

Q1 2025

Manhattan Market Report

COMPASS



130 E 67th St, Unit 9C

The Manhattan residential real estate market performed strongly in Q1 2025, with sales rising 13.2% year-over-year. Despite ongoing economic uncertainty, rising demand was driven by confidence in property as a secure asset, especially in the high-end market and return-to-office mandates. This shift encouraged many who had left the city altogether to return or move closer to their workplace—a trend likely to continue as pandemic-era norms fade. Although there was resilient demand, contracts signed declined as co-op inventory shortage kept some on the sidelines, a signal that building inventory needs to be prioritized to meet the city's needs. However, overall inventory availability increased, indicating positive movement in the market.

The luxury sector had a remarkable resurgence, with sales of properties priced at \$5 million and above climbing 49.2% year-over-year. Similarly, the ultra-luxury

market, with properties priced at \$20 million and above, saw the highest sales since 2019. Largely insulated by mortgage rate fluctuations and driven by portfolio diversification strategies, this highlights renewed confidence among luxury buyers and underscores the broader generational wealth underway.

Apprehension about the financial markets and trade policies heavily impacted the \$1-3 million price segment, which saw a signed contracted decline of 10.3% compared to a year ago. Despite this dip, apartments in other price brackets performed better, including properties within the \$500K– \$1 million range, the most common type of transaction among buyers. With mortgage rates mainly staying in the six-to-seven percent range, the data indicates that many buyers are not putting their lives on hold.

Downtown accounted for 26.5% of all sales,

while the Upper West Side experienced the most substantial growth of any submarket, with a 25.3% increase in sales over the previous year. This growth was largely driven by unique new development inventory and return-to-office mandates, which inspired buyers to act now. This shift has boosted demand in areas within walking distance of Midtown offices, which saw a 21% year-over-year increase in contracts signed.

Overall, the market remains resilient. New York City shows promising signs of continued growth, with inventory up 3.4% year-over-year, providing buyers with more options to choose from. The luxury sector continues to demonstrate resilience, and as summer approaches, the enduring appeal of Manhattan real estate supports a market that remains adaptable— even amidst changing economic conditions.

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SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Despite ongoing economic uncertainty, rising demand was driven by confidence in property as a secure asset, especially in the high-end market.

\$2,237,728

Average Sales Price
Q1 2025

\$3,071,535

Average Condo Price
Q1 2025

\$1,564

Average Price Per
Square Foot Q1 2025

7%

Average Discount
Q1 2025

\$1,189,000

Median Sales Price
Q1 2025

\$1,552,426

Average Co-op Price
Q1 2025

195

Average Days
on the Market
Q1 2025

34%

of Properties Took
More Than 180 Days
to Enter Contract

Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all properties actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current

active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

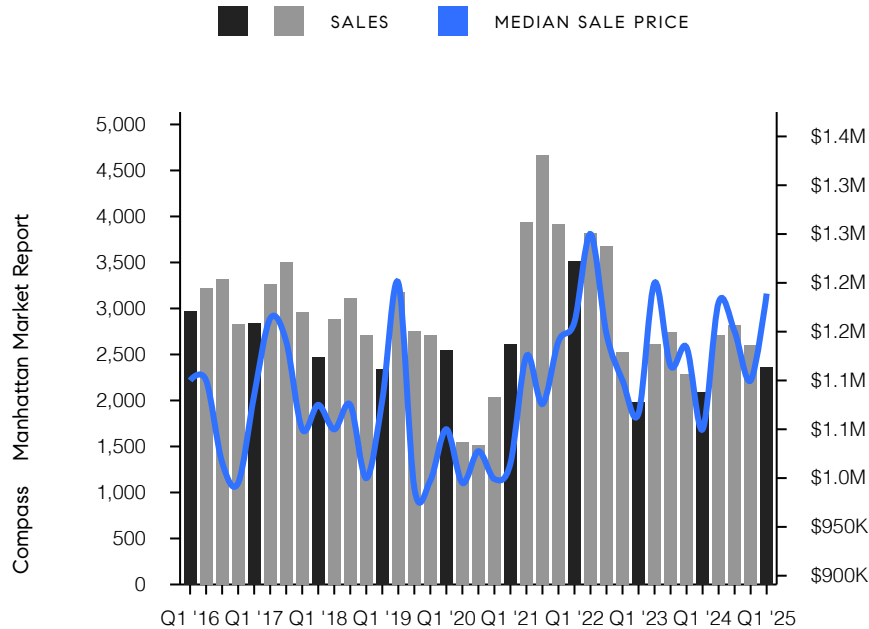
Q3: July 1 - September 30

Q4: October 1 - December 31

Recorded Sales

BY PROPERTY TYPE

- There were 2,363 recorded sales this quarter, up 13.2% compared with Q1 2024
- Co-op prices surged, reaching the highest median price of the last 10 years
- Condo prices were up as well, climbing above \$3M on average for the first time since 2018
- The luxury sectors had an incredible resurgence, with units sold for \$5M and above climbing nearly 49.2% year-over-year, following the slowdown in Q1 2024



Summary	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	2,363	2,606	-9.3%	2,088	13.2%
SALES VOLUME	\$5,287,752,083	\$5,353,179,544	-1.2%	\$3,938,883,693	34.2%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$1,189,000	\$1,100,000	8.1%	\$1,050,000	13.2%
AVERAGE PRICE	\$2,237,728	\$2,054,175	8.9%	\$1,886,439	18.6%
AVERAGE PPSF*	\$1,564	\$1,473	6.2%	\$1,407	11.2%
AVERAGE SF*	1,347	1,258	7.1%	1,253	7.5%

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	1,066	1,197	-10.9%	847	25.9%
SALES VOLUME	\$3,274,256,104	\$3,482,500,392	-6.0%	\$2,306,125,325	42.0%
AVG. DISCOUNT	7%	8%	-	9%	-
MEDIAN PRICE	\$1,783,469	\$1,640,000	8.7%	\$1,700,000	4.9%
AVERAGE PRICE	\$3,071,535	\$2,909,357	5.6%	\$2,722,698	12.8%
AVERAGE PPSF	\$1,761	\$1,721	2.3%	\$1,669	5.5%
AVERAGE SF	1,446	1,349	7.2%	1,371	5.5%

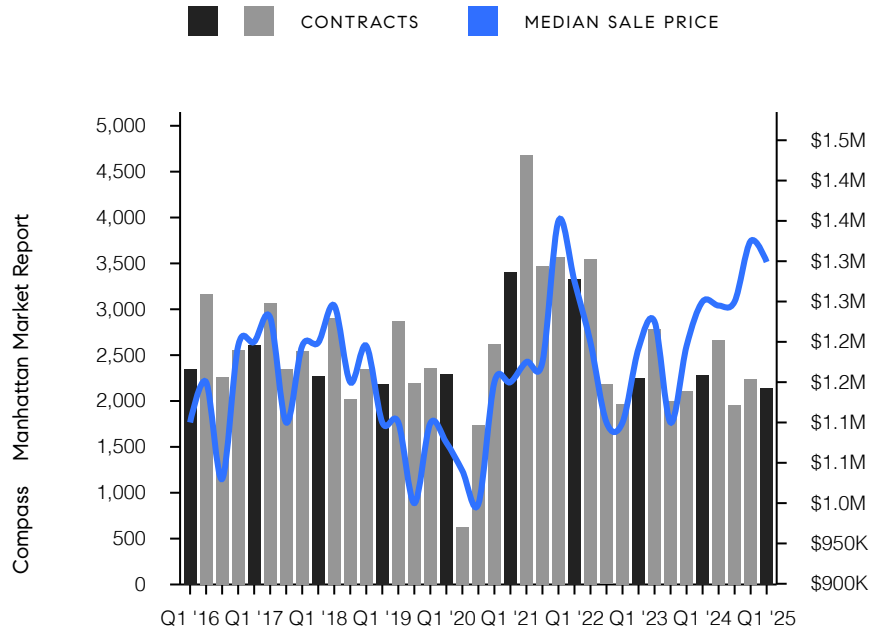
Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	1,297	1,409	-7.9%	1,241	4.5%
SALES VOLUME	\$2,013,495,979	\$1,870,679,152	7.6%	\$1,632,758,368	23.3%
AVG. DISCOUNT	8%	7%	-	7%	-
MEDIAN PRICE	\$861,500	\$795,000	8.4%	\$810,000	6.4%
AVERAGE PRICE	\$1,552,426	\$1,327,664	16.9%	\$1,315,680	18.0%

* Includes reported co-op square footage data.

Contracts Signed

BY PROPERTY TYPE

- Condos saw a 10.3% improvement in number of contracts signed, and had a modest increase in average price of 5.0% to just above \$3.3M
- Co-ops fared poorly this quarter, falling 18.5% in contract activity, and limited price growth
- Upper Manhattan and FiDi/BPC had the largest declines, falling 25.1% and 18.8% respectively
- The luxury sector had significant year-over-year growth and was generally more affordable



Summary	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	2,145	2,244	-4.4%	2,287	-6.2%
AVG. DISCOUNT	4%	4%	-	5%	-
MEDIAN PRICE	\$1,299,000	\$1,325,000	-2.0%	\$1,250,000	3.9%
AVERAGE PRICE	\$2,404,218	\$2,475,020	-2.9%	\$2,168,527	10.9%
AVERAGE PPSF*	\$1,642	\$1,654	-0.7%	\$1,527	7.5%
AVERAGE SF*	1,406	1,428	-1.5%	1,376	2.2%

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	1,082	1,166	-7.2%	981	10.3%
AVG. DISCOUNT	3%	4%	-	4%	-
MEDIAN PRICE	\$1,900,000	\$1,875,000	1.3%	\$1,912,500	-0.7%
AVERAGE PRICE	\$3,326,517	\$3,321,758	0.1%	\$3,168,534	5.0%
AVERAGE PPSF	\$1,857	\$1,887	-1.6%	\$1,829	1.5%
AVERAGE SF	1,497	1,480	1.1%	1,471	1.8%

