

MARKET OVERVIEW >>

Greater Manhattan Home Sales Fell in March

Total home sales in the Greater Manhattan area fell last month to 93 units, compared to 102 units in March 2017. Total sales volume was \$20.3 million, down from a year earlier.

The median sale price in March was \$200,000, down from \$205,000 a year earlier. Homes that sold in March were typically on the market for 48 days and sold for 99.2% of their list prices.

Greater Manhattan Active Listings Up at End of March

The total number of active listings in the Greater Manhattan area at the end of March was 459 units, up from 367 at the same point in 2017. This represents a 4.9 months' supply of homes available for sale. The median list price of homes on the market at the end of March was \$214,900.

During March, a total of 105 contracts were written down from 123 in March 2017. At the end of the month, there were 187 contracts pending, compared to 212 at the end of March 2017.

Greater Manhattan Area (Excl. Geary Co. & Out of Area)				
Current Month		March		
Summary Statistics		2018	2017	Change
Home Sales		93	102	-8.8%
Active Listings		459	367	25.1%
Months' Supply		4.9	3.6	37.2%
New Listings		214	190	12.6%
Contracts Written		105	123	-14.6%
Pending Contracts		187	212	-11.8%
Sales Volume (1,000s)		20,339	22,911	-11.2%
Average	Sale Price	218,696	224,618	-2.6%
	List Price of Actives	233,987	271,466	-13.8%
	Days on Market	77	81	-4.1%
	Percent of List	98.2%	98.0%	0.2%
	Percent of Original	96.9%	96.5%	0.4%
Median	Sale Price	200,000	205,000	-2.4%
	List Price of Actives	214,900	239,000	-10.1%
	Days on Market	48	57	-15.8%
	Percent of List	99.2%	99.0%	0.1%
	Percent of Original	97.2%	97.6%	-0.4%

REPORT CONTENTS >>

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
AS OF 4/9/2018**

March MLS Statistics		2018			2017			2016			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		93	75	18	102	88	14	74	66	8	
	Change from prior year	-8.8%	-14.8%	28.6%	37.8%	33.3%	75.0%	-2.6%	-2.9%	0.0%	
Active Listings		459	366	93	367	305	62	342	273	69	
	Change from prior year	25.1%	20.0%	50.0%	7.3%	11.7%	-10.1%	3.3%	2.6%	6.2%	
Months' Supply		4.9	4.9	5.2	3.6	3.5	4.4	4.6	4.1	8.6	
	Change from prior year	37.2%	40.8%	16.7%	-22.1%	-16.2%	-48.7%	6.1%	5.7%	6.2%	
New Listings		214	188	26	190	168	22	195	176	19	
	Change from prior year	12.6%	11.9%	18.2%	-2.6%	-4.5%	15.8%	5.4%	16.6%	-44.1%	
Contracts Written		105	94	11	123	110	13	161	142	19	
	Change from prior year	-14.6%	-14.5%	-15.4%	-23.6%	-22.5%	-31.6%	41.2%	57.8%	-20.8%	
Pending Contracts		187	163	24	212	181	31	246	220	26	
	Change from prior year	-11.8%	-9.9%	-22.6%	-13.8%	-17.7%	19.2%	38.2%	53.8%	-25.7%	
Sales Volume (1,000s)		20,339	15,208	5,130	22,911	19,126	3,785	17,199	14,806	2,394	
	Change from prior year	-11.2%	-20.5%	35.5%	33.2%	29.2%	58.1%	18.7%	17.3%	28.6%	
Average	Sale Price	218,696	202,779	285,014	224,618	217,343	270,350	232,423	224,331	299,188	
		Change from prior year	-2.6%	-6.7%	5.4%	-3.4%	-3.1%	-9.6%	22.0%	20.8%	28.6%
	List Price of Actives	233,987	220,239	288,094	271,466	256,814	343,540	251,046	232,048	326,214	
		Change from prior year	-13.8%	-14.2%	-16.1%	8.1%	10.7%	5.3%	8.2%	3.6%	23.3%
	Days on Market	77	73	93	81	79	88	75	74	82	
		Change from prior year	-4.2%	-7.6%	6.0%	7.4%	7.0%	7.4%	0.5%	0.0%	4.0%
Percent of List		98.2%	97.7%	100.0%	98.0%	97.7%	99.8%	98.4%	98.2%	99.6%	
		Change from prior year	0.2%	0.0%	0.2%	-0.4%	-0.5%	0.1%	1.2%	1.4%	-0.5%
	Percent of Original	96.9%	96.2%	99.7%	96.5%	96.0%	99.2%	96.5%	96.1%	99.2%	
	Change from prior year	0.4%	0.2%	0.4%	0.0%	-0.1%	0.0%	0.8%	1.0%	-0.9%	
Median	Sale Price	200,000	181,750	264,500	205,000	204,450	243,750	206,000	198,000	285,450	
		Change from prior year	-2.4%	-11.1%	8.5%	-0.5%	3.3%	-14.6%	13.8%	10.6%	40.1%
	List Price of Actives	214,900	185,450	250,000	239,000	221,000	344,400	214,950	184,900	279,900	
		Change from prior year	-10.1%	-16.1%	-27.4%	11.2%	19.5%	23.0%	4.9%	0.0%	13.4%
	Days on Market	48	43	75	57	57	61	49	50	36	
		Change from prior year	-15.8%	-24.6%	24.0%	16.3%	14.0%	70.4%	-33.3%	-27.0%	-58.5%
Percent of List		99.2%	98.2%	100.0%	99.0%	98.8%	100.0%	98.7%	98.6%	100.0%	
		Change from prior year	0.1%	-0.6%	0.0%	0.3%	0.2%	0.0%	0.7%	0.7%	0.5%
Percent of Original		97.2%	96.4%	100.0%	97.6%	97.4%	100.0%	97.9%	97.4%	100.0%	
	Change from prior year	-0.4%	-1.0%	0.0%	-0.3%	0.0%	0.0%	0.7%	0.6%	0.5%	

YEAR-TO-DATE STATISTICS

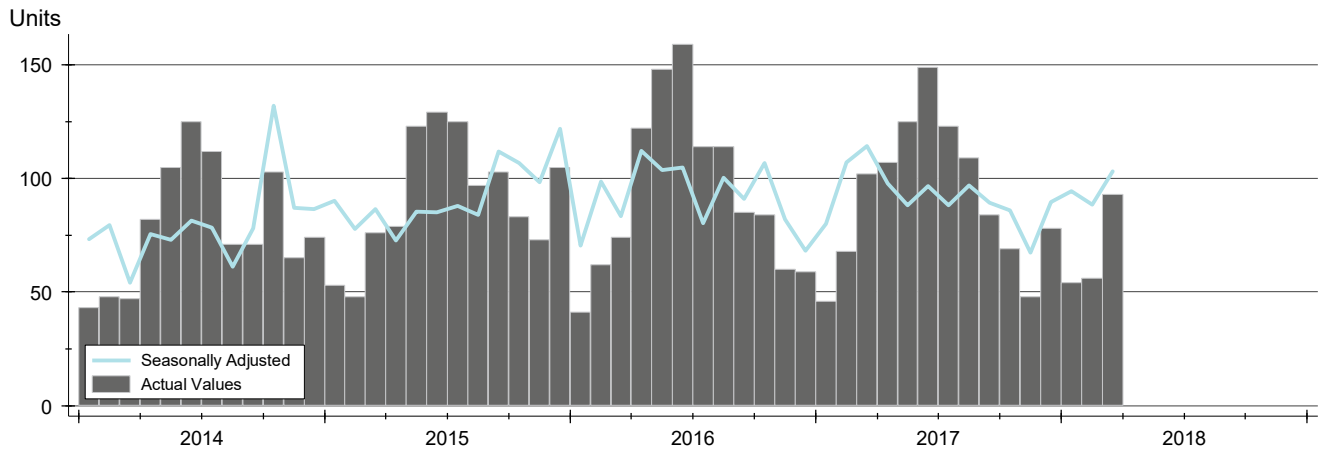
SUMMARY >>
**YTD BREAKDOWNS BY HOME TYPE
GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
AS OF 4/9/2018**

