

# 2013

MID YEAR

## ORANGE REPORT

• MANHATTAN

## SUMMARY

Modern Spaces is happy to present you with the Closed Data for Downtown Manhattan Sales. This information was directly generated from Automated City Register Information System (ACRIS) for 1/1/13 to 6/30/13 (Mid-Year). In the following charts you will find Average Sales Prices, Average Price per Square Foot and Unit Mix of Sales which represent bedroom count for each respective neighborhood.

- Downtown continues to show an overall growth in prices and number of transactions. Average price per square foot increased 20% from last year's report.

The biggest growth in this cycle is in Greenwich/West Village at 22% with one of the highest numbers of transactions in Downtown Manhattan. We would like to see what the second half of the year brings in this area and in Chelsea with upcoming New Developments priced at over \$3000 per square foot. These numbers will be included in the next half-year report.

Chelsea had one of the highest numbers in transactions and was up by 7% in price coming in after Tribeca with the highest numbers of all of Downtown with a steady average in price but a nice jump in PSF. The East Village had the least amount of transitions with the lowest growth of 2% in price which appears to be a normal occurrence in this neighborhood.

Below is a chart showing growth in a few neighborhoods of Downtown Manhattan. For further information please contact our Manhattan Specialists in our Chelsea Office at 212-366-4040.

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MODERN SPACES BROOKLYN  
135 KENT AVENUE  
WILLIAMSBURG

MODERN SPACES HQ  
47-42 VERNON BOULEVARD  
LONG ISLAND CITY

MODERN SPACES CHELSEA  
220 WEST 16TH STREET  
MANHATTAN

MODERN SPACES ASTORIA  
29-20 23RD AVENUE  
ASTORIA

MODERN SPACES JACKSON  
10-63 JACKSON AVENUE  
LONG ISLAND CITY

NEIGHBORHOOD	Year-End 2012	Mid-Year 2013	% Difference
	Average PSF	Average PSF	
GREENWICH/West Vill	\$1,669	\$2,086	↑ 22%
TRIBECA	\$1,228	\$1,401	↑ 13%
CHELSEA	\$1,317	\$1,409	↑ 7%

**CLOSED**

*Sales*

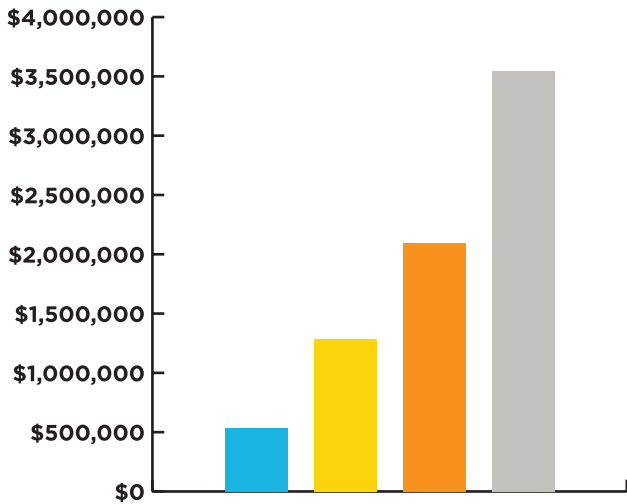
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**MANHATTAN**

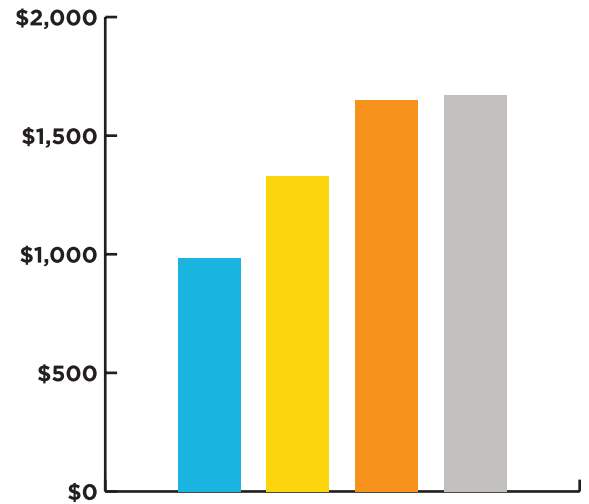
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ModernSpaces  
real estate

