

# MANHATTAN

*market report*



1999-2008  
*10-year sales trend analysis*

*prepared by:*

**MILLER SAMUEL INC.**  
REAL ESTATE APPRAISERS & CONSULTANTS

# MANHATTAN MARKETS



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# MANHATTAN MARKETS

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Miller Samuel is an independent real estate appraisal and consulting firm that appraises residential property in Manhattan, Brooklyn, Queens, Westchester and Long Island including the Hamptons/North Fork. Founded in 1986, its clients include domestic and international financial institutions, law firms, consulting firms, developers, employee relocation companies, co-op boards and condo associations, managing agents, individuals and government agencies. Miller Samuel provides appraisal services for purchase and refinance mortgage origination, collateral management, auction, estate, trust, gift, divorce, bankruptcy, litigation, buyer and seller valuations as well as expert witness services and extensive assignments covering roof, hallway, basement and other common areas including valuations and share allocations.

Our affiliate, Miller Cicero is an independent commercial real estate appraisal and consulting firm that appraises property in the New York City region. Miller Cicero provides advisory services concerning office, retail and multi-unit residential, new development, commercial, sales and lease analysis.

Miller Samuel also prepares a series of market reports throughout the New York region:

- Manhattan Market Overview: a quarterly overview of co-op and condo sales
- Manhattan Townhouse Report: an annual report of the past ten years of 1-5 family townhouse sales
- Brooklyn Market Overview: a quarterly overview of residential sales
- Queens Market Overview: a quarterly overview of residential sales
- Long Island Market Overview: a quarterly overview of residential sales
- Hamptons/North Fork Market Overview: a quarterly overview of residential sales
- Hamptons/North Fork Market Ten Year Report: an annual report of residential sales

These market studies, customized data tables, charts, research papers, authored articles and other housing market resources are available at [www.milleramuel.com](http://www.milleramuel.com). For daily coverage of the real estate economy, visit the blog: Matrix: Interpreting The Real Estate Economy at [matrix.millersamuel.com](http://matrix.millersamuel.com).

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# INTRODUCTION

## METHODOLOGY

For more information on how this report is prepared, visit: [www.millersamuel.com/reports/methodology.php](http://www.millersamuel.com/reports/methodology.php)

## MARKET BOUNDARIES

While the boundaries for these neighborhoods are presented in each market area that is analyzed, a summary page of all boundaries can be viewed here: [www.millersamuel.com/reports/neighborhood-boundaries-popup.shtml](http://www.millersamuel.com/reports/neighborhood-boundaries-popup.shtml)

## MARKET COVERAGE

The coverage of the Manhattan real estate market in this report includes the entire island of Manhattan. The areas presented overlap in numerous ways because they reflect different markets, neighborhoods and sub-neighborhoods. The totals from these breakdowns exceed the overall Manhattan statistics. For example, a condo sale in Carnegie Hill is also included in the Upper East Side condo statistics, the East Side condo statistics, East/West/Downtown condo statistics, Manhattan condo statistics and Manhattan co-op and condo statistics.

The idea behind this coverage approach was to parse market information in commonly accepted delineations that were most requested, but most importantly, had adequate depth of data to extract trends.

These aggregate statistics can also be reviewed and generated as custom tables at: [www.millersamuel.com/data/](http://www.millersamuel.com/data/)

## SOURCE DATA

The data used in this report is based on the aggregate of the four quarterly reports published during the year based on the data available at each quarterly report release. After the end of each quarter, because of the lag between closing date and recording date, sales data continues to fall within those quarterly report time frames. As a result, this report does not include all sales to occur during the year, but is based on a large enough sample size to be a market trend reference.

The four tables presented for each market area: average sales price, average price per square foot, median sales price and number of sales are considered the source data of this report and are used for the accompanying charts and matrix tables.

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# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

### PRICE INDICATORS CONTINUE TO SET RECORDS

Despite weakening market conditions in the second half of 2008, all three price indicators trended higher this year, each setting records. The average sales price for a Manhattan apartment was \$1,591,823 this year, up 17.8% from the \$1,351,621 average sales price record set in 2007. The increase was skewed by the surge in higher priced sales, especially from new development activity. This year also marks the twelfth consecutive annual increase in the metric over the previous year, beginning with the \$399,501 average sales price in 1996.

Median sales price exceeded the \$900,000 threshold for the first time, rising 11% to a record \$955,000 from a record \$860,000 in 2007. Median sales price has risen for 13 consecutive years beginning in 1995, when this metric was \$207,500. Price per square foot was a record \$1,251 per square foot, 11.7% higher than the record \$1,120 per square foot in 2007 and the third consecutive year this metric has remained above the \$1,000 per square foot threshold. Price per square foot has increased over the prior year for the past twelve years.

### LISTING INVENTORY SPIKED AS NUMBER OF SALES DECLINED

There were 9,081 apartments listed for sale at the end of 2008, 40.9% more than the 6,446 listings available for sales at the end of 2007. Inventory levels rose each consecutive quarter in 2008. The average annual level of inventory over the past decade has been 6,866 units, just above the levels seen in 2007. Listing inventory is currently at its highest annual level in the decade this metric has been tracked.

As inventory expanded, the number of sales declined. There were 10,299 sales tracked in this study, 23.3% below the 13,430 record number of sales in the prior year, but the second highest level in the more than twenty years this metric has been measured. In 1988, there were 5,423 sales, less than half the level of sales activity of 2008. The 2008 level of sales was higher than the 9,387 unit average annual number of sales over the past decade.

Despite the increase in average sales price, the decline in the number of sales caused a decline in overall market volume. In 2008, the volume declined 19.1% to \$16,394,185,077 from \$18,152,270,030 in 2007, but was still the second highest volume total in history.

### MARKET INDICATORS WEAKENED AS INVENTORY EXPANDED

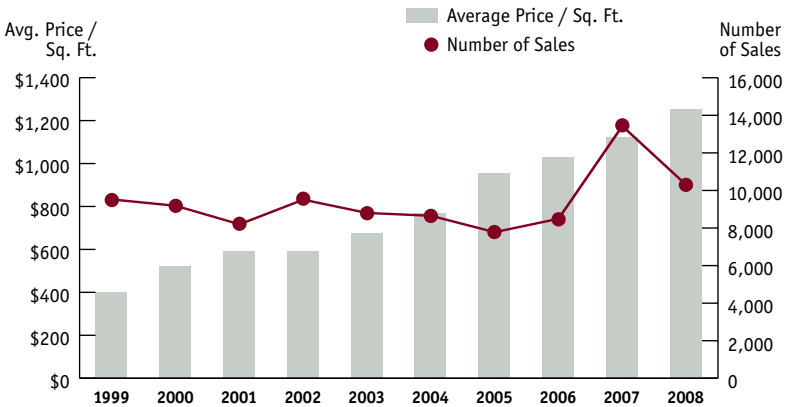
It took an average of 143 days to sell a Manhattan apartment in 2008, 18 days longer than the 125 days on market in 2007. The annual average days on market of the past decade was 124 days, reflective of the sharp increase in listing inventory over the past year. The high mark for this metric was 146 days in 2006 and the low mark was 92 days in 1999.

The listing discount was 4.1% in 2008, up from 2.4% in 2007 and second only to a 4.3% listing discount in 2003. The rise in inventory levels correlates with a wide spread between list price and sales prices because of the increased competition among listings.

# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,591,823	17.8%	\$1,351,621	207.2%	\$518,137
Average Price Per Sq. Ft	\$1,251	11.7%	\$1,120	212.8%	\$400
Median Sales Price	\$955,000	11.0%	\$860,000	208.1%	\$310,000
Number of Sales	10,299	-23.3%	13,430	8.2%	9,522
Average Days on Market	143	14.4%	125	55.4%	92
Average Discount from List Price *	4.1%		2.4%		3.3%
Listing Inventory	9,081	40.9%	6,446	31.5%	6906
30 Year Fixed Mortgage (Freddie Mac) *	5.14%		6.17%		7.91%
1 Year Adjustable Rate Martgage (Freddie Mac)*	4.95%		5.53%		6.53%

\*Year End

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$500,479	\$814,811	\$1,934,031	\$4,632,348	\$11,940,212	\$1,591,823
2007	\$449,128	\$736,807	\$1,655,185	\$4,261,011	\$8,601,960	\$1,351,621
2006	\$445,607	\$705,439	\$1,571,807	\$3,559,657	\$7,153,295	\$1,295,445
2005	\$389,435	\$648,423	\$1,495,109	\$3,412,859	\$7,734,909	\$1,221,265
2004	\$308,366	\$521,967	\$1,244,488	\$2,868,754	\$5,825,253	\$1,004,232
2003	\$281,854	\$451,632	\$1,034,286	\$2,482,126	\$5,230,774	\$850,340
2002	\$281,373	\$386,851	\$988,010	\$2,451,429	\$4,401,987	\$795,079
2001	\$373,915	\$427,885	\$842,271	\$2,000,928	\$5,307,905	\$778,575
2000	\$254,036	\$343,523	\$865,189	\$1,776,326	\$4,639,761	\$710,778
1999	\$164,717	\$271,800	\$674,779	\$1,467,277	\$3,162,892	\$518,137

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$993	\$1,087	\$1,373	\$1,800	\$2,831	\$1,251
2007	\$924	\$989	\$1,215	\$1,568	\$2,328	\$1,120
2006	\$859	\$922	\$1,103	\$1,409	\$1,900	\$1,031
2005	\$800	\$855	\$1,043	\$1,309	\$1,909	\$956
2004	\$632	\$689	\$819	\$1,057	\$1,481	\$767
2003	\$545	\$598	\$717	\$986	\$1,356	\$672
2002	\$552	\$496	\$682	\$951	\$1,190	\$617
2001	\$560	\$558	\$580	\$762	\$1,324	\$592
2000	\$425	\$450	\$573	\$678	\$1,061	\$522
1999	\$287	\$352	\$456	\$582	\$823	\$400

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$460,000	\$750,000	\$1,600,000	\$3,790,000	\$9,350,000	\$955,000
2007	\$415,000	\$690,000	\$1,387,000	\$3,495,000	\$6,450,000	\$860,000
2006	\$410,000	\$650,000	\$1,355,000	\$3,150,000	\$5,800,000	\$830,000
2005	\$365,000	\$610,000	\$1,272,000	\$2,995,000	\$5,850,000	\$750,000
2004	\$288,000	\$484,000	\$990,000	\$2,345,000	\$5,535,000	\$605,859
2003	\$246,188	\$415,000	\$855,000	\$2,050,000	\$3,700,000	\$495,000
2002	\$227,000	\$380,000	\$795,000	\$1,996,000	\$3,800,000	\$450,000
2001	\$210,000	\$360,000	\$750,000	\$2,000,000	\$3,850,000	\$430,000
2000	\$170,000	\$318,000	\$710,000	\$1,975,000	\$3,900,000	\$399,000
1999	\$134,000	\$250,000	\$575,000	\$1,450,000	\$3,300,000	\$310,000

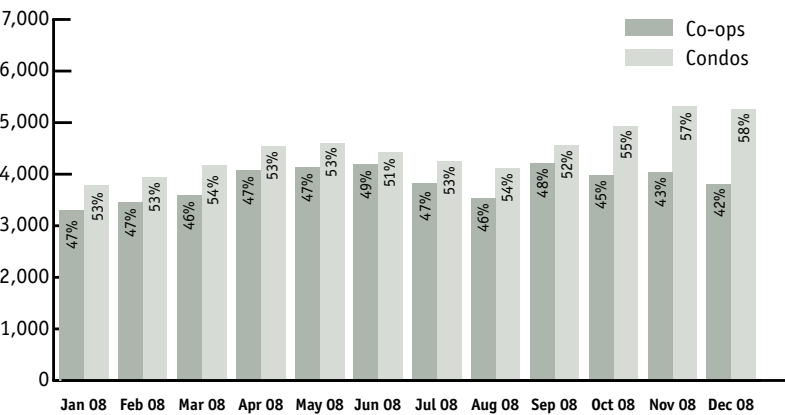
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	1,903	3,587	4,139	477	193	10,299
2007	2,286	4,591	5,723	661	169	13,430
2006	1,272	3,031	3,631	392	167	8,493
2005	1,261	2,796	3,179	408	136	7,780
2004	1,395	3,016	3,653	437	152	8,653
2003	1,284	3,118	3,862	398	140	8,802
2002	1,313	3,463	4,094	516	123	9,509
2001	1,187	2,626	3,802	448	135	8,198
2000	1,482	3,242	3,735	544	181	9,184
1999	1,654	3,605	3,624	463	176	9,522

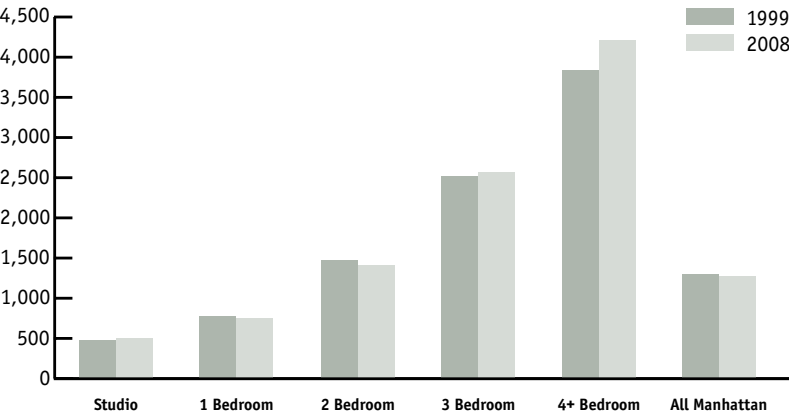
# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

