

# SIGNED CONTRACTS MARKET REPORT

## JUNE 2022

**\$1,392,590.73**

Average Sales Price

Purchase Price Ranging From

**\$310,000**

LOWEST

**\$975,000**

MEDIAN

**\$9,365,000**

HIGHEST

**7% Negotiability**

last listing price vs final sale price

**Co-Ops**

56.79%

**Condos**

27.17%

**Houses**

8.64%

**New Developments**

7.40%

# SIGNED CONTRACTS MANHATTAN MARKET REPORT JUNE 2022

**\$1,376,649.11**

Average Sales Price

Purchase Price Ranging From

**\$310,000**

LOWEST

**\$990,000**

MEDIAN

**\$4,500,000**

HIGHEST

**5% Negotiability**

last listing price vs final sale price

**Co-Ops**

67.85%

**Condos**

26.79%

**House**

1.79%

**New Developments**

3.57%

# SIGNED CONTRACTS BROOKLYN MARKET REPORT JUNE 2022

**\$1,535,000**

Average Sales Price

Purchase Price Ranging From

**\$345,000**

LOWEST

**\$1,195,000**

MEDIAN

**\$9,365,000**

HIGHEST

**2% Negotiability**

last listing price vs final sale price

**Co-Ops**

30%

**Condos**

35%

**Houses**

20%

**New Developments**

20%

# SIGNED CONTRACTS QUEENS MARKET REPORT JUNE 2022

**\$678,750**

Average Sales Price

Purchase Price Ranging From

**\$423,000**

LOWEST

**\$934,500**

HIGHEST

**7% Negotiability**

last listing price vs final sale price

Co-Op  
50%

New Development  
50%

# Contracts in Last 30 Days

Type of Housing	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
Condo	New York	Battery Park City	\$ 1,785,000.00	\$ 1,700,000.00	\$ 85,000.00	5%
Co Op	New York	Battery Park City	\$ 1,840,000.00	\$ 1,840,000.00	\$ -	0%
Co Op	New York	Battery Park City	\$ 1,545,000.00	\$ 1,625,000.00	\$ (80,000.00)	-5%
New Dev	Kings	Bedford-Stuyvesant	\$ 750,000.00	\$ 679,000.00	\$ 71,000.00	10%
Co Op	Kings	Brooklyn Heights	\$ 600,000.00	\$ 600,000.00	\$ -	0%
Co Op	Kings	Brooklyn Heights	\$ 799,000.00	\$ 799,000.00	\$ -	0%
Co Op	New York	Carnegie Hill	\$ 3,295,000.00	\$ 3,250,000.00	\$ 45,000.00	1%
Co Op	New York	Central Harlem	\$ 725,000.00	\$ 675,000.00	\$ 50,000.00	7%
Condo	New York	Central Harlem	\$ 925,000.00	\$ 925,000.00	\$ -	0%
Co Op	New York	Chelsea	\$ 835,000.00	\$ 805,000.00	\$ 30,000.00	4%
Condo	New York	Chelsea	\$ 1,850,000.00	\$ 1,995,000.00	\$ (145,000.00)	-7%
Condo	Kings	Cobble Hill	\$ 1,395,000.00	\$ 1,425,000.00	\$ (30,000.00)	-2%
House	Kings	Cobble Hill	\$ 9,995,000.00	\$ 9,365,000.00	\$ 630,000.00	7%
New Dev/Sponsor	Kings	Crown Heights	\$ 715,000.00	\$ 700,000.00	\$ 15,000.00	2%
