NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2014

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	03 THREE FAMILY HOMES	1	$ 2,900,000	$ 2,900,000	$ 2,900,000	$ 2,900,000
CHELSEA	01 ONE FAMILY HOMES	2	$ 4,000,000	$ 4,650,000	$ 4,650,000	$ 5,300,000
CHELSEA	02 TWO FAMILY HOMES	2	$ 6,200,000	$ 7,775,000	$ 7,775,000	$ 9,350,000
CHELSEA	03 THREE FAMILY HOMES	2	$ 332,500	$ 4,416,250	$ 4,416,250	$ 8,500,000
CLINTON	03 THREE FAMILY HOMES	1	$ 7,950,000	$ 7,950,000	$ 7,950,000	$ 7,950,000
EAST VILLAGE	01 ONE FAMILY HOMES	1	$ 6,400,000	$ 6,400,000	$ 6,400,000	$ 6,400,000
EAST VILLAGE	02 TWO FAMILY HOMES	1	$ 7,606,000	$ 7,606,000	$ 7,606,000	$ 7,606,000
GRAMERCY	01 ONE FAMILY HOMES	1	$ 3,550,000	$ 3,550,000	$ 3,550,000	$ 3,550,000
GRAMERCY	03 THREE FAMILY HOMES	1	$ 4,100,000	$ 4,100,000	$ 4,100,000	$ 4,100,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	4	$ 4,975,000	$ 12,537,750	$ 8,588,000	$ 28,000,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	2	$ 1,250,000	$ 1,375,000	$ 1,375,000	$ 1,500,000
GREENWICH VILLAGE-CENTRAL	03 THREE FAMILY HOMES	1	$ 9,725,000	$ 9,725,000	$ 9,725,000	$ 9,725,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	16	$ 5,980,000	$ 12,483,750	$ 10,475,000	$ 42,500,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	13	$ 650,000	$ 8,247,282	$ 6,500,000	$ 19,280,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	3	$ 5,780,000	$ 10,840,000	$ 5,850,000	$ 20,890,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	1	$ 1,629,200	$ 1,629,200	$ 1,629,200	$ 1,629,200
HARLEM-CENTRAL	02 TWO FAMILY HOMES	23	$ 825,000	$ 1,982,581	$ 1,750,000	$ 3,200,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	17	$ 397,500	$ 1,955,182	$ 1,780,000	$ 3,335,000
HARLEM-EAST	01 ONE FAMILY HOMES	3	$ 910,000	$ 1,081,667	$ 1,085,000	$ 1,250,000
HARLEM-EAST	02 TWO FAMILY HOMES	5	$ 670,000	$ 1,303,400	$ 1,210,000	$ 2,200,000
HARLEM-EAST	03 THREE FAMILY HOMES	8	$ 687,443	$ 1,360,055	$ 1,360,000	$ 2,000,000
HARLEM-UPPER	01 ONE FAMILY HOMES	5	$ 434,730	$ 1,701,946	$ 1,650,000	$ 2,825,000
HARLEM-UPPER	02 TWO FAMILY HOMES	11	$ 800,000	$ 1,706,572	$ 1,525,000	$ 3,100,000
HARLEM-UPPER	03 THREE FAMILY HOMES	2	$ 999,000	$ 999,000	$ 999,000	$ 999,000
INWOOD	01 ONE FAMILY HOMES	3	$ 485,000	$ 498,651	$ 485,954	$ 525,000
INWOOD	02 TWO FAMILY HOMES	3	$ 1,100,000	$ 1,625,000	$ 1,275,000	$ 2,500,000

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NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
KIPS BAY	02 TWO FAMILY HOMES	2	$ 4,150,000	$ 5,175,000	$ 5,175,000	$ 6,200,000
LITTLE ITALY	01 ONE FAMILY HOMES	1	$ 5,500,000	$ 5,500,000	$ 5,500,000	$ 5,500,000
MANHATTAN VALLEY	02 TWO FAMILY HOMES	2	$ 2,775,000	$ 3,675,000	$ 3,675,000	$ 4,575,000
MANHATTAN VALLEY	03 THREE FAMILY HOMES	1	$ 1,811,000	$ 1,811,000	$ 1,811,000	$ 1,811,000
MIDTOWN EAST	01 ONE FAMILY HOMES	6	$ 3,300,000	$ 6,745,833	$ 5,425,000	$ 13,500,000
MIDTOWN EAST	02 TWO FAMILY HOMES	2	$ 4,100,000	$ 5,212,500	$ 5,212,500	$ 6,325,000
MIDTOWN EAST	03 THREE FAMILY HOMES	2	$ 4,235,000	$ 8,367,500	$ 8,367,500	$ 12,500,000
MIDTOWN WEST	02 TWO FAMILY HOMES	1	$ 15,000,000	$ 15,000,000	$ 15,000,000	$ 15,000,000
MURRAY HILL	01 ONE FAMILY HOMES	2	$ 3,375,000	$ 4,237,500	$ 4,237,500	$ 5,100,000
MURRAY HILL	02 TWO FAMILY HOMES	1	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000
MURRAY HILL	03 THREE FAMILY HOMES	1	$ 5,375,000	$ 5,375,000	$ 5,375,000	$ 5,375,000
SOHO	01 ONE FAMILY HOMES	1	$ 6,250,000	$ 6,250,000	$ 6,250,000	$ 6,250,000
SOHO	02 TWO FAMILY HOMES	3	$ 6,500,000	$ 16,219,000	$ 9,907,000	$ 32,250,000
SOHO	03 THREE FAMILY HOMES	3	$ 4,360,000	$ 7,154,050	$ 8,551,075	$ 8,551,075
SOUTHBRIDGE	02 TWO FAMILY HOMES	1	$ 5,000,000	$ 5,000,000	$ 5,000,000	$ 5,000,000
TRIBECA	01 ONE FAMILY HOMES	1	$ 5,500,000	$ 5,500,000	$ 5,500,000	$ 5,500,000
TRIBECA	03 THREE FAMILY HOMES	1	$ 11,165,111	$ 11,165,111	$ 11,165,111	$ 11,165,111
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	20	$ 2,512,434	$ 14,069,559	$ 8,365,000	$ 51,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	8	$ 3,555,000	$ 9,676,875	$ 7,775,000	$ 18,300,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$ 6,750,000	$ 6,750,000	$ 6,750,000	$ 6,750,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	14	$ 3,600,000	$ 9,577,143	$ 6,837,500	$ 23,500,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	7	$ 2,750,000	$ 6,789,286	$ 4,500,000	$ 22,000,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	1	$ 6,675,000	$ 6,675,000	$ 6,675,000	$ 6,675,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	3	$ 11,000,000	$ 12,783,333	$ 11,100,000	$ 16,250,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	1	$ 5,581,875	$ 5,581,875	$ 5,581,875	$ 5,581,875
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	7	$ 3,950,000	$ 6,787,896	$ 6,000,000	$ 11,250,000

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NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	4	$ 4,000,000	$ 5,205,250	$ 5,193,000	$ 6,435,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	4	$ 5,200,000	$ 7,349,500	$ 7,200,000	$ 9,798,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	2	$ 914,500	$ 1,107,250	$ 1,107,250	$ 1,300,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	6	$ 750,000	$ 1,398,917	$ 1,083,250	$ 2,377,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	4	$ 995,000	$ 1,198,750	$ 1,075,000	$ 1,650,000
WASHINGTON HEIGHTS UPPER	03 THREE FAMILY HOMES	2	$ 832,000	$ 853,500	$ 853,500	$ 875,000

