JULY — SEPTEMBER 2026

New York City *Q3 Report*

Real Estate Opportunity Score · 197 neighborhoods (NTA 2020) · scored sales, blended rents and the DCP supply pipeline in one city model.

197	13,443	$9,596	12 / 4
NEIGHBORHOODS SCORED & RANKED	SALES · Q3 2026	MEDIAN $ / SQM	BUY / BUILD ZONES



Q3 2026 · 13,443 SALES · MEDIAN RENT $2,613 / MO · 650,308 PIPELINE UNITS · SOURCE — REOS INTELLIGENCE ENGINE

REOS

DATA THROUGH 30 SEP 2026 · PUBLISHED OCT 2026

altctrl intelligence

NEW YORK CITY · Q3 2026

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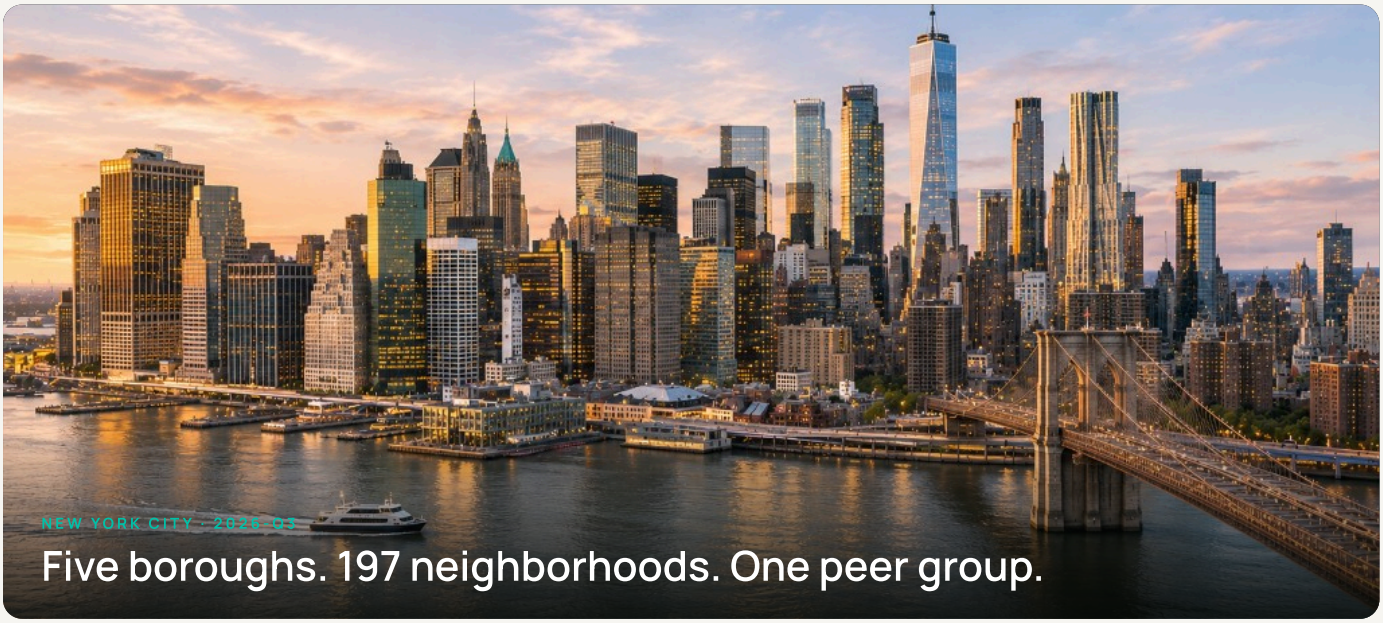
DCP PIPELINE · PROJECTS · METHOD

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HOW TO READ THIS REPORT

Every neighborhood (NTA 2020) carries a **REOS score** (0–100) built from a Market and a Development pillar, and one action tag from the V8.0 West matrix:

BUY	12	Prices soft vs peers, calm growth, workable yield. Build a position.
BUILD	4	Supply-led window. Follow delivery and absorption.
HOLD	154	Solid today. No active entry or exit call.
WATCH	27	Thin data or overheated tape. Monitor only.



13,443	$9,596	$2,613	197	650,308	43,740
Q3 SALES DEALS	MEDIAN $ / SQM	MEDIAN RENT / MO	NEIGHBORHOODS (NTA)	PIPELINE UNITS	ACTIVE DCP PROJECTS

01 · EXECUTIVE SUMMARY

Seven things that define Q3 2026

REOS reads New York the same way it reads every scored city: one peer group, one methodology, one quarterly stamp. NTA 2020 is the map; Models 1–8 and V8.0 West signals are the judgment.

Q3 SALES DEALS	MEDIAN $ / SQM	MEDIAN RENT / MO	BUY / BUILD
13,443	$9,596	$2,613	12 / 4
Sum of NTA snapshots	Residential sale tape	Blended zone rent	of 197 NTAs

KEY FINDINGS

01 **13,443 deeds** stamped across the NTA universe in the reporting-quarter snapshot.

02 **Signal mix is HOLD-heavy (154).** NYC is selective, not indiscriminately cheap.

03 **12 BUY** and **4 BUILD** neighborhoods clear the V8 matrix this quarter.

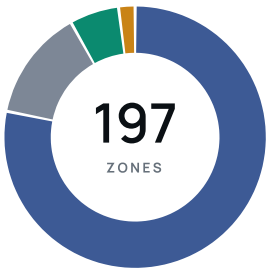
04 **27 WATCH**: thin trading or an overheated growth/liquidity mix.

05 **Pipeline:** 650,308 disclosed units across 43,740 active DCP projects.

06 **Top REOS:** Crown Heights (North) (82.1) leads the city index.

07 **Five boroughs, one peer group.** Percentiles are citywide, not borough-siloed.

SIGNAL MIX · 197 ZONES



HOLD	Solid today	154
WATCH	Thin data or overheated tape	27
BUY	Prices soft vs peers, calm growth, workable yield	12
BUILD	Supply-led window	4

TOP 10 NEIGHBORHOODS BY REOS SCORE

01	Crown Heights (North)	Brooklyn	HOLD	82.1
02	Upper West Side (Central)	Manha…	HOLD	81.6
03	Flushing-Willets Point	Queens	HOLD	80.5
04	Upper East Side-Lenox Hill-…	Ma…	HOLD	78.3
05	West Village	Manhattan	HOLD	77.8
06	Greenwich Village	Manhattan	HOLD	77.4
07	Upper East Side-Yorkville	Manhatt…	HOLD	77.2
08	Chelsea-Hudson Yards	Manhattan	HOLD	77.2
09	Upper West Side-Lincoln Squ…	M…	HOLD	76.6
10	Williamsburg	Brooklyn	HOLD	76.1

WHO MAKES THE TOP 96 · BY BOROUGH

Manhattan	27
Brooklyn	34
Queens	29
Bronx	5
Staten Island	1

Count of each borough's NTAs inside the citywide top 96 of 197. Top score: Crown Heights (North) (82.1).