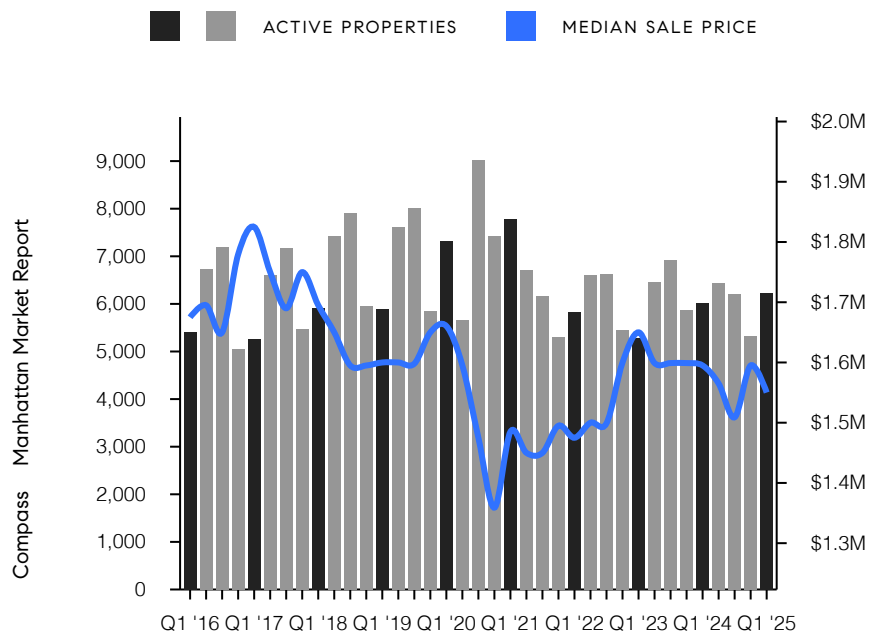
Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	1,063	1,078	-1.4%	1,305	-18.5%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	\$895,000	\$935,000	-4.3%	\$895,000	-
AVERAGE PRICE	\$1,465,434	\$1,559,160	-6.0%	\$1,414,632	3.6%

* Includes reported co-op square footage data.

Inventory

BY PROPERTY TYPE

- Inventory, following a long shortage, finally saw minor improvement, with 3.4% more active listings than last year and 17.1% than last quarter
- Prices were down slightly, with condos showing the largest drop in average and median price, though co-ops were down as well
- Expectedly, the \$10M-20M price point had 10.9% fewer active listings, following jumps in contract activity in the luxury sectors
- The Upper East Side was the only submarket to see a decline in active listings, falling 6.9% year-over-year, but had the largest increase of 3.5% in average price per square foot

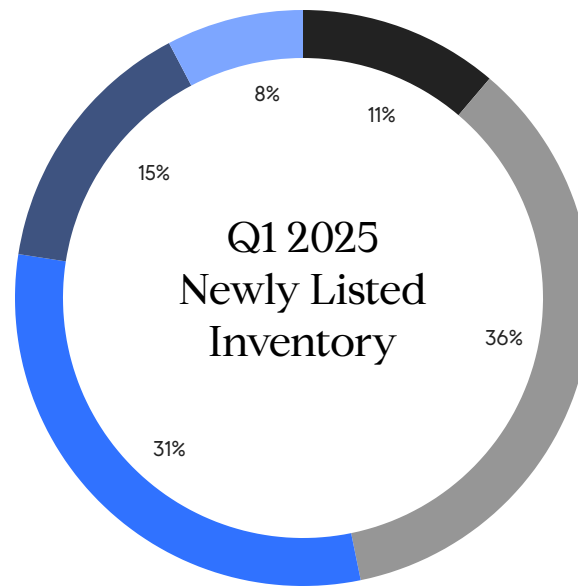
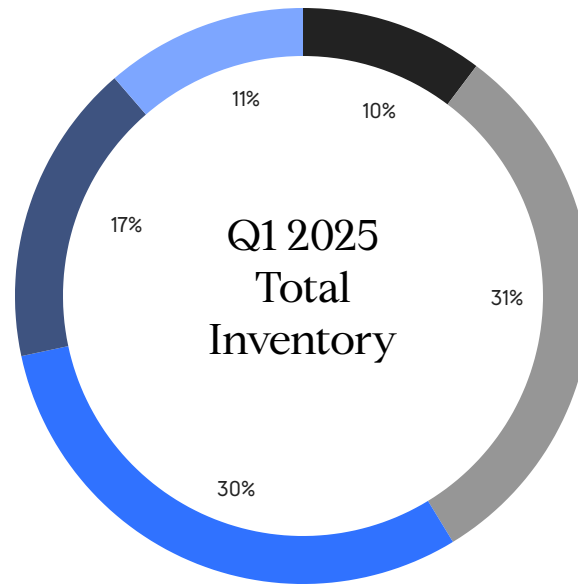


Summary	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	6,234	5,325	17.1%	6,027	3.4%
MEDIAN PRICE	\$1,550,000	\$1,595,000	-2.8%	\$1,595,000	-2.8%
AVERAGE PRICE	\$3,160,646	\$3,282,677	-3.7%	\$3,268,140	-3.3%
AVERAGE PPSF*	\$1,791	\$1,803	-0.7%	\$1,800	-0.5%
AVERAGE SF*	1,601	1,630	-1.8%	1,617	-1.0%

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	3,408	2,923	16.6%	3,113	9.5%
MEDIAN PRICE	\$2,198,500	\$2,320,000	-5.2%	\$2,350,000	-6.4%
AVERAGE PRICE	\$4,115,984	\$4,309,088	-4.5%	\$4,356,276	-5.5%
AVERAGE PPSF	\$2,029	\$2,066	-1.8%	\$2,086	-2.7%
AVERAGE SF	1,690	1,738	-2.8%	1,728	-2.2%

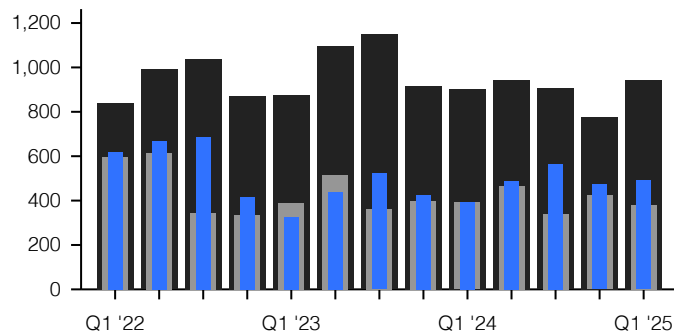
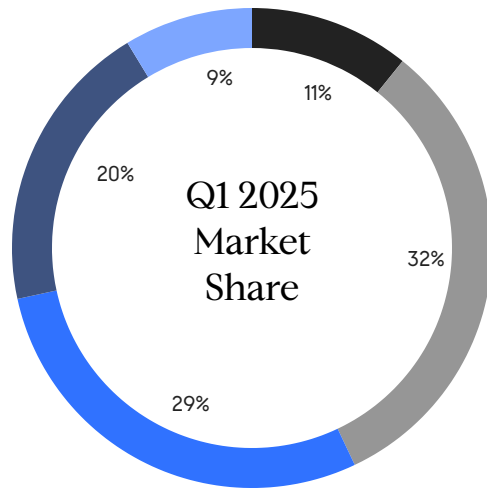
Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	2,826	2,402	17.7%	2,914	-3.0%
MEDIAN PRICE	\$949,000	\$932,500	1.8%	\$975,000	-2.7%
AVERAGE PRICE	\$2,008,561	\$2,033,635	-1.2%	\$2,105,693	-4.6%

* Includes reported co-op square footage data.



Upper West Side

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	491	472	4.0%	392	25.3%
SALES VOLUME	\$1,122,457,008	\$833,157,321	34.7%	\$765,738,141	46.6%
AVG. DISCOUNT	7%	6%	-	8%	-
MEDIAN PRICE	\$1,338,000	\$1,107,492	20.8%	\$1,150,000	16.3%
AVERAGE PRICE	\$2,286,063	\$1,765,164	29.5%	\$1,953,414	17.0%
AVERAGE PPSF*	\$1,543	\$1,425	8.3%	\$1,450	6.4%
AVERAGE SF*	1,401	1,222	14.6%	1,315	6.5%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	381	423	-9.9%	391	-2.6%
AVG. DISCOUNT	3%	4%	-	6%	-
MEDIAN PRICE	\$1,400,000	\$1,295,000	8.1%	\$1,395,000	0.4%
AVERAGE PRICE	\$2,393,316	\$2,410,744	-0.7%	\$2,420,711	-1.1%
AVERAGE PPSF*	\$1,673	\$1,609	4.0%	\$1,654	1.1%
AVERAGE SF*	1,387	1,396	-0.6%	1,414	-1.9%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	944	776	21.6%	904	4.4%
MEDIAN PRICE	\$1,850,000	\$1,925,000	-3.9%	\$1,762,500	5.0%
AVERAGE PRICE	\$3,493,926	\$3,614,492	-3.3%	\$3,764,730	-7.2%
AVERAGE PPSF*	\$1,961	\$1,958	0.2%	\$2,005	-2.2%
AVERAGE SF*	1,749	1,747	0.1%	1,736	0.7%

* Includes reported co-op square footage data.