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ALPHABET CITY	02 TWO FAMILY HOMES	1	$1,560,000	$1,560,000	$1,560,000	$1,560,000
ALPHABET CITY	03 THREE FAMILY HOMES	1	$3,150,000	$3,150,000	$3,150,000	$3,150,000
CHELSEA	01 ONE FAMILY HOMES	8	$2,500,000	$7,201,875	$6,890,000	$15,500,000
CHELSEA	02 TWO FAMILY HOMES	2	$5,500,000	$6,245,000	$6,245,000	$6,990,000
CHELSEA	03 THREE FAMILY HOMES	2	$4,250,000	$5,058,500	$5,058,500	$5,867,000
CHINATOWN	02 TWO FAMILY HOMES	2	$2,800,000	$4,602,500	$4,602,500	$6,405,000
CLINTON	03 THREE FAMILY HOMES	1	$4,165,000	$4,165,000	$4,165,000	$4,165,000
EAST VILLAGE	01 ONE FAMILY HOMES	1	$5,250,000	$5,250,000	$5,250,000	$5,250,000
EAST VILLAGE	02 TWO FAMILY HOMES	1	$241,307	$241,307	$241,307	$241,307
EAST VILLAGE	03 THREE FAMILY HOMES	1	$4,650,000	$4,650,000	$4,650,000	$4,650,000
FLATIRON	01 ONE FAMILY HOMES	1	$12,000,000	$12,000,000	$12,000,000	$12,000,000
GRAMERCY	01 ONE FAMILY HOMES	1	$5,750,000	$5,750,000	$5,750,000	$5,750,000
GRAMERCY	03 THREE FAMILY HOMES	1	$5,912,819	$5,912,819	$5,912,819	$5,912,819
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	3	$5,800,000	$10,663,333	$10,250,000	$15,940,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	3	$3,800,000	$8,116,667	$10,050,000	$10,500,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	13	$3,250,000	$7,861,538	$6,150,000	$23,500,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	9	$3,500,000	$6,244,444	$6,200,000	$12,500,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	4	$4,800,000	$7,500,000	$5,975,000	$13,250,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	14	$346,205	$1,671,501	$1,529,494	$3,582,500
HARLEM-CENTRAL	02 TWO FAMILY HOMES	18	$632,333	$1,403,125	$1,400,000	$2,400,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	26	$441,774	$1,466,960	$1,485,000	$2,700,000
HARLEM-EAST	01 ONE FAMILY HOMES	3	$735,000	$805,000	$775,000	$905,000
HARLEM-EAST	02 TWO FAMILY HOMES	4	$500,000	$831,250	$887,500	$1,050,000
HARLEM-EAST	03 THREE FAMILY HOMES	4	$998,000	$1,194,064	$1,229,129	$1,320,000
HARLEM-UPPER	01 ONE FAMILY HOMES	4	$850,500	$1,393,094	$1,073,438	$2,575,000
HARLEM-UPPER	02 TWO FAMILY HOMES	9	$650,000	$1,174,094	$950,000	$2,200,000

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HARLEM-WEST	01 ONE FAMILY HOMES	1	$800,000	$800,000	$800,000	$800,000
INWOOD	01 ONE FAMILY HOMES	2	$443,000	$471,500	$471,500	$500,000
INWOOD	02 TWO FAMILY HOMES	3	$440,000	$871,667	$950,000	$1,225,000
KIPS BAY	02 TWO FAMILY HOMES	1	$4,150,000	$4,150,000	$4,150,000	$4,150,000
LOWER EAST SIDE	02 TWO FAMILY HOMES	2	$1,068,000	$2,234,000	$2,234,000	$3,400,000
MANHATTAN VALLEY	02 TWO FAMILY HOMES	1	$3,675,000	$3,675,000	$3,675,000	$3,675,000
MANHATTAN VALLEY	03 THREE FAMILY HOMES	1	$1,325,000	$1,325,000	$1,325,000	$1,325,000
MIDTOWN EAST	01 ONE FAMILY HOMES	7	$999,900	$8,433,914	$4,487,500	$34,350,000
MIDTOWN EAST	02 TWO FAMILY HOMES	3	$3,300,000	$5,391,667	$4,875,000	$8,000,000
MIDTOWN EAST	03 THREE FAMILY HOMES	2	$4,100,000	$4,249,500	$4,249,500	$4,399,000
MURRAY HILL	01 ONE FAMILY HOMES	1	$5,200,000	$5,200,000	$5,200,000	$5,200,000
MURRAY HILL	02 TWO FAMILY HOMES	4	$3,700,000	$5,675,000	$4,000,000	$11,000,000
SOHO	01 ONE FAMILY HOMES	1	$4,200,000	$4,200,000	$4,200,000	$4,200,000
SOHO	02 TWO FAMILY HOMES	1	$7,200,000	$7,200,000	$7,200,000	$7,200,000
SOUTHBRIDGE	01 ONE FAMILY HOMES	1	$2,131,197	$2,131,197	$2,131,197	$2,131,197
TRIBECA	01 ONE FAMILY HOMES	3	$4,250,000	$9,166,667	$5,750,000	$17,500,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	21	$2,343,194	$10,412,902	$6,875,000	$27,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	6	$6,000,000	$10,200,000	$7,150,000	$18,500,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$5,300,000	$5,300,000	$5,300,000	$5,300,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	10	$4,200,000	$6,135,000	$5,250,000	$10,350,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	6	$3,000,000	$7,532,500	$6,475,000	$15,000,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	2	$3,900,000	$5,262,500	$5,262,500	$6,625,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	1	$11,800,000	$11,800,000	$11,800,000	$11,800,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	2	$5,300,000	$6,650,000	$6,650,000	$8,000,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	9	$3,215,000	$6,251,778	$4,500,000	$14,391,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	5	$3,650,000	$4,913,000	$5,125,000	$6,600,000

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UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	4	$4,600,000	$8,825,000	$6,600,000	$17,500,000
UPPER WEST SIDE (96-116)	02 TWO FAMILY HOMES	1	$14,000,100	$14,000,100	$14,000,100	$14,000,100
UPPER WEST SIDE (96-116)	03 THREE FAMILY HOMES	1	$3,400,000	$3,400,000	$3,400,000	$3,400,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	$3	$768,834	$832,945	$790,000	$ 940,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	$9	$450,000	$1,367,932	$1,128,500	$ 3,300,000

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NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
	01 ONE FAMILY HOMES	1	$ 26,893,000	$ 26,893,000	$ 26,893,000	$ 26,893,000
CHELSEA	01 ONE FAMILY HOMES	2	$ 200,000	$ 2,100,000	$ 2,100,000	$ 4,000,000
CHELSEA	03 THREE FAMILY HOMES	2	$ 2,700,000	$ 4,825,000	$ 4,825,000	$ 6,950,000
CLINTON	03 THREE FAMILY HOMES	2	$ 2,650,000	$ 2,825,000	$ 2,825,000	$ 3,000,000
EAST VILLAGE	01 ONE FAMILY HOMES	1	$ 6,250,000	$ 6,250,000	$ 6,250,000	$ 6,250,000
EAST VILLAGE	02 TWO FAMILY HOMES	1	$ 3,700,000	$ 3,700,000	$ 3,700,000	$ 3,700,000
EAST VILLAGE	03 THREE FAMILY HOMES	1	$ 3,300,000	$ 3,300,000	$ 3,300,000	$ 3,300,000
FASHION	01 ONE FAMILY HOMES	1	$ 1,950,000	$ 1,950,000	$ 1,950,000	$ 1,950,000
GRAMERCY	01 ONE FAMILY HOMES	1	$ 3,712,050	$ 3,712,050	$ 3,712,050	$ 3,712,050
GRAMERCY	02 TWO FAMILY HOMES	1	$ 2,550,000	$ 2,550,000	$ 2,550,000	$ 2,550,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	7	$ 1,625,000	$ 8,503,571	$ 8,300,000	$ 17,850,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	1	$ 8,500,000	$ 8,500,000	$ 8,500,000	$ 8,500,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	12	$ 5,800,000	$ 10,693,454	$ 10,025,000	$ 18,965,415
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	12	$ 560,000	$ 7,573,588	$ 7,612,500	$ 17,625,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	10	$ 2,650,000	$ 6,270,000	$ 5,725,000	$ 9,850,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	7	$ 536,000	$ 1,536,571	$ 1,860,000	$ 2,700,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	19	$ 489,255	$ 1,390,102	$ 1,445,000	$ 2,240,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	17	$ 300,000	$ 1,234,498	$ 1,055,000	$ 3,000,000
HARLEM-EAST	01 ONE FAMILY HOMES	1	$ 915,000	$ 915,000	$ 915,000	$ 915,000
HARLEM-EAST	02 TWO FAMILY HOMES	1	$ 580,000	$ 580,000	$ 580,000	$ 580,000
HARLEM-EAST	03 THREE FAMILY HOMES	2	$ 395,000	$ 622,500	$ 622,500	$ 850,000
HARLEM-UPPER	01 ONE FAMILY HOMES	4	$ 911,562	$ 1,309,141	$ 1,225,000	$ 1,875,000
HARLEM-UPPER	02 TWO FAMILY HOMES	5	$ 550,000	$ 1,041,960	$ 915,000	$ 1,700,000
HARLEM-UPPER	03 THREE FAMILY HOMES	2	$ 1,150,000	$ 1,247,500	$ 1,247,500	$ 1,345,000
HARLEM-WEST	02 TWO FAMILY HOMES	2	$ 500,000	$ 626,880	$ 626,880	$ 753,760
INWOOD	01 ONE FAMILY HOMES	2	$ 430,000	$ 475,000	$ 475,000	$ 520,000