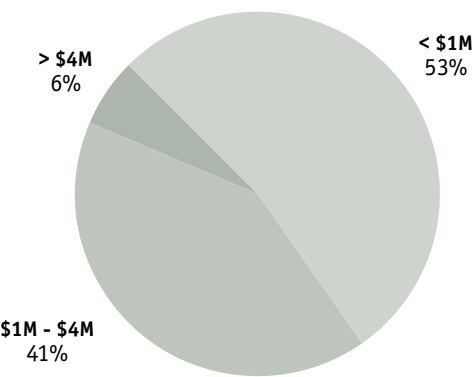
LISTING INVENTORY



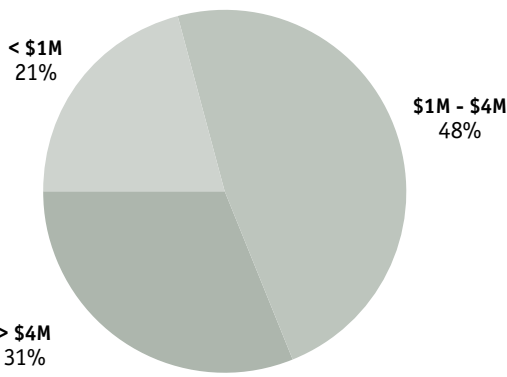
AVERAGE SQUARE FOOTAGE BY BEDROOMS



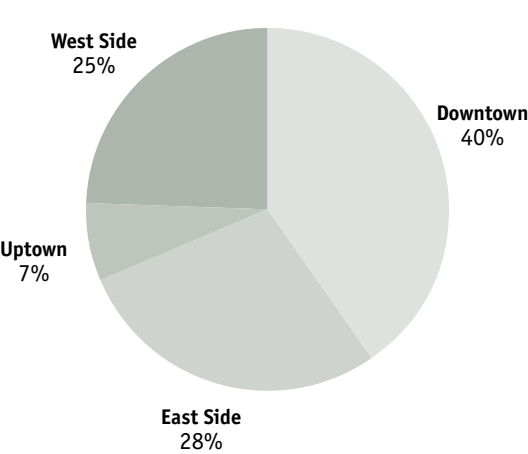
2008 NUMBER OF UNITS SOLD



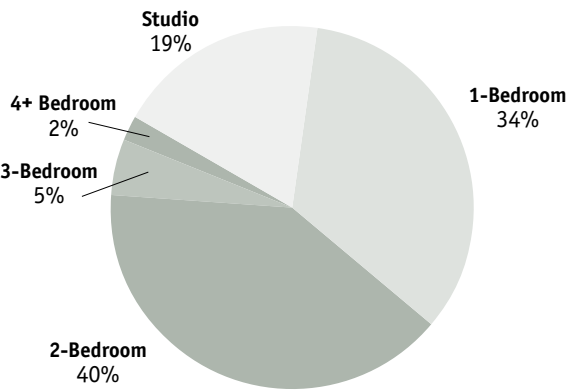
2008 AGGREGATE PURCHASE DOLLARS



2008 NUMBER OF UNITS SOLD BY AREA



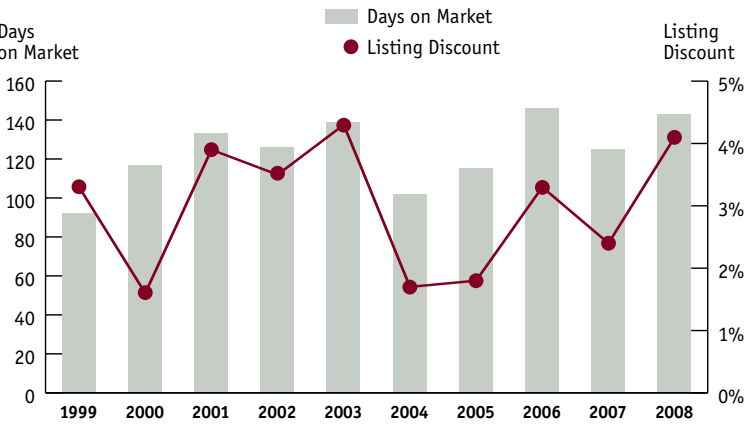
2008 NUMBER OF UNITS SOLD BY BEDROOMS



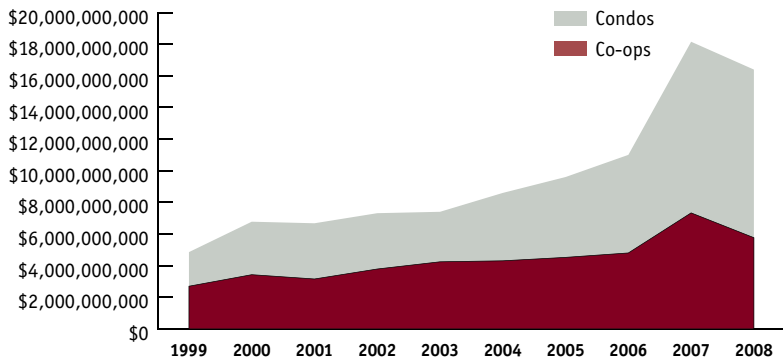
# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

DAYS ON MARKET/LISTING DISCOUNT



MARKET SALES VOLUME



MARKET AREA RANKING (percent change of average price per square foot, 2007-2008, co-ops, condos)

Market Area	Type	% Change
Battery Park City	Condos	31.2%
Lincoln Center	Co-ops + Condos	29.0%
Upper West Side	Condos	29.0%
Lincoln Center	Condos	26.8%
Soho + Tribeca	Co-ops	23.7%
West Side	Condos	22.7%
Upper West Side	Co-ops + Condos	19.8%
Fifth Ave + Park Ave Corridor	Co-ops	18.5%
West Side	Co-ops + Condos	17.9%
Lenox Hill	Co-ops	17.5%
Chelsea	Condos	14.5%
Lincoln Center	Co-ops	13.6%
Upper East Side	Co-ops	13.5%
East Side + West Side + Downtown	Condos	12.6%
Upper East Side	Co-ops + Condos	12.3%
East Side	Co-ops + Condos	12.3%
Lenox Hill	Co-ops + Condos	12.3%
East Side	Co-ops	12.2%
Manhattan	Condos	12.2%
Chelsea	Co-ops + Condos	12.0%
East Side + West Side + Downtown	Co-ops + Condos	11.8%
Midtown East + Turtle Bay	Co-ops + Condos	11.8%
Manhattan	Co-ops + Condos	11.7%
Sutton + Beekman	Co-ops	11.6%
Midtown West + Clinton	Co-ops + Condos	10.6%
Midtown East + Turtle Bay	Co-ops	10.2%
Midtown West + Clinton	Condos	10.1%
East Side	Condos	9.9%
Upper East Side	Condos	9.8%
East Side + West Side + Downtown	Co-ops	9.0%
Manhattan	Co-ops	9.0%
Union Square + Gramercy + Kips Bay + Murray Hill	Condos	8.3%
East Village + Lower East Side	Co-ops	7.9%
Downtown	Co-ops + Condos	7.7%

Market Area	Type	% Change
Downtown	Condos	7.6%
Greenwich Village	Condos	7.6%
Soho + Tribeca	Co-ops + Condos	7.3%
Downtown	Co-ops	7.2%
Riverside Dr + West End Ave Corridor	Co-ops	7.1%
Midtown East + Turtle Bay	Condos	6.9%
West Side	Co-ops	6.9%
Upper West Side	Co-ops	6.9%
Chelsea	Co-ops	6.6%
East End Ave	Co-ops	6.6%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops + Condos	6.5%
Greenwich Village	Co-ops	6.2%
Central Park West	Co-ops	6.1%
Lenox Hill	Condos	6.0%
Harlem + East Harlem	Co-ops + Condos	5.8%
Yorkville	Co-ops	5.8%
Yorkville	Co-ops + Condos	5.7%
Hamilton + Morningside Heights	Co-ops + Condos	5.3%
Soho + Tribeca	Condos	5.3%
Greenwich Village	Co-ops + Condos	5.2%
Uptown	Co-ops + Condos	5.2%
Fort George	Co-ops + Condos	3.6%
Financial District	Condos	3.3%
Carnegie Hill	Co-ops	3.1%
Yorkville	Condos	3.1%
Inwood	Co-ops + Condos	3.0%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops	2.2%
Financial District	Co-ops + Condos	2.0%
Carnegie Hill	Co-ops + Condos	0.9%
Midtown West + Clinton	Co-ops	-2.6%
Washington Heights	Co-ops + Condos	-7.4%
Carnegie Hill	Condos	-7.8%
Financial District	Co-ops	-18.8%

# MANHATTAN

## MANHATTAN CO-OPS

### PRICES SET RECORDS FOR YEAR DESPITE END OF YEAR WEAKNESS

The average sales price of a Manhattan co-op was a record \$1,259,725 in 2008, 11% higher than the record \$1,134,954 average sales price set in 2007. This metric has increased annually for the past five years. The low mark for the past twenty years for this metric was in 1995, when the average sales price was \$383,036. The 2008 average sales price is 185.8% higher than the \$440,732 average sales price set a decade ago.

Median sales price followed a similar pattern, setting a record in 2008 of \$718,000, 6.4% above the \$675,000 median sales price in 2007 and the first time this metric has exceeded the \$700,000 threshold. Price per square foot reached a record \$1,097 per square foot, 9% higher than the record \$1,006 per square foot reached in 2007 and the second year this metric has remained above the \$1,000 per square foot threshold.

### INVENTORY LEVELS JUMPED AS NUMBER OF SALES FELL

There were 3,808 apartments listed for sale at the end of 2008, 34.5% higher than the 2,831 listings available at the end of 2007. The current level of inventory is essentially equal to the average annual inventory level of 3,809 units over the past decade. Prior to the rise in inventory levels in 2008, inventory fell sharply in 2006 by 26.2% and by 10.7% in 2005.

There were 4,586 co-op sales in 2008, down 29% from a decade high of 6,461 sales in 2007. The current level is below the 5,288 annual average of the recent decade.

Despite the increase in average sales price, the decline in the number of sales caused a decline in co-op market volume. In 2008, the volume declined 21.2% to \$5,777,098,850 from \$7,332,937,794 in 2007 but was still the second highest volume total in history. Ten years ago, market share for total sales volume was 51.9%, but with the surge in new condo development over the past decade, co-op volume market share has contracted to 35.2%.

### SOHO/TRIBECA WITH HIGHEST GAINS, FINANCIAL DISTRICT WITH LARGEST DECLINE

The Soho/Tribeca co-op market had an average price per square foot of \$1,337, up 23.7% from the \$1,081 per square foot in 2007. This neighborhood has benefitted from the surge in new condo loft development with limited disparity between the price per square foot of similar co-op and condo lofts. Condos in this neighborhood averaged \$1,365 per square foot, nominally higher than co-ops and one of the lowest differentials of any Manhattan neighborhood based on ownership type.

The Financial District went from the top performing co-op market in 2007 to the bottom performing co-op market one year later. The average price per square foot was \$1,056 in 2007 and fell 18.8% to \$857 in 2008. Part of the reason for the sharp change was the limited number of sales in the market that subjected the data to more volatility. Layoffs on Wall Street in 2008 likely played a role in the decline in demand for units in this market area.

# MANHATTAN

## MANHATTAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,259,725	11.0%	\$1,134,954	185.8%	\$440,732
Average Price Per Sq. Ft	\$1,097	9.0%	\$1,006	197.3%	\$369
Median Sales Price	\$718,000	6.4%	\$675,000	177.2%	\$259,000
Number of Sales	4,586	-29.0%	6,461	-21.1%	5,814

BOUNDARY

North: Harlem River  
South: Battery Park  
East: East River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$432,468	\$708,339	\$1,632,387	\$4,097,873	\$11,611,743	\$1,259,725
2007	\$379,182	\$631,648	\$1,411,088	\$3,482,993	\$8,694,720	\$1,134,954
2006	\$389,430	\$614,770	\$1,325,048	\$3,230,631	\$7,014,014	\$1,114,737
2005	\$346,231	\$570,974	\$1,228,087	\$3,091,636	\$6,363,742	\$1,017,347
2004	\$275,791	\$451,716	\$1,015,680	\$2,491,606	\$5,760,704	\$846,595
2003	\$243,252	\$412,181	\$869,522	\$2,262,754	\$5,065,560	\$744,239
2002	\$248,305	\$342,451	\$768,653	\$2,447,632	\$4,129,563	\$664,364
2001	\$226,283	\$344,250	\$760,030	\$2,285,924	\$4,224,872	\$674,765
2000	\$152,971	\$297,696	\$767,508	\$1,972,794	\$5,354,068	\$627,906
1999	\$103,600	\$218,061	\$555,907	\$1,510,412	\$3,696,027	\$440,732

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$918	\$980	\$1,221	\$1,630	\$2,732	\$1,097
2007	\$828	\$890	\$1,107	\$1,411	\$2,414	\$1,006
2006	\$773	\$813	\$993	\$1,324	\$1,949	\$924
2005	\$737	\$772	\$931	\$1,254	\$1,817	\$870
2004	\$580	\$620	\$737	\$1,024	\$1,506	\$696
2003	\$505	\$560	\$652	\$988	\$1,373	\$623
2002	\$517	\$455	\$597	\$1,036	\$1,149	\$562
2001	\$413	\$441	\$564	\$923	\$1,276	\$518
2000	\$344	\$382	\$513	\$885	\$1,333	\$460
1999	\$265	\$310	\$422	\$670	\$1,060	\$369

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$420,000	\$660,000	\$1,400,000	\$3,500,000	\$9,000,000	\$718,000
2007	\$370,000	\$599,000	\$1,225,000	\$3,250,000	\$6,451,250	\$675,000
2006	\$375,000	\$588,778	\$1,150,000	\$2,900,000	\$5,600,000	\$675,000
2005	\$325,000	\$545,000	\$1,040,000	\$2,800,000	\$5,600,000	\$635,000
2004	\$258,000	\$427,500	\$845,000	\$2,100,000	\$5,295,000	\$500,000
2003	\$227,500	\$385,000	\$725,000	\$1,900,000	\$3,800,000	\$418,000
2002	\$211,500	\$350,000	\$676,666	\$1,765,000	\$3,400,000	\$385,000
2001	\$190,000	\$325,000	\$650,000	\$1,900,000	\$3,850,000	\$365,000
2000	\$149,000	\$285,000	\$625,000	\$1,850,000	\$3,950,000	\$325,000
1999	\$122,000	\$225,000	\$515,000	\$1,375,000	\$3,100,000	\$259,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	1,229	1,663	1,437	168	89	4,586
2007	1,402	2,349	2,291	299	120	6,461
2006	830	1,549	1,617	211	100	4,307
2005	854	1,587	1,593	224	90	4,348
2004	1,023	1,842	1,951	268	110	5,194
2003	946	2,112	2,368	257	113	5,796
2002	985	2,259	2,433	301	100	6,078
2001	810	1,555	2,045	282	70	4,762
2000	1,102	2,002	2,016	313	102	5,535
1999	1,264	2,216	1,927	287	120	5,814

# MANHATTAN

## MANHATTAN CONDOS

### PRICE INDICATORS SET RECORDS, LARGELY BY NEW DEVELOPMENT

The average sales price of a Manhattan condo was a record \$1,858,408 in 2008, 19.7% higher than the record \$1,552,495 average sales price set in 2007. This metric has increased over the preceding year for five consecutive years and is 182.2% higher than the prior decade level of \$658,617, a record at that time.

Median sales price reached a record \$1,200,000 in 2008, 13.2% higher than the record \$1,060,000 median sales price of 2007. Unlike the co-op market, which is primarily re-sales, one third of the condo market was comprised of new development sales in 2008. These are characterized by higher price points than re-sale property and their closing dates reflect contract prices signed twelve to eighteen months higher, skewing the results in 2008 above current market levels. The current year saw an unusually high level of luxury sales which went to contract in 2006-2007.

The price per square foot metric also set a record in 2008, rising 12.2% to \$1,374, from the \$1,225 record set in 2007. The average price per square foot of a condo a decade ago was \$480 per square foot, representing a 186.3% increase over the period.