02 · HOW WE SCORE

Two pillars, one zone rating

Market Score and Development Score combine into REOS. Model 8 (supply) feeds the signal matrix. All norms are within the NYC peer group for the quarter.

M

Market Score

Activity · Liquidity · Price · Income · Growth · Stability. How healthy the tape is today.

D

Development Score

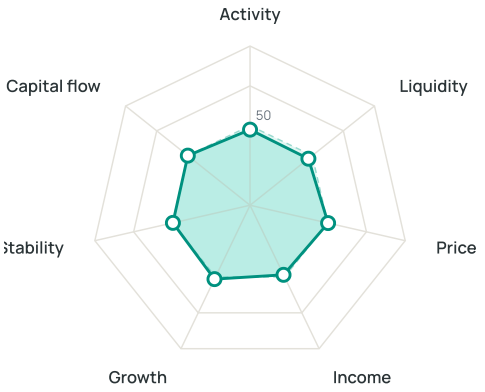
Growth · Capital flow · Activity · Liquidity · Price. Where momentum and capital are pointing.

R

REOS Score

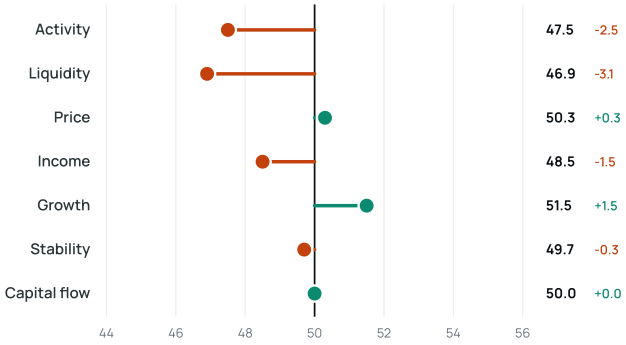
Blend of the two pillars (0–100). Used for ranking; tags use the V8 matrix, not REOS alone.

CITY RADAR · MEDIAN MODEL SCORES



192 of 197 NTAs are scoreable. Medians are taken across scoreable NTAs.

MODELS 1–7 · DISTANCE FROM THE PEER MIDPOINT (50)



Left of the line = below the NYC midpoint; right = above it.

i **NYC rent note.** There is no open lease registry. Contract counts use ACS renter-occupied stock; monthly rent is a blended zone aggregate (ZORI × ACS + HUD SAFMR + Apartment List).

03 · TAG RULES

What each tag means

Four actions. One evaluation order. Tags are first-match, and scores are never recomputed in this report.

● BUY

12

Prices soft vs peers, calm growth, workable yield. Build a position.

Horizon 2–3 yr

● BUILD

4

Supply-led window. Follow delivery and absorption.

Horizon 9–15 mo

● HOLD

154

Solid today. No active entry or exit call.

Core of the city book

● WATCH

27

Thin data or overheated tape. Monitor only.