Year-to-Date Activity		2018			2017			2016			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		203	172	31	216	194	22	177	147	30	
	Change from prior year	-6.0%	-11.3%	40.9%	22.0%	32.0%	-26.7%	0.0%	-2.0%	11.1%	
New Listings		508	438	70	455	393	62	462	412	50	
	Change from prior year	11.6%	11.5%	12.9%	-1.5%	-4.6%	24.0%	13.8%	22.6%	-28.6%	
Contracts Written		300	259	41	312	268	44	324	288	36	
	Change from prior year	-3.8%	-3.4%	-6.8%	-3.7%	-6.9%	22.2%	21.8%	32.7%	-26.5%	
Sales Volume (1,000s)		43,876	34,833	9,042	46,584	40,223	6,361	37,101	29,493	7,608	
	Change from prior year	-5.8%	-13.4%	42.1%	25.6%	36.4%	-16.4%	6.0%	7.3%	1.1%	
Average	Sale Price	216,136	202,519	291,692	215,668	207,334	289,152	209,611	200,632	253,609	
		Change from prior year	0.2%	-2.3%	0.9%	2.9%	3.3%	14.0%	6.0%	9.5%	-9.0%
	Days on Market	78	74	102	78	75	104	83	82	85	
		Change from prior year	0.9%	-0.7%	-1.9%	-6.2%	-9.4%	22.8%	2.6%	7.4%	-17.8%
	Percent of List	97.6%	97.3%	99.5%	97.4%	97.1%	99.7%	97.5%	97.0%	100.3%	
		Change from prior year	0.3%	0.2%	-0.2%	-0.2%	0.1%	-0.6%	0.1%	0.0%	0.5%
Median	Percent of Original	95.4%	94.8%	98.3%	95.2%	94.8%	98.0%	95.1%	94.1%	99.9%	
		Change from prior year	0.2%	0.0%	0.2%	0.0%	0.7%	-1.9%	-0.1%	-0.5%	1.2%
	Sale Price	197,000	180,000	262,000	189,000	183,300	251,100	187,000	180,000	246,975	
		Change from prior year	4.2%	-1.8%	4.3%	1.1%	1.8%	1.7%	1.5%	0.9%	1.4%
	Days on Market	49	48	69	55	53	82	52	52	60	
		Change from prior year	-10.9%	-10.4%	-15.9%	5.8%	1.9%	36.7%	-28.8%	-21.8%	-41.2%
Median	Percent of List	98.4%	98.1%	100.0%	98.3%	98.1%	100.0%	98.7%	98.3%	100.0%	
		Change from prior year	0.1%	0.0%	0.0%	-0.4%	-0.2%	0.0%	0.5%	0.3%	0.0%
	Percent of Original	96.9%	96.3%	99.0%	97.0%	96.7%	99.2%	97.2%	96.3%	100.0%	
		Change from prior year	-0.1%	-0.4%	-0.2%	-0.2%	0.4%	-0.8%	0.2%	-0.3%	0.0%

CLOSED LISTINGS ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		March			Year-to-Date		
		2018	2017	Change	2018	2017	Change
Closed Listings		93	102	-8.8%	203	216	-6.0%
Volume (1,000s)		20,339	22,911	-11.2%	43,876	46,584	-5.8%
Average	Sale Price	218,696	224,618	-2.6%	216,136	215,668	0.2%
	Days on Market	77	81	-4.2%	78	78	0.9%
	Percent of List	98.2%	98.0%	0.2%	97.6%	97.4%	0.3%
	Percent of Original	96.9%	96.5%	0.4%	95.4%	95.2%	0.2%
Median	Sale Price	200,000	205,000	-2.4%	197,000	189,000	4.2%
	Days on Market	48	57	-15.8%	49	55	-10.9%
	Percent of List	99.2%	99.0%	0.1%	98.4%	98.3%	0.1%
	Percent of Original	97.2%	97.6%	-0.4%	96.9%	97.0%	-0.1%

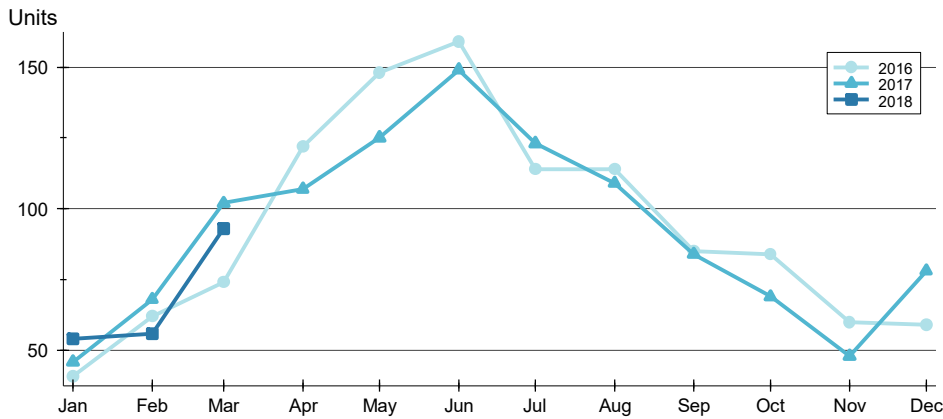
A total of 93 homes sold in the Greater Manhattan area in March, down from 102 units in March 2017. Total sales volume fell to \$20.3 million compared to \$22.9 million in the previous year.

The median sales price in March was \$200,000, down 2.4% compared to the prior year. Median days on market was 48 days, down from 64 days in February, and down from 57 in March 2017.

CLOSED LISTINGS ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

BY MONTH >>



Month	2016	2017	2018
January	41	46	54
February	62	68	56
March	74	102	93
April	122	107	
May	148	125	
June	159	149	
July	114	123	
August	114	109	
September	85	84	
October	84	69	
November	60	48	
December	59	78	

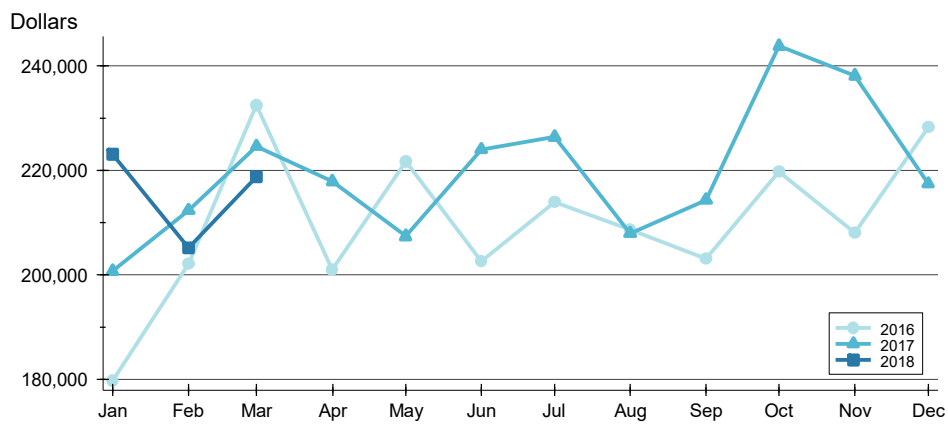
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	4.3%	359	89,625	90,250	103	93	99.3%	99.0%	90.9%	94.9%
\$100,000-\$124,999	7	7.5%	807	115,264	117,500	89	49	95.4%	95.7%	92.8%	94.0%
\$125,000-\$149,999	11	11.8%	1,527	138,850	138,500	53	10	98.1%	99.4%	96.3%	98.2%
\$150,000-\$174,999	14	15.1%	2,222	158,721	157,000	51	51	100.0%	99.7%	98.0%	98.2%
\$175,000-\$199,999	10	10.8%	1,883	188,328	187,950	68	39	97.4%	97.9%	96.3%	97.0%
\$200,000-\$249,999	18	19.4%	4,082	226,750	230,300	74	35	97.1%	98.1%	98.8%	96.7%
\$250,000-\$299,999	12	12.9%	3,143	261,890	259,000	77	55	98.8%	99.0%	97.9%	98.6%
\$300,000-\$399,999	13	14.0%	4,540	349,231	345,000	104	59	99.5%	100.0%	98.0%	98.6%
\$400,000-\$499,999	4	4.3%	1,776	444,106	443,262	143	150	96.2%	98.4%	92.8%	94.0%
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	93	100.0%	20,339	218,696	200,000	77	48	98.2%	99.2%	96.9%	97.2%

CLOSED LISTINGS ANALYSIS

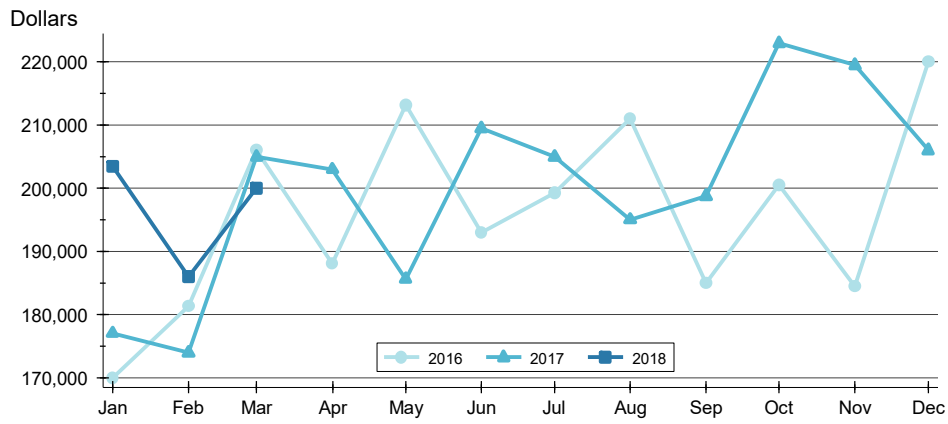
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE PRICE >>



Month	2016	2017	2018
January	179,756	200,668	223,121
February	202,126	212,388	205,151
March	232,423	224,618	218,696
April	200,899	217,859	200,899
May	221,715	207,366	221,715
June	202,517	223,944	202,517
July	213,881	226,396	213,881
August	208,612	207,878	208,612
September	203,064	214,365	203,064
October	219,740	243,843	219,740
November	208,014	238,140	208,014
December	228,238	217,428	228,238

