

10 Year Report | Gramercy

2009-2018 Condo Decade Stats¹

+11.4%

ANNUALIZED RATE OF
CHANGE IN NUMBER OF SALES

+3.4%

ANNUALIZED RATE OF
CHANGE IN AVERAGE PRICE

+3.2%

ANNUALIZED RATE OF
CHANGE IN MEDIAN PRICE

+5.7%

ANNUALIZED RATE OF CHANGE
IN PRICE PER SQUARE FOOT

NUMBER OF SALES

| | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR+ | All ² |
|------|--------|------|------|------|-------|------------------|
| 2009 | 4 | 14 | 30 | 7 | 0 | 55 |
| 2010 | 7 | 30 | 32 | 11 | 2 | 83 |
| 2011 | 10 | 66 | 51 | 23 | 0 | 150 |
| 2012 | 34 | 96 | 44 | 20 | 4 | 200 |
| 2013 | 12 | 58 | 37 | 11 | 10 | 129 |
| 2014 | 22 | 81 | 89 | 29 | 1 | 226 |
| 2015 | 14 | 52 | 47 | 22 | 5 | 141 |
| 2016 | 14 | 63 | 60 | 16 | 3 | 168 |
| 2017 | 18 | 85 | 42 | 17 | 7 | 169 |
| 2018 | 8 | 59 | 40 | 9 | 2 | 145 |

MEDIAN PRICE¹

| | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR+ | All ³ |
|------|----------|----------|----------|----------|-----------|------------------|
| 2009 | \$570K | \$840K | \$1.400M | \$2.195M | NA | \$1.200M |
| 2010 | \$548K | \$900K | \$1.508M | \$2.200M | \$2.510M | \$1.125M |
| 2011 | \$553K | \$850K | \$1.578M | \$2.550M | NA | \$1.273M |
| 2012 | \$560K | \$852K | \$1.663M | \$2.346M | \$10.843M | \$893K |
| 2013 | \$630K | \$983K | \$2.005M | \$2.375M | \$15.866M | \$1.234M |
| 2014 | \$717K | \$1.382M | \$2.335M | \$2.78M | \$5.600M | \$1.662M |
| 2015 | \$740K | \$1.370M | \$2.375M | \$3.340M | \$13.917M | \$1.685M |
| 2016 | \$925K | \$1.300M | \$2.346M | \$3.073M | \$13.00M | \$1.597M |
| 2017 | \$1.235M | \$1.525M | \$2.320M | \$3.600M | \$5.603M | \$1.750M |
| 2018 | \$1.517M | \$1.295M | \$2.228M | \$3.550M | \$3.923M | \$1.590M |

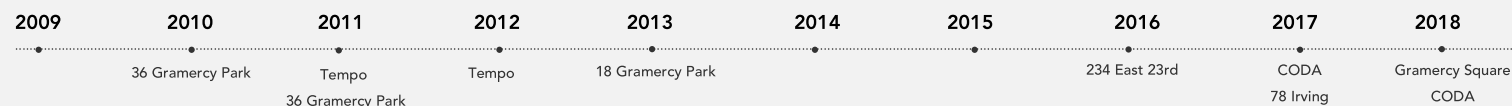
AVERAGE PRICE¹

| | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR+ | All ³ |
|------|----------|-----------|-----------|----------|------------|------------------|
| 2009 | \$611K | \$878K | \$1.447M | \$2.253M | NA | \$1.352M |
| 2010 | \$519K | \$890K | \$1.722M | \$2.462M | \$2.510M | \$1.4319M |
| 2011 | \$539K | \$880K | \$1.751M | \$2.844M | NA | \$1.453M |
| 2012 | \$550K | \$894K | \$1.689M | \$3.084M | \$10.454M | \$1.426M |
| 2013 | \$631K | \$1.0116M | \$1.982M | \$2.478M | \$18.5087M | \$2.741M |
| 2014 | \$806K | \$1.354M | \$2.514M | \$2.994M | \$5.600M | \$1.985M |
| 2015 | \$802K | \$1.346M | \$2.505M | \$4.625M | \$12.548M | \$2.585M |
| 2016 | \$1.738M | \$1.296M | \$2.4317M | \$4.049M | \$12.032M | \$2.186M |
| 2017 | \$1.738M | \$1.564M | \$2.497M | \$3.659M | \$8.458M | \$2.264M |
| 2018 | \$1.297M | \$1.348M | \$2.277M | \$3.684M | \$3.923M | \$1.826M |

PRICE PER SQUARE FOOT¹

| | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR+ | All ³ |
|------|---------|---------|---------|---------|---------|------------------|
| 2009 | \$1,236 | \$1,036 | \$1,129 | \$1,100 | NA | \$1,110 |
| 2010 | \$1,129 | \$1,153 | \$1,312 | \$1,206 | \$1,007 | \$1,234 |
| 2011 | \$1,206 | \$1,176 | \$1,402 | \$1,477 | NA | \$1,348 |
| 2012 | \$1,223 | \$1,207 | \$1,384 | \$1,525 | \$2,731 | \$1,438 |
| 2013 | \$1,316 | \$1,321 | \$1,524 | \$1,492 | \$4,162 | \$2,186 |
| 2014 | \$1,577 | \$1,609 | \$1,931 | \$1,778 | \$1,366 | \$1,784 |
| 2015 | \$1,742 | \$1,492 | \$1,755 | \$2,290 | \$3,451 | \$1,983 |
| 2016 | \$3,155 | \$1,638 | \$1,910 | \$2,030 | \$2,752 | \$1,935 |
| 2017 | \$1,858 | \$1,917 | \$1,853 | \$2,011 | \$2,764 | \$2,004 |
| 2018 | \$1,638 | \$1,766 | \$1,857 | \$1,895 | \$1,434 | \$1,821 |

Major Residential New Developments



1. Price figures may be skewed based on available inventory and the number of closed transactions. | 2. Reflects total sales with bedroom classification but is not inclusive of all sales. | 3. Figures include all sales, including those without a bedroom classification. | All information is compiled using market-wide data aggregated by Corcoran from sources deemed reliable. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.