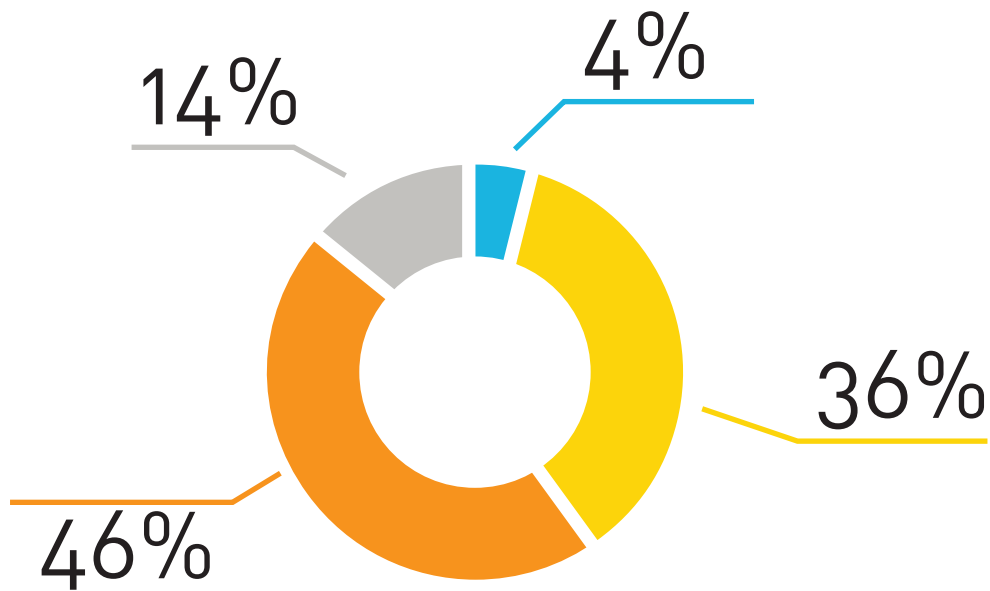
## AVERAGE PRICE SOLD



## AVERAGE PSF SOLD PSF. \$1,409



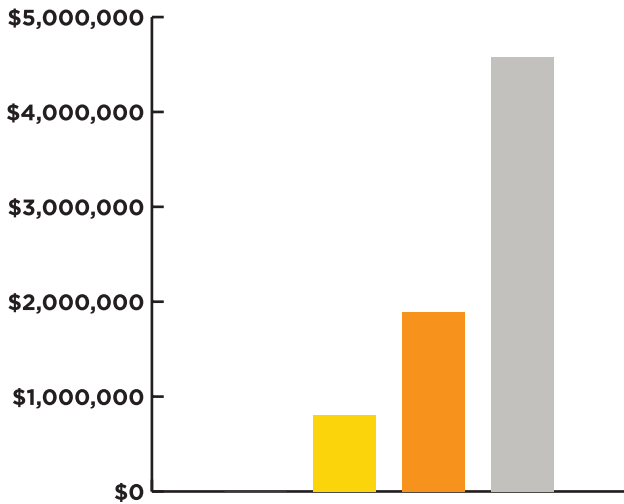
## AVERAGE SIZE SOLD



## LEGEND

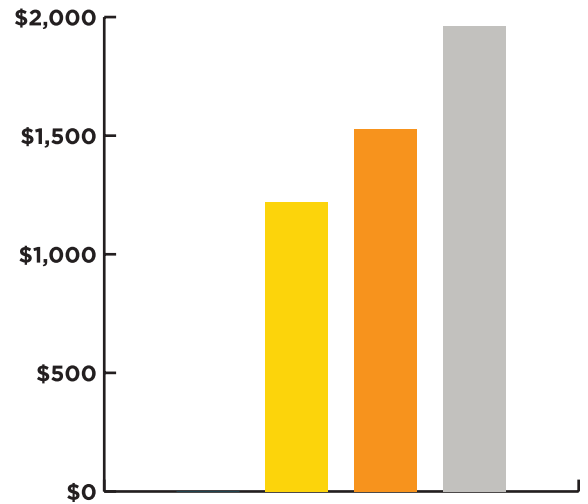
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- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