MEDIAN PRICE >>

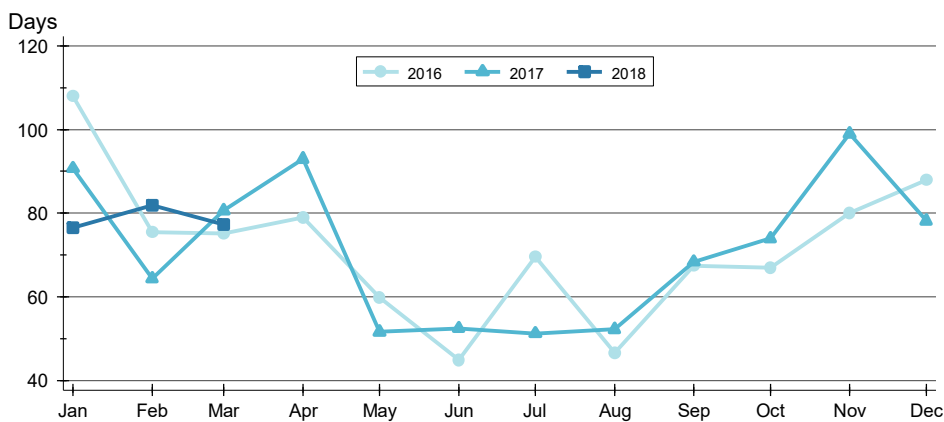


Month	2016	2017	2018
January	170,000	177,000	203,500
February	181,250	173,913	186,000
March	206,000	205,000	200,000
April	188,000	203,000	188,000
May	213,200	185,629	213,200
June	192,900	209,500	192,900
July	199,250	205,000	199,250
August	211,000	195,000	211,000
September	185,000	198,750	185,000
October	200,500	223,000	200,500
November	184,500	219,500	184,500
December	220,000	206,000	220,000

CLOSED LISTINGS ANALYSIS

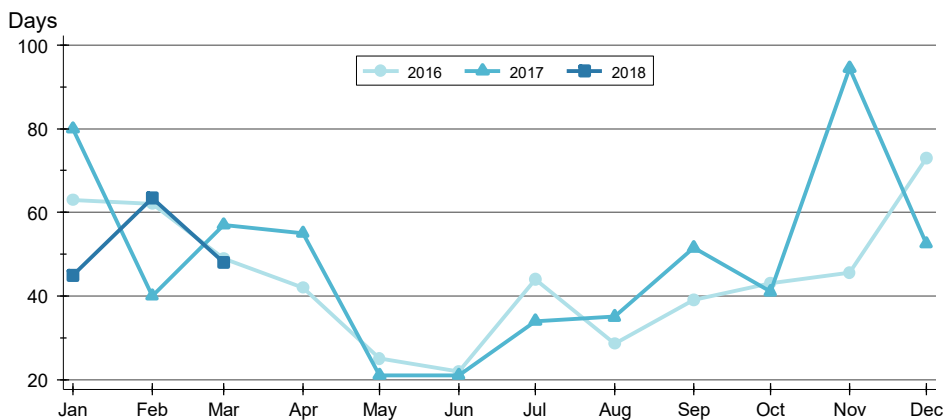
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE DOM >>



Month	2016	2017	2018
January	108	91	77
February	75	64	82
March	75	81	77
April	79	93	
May	60	52	
June	45	52	
July	70	51	
August	47	52	
September	67	68	
October	67	74	
November	80	99	
December	88	78	

MEDIAN DOM >>

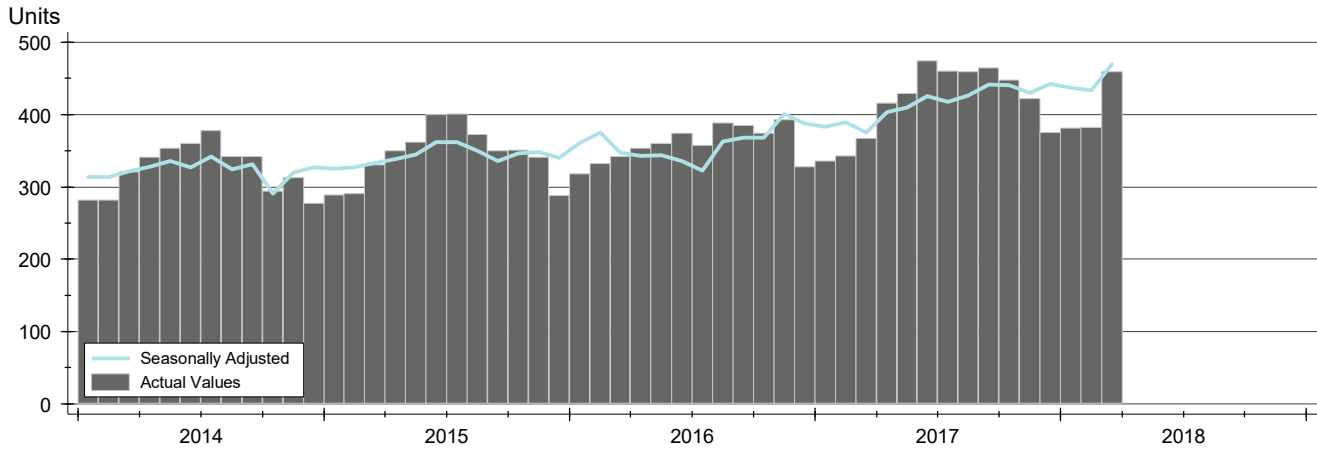


Month	2016	2017	2018
January	63	80	45
February	62	40	64
March	49	57	48
April	42	55	
May	25	21	
June	22	21	
July	44	34	
August	29	35	
September	39	52	
October	43	41	
November	46	95	
December	73	53	

ACTIVE LISTINGS ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of March		
		2018	2017	Change
Active Listings		459	367	25.1%
Months' Supply		4.9	3.6	37.2%
Volume (1,000s)		107,400	99,628	7.8%
Average	List Price	233,987	271,466	-13.8%
	Days on Market	86	87	-0.5%
	Percent of Original	98.2%	98.1%	0.1%
Median	List Price	214,900	239,000	-10.1%
	Days on Market	47	53	-11.3%
	Percent of Original	100.0%	100.0%	0.0%

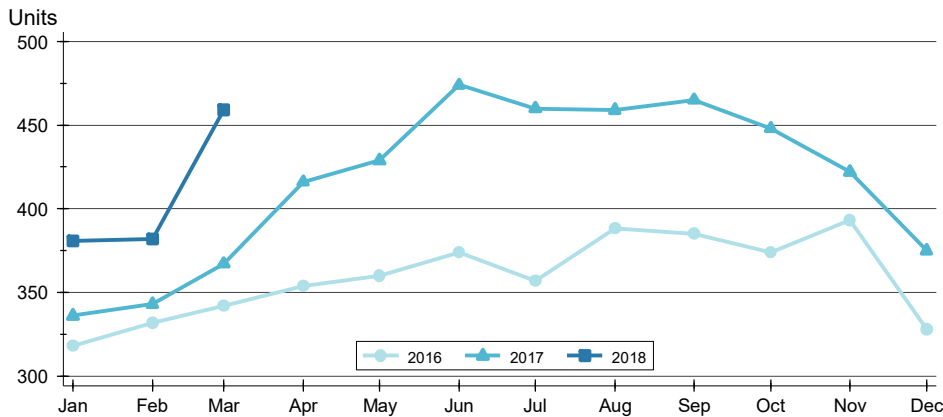
A total of 459 homes were available for sale in the Greater Manhattan area at the end of March. This represents a 4.9 months' supply of active listings.

The median list price of homes on the market at the end of March was \$214,900, down 10.1% from 2017. The typical time on market for active listings was 47 days, down from 53 days a year earlier.