House	Kings	Ditmas Park	\$ 1,599,000.00	\$ 1,449,000.00	\$ 150,000.00	10%
Condo	Kings	Ditmas Park	\$ 1,450,000.00	\$ 1,450,000.00	\$ -	0%
Condo	Kings	Downtown Brooklyn	\$ 1,350,000.00	\$ 1,350,000.00	\$ -	0%
Co Op	Kings	East Flatbush	\$ 349,000.00	\$ 345,000.00	\$ 4,000.00	1%
Co Op	New York	East Village	\$ 1,280,000.00	\$ 1,280,000.00	\$ -	0%
Condo	New York	Financial District	\$ 800,000.00	\$ 800,000.00	\$ -	0%
Condo	New York	Financial District	\$ 1,295,000.00	\$ 1,220,000.00	\$ 75,000.00	6%
Condo	New York	Flatiron	\$ 2,650,000.00	\$ 2,325,000.00	\$ 325,000.00	14%
Co Op	New York	Flatiron	\$ 1,165,000.00	\$ 1,115,000.00	\$ 50,000.00	4%
Condo	Kings	Fort Greene	\$ 995,000.00	\$ 950,000.00	\$ 45,000.00	5%
Co Op	New York	Gramercy Park	\$ 575,000.00	\$ 550,000.00	\$ 25,000.00	5%
New Dev	New York	Gramercy Park	\$ 3,155,000.00	\$ 2,975,000.00	\$ 180,000.00	6%
New Dev	Kings	Greenpoint	\$ 700,000.00	\$ 679,000.00	\$ 21,000.00	3%
Co Op	New York	Greenwich Village	\$ 530,000.00	\$ 510,000.00	\$ 20,000.00	4%
Co Op	New York	Greenwich Village	\$ 2,595,000.00	\$ 2,175,000.00	\$ 420,000.00	19%
Co Op	New York	Greenwich Village	\$ 675,000.00	\$ 640,000.00	\$ 35,000.00	5%
Co Op	New York	Hell's Kitchen	\$ 525,000.00	\$ 520,000.00	\$ 5,000.00	1%
Co Op	New York	Hudson Heights	\$ 350,000.00	\$ 335,000.00	\$ 15,000.00	4%
Condo	New York	Hudson Heights	\$ 985,000.00	\$ 990,000.00	\$ (5,000.00)	-1%
Co Op	Queens	Kew Gardens	\$ 425,000.00	\$ 423,000.00	\$ 2,000.00	0%
House	Nassau	Lawrence	\$ 2,500,000.00	\$ 2,500,000.00	\$ -	0%
Co Op	New York	Lenox Hill	\$ 1,250,000.00	\$ 1,185,000.00	\$ 65,000.00	5%
Co Op	New York	Lenox Hill	\$ 720,000.00	\$ 710,000.00	\$ 10,000.00	1%
Co Op	New York	Lenox Hill	\$ 1,595,000.00	\$ 1,345,000.00	\$ 250,000.00	19%
Co Op	New York	Lenox Hill	\$ 450,000.00	\$ 412,000.00	\$ 38,000.00	9%
Co Op	New York	Lenox Hill	\$ 2,300,000.00	\$ 2,075,000.00	\$ 225,000.00	11%
Condo	New York	Lincoln Square	\$ 950,000.00	\$ 975,000.00	\$ (25,000.00)	-3%
New Dev	Queens	Long Island City	\$ 1,052,865.00	\$ 934,500.00	\$ 118,365.00	13%
Co Op	New York	Manhattan Valley	\$ 585,000.00	\$ 549,000.00	\$ 36,000.00	7%
Co Op	New York	Midtown	\$ 975,000.00	\$ 950,000.00	\$ 25,000.00	3%
Condo	New York	Midtown East	\$ 1,550,000.00	\$ 1,450,000.00	\$ 100,000.00	7%
Co Op	New York	Morningside Heights	\$ 1,220,000.00	\$ 1,050,000.00	\$ 170,000.00	16%
Condo	New York	Murray Hill	\$ 795,000.00	\$ 795,000.00	\$ -	0%