Upper West Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	232	187	24.1%	139	66.9%
SALES VOLUME	\$728,605,126	\$419,877,203	73.5%	\$378,837,837	92.3%
AVG. DISCOUNT	6%	6%	-	9%	-
MEDIAN PRICE	\$1,805,000	\$1,450,000	24.5%	\$1,725,000	4.6%
AVERAGE PRICE	\$3,140,539	\$2,245,333	39.9%	\$2,725,452	15.2%
AVERAGE PPSF	\$1,754	\$1,598	9.8%	\$1,697	3.4%
AVERAGE SF	1,504	1,236	21.7%	1,461	2.9%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	259	285	-9.1%	253	2.4%
SALES VOLUME	\$393,851,882	\$413,280,118	-4.7%	\$386,900,304	1.8%
AVG. DISCOUNT	8%	7%	-	7%	-
MEDIAN PRICE	\$960,000	\$895,000	7.3%	\$965,350	-0.6%
AVERAGE PRICE	\$1,520,664	\$1,450,106	4.9%	\$1,529,250	-0.6%

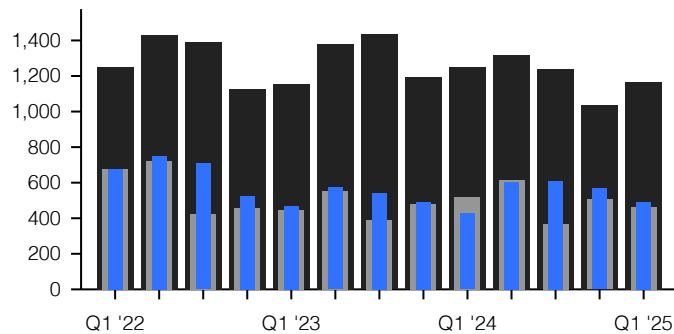
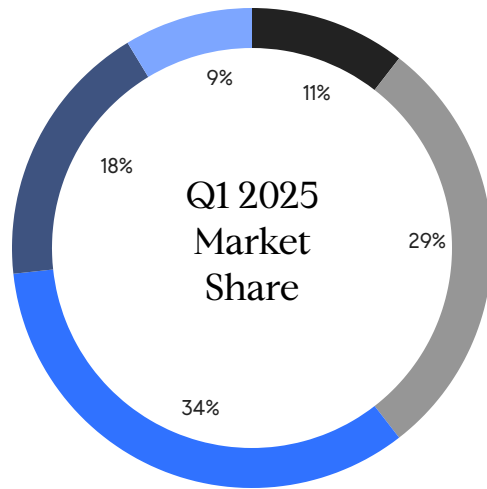
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$710,000	\$660,000	7.6%	\$675,625	5.1%
1 BEDROOM	\$1,097,500	\$970,000	13.1%	\$975,500	12.5%
2 BEDROOM	\$1,910,000	\$1,800,000	6.1%	\$1,980,000	-3.5%
3 BEDROOM	\$4,047,562	\$3,411,250	18.7%	\$3,492,500	15.9%
4+ BEDROOM	\$6,395,000	\$6,860,000	-6.8%	\$4,350,000	47.0%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$495,000	\$475,000	4.2%	\$477,500	3.7%
1 BEDROOM	\$695,000	\$720,000	-3.5%	\$742,500	-6.4%
2 BEDROOM	\$1,230,000	\$1,437,500	-14.4%	\$1,382,500	-11.0%
3 BEDROOM	\$1,999,000	\$2,025,000	-1.3%	\$2,275,000	-12.1%
4+ BEDROOM	\$4,265,969	\$2,912,500	46.5%	\$2,400,000	77.7%

Upper East Side

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	492	568	-13.4%	427	15.2%
SALES VOLUME	\$1,175,655,588	\$1,210,457,962	-2.9%	\$819,322,695	43.5%
AVG. DISCOUNT	8%	8%	-	8%	-
MEDIAN PRICE	\$1,197,500	\$1,150,000	4.1%	\$975,000	22.8%
AVERAGE PRICE	\$2,389,544	\$2,131,088	12.1%	\$1,918,789	24.5%
AVERAGE PPSF*	\$1,302	\$1,288	1.1%	\$1,214	7.2%
AVERAGE SF*	1,390	1,352	2.8%	1,341	3.7%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	464	505	-8.1%	521	-10.9%
AVG. DISCOUNT	4%	5%	-	5%	-
MEDIAN PRICE	\$1,295,000	\$1,500,000	-13.7%	\$1,395,000	-7.2%
AVERAGE PRICE	\$2,245,776	\$2,776,656	-19.1%	\$2,264,548	-0.8%
AVERAGE PPSF*	\$1,492	\$1,541	-3.2%	\$1,374	8.6%
AVERAGE SF*	1,475	1,693	-12.9%	1,536	-4.0%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	1,166	1,039	12.2%	1,251	-6.8%
MEDIAN PRICE	\$1,812,500	\$1,895,000	-4.4%	\$1,795,000	1.0%
AVERAGE PRICE	\$3,642,500	\$3,956,273	-7.9%	\$3,582,112	1.7%
AVERAGE PPSF*	\$1,698	\$1,754	-3.2%	\$1,641	3.5%
AVERAGE SF*	1,822	1,888	-3.5%	1,805	0.9%

* Includes reported co-op square footage data.

Upper East Side

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	125	177	-29.4%	113	10.6%
SALES VOLUME	\$370,598,206	\$530,244,984	-30.1%	\$287,128,556	29.1%
AVG. DISCOUNT	8%	9%	-	7%	-
MEDIAN PRICE	\$1,870,000	\$1,915,000	-2.3%	\$1,570,000	19.1%
AVERAGE PRICE	\$2,964,786	\$2,995,734	-1.0%	\$2,540,961	16.7%
AVERAGE PPSF	\$1,654	\$1,582	4.6%	\$1,479	11.8%
AVERAGE SF	1,512	1,448	4.4%	1,388	8.9%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	367	391	-6.1%	314	16.9%
SALES VOLUME	\$805,057,382	\$680,212,978	18.4%	\$532,194,139	51.3%
AVG. DISCOUNT	8%	8%	-	9%	-
MEDIAN PRICE	\$963,000	\$930,000	3.5%	\$847,000	13.7%
AVERAGE PRICE	\$2,193,617	\$1,739,675	26.1%	\$1,694,886	29.4%

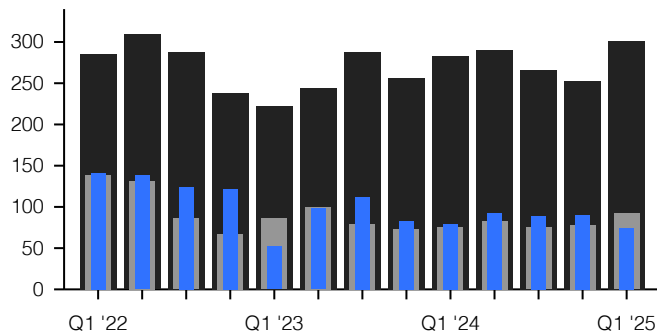
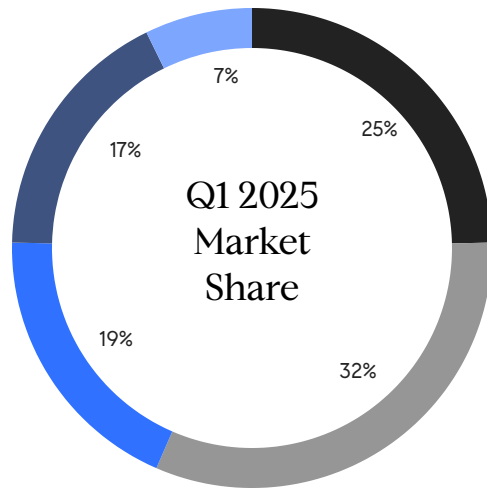
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$552,500	\$555,000	-0.5%	\$555,000	-0.5%
1 BEDROOM	\$950,000	\$919,200	3.4%	\$847,500	12.1%
2 BEDROOM	\$2,075,000	\$1,920,000	8.1%	\$1,720,000	20.6%
3 BEDROOM	\$3,150,000	\$2,800,000	12.5%	\$3,155,000	-0.2%
4+ BEDROOM	\$6,500,000	\$5,669,162	14.7%	\$5,825,000	11.6%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$377,500	\$399,500	-5.5%	\$377,500	-
1 BEDROOM	\$702,500	\$628,000	11.9%	\$635,000	10.6%
2 BEDROOM	\$1,285,000	\$1,250,000	2.8%	\$1,270,000	1.2%
3 BEDROOM	\$2,055,000	\$2,416,250	-15.0%	\$2,400,000	-14.4%
4+ BEDROOM	\$6,125,000	\$4,650,000	31.7%	\$4,050,000	51.2%

Midtown West

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	74	90	-17.8%	79	-6.3%
SALES VOLUME	\$159,101,171	\$132,068,833	20.5%	\$132,675,789	19.9%
AVG. DISCOUNT	8%	10%	-	10%	-
MEDIAN PRICE	\$1,072,173	\$800,000	34.0%	\$925,000	15.9%
AVERAGE PRICE	\$2,150,016	\$1,467,431	46.5%	\$1,679,440	28.0%
AVERAGE PPSF*	\$1,604	\$1,394	15.1%	\$1,432	12.0%
AVERAGE SF*	1,406	1,002	40.3%	1,113	26.3%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	92	78	17.9%	76	21.1%
AVG. DISCOUNT	4%	6%	-	5%	-
MEDIAN PRICE	\$1,075,000	\$1,474,000	-27.1%	\$949,000	13.3%
AVERAGE PRICE	\$1,863,370	\$2,552,199	-27.0%	\$1,462,628	27.4%
AVERAGE PPSF*	\$1,504	\$1,640	-8.3%	\$1,445	4.1%
AVERAGE SF*	1,179	1,405	-16.1%	1,043	13.0%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	301	253	19.0%	283	6.4%
MEDIAN PRICE	\$1,350,000	\$1,350,000	-	\$1,395,000	-3.2%
AVERAGE PRICE	\$2,016,527	\$2,219,731	-9.2%	\$2,182,326	-7.6%
AVERAGE PPSF*	\$1,705	\$1,744	-2.2%	\$1,701	0.2%
AVERAGE SF*	1,223	1,301	-6.0%	1,185	3.2%

* Includes reported co-op square footage data.