Monitor

STEP 1
WATCH if not scoreable

STEP 2
BUILD if supply-led

STEP 3
BUY if cheap · calm · yield

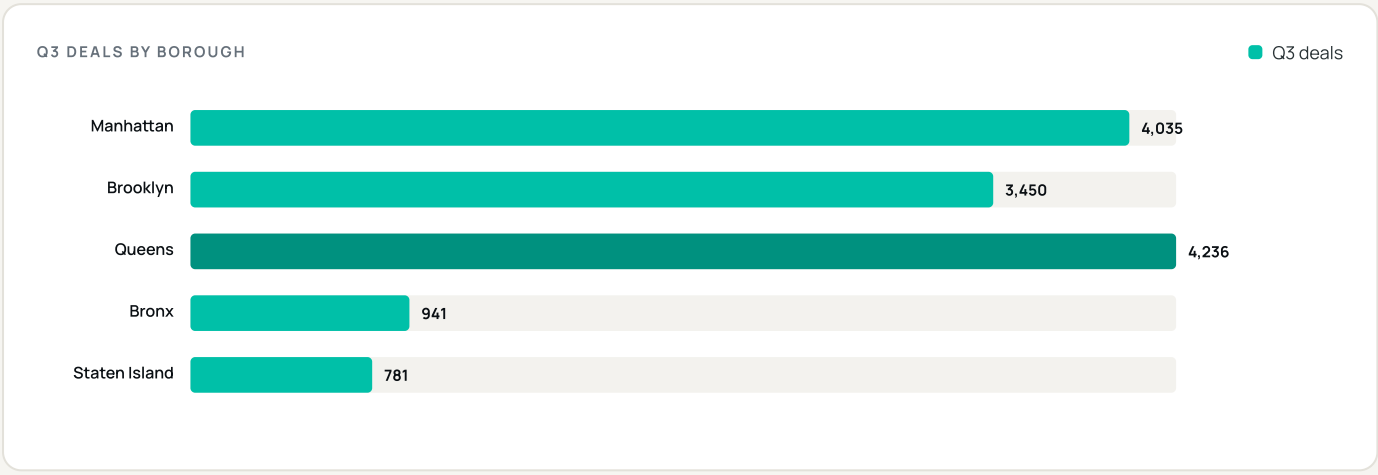
STEP 4
WATCH if overheated

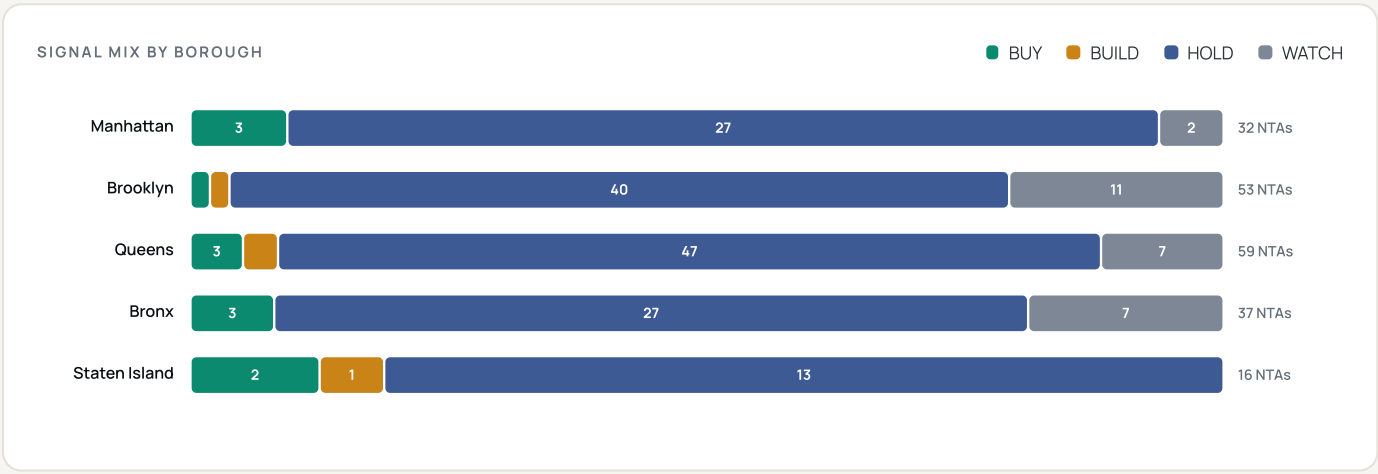
STEP 5
Otherwise HOLD

04 · BOROUGH LENS

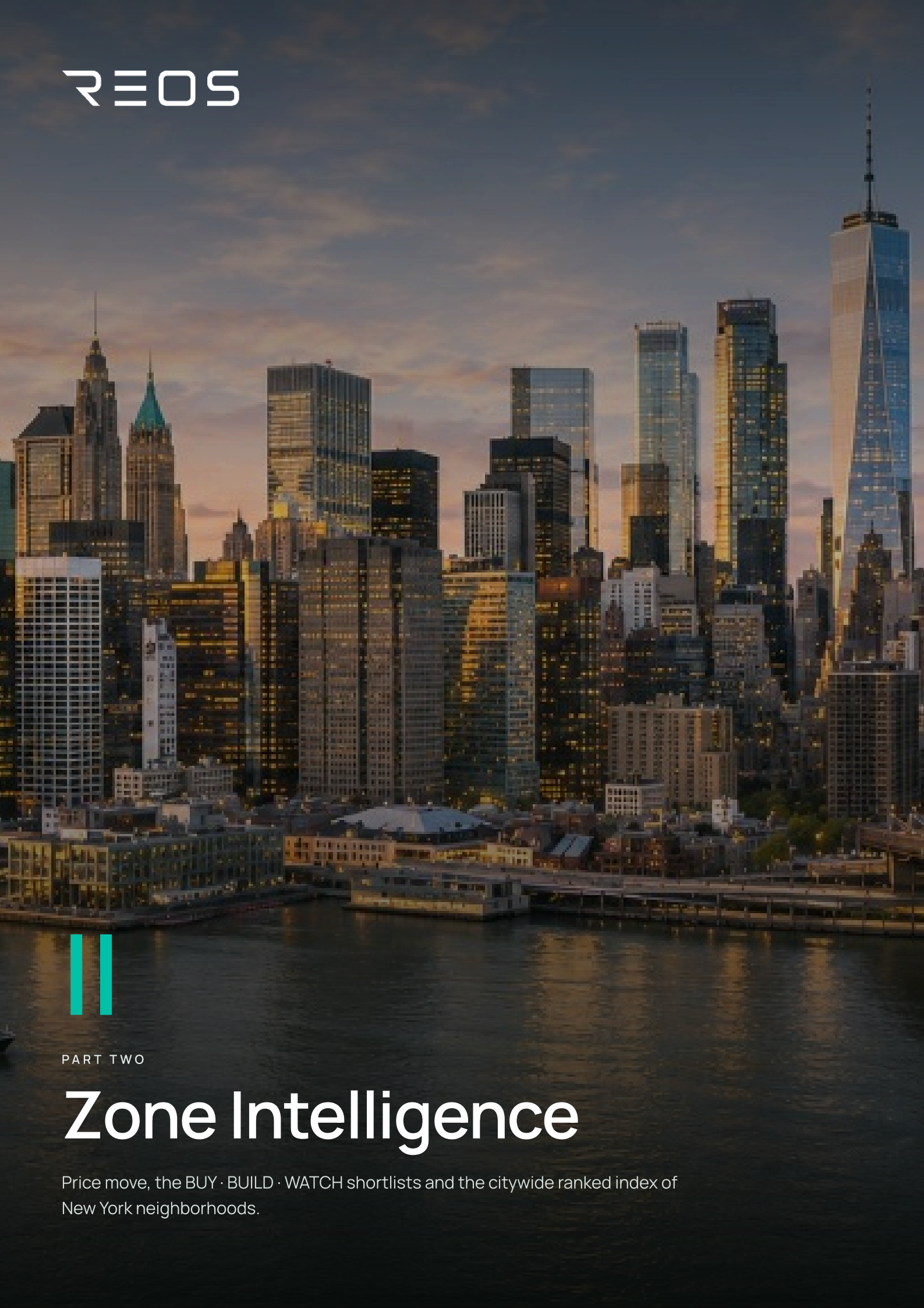
Five boroughs, one peer group

Percentiles are citywide, not borough-siloed. Borough cuts show where the tape and the tags concentrate.





	Q3 DEALS	BUY	BUILD	WATCH	HOLD	REOS LEADER	
MN · 32 NTAS Manhattan	4,035	3	0	2	27	Upper West Side (Central)	81.6
BK · 53 NTAS Brooklyn	3,450	1	1	11	40	Crown Heights (North)	82.1
QN · 59 NTAS Queens	4,236	3	2	7	47	Flushing-Willets Point	80.5
BX · 37 NTAS Bronx	941	3	0	7	27	Concourse-Concourse Village	52.1
SI · 16 NTAS Staten Island	781	2	1	0	13	New Springville-Willowbrook…	63.9



