

# CPL LAW RESIDENTIAL MARKET REPORT

SEPTEMBER 8TH - OCTOBER 9TH

## Manhattan

Average Sales Price

**\$1,400,000**

Last Report: \$1,400,000

Contracts over \$2,000,000

**10%**

Last Report: 15%

Negotiability

(last listing price vs. final accepted offer)

**4.4%**

Last Report: 5%

Negotiability

(original price vs. final accepted offer)

**7.4%**

## Brooklyn

Average Sales Price

**\$1,180,000**

Last Report: \$1,100,000

Contracts over \$2,000,000

**7.6%**

Last Report: 5%

Negotiability

(last listing price vs. final accepted offer)

**2.3%**

Prior Reports: 1.2% , 7.2% and 7.5%

Negotiability

(original price vs. final accepted offer)

**4.9%**

Information sourced by

**UrbanDigs**

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# RESIDENTIAL MARKET REPORT

September 8<sup>th</sup> – October 9<sup>th</sup>

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## Manhattan

NIEGHBORHOOD	DEAL TYPE	CASH OR FINANCING	ORIGINAL PRICE	LAST LISTING PRICE	PURCHASE PRICE	Discount % Original & Purchase	Discount % Listing & Purchase
Battery Park	Condo	Contingent	\$519,000.00	\$550,000	\$545,000	-5.0%	0.9%
Battery Park	Condo	Contingent	\$456,800.00	\$456,800	\$434,000	5.0%	5.0%
Battery Park	Condo	Non-Contingent	\$850,000.00	\$799,000	\$780,000	8.2%	2.4%
Battery Park	Condo	Contingent	\$550,000.00	\$525,000	\$525,000	4.5%	0.0%
Battery Park	Condo	All Cash	\$725,000.00	\$725,000	\$642,500	11.4%	11.4%
Chelsea	Condo	Contingent	\$1,850,000.00	\$1,850,000	\$1,787,000	3.4%	3.4%
Chelsea	Coop	Contingent	\$1,200,000	\$1,100,000.00	\$950,000	20.8%	13.6%
East Village	Condo	Non-Contingent	\$1,750,000.00	\$1,750,000	\$1,750,000	0.0%	0.0%
East Village	Coop	Contingent	\$425,000.00	\$425,000	\$412,000	3.1%	3.1%
East Village	Coop	Contingent	\$1,095,000	\$1,095,000.00	\$1,115,000	-1.8%	-1.8%
Gramercy Park	Coop	Contingent	\$1,250,000.00	\$1,195,000	\$1,170,000	6.4%	2.1%
Gramercy Park	Condo	All Cash	\$1,250,000	\$1,250,000.00	\$1,200,000	4.0%	4.0%
Greenwich Village	Coop	All Cash	\$1,950,000.00	\$1,950,000	\$1,800,000	7.7%	7.7%
Greenwich Village	Coop	Contingent	\$1,600,000.00	\$1,450,000	\$1,350,000	15.6%	6.9%
Greenwich Village	Coop	Contingent	\$1,495,000	\$1,375,000.00	\$1,257,500	15.9%	8.5%

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Greenwich Village	Coop	Non-Contingent	\$1,875,000	\$1,875,000.00	\$1,850,000	1.3%	1.3%
Hudson Heights	Coop	Contingent	\$425,000.00	\$399,000	\$387,000	8.9%	3.0%
Kips Bay	Coop	Contingent	\$565,000.00	\$565,000	\$530,000	6.2%	6.2%
Kips Bay	Coop	Contingent	\$399,000.00	\$333,000	\$300,000	24.8%	9.9%
Midtown	Coop	Contingent	\$1,200,000	\$1,050,000.00	\$1,025,000	14.6%	2.4%
Midtown East	Condo	Contingent	\$700,000.00	\$625,000	\$570,000	18.6%	8.8%
Midtown East	Coop	Contingent	\$779,000.00	\$779,000	\$750,000	3.7%	3.7%
Midtown West	Condo	Contingent	\$965,000.00	\$949,000	\$875,000	9.3%	7.8%
Morningside Heights	Coop	Contingent	\$350,000.00	\$350,000	\$325,000	7.1%	7.1%
Murray Hill	Co	All Cash	\$389,000	\$389,000.00	\$369,000	5.1%	5.1%
NoMad	Coop	Contingent	\$649,000.00	\$625,000	\$600,000	7.6%	4.0%
NoMad	Condo	Non-Contingent	\$1,645,000.00	\$1,645,000	\$1,635,000	0.6%	0.6%
NoMad	Coop	Contingent	\$419,000.00	\$415,000	\$395,000	5.7%	4.8%
Rose Hill	Condo	Contingent	\$2,285,000.00	\$2,285,000	\$2,095,000	8.3%	8.3%
Soho	Coop	Non-Contingent	\$1,975,000.00	\$1,975,000	\$1,930,000	2.3%	2.3%