Midtown West

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	54	64	-15.6%	55	-1.8%
SALES VOLUME	\$147,135,571	\$120,076,558	22.5%	\$118,987,882	23.7%
AVG. DISCOUNT	6%	11%	-	11%	-
MEDIAN PRICE	\$1,384,500	\$995,000	39.1%	\$1,221,900	13.3%
AVERAGE PRICE	\$2,724,733	\$1,876,196	45.2%	\$2,163,416	25.9%
AVERAGE PPSF	\$1,730	\$1,472	17.5%	\$1,544	12.0%
AVERAGE SF	1,413	1,084	30.4%	1,137	24.3%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	20	26	-23.1%	24	-16.7%
SALES VOLUME	\$11,965,600	\$11,992,275	-0.2%	\$13,687,907	-12.6%
AVG. DISCOUNT	12%	9%	-	7%	-
MEDIAN PRICE	\$525,000	\$415,000	26.5%	\$585,000	-10.3%
AVERAGE PRICE	\$598,280	\$461,241	29.7%	\$570,329	4.9%

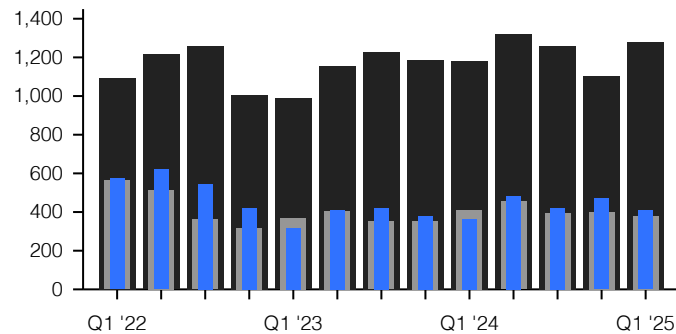
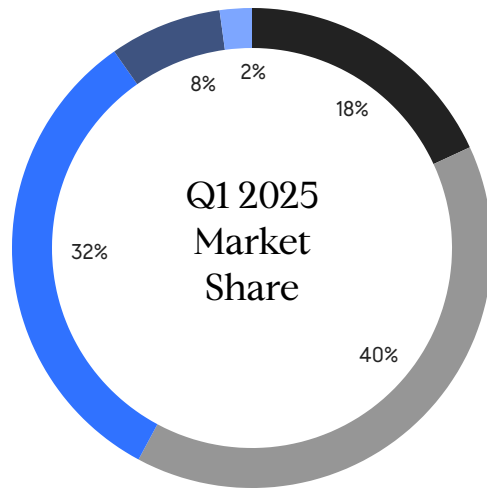
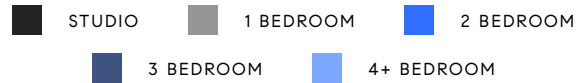
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$649,000	\$587,500	10.5%	\$614,000	5.7%
1 BEDROOM	\$1,150,000	\$880,000	30.7%	\$974,750	18.0%
2 BEDROOM	\$1,485,000	\$1,645,000	-9.7%	\$1,820,000	-18.4%
3 BEDROOM	\$5,120,875	\$5,498,750	-6.9%	\$2,560,000	100.0%
4+ BEDROOM	\$9,503,750	\$9,953,750	-4.5%	\$14,975,000	-36.5%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$384,250	\$395,000	-2.7%	\$440,000	-12.7%
1 BEDROOM	\$575,000	\$447,500	28.5%	\$590,000	-2.5%
2 BEDROOM	\$712,500	\$920,000	-22.6%	\$918,750	-22.4%
3 BEDROOM	\$1,200,000	-	-	-	-
4+ BEDROOM	-	-	-	-	-

Midtown East

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	408	470	-13.2%	363	12.4%
SALES VOLUME	\$794,013,350	\$732,932,469	8.3%	\$570,581,024	39.2%
AVG. DISCOUNT	8%	8%	-	8%	-
MEDIAN PRICE	\$992,000	\$849,220	16.8%	\$825,000	20.2%
AVERAGE PRICE	\$1,946,111	\$1,559,431	24.8%	\$1,571,849	23.8%
AVERAGE PPSF*	\$1,492	\$1,438	3.8%	\$1,258	18.6%
AVERAGE SF*	1,137	1,048	8.5%	994	14.4%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	378	399	-5.3%	410	-7.8%
AVG. DISCOUNT	4%	5%	-	5%	-
MEDIAN PRICE	\$995,000	\$1,075,000	-7.4%	\$898,500	10.7%
AVERAGE PRICE	\$2,159,900	\$1,829,746	18.0%	\$1,663,563	29.8%
AVERAGE PPSF*	\$1,560	\$1,607	-2.9%	\$1,367	14.1%
AVERAGE SF*	1,237	1,135	9.0%	1,190	3.9%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	1,279	1,104	15.9%	1,183	8.1%
MEDIAN PRICE	\$1,390,000	\$1,395,000	-0.4%	\$1,425,000	-2.5%
AVERAGE PRICE	\$3,437,415	\$3,353,960	2.5%	\$3,627,895	-5.3%
AVERAGE PPSF*	\$1,895	\$1,880	0.8%	\$1,959	-3.3%
AVERAGE SF*	1,533	1,534	-0.1%	1,587	-3.4%

* Includes reported co-op square footage data.

Midtown East

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	215	221	-2.7%	149	44.3%
SALES VOLUME	\$639,851,266	\$520,101,452	23.0%	\$397,358,490	61.0%
AVG. DISCOUNT	7%	8%	-	9%	-
MEDIAN PRICE	\$1,500,000	\$1,397,649	7.3%	\$1,275,000	17.6%
AVERAGE PRICE	\$2,976,052	\$2,353,400	26.5%	\$2,666,836	11.6%
AVERAGE PPSF	\$1,804	\$1,786	1.0%	\$1,638	10.1%
AVERAGE SF	1,207	1,107	9.0%	1,053	14.6%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	193	249	-22.5%	214	-9.8%
SALES VOLUME	\$154,162,084	\$212,831,017	-27.6%	\$173,222,534	-11.0%
AVG. DISCOUNT	9%	7%	-	8%	-
MEDIAN PRICE	\$642,000	\$575,000	11.7%	\$640,000	0.3%
AVERAGE PRICE	\$798,767	\$854,743	-6.5%	\$809,451	-1.3%

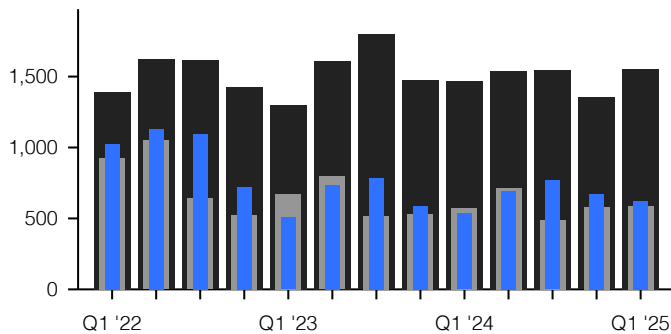
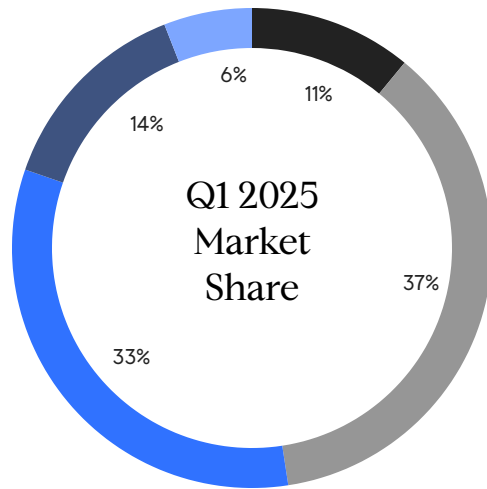
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$650,000	\$663,425	-2.0%	\$668,000	-2.7%
1 BEDROOM	\$1,073,235	\$1,071,500	0.2%	\$1,107,856	-3.1%
2 BEDROOM	\$2,012,500	\$2,072,740	-2.9%	\$1,820,000	10.6%
3 BEDROOM	\$5,660,350	\$6,115,000	-7.4%	\$3,405,648	66.2%
4+ BEDROOM	\$4,350,000	-	-	\$14,582,500	-70.2%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$370,000	\$385,000	-3.9%	\$351,950	5.1%
1 BEDROOM	\$627,000	\$585,000	7.2%	\$600,000	4.5%
2 BEDROOM	\$1,106,250	\$1,087,500	1.7%	\$1,100,000	0.6%
3 BEDROOM	\$1,881,250	\$1,369,750	37.3%	\$1,825,000	3.1%
4+ BEDROOM	\$1,949,500	\$2,650,000	-26.4%	\$1,835,000	6.2%

Downtown

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	621	673	-7.7%	535	16.1%
SALES VOLUME	\$1,663,042,518	\$2,126,694,449	-21.8%	\$1,303,228,438	27.6%
AVG. DISCOUNT	7%	7%	-	8%	-
MEDIAN PRICE	\$1,575,000	\$1,710,000	-7.9%	\$1,680,000	-6.2%
AVERAGE PRICE	\$2,678,007	\$3,160,021	-15.3%	\$2,435,941	9.9%
AVERAGE PPSF*	\$1,864	\$1,869	-0.3%	\$1,799	3.6%
AVERAGE SF*	1,560	1,537	1.5%	1,487	4.9%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	588	580	1.4%	576	2.1%
AVG. DISCOUNT	4%	4%	-	4%	-
MEDIAN PRICE	\$1,895,000	\$2,052,500	-7.7%	\$1,842,500	2.8%
AVERAGE PRICE	\$3,228,638	\$3,303,961	-2.3%	\$2,913,289	10.8%
AVERAGE PPSF*	\$1,988	\$2,049	-3.0%	\$1,923	3.4%
AVERAGE SF*	1,645	1,653	-0.5%	1,574	4.5%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	1,553	1,352	14.9%	1,469	5.7%
MEDIAN PRICE	\$2,215,000	\$2,350,000	-5.7%	\$2,300,000	-3.7%
AVERAGE PRICE	\$3,649,916	\$3,812,357	-4.3%	\$3,751,300	-2.7%
AVERAGE PPSF*	\$2,063	\$2,079	-0.8%	\$2,058	0.2%
AVERAGE SF*	1,822	1,833	-0.6%	1,845	-1.2%

* Includes reported co-op square footage data.