### LISTING INVENTORY SURGED AS NUMBER OF SALES DECLINED

There were 5,273 condo apartments listed for sale at the end of 2008, a 45.9% increase over the 3,615 listings available at the end of 2007. Listing inventory averaged 2,876 units per year over the past decade. The higher level of inventory reflects the contribution of new development to the housing stock over the past several years.

There were 5,713 condo sales in 2008, down 18% from the record 6,969 sales set in 2007. For context with the elevated level of activity in 2007, the number of sales in 2008 was 36.5% above the 3,617 units sold in 2006.

With the increase in average sales price and decline in the number of sales there was a modest decline in condo sales volume in 2008 versus 2007. Volume declined 1.9% to \$10,617,084,904 from \$10,819,337,655 in 2007 and was the second highest volume total in history.

### BATTERY PARK CITY LED ALL MARKETS AS CARNEGIE HILL SHOWS DECLINED

The Battery Park City market posted the largest increase in price per square foot over the past year. In 2008 the indicator was \$1,153 per square foot, up 31.2% from the \$879 price per square foot average of 2007. The large gain was primarily attributable to the shift in mix toward larger unit sales in new development projects.

Carnegie Hill was the only condo market to post a decline in 2008 on a price per square foot basis. The average price per square foot was \$1,379 per square foot in 2008, down 7.8% from \$1,495 per square foot in 2007.

# MANHATTAN

## MANHATTAN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,858,408	19.7%	\$1,552,495	182.2%	\$658,617
Average Price Per Sq. Ft	\$1,374	12.2%	\$1,225	186.3%	\$480
Median Sales Price	\$1,200,000	13.2%	\$1,060,000	182.4%	\$425,000
Number of Sales	5,713	-18.0%	6,969	54.1%	3,708

BOUNDARY

North: Harlem River  
South: Battery Park  
East: East River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$624,493	\$906,840	\$2,094,454	\$4,922,937	\$12,221,306	\$1,858,408
2007	\$560,061	\$846,985	\$1,818,130	\$4,903,628	\$8,374,792	\$1,552,495
2006	\$551,097	\$800,208	\$1,769,925	\$3,943,217	\$7,361,178	\$1,481,377
2005	\$480,088	\$750,108	\$1,763,309	\$3,803,912	\$10,417,628	\$1,479,608
2004	\$397,945	\$632,189	\$1,506,772	\$3,455,836	\$5,994,309	\$1,240,939
2003	\$363,859	\$534,456	\$1,295,438	\$2,881,973	\$5,922,222	\$1,051,993
2002	\$397,076	\$483,821	\$1,362,741	\$2,533,468	\$5,786,406	\$1,065,012
2001	\$248,403	\$486,131	\$1,168,862	\$2,479,601	\$6,450,715	\$1,022,255
2000	\$254,154	\$412,158	\$1,055,120	\$2,470,019	\$4,735,254	\$922,484
1999	\$210,559	\$346,487	\$829,386	\$1,786,335	\$2,801,786	\$658,617

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,130	\$1,180	\$1,454	\$1,893	\$2,915	\$1,374
2007	\$1,075	\$1,092	\$1,287	\$1,697	\$2,116	\$1,225
2006	\$1,020	\$1,035	\$1,192	\$1,509	\$1,828	\$1,142
2005	\$932	\$963	\$1,156	\$1,375	\$2,088	\$1,086
2004	\$773	\$796	\$912	\$1,108	\$1,418	\$873
2003	\$656	\$678	\$819	\$981	\$1,282	\$765
2002	\$685	\$590	\$837	\$859	\$1,418	\$741
2001	\$577	\$611	\$723	\$961	\$1,127	\$691
2000	\$477	\$530	\$646	\$880	\$1,050	\$613
1999	\$395	\$417	\$518	\$693	\$802	\$480

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$565,000	\$829,873	\$1,695,000	\$3,850,000	\$9,900,000	\$1,200,000
2007	\$505,000	\$793,216	\$1,505,000	\$3,925,000	\$6,450,000	\$1,060,000
2006	\$489,000	\$739,000	\$1,525,000	\$3,300,000	\$6,250,000	\$999,850
2005	\$441,000	\$690,000	\$1,510,000	\$3,251,250	\$8,250,000	\$961,000
2004	\$360,000	\$595,000	\$1,250,000	\$2,800,000	\$5,535,000	\$804,418
2003	\$315,000	\$495,000	\$1,150,000	\$2,700,000	\$3,410,000	\$700,000
2002	\$290,000	\$495,000	\$999,500	\$2,495,000	\$4,100,000	\$642,500
2001	\$283,000	\$435,000	\$950,000	\$2,350,000	\$4,700,000	\$612,000
2000	\$250,000	\$388,000	\$854,000	\$2,400,000	\$3,768,000	\$560,000
1999	\$192,000	\$310,000	\$685,000	\$1,795,000	\$3,700,000	\$425,000

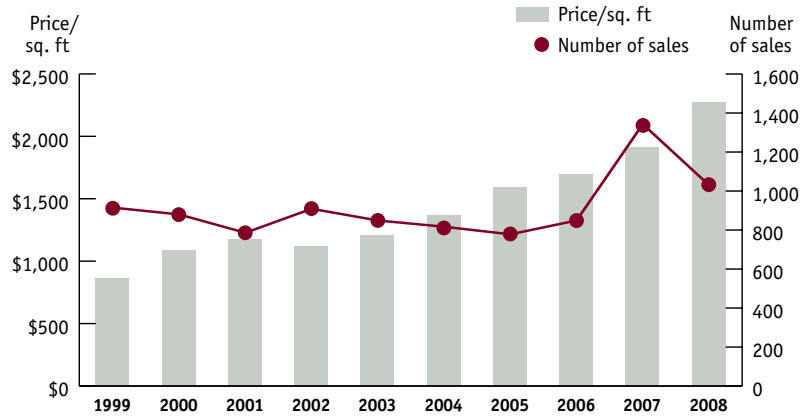
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	674	1,924	2,702	309	104	5,713
2007	884	2,242	3,432	362	49	6,969
2006	442	1,482	2,014	181	67	4,186
2005	407	1,209	1,586	184	46	3,432
2004	372	1,174	1,702	169	42	3,459
2003	338	1,006	1,494	141	27	3,006
2002	328	1,204	1,661	215	23	3,431
2001	377	1,071	1,757	166	65	3,436
2000	380	1,240	1,719	231	79	3,649
1999	390	1,389	1,697	176	56	3,708

# MANHATTAN

## MANHATTAN LUXURY CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$6,330,093	27.7%	\$4,958,015	181.4%	\$2,249,126
Average Price Per Sq. Ft	\$2,272	18.9%	\$1,911	163.9%	\$861
Median Sales Price	\$4,400,000	17.3%	\$3,750,000	158.8%	\$1,700,000
Number of Sales	1,030	-23.3%	1,343	12.6%	915

Note: This sub-category is the analysis of the top ten percent of all co-op and condo sales. The data is also contained within the co-op and condo markets presented.

## BOUNDARY

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

AVERAGE SALES PRICE

2008	\$6,330,093	2003	\$3,120,849
2007	\$4,958,015	2002	\$2,899,440
2006	\$4,588,242	2001	\$3,155,042
2005	\$4,460,059	2000	\$3,074,636
2004	\$3,812,732	1999	\$2,249,126

AVERAGE PRICE PER SQ. FT

2008	\$2,272	2003	\$1,209
2007	\$1,911	2002	\$1,120
2006	\$1,695	2001	\$1,176
2005	\$1,592	2000	\$1,086
2004	\$1,363	1999	\$861

MEDIAN SALES PRICE

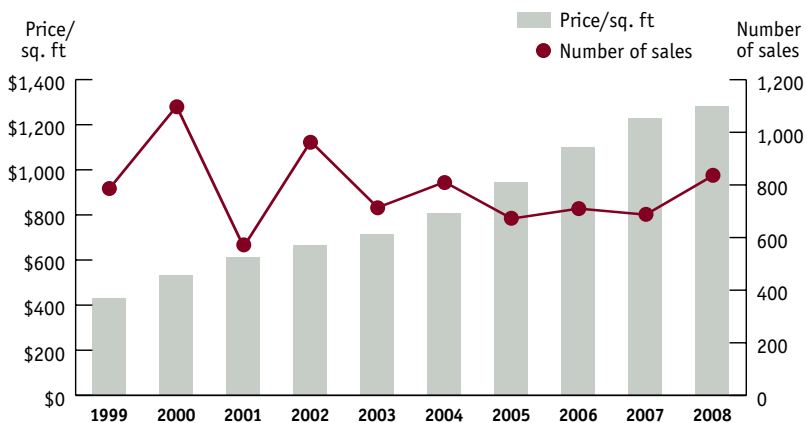
2008	\$4,400,000	2003	\$2,400,000
2007	\$3,750,000	2002	\$2,300,000
2006	\$3,525,000	2001	\$2,342,000
2005	\$3,420,000	2000	\$2,250,000
2004	\$3,000,000	1999	\$1,700,000

NUMBER OF SALES

2008	1,030	2003	849
2007	1,343	2002	909
2006	849	2001	786
2005	778	2000	880
2004	817	1999	915

## MANHATTAN LOFT CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,215,231	1.5%	\$2,182,697	178.6%	\$795,105
Average Price Per Sq. Ft	\$1,280	4.1%	\$1,229	197.7%	\$430
Median Sales Price	\$1,795,000	10.1%	\$1,630,000	191.4%	\$616,000
Number of Sales	835	21.5%	687	6.1%	787

Note: This sub-category is the analysis of all co-op and condo loft sales available. The data is also contained within the co-op and condo markets presented.

## BOUNDARY

North: Harlem River  
 South: Battery Park  
 East: East River  
 West: Hudson River

AVERAGE SALES PRICE

2008	\$2,215,231	2003	\$1,392,331
2007	\$2,182,697	2002	\$1,434,080
2006	\$1,908,640	2001	\$1,152,993
2005	\$1,745,824	2000	\$1,014,025
2004	\$1,480,343	1999	\$795,105

AVERAGE PRICE PER SQ. FT

2008	\$1,280	2003	\$714
2007	\$1,229	2002	\$665
2006	\$1,101	2001	\$611
2005	\$945	2000	\$531
2004	\$801	1999	\$430

MEDIAN SALES PRICE

2008	\$1,795,000	2003	\$1,250,000
2007	\$1,630,000	2002	\$1,310,000
2006	\$1,450,000	2001	\$899,000
2005	\$1,500,000	2000	\$830,000
2004	\$1,200,000	1999	\$616,000

NUMBER OF SALES

2008	835	2003	714
2007	687	2002	965
2006	710	2001	565
2005	672	2000	1,099
2004	811	1999	787

# MANHATTAN

## EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS & CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,663,925	18.3%	\$1,406,248	216.9%	\$525,074
Average Price Per Sq. Ft	\$1,284	11.8%	\$1,148	216.3%	\$406
Median Sales Price	\$996,766	10.9%	\$899,000	219.0%	\$312,500
Number of Sales	9,614	-23.3%	12,536	4.0%	9,245

## BOUNDARY

**North:** West 116th Street and East 96th Street

**South:** Battery Park

**East:** East River

**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$516,657	\$841,202	\$2,002,277	\$4,658,831	\$11,960,354	\$1,663,925
2007	\$464,979	\$752,076	\$1,719,420	\$4,342,699	\$8,603,757	\$1,406,248
2006	\$448,939	\$715,790	\$1,624,187	\$3,631,161	\$7,153,295	\$1,325,226
2005	\$391,147	\$653,288	\$1,538,014	\$3,508,894	\$7,790,355	\$1,241,540
2004	\$311,751	\$532,902	\$1,324,766	\$2,916,505	\$5,924,722	\$1,041,562
2003	\$286,568	\$461,086	\$1,063,932	\$2,505,314	\$5,230,774	\$872,160
2002	\$239,447	\$417,290	\$988,430	\$2,610,844	\$3,907,787	\$804,364
2001	\$247,288	\$415,828	\$985,152	\$2,405,993	\$5,296,574	\$849,763
2000	\$180,049	\$354,058	\$934,887	\$2,203,973	\$5,084,414	\$770,091
1999	\$162,796	\$278,408	\$714,940	\$1,678,576	\$3,512,123	\$525,074

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,019	\$1,113	\$1,407	\$1,808	\$2,834	\$1,284
2007	\$944	\$1,008	\$1,250	\$1,586	\$2,330	\$1,148
2006	\$864	\$934	\$1,127	\$1,430	\$1,900	\$1,047
2005	\$804	\$861	\$1,062	\$1,338	\$1,910	\$975
2004	\$641	\$703	\$863	\$1,071	\$1,504	\$792
2003	\$555	\$610	\$734	\$993	\$1,356	\$686
2002	\$486	\$522	\$656	\$981	\$1,054	\$607
2001	\$473	\$527	\$659	\$954	\$1,204	\$608
2000	\$382	\$455	\$594	\$890	\$1,209	\$536
1999	\$293	\$353	\$473	\$670	\$987	\$406

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$475,000	\$768,778	\$1,650,000	\$3,798,500	\$9,400,000	\$996,766
2007	\$430,000	\$700,000	\$1,437,500	\$3,500,000	\$6,450,000	\$899,000
2006	\$410,000	\$660,000	\$1,400,000	\$3,200,000	\$5,800,000	\$850,000
2005	\$365,500	\$615,000	\$1,300,000	\$3,050,000	\$5,850,000	\$768,000
2004	\$292,000	\$498,000	\$1,125,000	\$2,452,000	\$5,250,000	\$655,000
2003	\$255,000	\$424,000	\$875,000	\$2,000,000	\$4,100,000	\$565,000
2002	\$230,000	\$385,000	\$825,000	\$2,200,000	\$3,999,000	\$518,000
2001	\$195,000	\$325,000	\$655,000	\$1,950,000	\$3,850,000	\$505,000
2000	\$150,000	\$285,000	\$629,000	\$1,865,000	\$4,300,000	\$487,000
1999	\$123,000	\$225,000	\$525,000	\$1,395,000	\$3,300,000	\$312,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	1,729	3,316	3,905	472	192	9,614
2007	2,057	4,333	5,334	644	168	12,536
2006	1,242	2,926	3,434	378	167	8,147
2005	1,244	2,756	3,049	393	135	7,577
2004	1,362	2,907	3,335	427	149	8,180
2003	1,243	3,007	3,704	394	140	8,488
2002	1,275	3,305	3,888	508	118	9,094
2001	1,149	2,497	3,639	438	135	7,858
2000	1,449	3,082	3,549	538	181	8,799
1999	1,631	3,495	3,482	462	175	9,245

# MANHATTAN

## EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,312,037	10.3%	\$1,189,938	169.7%	\$486,506
Average Price Per Sq. Ft	\$1,121	9.0%	\$1,028	194.2%	\$381
Median Sales Price	\$748,480	6.2%	\$705,000	182.4%	\$265,000
Number of Sales	4,304	-28.0%	5,977	-22.4%	5,544