ACTIVE LISTINGS ANALYSIS

BY MONTH »

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**



Month	2016	2017	2018
January	318	336	381
February	332	343	382
March	342	367	459
April	354	416	
May	360	429	
June	374	474	
July	357	460	
August	388	459	
September	385	465	
October	374	448	
November	393	422	
December	328	375	

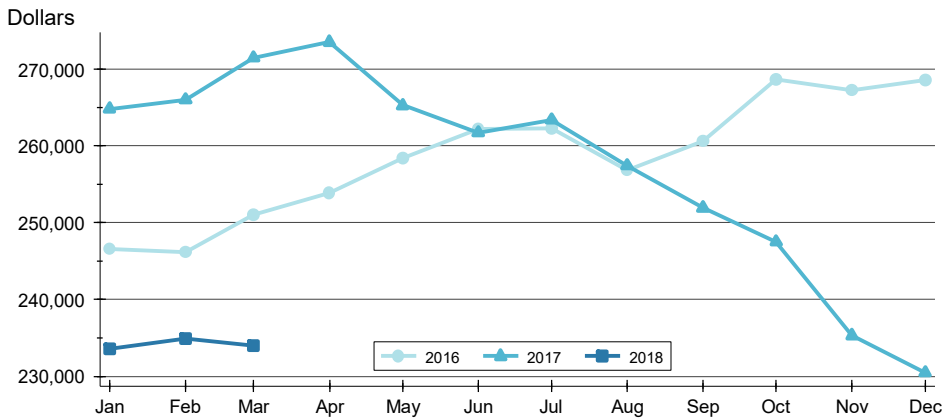
BY PRICE RANGE »

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	1.3%	249	N/A	41,450	40,950	76	78	85.7%	84.5%
\$50,000-\$99,999	22	4.8%	1,857	5.5	84,409	89,450	161	120	94.9%	100.0%
\$100,000-\$124,999	18	3.9%	2,086	2.6	115,881	118,375	89	41	95.2%	99.8%
\$125,000-\$149,999	52	11.3%	7,092	4.7	136,382	135,000	72	46	98.4%	100.0%
\$150,000-\$174,999	69	15.0%	11,147	4.9	161,551	161,000	82	47	98.3%	100.0%
\$175,000-\$199,999	41	8.9%	7,554	4.1	184,244	180,000	96	52	97.7%	100.0%
\$200,000-\$249,999	107	23.3%	24,357	5.9	227,637	227,250	79	42	98.5%	100.0%
\$250,000-\$299,999	58	12.6%	15,897	4.8	274,080	271,975	61	36	99.2%	100.0%
\$300,000-\$399,999	50	10.9%	17,748	3.8	354,970	349,925	98	58	100.5%	100.0%
\$400,000-\$499,999	17	3.7%	7,422	4.3	436,588	435,000	88	52	99.8%	100.0%
\$500,000-\$749,999	16	3.5%	9,166	N/A	572,894	572,500	120	64	97.3%	100.0%
\$750,000-\$999,999	2	0.4%	1,625	N/A	812,500	812,500	51	51	100.0%	100.0%
\$1,000,000 and up	1	0.2%	1,200	N/A	1,200,000	1,200,000	295	295	100.0%	100.0%
All price ranges	459	100.0%	107,400	4.9	233,987	214,900	86	47	98.2%	100.0%

ACTIVE LISTINGS ANALYSIS

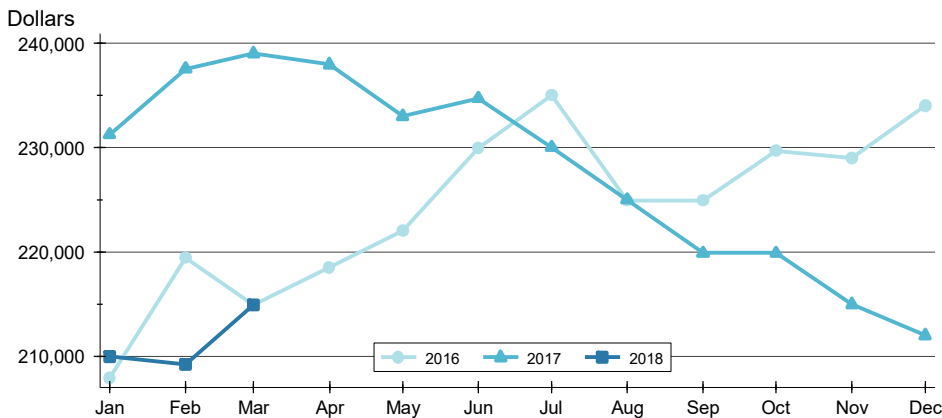
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE PRICE >>



Month	2016	2017	2018
January	246,607	264,817	233,599
February	246,191	266,019	234,876
March	251,046	271,466	233,987
April	253,881	273,537	
May	258,401	265,272	
June	262,165	261,726	
July	262,273	263,382	
August	256,868	257,437	
September	260,582	251,951	
October	268,650	247,525	
November	267,273	235,325	
December	268,597	230,459	

MEDIAN PRICE >>

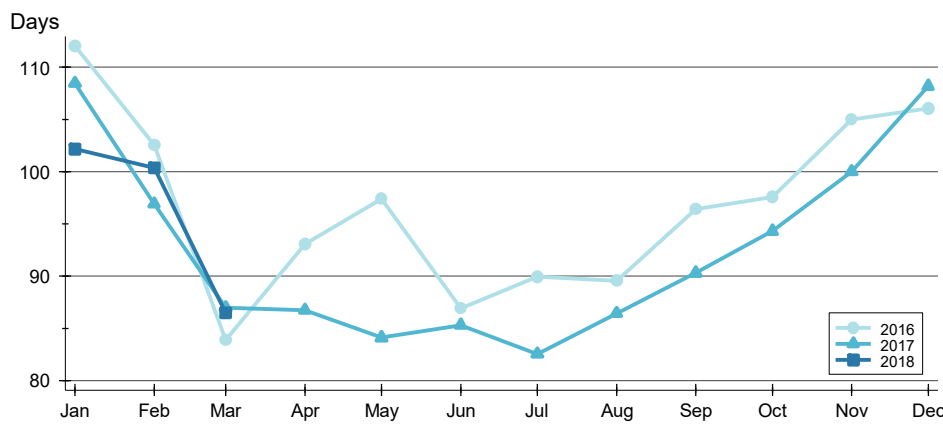


Month	2016	2017	2018
January	207,975	231,250	210,000
February	219,450	237,550	209,250
March	214,950	239,000	214,900
April	218,500	237,950	
May	222,000	233,000	
June	229,950	234,700	
July	235,000	229,995	
August	224,900	225,000	
September	224,900	219,900	
October	229,700	219,900	
November	229,000	214,975	
December	234,000	212,000	

ACTIVE LISTINGS ANALYSIS

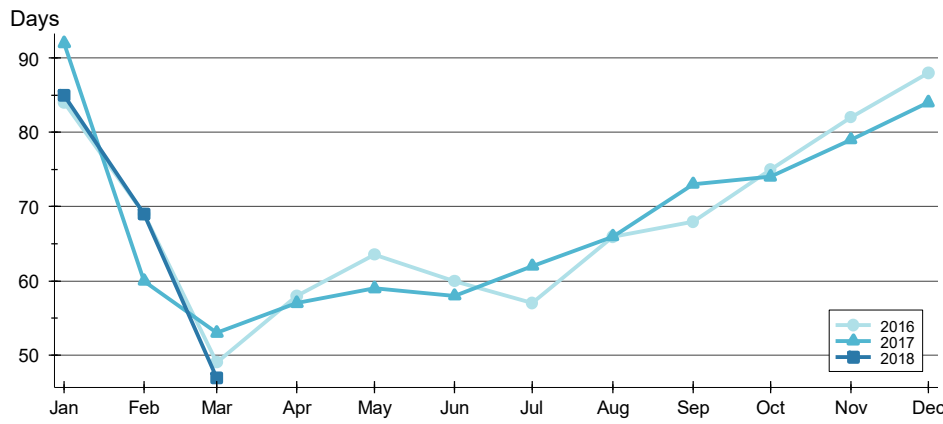
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE DOM >>



Month	2016	2017	2018
January	112	109	102
February	103	97	100
March	84	87	86
April	93	87	
May	97	84	
June	87	85	
July	90	83	
August	90	86	
September	96	90	
October	98	94	
November	105	100	
December	106	108	

MEDIAN DOM >>

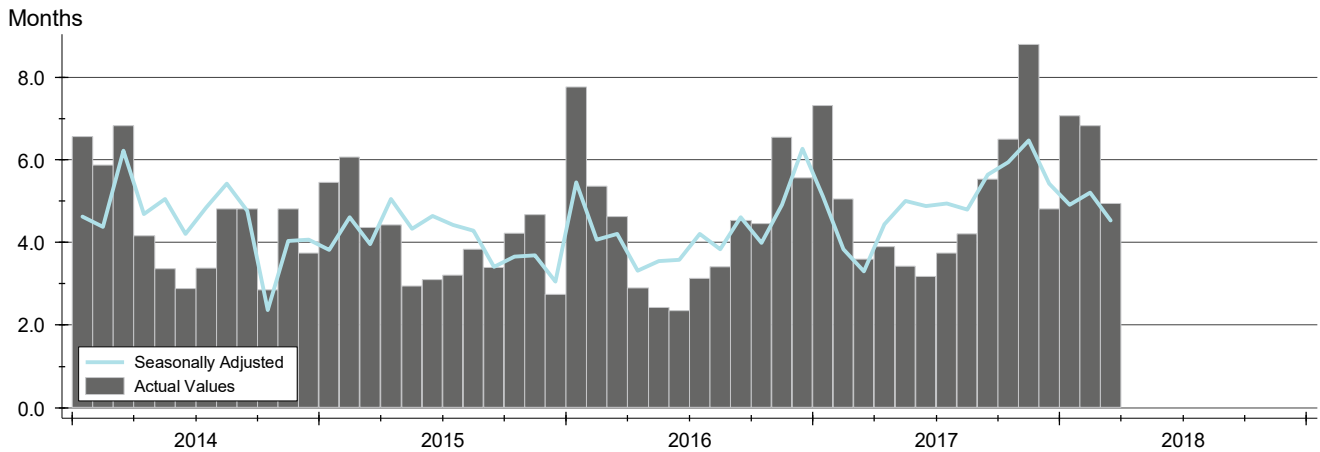


Month	2016	2017	2018
January	84	92	85
February	69	60	69
March	49	53	47
April	58	57	
May	64	59	
June	60	58	
July	57	62	
August	66	66	
September	68	73	
October	75	74	
November	82	79	
December	88	84	