Co Op	New York	Murray Hill	\$ 585,000.00	\$ 585,000.00	\$ -	0%
Co Op	New York	Murray Hill	\$ 579,000.00	\$ 550,000.00	\$ 29,000.00	5%
Co Op	New York	Noho	\$ 2,250,000.00	\$ 2,300,000.00	\$ (50,000.00)	-2%
Co Op	Kings	Park Slope	\$ 1,395,000.00	\$ 1,400,000.00	\$ (5,000.00)	0%
Condo	Kings	Park Slope	\$ 1,450,000.00	\$ 1,585,000.00	\$ (135,000.00)	-9%
Co Op	Kings	Park Slope	\$ 635,000.00	\$ 635,000.00	\$ -	0%
House	Kings	Prospect Lefferts Gardens	\$ 2,850,000.00	\$ 2,370,000.00	\$ 480,000.00	20%
New Dev	New York	South Harlem	\$ 1,895,000.00	\$ 1,895,000.00	\$ -	0%
House	Richmond	St. George	\$ 799,000.00	\$ 800,000.00	\$ (1,000.00)	0%
Co Op	Kings	Sunset Park	\$ 799,000.00	\$ 799,000.00	\$ -	0%
Co Op	New York	Sutton Place	\$ 895,000.00	\$ 850,000.00	\$ 45,000.00	5%
Co Op	New York	Tribeca	\$ 1,500,000.00	\$ 1,460,000.00	\$ 40,000.00	3%
Condo	New York	Tribeca	\$ 3,995,000.00	\$ 3,820,000.00	\$ 175,000.00	5%
Condo	New York	Tribeca	\$ 4,500,000.00	\$ 4,500,000.00	\$ -	0%
Condo	New York	Tribeca	\$ 2,950,000.00	\$ 3,011,000.00	\$ (61,000.00)	-2%
Co Op	New York	Turtle Bay	\$ 770,000.00	\$ 585,000.00	\$ 185,000.00	32%
Co Op	New York	Turtle Bay, Midtown East	\$ 320,000.00	\$ 310,000.00	\$ 10,000.00	3%
Co Op	Bronx	University Heights	\$ 349,999.00	\$ 349,999.00	\$ -	0%
Co Op	New York	Upper East Side	\$ 1,500,000.00	\$ 1,490,000.00	\$ 10,000.00	1%
Co Op	New York	Upper East Side	\$ 1,895,000.00	\$ 1,895,000.00	\$ -	0%
Co Op	New York	Upper West Side	\$ 690,000.00	\$ 690,000.00	\$ -	0%
Co Op	New York	Upper West Side	\$ 799,000.00	\$ 785,000.00	\$ 14,000.00	2%
House	New York	Upper West Side	\$ 4,950,000.00	\$ 4,500,000.00	\$ 450,000.00	10%
Co Op	New York	Upper West Side	\$ 1,495,000.00	\$ 1,395,000.00	\$ 100,000.00	7%
Co Op	New York	Upper West Side	\$ 865,000.00	\$ 865,000.00	\$ -	0%
Condo	New York	West Chelsea	\$ 2,995,000.00	\$ 2,060,000.00	\$ 935,000.00	45%
Co Op	New York	West Villiage	\$ 999,000.00	\$ 1,125,350.00	\$ (126,350.00)	-11%
Condo	Kings	Williamsburg	\$ 1,595,000.00	\$ 1,550,000.00	\$ 45,000.00	3%
Condo	Kings	Williamsburg	\$ 1,195,000.00	\$ 1,195,000.00	\$ -	0%
House	Kings	Windsor Terrace	\$ 1,250,000.00	\$ 1,375,000.00	\$ (125,000.00)	-9%
Co Op	New York	Yorkville	\$ 465,000.00	\$ 450,000.00	\$ 15,000.00	3%
Co Op	New York	Yorkville	\$ 375,000.00	\$ 375,000.00	\$ -	0%
Condo	New York	Yorkville	\$ 899,000.00	\$ 890,000.00	\$ 9,000.00	1%
Co Op	New York	Yorkville	\$ 950,000.00	\$ 960,000.00	\$ (10,000.00)	-1%