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INWOOD	03 THREE FAMILY HOMES	1	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 1,100,000
KIPS BAY	03 THREE FAMILY HOMES	2	$ 3,400,000	$ 3,700,000	$ 3,700,000	$ 4,000,000
MANHATTAN VALLEY	01 ONE FAMILY HOMES	1	$ 2,100,000	$ 2,100,000	$ 2,100,000	$ 2,100,000
MIDTOWN EAST	01 ONE FAMILY HOMES	4	$ 3,500,000	$ 6,237,500	$ 5,725,000	$ 10,000,000
MIDTOWN EAST	02 TWO FAMILY HOMES	1	$ 2,275,000	$ 2,275,000	$ 2,275,000	$ 2,275,000
MIDTOWN WEST	03 THREE FAMILY HOMES	1	$ 2,600,000	$ 2,600,000	$ 2,600,000	$ 2,600,000
MURRAY HILL	01 ONE FAMILY HOMES	2	$ 2,725,000	$ 2,862,500	$ 2,862,500	$ 3,000,000
MURRAY HILL	02 TWO FAMILY HOMES	2	$ 2,850,000	$ 3,457,500	$ 3,457,500	$ 4,065,000
MURRAY HILL	03 THREE FAMILY HOMES	1	$ 2,437,500	$ 2,437,500	$ 2,437,500	$ 2,437,500
SOHO	01 ONE FAMILY HOMES	1	$ 7,000,000	$ 7,000,000	$ 7,000,000	$ 7,000,000
SOHO	02 TWO FAMILY HOMES	2	$ 3,450,000	$ 4,975,000	$ 4,975,000	$ 6,500,000
TRIBECA	01 ONE FAMILY HOMES	1	$ 10,500,000	$ 10,500,000	$ 10,500,000	$ 10,500,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	23	$ 2,200,000	$ 11,866,161	$ 8,300,000	$ 42,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	6	$ 2,800,000	$ 5,973,833	$ 6,100,000	$ 8,250,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	19	$ 729,500	$ 9,287,237	$ 5,700,000	$ 27,750,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	10	$ 2,637,500	$ 7,950,664	$ 4,076,000	$ 24,912,140
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	2	$ 4,225,000	$ 5,362,500	$ 5,362,500	$ 6,500,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	4	$ 5,100,000	$ 9,806,250	$ 9,987,500	$ 14,150,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	2	$ 4,250,000	$ 6,125,000	$ 6,125,000	$ 8,000,000
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	2	$ 325,000	$ 325,000	$ 325,000	$ 325,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	7	$ 2,900,094	$ 6,089,299	$ 3,900,000	$ 11,500,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	7	$ 3,425,000	$ 5,353,571	$ 5,200,000	$ 7,650,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	2	$ 3,900,000	$ 4,093,750	$ 4,093,750	$ 4,287,500
UPPER WEST SIDE (96-116)	01 ONE FAMILY HOMES	2	$ 150,000	$ 4,150,000	$ 4,150,000	$ 8,150,000
UPPER WEST SIDE (96-116)	02 TWO FAMILY HOMES	2	$ 5,500,000	$ 6,497,500	$ 6,497,500	$ 7,495,000
UPPER WEST SIDE (96-116)	03 THREE FAMILY HOMES	1	$ 4,050,000	$ 4,050,000	$ 4,050,000	$ 4,050,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2012

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	5	$ 616,000	$ 906,080	$ 752,000	$ 1,620,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	5	$ 730,000	$ 986,000	$ 900,000	$ 1,250,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	2	$ 790,000	$ 845,000	$ 845,000	$ 900,000
WASHINGTON HEIGHTS UPPER	01 ONE FAMILY HOMES	2	$ 250,000	$ 425,000	$ 425,000	$ 600,000
WASHINGTON HEIGHTS UPPER	02 TWO FAMILY HOMES	1	$ 475,000	$ 475,000	$ 475,000	$ 475,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2011

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
CHELSEA	01 ONE FAMILY HOMES	2	$3,850,000	$4,075,000	$4,075,000	$4,300,000
CHELSEA	02 TWO FAMILY HOMES	2	$4,575,000	$5,437,500	$5,437,500	$6,300,000
CHELSEA	03 THREE FAMILY HOMES	3	$3,850,000	$4,350,000	$4,400,000	$4,800,000
CLINTON	03 THREE FAMILY HOMES	1	$272,794	$272,794	$272,794	$272,794
EAST VILLAGE	01 ONE FAMILY HOMES	1	$2,522,812	$2,522,812	$2,522,812	$2,522,812
GRAMERCY	01 ONE FAMILY HOMES	1	$4,775,000	$4,775,000	$4,775,000	$4,775,000
GRAMERCY	02 TWO FAMILY HOMES	1	$4,700,000	$4,700,000	$4,700,000	$4,700,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	4	$5,200,000	$12,541,250	$12,985,000	$18,995,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	1	$9,400,000	$9,400,000	$9,400,000	$9,400,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	7	$2,550,000	$5,286,429	$3,875,000	$14,000,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	13	$337,500	$5,347,385	$5,500,000	$9,050,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	4	$3,350,000	$4,867,250	$3,554,000	$9,011,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	9	$505,000	$1,347,426	$925,000	$2,500,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	11	$173,101	$913,081	$890,793	$1,900,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	16	$780,235	$952,790	$936,077	$1,500,000
HARLEM-EAST	02 TWO FAMILY HOMES	2	$755,000	$787,250	$787,250	$819,500
HARLEM-EAST	03 THREE FAMILY HOMES	1	$625,000	$625,000	$625,000	$625,000
HARLEM-UPPER	01 ONE FAMILY HOMES	4	$915,000	$1,176,250	$1,147,500	$1,495,000
HARLEM-UPPER	02 TWO FAMILY HOMES	11	$295,000	$820,341	$850,000	$1,480,000
HARLEM-UPPER	03 THREE FAMILY HOMES	1	$999,000	$999,000	$999,000	$999,000
INWOOD	02 TWO FAMILY HOMES	4	$434,600	$536,150	$542,500	$625,000
KIPS BAY	01 ONE FAMILY HOMES	2	$5,300,000	$5,312,500	$5,312,500	$5,325,000
MIDTOWN EAST	01 ONE FAMILY HOMES	1	$4,600,000	$4,600,000	$4,600,000	$4,600,000
MURRAY HILL	01 ONE FAMILY HOMES	6	$2,300,000	$3,737,500	$3,737,500	$5,250,000
MURRAY HILL	02 TWO FAMILY HOMES	1	$2,970,000	$2,970,000	$2,970,000	$2,970,000
MURRAY HILL	03 THREE FAMILY HOMES	1	$2,200,000	$2,200,000	$2,200,000	$2,200,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2011

