$3,350,000.00	\$3,350,000	\$3,330,000	0.6%	0.6%
Williamsburg	House	Contingent	\$1,695,000	\$1,495,000	\$1,350,000	20.4%	9.7%
Kensington	House	Contingent	\$1,800,000	\$1,695,000	\$1,695,000	5.8%	0.0%
Prospect Park	House	Contingent	\$1,495,000	\$1,395,000	\$1,355,000	9.4%	2.9%
Williamsburg	Condo	Contingent	\$949,000.00	\$949,000	\$921,000	3.0%	3.0%
Prospect Park	Condo	Contingent	\$675,000.00	\$660,000	\$617,500	8.5%	6.4%

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Brooklyn Heights	Co Op	Contingent	\$1,495,000.00	\$1,495,000	\$1,425,000	4.7%	4.7%
Brooklyn Heights	Condo	Contingent	\$2,795,000.00	\$2,795,000.00	\$2,750,000.00	1.6%	1.6%
Williamsburg	Condo	Contingent	\$1,850,000.00	\$1,595,000	\$1,580,000	14.6%	0.9%
Williamsburg	Condo	Contingent	\$850,000.00	\$849,000	\$832,500	2.1%	1.9%
Bedford-Stuyvesant	House	All Cash	\$2,995,000.00	\$2,995,000.00	\$2,995,000.00	0.0%	0.0%
Kensington	Co Op	Contingent	\$725,000.00	\$725,000.00	\$700,000.00	3.4%	3.4%
Williamsburg	Condo	Contingent	\$749,000.00	\$749,000.00	\$730,000.00	2.5%	2.5%
Clinton Hill	Condo	Contingent	\$1,600,000.00	\$1,600,000	\$1,525,000	4.7%	4.7%
Greenpoint	House	Contingent	\$1,890,000.00	\$1,890,000	\$1,735,000	8.2%	8.2%
Cobble Hill	Condo	Contingent	\$649,000	\$599,000.00	\$599,000	7.7%	0.0%
Brooklyn Heights	Condo	Contingent	\$899,000.00	\$899,000.00	\$894,000.00	0.6%	0.6%
Park Slope	Co Op	Contingent	\$899,000.00	\$850,000	\$810,000	9.9%	4.7%
Bushwick	House	Contingent	\$1,175,000.00	\$1,099,000.00	\$1,090,000.00	7.2%	0.8%