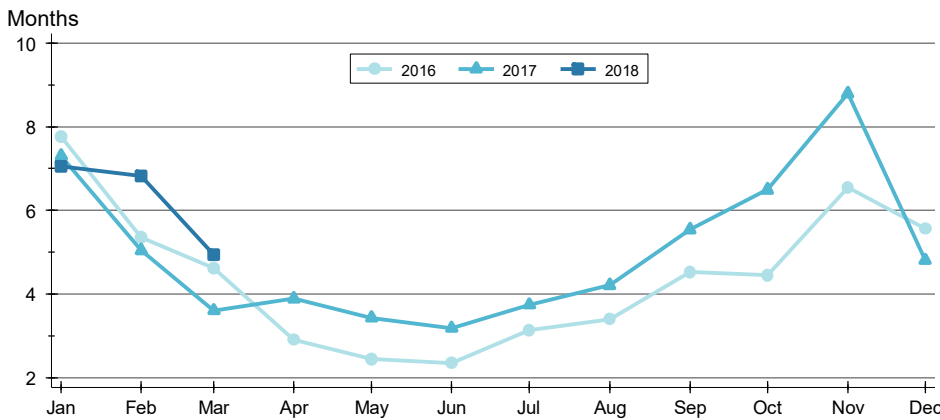
MONTHS' SUPPLY ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

HISTORY >>



BY MONTH >>

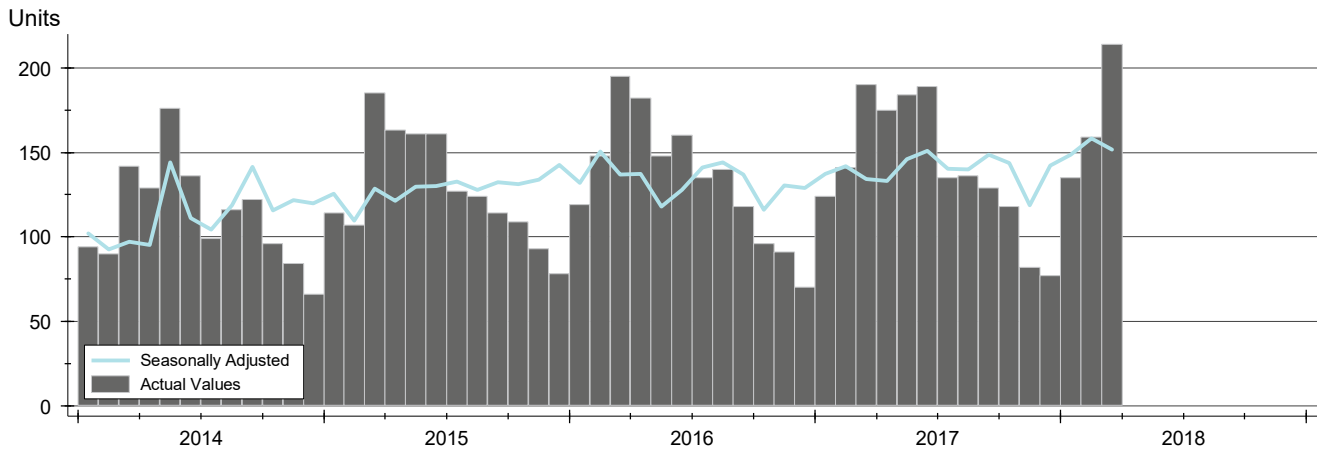


Month	2016	2017	2018
January	7.8	7.3	7.1
February	5.4	5.0	6.8
March	4.6	3.6	4.9
April	2.9	3.9	
May	2.4	3.4	
June	2.4	3.2	
July	3.1	3.7	
August	3.4	4.2	
September	4.5	5.5	
October	4.5	6.5	
November	6.6	8.8	
December	5.6	4.8	

NEW LISTINGS ANALYSIS

HISTORY >>

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**



SUMMARY >>

Summary Statistics for New Listings		March		
		2018	2017	Change
Current Month	New Listings	214	190	12.6%
	Volume (1,000s)	48,938	47,296	3.5%
	Average List Price	228,683	248,928	-8.1%
	Median List Price	218,750	219,995	-0.6%
YTD	New Listings	508	455	11.6%
	Volume (1,000s)	117,463	109,313	7.5%
	Average List Price	231,227	240,248	-3.8%
	Median List Price	212,500	219,900	-3.4%

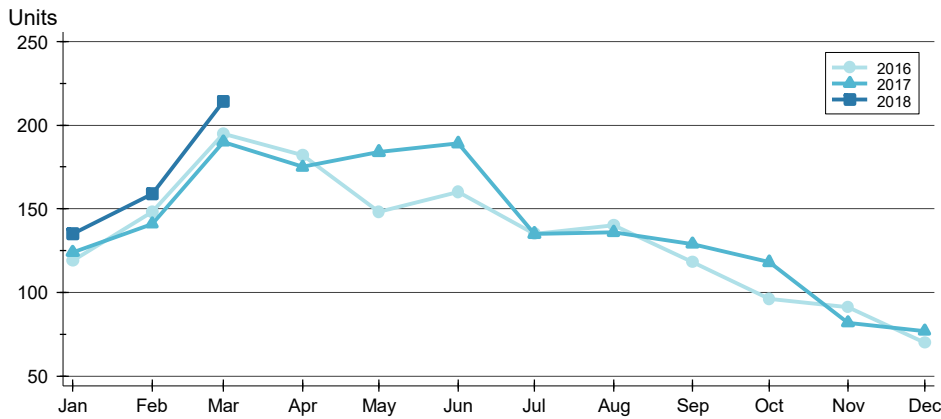
A total of 214 new listings were added in the Greater Manhattan area during March, up 12.6% from the same month in 2017. Year-to-date the Greater Manhattan area has seen 508 new listings.

The median list price of these homes was \$218,750 down from \$219,995 in 2017.

NEW LISTINGS ANALYSIS

BY MONTH >>

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**



Month	2016	2017	2018
January	119	124	135
February	148	141	159
March	195	190	214
April	182	175	
May	148	184	
June	160	189	
July	135	135	
August	140	136	
September	118	129	
October	96	118	
November	91	82	
December	70	77	

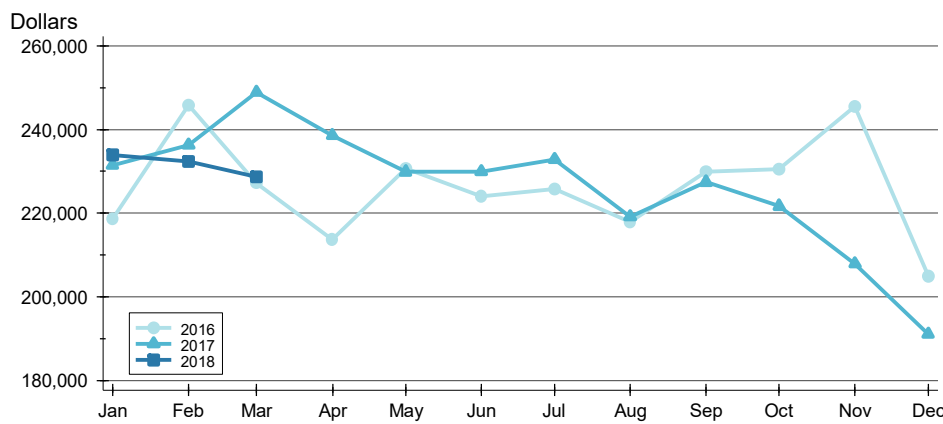
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	3	1.4%	120	40,133	39,900
\$50,000-\$99,999	2	0.9%	189	94,700	94,700
\$100,000-\$124,999	11	5.1%	1,259	114,491	114,500
\$125,000-\$149,999	30	14.0%	4,211	140,382	140,875
\$150,000-\$174,999	24	11.2%	3,863	160,938	161,450
\$175,000-\$199,999	16	7.5%	2,958	184,850	184,500
\$200,000-\$249,999	56	26.2%	12,584	224,714	224,950
\$250,000-\$299,999	36	16.8%	10,055	279,301	284,750
\$300,000-\$399,999	25	11.7%	8,467	338,692	334,900
\$400,000-\$499,999	8	3.7%	3,458	432,288	425,000
\$500,000-\$749,999	3	1.4%	1,773	591,000	579,000
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	214	100.0%	48,938	228,683	218,750