### AVERAGE PRICE SOLD

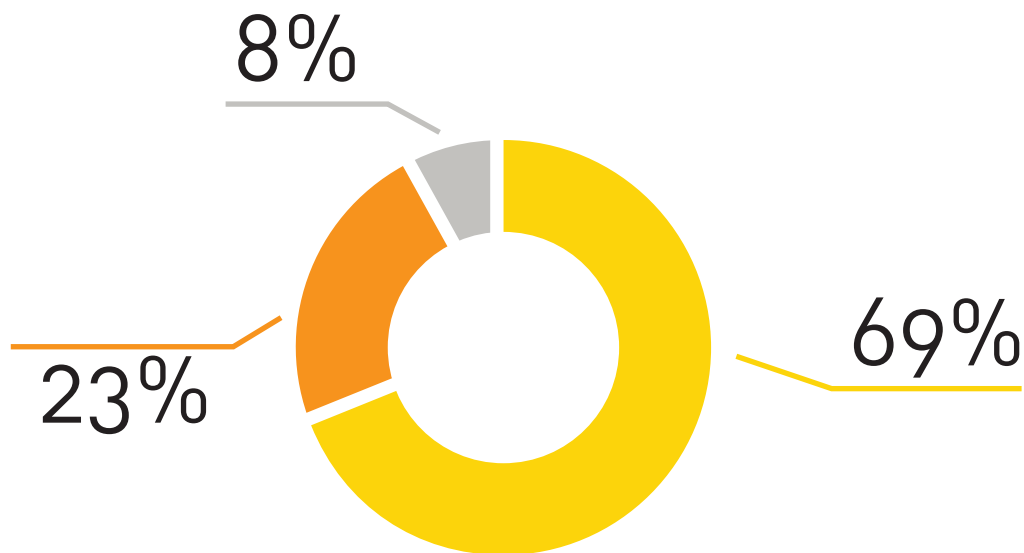


### AVERAGE PSF SOLD

PSF. \$1,571



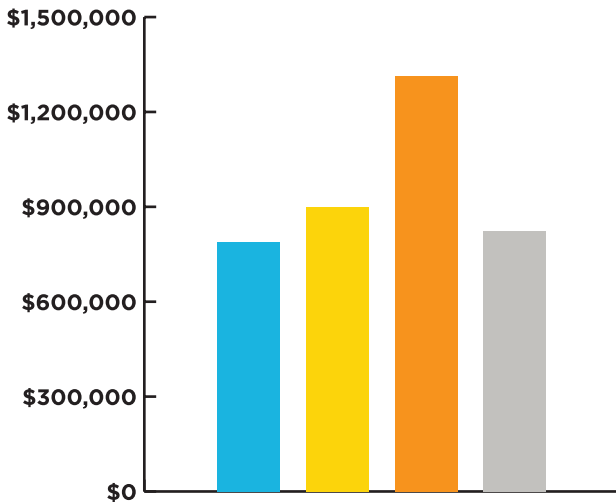
### AVERAGE SIZE SOLD



## LEGEND

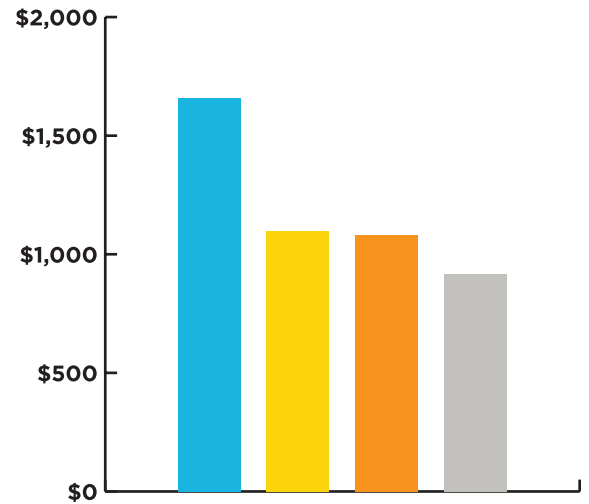
- |  |  |
|--|--|
| <span style="color: blue;">■</span> STUDIOS    | <span style="color: orange;">■</span> TWO BEDS     |
| <span style="color: yellow;">■</span> ONE BEDS | <span style="color: grey;">■</span> > 1500 SQ. FT. |

