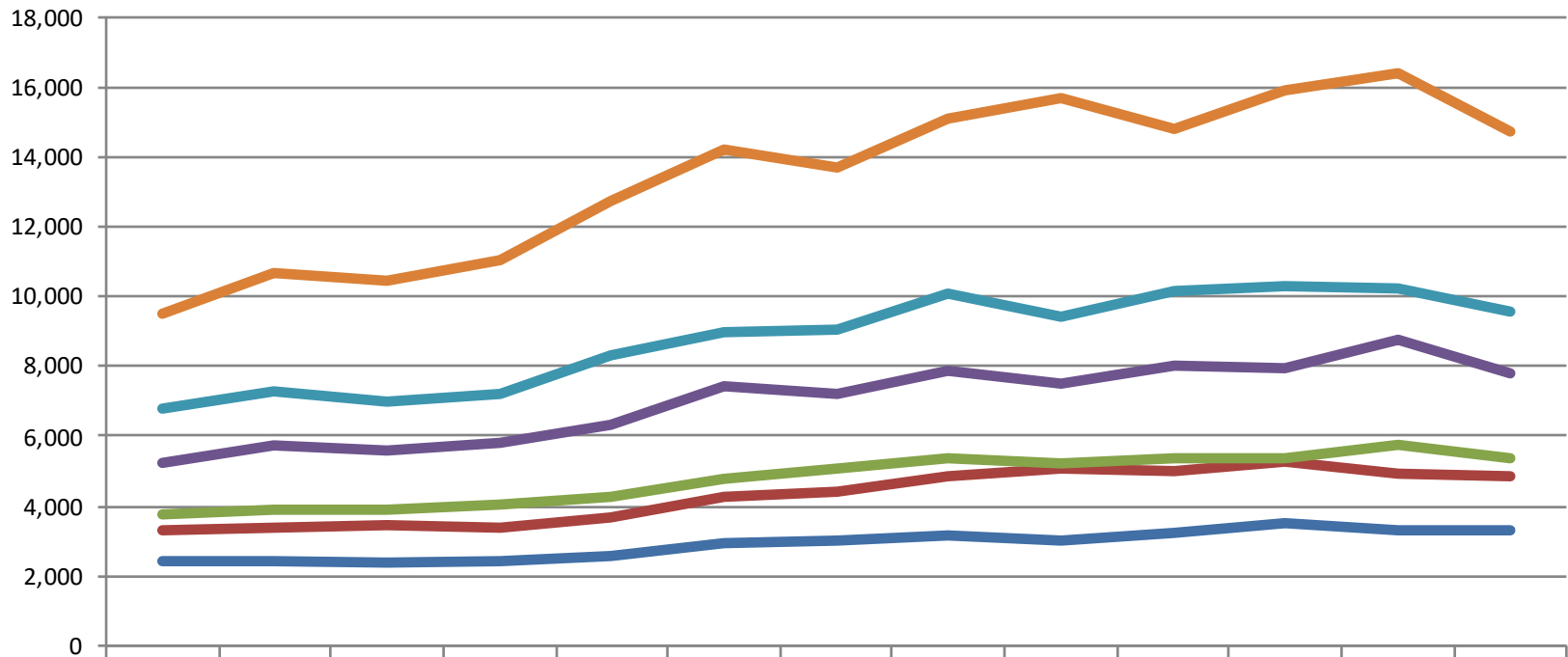


Manhattan Monthly Median Payments, Inc. Maintenance, CC & Tax (assumes 80% financing, excludes tax benefits)

Steven Kalachman LLC, Licensed Real Estate Broker (p) 646-285-3493



	1Q 2021	2Q 2021	3Q 2021	4Q 2021	1Q 2022	2Q 2022	3Q 2022	4Q 2022	1Q 2023	2Q 2023	3Q 2023	4Q 2023	1Q 2024
studio coop	2,395	2,438	2,382	2,420	2,580	2,908	3,003	3,185	3,001	3,230	3,511	3,313	3,316
studio condo	3,307	3,412	3,452	3,402	3,681	4,244	4,409	4,839	5,077	5,028	5,274	4,964	4,837
1BR coop	3,762	3,904	3,871	4,065	4,252	4,749	5,071	5,348	5,199	5,349	5,407	5,755	5,400
1BR condo	5,238	5,712	5,609	5,839	6,359	7,430	7,233	7,869	7,496	7,995	7,921	8,765	7,776
2BR coop	6,792	7,287	6,979	7,206	8,319	8,959	9,046	10,083	9,388	10,158	10,301	10,243	9,546
2BR condo	9,511	10,641	10,478	11,037	12,753	14,233	13,666	15,119	15,659	14,792	15,905	16,401	14,751