Downtown

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	292	369	-20.9%	260	12.3%
SALES VOLUME	\$1,187,693,229	\$1,688,925,294	-29.7%	\$940,931,276	26.2%
AVG. DISCOUNT	7%	8%	-	10%	-
MEDIAN PRICE	\$2,625,000	\$2,900,000	-9.5%	\$2,737,500	-4.1%
AVERAGE PRICE	\$4,067,443	\$4,577,033	-11.1%	\$3,618,966	12.4%
AVERAGE PPSF	\$2,064	\$2,133	-3.2%	\$2,016	2.4%
AVERAGE SF	1,737	1,737	-	1,693	2.6%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	329	304	8.2%	275	19.6%
SALES VOLUME	\$475,349,289	\$437,769,155	8.6%	\$362,297,162	31.2%
AVG. DISCOUNT	7%	7%	-	6%	-
MEDIAN PRICE	\$995,000	\$967,785	2.8%	\$935,000	6.4%
AVERAGE PRICE	\$1,444,831	\$1,440,030	0.3%	\$1,317,444	9.7%

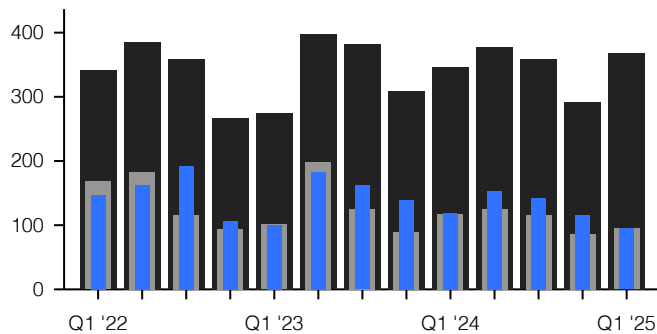
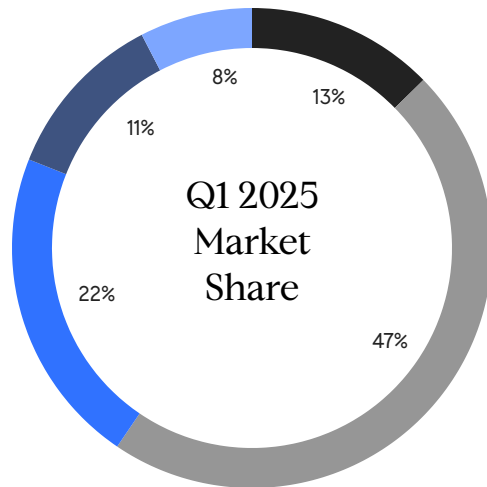
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$795,000	\$742,500	7.1%	\$670,500	18.6%
1 BEDROOM	\$1,417,138	\$1,435,556	-1.3%	\$1,465,000	-3.3%
2 BEDROOM	\$2,700,000	\$2,947,500	-8.4%	\$2,560,000	5.5%
3 BEDROOM	\$4,519,094	\$5,400,000	-16.3%	\$4,887,500	-7.5%
4+ BEDROOM	\$11,375,000	\$8,320,000	36.7%	\$7,635,825	49.0%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$568,750	\$585,000	-2.8%	\$550,000	3.4%
1 BEDROOM	\$825,000	\$870,603	-5.2%	\$897,500	-8.1%
2 BEDROOM	\$1,747,500	\$1,767,500	-1.1%	\$1,375,000	27.1%
3 BEDROOM	\$3,537,500	\$2,900,018	22.0%	\$3,237,500	9.3%
4+ BEDROOM	\$3,375,000	\$2,437,500	38.5%	\$4,200,000	-19.6%

FiDi/BPC

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	95	116	-18.1%	119	-20.2%
SALES VOLUME	\$139,229,997	\$145,992,074	-4.6%	\$162,714,972	-14.4%
AVG. DISCOUNT	9%	8%	-	7%	-
MEDIAN PRICE	\$995,000	\$965,000	3.1%	\$981,593	1.4%
AVERAGE PRICE	\$1,465,579	\$1,258,552	16.4%	\$1,367,353	7.2%
AVERAGE PPSF*	\$1,289	\$1,249	3.2%	\$1,240	4.0%
AVERAGE SF*	1,182	1,021	15.8%	954	23.9%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	95	86	10.5%	117	-18.8%
AVG. DISCOUNT	4%	4%	-	3%	-
MEDIAN PRICE	\$1,125,000	\$1,004,000	12.1%	\$1,250,000	-10.0%
AVERAGE PRICE	\$1,939,380	\$1,513,845	28.1%	\$1,527,914	26.9%
AVERAGE PPSF*	\$1,471	\$1,364	7.8%	\$1,321	11.4%
AVERAGE SF*	1,230	1,018	20.8%	1,138	8.1%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	368	292	26.0%	347	6.1%
MEDIAN PRICE	\$1,395,000	\$1,333,750	4.6%	\$1,295,000	7.7%
AVERAGE PRICE	\$2,105,738	\$2,143,835	-1.8%	\$2,025,781	3.9%
AVERAGE PPSF*	\$1,528	\$1,515	0.9%	\$1,522	0.4%
AVERAGE SF*	1,251	1,299	-3.7%	1,224	2.2%

* Includes reported co-op square footage data.

FiDi/BPC

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	75	79	-5.1%	51	47.1%
SALES VOLUME	\$114,274,832	\$103,290,715	10.6%	\$60,169,638	89.9%
AVG. DISCOUNT	9%	9%	-	10%	-
MEDIAN PRICE	\$995,000	\$980,000	1.5%	\$865,000	15.0%
AVERAGE PRICE	\$1,523,664	\$1,307,477	16.5%	\$1,179,797	29.1%
AVERAGE PPSF	\$1,311	\$1,232	6.4%	\$1,166	12.4%
AVERAGE SF	1,126	1,009	11.6%	939	19.9%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	20	37	-45.9%	68	-70.6%
SALES VOLUME	\$24,955,165	\$42,701,359	-41.6%	\$102,545,334	-75.7%
AVG. DISCOUNT	9%	5%	-	3%	-
MEDIAN PRICE	\$911,500	\$950,000	-4.1%	\$1,151,650	-20.9%
AVERAGE PRICE	\$1,247,758	\$1,154,091	8.1%	\$1,508,020	-17.3%

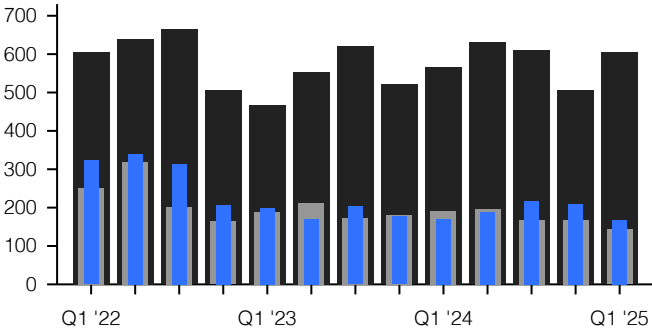
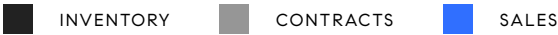
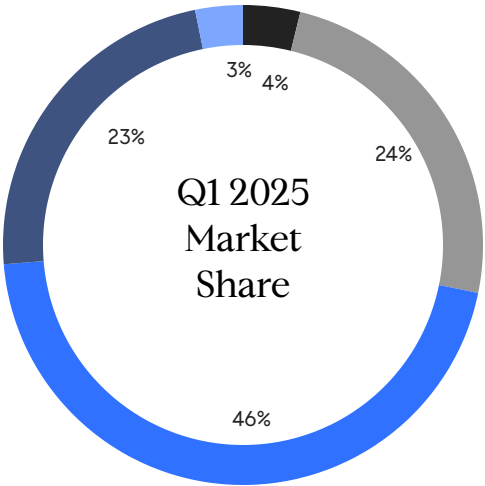
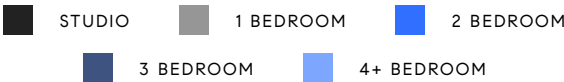
Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$732,920	\$720,000	1.8%	\$635,000	15.4%
1 BEDROOM	\$875,000	\$897,500	-2.5%	\$745,000	17.4%
2 BEDROOM	\$1,791,000	\$1,500,000	19.4%	\$1,617,775	10.7%
3 BEDROOM	\$3,145,026	\$2,845,000	10.5%	\$3,837,033	-18.0%
4+ BEDROOM	\$4,375,000	\$3,725,000	17.4%	-	-

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$455,000	\$530,000	-14.2%	\$710,000	-35.9%
1 BEDROOM	\$809,500	\$970,000	-16.5%	\$840,000	-3.6%
2 BEDROOM	\$898,000	\$950,000	-5.5%	\$915,500	-1.9%
3 BEDROOM	\$2,050,000	\$2,725,000	-24.8%	\$3,020,000	-32.1%
4+ BEDROOM	\$1,545,000	-	-	-	-

Upper Manhattan

SUBMARKET OVERVIEW



Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	168	209	-19.6%	170	-1.2%
SALES VOLUME	\$222,151,029	\$159,988,936	38.9%	\$182,405,316	21.8%
AVG. DISCOUNT	6%	7%	-	7%	-
MEDIAN PRICE	\$655,000	\$600,000	9.2%	\$650,000	0.8%
AVERAGE PRICE	\$1,322,328	\$765,497	72.7%	\$1,072,972	23.2%
AVERAGE PPSF*	\$1,595	\$899	77.4%	\$985	61.9%
AVERAGE SF*	983	905	8.6%	1,062	-7.4%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	143	167	-14.4%	191	-25.1%
AVG. DISCOUNT	5%	4%	-	4%	-
MEDIAN PRICE	\$650,000	\$695,000	-6.5%	\$650,000	-
AVERAGE PRICE	\$897,058	\$898,002	-0.1%	\$930,702	-3.6%
AVERAGE PPSF*	\$945	\$919	2.8%	\$953	-0.8%
AVERAGE SF*	1,058	987	7.2%	1,047	1.1%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	604	505	19.6%	567	6.5%
MEDIAN PRICE	\$699,000	\$695,000	0.6%	\$689,000	1.5%
AVERAGE PRICE	\$1,042,738	\$1,021,337	2.1%	\$1,082,932	-3.7%
AVERAGE PPSF*	\$962	\$953	0.9%	\$983	-2.1%
AVERAGE SF*	1,090	1,086	0.4%	1,072	1.7%

* Includes reported co-op square footage data.