NEW LISTINGS ANALYSIS

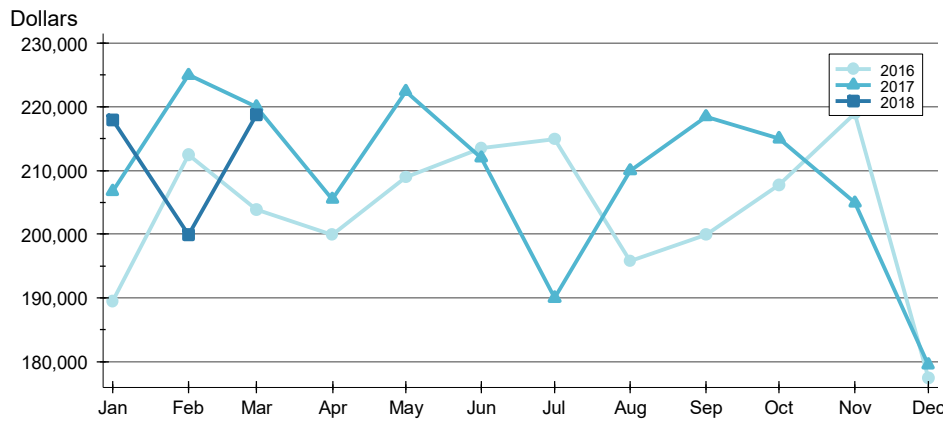
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE PRICE »



Month	2016	2017	2018
January	218,661	231,477	233,975
February	245,868	236,263	232,318
March	227,165	248,928	228,683
April	213,670	238,591	230,653
May	230,653	229,894	229,983
June	223,990	229,946	230,543
July	225,673	232,861	221,689
August	217,938	219,183	245,569
September	229,983	227,431	207,855
October	230,543	221,689	204,954
November	245,569	207,855	191,098
December	204,954	191,098	

MEDIAN PRICE »

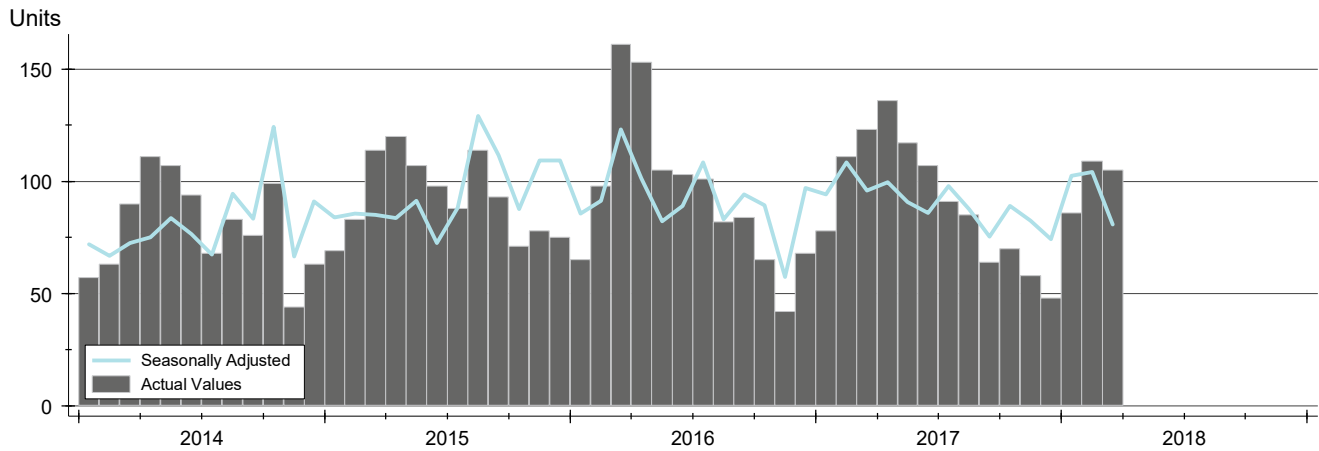


Month	2016	2017	2018
January	189,500	206,750	218,000
February	212,475	225,000	199,900
March	203,900	219,995	218,750
April	199,950	205,500	218,750
May	208,950	222,450	219,950
June	213,500	212,000	208,950
July	214,900	190,000	213,500
August	195,750	210,000	214,900
September	199,900	218,500	195,750
October	207,750	215,000	210,000
November	219,000	204,950	212,000
December	177,500	179,500	180,000

CONTRACTS WRITTEN ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		March			Year-to-Date		
		2018	2017	Change	2018	2017	Change
Closed Listings		105	123	-14.6%	300	312	-3.8%
Volume (1,000s)		23,665	26,816	-11.8%	66,853	68,389	-2.2%
Average	Sale Price	225,376	218,018	3.4%	222,842	219,194	1.7%
	Days on Market	63	67	-7.2%	74	76	-3.1%
	Percent of Original	100.2%	96.5%	3.8%	97.7%	96.2%	1.6%
Median	Sale Price	209,900	200,000	5.0%	202,063	200,000	1.0%
	Days on Market	24	29	-17.2%	43	36	19.4%
	Percent of Original	100.0%	98.3%	1.7%	98.4%	97.9%	0.5%

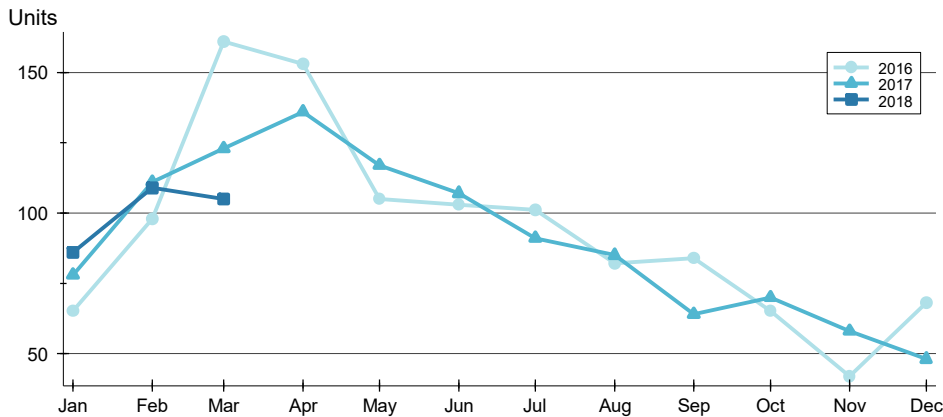
A total of 105 contracts for sale were written in the Greater Manhattan area during the month of March, down from 123 in 2017. The median list price of these homes was \$209,900, up from \$200,000 the prior year.

Half of the homes that went under contract in March were on the market less than 24 days, compared to 29 days in March 2017.

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**



Month	2016	2017	2018
January	65	78	86
February	98	111	109
March	161	123	105
April	153	136	
May	105	117	
June	103	107	
July	101	91	
August	82	85	
September	84	64	
October	65	70	
November	42	58	
December	68	48	

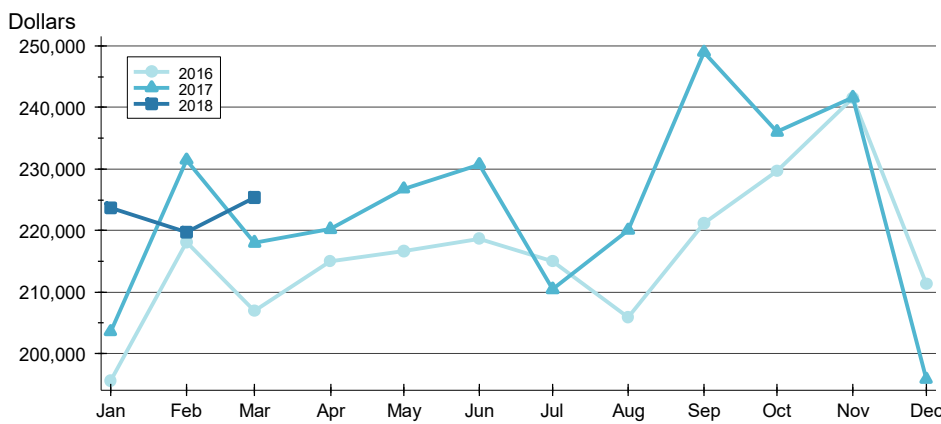
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	4.8%	422	84,340	89,900	72	28	97.3%	100.0%
\$100,000-\$124,999	9	8.6%	1,023	113,686	110,000	97	25	123.7%	100.0%
\$125,000-\$149,999	18	17.1%	2,522	140,089	141,950	68	41	98.6%	99.8%
\$150,000-\$174,999	6	5.7%	993	165,533	166,450	44	30	96.2%	98.6%
\$175,000-\$199,999	11	10.5%	2,039	185,355	187,000	34	15	99.5%	100.0%
\$200,000-\$249,999	21	20.0%	4,768	227,025	229,000	68	24	97.9%	100.0%
\$250,000-\$299,999	20	19.0%	5,443	272,163	267,000	44	16	99.1%	100.0%
\$300,000-\$399,999	9	8.6%	3,076	341,828	329,950	59	11	99.2%	100.0%
\$400,000-\$499,999	1	1.0%	465	464,900	464,900	163	163	95.9%	95.9%
\$500,000-\$749,999	5	4.8%	2,914	582,760	530,000	98	84	89.6%	87.9%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	105	100.0%	23,665	225,376	209,900	63	24	100.2%	100.0%