### AVERAGE PRICE SOLD

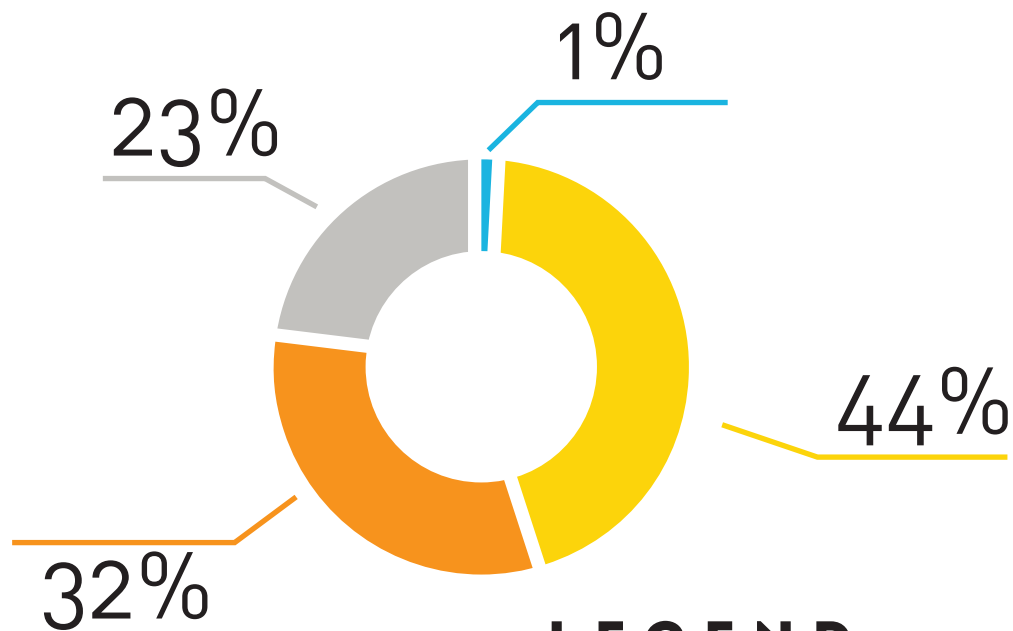


### AVERAGE PSF SOLD

PSF. \$1,190



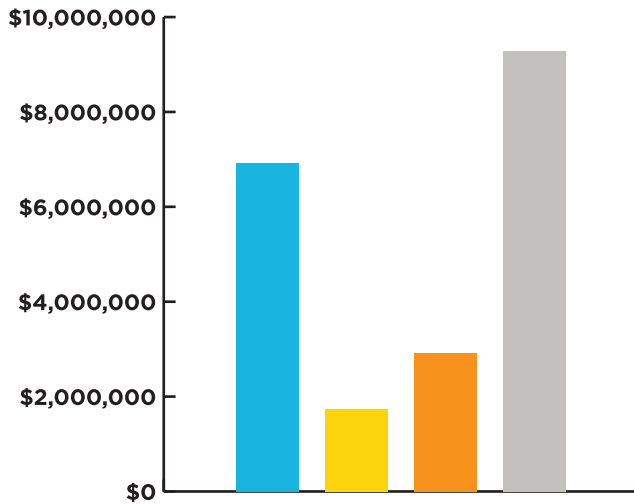
### AVERAGE SIZE SOLD



### LEGEND

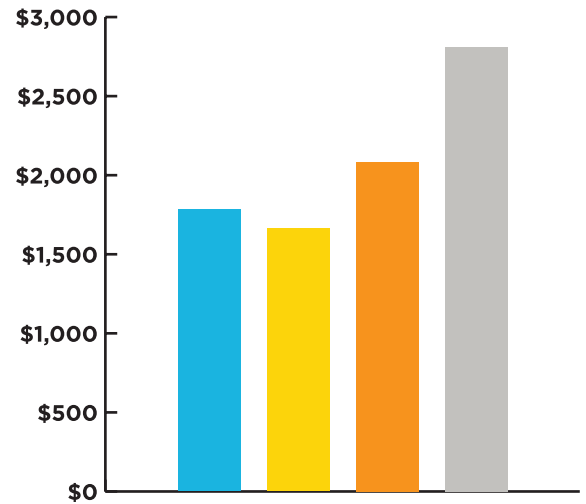
- STUDIOS
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- ONE BEDS
- > 1500 SQ. FT.

