

NEW DEALS

OCTOBER 2022

# MARKET REPORT

MEDIAN SALES PRICE

**\$875,000**

\*(~~\$2,133,007.98~~)

NEGOTIABILITY

lasting price vs final price

**3%**

(4%)

PURCHASE PRICE RANGING FROM

**\$245,000**

LOWEST

(~~\$225,500~~)

**\$5,825,000**

HIGHEST

(~~\$16,750,000~~)

CO-OPS

57%

(54%)

CONDOS

25%

(28%)

HOUSES

10%

(8%)

NEW DEVELOPMENTS

8%

(10%)

(\*Indicates CPL's Last Market Report from 10/6/22)



Last updated: 21-Oct-22

# CPL'S LAST 50 CONTRACTS

Type of Housing	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
			<b>CO OP DEALS</b>			
Co Op	New York	Beekman	\$999,000	\$975,000.00	\$ 24,000.00	2%
Co Op	New York	Chelsea	\$2,595,000.00	\$2,500,000.00	\$ 95,000.00	4%
Co Op	New York	Chelsea	\$675,000.00	\$630,000.00	\$ 45,000.00	7%
Co Op	New York	Clinton Hill	\$645,000.00	\$650,000.00	\$ (5,000.00)	-1%
Co Op	New York	Flatiron	\$2,490,000.00	\$2,543,087.50	\$ (53,087.50)	-2%
Co Op	New York	Grammercy Park	\$4,800,000.00	\$4,568,000.00	\$ 232,000.00	5%
Co Op	New York	Hudson Heights	\$289,000.00	\$274,500.00	\$ 14,500.00	5%
Co Op	New York	Kips Bay	\$650,000.00	\$600,000.00	\$ 50,000.00	8%
Co Op	New York	Lenox Hill, Upper East Side	\$2,900,000.00	\$2,900,000.00	\$ -	0%
Co Op	New York	Lenox Hill, Upper East Side	\$4,495,000.00	\$4,250,000.00	\$ 245,000.00	6%
Co Op	New York	Midtown	\$895,000.00	\$875,000.00	\$ 20,000.00	2%
Co Op	New York	Midtown	\$845,000.00	\$800,000.00	\$ 45,000.00	6%
Co Op	New York	Murray Hill	\$395,000.00	\$380,000.00	\$ 15,000.00	4%
Co Op	New York	Sutton Place	\$329,000.00	\$315,000.00	\$ 14,000.00	4%
Co Op	New York	Sutton Place	\$825,000.00	\$800,000.00	\$ 25,000.00	3%
Co Op	New York	Sutton Place	\$629,000.00	\$617,000.00	\$ 12,000.00	2%
Co Op	New York	Sutton Place	\$425,000.00	\$375,000.00	\$ 50,000.00	13%
Co Op	New York	Turtle Bay, Midtown East	\$499,000.00	\$499,000.00	\$ -	0%
Co Op	New York	Upper West Side	\$1,895,000.00	\$1,950,000.00	\$ (55,000.00)	-3%
Co Op	New York	West Village	\$950,000.00	\$975,000.00	\$ (25,000.00)	-3%
Co Op	New York	West Village	\$850,000.00	\$860,000.00	\$ (10,000.00)	-1%
Co Op	New York	Fulton/Seaport	\$925,000.00	\$900,000.00	\$ 25,000.00	3%
			<b>CONDO DEALS</b>			
Condo	New York	Alphabet City	\$1,000,000.00	\$930,000.00	\$ 70,000.00	8%
Condo	New York	Chelsea	\$885,000.00	\$879,000.00	\$ 6,000.00	1%
Condo	New York	Financial District	\$795,000.00	\$775,000.00	\$ 20,000.00	3%
Condo	New York	Lincoln Square	\$1,250,000.00	\$1,200,000.00	\$ 50,000.00	4%
Condo	New York	Midtown	\$1,245,000.00	\$1,200,000.00	\$ 45,000.00	4%
Condo	New York	Midwood	\$355,000.00	\$355,000.00	\$ -	0%
Condo	New York	Nolita	\$1,225,000.00	\$1,150,000.00	\$ 75,000.00	7%
Condo	New York	Turtle Bay, Midtown East	\$1,650,000.00	\$1,550,000.00	\$ 100,000.00	6%
Condo	New York	Upper East Side	\$1,895,000.00	\$1,895,000.00	\$ -	0%
			<b>HOUSE</b>			
House	New York	Chelsea	\$5,950,000.00	\$5,477,594.00	\$ 472,406.00	9%
House	New York	West Village	\$5,995,000.00	\$5,825,000.00	\$ 170,000.00	3%
				\$1,529,490.35	<b>Average Percentage</b>	<b>3%</b>

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# CPL'S LAST 50 CONTRACTS

Type of Housing	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
			<b>CO OP DEALS</b>			
Co Op	Kings	Brooklyn Heights	\$1,260,000.00	\$1,260,000.00	\$ -	0%
Co Op	Kings	Brooklyn Heights	\$530,000.00	\$530,000.00	\$ -	0%
Co Op	Kings	East Flatbush	\$249,900.00	\$245,000.00	\$ 4,900.00	2%
Co Op	Kings	Greenpoint	\$550,000.00	\$500,000.00	\$ 50,000.00	10%
Co Op	Kings	Kensington	\$699,000.00	\$689,000.00	\$ 10,000.00	1%
Co Op	Kings	Prospect Park South	\$640,000.00	\$625,000.00	\$ 15,000.00	2%
			<b>CONDO DEALS</b>			
Condo	Kings	Bed-Stuy	\$699,000.00	\$695,000.00	\$ 4,000.00	1%
Condo	Kings	Brooklyn Heights	\$4,995,000.00	\$4,600,000.00	\$ 395,000.00	9%
Condo	Kings	Propect Heights	\$749,000.00	\$700,000.00	\$ 49,000.00	7%
			<b>HOUSE</b>			
House	Kings	Prospect Heights	\$3,800,000.00	\$3,860,000.00	\$ (60,000.00)	-2%
			<b>NEW DEV</b>			
New Dev	Kings	Boerum Hill	\$925,000.00	\$925,000.00	\$ -	0%
New Dev	Kings	Brooklyn Heights	\$2,775,000.00	\$2,725,000.00	\$ 50,000.00	2%
New Dev	Kings	Bushwick	\$655,000.00	\$625,000.00	\$ 30,000.00	5%
New Dev	Kings	Prospect Letferts Gardens	\$595,000.00	\$575,000.00	\$ 20,000.00	3%
New Dev	Kings	Prospect Letferts Gardens	\$880,000.00	\$810,000.00	\$ 70,000.00	9%
				\$1,290,933.33	<b>Average Percentage</b>	<b>3%</b>

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# Contracts in Last 30 Days

Type of Housing	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
			QUEENS			
			House			
House	Queens	Bayside	\$985,000.00	\$975,000.00	\$ 10,000.00	1%
				\$ 975,000.00	<b>Average Percentage</b>	<b>1%</b>