### BOUNDARY

**North:** West 116th Street and East 96th Street  
**South:** Battery Park  
**East:** East River  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$441,389	\$729,254	\$1,675,791	\$4,124,655	\$11,611,743	\$1,312,037
2007	\$392,852	\$642,581	\$1,450,513	\$3,519,735	\$8,694,720	\$1,189,938
2006	\$391,633	\$623,606	\$1,380,297	\$3,290,253	\$7,014,014	\$1,145,242
2005	\$347,855	\$576,340	\$1,267,505	\$3,135,920	\$6,363,742	\$1,035,424
2004	\$279,656	\$463,404	\$1,070,652	\$2,521,484	\$5,897,407	\$877,134
2003	\$247,752	\$423,822	\$898,954	\$2,281,035	\$5,065,561	\$767,928
2002	\$215,943	\$367,188	\$777,282	\$2,355,975	\$3,864,762	\$665,018
2001	\$231,530	\$361,686	\$795,549	\$2,349,076	\$4,244,872	\$705,888
2000	\$154,539	\$314,251	\$817,428	\$2,003,789	\$5,354,068	\$659,905
1999	\$130,151	\$243,582	\$626,042	\$1,641,745	\$3,707,330	\$486,506

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$940	\$997	\$1,242	\$1,638	\$2,732	\$1,121
2007	\$845	\$901	\$1,127	\$1,418	\$2,414	\$1,028
2006	\$777	\$824	\$1,018	\$1,339	\$1,949	\$939
2005	\$741	\$779	\$947	\$1,265	\$1,817	\$879
2004	\$590	\$637	\$770	\$1,037	\$1,538	\$717
2003	\$516	\$576	\$671	\$995	\$1,373	\$640
2002	\$446	\$47	\$595	\$964	\$1,060	\$553
2001	\$422	\$462	\$587	\$945	\$1,276	\$538
2000	\$348	\$403	\$542	\$898	\$1,333	\$480
1999	\$268	\$320	\$443	\$672	\$1,068	\$381

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$425,000	\$675,000	\$1,435,000	\$3,526,000	\$9,000,000	\$748,480
2007	\$380,000	\$602,000	\$1,250,000	\$3,275,000	\$6,451,250	\$705,000
2006	\$375,000	\$595,000	\$1,195,000	\$2,900,000	\$5,600,000	\$691,000
2005	\$325,000	\$549,000	\$1,095,000	\$2,800,000	\$5,600,000	\$650,000
2004	\$254,500	\$435,000	\$899,000	\$2,175,000	\$5,100,000	\$529,000
2003	\$236,000	\$395,000	\$754,000	\$1,900,000	\$4,100,000	\$480,000
2002	\$199,000	\$343,000	\$650,000	\$1,895,000	\$3,550,000	\$400,148
2001	\$195,000	\$320,000	\$650,000	\$1,950,000	\$3,850,000	\$392,000
2000	\$144,000	\$286,000	\$690,000	\$1,775,000	\$3,300,000	\$365,000
1999	\$125,000	\$230,000	\$538,000	\$1,400,000	\$3,100,000	\$265,000

### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	1,127	1,548	1,374	166	89	4,304
2007	1,188	2,204	2,170	295	120	5,977
2006	807	1,484	1,504	206	100	4,101
2005	844	1,554	1,517	220	90	4,225
2004	993	1,749	1,795	263	107	4,907
2003	910	2,007	2,240	254	113	5,524
2002	948	2,104	2,253	293	95	5,693
2001	780	1,437	1,911	272	70	4,470
2000	1,078	1,849	1,857	307	102	5,193
1999	1,244	2,107	1,788	286	119	5,544

# MANHATTAN

## EAST SIDE/WEST SIDE/DOWNTOWN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,949,146	21.6%	\$1,603,364	234.4%	\$582,847
Average Price Per Sq. Ft	\$1,416	12.6%	\$1,257	219.6%	\$443
Median Sales Price	\$1,270,000	14.4%	\$1,110,000	217.5%	\$400,000
Number of Sales	5,310	-19.0%	6,559	43.5%	3,701

BOUNDARY

**North:** West 116th Street and East 96th Street  
**South:** Battery Park  
**East:** East River  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$657,565	\$939,219	\$2,179,516	\$4,948,612	\$12,261,581	\$1,949,146
2007	\$563,584	\$865,428	\$1,903,847	\$5,038,328	\$8,376,350	\$1,603,364
2006	\$555,251	\$810,658	\$1,814,244	\$4,039,458	\$7,361,178	\$1,507,657
2005	\$482,494	\$752,771	\$1,805,875	\$3,983,197	\$10,643,582	\$1,501,337
2004	\$398,367	\$637,869	\$1,620,957	\$3,549,985	\$5,994,310	\$1,288,079
2003	\$392,209	\$535,874	\$1,316,358	\$2,912,220	\$5,922,222	\$1,066,317
2002	\$307,586	\$505,062	\$1,279,389	\$2,958,176	\$4,085,500	\$1,037,617
2001	\$283,711	\$489,226	\$1,194,835	\$2,499,255	\$6,450,715	\$1,039,586
2000	\$254,173	\$413,752	\$1,063,801	\$2,470,019	\$4,736,254	\$928,770
1999	\$267,732	\$331,275	\$808,770	\$1,738,426	\$3,097,308	\$582,847

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,166	\$1,215	\$1,497	\$1,900	\$2,923	\$1,416
2007	\$1,080	\$1,118	\$1,334	\$1,728	\$2,120	\$1,257
2006	\$1,026	\$1,047	\$1,212	\$1,540	\$1,828	\$1,157
2005	\$936	\$966	\$1,175	\$1,431	\$2,096	\$1,097
2004	\$777	\$803	\$972	\$1,126	\$1,418	\$904
2003	\$658	\$679	\$830	\$990	\$1,282	\$771
2002	\$601	\$602	\$740	\$1,003	\$1,029	\$697
2001	\$582	\$615	\$738	\$968	\$1,127	\$701
2000	\$482	\$532	\$651	\$880	\$1,050	\$616
1999	\$374	\$402	\$504	\$666	\$816	\$443

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$589,566	\$850,000	\$1,755,000	\$3,900,000	\$9,900,000	\$1,270,000
2007	\$509,000	\$799,326	\$1,575,000	\$4,065,000	\$6,450,000	\$1,110,000
2006	\$490,000	\$745,000	\$1,550,000	\$3,390,394	\$6,250,000	\$1,047,000
2005	\$445,000	\$695,000	\$1,550,000	\$3,500,000	\$8,250,000	\$978,000
2004	\$360,000	\$600,000	\$1,385,000	\$2,954,000	\$5,365,000	\$888,000
2003	\$317,500	\$495,000	\$1,151,000	\$2,365,000	\$3,950,000	\$745,000
2002	\$280,000	\$429,000	\$1,100,000	\$2,450,000	\$4,200,000	\$699,000
2001	\$295,000	\$435,000	\$967,500	\$2,250,000	\$4,175,000	\$646,000
2000	\$239,000	\$400,000	\$890,000	\$2,670,000	\$3,325,000	\$630,000
1999	\$187,000	\$308,000	\$675,000	\$1,790,000	\$2,050,000	\$400,000

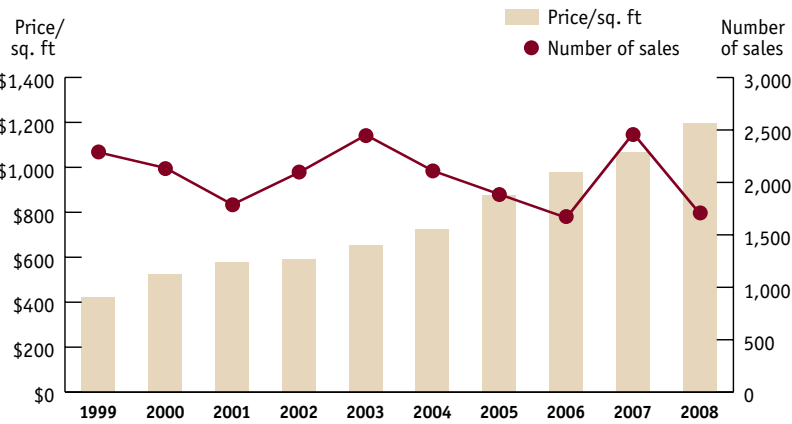
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	602	1,768	2,531	306	103	5,310
2007	869	2,129	3,164	349	48	6,559
2006	435	1,442	1,930	172	67	4,046
2005	400	1,202	1,532	173	45	3,352
2004	369	1,158	1,540	164	42	3,273
2003	333	1,000	1,464	140	27	2,964
2002	327	1,201	1,635	215	23	3,401
2001	369	1,060	1,728	166	65	3,388
2000	371	1,233	1,692	231	79	3,606
1999	387	1,388	1,694	176	56	3,701

# EAST SIDE

## EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$440,993	\$746,240	\$1,739,097	\$4,458,651	\$12,747,625	\$1,726,673
2007	\$368,251	\$627,131	\$1,493,804	\$3,598,052	\$9,581,907	\$1,457,612
2006	\$367,398	\$613,072	\$1,489,895	\$3,491,492	\$6,817,241	\$1,359,357
2005	\$324,594	\$550,008	\$1,279,470	\$3,112,378	\$6,375,437	\$1,172,327
2004	\$259,299	\$445,687	\$1,078,538	\$2,599,198	\$5,994,273	\$1,059,029
2003	\$231,678	\$421,889	\$941,516	\$2,338,799	\$5,239,831	\$908,360
2002	\$220,106	\$334,777	\$854,516	\$2,417,641	\$4,111,000	\$807,767
2001	\$186,674	\$340,131	\$843,964	\$2,339,324	\$4,891,503	\$801,049
2000	\$152,014	\$300,029	\$823,582	\$2,357,277	\$6,157,376	\$790,278
1999	\$121,565	\$244,449	\$677,682	\$1,698,859	\$4,620,954	\$622,602

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$418,800	\$672,140	\$1,470,000	\$3,792,940	\$9,550,000	\$845,000
2007	\$362,500	\$595,000	\$1,265,000	\$3,375,000	\$6,700,000	\$750,000
2006	\$357,500	\$585,000	\$1,275,000	\$3,100,000	\$5,250,000	\$755,000
2005	\$305,000	\$530,000	\$1,095,000	\$2,825,000	\$5,300,000	\$699,000
2004	\$249,000	\$425,000	\$880,000	\$2,200,000	\$5,295,000	\$580,500
2003	\$225,000	\$389,000	\$795,000	\$1,985,000	\$4,100,000	\$545,000
2002	\$200,000	\$329,000	\$695,000	\$2,000,000	\$4,600,000	\$475,000
2001	\$185,000	\$325,000	\$710,000	\$2,100,000	\$4,000,000	\$417,500
2000	\$144,000	\$280,000	\$683,500	\$2,142,400	\$4,700,000	\$375,000
1999	\$119,000	\$225,000	\$570,000	\$1,500,000	\$3,800,000	\$310,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,726,673	18.5%	\$1,457,612	177.3%	\$622,602
Average Price Per Sq. Ft	\$1,197	12.2%	\$1,067	184.3%	\$421
Median Sales Price	\$845,000	12.7%	\$750,000	172.6%	\$310,000
Number of Sales	1,700	-31.1%	2,467	-25.6%	2,286

BOUNDARY

- North: East 96th Street
- South: East 42nd Street
- East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)
- West: Avenue of the Americas

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$905	\$991	\$1,284	\$1,773	\$2,902	\$1,197
2007	\$799	\$868	\$1,144	\$1,453	\$2,580	\$1,067
2006	\$730	\$788	\$1,079	\$1,412	\$1,888	\$978
2005	\$672	\$722	\$945	\$1,254	\$1,834	\$877
2004	\$536	\$583	\$763	\$1,070	\$1,554	\$724
2003	\$469	\$550	\$678	\$1,034	\$1,424	\$655
2002	\$462	\$450	\$625	\$999	\$1,063	\$589
2001	\$409	\$449	\$626	\$971	\$1,338	\$578
2000	\$321	\$397	\$593	\$953	\$1,361	\$525
1999	\$250	\$319	\$483	\$710	\$1,171	\$421

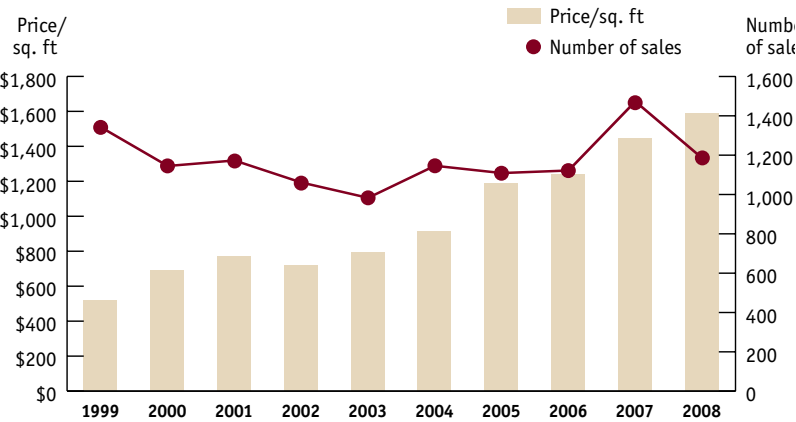
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	344	605	584	98	69	1,700
2007	430	837	935	170	95	2,467
2006	272	569	635	123	64	1,663
2005	281	648	768	130	59	1,886
2004	334	702	822	167	86	2,111
2003	326	812	1,079	151	84	2,452
2002	280	646	953	172	45	2,096
2001	296	596	713	128	56	1,789
2000	343	780	805	144	65	2,137
1999	398	821	837	156	74	2,286

# EAST SIDE

## EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,337,897	15.9%	\$2,017,807	224.8%	\$719,753
Average Price Per Sq. Ft	\$1,589	9.9%	\$1,446	205.6%	\$520
Median Sales Price	\$1,374,637	10.0%	\$1,250,000	189.4%	\$475,000
Number of Sales	1,185	-19.6%	1,473	-11.7%	1,342

BOUNDARY

- North: East 96th Street
- South: East 42nd Street
- East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)
- West: Avenue of the Americas

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$675,671	\$1,028,820	\$2,544,497	\$5,647,682	\$13,317,065	\$2,337,897
2007	\$543,524	\$933,050	\$2,348,861	\$6,765,986	\$8,023,078	\$2,017,807
2006	\$510,808	\$828,080	\$1,990,142	\$4,083,349	\$9,408,005	\$1,748,147
2005	\$437,642	\$755,227	\$1,886,146	\$4,381,722	\$12,634,050	\$1,750,485
2004	\$372,231	\$626,125	\$1,612,065	\$4,013,691	\$6,520,695	\$1,266,633
2003	\$300,328	\$496,706	\$1,317,271	\$3,160,622	\$5,400,000	\$1,100,711
2002	\$254,263	\$447,045	\$1,101,284	\$3,686,667	\$7,175,000	\$1,059,117
2001	\$281,070	\$470,590	\$1,253,752	\$3,893,124	\$7,936,400	\$1,269,081
2000	\$243,822	\$432,360	\$1,157,863	\$3,299,274	\$6,545,925	\$1,129,472
1999	\$195,850	\$350,221	\$883,715	\$2,096,897	\$3,836,188	\$719,753