## AVERAGE PRICE SOLD

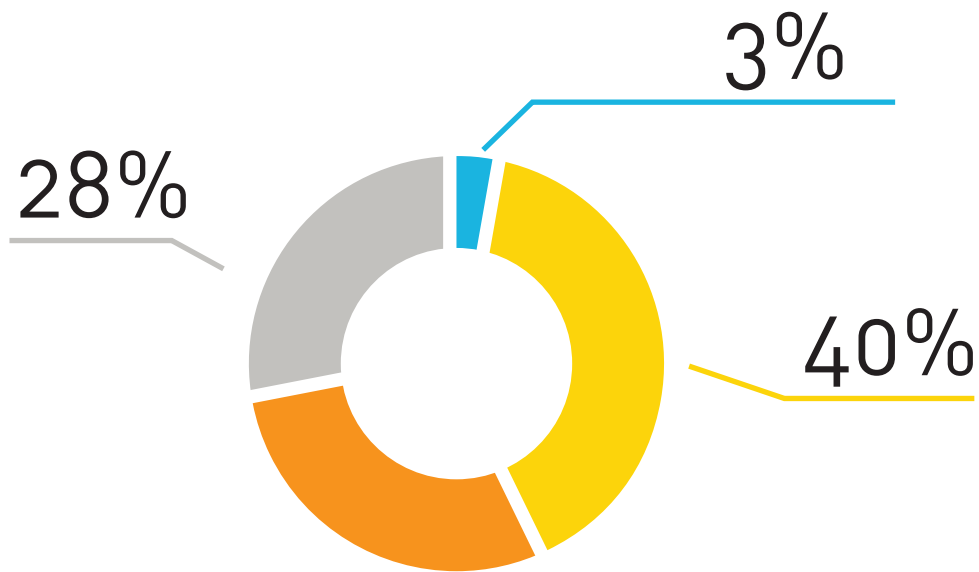


## AVERAGE PSF SOLD

PSF. \$2,086



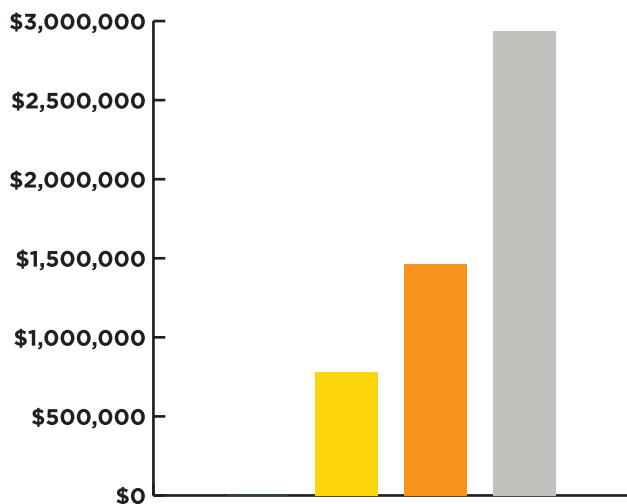
## AVERAGE SIZE SOLD



## LEGEND

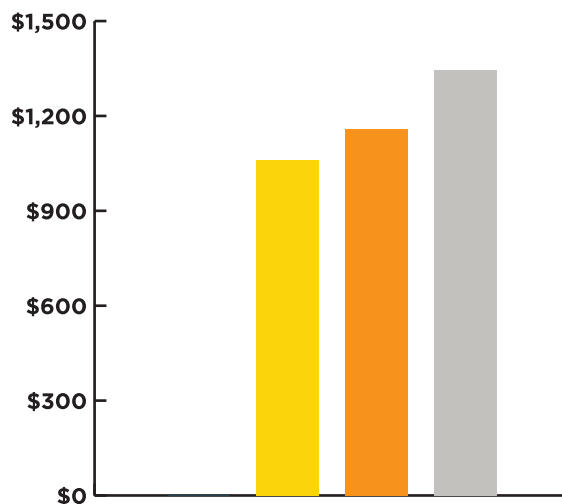
- STUDIOS
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- ONE BEDS
- > 1500 SQ. FT.

