



CHAVES
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RESIDENTIAL MARKET REPORT

August 8th - September 4th

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LOCATION	DEAL TYPE	CASH OR FINANCING	PURCHASE PRICE	LISITING PRICE	DISCOUNT %
Alphabet City	Co Op	Non-Contingent	\$1,300,000.00	\$1,200,000	-8.33%
Bay Ridge	Co Op	All Cash	\$550,000.00	\$550,000	0.00%
Bay Ridge	House	Contingent	\$1,550,000.00	\$1,595,000	2.82%
Bedford Stuyvesant	Condo	Contingent	\$760,000	\$849,000	10.48%
Bedford Stuyvesant	Condo	Contingent	\$980,000.00	\$995,000	1.51%
Bedford Stuyvesant	New Dev/Sponsor	Non-Contingent	\$874,000.00	\$945,000	7.51%
Brooklyn Heights	Co Op	Non-Contingent	\$1,895,000.00	\$1,895,000	0.00%
Chelsea	Co Op	Contingent	\$1,420,000.00	\$1,500,000	5.33%
Chelsea	Condo	All Cash	\$1,850,000.00	\$1,825,000	-1.37%
Crown Heights	Condo	All Cash	\$1,120,000.00	\$1,150,000	2.61%
Crown Heights	House	Contingent	\$1,637,500.00	\$1,675,000	2.24%
Financial District	Condo	All Cash	\$837,500.00	\$899,000	6.84%
Financial District	Condo	Contingent	\$1,160,000.00	\$1,225,000	5.31%
Financial District	Condo	All Cash	\$1,250,000.00	1,295,000.00	3.47%
Financial District	Condo	Non-Contingent	\$1,210,000.00	\$1,200,000	-0.83%

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Financial District	New Dev/Sponsor	Non-Contingent	\$10,400,000.00	\$12,495,000	16.77%
Financial District	New Dev/Sponsor	Non-Contingent	\$1,295,990.00	\$1,295,990	0.00%
Flatbush	Co Op	Contingent	\$275,000.00	\$275,000	0.00%
Flatiron	Co Op	Non-Contingent	\$3,075,000.00	\$3,495,000	12.02%
Flatiron	Condo	All Cash	\$1,230,000.00	\$1,275,000	3.53%
Glendale	Condo	All Cash	\$515,000.00	\$550,000	6.36%
Gramercy Park	Co Op	Contingent	\$440,000.00	\$450,000	2.22%
Gramercy Park	Co Op	Contingent	\$710,000.00	\$799,000	11.14%
Greenpoint	Condo	Contingent	\$995,000.00	\$995,000	0.00%
Greenwich Village	Co Op	Contingent	\$485,000.00	\$499,000.00	2.81%
Greenwich Village	Condo	Contingent	\$2,450,000.00	\$2,950,000	16.95%
Hamilton Heights	Co Op	Contingent	\$530,000.00	\$540,000	1.85%
Harlem	Condo	All Cash	\$1,500,000.00	\$1,500,000	0.00%
Harlem	House	Non-Contingent	\$1,475,000.00	\$1,750,000	15.71%
Hell's Kitchen	Condo	Non-Contingent	\$4,200,000.00	\$4,750,000.00	11.58%

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Long Island	House	Non-Contingent	\$2,650,000.00	\$2,849,000	6.98%
Long Island	House	Contingent	\$880,000.00	\$899,000	2.11%
Long Island	House	All Cash	\$1,399,000.00	\$1,399,000	0.00%
Long Island	House	Contingent	\$995,000.00	\$995,000	0.00%
Meatpacking District	Co Op	Non-Contingent	\$1,225,000.00	\$1,225,000	0.00%
Midtown	Co Op	Contingent	\$835,000.00	\$899,000	7.12%
Midtown East	Co Op	Contingent	\$690,000.00	\$765,000	9.80%
Midtown East	Co Op	Contingent	\$1,500,000.00	\$1,975,000	24.05%
Midtown East	Condo	All Cash	\$1,500,000.00	\$1,499,000	-0.07%
Midtown West	Condo	Contingent	\$795,000.00	\$829,000	4.10%
Murray Hill	Condo	Contingent	\$365,000.00	\$385,000	5.19%
Prospect Heights	Co Op	Contingent	\$495,000.00	\$500,000	1.00%
Prospect Heights	Co Op	Contingent	\$1,265,000.00	\$1,225,000	-3.27%
Prospect Heights	House	Contingent	\$3,360,000.00	\$3,495,000	3.86%
Prospect Heights	House	All Cash	\$1,800,000.00	\$1,750,000	-2.86%

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Prospect Park	Co Op	Contingent	\$575,000.00	\$600,000	4.17%
Queens	Condo	Contingent	\$799,000.00	\$815,000	1.96%
Queens	House	Contingent	\$579,000.00	\$559,000	-3.58%
Rose Hill	Condo	Contingent	\$2,650,000.00	\$2,690,000	1.49%
South Slope	Condo	Contingent	\$475,000.00	\$475,000	0.00%
Stuytown	Co Op	Contingent	\$775,000.00	\$825,000	6.06%
Stuyvesant Heights	New Dev/Sponsor	Contingent	\$875,000.00	\$875,000	0.00%
Sunset Park	Condo	Contingent	\$850,000.00	\$900,000	5.56%
Theater District	Condo	Contingent	\$669,000.00	\$749,000	10.68%
Tribeca	Condo	Contingent	\$1,900,000.00	\$2,100,000	9.52%
Tribeca	Condo	Contingent	\$1,175,000.00	\$1,180,000	0.42%
Upper East Side	Co Op	Contingent	\$1,000,000.00	\$1,150,000	13.04%
Upper East Side	Co Op	Contingent	\$635,000.00	\$645,000	1.55%
Upper East Side	Co Op	All Cash	\$711,110.00	\$800,000	11.11%
Upper East Side	Co Op	Contingent	\$325,000.00	\$365,000	10.96%

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Upper West Side	Condo	Contingent	\$945,000.00	\$975,000	3.08%
West Village	Co Op	Contingent	\$830,000.00	\$850,000	2.35%
Williamsburg	Condo	Non-Contingent	\$1,750,000.00	\$1,750,000	0.00%
Williamsburg	Condo	Non-Contingent	\$1,165,000.00	\$1,150,000	-1.30%

AVG Price	AVG Listing Price	AVG Discount %
\$1,367,115.18	\$1,463,670	4.2 %