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,341	\$1,354	\$1,675	\$2,061	\$2,962	\$1,589
2007	\$1,026	\$1,178	\$1,568	\$2,354	\$2,291	\$1,446
2006	\$1,029	\$1,073	\$1,303	\$1,601	\$2,263	\$1,241
2005	\$933	\$968	\$1,279	\$1,634	\$2,643	\$1,189
2004	\$760	\$795	\$999	\$1,351	\$1,520	\$916
2003	\$625	\$646	\$870	\$1,134	\$1,450	\$795
2002	\$547	\$607	\$739	\$1,175	\$1,428	\$717
2001	\$574	\$595	\$805	\$1,303	\$1,696	\$772
2000	\$501	\$548	\$734	\$1,127	\$1,385	\$692
1999	\$387	\$437	\$572	\$798	\$1,061	\$520

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$540,000	\$783,451	\$2,050,000	\$4,717,500	\$11,500,000	\$1,374,637
2007	\$491,500	\$789,143	\$1,875,000	\$5,075,000	\$7,000,000	\$1,250,000
2006	\$470,000	\$725,000	\$1,790,000	\$3,450,000	\$6,500,000	\$1,275,000
2005	\$430,000	\$680,000	\$1,625,000	\$3,600,000	\$11,600,000	\$999,000
2004	\$350,000	\$577,500	\$1,375,000	\$3,225,000	\$5,535,000	\$835,000
2003	\$290,000	\$440,000	\$1,110,000	\$2,600,000	\$5,575,000	\$750,000
2002	\$270,000	\$410,000	\$900,000	\$3,600,000	\$8,350,000	\$650,000
2001	\$280,000	\$425,000	\$1,054,000	\$3,425,000	\$5,300,000	\$728,500
2000	\$245,000	\$382,000	\$900,000	\$2,600,000	\$5,200,000	\$610,000
1999	\$195,000	\$320,000	\$712,500	\$1,825,000	\$3,700,000	\$475,000

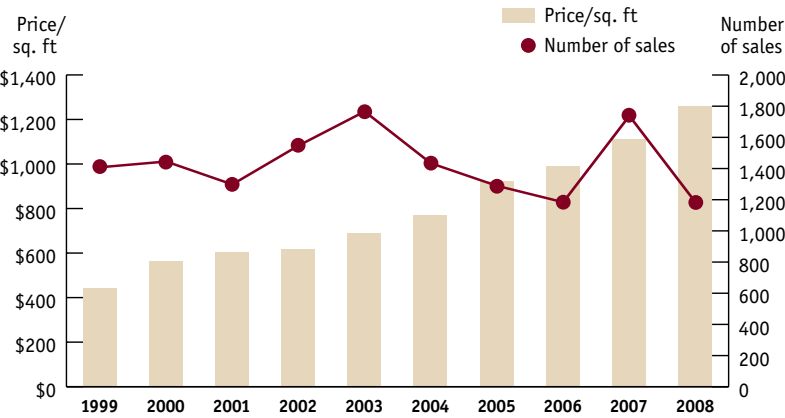
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	139	421	506	82	37	1,185
2007	496	792	1,498	2,874	3,502	1,395
2006	110	350	568	75	19	1,122
2005	132	373	498	82	24	1,109
2004	125	439	524	37	21	1,146
2003	101	318	498	53	13	983
2002	88	366	515	83	9	1,061
2001	113	360	606	54	40	1,173
2000	149	374	506	77	39	1,145
1999	169	492	576	87	18	1,342

# EAST SIDE

## UPPER EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,008,976	25.7%	\$1,598,827	190.2%	\$692,229
Average Price Per Sq. Ft	\$1,261	13.5%	\$1,111	184.0%	\$444
Median Sales Price	\$900,000	12.5%	\$800,000	176.9%	\$325,000
Number of Sales	1,183	-31.9%	1,738	-16.0%	1,408

BOUNDARY

North: East 96th Street  
South: East 59th Street  
East: East River  
West: Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$435,668	\$763,062	\$1,816,910	\$4,650,914	\$13,563,379	\$2,008,976
2007	\$372,684	\$631,986	\$1,533,806	\$3,642,024	\$10,241,428	\$1,598,827
2006	\$355,792	\$604,600	\$1,438,025	\$3,287,408	\$7,145,335	\$1,410,310
2005	\$310,622	\$537,775	\$1,344,508	\$3,169,756	\$6,727,373	\$1,311,900
2004	\$253,508	\$435,325	\$1,130,967	\$2,641,422	\$6,181,843	\$1,206,334
2003	\$235,088	\$424,747	\$957,794	\$2,416,376	\$5,410,524	\$1,015,778
2002	\$224,118	\$338,698	\$876,020	\$2,439,454	\$4,201,250	\$891,895
2001	\$176,557	\$325,488	\$834,183	\$2,524,496	\$4,240,868	\$854,628
2000	\$141,980	\$306,428	\$914,333	\$1,940,267	\$4,533,604	\$710,299
1999	\$117,727	\$230,862	\$678,080	\$1,800,903	\$3,924,932	\$692,229

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$903	\$1,004	\$1,321	\$1,850	\$3,023	\$1,261
2007	\$821	\$879	\$1,174	\$1,494	\$2,691	\$1,111
2006	\$726	\$800	\$1,062	\$1,344	\$1,970	\$988
2005	\$658	\$732	\$986	\$1,301	\$1,920	\$923
2004	\$534	\$589	\$801	\$1,106	\$1,594	\$768
2003	\$487	\$553	\$693	\$1,066	\$1,462	\$688
2002	\$472	\$465	\$636	\$1,009	\$1,092	\$619
2001	\$402	\$454	\$649	\$1,012	\$1,387	\$606
2000	\$322	\$402	\$614	\$1,006	\$1,406	\$563
1999	\$248	\$319	\$489	\$752	\$1,190	\$444

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$425,000	\$680,000	\$1,527,000	\$4,050,000	\$10,000,000	\$900,000
2007	\$370,000	\$599,000	\$1,295,000	\$3,400,000	\$7,495,000	\$800,000
2006	\$359,000	\$580,000	\$1,280,000	\$2,950,000	\$5,296,088	\$755,000
2005	\$295,000	\$519,000	\$1,125,000	\$2,825,000	\$5,600,000	\$750,000
2004	\$245,000	\$415,000	\$895,000	\$2,300,000	\$5,600,000	\$625,000
2003	\$220,000	\$390,000	\$795,000	\$2,001,000	\$4,200,000	\$595,000
2002	\$205,000	\$343,000	\$745,000	\$2,000,000	\$4,600,000	\$537,500
2001	\$195,000	\$315,000	\$725,000	\$2,150,000	\$4,000,000	\$540,000
2000	\$140,000	\$265,000	\$790,000	\$1,800,000	\$3,300,000	\$465,000
1999	\$115,000	\$218,000	\$580,000	\$1,650,000	\$3,300,000	\$325,000

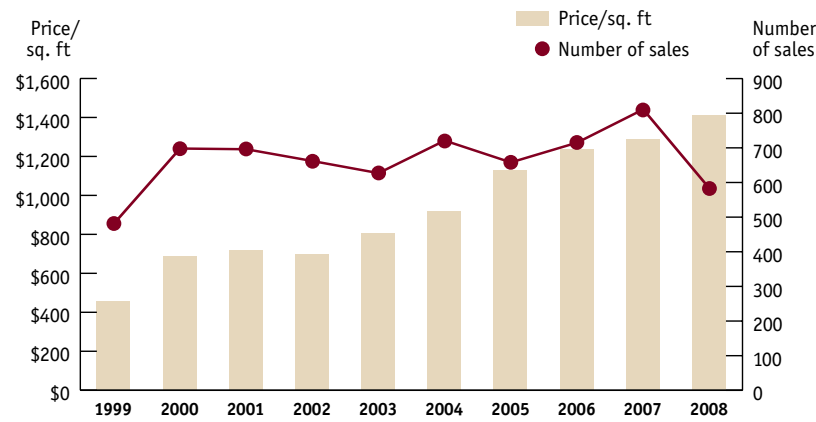
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	226	394	418	84	61	1,183
2007	282	578	666	134	78	1,738
2006	194	386	449	100	55	1,184
2005	168	428	535	105	53	1,289
2004	195	477	545	137	80	1,434
2003	186	563	809	130	78	1,766
2002	185	424	740	162	36	1,547
2001	185	426	529	101	57	1,298
2000	233	591	494	83	44	1,445
1999	200	509	504	127	68	1,408

# EAST SIDE

## UPPER EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,188,861	29.3%	\$1,692,970	257.3%	\$612,527
Average Price Per Sq. Ft	\$1,413	9.8%	\$1,287	208.5%	\$458
Median Sales Price	\$1,275,000	15.4%	\$1,105,000	171.3%	\$470,000
Number of Sales	583	-28.1%	811	21.2%	481

BOUNDARY

North: East 96th Street  
South: East 59th Street  
East: East River  
West: Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$528,282	\$827,909	\$2,209,495	\$5,182,160	\$11,363,942	\$2,188,861
2007	\$497,615	\$865,436	\$1,978,376	\$5,888,876	\$5,040,192	\$1,692,970
2006	\$532,805	\$828,569	\$1,964,315	\$4,189,702	\$7,514,286	\$1,743,420
2005	\$436,112	\$735,780	\$1,611,894	\$3,985,182	\$11,631,833	\$1,642,746
2004	\$375,420	\$602,514	\$1,523,652	\$4,227,557	\$5,978,421	\$1,278,386
2003	\$303,524	\$476,575	\$1,279,844	\$3,368,756	\$5,760,417	\$1,170,514
2002	\$249,200	\$434,202	\$1,019,227	\$3,632,667		\$1,005,556
2001	\$288,264	\$433,166	\$1,101,201	\$3,135,799	\$7,392,861	\$1,029,993
2000	\$227,381	\$395,379	\$1,108,709	\$2,494,566	\$12,676,389	\$1,056,527
1999	\$186,299	\$316,915	\$732,856	\$1,711,091	\$2,378,000	\$612,527

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,073	\$1,137	\$1,503	\$1,922	\$2,600	\$1,413
2007	\$1,017	\$1,099	\$1,375	\$2,088	\$1,775	\$1,287
2006	\$1,056	\$1,069	\$1,290	\$1,628	\$1,990	\$1,236
2005	\$923	\$943	\$1,165	\$1,557	\$2,546	\$1,130
2004	\$732	\$784	\$991	\$1,469	\$1,533	\$919
2003	\$613	\$633	\$872	\$1,198	\$1,483	\$808
2002	\$524	\$599	\$708	\$1,154		\$698
2001	\$599	\$581	\$766	\$1,148	\$1,571	\$719
2000	\$472	\$538	\$723	\$947	\$2,153	\$689
1999	\$361	\$405	\$493	\$723	\$619	\$458

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$525,000	\$748,413	\$1,875,000	\$4,300,000	\$11,500,000	\$1,275,000
2007	\$490,000	\$759,000	\$1,670,000	\$4,950,000	\$5,000,000	\$1,105,000
2006	\$485,000	\$725,000	\$1,750,000	\$3,950,000	\$5,600,000	\$1,200,000
2005	\$433,500	\$675,000	\$1,375,000	\$3,400,000	\$10,550,000	\$940,000
2004	\$350,000	\$560,000	\$1,325,000	\$3,495,000	\$5,535,000	\$815,000
2003	\$295,000	\$439,000	\$1,100,000	\$2,650,000	\$5,900,000	\$789,000
2002	\$270,000	\$412,000	\$850,000	\$3,600,000		\$555,000
2001	\$295,000	\$420,000	\$880,000	\$3,620,000	\$4,050,000	\$620,000
2000	\$242,500	\$353,000	\$742,000	\$2,700,000	\$2,275,000	\$465,000
1999	\$196,500	\$310,000	\$650,000	\$1,800,000	\$1,550,000	\$470,000

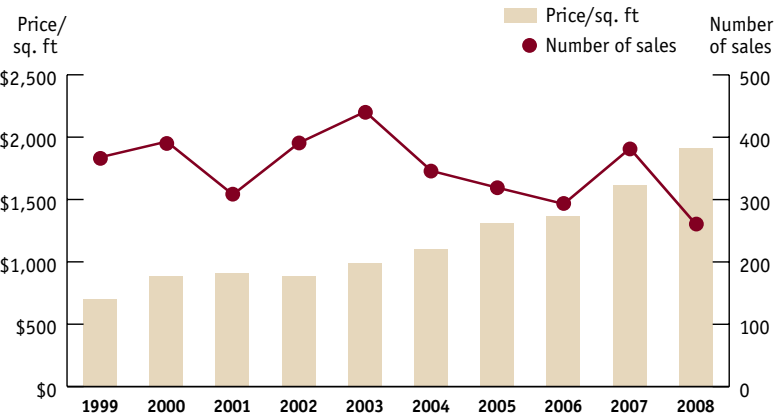
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	66	195	248	50	24	583
2007	100	252	406	41	12	811
2006	59	235	355	52	14	715
2005	78	227	280	55	18	658
2004	54	287	337	24	19	721
2003	58	191	324	42	12	627
2002	56	250	287	69		662
2001	75	256	313	34	18	696
2000	78	246	325	46	3	698
1999	47	170	225	34	5	481

# EAST SIDE

## FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$4,774,821	36.5%	\$3,499,225	208.0%	\$1,550,413
Average Price Per Sq. Ft	\$1,914	18.5%	\$1,615	172.6%	\$702
Median Sales Price	\$2,690,000	25.1%	\$2,150,000	197.2%	\$905,000
Number of Sales	260	-31.9%	382	-29.3%	368

BOUNDARY

North: East 96th Street  
South: East 59th Street  
East: Park Avenue  
West: Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$604,471	\$1,155,500	\$2,580,083	\$5,453,432	\$14,936,217	\$4,774,821
2007	\$425,837	\$712,240	\$2,175,448	\$4,468,596	\$10,292,414	\$3,499,225
2006	\$519,857	\$785,291	\$1,914,951	\$3,749,891	\$8,567,472	\$2,722,758
2005	\$493,333	\$760,065	\$1,833,177	\$3,528,326	\$8,549,897	\$2,538,196
2004	\$336,792	\$621,683	\$1,521,372	\$3,141,722	\$7,150,077	\$2,506,573
2003	\$323,423	\$686,463	\$1,360,452	\$2,890,985	\$5,692,825	\$1,968,961
2002	\$442,700	\$397,091	\$1,302,148	\$2,827,977	\$4,967,000	\$1,752,664
2001	\$250,667	\$478,300	\$1,244,340	\$3,205,778	\$4,614,615	\$1,871,008
2000	\$154,000	\$504,810	\$1,307,129	\$2,442,517	\$6,558,334	\$2,002,353
1999	\$136,500	\$391,479	\$936,024	\$2,117,232	\$4,257,930	\$1,550,413