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
SOHO	01 ONE FAMILY HOMES	1	$3,575,000	$3,575,000	$3,575,000	$3,575,000
SOHO	02 TWO FAMILY HOMES	3	$499,000	$2,178,833	$700,000	$5,337,500
SOHO	03 THREE FAMILY HOMES	2	$8,600,000	$8,627,563	$8,627,563	$8,655,125
TRIBECA	01 ONE FAMILY HOMES	1	$6,490,000	$6,490,000	$6,490,000	$6,490,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	13	$1,950,000	$14,779,163	$8,300,000	$48,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	5	$3,425,000	$7,129,000	$5,200,000	$14,500,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	3	$4,525,000	$5,441,667	$5,100,000	$6,700,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	12	$3,362,500	$7,887,292	$6,887,500	$15,400,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	5	$3,950,000	$6,297,000	$4,200,000	$10,500,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	2	$3,550,000	$3,825,000	$3,825,000	$4,100,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	1	$4,667,000	$4,667,000	$4,667,000	$4,667,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	3	$8,550,000	$10,850,000	$11,500,000	$12,500,000
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	2	$5,100,000	$5,230,000	$5,230,000	$5,360,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	4	$4,000,000	$10,981,250	$8,775,000	$22,375,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	3	$3,700,000	$4,194,346	$4,250,000	$4,633,037
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	3	$2,000,000	$3,900,833	$4,100,000	$5,602,500
UPPER WEST SIDE (96-116)	02 TWO FAMILY HOMES	1	$4,050,000	$4,050,000	$4,050,000	$4,050,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	2	$450,000	$575,000	$575,000	$700,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	2	$405,600	$465,300	$465,300	$525,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	2	$379,000	$657,000	$657,000	$935,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2010

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	01 ONE FAMILY HOMES	1	$593,362	$593,362	$593,362	$593,362
ALPHABET CITY	02 TWO FAMILY HOMES	1	$1,320,000	$1,320,000	$1,320,000	$1,320,000
ALPHABET CITY	03 THREE FAMILY HOMES	1	$900,000	$900,000	$900,000	$900,000
CHELSEA	01 ONE FAMILY HOMES	2	$500,000	$2,875,000	$2,875,000	$5,250,000
CHELSEA	02 TWO FAMILY HOMES	2	$1,306,213	$2,603,107	$2,603,107	$3,900,000
CHELSEA	03 THREE FAMILY HOMES	1	$6,400,000	$6,400,000	$6,400,000	$6,400,000
CLINTON	01 ONE FAMILY HOMES	1	$3,850,000	$3,850,000	$3,850,000	$3,850,000
EAST VILLAGE	01 ONE FAMILY HOMES	2	$3,100,000	$5,800,000	$5,800,000	$8,500,000
EAST VILLAGE	02 TWO FAMILY HOMES	2	$477,500	$2,738,750	$2,738,750	$5,000,000
EAST VILLAGE	03 THREE FAMILY HOMES	1	$3,290,000	$3,290,000	$3,290,000	$3,290,000
GRAMERCY	01 ONE FAMILY HOMES	2	$2,700,000	$6,325,000	$6,325,000	$9,950,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	4	$5,100,000	$13,112,500	$13,675,000	$20,000,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	11	$4,125,000	$7,160,455	$6,280,000	$13,580,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	5	$2,725,000	$5,850,000	$3,400,000	$12,750,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	7	$2,475,000	$4,875,000	$5,750,000	$6,800,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	5	$200,000	$1,105,000	$1,550,000	$1,650,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	14	$800,000	$1,470,635	$1,600,000	$2,000,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	14	$595,000	$989,633	$961,886	$1,650,000
HARLEM-EAST	02 TWO FAMILY HOMES	1	$950,000	$950,000	$950,000	$950,000
HARLEM-EAST	03 THREE FAMILY HOMES	1	$1,340,000	$1,340,000	$1,340,000	$1,340,000
HARLEM-UPPER	01 ONE FAMILY HOMES	3	$450,000	$1,216,667	$1,200,000	$2,000,000
HARLEM-UPPER	02 TWO FAMILY HOMES	8	$425,000	$906,625	$866,078	$1,450,000
HARLEM-UPPER	03 THREE FAMILY HOMES	3	$526,050	$847,229	$895,637	$1,120,000
HARLEM-WEST	02 TWO FAMILY HOMES	1	$450,000	$450,000	$450,000	$450,000
INWOOD	01 ONE FAMILY HOMES	1	$600,000	$600,000	$600,000	$600,000
INWOOD	02 TWO FAMILY HOMES	2	$235,248	$335,888	$335,888	$436,527

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2010

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
KIPS BAY	02 TWO FAMILY HOMES	2	$900,000	$2,075,000	$2,075,000	$3,250,000
LITTLE ITALY	01 ONE FAMILY HOMES	1	$11,999,900	$11,999,900	$11,999,900	$11,999,900
MIDTOWN EAST	01 ONE FAMILY HOMES	2	$3,000,000	$3,237,500	$3,237,500	$3,475,000
MIDTOWN EAST	02 TWO FAMILY HOMES	1	$5,250,000	$5,250,000	$5,250,000	$5,250,000
MURRAY HILL	01 ONE FAMILY HOMES	5	$3,130,000	$3,696,000	$3,850,000	$4,200,000
MURRAY HILL	03 THREE FAMILY HOMES	3	$1,634,291	$2,393,097	$2,550,000	$2,995,000
SOHO	01 ONE FAMILY HOMES	1	$4,000,000	$4,000,000	$4,000,000	$4,000,000
SOHO	02 TWO FAMILY HOMES	1	$4,250,000	$4,250,000	$4,250,000	$4,250,000
SOUTHBRIDGE	01 ONE FAMILY HOMES	1	$1,550,000	$1,550,000	$1,550,000	$1,550,000
TRIBECA	01 ONE FAMILY HOMES	1	$24,065,000	$24,065,000	$24,065,000	$24,065,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	22	$1,715,000	$8,728,302	$7,625,000	$20,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	10	$300,000	$9,776,000	$10,300,000	$19,660,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	12	$2,850,000	$8,367,085	$9,545,000	$18,500,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	7	$3,200,000	$11,780,714	$4,140,000	$44,000,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	1	$3,633,333	$3,633,333	$3,633,333	$3,633,333
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	5	$6,200,000	$11,918,062	$7,650,000	$19,390,312
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	4	$3,855,000	$5,815,394	$5,303,288	$8,800,000
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	1	$6,000,000	$6,000,000	$6,000,000	$6,000,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	4	$3,000,000	$4,456,250	$4,537,500	$5,750,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	5	$3,200,000	$4,799,000	$4,500,000	$8,000,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	3	$3,775,000	$5,315,033	$5,182,600	$6,987,500
UPPER WEST SIDE (96-116)	01 ONE FAMILY HOMES	2	$4,750,000	$5,450,000	$5,450,000	$6,150,000
UPPER WEST SIDE (96-116)	03 THREE FAMILY HOMES	1	$3,700,000	$3,700,000	$3,700,000	$3,700,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	7	$150,000	$432,528	$350,000	$1,100,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	2	$390,000	$967,643	$967,643	$1,545,286