Upper Manhattan

SUBMARKET OVERVIEW

Sales by Property Type

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	73	99	-26.3%	80	-8.7%
SALES VOLUME	\$86,097,874	\$94,859,186	-9.2%	\$122,711,646	-29.8%
AVG. DISCOUNT	3%	7%	-	6%	-
MEDIAN PRICE	\$892,000	\$752,000	18.6%	\$996,500	-10.5%
AVERAGE PRICE	\$1,179,423	\$958,174	23.1%	\$1,533,896	-23.1%
AVERAGE PPSF	\$1,090	\$1,055	3.3%	\$1,196	-8.9%
AVERAGE SF	1,042	919	13.4%	1,112	-6.3%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	95	110	-13.6%	90	5.6%
SALES VOLUME	\$136,053,155	\$65,129,750	108.9%	\$59,693,670	127.9%
AVG. DISCOUNT	9%	7%	-	7%	-
MEDIAN PRICE	\$570,000	\$451,250	26.3%	\$485,000	17.5%
AVERAGE PRICE	\$1,432,138	\$592,089	141.9%	\$663,263	115.9%

Median Price by Bedroom Count

Condos	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$547,500	\$460,000	19.0%	\$325,000	68.5%
1 BEDROOM	\$575,000	\$640,000	-10.2%	\$699,000	-17.7%
2 BEDROOM	\$936,000	\$849,000	10.2%	\$995,000	-5.9%
3 BEDROOM	\$1,455,000	\$1,450,000	0.3%	\$2,250,000	-35.3%
4+ BEDROOM	\$2,200,000	-	-	\$5,000,000	-56.0%

Co-ops	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
STUDIO	\$281,000	\$265,000	6.0%	\$340,000	-17.4%
1 BEDROOM	\$390,000	\$417,500	-6.6%	\$380,000	2.6%
2 BEDROOM	\$572,500	\$549,000	4.3%	\$626,223	-8.6%
3 BEDROOM	\$837,500	\$961,000	-12.9%	\$450,000	86.1%
4+ BEDROOM	\$975,000	\$725,000	34.5%	\$1,142,500	-14.7%

COMPASS

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Q1 2025

Manhattan Townhouse Market Report

COMPASS



163 East 64th Street

Neighborhood Map	03
Methodology	04
Overview	05
Submarkets	06

SOURCES

REBNY RLS,
ACRIS (Automated City Register Information System)

Manhattan Market Report

Neighborhood Map



Methodology

Geography covered in this report is Manhattan.

Inventory is calculated based on all single-family townhouses actively listed during the quarter at the time the report is prepared.

Contract Signed figures for the current quarter are based on publicly reported single-family townhouse transactions at the time the report is prepared. The signed price reflects the latest available asking price.

Recorded Sales figures for the quarter are based on known single-family townhouse closings recorded at the time the report is prepared.

Median Price is the middle price of a given dataset.

Average Price is the sum of all prices divided by the total number of properties.

Months of Supply is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

Time on Market is calculated by how many properties entered contract during the quarter in the given period.

Discount is the percentage difference between the initial list and recorded sale price.

Bedroom Count is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

Current Quarter is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

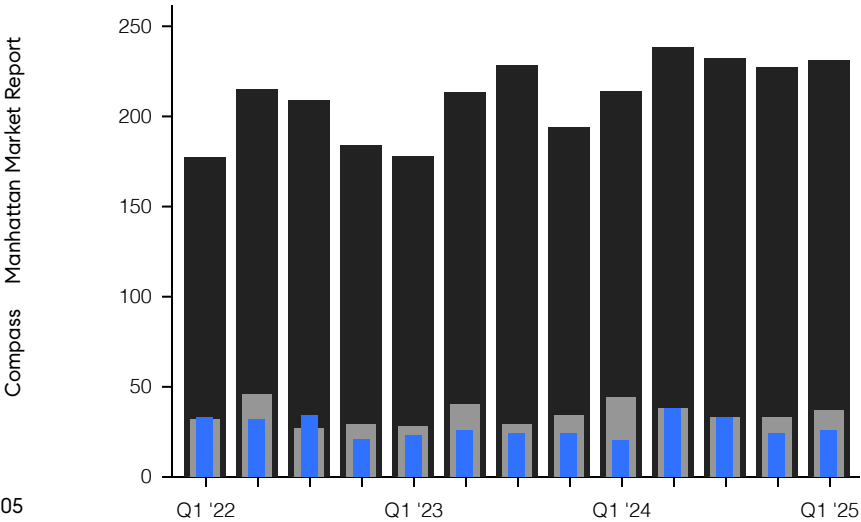
Q4: October 1 - December 31

Townhouses

OVERVIEW

- Sales saw healthy growth with 30% more closings year-over-year
- The average price per square foot increased 4.8% compared to this time last year
- Inventory was up slightly, though asking price saw limited movement overall
- Contract activity was down slightly from last year, but up compared to last quarter

INVENTORY CONTRACTS SALES



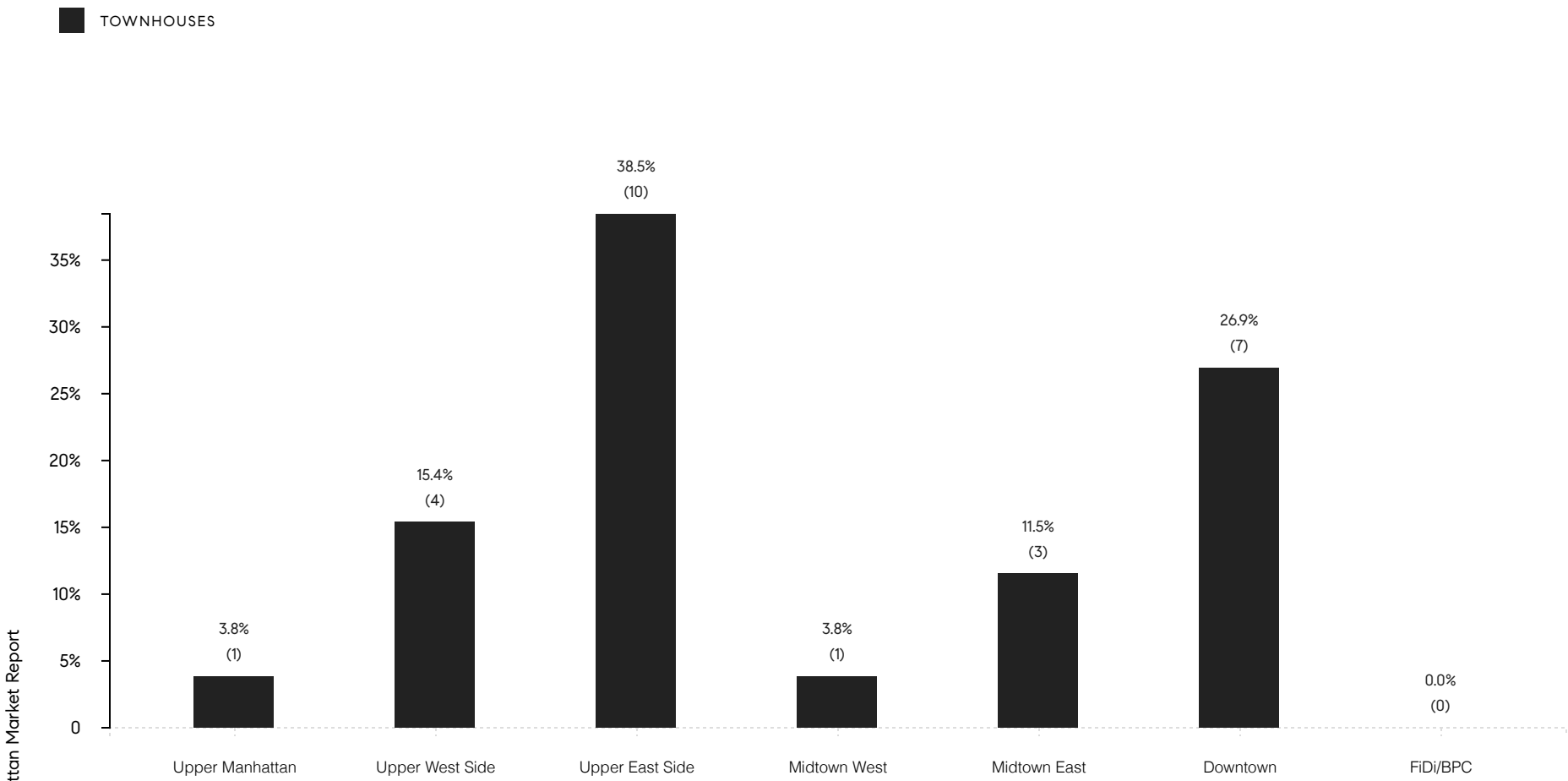
Sales	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# SALES	26	24	8.3%	20	30.0%
AVG. DISCOUNT	18%	17%	-	14%	-
MEDIAN PRICE	\$8,025,000	\$7,319,397	9.6%	\$6,232,500	28.8%
AVERAGE PRICE	\$9,461,751	\$9,237,533	2.4%	\$10,927,744	-13.4%
AVERAGE PPSF	\$1,710	\$1,804	-5.2%	\$1,631	4.8%
AVERAGE SF	5,537	5,270	5.1%	6,652	-16.8%

Contracts	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# CONTRACTS	37	33	12.1%	44	-15.9%
AVG. DISCOUNT	7%	12%	-	10%	-
MEDIAN PRICE	\$6,950,000	\$7,000,000	-0.7%	\$8,662,500	-19.8%
AVERAGE PRICE	\$9,378,568	\$8,494,667	10.4%	\$10,272,318	-8.7%
AVERAGE PPSF	\$1,504	\$1,756	-14.4%	\$1,702	-11.6%
AVERAGE SF	5,816	4,984	16.7%	6,068	-4.2%

Inventory	Q1 '25	Q4 '24	%Δ	Q1 '24	%Δ
# ACTIVES	231	227	1.8%	214	7.9%
MEDIAN PRICE	\$9,500,000	\$9,300,000	2.2%	\$10,000,000	-5.0%
AVERAGE PRICE	\$12,743,304	\$12,588,256	1.2%	\$12,786,963	-0.3%
AVERAGE PPSF	\$2,068	\$2,005	3.1%	\$2,056	0.6%
AVERAGE SF	6,160	6,268	-1.7%	6,220	-1.0%