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,194	\$1,386	\$1,640	\$2,068	\$3,254	\$1,914
2007	\$925	\$950	\$1,484	\$1,740	\$2,781	\$1,615
2006	\$936	\$920	\$1,283	\$1,509	\$2,302	\$1,366
2005	\$817	\$938	\$1,233	\$1,455	\$2,282	\$1,312
2004	\$616	\$750	\$969	\$1,262	\$1,775	\$1,104
2003	\$618	\$799	\$864	\$1,225	\$1,594	\$988
2002	\$819	\$552	\$809	\$1,139	\$1,263	\$888
2001	\$628	\$548	\$817	\$1,239	\$1,515	\$907
2000	\$398	\$576	\$772	\$1,145	\$1,576	\$883
1999	\$301	\$472	\$625	\$836	\$1,268	\$702

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$500,000	\$800,000	\$2,300,000	\$4,500,000	\$12,000,000	\$2,690,000
2007	\$400,000	\$675,000	\$1,795,000	\$4,075,000	\$7,500,000	\$2,150,000
2006	\$525,000	\$750,000	\$1,660,000	\$3,400,000	\$6,000,000	\$1,770,000
2005	\$427,500	\$680,000	\$1,750,000	\$3,550,000	\$6,950,000	\$1,825,000
2004	\$350,000	\$605,000	\$1,325,000	\$3,000,000	\$6,250,000	\$1,625,000
2003	\$295,000	\$542,000	\$1,250,000	\$2,600,000	\$4,900,000	\$1,337,500
2002	\$450,000	\$369,000	\$1,200,000	\$2,200,000	\$5,325,000	\$1,249,000
2001	\$250,000	\$392,000	\$995,000	\$2,304,000	\$4,800,000	\$1,100,000
2000	\$189,000	\$450,000	\$1,025,000	\$2,750,000	\$4,850,000	\$1,200,000
1999	\$132,000	\$345,000	\$835,000	\$1,850,000	\$3,900,000	\$905,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	17	41	110	50	42	260
2007	19	60	177	68	58	382
2006	7	45	163	46	32	293
2005	9	46	181	54	29	319
2004	12	46	167	71	50	346
2003	13	52	255	74	47	441
2002	18	50	200	100	23	391
2001	13	42	151	75	27	308
2000	18	53	196	79	47	393
1999	17	52	162	85	52	368

# EAST SIDE

## YORKVILLE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$629,521	-3.8%	\$654,362	136.3%	\$266,417
Average Price Per Sq. Ft	\$892	5.8%	\$843	215.2%	\$283
Median Sales Price	\$590,000	19.2%	\$495,000	205.7%	\$193,000
Number of Sales	119	-46.6%	223	-55.3%	266

BOUNDARY

- North: East 96th Street
- South: East 86th Street
- East: York Avenue
- West: Lexington Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$395,037	\$623,008	\$1,052,005			\$629,521
2007	\$353,773	\$535,774	\$1,005,057	\$2,353,000		\$654,362
2006	\$296,231	\$462,091	\$1,021,400	\$3,400,000		\$613,769
2005	\$256,941	\$432,489	\$890,405	\$1,570,000	\$1,875,000	\$560,557
2004	\$212,838	\$384,766	\$670,993	\$1,485,125		\$485,490
2003	\$168,375	\$319,155	\$710,803	\$1,504,625	\$1,700,000	\$553,362
2002	\$141,000	\$270,316	\$586,133	\$1,125,000		\$434,087
2001	\$129,921	\$252,012	\$576,211	\$1,138,571	\$1,812,500	\$398,348
2000	\$114,235	\$228,117	\$499,637	\$1,258,444		\$317,916
1999	\$101,539	\$171,250	\$428,097	\$880,909	\$1,200,000	\$266,417

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$892	\$873	\$943			\$892
2007	\$773	\$837	\$917	\$950		\$843
2006	\$649	\$716	\$840	\$1,063		\$741
2005	\$606	\$629	\$738	\$854	\$982	\$661
2004	\$481	\$549	\$632	\$828		\$573
2003	\$404	\$476	\$586	\$750	\$800	\$537
2002	\$434	\$393	\$485	\$577		\$443
2001	\$321	\$368	\$485	\$585	\$649	\$415
2000	\$268	\$329	\$435	\$626		\$358
1999	\$211	\$238	\$376	\$426	\$430	\$283

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$418,000	\$599,000	\$921,516			\$590,000
2007	\$340,000	\$485,000	\$945,000	\$2,375,000		\$495,000
2006	\$275,000	\$455,000	\$875,000	\$340,000		\$470,000
2005	\$230,000	\$415,000	\$849,000	\$1,570,000	\$1,875,000	\$435,000
2004	\$183,000	\$365,000	\$616,250	\$1,450,000		\$389,000
2003	\$159,000	\$295,000	\$630,000	\$1,762,000	\$1,700,000	\$416,250
2002	\$141,000	\$255,000	\$515,000	\$1,125,000		\$350,000
2001	\$122,500	\$235,000	\$525,000	\$1,100,000	\$1,812,500	\$298,000
2000	\$99,000	\$215,000	\$475,000	\$1,275,000		\$240,000
1999	\$96,000	\$155,000	\$399,000	\$850,000	\$1,200,000	\$193,000

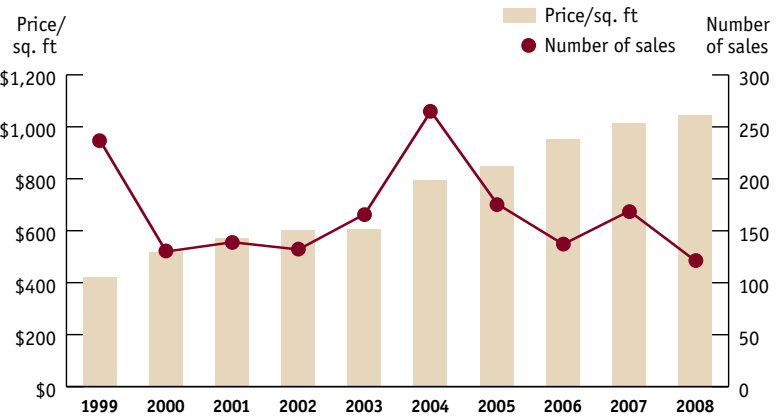
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	38	59	22			119
2007	59	102	56	6		223
2006	26	58	35	1		120
2005	17	81	37	2	1	138
2004	26	79	38	8		151
2003	8	76	77	8	1	170
2002	5	77	67	5		153
2001	18	86	65	6	1	176
2000	41	124	71	7		243
1999	38	138	80	9	1	266

# EAST SIDE

## YORKVILLE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$994,184	-5.2%	\$1,048,809	113.8%	\$464,928
Average Price Per Sq. Ft	\$1,045	3.1%	\$1,014	148.8%	\$420
Median Sales Price	\$750,000	-11.1%	\$844,000	101.6%	\$372,000
Number of Sales	121	-28.4%	169	-48.9%	237

BOUNDARY

North: East 96th Street  
South: East 86th Street  
East: York Avenue  
West: Lexington Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$492,067	\$702,518	\$1,567,830	\$1,322,500		\$994,184
2007	\$461,670	\$772,968	\$1,278,144	\$3,690,000	\$3,250,000	\$1,048,809
2006	\$449,700	\$712,953	\$1,286,705	\$2,070,100		\$995,973
2005	\$383,592	\$620,112	\$1,071,976	\$2,797,222		\$916,797
2004	\$348,792	\$544,424	\$1,340,485	\$2,557,560	\$777,000	\$947,076
2003	\$266,543	\$422,601	\$869,493	\$1,435,000	\$2,495,000	\$672,910
2002	\$248,420	\$432,616	\$831,425	\$1,799,667	\$2,225,000	\$621,569
2001	\$259,542	\$389,832	\$800,502	\$1,216,667	\$1,149,000	\$564,386
2000	\$213,500	\$348,064	\$773,691	\$1,514,000	\$3,300,000	\$586,025
1999	\$193,700	\$298,934	\$631,008	\$810,050		\$464,928

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,042	\$966	\$1,183	\$527		\$1,045
2007	\$918	\$1,027	\$1,025	\$1,292	\$1,016	\$1,014
2006	\$866	\$932	\$988	\$1,029		\$954
2005	\$804	\$786	\$870	\$1,279		\$850
2004	\$679	\$700	\$881	\$1,101	\$849	\$793
2003	\$538	\$558	\$652	\$607	\$894	\$605
2002	\$481	\$596	\$632	\$860	\$810	\$602
2001	\$498	\$531	\$641	\$600	\$561	\$573
2000	\$395	\$471	\$567	\$700	\$1,100	\$517
1999	\$362	\$384	\$463	\$404		\$420

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$496,860	\$657,000	\$1,327,000	\$1,322,500		\$750,000
2007	\$479,000	\$650,000	\$1,150,000	\$3,690,000	\$3,250,000	\$844,000
2006	\$465,000	\$695,000	\$1,160,000	\$2,090,000		\$883,000
2005	\$433,500	\$615,000	\$925,000	\$2,700,000		\$715,000
2004	\$340,000	\$515,000	\$1,165,000	\$1,480,000	\$777,000	\$694,500
2003	\$269,000	\$415,000	\$780,000	\$1,550,000	\$2,495,000	\$540,000
2002	\$250,000	\$405,000	\$790,000	\$2,300,000	\$2,225,000	\$490,000
2001	\$270,000	\$379,000	\$720,000	\$1,295,000	\$1,149,000	\$405,000
2000	\$200,000	\$340,000	\$760,000	\$1,150,000	\$3,300,000	\$430,000
1999	\$169,000	\$289,000	\$650,000	\$950,000		\$372,000

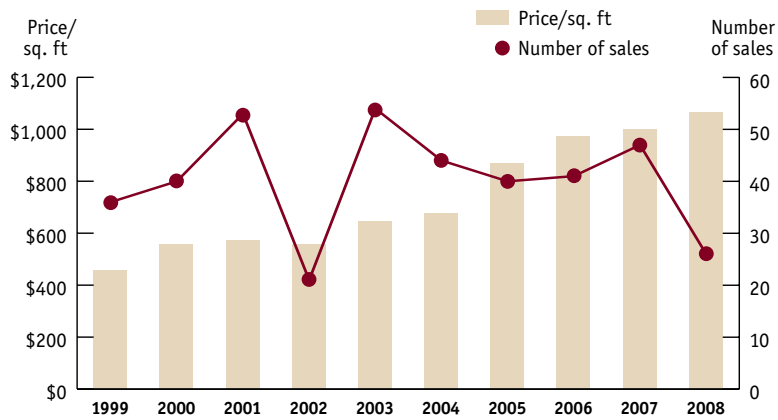
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	15	61	43	2		121
2007	23	53	90	2	1	169
2006	15	53	65	4		137
2005	13	75	79	9		176
2004	24	108	127	5	1	265
2003	14	69	75	6	2	166
2002	20	51	57	3	1	132
2001	12	68	55	3	1	139
2000	18	50	55	6	1	130
1999	25	91	111	10		237

# EAST SIDE

## EAST END AVENUE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,540,789	-4.0%	\$1,604,223	112.4%	\$725,472
Average Price Per Sq. Ft	\$1,066	6.6%	\$1,000	133.8%	\$456
Median Sales Price	\$860,000	-29.8%	\$1,225,000	73.7%	\$495,000
Number of Sales	26	-44.7%	47	-27.8%	36

BOUNDARY

- North:** East 90th Street  
**South:** East 79th Street  
**East:** East End Avenue (includes Gracie Square and Gracie Terrace)  
**West:** East End Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$437,667	\$674,864	\$1,763,625	\$2,638,333	\$9,300,000	\$1,540,789
2007	\$443,333	\$627,179	\$1,767,375	\$2,634,357	\$3,833,333	\$1,604,223
2006	\$414,700	\$561,571	\$1,297,393	\$3,230,444	\$3,537,500	\$1,816,268
2005	\$345,000	\$509,182	\$1,593,775	\$3,138,333	\$7,500,000	\$1,612,413
2004	\$185,000	\$432,265	\$1,105,633	\$1,997,500	\$3,608,750	\$1,157,369
2003	\$170,000	\$388,304	\$945,000	\$2,057,500	\$3,484,333	\$978,818
2002		\$382,000	\$656,250	\$1,125,000		\$637,113
2001	\$154,921	\$315,410	\$848,555	\$1,912,500	\$4,981,667	\$1,354,329
2000	\$157,500	\$331,357	\$681,812	\$1,315,000		\$567,318
1999	\$136,500	\$250,200	\$761,882	\$1,775,000	\$2,800,000	\$725,472

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$921	\$934	\$1,181	\$1,199	\$1,632	\$1,066
2007	\$939	\$810	\$1,114	\$1,066	\$1,045	\$1,000
2006	\$801	\$773	\$970	\$1,217	\$998	\$974
2005	\$633	\$645	\$866	\$1,296	\$1,316	\$869
2004	\$463	\$515	\$678	\$882	\$1,110	\$677
2003	\$309	\$540	\$635	\$993	\$1,014	\$646
2002		\$527	\$566	\$577		\$556
2001	\$328	\$431	\$569	\$786	\$898	\$572
2000	\$315	\$397	\$635	\$679		\$558
1999	\$265	\$317	\$434	\$684	\$934	\$456

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$388,000	\$640,000	\$1,595,000	\$2,715,000	\$9,300,000	\$860,000
2007	\$440,000	\$675,000	\$2,000,000	\$2,500,000	\$4,300,000	\$1,225,000
2006	\$368,500	\$544,000	\$1,300,000	\$2,700,000	\$3,300,000	\$1,300,000
2005	\$345,000	\$450,000	\$1,800,000	\$2,825,000	\$7,500,000	\$1,267,500
2004	\$185,000	\$405,000	\$850,000	\$2,175,000	\$2,530,000	\$720,000
2003	\$170,000	\$375,000	\$845,000	\$1,900,000	\$3,500,000	\$698,000
2002		\$385,000	\$795,000	\$1,125,000		\$695,000
2001	\$165,000	\$315,000	\$750,000	\$1,800,000	\$2,900,000	\$695,000
2000	\$125,000	\$290,000	\$795,000	\$1,275,000		\$657,500
1999	\$175,000	\$235,000	\$738,000	\$1,745,000	\$5,400,000	\$495,000