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2009

NEIGHBORHOOD	TYPE OF HOME	TOTAL NO. OF PROPERTIES	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
CHELSEA	02 TWO FAMILY HOMES	81	2	$995,000	$2,872,500	$2,872,500	$4,750,000
CHELSEA	03 THREE FAMILY HOMES	64	1	$3,800,000	$3,800,000	$3,800,000	$3,800,000
EAST VILLAGE	01 ONE FAMILY HOMES	22	1	$7,926,432	$7,926,432	$7,926,432	$7,926,432
EAST VILLAGE	02 TWO FAMILY HOMES	39	2	$3,085,000	$3,892,500	$3,892,500	$4,700,000
EAST VILLAGE	03 THREE FAMILY HOMES	18	1	$2,400,000	$2,400,000	$2,400,000	$2,400,000
GRAMERCY	03 THREE FAMILY HOMES	13	1	$3,450,000	$3,450,000	$3,450,000	$3,450,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	72	3	$2,100,000	$9,798,000	$12,219,000	$15,075,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	55	4	$2,350,000	$6,662,500	$4,450,000	$15,400,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	253	4	$1,764,000	$6,034,750	$4,712,500	$12,950,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	281	10	$3,325,000	$5,371,486	$5,337,430	$8,250,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	130	3	$449,249	$4,466,416	$5,700,000	$7,250,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	201	7	$408,771	$954,566	$955,950	$1,499,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	464	11	$320,000	$1,129,825	$1,098,300	$1,850,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	563	13	$487,424	$1,110,204	$938,948	$2,575,000
HARLEM-EAST	02 TWO FAMILY HOMES	59	2	$788,376	$799,622	$799,622	$810,867
HARLEM-UPPER	01 ONE FAMILY HOMES	80	1	$850,000	$850,000	$850,000	$850,000
HARLEM-UPPER	02 TWO FAMILY HOMES	187	1	$1,200,000	$1,200,000	$1,200,000	$1,200,000
HARLEM-UPPER	03 THREE FAMILY HOMES	105	4	$739,000	$1,113,500	$1,007,500	$1,700,000
HARLEM-WEST	02 TWO FAMILY HOMES	9	2	$766,036	$767,385	$767,385	$768,734
INWOOD	02 TWO FAMILY HOMES	81	2	$563,831	$594,666	$594,666	$625,500
LITTLE ITALY	01 ONE FAMILY HOMES	10	1	$3,335,000	$3,335,000	$3,335,000	$3,335,000
LITTLE ITALY	03 THREE FAMILY HOMES	4	1	$19,500,000	$19,500,000	$19,500,000	$19,500,000
MANHATTAN VALLEY	01 ONE FAMILY HOMES	16	1	$3,050,000	$3,050,000	$3,050,000	$3,050,000
MANHATTAN VALLEY	03 THREE FAMILY HOMES	11	1	$990,000	$990,000	$990,000	$990,000
MIDTOWN EAST	01 ONE FAMILY HOMES	80	2	$3,500,000	$7,050,000	$7,050,000	$10,600,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1, 2, and 3 Family Homes in Manhattan in 2009

NEIGHBORHOOD	TYPE OF HOME	TOTAL NO. OF PROPERTIES	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
MIDTOWN EAST	02 TWO FAMILY HOMES	45	2	$1,157,446	$2,328,723	$2,328,723	$3,500,000
MURRAY HILL	02 TWO FAMILY HOMES	50	1	$7,282,040	$7,282,040	$7,282,040	$7,282,040
SOHO	01 ONE FAMILY HOMES	23	1	$5,500,000	$5,500,000	$5,500,000	$5,500,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	475	16	$2,050,000	$8,963,125	$7,600,000	$24,925,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	184	4	$2,750,000	$6,325,000	$5,525,000	$11,500,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	30	2	$5,700,000	$7,725,000	$7,725,000	$9,750,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	335	12	$1,750,000	$8,402,707	$5,957,500	$25,000,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	143	1	$14,300,000	$14,300,000	$14,300,000	$14,300,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	48	2	$2,750,000	$2,750,000	$2,750,000	$2,750,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	64	2	$4,550,000	$9,775,000	$9,775,000	$15,000,000
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	28	2	$4,000,000	$4,650,000	$4,650,000	$5,300,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	112	3	$4,000,000	$5,078,667	$5,020,000	$6,216,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	114	2	$4,700,000	$5,925,000	$5,925,000	$7,150,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	36	1	$703,951	$703,951	$703,951	$703,951
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	89	1	$390,000	$390,000	$390,000	$390,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	48	2	$530,000	$804,662	$804,662	$1,079,323

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2008

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	03 THREE FAMILY HOMES	2	$3,200,000	$3,275,000	$3,275,000	$3,350,000
CHELSEA	01 ONE FAMILY HOMES	1	$3,800,000	$3,800,000	$3,800,000	$3,800,000
CHELSEA	02 TWO FAMILY HOMES	1	$4,388,888	$4,388,888	$4,388,888	$4,388,888
CHELSEA	03 THREE FAMILY HOMES	2	$4,280,000	$4,640,000	$4,640,000	$5,000,000
CHINATOWN	02 TWO FAMILY HOMES	1	$9,425,000	$9,425,000	$9,425,000	$9,425,000
EAST VILLAGE	01 ONE FAMILY HOMES	1	$5,300,000	$5,300,000	$5,300,000	$5,300,000
EAST VILLAGE	02 TWO FAMILY HOMES	1	$3,300,000	$3,300,000	$3,300,000	$3,300,000
FASHION	02 TWO FAMILY HOMES	1	$4,125,000	$4,125,000	$4,125,000	$4,125,000
GRAMERCY	02 TWO FAMILY HOMES	3	$3,450,000	$7,630,000	$6,240,000	$13,200,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	1	$5,529,097	$5,529,097	$5,529,097	$5,529,097
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	2	$4,575,000	$5,687,500	$5,687,500	$6,800,000
GREENWICH VILLAGE-CENTRAL	03 THREE FAMILY HOMES	4	$3,054,750	$6,888,688	$5,500,000	$13,500,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	3	$3,525,000	$10,583,333	$13,825,000	$14,400,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	9	$4,600,000	$8,665,000	$6,500,000	$17,000,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	5	$3,975,000	$6,140,000	$4,525,000	$9,500,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	4	$850,000	$1,459,250	$1,368,500	$2,250,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	12	$271,500	$1,149,048	$955,500	$2,200,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	8	$175,000	$858,420	$746,180	$1,750,000
HARLEM-EAST	02 TWO FAMILY HOMES	1	$1,250,000	$1,250,000	$1,250,000	$1,250,000
HARLEM-EAST	03 THREE FAMILY HOMES	3	$589,915	$1,036,638	$1,100,000	$1,420,000
HARLEM-UPPER	01 ONE FAMILY HOMES	1	$2,325,000	$2,325,000	$2,325,000	$2,325,000
HARLEM-UPPER	02 TWO FAMILY HOMES	5	$700,000	$1,201,754	$977,520	$2,331,250