CONTRACTS WRITTEN ANALYSIS

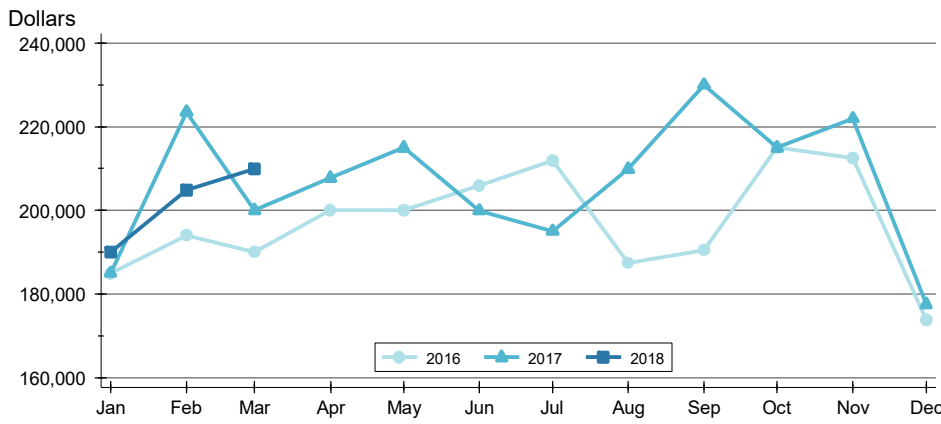
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE PRICE >>



Month	2016	2017	2018
January	195,655	203,595	223,733
February	218,122	231,459	219,698
March	206,921	218,018	225,376
April	215,041	220,219	220,219
May	216,695	226,758	226,758
June	218,657	230,718	230,718
July	215,007	210,442	210,442
August	205,855	220,066	220,066
September	221,135	248,954	248,954
October	229,705	236,036	236,036
November	241,543	241,589	241,589
December	211,363	195,826	195,826

MEDIAN PRICE >>

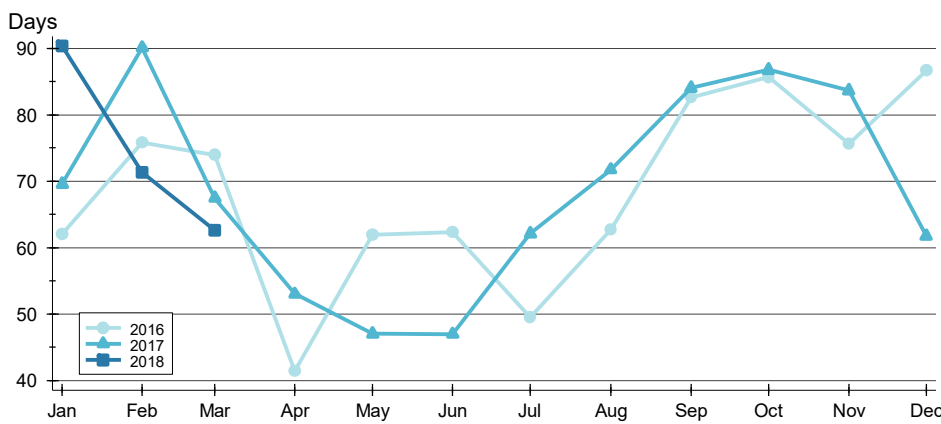


Month	2016	2017	2018
January	185,000	184,950	189,950
February	194,000	223,500	204,900
March	190,000	200,000	209,900
April	200,000	207,750	207,750
May	200,000	215,000	215,000
June	205,950	199,900	199,900
July	211,900	195,000	195,000
August	187,450	209,900	209,900
September	190,500	230,000	230,000
October	215,000	215,000	215,000
November	212,500	222,000	222,000
December	173,750	177,450	177,450

CONTRACTS WRITTEN ANALYSIS

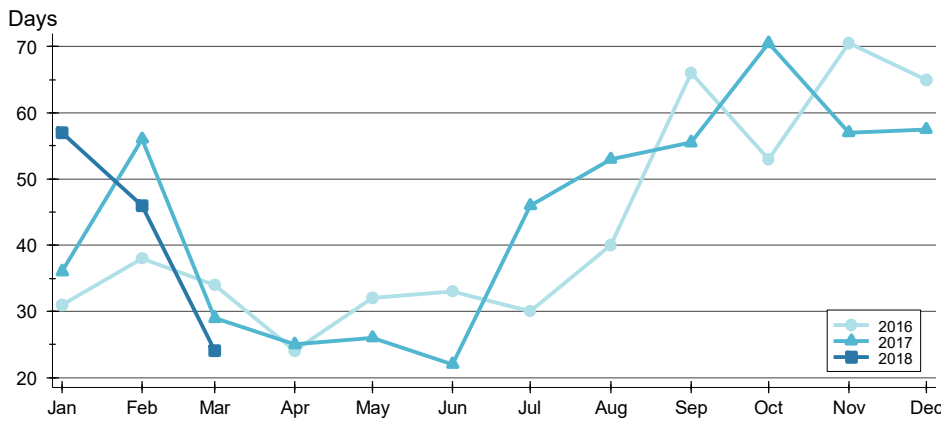
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE DOM >>



Month	2016	2017	2018
January	62	70	90
February	76	90	71
March	74	67	63
April	41	53	53
May	62	47	47
June	62	47	47
July	49	62	62
August	63	72	72
September	83	84	84
October	86	87	87
November	76	84	84
December	87	62	62

MEDIAN DOM >>

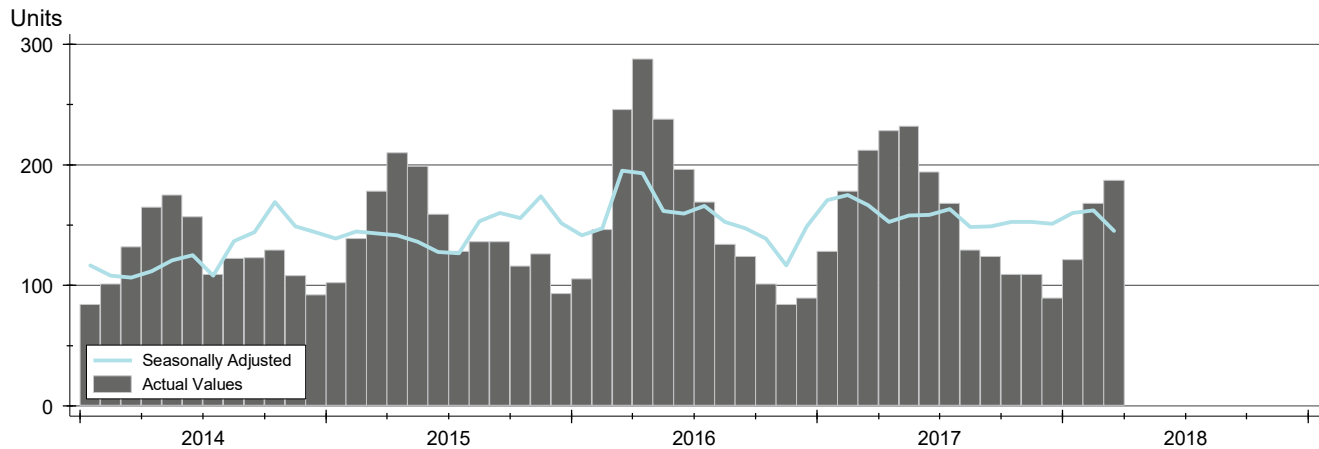


Month	2016	2017	2018
January	31	36	57
February	38	56	46
March	34	29	24
April	24	25	24
May	32	26	26
June	33	22	22
July	30	46	46
August	40	53	53
September	66	56	56
October	53	71	71
November	71	57	57
December	65	58	58

PENDING CONTRACTS ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of March		
		2018	2017	Change
Active Listings		187	212	-11.8%
Volume (1,000s)		42,496	47,060	-9.7%
Average	List Price	227,252	221,981	2.4%
	Days on Market	66	77	-14.8%
	Percent of Original	99.4%	98.1%	1.3%
Median	List Price	210,000	207,000	1.4%
	Days on Market	32	33	-1.5%
	Percent of Original	100.0%	100.0%	0.0%

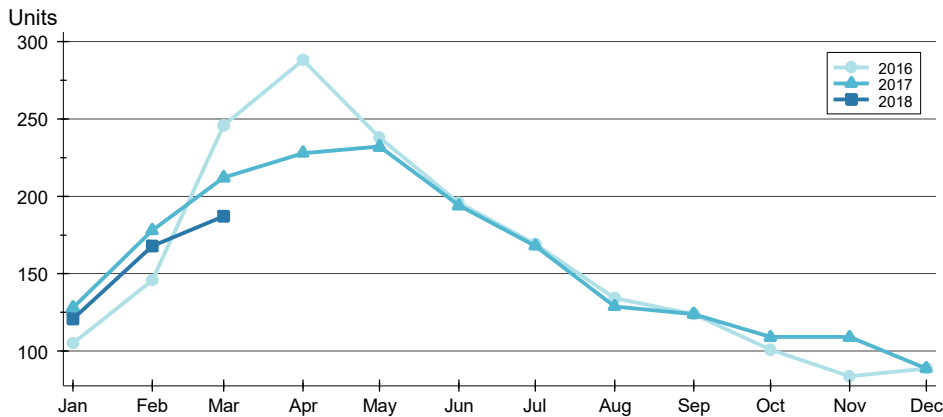
A total of 187 listings in the Greater Manhattan area had contracts pending at the end of March, down from 212 contracts pending at the end of March 2017.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