II

PART TWO

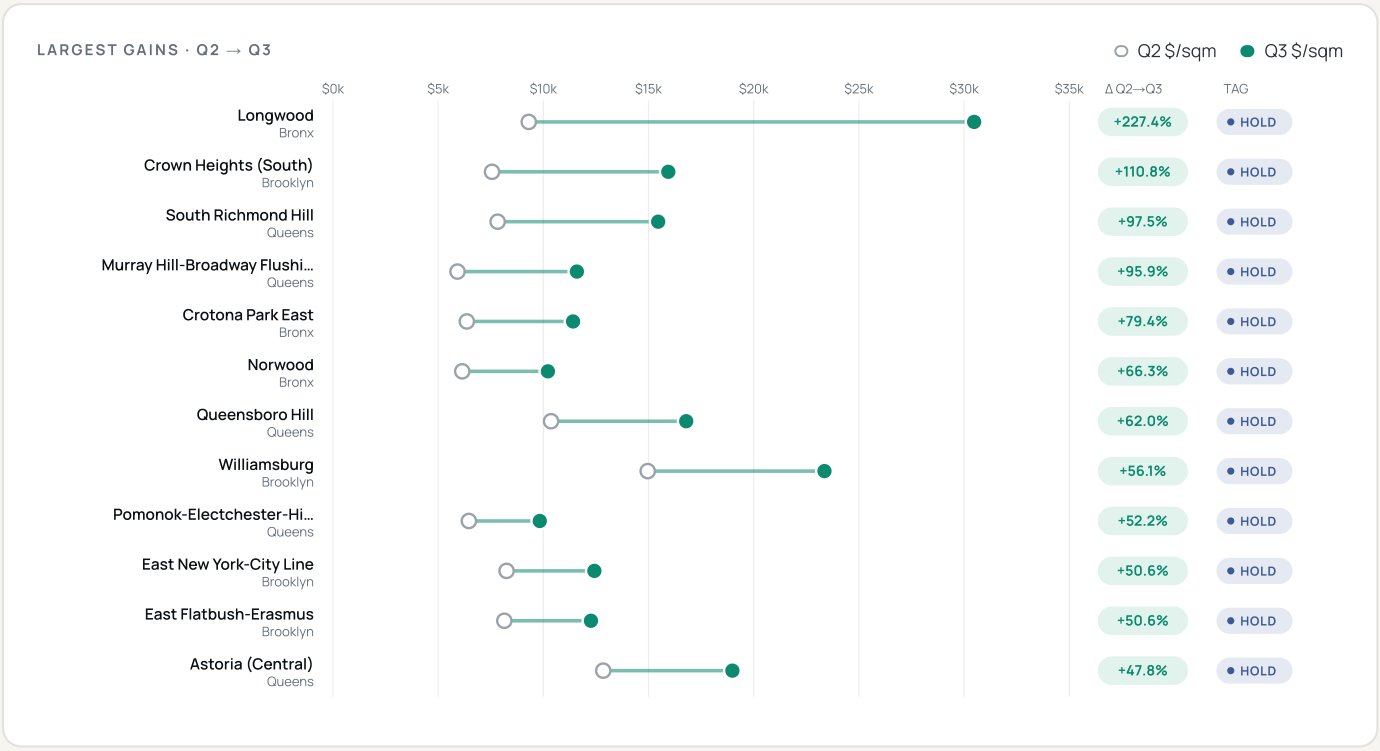
Zone Intelligence

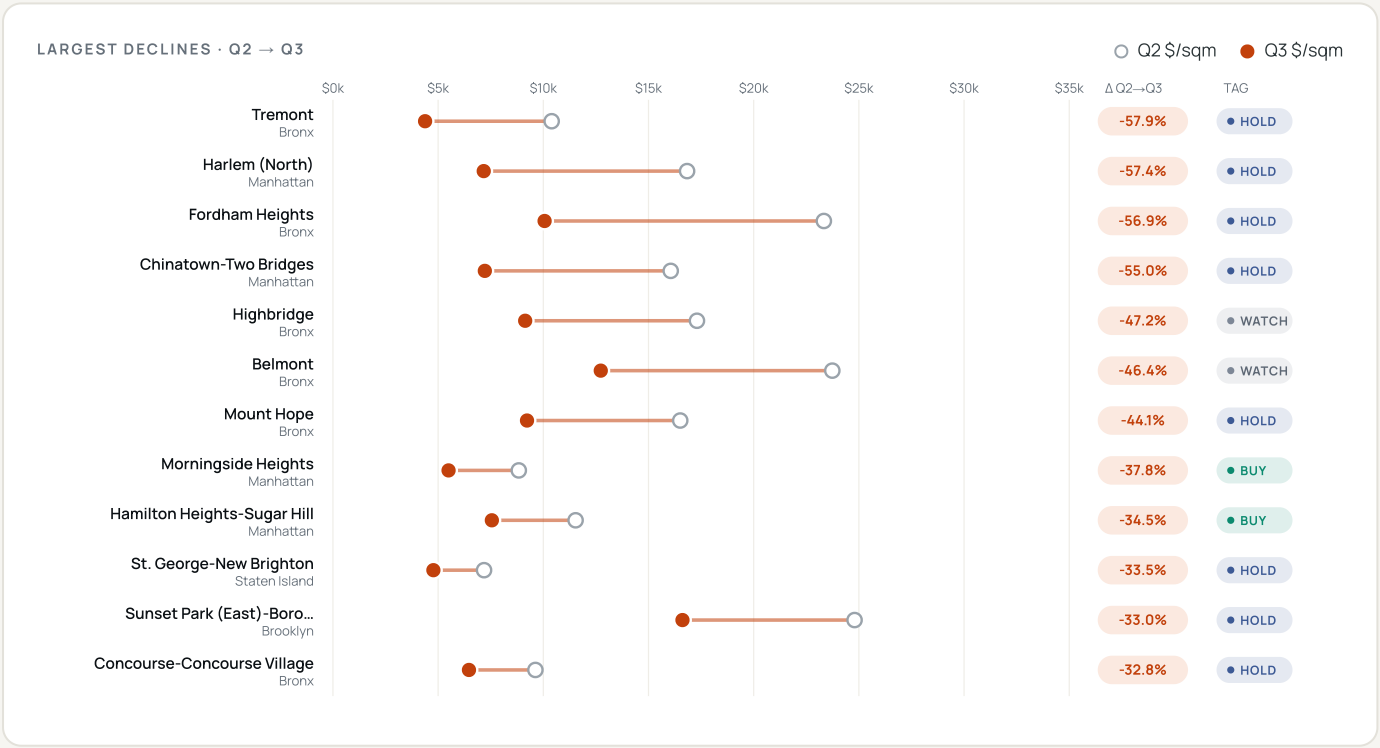
Price move, the BUY · BUILD · WATCH shortlists and the citywide ranked index of New York neighborhoods.

05 · PRICE MOVE

Price move, Q2 → Q3

Residential USD/sqm from validation history: a true quarterly recompute, not a copied stamp. Each line runs from the Q2 price to the Q3 price.



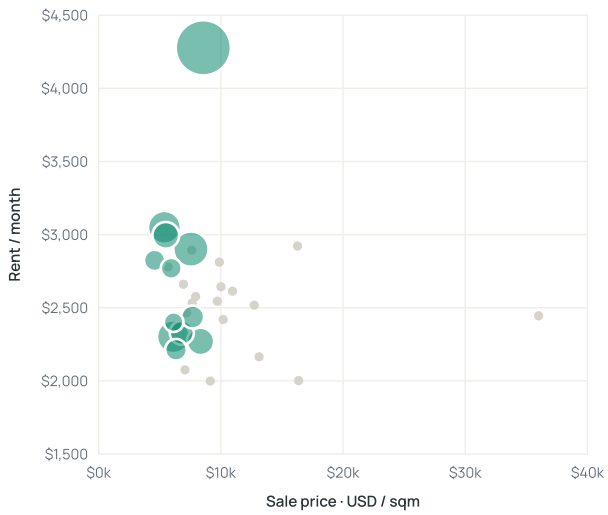


06 · WHERE TO ACT

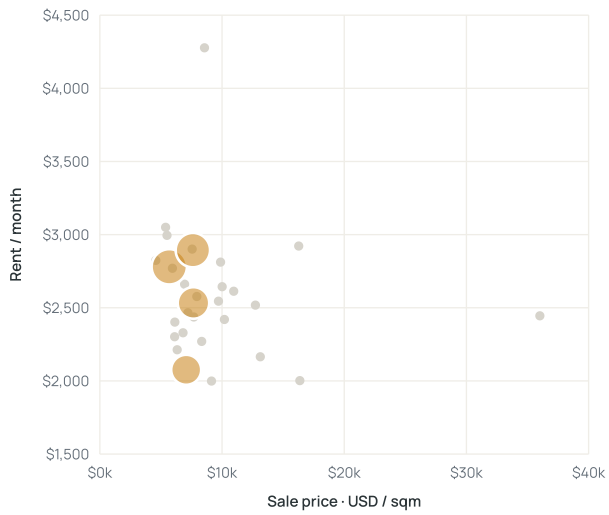
BUY and BUILD neighborhoods

NTAs that clear the BUY matrix: soft price rank, calm growth, workable yield. BUY is a relative opportunity vs the NYC peer set, not a guarantee.