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2008

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
HARLEM-UPPER	03 THREE FAMILY HOMES	2	$661,862	$874,470	$874,470	$1,087,078
HARLEM-WEST	02 TWO FAMILY HOMES	1	$604,761	$604,761	$604,761	$604,761
INWOOD	01 ONE FAMILY HOMES	3	$331,500	$428,500	$422,000	$532,000
KIPS BAY	02 TWO FAMILY HOMES	1	$1,000,000	$1,000,000	$1,000,000	$1,000,000
KIPS BAY	03 THREE FAMILY HOMES	1	$3,500,000	$3,500,000	$3,500,000	$3,500,000
LITTLE ITALY	02 TWO FAMILY HOMES	1	$3,950,000	$3,950,000	$3,950,000	$3,950,000
LOWER EAST SIDE	01 ONE FAMILY HOMES	1	$3,280,000	$3,280,000	$3,280,000	$3,280,000
MANHATTAN VALLEY	01 ONE FAMILY HOMES	1	$2,750,000	$2,750,000	$2,750,000	$2,750,000
MIDTOWN EAST	01 ONE FAMILY HOMES	6	$3,800,000	$15,655,000	$11,875,000	$32,500,000
MIDTOWN EAST	02 TWO FAMILY HOMES	2	$8,750,000	$10,625,000	$10,625,000	$12,500,000
MIDTOWN EAST	03 THREE FAMILY HOMES	1	$13,350,000	$13,350,000	$13,350,000	$13,350,000
MURRAY HILL	01 ONE FAMILY HOMES	2	$1,802,400	$2,306,200	$2,306,200	$2,810,000
MURRAY HILL	02 TWO FAMILY HOMES	2	$4,160,000	$4,455,000	$4,455,000	$4,750,000
MURRAY HILL	03 THREE FAMILY HOMES	1	$999,000	$999,000	$999,000	$999,000
SOHO	01 ONE FAMILY HOMES	1	$3,550,000	$3,550,000	$3,550,000	$3,550,000
SOHO	02 TWO FAMILY HOMES	2	$4,900,000	$5,450,000	$5,450,000	$6,000,000
TRIBECA	01 ONE FAMILY HOMES	2	$4,750,000	$5,770,000	$5,770,000	$6,790,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	21	$1,512,500	$13,968,557	$9,382,700	$49,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	6	$3,100,000	$8,425,000	$9,500,000	$12,350,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$13,500,000	$13,500,000	$13,500,000	$13,500,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	12	$2,300,000	$9,103,345	$8,013,570	$27,000,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	2	$4,150,000	$4,725,000	$4,725,000	$5,300,000

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2008

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	2	$4,400,000	$5,150,000	$5,150,000	$5,900,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	1	$7,733,300	$7,733,300	$7,733,300	$7,733,300
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	1	$8,210,800	$8,210,800	$8,210,800	$8,210,800
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	2	$4,800,000	$5,500,000	$5,500,000	$6,200,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	3	$4,775,000	$6,291,667	$6,250,000	$7,850,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	3	$2,400,000	$4,576,667	$5,180,000	$6,150,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	4	$4,200,000	$5,446,250	$4,817,500	$7,950,000
UPPER WEST SIDE (96-116)	02 TWO FAMILY HOMES	1	$499,000	$499,000	$499,000	$499,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	4	$500,000	$572,917	$533,333	$725,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	2	$437,000	$587,213	$587,213	$737,425
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	3	$456,176	$683,725	$795,000	$800,000
WASHINGTON HEIGHTS UPPER	02 TWO FAMILY HOMES	1	$200,000	$200,000	$200,000	$200,000
WASHINGTON HEIGHTS UPPER	03 THREE FAMILY HOMES	1	$200,000	$200,000	$200,000	$200,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2007

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	02 TWO FAMILY HOMES	1	$2,600,000	$2,600,000	$2,600,000	$2,600,000
CHELSEA	01 ONE FAMILY HOMES	1	$4,400,000	$4,400,000	$4,400,000	$4,400,000
CHELSEA	02 TWO FAMILY HOMES	4	$3,170,000	$5,055,000	$4,900,000	$7,250,000
CHELSEA	03 THREE FAMILY HOMES	4	$3,450,000	$4,075,000	$4,200,000	$4,450,000
CLINTON	01 ONE FAMILY HOMES	1	$3,225,000	$3,225,000	$3,225,000	$3,225,000
EAST VILLAGE	01 ONE FAMILY HOMES	2	$2,100,000	$3,210,000	$3,210,000	$4,320,000
EAST VILLAGE	02 TWO FAMILY HOMES	3	$1,300,000	$2,500,000	$3,075,000	$3,125,000
GRAMERCY	01 ONE FAMILY HOMES	2	$3,467,025	$4,483,513	$4,483,513	$5,500,000
GRAMERCY	02 TWO FAMILY HOMES	4	$2,706,300	$5,121,669	$4,389,688	$9,001,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	5	$300,000	$13,676,000	$12,700,000	$34,530,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	2	$2,150,000	$3,900,000	$3,900,000	$5,650,000
GREENWICH VILLAGE-CENTRAL	03 THREE FAMILY HOMES	2	$7,000,000	$9,925,000	$9,925,000	$12,850,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	11	$1,665,000	$6,110,455	$5,200,000	$12,000,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	22	$241,272	$4,433,499	$4,025,500	$12,250,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	5	$2,150,000	$4,331,950	$3,500,000	$9,100,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	11	$400,000	$1,627,500	$1,680,000	$2,675,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	14	$200,000	$1,427,759	$1,612,750	$2,300,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	19	$250,000	$1,276,962	$1,400,000	$2,065,000
HARLEM-EAST	01 ONE FAMILY HOMES	2	$1,533,000	$1,556,500	$1,556,500	$1,580,000
HARLEM-EAST	02 TWO FAMILY HOMES	2	$1,200,000	$2,174,750	$2,174,750	$3,149,500
HARLEM-EAST	03 THREE FAMILY HOMES	6	$332,408	$1,093,568	$1,250,000	$1,400,000
HARLEM-UPPER	01 ONE FAMILY HOMES	5	$763,687	$1,437,737	$1,450,000	$2,225,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2007

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
HARLEM-UPPER	02 TWO FAMILY HOMES	9	$810,000	$1,169,111	$1,101,000	$1,720,000
HARLEM-UPPER	03 THREE FAMILY HOMES	3	$925,000	$1,259,681	$1,313,628	$1,540,416
INWOOD	01 ONE FAMILY HOMES	5	$440,000	$593,840	$625,000	$675,000
INWOOD	02 TWO FAMILY HOMES	5	$525,000	$821,600	$600,000	$1,450,000
INWOOD	03 THREE FAMILY HOMES	1	$800,000	$800,000	$800,000	$800,000
KIPS BAY	02 TWO FAMILY HOMES	1	$4,250,000	$4,250,000	$4,250,000	$4,250,000
KIPS BAY	03 THREE FAMILY HOMES	1	$3,900,000	$3,900,000	$3,900,000	$3,900,000
LOWER EAST SIDE	01 ONE FAMILY HOMES	1	$2,700,000	$2,700,000	$2,700,000	$2,700,000
MIDTOWN EAST	01 ONE FAMILY HOMES	3	$4,250,000	$11,466,667	$7,900,000	$22,250,000
MIDTOWN EAST	02 TWO FAMILY HOMES	1	$4,000,000	$4,000,000	$4,000,000	$4,000,000
MIDTOWN EAST	03 THREE FAMILY HOMES	1	$6,500,000	$6,500,000	$6,500,000	$6,500,000
MIDTOWN WEST	01 ONE FAMILY HOMES	1	$3,100,000	$3,100,000	$3,100,000	$3,100,000
MURRAY HILL	01 ONE FAMILY HOMES	2	$4,100,000	$4,200,000	$4,200,000	$4,300,000
MURRAY HILL	02 TWO FAMILY HOMES	1	$3,000,000	$3,000,000	$3,000,000	$3,000,000
SOHO	02 TWO FAMILY HOMES	2	$2,400,000	$3,625,000	$3,625,000	$4,850,000
SOHO	03 THREE FAMILY HOMES	1	$4,000,000	$4,000,000	$4,000,000	$4,000,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	22	$3,550,000	$14,377,330	$8,650,000	$50,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	12	$456,300	$10,972,747	$11,025,000	$19,075,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$3,250,000	$3,250,000	$3,250,000	$3,250,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	12	$3,650,000	$7,921,229	$7,280,000	$15,350,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	8	$3,200,000	$5,546,250	$4,625,000	$10,600,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	2	$2,000,000	$2,650,000	$2,650,000	$3,300,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2007