Townhouses

SINGLE-FAMILY SALES BY SUBMARKET

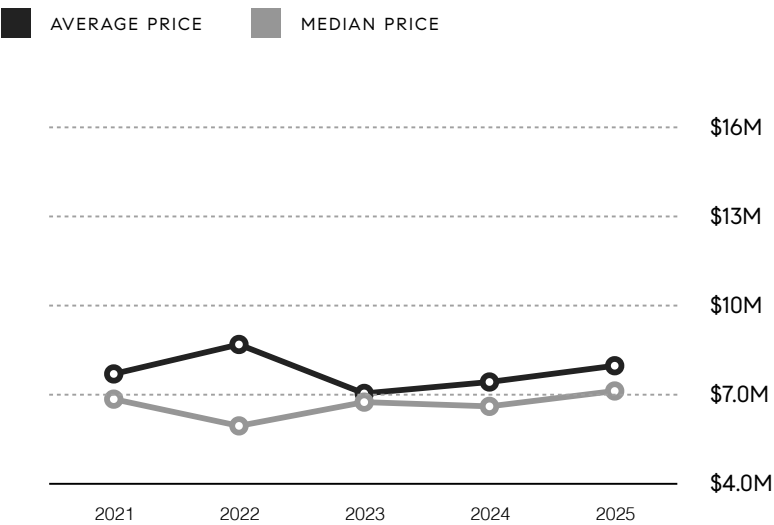


Upper West Side

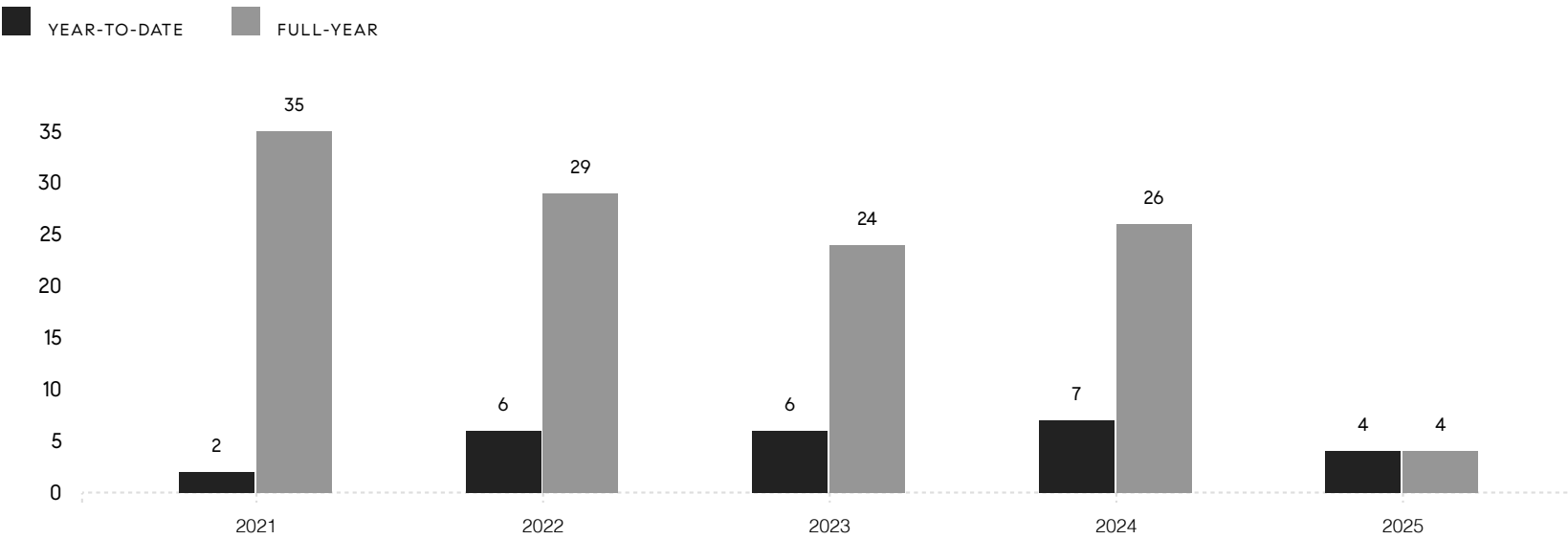
SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	4	7	-42.9%
AVG. DISCOUNT	20%	21%	-
MEDIAN PRICE	\$7,125,000	\$6,400,000	11.3%
AVERAGE PRICE	\$7,975,000	\$7,690,714	3.7%
AVERAGE PPSF	\$1,291	\$1,034	24.9%
AVERAGE SF	5,669	8,134	-30.3%

Historic Prices



Historic Sales

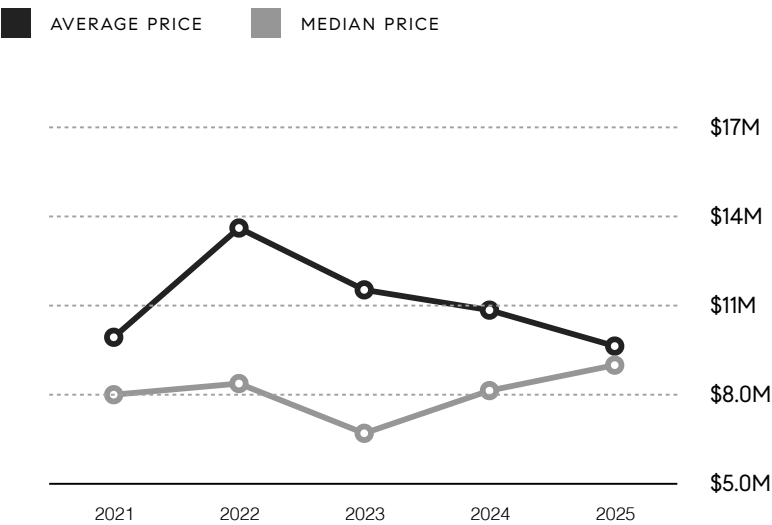


Upper East Side

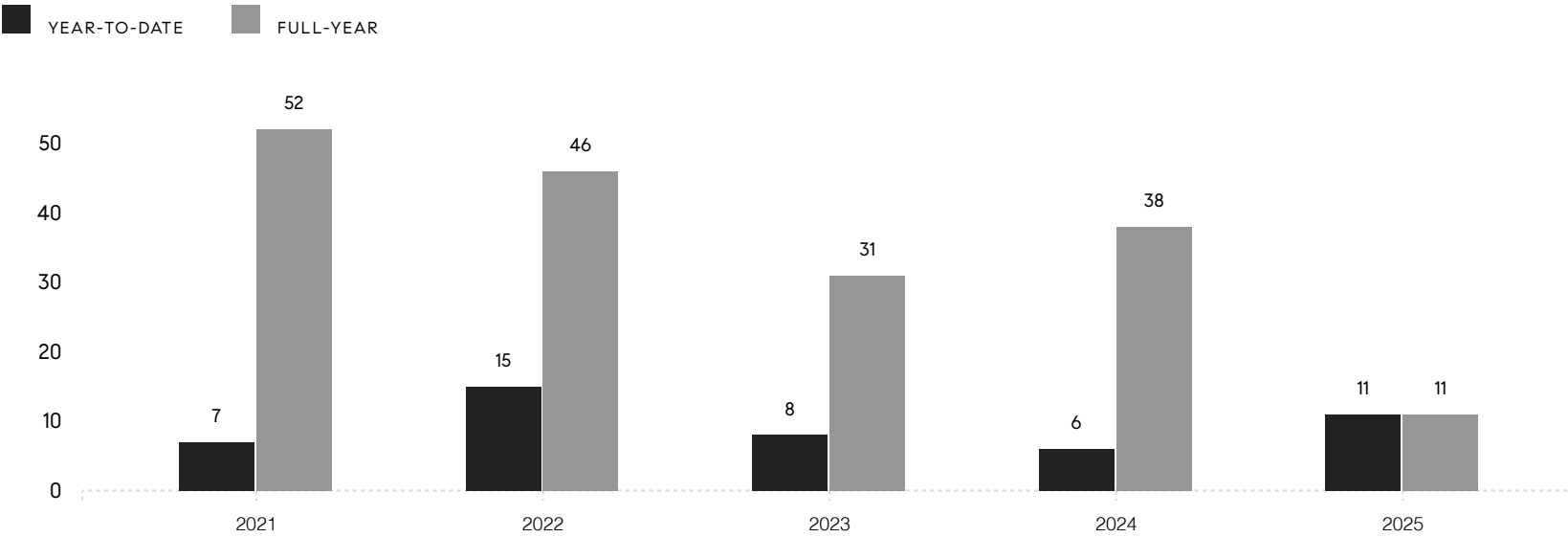
SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	11	6	83.3%
AVG. DISCOUNT	15%	7%	-
MEDIAN PRICE	\$8,995,000	\$13,915,000	-35.4%
AVERAGE PRICE	\$9,636,364	\$16,520,000	-41.7%
AVERAGE PPSF	\$1,821	\$2,028	-10.2%
AVERAGE SF	5,528	7,153	-22.7%