BUY · PRICE VS RENT · BUBBLE = Q3 DEALS



BUILD · PRICE VS RENT · BUBBLE = Q3 DEALS



Grey dots = the other signal lists, for context. BUILD: Supply-led windows: elevated Model 8 with room on price and growth. Track permits → construction → completion; the edge is timing absorption against the disclosed book.

BUY 12 neighborhoods · sorted by REOS

NEIGHBORHOOD	BOROUGH	REOS	$/SQM	RENT	DEALS	PIPE
East Midtown-Turtle Bay	Manhattan	**68.2**	$8,564	$4,277	298	11,553
Hamilton Heights-Sugar Hill	Manhattan	**62.1**	$7,554	$2,901	82	2,895
Morningside Heights	Manhattan	**50.3**	$5,496	$2,995	31	1,820
Hollis	Queens	**44.3**	$8,334	$2,270	34	788
Kingsbridge Heights-Van Cortl…	Bronx	**41.3**	$7,687	$2,437	16	1,256
Bay Terrace-Clearview	Queens	**41.1**	$5,381	$3,050	65	1,199
Arden Heights-Rossville	Staten Island	**40.7**	$6,120	$2,302	65	135
Queensbridge-Ravenswood-Dutch…	Queens	**39.5**	$5,939	$2,770	10	6,882
Kingsbridge-Marble Hill	Bronx	**34.9**	$6,137	$2,402	7	1,550
Gravesend (South)	Brooklyn	**33.6**	$6,807	$2,329	20	471
Pelham Parkway-Van Nest	Bronx	**24.6**	$4,579	$2,824	11	1,299
Tompkinsville-Stapleton-Clift…	Staten Island	**21.9**	$6,329	$2,213	12	2,099

BUILD 4 neighborhoods · sorted by REOS

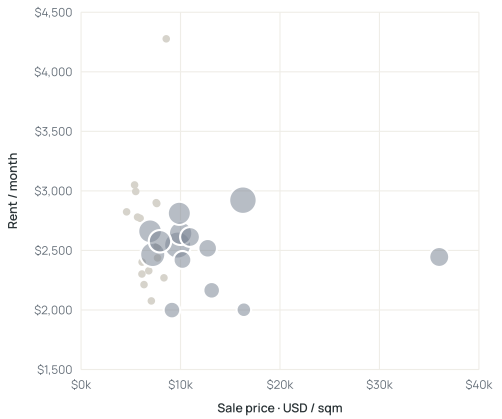
NEIGHBORHOOD	BOROUGH	REOS	$/SQM	RENT	DEALS	PIPE
Whitestone-Beechhurst	Queens	**57.7**	$7,613	$2,894	76	549
Midwood	Brooklyn	**46.6**	$7,661	$2,533	57	848
Oakland Gardens-Hollis Hills	Queens	**46.6**	$5,681	$2,780	83	537
Tottenville-Charleston	Staten Island	**38.8**	$7,066	$2,076	48	562

06 · WHERE TO ACT

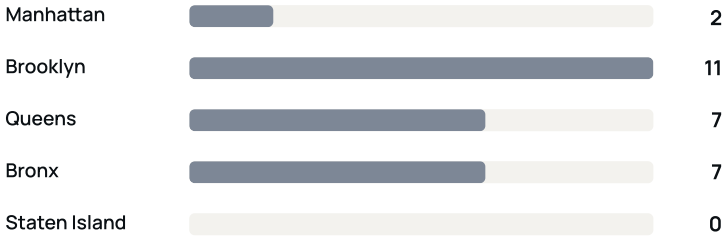
WATCH neighborhoods

Thin trading floors, or overheated growth/liquidity with weak yield. Monitor, don't force a call.

WATCH · PRICE VS RENT · BUBBLE = Q3 DEALS



WATCH ZONES BY BOROUGH · 27 CITYWIDE



4 WATCH zones had no Q3 sales ($/sqm = 0) and are left off the chart: Spring Creek-Starrett City, Co-op City, Claremont Village-Claremont (..., Stuyvesant Town-Peter Cooper .... Grey dots = the other signal lists, for context.

● WATCH 18 listed neighborhoods · sorted by REOS

NEIGHBORHOOD	BOROUGH	REOS	$/SQM	RENT	DEALS	PIPE
Flatbush	Brooklyn	**58.1**	$9,709	$2,545	68	2,227
Bushwick (East)	Brooklyn	**54.5**	$16,275	$2,922	72	2,852
South Williamsburg	Brooklyn	**53.8**	$36,010	$2,445	22	2,325
Far Rockaway-Bayswater	Queens	**51.7**	$7,205	$2,466	53	4,482
West Farms	Bronx	**49.7**	$16,367	$2,002	4	1,789
Hunts Point	Bronx	**48.3**	$13,132	$2,165	9	1,047
Kensington	Brooklyn	**45.6**	$9,879	$2,812	39	1,137
Jamaica	Queens	**43.2**	$6,936	$2,661	43	8,646
Flatbush (West)-Ditmas Park-P...	Brooklyn	**40.9**	$7,936	$2,577	35	1,153
Westchester Square	Bronx	**35.9**	$10,955	$2,613	21	281
Ozone Park	Queens	**35.5**	$10,010	$2,644	41	889
Richmond Hill	Queens	**33**	$10,194	$2,420	13	700
Belmont	Bronx	**32.5**	$12,731	$2,518	16	3,592
Highbridge	Bronx	**31.1**	$9,138	$1,999	9	2,226
Claremont Village-Claremont (...	Bronx	**15**	no trades	$1,866	0	434
Stuyvesant Town-Peter Cooper ...	Manhattan	**15**	no trades	$3,992	0	557
Co-op City	Bronx	**13.6**	no trades	$2,149	0	1,165
Spring Creek-Starrett City	Brooklyn	**12.4**	no trades	$1,944	0	3,067

07 · CITY INDEX

Neighborhoods, ranked cold

Top 96 of 197 scored NTAs. Market (M) and Development (D) pillars are shown side by side.