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Soho	Coop	Non-Contingent	\$4,500,000.00	\$4,500,000	\$4,200,000	6.7%	6.7%
Sutton Place	Coop	Contingent	\$1,199,000.00	\$1,199,000	\$1,100,000	8.3%	8.3%
Tribeca	Condo	Contingent	\$1,900,000.00	\$1,850,000	\$1,800,000	5.3%	2.7%
Tribeca	Condo	Contingent	\$4,295,000.00	\$4,295,000.00	\$4,000,000.00	6.9%	6.9%
Tribeca	Condo	Non-Contingent	\$1,735,000.00	\$1,775,000	\$1,632,062	5.9%	8.1%
Tribeca	Condo	All Cash	\$860,000.00	\$860,000	\$795,000	7.6%	7.6%
Tribeca	Condo	Non-Contingent	\$860,000.00	\$860,000	\$795,000	7.6%	7.6%
Tribeca	Condo	Contingent	\$4,295,000.00	\$4,295,000	\$3,790,050	11.8%	11.8%
Tudor City	Coop	Contingent	\$439,000	\$439,000.00	\$420,000	4.3%	4.3%
Turtle Bay	Coop	Contingent	\$1,299,000	\$1,299,000.00	\$1,160,000	10.7%	10.7%
Upper East Side	Coop	Contingent	\$1,600,000.00	\$1,500,000	\$1,500,000	6.3%	0.0%
Upper East Side	Townhouse	Contingent	\$8,995,000.00	\$7,995,000	\$7,500,000	16.6%	6.2%
Upper East Side	Coop	All Cash	\$5,195,000.00	\$5,195,000	\$4,900,000	5.7%	5.7%
Upper East Side	Condo	All Cash	\$955,000.00	\$955,000	\$895,000	6.3%	6.3%
Upper East Side	Coop	All Cash	\$2,195,000.00	\$1,975,000	\$1,760,000	19.8%	10.9%

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Upper East Side	Coop	All Cash	\$549,000.00	\$525,000	\$507,500	7.6%	3.3%
Upper East Side	Coop	Contingent	\$799,000.00	\$775,000	\$750,000	6.1%	3.2%
Upper East Side	Coop	All Cash	\$1,500,000.00	\$1,295,000	\$1,100,000	26.7%	15.1%
Upper East Side	Condo	Contingent	\$1,675,000.00	\$1,675,000	\$1,600,000	4.5%	4.5%
Upper East Side	Condo	Contingent	\$3,100,000	\$2,995,000.00	\$2,800,000	9.7%	6.5%
Upper East Side	Coop	All Cash	\$995,000	\$995,000.00	\$950,000	4.5%	4.5%
Upper East Side	Coop	Contingent	\$1,295,000	\$995,000.00	\$940,000	27.4%	5.5%
Upper East Side	Coop	Contingent	\$425,000	\$425,000.00	\$425,000	0.0%	0.0%
Upper East Side	Townhouse	All Cash	\$10,900,000	\$9,950,000.00	\$9,000,000	17.4%	9.5%
Upper West Side	Coop	Contingent	\$579,000.00	\$579,000	\$579,000	0.0%	0.0%
Upper West Side	Coop	All Cash	\$1,795,000.00	\$1,485,000	\$1,437,000	19.9%	3.2%
Upper West Side	Coop	Contingent	\$425,000.00	\$360,000	\$348,000	18.1%	3.3%
Upper West Side	Condo	All Cash	\$599,000.00	\$549,00	\$549,000	8.3%	0.0%
Upper West Side	Coop	Contingent	\$1,100,000.00	\$1,100,000	\$1,085,000	1.4%	1.4%
Upper West Side	Condo	Contingent	\$1,750,000.00	\$1,750,000.00	\$1,475,000.00	15.7%	15.7%

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Upper West Side	Coop	Contingent	\$720,000	\$720,000.00	\$675,000	6.3%	6.3%
Upper West Side	Coop	All Cash	\$595,000	\$595,000.00	\$540,000	9.2%	9.2%
Upper West Side	Coop	All Cash	\$1,849,500	\$1,774,500.00	\$1,735,000	6.2%	2.2%
Upper West Side	Condo	Contingent	\$790,000.00	\$685,000	\$660,000	16.5%	3.6%
Upper West Side	Coop	Contingent	\$720,000.00	\$720,000	\$700,000	2.8%	2.8%
West Village	Coop	All Cash	\$500,000.00	\$500,000	\$480,000	4.0%	4.0%
West Village	Coop	Contingent	\$600,000	\$550,000.00	\$500,000	16.7%	9.1%
West Village	Townhouse	All Cash	\$13,000,000	\$13,000,000.00	\$11,250,000	13.5%	13.5%
West Village	Condo	Non-Contingent	\$1,495,000	\$1,495,000.00	\$1,325,000	11.4%	11.4%