Historic Prices



Historic Sales

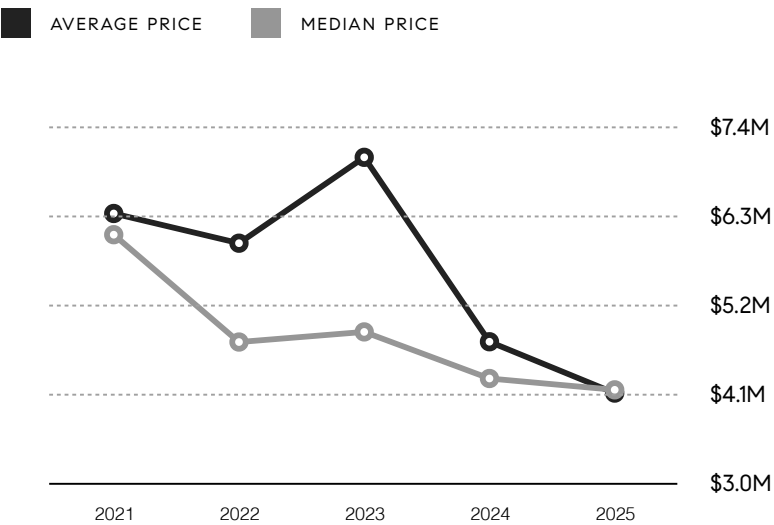


Midtown East

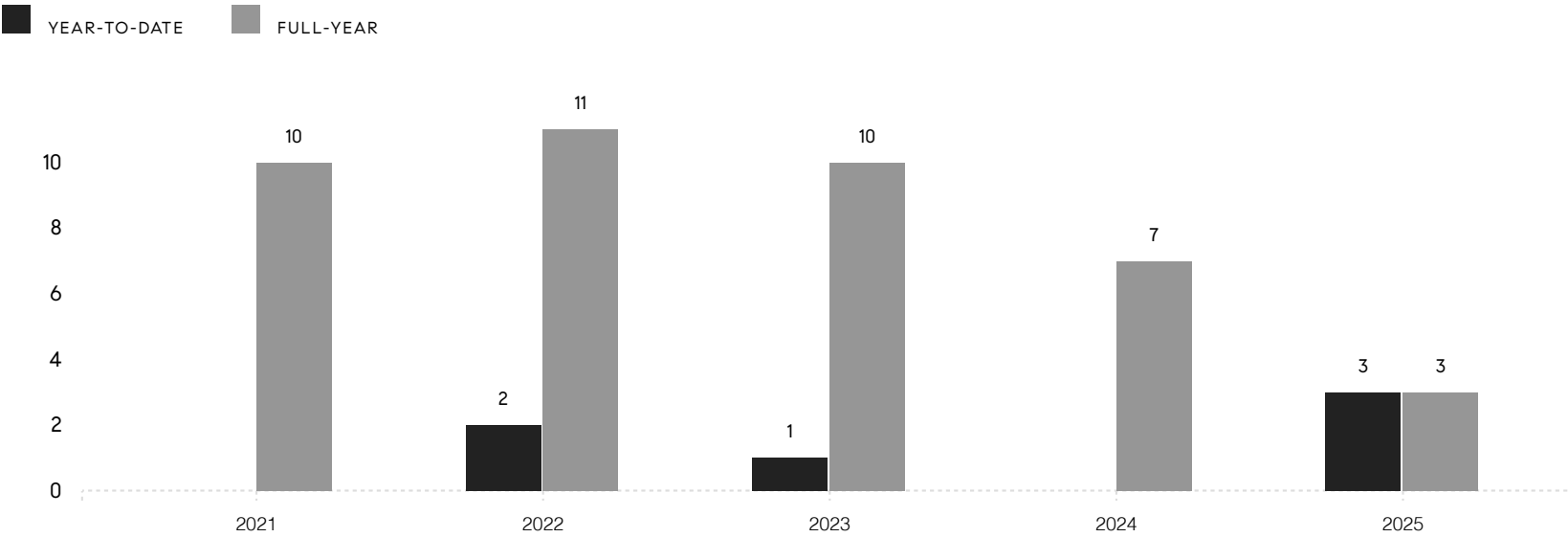
SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	3	0	0.0%
AVG. DISCOUNT	20%	-	-
MEDIAN PRICE	\$4,160,000	-	-
AVERAGE PRICE	\$4,120,000	-	-
AVERAGE PPSF	\$1,019	-	-
AVERAGE SF	4,035	-	-

Historic Prices



Historic Sales

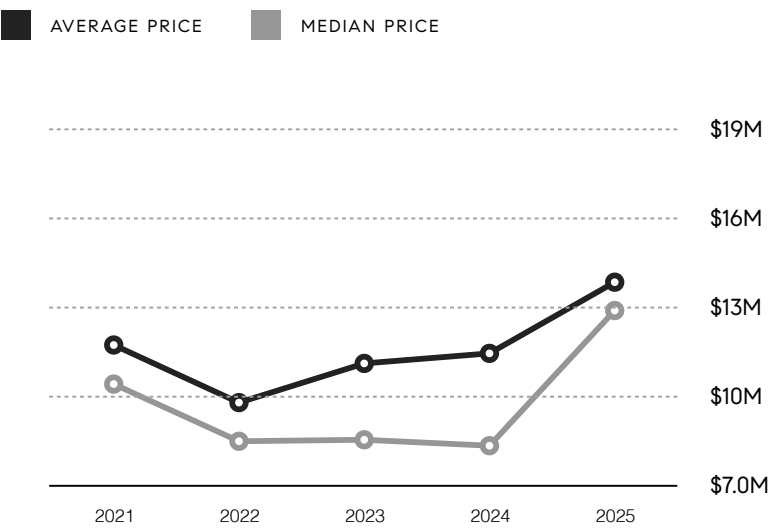


Downtown

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	7	7	0.0%
AVG. DISCOUNT	20%	18%	-
MEDIAN PRICE	\$12,900,000	\$11,000,000	17.3%
AVERAGE PRICE	\$13,854,464	\$11,935,700	16.1%
AVERAGE PPSF	\$2,168	\$2,112	2.7%
AVERAGE SF	7,065	5,867	20.4%

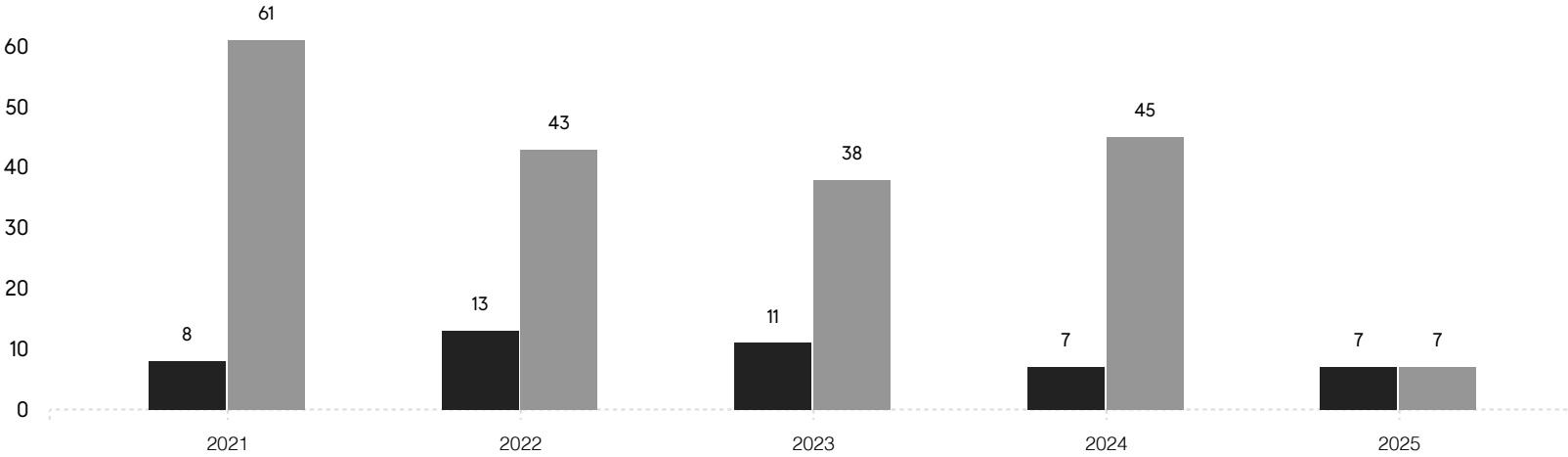
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

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Manhattan Market Report

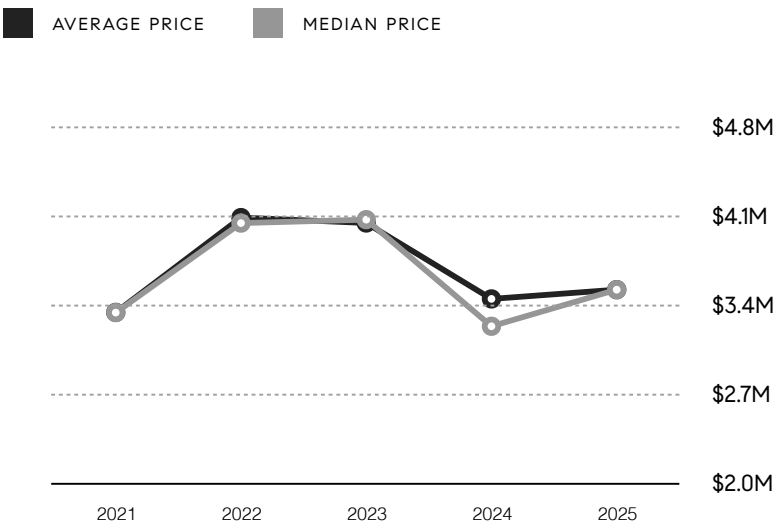


Upper Manhattan

SINGLE-FAMILY TOWNHOUSES

Sales	YTD 2025	YTD 2024	%Δ
# SALES	1	4	-75.0%
AVG. DISCOUNT	6%	18%	-
MEDIAN PRICE	\$3,525,000	\$3,167,584	11.3%
AVERAGE PRICE	\$3,525,000	\$3,458,790	1.9%
AVERAGE PPSF	\$1,056	\$753	40.2%
AVERAGE SF	3,337	4,756	-29.8%

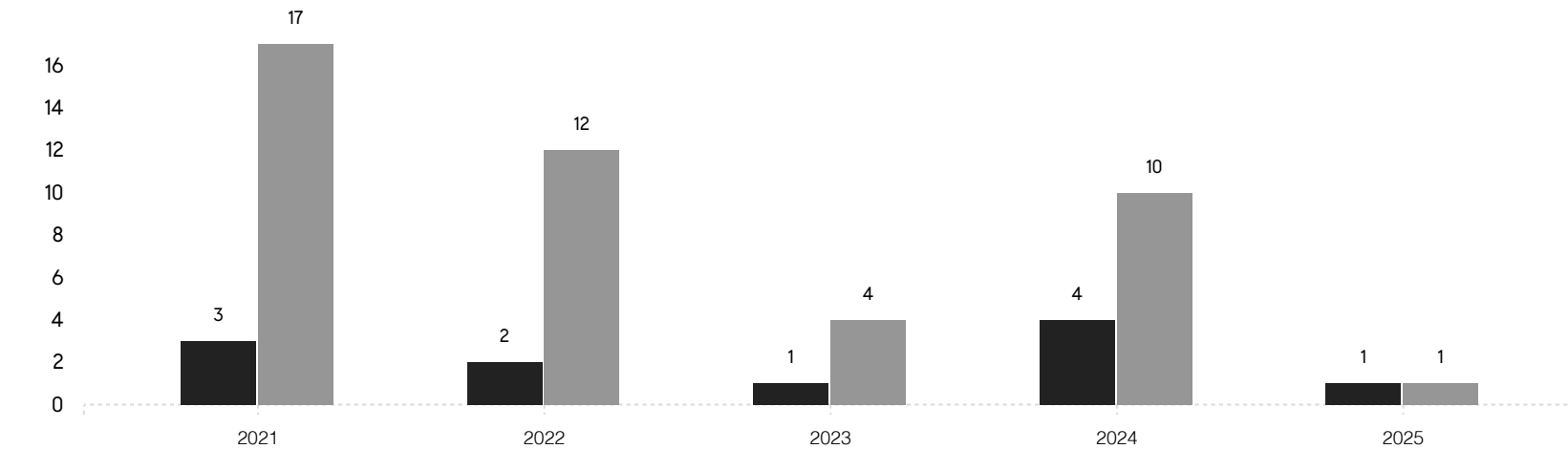
Historic Prices



Historic Sales

■ YEAR-TO-DATE ■ FULL-YEAR

Compass Manhattan Market Report



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