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	6	$1,948,794	$7,108,132	$5,375,000	$14,500,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	4	$707,233	$4,624,840	$5,011,063	$7,770,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	6	$3,371,625	$5,513,688	$5,600,250	$8,000,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	3	$3,375,000	$4,190,000	$4,400,000	$4,795,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	2	$4,995,000	$9,697,500	$9,697,500	$14,400,000
UPPER WEST SIDE (96-116)	01 ONE FAMILY HOMES	3	$4,750,000	$8,670,000	$5,510,000	$15,750,000
UPPER WEST SIDE (96-116)	02 TWO FAMILY HOMES	1	$3,550,000	$3,550,000	$3,550,000	$3,550,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	1	$1,600,000	$1,600,000	$1,600,000	$1,600,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	4	$935,000	$967,370	$972,240	$990,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	2	$885,000	$922,500	$922,500	$960,000
WASHINGTON HEIGHTS UPPER	02 TWO FAMILY HOMES	1	$1,015,000	$1,015,000	$1,015,000	$1,015,000

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2006

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	01 ONE FAMILY HOMES	1	$340,000	$340,000	$340,000	$340,000
ALPHABET CITY	02 TWO FAMILY HOMES	1	$1,800,000	$1,800,000	$1,800,000	$1,800,000
CHELSEA	01 ONE FAMILY HOMES	4	$3,250,000	$3,955,000	$4,035,000	$4,500,000
CHELSEA	02 TWO FAMILY HOMES	1	$2,800,000	$2,800,000	$2,800,000	$2,800,000
CHELSEA	03 THREE FAMILY HOMES	2	$6,050,000	$7,150,000	$7,150,000	$8,250,000
CIVIC CENTER	01 ONE FAMILY HOMES	1	$5,450,000	$5,450,000	$5,450,000	$5,450,000
EAST VILLAGE	01 ONE FAMILY HOMES	1	$4,250,000	$4,250,000	$4,250,000	$4,250,000
EAST VILLAGE	03 THREE FAMILY HOMES	3	$800,000	$1,933,333	$1,200,000	$3,800,000
GRAMERCY	01 ONE FAMILY HOMES	1	$2,400,500	$2,400,500	$2,400,500	$2,400,500
GRAMERCY	02 TWO FAMILY HOMES	3	$2,465,000	$3,696,667	$3,225,000	$5,400,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	1	$11,500,000	$11,500,000	$11,500,000	$11,500,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	1	$3,500,000	$3,500,000	$3,500,000	$3,500,000
GREENWICH VILLAGE-CENTRAL	03 THREE FAMILY HOMES	1	$5,500,000	$5,500,000	$5,500,000	$5,500,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	14	$782,295	$4,170,878	$3,450,000	$14,950,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	4	$3,400,000	$4,111,250	$3,897,500	$5,250,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	5	$1,650,000	$4,517,600	$4,488,000	$6,950,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	12	$361,468	$1,080,251	$992,500	$2,400,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	19	$191,431	$1,253,133	$1,121,908	$2,360,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	20	$424,000	$1,016,765	$940,660	$2,350,000
HARLEM-EAST	01 ONE FAMILY HOMES	1	$999,750	$999,750	$999,750	$999,750
HARLEM-EAST	02 TWO FAMILY HOMES	2	$1,370,000	$1,440,000	$1,440,000	$1,510,000
HARLEM-EAST	03 THREE FAMILY HOMES	2	$605,000	$715,000	$715,000	$825,000
HARLEM-UPPER	01 ONE FAMILY HOMES	1	$3,890,000	$3,890,000	$3,890,000	$3,890,000

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2006

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
HARLEM-UPPER	02 TWO FAMILY HOMES	9	$375,000	$1,099,204	$925,000	$2,200,000
HARLEM-UPPER	03 THREE FAMILY HOMES	3	$990,000	$1,313,333	$1,175,000	$1,775,000
INWOOD	01 ONE FAMILY HOMES	5	$325,000	$464,520	$510,000	$603,000
INWOOD	02 TWO FAMILY HOMES	3	$355,000	$526,667	$575,000	$650,000
INWOOD	03 THREE FAMILY HOMES	1	$1,130,000	$1,130,000	$1,130,000	$1,130,000
KIPS BAY	01 ONE FAMILY HOMES	1	$2,339,000	$2,339,000	$2,339,000	$2,339,000
KIPS BAY	02 TWO FAMILY HOMES	2	$4,250,000	$4,350,250	$4,350,250	$4,450,500
LITTLE ITALY	02 TWO FAMILY HOMES	1	$2,300,000	$2,300,000	$2,300,000	$2,300,000
LOWER EAST SIDE	02 TWO FAMILY HOMES	2	$1,250,000	$2,700,000	$2,700,000	$4,150,000
LOWER EAST SIDE	03 THREE FAMILY HOMES	1	$2,096,000	$2,096,000	$2,096,000	$2,096,000
MIDTOWN EAST	01 ONE FAMILY HOMES	2	$3,021,500	$5,010,750	$5,010,750	$7,000,000
MIDTOWN EAST	02 TWO FAMILY HOMES	1	$5,500,000	$5,500,000	$5,500,000	$5,500,000
MURRAY HILL	01 ONE FAMILY HOMES	5	$3,045,500	$4,128,100	$3,795,000	$6,550,000
MURRAY HILL	02 TWO FAMILY HOMES	4	$3,100,000	$3,493,750	$3,562,500	$3,750,000
SOHO	01 ONE FAMILY HOMES	2	$6,336,000	$6,643,000	$6,643,000	$6,950,000
TRIBECA	01 ONE FAMILY HOMES	1	$7,700,000	$7,700,000	$7,700,000	$7,700,000
TRIBECA	02 TWO FAMILY HOMES	1	$5,100,000	$5,100,000	$5,100,000	$5,100,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	21	$2,312,500	$13,722,952	$8,500,000	$53,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	12	$1,750,000	$7,862,500	$4,725,000	$22,625,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$7,300,000	$7,300,000	$7,300,000	$7,300,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	8	$3,440,000	$8,655,201	$5,300,000	$25,000,000
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	7	$3,590,000	$9,731,429	$4,600,000	$40,000,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	1	$21,000,000	$21,000,000	$21,000,000	$21,000,000

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2006

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	1	$8,500,000	$8,500,000	$8,500,000	$8,500,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	4	$4,700,000	$7,912,500	$5,725,000	$15,500,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	2	$2,950,000	$3,850,000	$3,850,000	$4,750,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	5	$1,635,000	$3,719,600	$4,200,000	$5,700,000
UPPER WEST SIDE (96-116)	03 THREE FAMILY HOMES	1	$3,550,000	$3,550,000	$3,550,000	$3,550,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	5	$455,000	$699,000	$735,000	$905,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	10	$300,000	$965,315	$838,073	$1,750,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	6	$760,000	$1,345,000	$1,170,000	$2,700,000
WASHINGTON HEIGHTS UPPER	02 TWO FAMILY HOMES	4	$375,000	$726,250	$790,000	$950,000

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Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2005