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Bay Ridge	Townhouse	All Cash	\$1,095,000.00	\$1,095,000	\$1,079,000	1.5%	1.5%
Bay Ridge	Coop	Contingent	\$339,000.00	\$339,000	\$322,500	4.9%	4.9%
Bay Ridge	Condo	All Cash	\$849,000	\$849,000.00	\$800,000	5.8%	5.8%
Bay Ridge	Townhouse	Contingent	\$1,199,000	\$1,199,000.00	\$1,135,000	5.3%	5.3%
Bedford-Stuyvesant	Condo	Contingent	\$1,100,000.00	\$975,000	\$965,000	12.3%	1.0%
Bedford-Stuyvesant	Condo	Contingent	\$875,000.00	\$875,000	\$850,000	2.9%	2.9%
Bedford-Stuyvesant	Condo	Contingent	\$975,000.00	\$949,000	\$949,000	2.7%	0.0%
Bedford-Stuyvesant	Condo	Contingent	\$995,000	\$995,000.00	\$995,000	0.0%	0.0%
Bergen Beach	Townhouse	Contingent	\$1,199,000.00	\$1,088,000	\$935,000	22.0%	14.1%
Boerum Hill	Condo	All Cash	\$975,000	\$975,000.00	\$950,000	2.6%	2.6%
Caroll Gardens	Condo	All Cash	\$1,199,000.00	\$950,000	\$900,000	24.9%	5.3%
Carroll Gardens	Townhouse	Contingent	\$2,995,000.00	\$2,995,000	\$3,020,000	-0.8%	-0.8%
Clinton Hill	Coop	Contingent	\$665,000.00	\$665,000	\$665,000	0.0%	0.0%
Cobble Hill	Coop	Contingent	\$1,475,000.00	\$1,469,000	\$1,350,000	8.5%	8.1%
Cobble Hill	Townhouse	Contingent	\$2,995,000	\$2,500,000	\$2,515,000	16.0%	-0.6%

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Cobble Hill	Coop	Contingent	\$565,000.00	\$545,000	\$535,000	5.3%	1.8%
Ditmas Park	Coop	All Cash	\$550,000.00	\$550,000	\$535,000	2.7%	2.7%
Flatbush	Coop	All Cash	\$550,000.00	\$550,000	\$540,000	1.8%	1.8%
Flatbush	Townhouse	Non-Contingent	635,000	635,000.00	635,000.00	0.0%	0.0%
Greenpoint	Condo	Contingent	\$825,000.00	\$825,000	\$840,000	-1.8%	-1.8%
Park Slope	Condo	Contingent	\$1,300,000.00	\$1,200,000	\$1,160,000	10.8%	3.3%
Park Slope	Condo	Contingent	\$1,349,000.00	\$1,349,000	\$1,325,000	1.8%	1.8%
Park Slope	Townhouse	Contingent	\$3,500,000.00	\$3,500,000	\$3,550,000	-1.4%	-1.4%
Park Slope	Coop	Contingent	\$965,000.00	\$939,999	\$890,000	7.8%	5.3%
Park Slope	Coop	Contingent	\$545,000.00	\$545,000	\$545,000	0.0%	0.0%
Park Slope	Coop	Contingent	\$650,000	\$635,000.00	\$610,000	6.2%	3.9%
Prospect Heights	Coop	Contingent	\$1,750,000.00	\$1,750,000	\$1,650,000	5.7%	5.7%
Prospect Heights	Coop	Contingent	\$1,450,000.00	\$1,295,000	\$1,275,000	12.1%	1.5%
Prospect Heights	Townhouse	All Cash	\$2,795,000.00	\$2,595,000	\$2,465,000	11.8%	5.0%
Prospect Park	Coop	Non-Contingent	\$945,000.00	\$945,000	\$955,000	-1.1%	-1.1%



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Prospect Park	Coop	Non-Contingent	\$1,100,000.00	\$1,100,000	\$1,157,000	-5.2%	-5.2%
Red Hook	Coop	Contingent	\$720,000.00	\$720,000	\$699,000	2.9%	2.9%
Stuyvesant Heights	Townhouse	Contingent	\$1,650,000.00	\$1,650,000	\$1,710,000	-3.6%	-3.6%
Willamsburg	Condo	All Cash	\$1,250,000.00	\$1,250,000.00	\$1,157,000.00	7.4%	7.4%
Willamsburg	Condo	Contingent	\$749,000.00	749,000.00	760,000.00	-1.5%	-1.5%
Willamsburg	Condo	Contingent	\$1,275,000.00	\$1,199,000	\$1,150,000	9.8%	4.1%
Willamsburg	Condo	Contingent	\$1,250,000.00	\$1,250,000	\$1,200,000	4.0%	4.0%
Willamsburg	Condo	Contingent	\$750,000	\$750,000.00	\$765,000	-2.0%	-2.0%
Willamsburg	Condo	Contingent	\$1,850,000	\$1,750,000.00	\$1,635,000	11.6%	6.6%