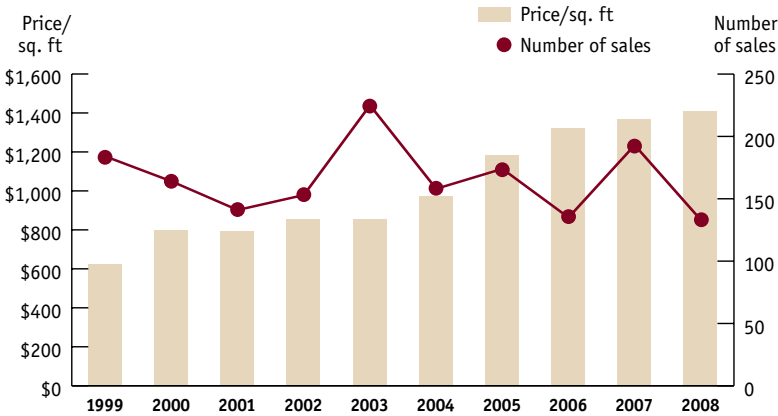
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	3	11	8	3	1	26
2007	3	14	20	7	3	47
2006	5	7	14	9	6	41
2005	2	11	20	6	1	40
2004	1	17	15	8	3	44
2003	1	17	29	4	3	54
2002		9	18	4		31
2001	4	5	31	7	6	53
2000	3	14	20	3		40
1999	2	11	18	4	1	36

# EAST SIDE

## CARNEGIE HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,651,809	4.6%	\$2,534,127	122.9%	\$1,189,681
Average Price Per Sq. Ft	\$1,410	3.1%	\$1,367	126.0%	\$624
Median Sales Price	\$1,650,000	3.1%	\$1,600,000	106.3%	\$800,000
Number of Sales	133	-31.1%	193	-27.7%	184

BOUNDARY

- North:** East 96th Street (includes corridor between Fifth and Madison Avenues and East 110th Street)  
**South:** East 86th Street  
**East:** Lexington Avenue  
**West:** Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$480,750	\$684,375	\$1,917,372	\$4,118,864	\$11,361,364	\$2,651,809
2007	\$402,233	\$595,666	\$1,872,388	\$4,073,869	\$7,714,190	\$2,534,127
2006	\$487,500	\$685,400	\$1,681,954	\$3,096,207	\$8,322,594	\$2,672,610
2005	\$415,833	\$511,021	\$1,592,250	\$3,349,836	\$5,986,667	\$2,059,230
2004	\$280,111	\$414,947	\$1,315,027	\$2,806,935	\$4,991,879	\$1,929,735
2003	\$341,000	\$402,805	\$1,172,103	\$2,180,385	\$4,438,818	\$1,540,015
2002		\$285,000	\$1,079,559	\$2,414,654	\$5,562,500	\$1,840,862
2001	\$325,000	\$427,197	\$1,059,697	\$2,256,386	\$4,463,000	\$1,403,435
2000	\$217,000	\$380,843	\$1,019,831	\$2,630,267	\$5,463,000	\$1,574,861
1999	\$142,889	\$302,472	\$868,356	\$1,801,798	\$3,712,696	\$1,189,681

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$957	\$954	\$1,399	\$1,677	\$2,674	\$1,410
2007	\$908	\$859	\$1,328	\$1,650	\$2,344	\$1,367
2006	\$848	\$895	\$1,181	\$1,323	\$2,378	\$1,323
2005	\$734	\$706	\$1,155	\$1,419	\$1,815	\$1,181
2004	\$542	\$593	\$880	\$1,174	\$1,556	\$971
2003	\$658	\$555	\$802	\$1,001	\$1,388	\$854
2002		\$496	\$719	\$1,011	\$1,191	\$854
2001	\$492	\$528	\$752	\$980	\$1,364	\$791
2000	\$426	\$506	\$703	\$1,094	\$1,430	\$799
1999	\$277	\$370	\$587	\$761	\$1,122	\$624

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$507,500	\$661,500	\$1,850,000	\$4,200,000	\$8,950,000	\$1,650,000
2007	\$400,000	\$610,000	\$1,687,500	\$3,700,000	\$5,600,000	\$1,600,000
2006	\$487,500	\$665,000	\$1,395,000	\$3,000,000	\$6,000,000	\$1,895,000
2005	\$420,000	\$525,000	\$1,475,000	\$3,550,000	\$5,850,000	\$1,572,500
2004	\$270,000	\$399,000	\$1,175,000	\$2,800,000	\$4,825,000	\$1,350,000
2003	\$330,000	\$385,000	\$1,071,250	\$2,001,000	\$4,100,000	\$1,150,000
2002		\$285,000	\$950,899	\$2,075,000	\$5,800,000	\$1,450,000
2001	\$325,000	\$395,000	\$899,000	\$2,208,000	\$4,000,000	\$899,000
2000	\$205,000	\$350,000	\$885,000	\$2,600,000	\$4,700,000	\$975,000
1999	\$160,000	\$280,000	\$750,000	\$1,700,000	\$3,260,000	\$800,000

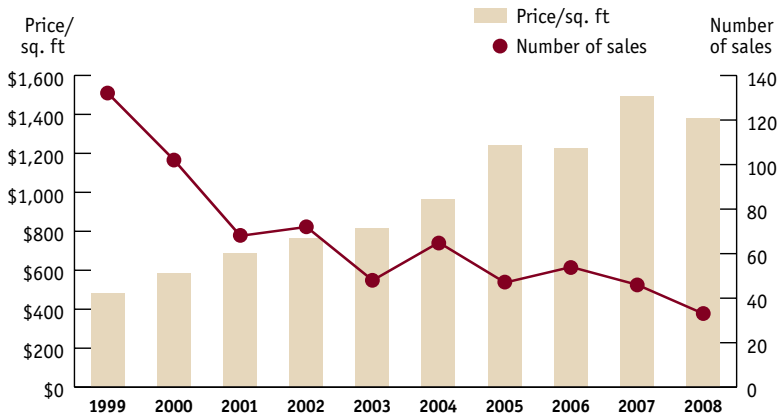
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	14	28	58	22	11	133
2007	18	38	78	39	20	193
2006	2	15	74	27	17	135
2005	3	24	102	33	12	174
2004	9	23	73	31	22	158
2003	3	35	125	40	22	225
2002		5	79	60	9	153
2001	1	30	77	20	13	141
2000	4	28	87	31	14	164
1999	7	28	96	37	16	184

# EAST SIDE

## CARNEGIE HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,012,642	-21.6%	\$2,568,739	214.4%	\$640,106
Average Price Per Sq. Ft	\$1,379	-7.8%	\$1,495	184.9%	\$484
Median Sales Price	\$1,495,000	-3.1%	\$1,543,361	174.3%	\$545,000
Number of Sales	33	-28.3%	46	-75.0%	132

BOUNDARY

- North:** East 96th Street (includes corridor between Fifth and Madison Avenues and East 110th Street)  
**South:** East 86th Street  
**East:** Lexington Avenue  
**West:** Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$635,533	\$806,500	\$1,816,538	\$4,119,600	\$4,517,333	\$2,012,642
2007	\$547,333	\$874,077	\$2,482,747	\$7,546,967	\$6,450,000	\$2,568,739
2006	\$550,400	\$754,214	\$1,901,339	\$2,653,750	\$5,150,000	\$1,678,519
2005	\$527,462	\$879,000	\$1,866,526	\$3,307,500		\$1,697,681
2004	\$357,444	\$581,575	\$1,234,119	\$2,563,000	\$5,768,525	\$1,612,409
2003	\$368,300	\$508,875	\$1,203,517	\$3,575,700		\$1,137,756
2002	\$292,000	\$517,718	\$1,176,952	\$2,296,000	\$3,800,000	\$954,461
2001	\$297,139	\$539,486	\$1,136,771	\$2,925,000		\$826,466
2000	\$246,841	\$349,221	\$854,976	\$1,639,833	\$955,000	\$651,101
1999	\$203,957	\$342,765	\$698,108	\$1,572,071	\$1,339,875	\$640,106

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,170	\$1,119	\$1,464	\$1,736	\$1,355	\$1,379
2007	\$1,114	\$1,005	\$1,564	\$2,742	\$1,926	\$1,495
2006	\$1,129	\$984	\$1,284	\$1,265	\$1,550	\$1,225
2005	\$1,087	\$955	\$1,263	\$1,536		\$1,240
2004	\$690	\$776	\$933	\$1,206	\$1,592	\$963
2003	\$670	\$620	\$839	\$1,399		\$814
2002	\$589	\$652	\$826	\$1,105	\$1,287	\$762
2001	\$550	\$604	\$778	\$1,252		\$689
2000	\$503	\$465	\$657	\$825	\$457	\$585
1999	\$421	\$419	\$499	\$664	\$508	\$484

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$525,000	\$890,000	\$1,550,000	\$4,130,531	\$4,500,000	\$1,495,000
2007	\$599,000	\$825,000	\$2,100,000	\$4,900,000	\$5,250,000	\$1,543,361
2006	\$557,500	\$785,000	\$1,800,000	\$2,610,000	\$5,150,000	\$1,700,000
2005	\$565,000	\$790,000	\$1,599,000	\$3,225,000		\$1,250,000
2004	\$357,000	\$560,000	\$999,000	\$2,700,000	\$5,575,000	\$960,000
2003	\$355,000	\$540,000	\$970,000	\$2,550,000		\$900,000
2002	\$299,000	\$550,000	\$1,100,000	\$2,250,000	\$3,800,000	\$775,000
2001	\$295,000	\$500,000	\$1,050,000	\$2,800,000		\$570,000
2000	\$252,600	\$370,000	\$850,000	\$1,795,000	\$955,000	\$505,000
1999	\$208,000	\$365,000	\$636,000	\$1,795,000	\$1,900,000	\$545,000

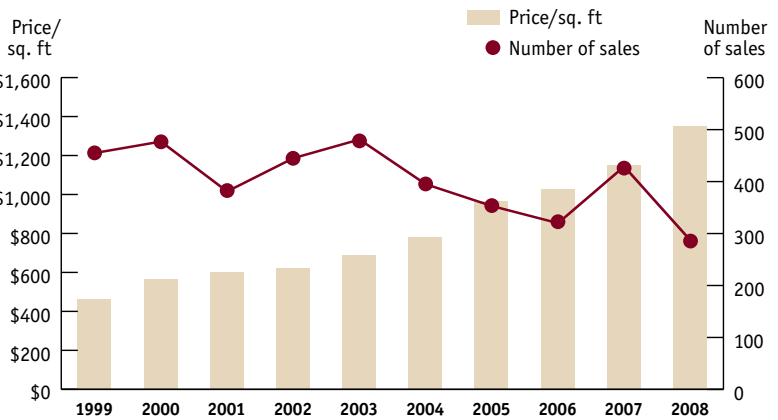
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	6	6	13	5	3	33
2007	9	13	15	6	3	46
2006	10	7	31	4	2	54
2005	13	5	19	10		47
2004	9	16	27	5	8	65
2003	8	12	23	5		48
2002	11	22	33	5	1	72
2001	18	22	24	4		68
2000	26	24	42	9	1	102
1999	21	34	59	14	4	132

# EAST SIDE

## LENOX HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,277,668	21.2%	\$1,879,070	217.2%	\$717,950
Average Price Per Sq. Ft	\$1,352	17.5%	\$1,151	193.3%	\$461
Median Sales Price	\$1,150,000	35.3%	\$850,000	215.1%	\$365,000
Number of Sales	287	-33.1%	429	-36.9%	455

BOUNDARY

- North: East 72th Street  
South: East 59th Street  
East: East River  
West: Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$483,337	\$886,346	\$2,041,742	\$5,163,350	\$18,600,000	\$2,277,668
2007	\$398,787	\$653,329	\$1,530,545	\$3,839,055	\$14,975,319	\$1,879,070
2006	\$390,600	\$633,685	\$1,625,425	\$3,559,583	\$8,856,176	\$1,639,424
2005	\$338,524	\$602,552	\$1,340,720	\$3,317,882	\$7,086,609	\$1,542,600
2004	\$266,919	\$474,709	\$1,227,169	\$2,767,721	\$7,653,743	\$1,321,816
2003	\$247,325	\$457,344	\$1,013,633	\$2,586,997	\$6,473,421	\$1,075,080
2002	\$237,553	\$373,208	\$1,018,486	\$2,374,286	\$4,716,667	\$915,198
2001	\$208,117	\$371,777	\$953,297	\$2,223,042	\$3,900,720	\$782,909
2000	\$168,832	\$338,709	\$928,033	\$2,317,094	\$9,576,250	\$930,492
1999	\$119,190	\$281,829	\$789,901	\$1,846,983	\$5,299,706	\$717,950

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$921	\$1,056	\$1,395	\$2,063	\$3,950	\$1,352
2007	\$855	\$875	\$1,163	\$1,537	\$3,325	\$1,151
2006	\$779	\$798	\$1,104	\$1,373	\$2,136	\$1,029
2005	\$664	\$766	\$986	\$1,266	\$1,990	\$967
2004	\$520	\$602	\$839	\$1,063	\$1,620	\$781
2003	\$519	\$558	\$689	\$1,113	\$1,512	\$691
2002	\$434	\$483	\$683	\$947	\$1,180	\$620
2001	\$423	\$490	\$686	\$974	\$1,134	\$603
2000	\$334	\$424	\$633	\$936	\$1,524	\$566
1999	\$258	\$358	\$520	\$801	\$1,124	\$461

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$425,500	\$752,500	\$1,785,000	\$5,495,000	\$14,300,000	\$1,150,000
2007	\$385,000	\$625,000	\$1,300,000	\$3,400,000	\$8,600,000	\$850,000
2006	\$392,000	\$595,000	\$1,350,000	\$3,600,000	\$5,995,000	\$803,000
2005	\$335,000	\$552,000	\$1,125,000	\$3,300,000	\$5,200,000	\$819,000
2004	\$250,000	\$435,000	\$1,080,000	\$2,550,000	\$6,350,000	\$745,000
2003	\$239,000	\$310,000	\$850,000	\$1,950,000	\$4,400,000	\$579,000
2002	\$215,000	\$360,000	\$850,000	\$2,500,000	\$4,600,000	\$542,500
2001	\$205,000	\$343,000	\$780,000	\$2,100,000	\$3,900,000	\$405,000
2000	\$158,000	\$315,000	\$775,000	\$1,975,000	\$9,400,000	\$480,000
1999	\$115,000	\$240,000	\$627,700	\$1,600,000	\$3,750,000	\$365,000