PENDING CONTRACTS ANALYSIS

**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

BY MONTH >>



Month	2016	2017	2018
January	105	128	121
February	146	178	168
March	246	212	187
April	288	228	232
May	238	232	196
June	196	194	169
July	169	168	134
August	134	129	124
September	124	124	101
October	101	109	84
November	84	109	89
December	89	89	89

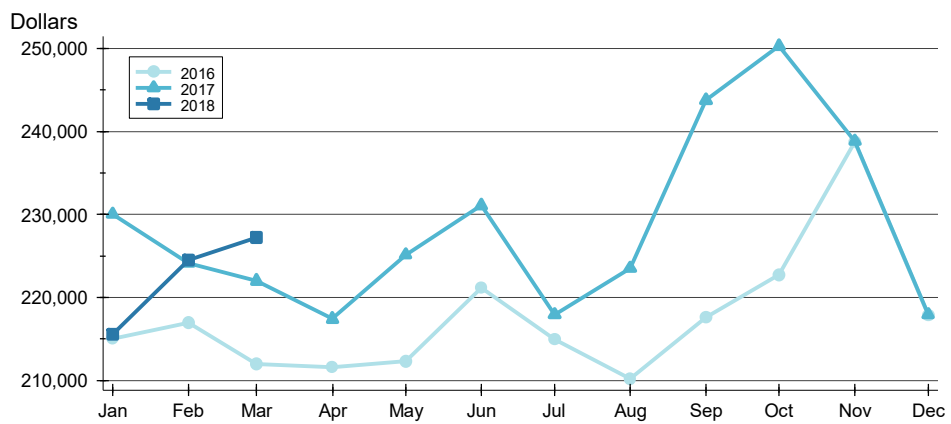
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	3.7%	586	83,736	98,500	68	32	96.9%	100.0%
\$100,000-\$124,999	16	8.6%	1,846	115,361	115,250	75	42	112.8%	100.0%
\$125,000-\$149,999	22	11.8%	3,039	138,136	137,400	70	47	98.1%	100.0%
\$150,000-\$174,999	20	10.7%	3,260	163,023	161,500	64	30	97.8%	100.0%
\$175,000-\$199,999	19	10.2%	3,551	186,908	189,000	49	15	98.7%	100.0%
\$200,000-\$249,999	45	24.1%	10,111	224,698	224,900	69	40	97.9%	100.0%
\$250,000-\$299,999	26	13.9%	7,090	272,702	266,975	55	16	98.9%	100.0%
\$300,000-\$399,999	19	10.2%	6,498	342,018	329,950	77	31	99.0%	100.0%
\$400,000-\$499,999	8	4.3%	3,644	455,450	469,950	68	41	97.7%	99.4%
\$500,000-\$749,999	5	2.7%	2,870	573,960	530,000	73	20	96.5%	100.0%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	187	100.0%	42,496	227,252	210,000	66	32	99.4%	100.0%

PENDING CONTRACTS ANALYSIS

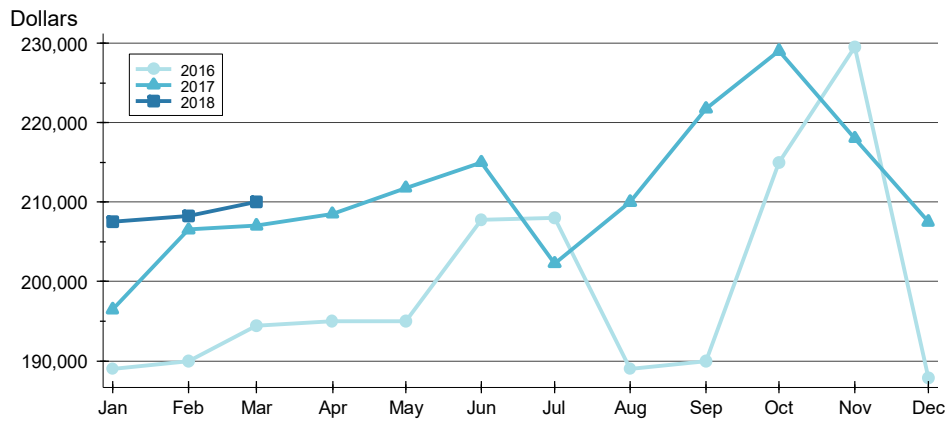
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE PRICE >>



Month	2016	2017	2018
January	215,051	230,028	215,569
February	216,950	224,137	224,494
March	212,001	221,981	227,252
April	211,594	217,421	217,421
May	212,260	225,134	225,134
June	221,190	231,100	231,100
July	214,965	217,927	217,927
August	210,232	223,488	223,488
September	217,548	243,761	243,761
October	222,683	250,304	250,304
November	238,717	238,820	238,820
December	217,823	217,896	217,896

MEDIAN PRICE >>

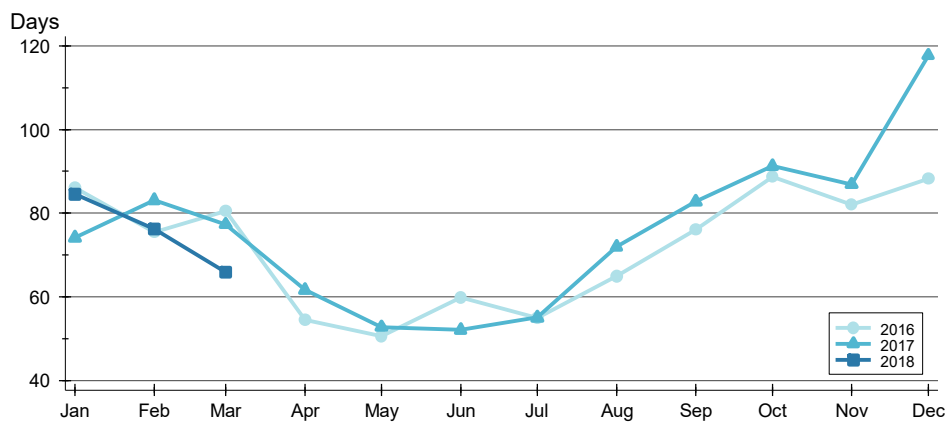


Month	2016	2017	2018
January	189,000	196,450	207,500
February	189,950	206,500	208,250
March	194,475	207,000	210,000
April	195,000	208,500	208,500
May	195,000	211,750	211,750
June	207,750	215,000	215,000
July	208,000	202,250	202,250
August	189,000	210,000	210,000
September	189,950	221,750	221,750
October	215,000	229,000	229,000
November	229,500	218,000	218,000
December	187,900	207,500	207,500

PENDING CONTRACTS ANALYSIS

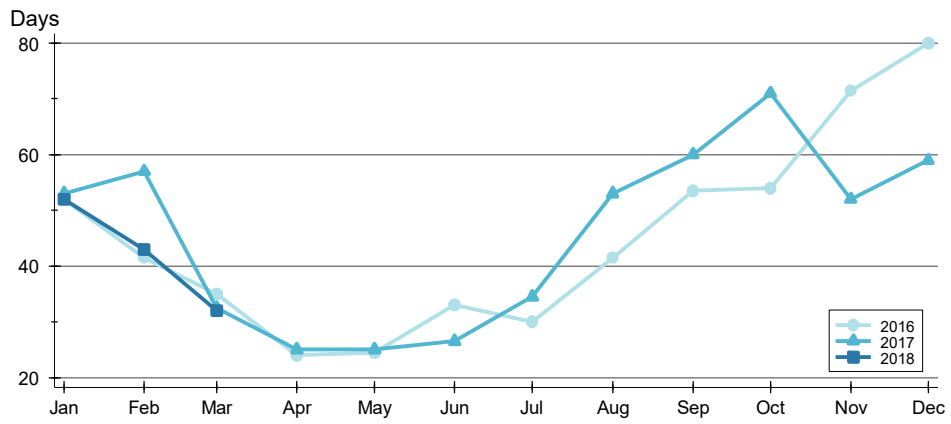
**GREATER MANHATTAN AREA
(EXCL. GEARY CO. & OUT OF AREA)
ALL HOMES (NEW & EXISTING)
AS OF 4/9/2018**

AVERAGE DOM >>



Month	2016	2017	2018
January	86	74	85
February	75	83	76
March	80	77	66
April	54	62	66
May	51	53	51
June	60	52	52
July	55	55	55
August	65	72	65
September	76	83	76
October	89	91	89
November	82	87	82
December	88	118	88

MEDIAN DOM >>



Month	2016	2017	2018
January	52	53	52
February	42	57	43
March	35	33	32
April	24	25	24
May	25	25	25
June	33	27	33
July	30	35	30
August	42	53	42
September	54	60	54
October	54	71	54
November	72	52	72
December	80	59	80