#	NEIGHBORHOOD	BOROUGH	SIGNAL	REOS	M · D	$/SQM
01	Crown Heights (North)	Brooklyn	HOLD	82.1	75.1 · 89.1	$18,959
02	Upper West Side (Central)	Manhattan	HOLD	81.6	86.2 · 77.1	$13,459
03	Flushing-Willets Point	Queens	HOLD	80.5	74.4 · 86.7	$10,297
04	Upper East Side-Lenox Hill-...	Manhattan	HOLD	78.3	83.4 · 73.2	$11,248
05	West Village	Manhattan	HOLD	77.8	76.2 · 79.3	$18,356
06	Greenwich Village	Manhattan	HOLD	77.4	74.6 · 80.2	$16,095
07	Upper East Side-Yorkville	Manhattan	HOLD	77.2	82.0 · 72.4	$10,603
08	Chelsea-Hudson Yards	Manhattan	HOLD	77.2	79.6 · 74.7	$13,618
09	Upper West Side-Lincoln Squ...	Manhattan	HOLD	76.6	81.9 · 71.4	$13,178
10	Williamsburg	Brooklyn	HOLD	76.1	73.0 · 79.1	$23,365
11	Murray Hill-Kips Bay	Manhattan	HOLD	75.8	76.9 · 74.7	$8,485
12	Financial District-Battery ...	Manhattan	HOLD	75.8	81.5 · 70.0	$11,693
13	Washington Heights (North)	Manhattan	HOLD	75.7	71.7 · 79.7	$7,693
14	SoHo-Little Italy-Hudson Sq...	Manhattan	HOLD	75.1	71.6 · 78.7	$17,811
15	Upper East Side-Carnegie Hi...	Manhattan	HOLD	74.1	76.7 · 71.5	$14,482
16	Carroll Gardens-Cobble Hill...	Brooklyn	HOLD	74.1	70.5 · 77.7	$24,666
17	Gramercy	Manhattan	HOLD	73.7	72.6 · 74.8	$12,623
18	Park Slope	Brooklyn	HOLD	73.7	71.4 · 75.9	$20,642
19	Hell's Kitchen	Manhattan	HOLD	73.5	70.7 · 76.4	$8,782
20	Bay Ridge	Brooklyn	HOLD	73.4	73.0 · 73.7	$10,137
21	Downtown Brooklyn-DUMBO-Boe...	Brooklyn	WATCH	73.3	70.5 · 76.2	$23,536
22	Ridgewood	Queens	HOLD	73.0	68.0 · 78.1	$15,774
23	Astoria (North)-Ditmars-Ste...	Queens	WATCH	72.8	69.5 · 76.0	$18,481
24	Bedford-Stuyvesant (West)	Brooklyn	HOLD	71.5	72.8 · 70.2	$22,799
25	Long Island City-Hunters Po...	Queens	WATCH	70.1	68.1 · 72.0	$17,457
26	Bayside	Queens	HOLD	69.6	67.9 · 71.4	$9,988
27	Washington Heights (South)	Manhattan	HOLD	69.1	60.6 · 77.6	$10,374
28	Borough Park	Brooklyn	WATCH	68.9	62.7 · 75.1	$22,572
29	East Midtown-Turtle Bay	Manhattan	BUY	68.2	73.0 · 63.4	$8,564
30	Greenpoint	Brooklyn	HOLD	67.6	65.3 · 69.8	$25,106

07 · CITY INDEX · CONTINUED

Ranks 31–63

#	NEIGHBORHOOD	BOROUGH	SIGNAL	REOS	M · D	$/SQM
31	Forest Hills	Queens	HOLD	67.5	71.3 · 63.7	$5,672
32	Upper West Side-Manhattan V…	Manhattan	HOLD	67.2	70.4 · 64.0	$11,614
33	Midtown-Times Square	Manhattan	HOLD	67.1	69.5 · 64.7	$10,065
34	Gravesend (East)-Homecrest	Brooklyn	HOLD	66.8	60.3 · 73.2	$14,069
35	Bensonhurst	Brooklyn	HOLD	66.3	62.8 · 69.8	$17,639
36	Clinton Hill	Brooklyn	HOLD	66.0	62.3 · 69.7	$15,986
37	Brooklyn Heights	Brooklyn	HOLD	66.0	66.6 · 65.3	$14,284
38	Sunset Park (West)	Brooklyn	WATCH	65.2	62.8 · 67.7	$23,028
39	East Village	Manhattan	HOLD	65.1	68.3 · 61.8	$12,033
40	East New York (North)	Brooklyn	HOLD	65.0	56.1 · 74.0	$10,912
41	Tribeca-Civic Center	Manhattan	HOLD	64.6	64.9 · 64.3	$21,307
42	Rego Park	Queens	HOLD	64.1	62.9 · 65.3	$5,648
43	New Springville-Willowbrook…	Staten Island	HOLD	63.9	61.2 · 66.5	$7,255
44	Lower East Side	Manhattan	HOLD	63.7	63.2 · 64.3	$10,376
45	East Williamsburg	Brooklyn	WATCH	63.7	65.4 · 62.0	$21,599
46	Astoria (East)-Woodside (No…	Queens	HOLD	62.7	59.3 · 66.1	$9,935
47	South Ozone Park	Queens	HOLD	62.6	64.4 · 60.9	$8,577
48	Midtown South-Flatiron-Unio…	Manhattan	HOLD	62.3	67.5 · 57.2	$12,315
49	Murray Hill-Broadway Flushi…	Queens	HOLD	62.2	55.0 · 69.5	$11,596
50	Sheepshead Bay-Manhattan Be…	Brooklyn	HOLD	62.1	62.3 · 61.9	$8,225
51	Hamilton Heights-Sugar Hill	Manhattan	BUY	62.1	57.4 · 66.7	$7,554
52	Windsor Terrace-South Slope	Brooklyn	HOLD	60.7	59.1 · 62.3	$14,929
53	Harlem (South)	Manhattan	WATCH	60.1	60.8 · 59.3	$13,972
54	Kew Gardens Hills	Queens	HOLD	59.5	55.8 · 63.3	$6,594
55	Jackson Heights	Queens	HOLD	59.2	64.5 · 54.0	$6,858
56	Madison	Brooklyn	WATCH	58.8	55.6 · 61.9	$10,791
57	Astoria (Central)	Queens	HOLD	58.6	51.6 · 65.6	$18,988
58	Corona	Queens	WATCH	58.5	57.2 · 59.9	$13,402
59	Flatbush	Brooklyn	WATCH	58.1	54.6 · 61.6	$9,709
60	Canarsie	Brooklyn	HOLD	58.0	54.8 · 61.1	$11,171
61	Gravesend (West)	Brooklyn	HOLD	57.7	59.5 · 55.9	$15,021
62	Whitestone-Beechhurst	Queens	BUILD	57.7	59.6 · 55.7	$7,613
63	Middle Village	Queens	HOLD	57.5	56.0 · 59.0	$10,959