### AVERAGE PRICE SOLD

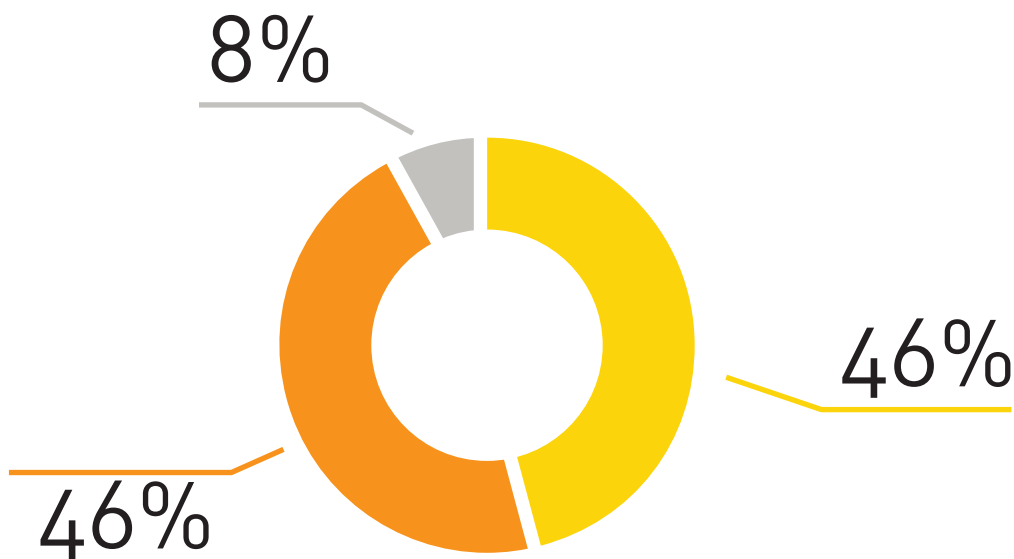


### AVERAGE PSF SOLD

PSF. \$1,188



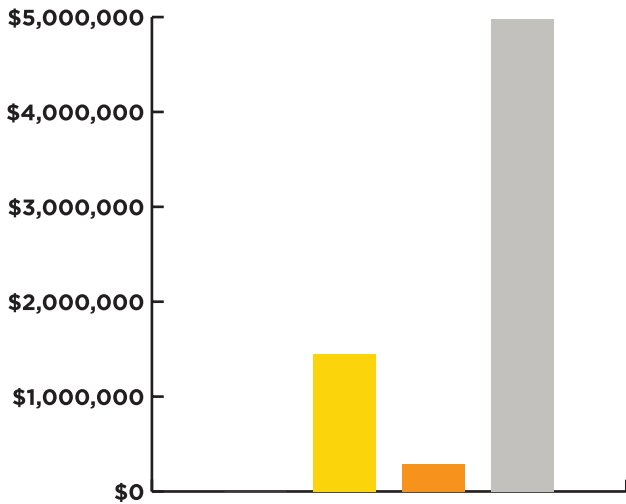
### AVERAGE SIZE SOLD



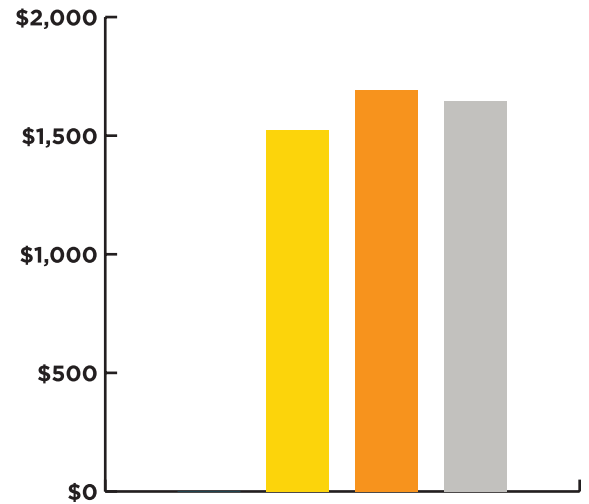
## LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