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
ALPHABET CITY	02 TWO FAMILY HOMES	1	$2,675,000	$2,675,000	$2,675,000	$2,675,000
ALPHABET CITY	03 THREE FAMILY HOMES	1	$4,200,000	$4,200,000	$4,200,000	$4,200,000
CHELSEA	01 ONE FAMILY HOMES	2	$217,500	$1,958,750	$1,958,750	$3,700,000
CHELSEA	02 TWO FAMILY HOMES	3	$3,200,000	$3,750,000	$3,800,000	$4,250,000
CHELSEA	03 THREE FAMILY HOMES	2	$2,800,000	$2,900,000	$2,900,000	$3,000,000
CLINTON	02 TWO FAMILY HOMES	2	$250,000	$965,056	$965,056	$1,680,112
CLINTON	03 THREE FAMILY HOMES	1	$3,800,000	$3,800,000	$3,800,000	$3,800,000
EAST VILLAGE	01 ONE FAMILY HOMES	2	$1,900,000	$2,650,000	$2,650,000	$3,400,000
EAST VILLAGE	02 TWO FAMILY HOMES	3	$1,825,000	$2,681,667	$2,900,000	$3,320,000
EAST VILLAGE	03 THREE FAMILY HOMES	1	$4,350,000	$4,350,000	$4,350,000	$4,350,000
GRAMERCY	01 ONE FAMILY HOMES	2	$5,032,500	$5,966,250	$5,966,250	$6,900,000
GRAMERCY	02 TWO FAMILY HOMES	2	$2,090,000	$2,470,000	$2,470,000	$2,850,000
GREENWICH VILLAGE-CENTRAL	01 ONE FAMILY HOMES	2	$5,500,000	$6,100,000	$6,100,000	$6,700,000
GREENWICH VILLAGE-CENTRAL	02 TWO FAMILY HOMES	5	$790,158	$3,103,000	$2,370,000	$7,000,000
GREENWICH VILLAGE-CENTRAL	03 THREE FAMILY HOMES	2	$5,400,000	$7,250,000	$7,250,000	$9,100,000
GREENWICH VILLAGE-WEST	01 ONE FAMILY HOMES	8	$3,050,000	$5,058,688	$4,775,250	$8,950,000
GREENWICH VILLAGE-WEST	02 TWO FAMILY HOMES	7	$2,632,500	$4,416,743	$3,495,000	$8,350,000
GREENWICH VILLAGE-WEST	03 THREE FAMILY HOMES	6	$390,000	$3,428,402	$3,800,000	$5,800,000
HARLEM-CENTRAL	01 ONE FAMILY HOMES	5	$178,000	$1,025,600	$915,000	$1,925,000
HARLEM-CENTRAL	02 TWO FAMILY HOMES	26	$405,589	$998,011	$957,087	$2,150,000
HARLEM-CENTRAL	03 THREE FAMILY HOMES	16	$180,000	$875,120	$785,836	$1,750,000
HARLEM-EAST	01 ONE FAMILY HOMES	4	$714,811	$1,136,965	$1,120,000	$1,593,050
HARLEM-EAST	02 TWO FAMILY HOMES	1	$550,000	$550,000	$550,000	$550,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2005

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
HARLEM-EAST	03 THREE FAMILY HOMES	5	$747,000	$826,400	$775,000	$995,000
HARLEM-UPPER	01 ONE FAMILY HOMES	4	$850,000	$1,376,538	$1,360,500	$1,935,150
HARLEM-UPPER	02 TWO FAMILY HOMES	17	$300,000	$981,350	$825,000	$1,975,000
HARLEM-UPPER	03 THREE FAMILY HOMES	7	$463,670	$702,783	$603,313	$975,000
INWOOD	01 ONE FAMILY HOMES	3	$378,000	$589,333	$395,000	$995,000
INWOOD	02 TWO FAMILY HOMES	7	$525,077	$584,251	$550,000	$695,000
KIPS BAY	02 TWO FAMILY HOMES	1	$2,100,000	$2,100,000	$2,100,000	$2,100,000
LITTLE ITALY	01 ONE FAMILY HOMES	1	$5,250,000	$5,250,000	$5,250,000	$5,250,000
MANHATTAN VALLEY	01 ONE FAMILY HOMES	1	$1,090,412	$1,090,412	$1,090,412	$1,090,412
MIDTOWN EAST	01 ONE FAMILY HOMES	7	$400,000	$6,042,500	$4,287,500	$16,200,000
MIDTOWN EAST	02 TWO FAMILY HOMES	1	$3,150,000	$3,150,000	$3,150,000	$3,150,000
MIDTOWN EAST	03 THREE FAMILY HOMES	1	$2,925,000	$2,925,000	$2,925,000	$2,925,000
MURRAY HILL	01 ONE FAMILY HOMES	3	$2,350,500	$3,616,833	$3,500,000	$5,000,000
MURRAY HILL	02 TWO FAMILY HOMES	5	$450,000	$2,165,000	$2,375,000	$3,350,000
SOHO	01 ONE FAMILY HOMES	1	$240,000	$240,000	$240,000	$240,000
SOHO	02 TWO FAMILY HOMES	2	$3,259,999	$4,255,000	$4,255,000	$5,250,000
SOHO	03 THREE FAMILY HOMES	1	$3,600,000	$3,600,000	$3,600,000	$3,600,000
TRIBECA	01 ONE FAMILY HOMES	3	$1,775,000	$5,719,269	$7,415,000	$7,967,806
TRIBECA	02 TWO FAMILY HOMES	1	$3,600,000	$3,600,000	$3,600,000	$3,600,000
UPPER EAST SIDE (59-79)	01 ONE FAMILY HOMES	23	$750,000	$9,437,038	$7,500,000	$30,000,000
UPPER EAST SIDE (59-79)	02 TWO FAMILY HOMES	8	$693,141	$6,183,518	$4,175,000	$20,000,000
UPPER EAST SIDE (59-79)	03 THREE FAMILY HOMES	1	$2,430,000	$2,430,000	$2,430,000	$2,430,000
UPPER EAST SIDE (79-96)	01 ONE FAMILY HOMES	15	$750,000	$5,499,504	$5,000,000	$10,800,000

NEW YORK CITY DEPARTMENT OF FINANCE
Sales of 1-, 2-, and 3-Family Homes in Manhattan in 2005

NEIGHBORHOOD	TYPE OF HOME	NUMBER OF SALES	LOWEST SALE PRICE	AVERAGE SALE PRICE	MEDIAN SALE PRICE	HIGHEST SALE PRICE
UPPER EAST SIDE (79-96)	02 TWO FAMILY HOMES	10	$2,850,000	$4,799,400	$4,057,500	$8,800,000
UPPER EAST SIDE (79-96)	03 THREE FAMILY HOMES	1	$5,000,000	$5,000,000	$5,000,000	$5,000,000
UPPER WEST SIDE (59-79)	01 ONE FAMILY HOMES	1	$7,950,000	$7,950,000	$7,950,000	$7,950,000
UPPER WEST SIDE (59-79)	02 TWO FAMILY HOMES	3	$6,100,000	$6,400,000	$6,300,000	$6,800,000
UPPER WEST SIDE (59-79)	03 THREE FAMILY HOMES	1	$3,800,000	$3,800,000	$3,800,000	$3,800,000
UPPER WEST SIDE (79-96)	01 ONE FAMILY HOMES	2	$4,150,000	$4,325,000	$4,325,000	$4,500,000
UPPER WEST SIDE (79-96)	02 TWO FAMILY HOMES	4	$650,000	$3,037,500	$3,750,000	$4,000,000
UPPER WEST SIDE (79-96)	03 THREE FAMILY HOMES	1	$1,500,000	$1,500,000	$1,500,000	$1,500,000
UPPER WEST SIDE (96-116)	03 THREE FAMILY HOMES	1	$3,250,000	$3,250,000	$3,250,000	$3,250,000
WASHINGTON HEIGHTS LOWER	01 ONE FAMILY HOMES	2	$300,000	$862,500	$862,500	$1,425,000
WASHINGTON HEIGHTS LOWER	02 TWO FAMILY HOMES	8	$450,000	$842,875	$710,000	$1,650,000
WASHINGTON HEIGHTS LOWER	03 THREE FAMILY HOMES	6	$475,000	$924,167	$700,000	$1,750,000
WASHINGTON HEIGHTS UPPER	02 TWO FAMILY HOMES	2	$660,000	$730,000	$730,000	$800,000