

**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

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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**  
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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

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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

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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

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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

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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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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

**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
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

**NEW YORK CITY DEPARTMENT OF FINANCE**  
**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

**NEW YORK CITY DEPARTMENT OF FINANCE**  
**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

**NEW YORK CITY DEPARTMENT OF FINANCE**  
**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

**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
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