07 · CITY INDEX · CONTINUED

Ranks 64–96

#	NEIGHBORHOOD	BOROUGH	SIGNAL	REOS	M · D	$/SQM
64	Bedford-Stuyvesant (East)	Brooklyn	HOLD	57.2	58.3 · 56.1	$19,172
65	College Point	Queens	HOLD	57.2	55.3 · 59.1	$10,522
66	Maspeth	Queens	HOLD	57.0	54.5 · 59.4	$11,417
67	East Harlem (South)	Manhattan	HOLD	56.9	56.0 · 57.9	$14,543
68	Sunnyside	Queens	HOLD	56.5	58.4 · 54.7	$9,596
69	Springfield Gardens (North)…	Queens	HOLD	55.3	52.7 · 57.9	$8,208
70	Prospect Lefferts Gardens-W…	Brooklyn	HOLD	54.8	54.9 · 54.8	$13,459
71	Bushwick (East)	Brooklyn	WATCH	54.5	58.4 · 50.7	$16,275
72	South Williamsburg	Brooklyn	WATCH	53.8	45.0 · 62.7	$36,010
73	East New York-New Lots	Brooklyn	HOLD	53.1	57.4 · 48.9	$8,767
74	Elmhurst	Queens	HOLD	53.1	60.0 · 46.3	$8,915
75	Baisley Park	Queens	HOLD	52.2	54.0 · 50.5	$8,290
76	Concourse-Concourse Village	Bronx	HOLD	52.1	50.5 · 53.8	$6,466
77	Fort Greene	Brooklyn	HOLD	51.9	54.3 · 49.4	$16,102
78	Throgs Neck-Schuylerville	Bronx	HOLD	51.9	53.3 · 50.5	$7,890
79	Far Rockaway-Bayswater	Queens	WATCH	51.7	47.2 · 56.2	$7,205
80	East Flatbush-Farragut	Brooklyn	HOLD	51.4	49.5 · 53.3	$8,837
81	Inwood	Manhattan	HOLD	51.4	49.2 · 53.5	$4,275
82	Douglaston-Little Neck	Queens	HOLD	51.3	50.5 · 52.1	$6,311
83	Bath Beach	Brooklyn	HOLD	51.1	51.3 · 50.9	$15,667
84	Breezy Point-Belle Harbor-R…	Queens	HOLD	50.5	47.7 · 53.2	$8,917
85	Morningside Heights	Manhattan	BUY	50.3	49.0 · 51.7	$5,496
86	Mount Hope	Bronx	HOLD	50.1	43.2 · 57.0	$9,225
87	Coney Island-Sea Gate	Brooklyn	HOLD	49.9	47.5 · 52.3	$7,064
88	Bushwick (West)	Brooklyn	HOLD	49.7	51.7 · 47.8	$16,723
89	West Farms	Bronx	WATCH	49.7	36.3 · 63.1	$16,367
90	Glen Oaks-Floral Park-New H…	Queens	HOLD	49.2	48.6 · 49.9	$5,704
91	Mapleton-Midwood (West)	Brooklyn	HOLD	49.1	51.7 · 46.6	$14,862
92	Marine Park-Mill Basin-Berg…	Brooklyn	HOLD	48.5	50.8 · 46.2	$9,436
93	St. Albans	Queens	HOLD	48.5	49.2 · 47.8	$7,634
94	East Elmhurst	Queens	HOLD	48.5	45.0 · 52.0	$11,378
95	Hunts Point	Bronx	WATCH	48.3	36.8 · 59.8	$13,132
96	Woodside	Queens	HOLD	47.9	49.0 · 46.7	$8,862

Showing 96 of 96 ranked neighborhoods (top 96 of 197 NTAs). M = Market score, D = Development score.



III

PART THREE

Supply & Delivery

Where the next units are forming: the DCP Housing Database pipeline by neighborhood, the largest disclosed projects, and the method behind this report.

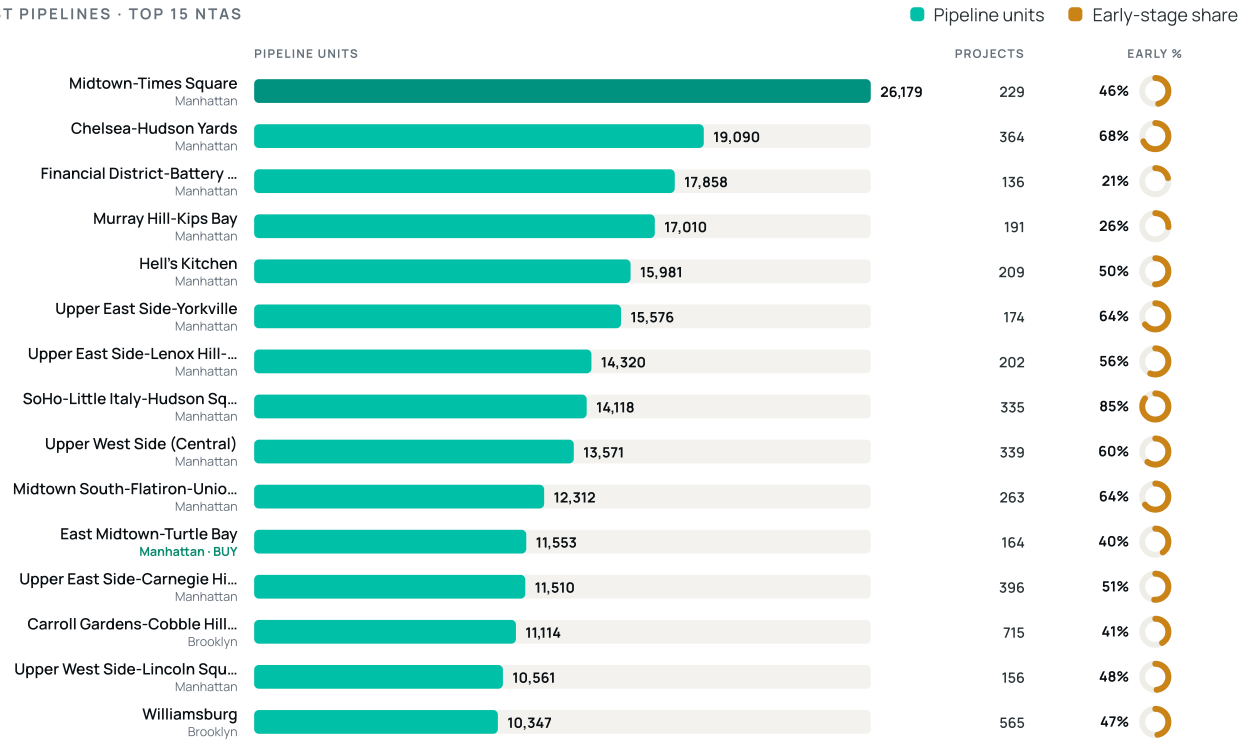
08 · SUPPLY PIPELINE

Where the next units are forming

DCP Housing Database projects rolled up to NTA. These are the Model 8 inputs. A high early share means more of the book is still ahead of delivery.