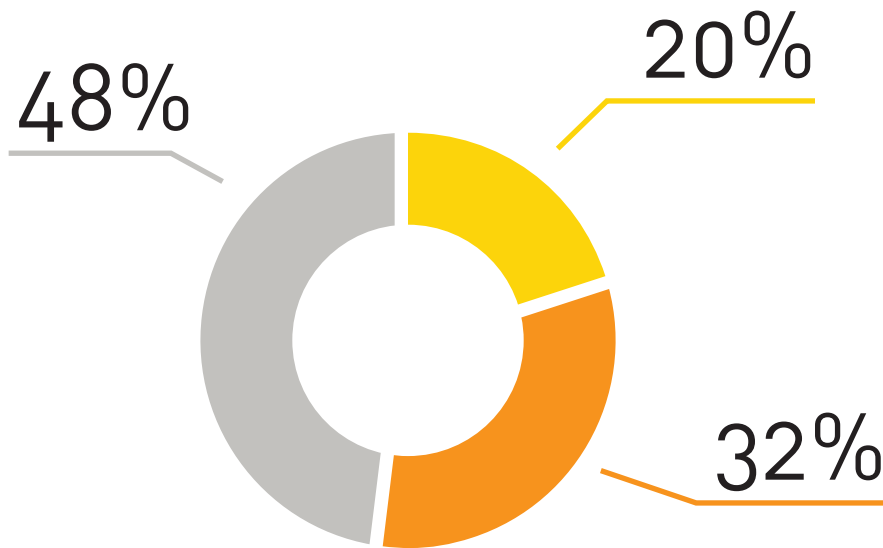
**AVERAGE PRICE SOLD**



**AVERAGE PSF SOLD**  
PSF. \$1,621



**AVERAGE SIZE SOLD**

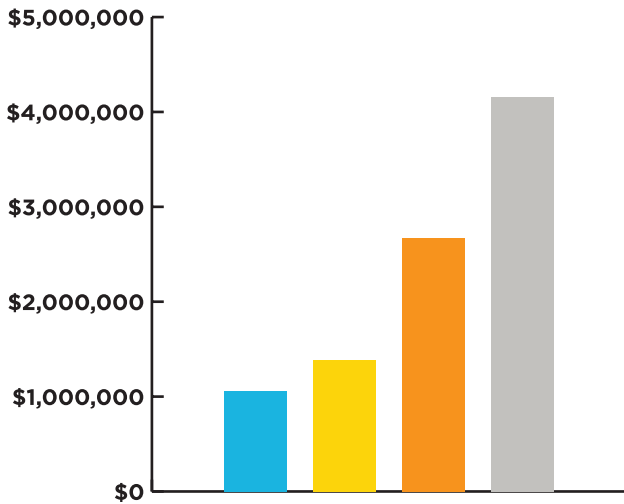


**LEGEND**

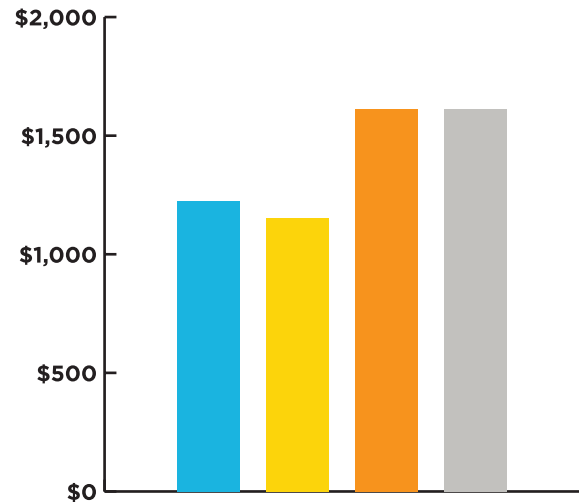
- STUDIOS