# Contracts in Last 30 Days

Type of Housing	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
Condo	New York	Battery Park City	\$ 1,785,000.00	\$ 1,700,000.00	\$ 85,000.00	5%
Co Op	New York	Battery Park City	\$ 1,840,000.00	\$ 1,840,000.00	\$ -	0%
Co Op	New York	Battery Park City	\$ 1,545,000.00	\$ 1,625,000.00	\$ (80,000.00)	-5%
Co Op	New York	Carnegie Hill	\$ 3,295,000.00	\$ 3,250,000.00	\$ 45,000.00	1%
Co Op	New York	Central Harlem	\$ 725,000.00	\$ 675,000.00	\$ 50,000.00	7%
Condo	New York	Central Harlem	\$ 925,000.00	\$ 925,000.00	\$ -	0%
Co Op	New York	Chelsea	\$ 835,000.00	\$ 805,000.00	\$ 30,000.00	4%
Condo	New York	Chelsea	\$ 1,850,000.00	\$ 1,995,000.00	\$ (145,000.00)	-7%
Co Op	New York	East Village	\$ 1,280,000.00	\$ 1,280,000.00	\$ -	0%
Condo	New York	Financial District	\$ 800,000.00	\$ 800,000.00	\$ -	0%
Condo	New York	Financial District	\$ 1,295,000.00	\$ 1,220,000.00	\$ 75,000.00	6%
Condo	New York	Flatiron	\$ 2,650,000.00	\$ 2,325,000.00	\$ 325,000.00	14%
Co Op	New York	Flatiron	\$ 1,165,000.00	\$ 1,115,000.00	\$ 50,000.00	4%
Co Op	New York	Gramercy Park	\$ 575,000.00	\$ 550,000.00	\$ 25,000.00	5%
New Dev/Sponsor Purchase	New York	Gramercy Park	\$ 3,155,000.00	\$ 2,975,000.00	\$ 180,000.00	6%
Co Op	New York	Greenwich Village	\$ 530,000.00	\$ 510,000.00	\$ 20,000.00	4%
Co Op	New York	Greenwich Village	\$ 2,595,000.00	\$ 2,175,000.00	\$ 420,000.00	19%
Co Op	New York	Greenwich Village	\$ 675,000.00	\$ 640,000.00	\$ 35,000.00	5%
Co Op	New York	Hell's Kitchen	\$ 525,000.00	\$ 520,000.00	\$ 5,000.00	1%
Co Op	New York	Hudson Heights	\$ 350,000.00	\$ 335,000.00	\$ 15,000.00	4%
Condo	New York	Hudson Heights	\$ 985,000.00	\$ 990,000.00	\$ (5,000.00)	-1%
Co Op	New York	Lenox Hill	\$ 1,250,000.00	\$ 1,185,000.00	\$ 65,000.00	5%
Co Op	New York	Lenox Hill	\$ 720,000.00	\$ 710,000.00	\$ 10,000.00	1%
Co Op	New York	Lenox Hill	\$ 1,595,000.00	\$ 1,345,000.00	\$ 250,000.00	19%
Co Op	New York	Lenox Hill	\$ 450,000.00	\$ 412,000.00	\$ 38,000.00	9%
Co Op	New York	Lenox Hill	\$ 2,300,000.00	\$ 2,075,000.00	\$ 225,000.00	11%
Condo	New York	Lincoln Square	\$ 950,000.00	\$ 975,000.00	\$ (25,000.00)	-3%
Co Op	New York	Manhattan Valley	\$ 585,000.00	\$ 549,000.00	\$ 36,000.00	7%
Co Op	New York	Midtown	\$ 975,000.00	\$ 950,000.00	\$ 25,000.00	3%
Condo	New York	Midtown East	\$ 1,550,000.00	\$ 1,450,000.00	\$ 100,000.00	7%
Co Op	New York	Morningside Heights	\$ 1,220,000.00	\$ 1,050,000.00	\$ 170,000.00	16%
Condo	New York	Murray Hill	\$ 795,000.00	\$ 795,000.00	\$ -	0%
Co Op	New York	Murray Hill	\$ 585,000.00	\$ 585,000.00	\$ -	0%
Co Op	New York	Murray Hill	\$ 579,000.00	\$ 550,000.00	\$ 29,000.00	5%
Co Op	New York	Noho	\$ 2,250,000.00	\$ 2,300,000.00	\$ (50,000.00)	-2%
New Dev/Sponsor Purchase	New York	South Harlem	\$ 1,895,000.00	\$ 1,895,000.00	\$ -	0%
Co Op	New York	Sutton Place	\$ 895,000.00	\$ 850,000.00	\$ 45,000.00	5%
Co Op	New York	Tribeca	\$ 1,500,000.00	\$ 1,460,000.00	\$ 40,000.00	3%
Condo	New York	Tribeca	\$ 3,995,000.00	\$ 3,820,000.00	\$ 175,000.00	5%
Condo	New York	Tribeca	\$ 4,500,000.00	\$ 4,500,000.00	\$ -	0%
Condo	New York	Tribeca	\$ 2,950,000.00	\$ 3,011,000.00	\$ (61,000.00)	-2%
Co Op	New York	Turtle Bay, Midtown East	\$ 320,000.00	\$ 310,000.00	\$ 10,000.00	3%
Co Op	New York	Turtle Bay, Midtown East	\$ 770,000.00	\$ 585,000.00	\$ 185,000.00	32%
Co Op	New York	Upper East Side	\$ 1,500,000.00	\$ 1,490,000.00	\$ 10,000.00	1%
Co Op	New York	Upper East Side	\$ 1,895,000.00	\$ 1,895,000.00	\$ -	0%
Co Op	New York	Upper West Side	\$ 690,000.00	\$ 690,000.00	\$ -	0%
Co Op	New York	Upper West Side	\$ 799,000.00	\$ 785,000.00	\$ 14,000.00	2%
House	New York	Upper West Side	\$ 4,950,000.00	\$ 4,500,000.00	\$ 450,000.00	10%
Co Op	New York	Upper West Side	\$ 1,495,000.00	\$ 1,395,000.00	\$ 100,000.00	7%
Co Op	New York	Upper West Side	\$ 865,000.00	\$ 865,000.00	\$ -	0%
Condo	New York	West Chelsea	\$ 2,995,000.00	\$ 2,060,000.00	\$ 935,000.00	45%
Co Op	New York	West Villiage	\$ 999,000.00	\$ 1,125,350.00	\$ (126,350.00)	-11%
Co Op	New York	Yorkville	\$ 465,000.00	\$ 450,000.00	\$ 15,000.00	3%
Co Op	New York	Yorkville	\$ 375,000.00	\$ 375,000.00	\$ -	0%
Condo	New York	Yorkville	\$ 899,000.00	\$ 890,000.00	\$ 9,000.00	1%
Co Op	New York	Yorkville	\$ 950,000.00	\$ 960,000.00	\$ (10,000.00)	-1%