PIPELINE UNITS	ACTIVE PROJECTS	NTAS MAPPED	SHOWN HERE
650,308	43,740	197	15
DCP disclosed	City book	With pipeline	Deepest pipelines first

DEEPEST PIPELINES · TOP 15 NTAS



TOP 15 CONCENTRATION

34.0%

221,100 of 650,308 disclosed units sit in these 15 NTAs.

MANHATTAN-LED BOOK

13 of 15

of the deepest pipelines are in Manhattan; the rest are in Brooklyn.

STILL AHEAD OF DELIVERY

51%

average early-stage share across the top 15; highest is SoHo-Little Italy-Hudson Sq... at 85%.

PIPELINE UNDER THE ACTION LIST · BUY & BUILD ZONES, TOP 8 BY UNITS



09 · PROJECTS & DELIVERY

Largest disclosed projects

Address-level DCP jobs with the most units in the compiled NTA project lists. Project lists are compact samples per NTA, not the full DCP universe.

UNITS IN LIST	PERMITTED	FILED	NEW BUILDING / ALTERATION
19,687	15	3	5 / 13
18 largest disclosed jobs	Permitted for construction	Filed application	Job type split

LARGEST DISCLOSED PROJECTS · BY UNITS

New Building · Alteration

111 WALL STREET	Financial District-Battery ...	1,569	Permitted for Construction	Alteration
548 WEST 36 STREET	Chelsea-Hudson Yards	1,458	Filed Application	New Building
280 KENT AVENUE	Williamsburg	1,350	Permitted for Construction	New Building
265 SOUTH STREET	Chinatown-Two Bridges	1,313	Permitted for Construction	New Building
592 7 AVENUE	Midtown-Times Square	1,194	Permitted for Construction	Alteration
605 WEST 42 STREET	Hell's Kitchen	1,175	Filed Application	Alteration
777 CO OP CITY BOULEVARD	Co-op City	1,124	Permitted for Construction	Alteration
2500 FDR DRIVE	Murray Hill-Kips Bay	1,101	Permitted for Construction	Alteration
225 EAST 95 STREET	Upper East Side-Yorkville	1,087	Filed Application	Alteration
175 3 STREET	Carroll Gardens-Cobble Hill...	1,071	Permitted for Construction	New Building
150 WEST 48 STREET	Midtown-Times Square	1,046	Permitted for Construction	Alteration
455 MADISON AVENUE	Midtown-Times Square	989	Permitted for Construction	Alteration
592 7 AVENUE	Midtown-Times Square	957	Permitted for Construction	Alteration
229 EAST 42 STREET	Murray Hill-Kips Bay	884	Permitted for Construction	Alteration
29-19 41 AVENUE	Queensbridge-Ravenswood-Du...	870	Permitted for Construction	New Building
500 EAST 77 STREET	Upper East Side-Lenox Hill-...	838	Permitted for Construction	Alteration
505 WEST 37 STREET	Chelsea-Hudson Yards	835	Permitted for Construction	Alteration
100 WILLOUGHBY STREET	Downtown Brooklyn-DUMBO-B...	826	Permitted for Construction	Alteration

10 · METHODOLOGY

Method & disclaimer

A standard REOS Q3 city report for New York, built from the NYC zone-pack universe (V8.0 West). NYC sources only: DOF sales, blended rents, DCP Housing Database.

Engine

REOS Methodology V8.0 West · Models 1–8 · first-match signal matrix. This report never recomputes scores; it renders the stamped zone packs.

Sales

NYC DOF Citywide Rolling + Annualized Calendar Sales. Residential-led scoring.

Rents

Blended ZORI × ACS B25064 + HUD SAFMR 2BR + Apartment List. Contracts = ACS B25003 renter stock (not lease deeds).

Supply

DCP Housing Database (br6q-ssj3) → NTA pipeline + project summaries.

KNOWN GAPS

- No open NYC lease feed: ACS stock + marketplace/index blend used
- PLUTO unit area preferred for all quarters (V8 single-source floor area)
- Queens / Bronx / Staten Island fall back to the citywide Apartment List series

Disclaimer. REOS is decision support, not investment advice. Tags describe relative conditions inside the NYC peer set for 2026-Q3. Past patterns do not guarantee future results.

THE RULES THIS EDITION FOLLOWS

RULE	HOW ENFORCED
Tags from engine only	Read from the zone-pack signal, never re-derived when the report is rendered
Scoreable gate	At least 5 sales in the last three quarters and 5 in the three before; otherwise the zone is WATCH (thin)
Rent-only zones	Zones that are not scoreable and had no reporting-quarter sales are capped at a REOS score of 15 (lower scores stay as-is)
Yield	Blended annual zone rent ÷ sale price per sqm; typical unit of 70 sqm for rent per sqm
Price move	Residential USD/sqm from validation history, each quarter independently scored
Supply (Model 8)	DCP Housing Database pipeline per NTA, reporting-quarter snapshot from the zone pack
Ranked index	Top 96 of 197 NTAs printed (192 scoreable); percentiles are citywide, not borough-siloed

DATA SOURCES · AS STAMPED IN EVERY ZONE PACK

1. NYC DOF Citywide Rolling Calendar Sales (usep-8jbt)
2. NYC Citywide Annualized Calendar Sales Update (w2pb-icbu)
3. NYC Calendar Sales Archive (uzf5-f8n2) — pre-2016 reference only
4. PLUTO (64uk-42ks) for BBL area / unit proxies (sales sqft only)
5. DCP Housing Database Project Level (br6q-ssj3)
6. 2020 NTAs (9nt8-h7nd)
7. 2020 Census Tracts to NTAs Equivalency (hm78-6dwm)
8. Census ACS 5-year summary file B25064/B25003 (tract→NTA)
9. HUD Small Area FMR ZIP (FY2018–FY2026)
10. Zillow ZORI ZIP (index backbone; internal scoring)
11. Apartment List Rent Estimates (city/borough marketplace)

REOS

NEW YORK CITY · Q3 2026

The city is the product.

New York is a city of distinct markets: five boroughs, 197 neighborhoods and a deep development book, each moving on its own clock.

Across 197 NTAs, REOS brings recorded DOF sales, blended rents, the DCP supply pipeline and deterministic market intelligence into one consistent view of how each neighborhood is behaving.

197 neighborhoods. One quarterly stamp. Act where the matrix is clear, and watch the rest without forcing a story.

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