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- ONE BEDS
- > 1500 SQ. FT.



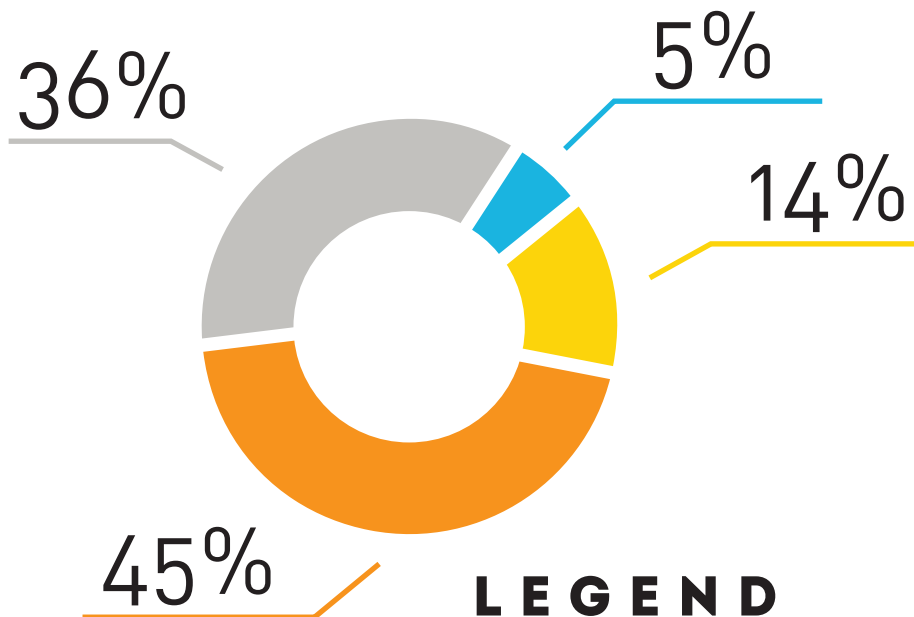
## AVERAGE PRICE SOLD



## AVERAGE PSF SOLD PSF. \$1,401



## AVERAGE SIZE SOLD



## LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.