# Contracts in Last 30 Days

Type of Housing	Date into Contract	Borough	Neighborhood	Listing Price	Purchase Price	Difference	Negotiability
New Dev/Sponsor Purchase	6/1/22	Kings	Bedford-Stuyvesant	\$ 750,000.00	\$ 679,000.00	\$ 71,000.00	10%
Co Op	6/6/22	Kings	Brooklyn Heights	\$ 600,000.00	\$ 600,000.00	\$ -	0%
Co Op	6/27/22	Kings	Brooklyn Heights	\$ 799,000.00	\$ 799,000.00	\$ -	0%
Condo	6/6/22	Kings	Cobble Hill	\$ 1,395,000.00	\$ 1,425,000.00	\$ (30,000.00)	-2%
House	5/31/22	Kings	Cobble Hill	\$ 9,995,000.00	\$ 9,365,000.00	\$ 630,000.00	7%
New Dev/Sponsor Purchase	6/16/22	Kings	Crown Heights	\$ 715,000.00	\$ 700,000.00	\$ 15,000.00	2%
House	6/16/22	Kings	Ditmas Park	\$ 1,599,000.00	\$ 1,449,000.00	\$ 150,000.00	10%
Condo	6/13/22	Kings	Ditmas Park	\$ 1,450,000.00	\$ 1,450,000.00	\$ -	0%
Condo	6/6/22	Kings	Downtown Brooklyn	\$ 1,350,000.00	\$ 1,350,000.00	\$ -	0%
Co Op	6/15/22	Kings	East Flatbush	\$ 349,000.00	\$ 345,000.00	\$ 4,000.00	1%
Condo	6/28/22	Kings	Fort Greene	\$ 995,000.00	\$ 950,000.00	\$ 45,000.00	5%
New Dev/Sponsor Purchase	6/7/22	Kings	Greenpoint	\$ 700,000.00	\$ 679,000.00	\$ 21,000.00	3%
Co Op	5/31/22	Kings	Park Slope	\$ 635,000.00	\$ 635,000.00	\$ -	0%
Co Op	6/28/22	Kings	Park Slope	\$ 1,395,000.00	\$ 1,400,000.00	\$ (5,000.00)	0%
Condo	6/1/22	Kings	Park Slope	\$ 1,450,000.00	\$ 1,585,000.00	\$ (135,000.00)	-9%
House	6/2/22	Kings	Prospect Lefferts Gardens	\$ 2,850,000.00	\$ 2,370,000.00	\$ 480,000.00	20%
Co Op	6/2/22	Kings	Sunset Park	\$ 799,000.00	\$ 799,000.00	\$ -	0%
Condo	6/24/22	Kings	Williamsburg	\$ 1,195,000.00	\$ 1,195,000.00	\$ -	0%
Condo	6/7/22	Kings	Williamsburg	\$ 1,595,000.00	\$ 1,550,000.00	\$ 45,000.00	3%
House	6/16/22	Kings	Windsor Terrace	\$ 1,250,000.00	\$ 1,375,000.00	\$ (125,000.00)	-9%