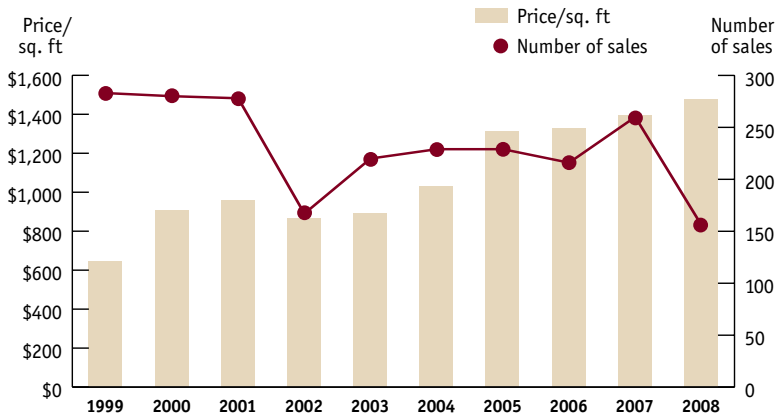
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	57	87	108	24	11	287
2007	68	140	171	29	21	429
2006	54	99	126	24	17	320
2005	45	105	152	28	23	353
2004	57	118	166	34	20	395
2003	60	161	202	39	19	481
2002	85	108	208	31	13	445
2001	76	121	147	28	9	381
2000	65	146	190	36	10	447
1999	71	161	174	36	13	455

# EAST SIDE

## LENOX HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,041,060	2.8%	\$1,986,236	92.3%	\$1,061,479
Average Price Per Sq. Ft	\$1,478	6.0%	\$1,394	128.4%	\$647
Median Sales Price	\$1,325,000	-1.1%	\$1,340,000	120.8%	\$600,000
Number of Sales	156	-40.0%	260	-44.9%	283

BOUNDARY

North: East 72th Street  
South: East 59th Street  
East: East River  
West: Fifth Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$546,557	\$959,670	\$2,273,115	\$6,575,714	\$12,161,000	\$2,041,060
2007	\$532,500	\$910,412	\$2,106,167	\$5,943,543	\$12,800,000	\$1,986,236
2006	\$602,316	\$893,140	\$1,961,671	\$4,815,167	\$8,465,625	\$1,999,228
2005	\$451,880	\$865,362	\$1,860,493	\$4,861,842	\$13,902,500	\$2,269,532
2004	\$430,453	\$680,771	\$1,622,034	\$5,880,000	\$7,816,667	\$1,422,356
2003	\$330,140	\$565,981	\$1,489,197	\$3,990,000	\$8,166,667	\$1,312,115
2002	\$240,000	\$460,509	\$1,224,688	\$4,327,222		\$1,759,710
2001	\$324,000	\$517,850	\$1,270,738	\$4,676,588	\$10,217,111	\$2,160,677
2000	\$279,595	\$509,205	\$1,472,768	\$5,152,313	\$8,828,286	\$1,945,284
1999	\$204,591	\$385,204	\$1,100,154	\$3,009,375	\$6,101,357	\$1,061,479

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,078	\$1,260	\$1,581	\$2,296	\$3,195	\$1,478
2007	\$1,056	\$1,118	\$1,476	\$2,084	\$2,558	\$1,394
2006	\$1,268	\$1,143	\$1,297	\$1,885	\$2,073	\$1,326
2005	\$940	\$1,112	\$1,313	\$1,700	\$2,709	\$1,313
2004	\$822	\$874	\$1,089	\$1,927	\$1,820	\$1,031
2003	\$657	\$702	\$978	\$1,333	\$1,539	\$891
2002	\$479	\$593	\$846	\$1,249		\$864
2001	\$611	\$639	\$826	\$1,490	\$2,208	\$960
2000	\$605	\$619	\$871	\$1,593	\$1,753	\$905
1999	\$394	\$491	\$676	\$1,138	\$1,529	\$647

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$529,000	\$875,000	\$1,875,000	\$5,350,000	\$12,219,000	\$1,325,000
2007	\$512,000	\$850,000	\$1,800,000	\$5,075,000	\$12,800,000	\$1,340,000
2006	\$459,000	\$799,000	\$1,750,000	\$4,895,000	\$6,500,000	\$1,400,000
2005	\$440,000	\$795,000	\$1,700,000	\$4,800,000	\$17,500,000	\$1,270,000
2004	\$370,000	\$620,000	\$1,395,000	\$5,715,000	\$3,750,000	\$999,000
2003	\$330,000	\$575,000	\$1,250,000	\$4,500,000	\$7,500,000	\$925,000
2002	\$250,000	\$420,000	\$1,125,000	\$3,850,000		\$980,000
2001	\$295,000	\$525,000	\$1,015,000	\$4,582,500	\$9,900,000	\$975,000
2000	\$255,000	\$465,000	\$1,156,000	\$5,300,000	\$9,037,000	\$896,500
1999	\$215,000	\$385,000	\$760,000	\$2,900,000	\$6,500,000	\$600,000

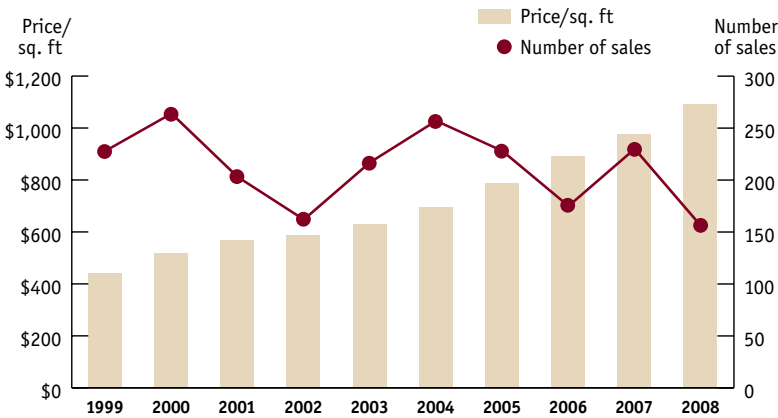
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	21	53	71	7	4	156
2007	26	68	144	21	1	260
2006	19	65	106	18	8	216
2005	25	73	100	19	12	229
2004	15	81	123	7	3	229
2003	28	58	119	12	3	220
2002	9	42	74	42		167
2001	20	40	170	24	24	278
2000	26	71	140	23	20	280
1999	25	88	144	18	8	283

EAST SIDE

SUTTON/BEEKMAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,365,753	2.3%	\$1,334,870	124.3%	\$608,781
Average Price Per Sq. Ft	\$1,090	11.6%	\$977	147.7%	\$440
Median Sales Price	\$995,000	0.0%	\$995,000	141.5%	\$412,000
Number of Sales	156	-32.2%	230	-31.6%	228

BOUNDARY

North: East 59th Street  
South: East 48th Street  
East: East River  
West: First Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$463,709	\$791,082	\$1,507,842	\$3,103,000	\$7,320,000	\$1,365,753
2007	\$356,654	\$680,866	\$1,400,372	\$2,623,940	\$5,810,714	\$1,334,870
2006	\$466,750	\$707,816	\$1,459,541	\$3,250,000	\$3,239,167	\$1,248,066
2005	\$308,350	\$620,392	\$1,224,161	\$2,912,363	\$2,980,000	\$1,096,879
2004	\$269,548	\$532,326	\$1,098,363	\$2,574,202	\$3,765,000	\$998,211
2003	\$243,659	\$478,879	\$968,686	\$2,021,111	\$4,008,333	\$866,374
2002	\$186,250	\$401,714	\$892,333	\$2,025,000	\$4,700,000	\$803,530
2001	\$197,137	\$360,981	\$838,842	\$2,640,426	\$3,675,500	\$737,248
2000	\$182,400	\$356,899	\$741,341	\$1,854,348	\$3,950,000	\$880,651
1999	\$139,121	\$296,723	\$681,195	\$1,542,556	\$7,150,000	\$608,781

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$932	\$990	\$1,150	\$1,281	\$1,812	\$1,090
2007	\$713	\$851	\$1,032	\$1,025	\$1,893	\$977
2006	\$771	\$791	\$962	\$1,182	\$883	\$892
2005	\$589	\$706	\$845	\$1,006	\$890	\$787
2004	\$506	\$595	\$748	\$941	\$1,008	\$695
2003	\$484	\$579	\$642	\$822	\$1,055	\$628
2002	\$369	\$465	\$670	\$810	\$1,382	\$587
2001	\$456	\$473	\$586	\$790	\$974	\$568
2000	\$330	\$425	\$560	\$693	\$1,211	\$518
1999	\$246	\$343	\$513	\$509	\$1,004	\$440

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$475,000	\$760,000	\$1,350,000	\$2,795,000	\$9,450,000	\$995,000
2007	\$360,000	\$660,000	\$1,300,000	\$2,500,000	\$3,075,000	\$995,000
2006	\$395,000	\$662,500	\$1,300,000	\$3,850,000	\$2,900,000	\$950,000
2005	\$299,000	\$612,500	\$1,160,000	\$3,300,000	\$2,900,000	\$835,000
2004	\$277,500	\$520,000	\$965,000	\$1,825,000	\$3,235,000	\$770,000
2003	\$238,750	\$425,000	\$875,000	\$1,790,000	\$2,750,000	\$740,000
2002	\$210,000	\$381,500	\$995,000	\$2,350,000	\$4,700,000	\$478,000
2001	\$182,000	\$380,000	\$737,500	\$2,500,000	\$3,465,000	\$532,000
2000	\$170,000	\$325,000	\$710,000	\$2,000,000	\$2,750,000	\$650,000
1999	\$140,000	\$310,000	\$628,000	\$1,587,000	\$6,300,000	\$412,000

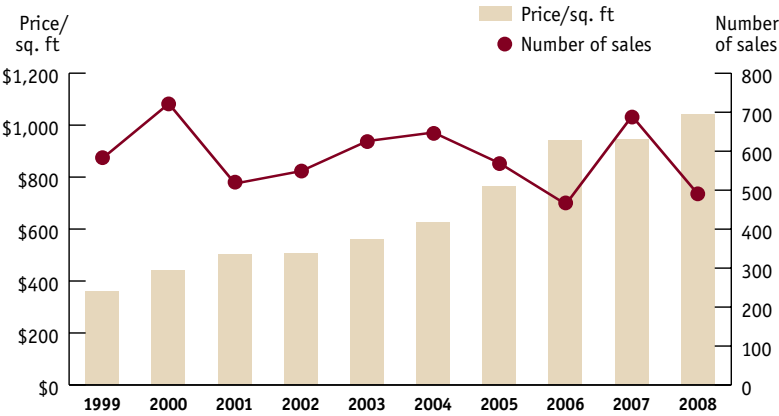
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	22	55	67	7	5	156
2007	13	79	111	20	7	230
2006	14	64	83	8	6	175
2005	22	74	111	16	5	228
2004	26	81	125	21	4	257
2003	11	67	127	9	3	217
2002	18	63	67	9	5	162
2001	23	58	111	9	2	203
2000	27	87	124	23	3	264
1999	24	78	108	16	2	228

# EAST SIDE

## MIDTOWN EAST/TURTLE BAY CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,072,016	1.7%	\$1,053,715	164.6%	\$405,127
Average Price Per Sq. Ft	\$1,040	10.2%	\$944	189.7%	\$359
Median Sales Price	\$728,080	8.7%	\$670,000	182.2%	\$258,000
Number of Sales	489	-29.1%	690	-16.0%	582

BOUNDARY

- North:** East 59th Street  
**South:** East 42nd Street  
**East:** East River (including corridor between CPS, W 57th Street and Eighth Avenue)  
**West:** Avenue of the Americas

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$448,666	\$719,797	\$1,537,650	\$3,303,833	\$6,527,500	\$1,072,016
2007	\$360,739	\$619,663	\$1,404,747	\$3,033,427	\$6,192,255	\$1,053,715
2006	\$396,264	\$630,942	\$1,619,950	\$4,923,094	\$4,683,571	\$1,191,422
2005	\$344,878	\$576,036	\$1,123,554	\$2,805,440	\$2,980,000	\$838,830
2004	\$267,072	\$468,832	\$973,819	\$2,355,120	\$3,493,333	\$734,147
2003	\$228,326	\$419,819	\$891,251	\$2,049,091	\$3,693,750	\$605,941
2002	\$212,271	\$327,254	\$779,481	\$2,025,000	\$3,750,000	\$567,578
2001	\$191,703	\$335,667	\$755,790	\$2,898,389	\$3,028,750	\$550,329
2000	\$165,116	\$303,831	\$711,771	\$1,886,771	\$5,400,000	\$519,055
1999	\$137,985	\$250,901	\$623,280	\$1,505,328	\$4,788,667	\$405,127

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$903	\$971	\$1,177	\$1,269	\$1,776	\$1,040
2007	\$757	\$846	\$1,072	\$1,171	\$1,936	\$944
2006	\$741	\$766	\$1,119	\$1,786	\$1,252	\$943
2005	\$692	\$707	\$836	\$999	\$890	\$765
2004	\$537	\$571	\$685	\$880	\$1,032	\$626
2003	\$446	\$542	\$627	\$830	\$1,020	\$561
2002	\$441	\$421	\$588	\$810	\$946	\$505
2001	\$421	\$437	\$553	\$795	\$966	\$501
2000	\$319	\$388	\$530	\$689	\$1,122	\$440
1999	\$253	\$319	\$463	\$479	\$835	\$359

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$403,000	\$672,140	\$1,375,000	\$3,475,000	\$5,500,000	\$728,080
2007	\$355,000	\$590,000	\$1,235,000	\$3,020,000	\$4,850,000	\$670,000
2006	\$355,000	\$590,100	\$1,250,000	\$3,850,000	\$2,900,000	\$749,000
2005	\$310,000	\$550,000	\$990,000	\$2,750,000	\$2,900,000	\$635,000
2004	\$250,000	\$440,000	\$850,000	\$1,825,000	\$3,235,000	\$525,000
2003	\$225,000	\$379,000	\$795,000	\$1,850,000	\$2,750,000	\$415,000
2002	\$200,000	\$325,000	\$575,000	\$2,350,000	\$4,700,000	\$365,000
2001	\$182,000	\$325,000	\$630,000	\$2,500,000	\$3,465,000	\$380,000
2000	\$150,000	\$270,000	\$635,000	\$2,000,000	\$2,750,000	\$345,000
1999	\$132,500	\$245,500	\$575,000	\$1,395,000	\$6,300,000	\$258,000

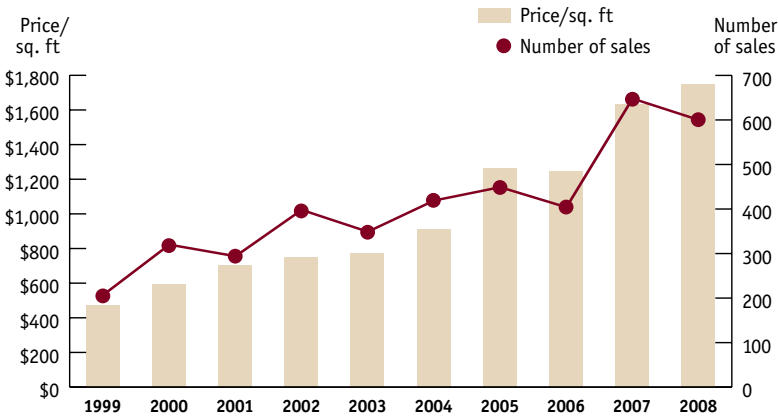
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	112	204	153	12	8	489
2007	142	249	258	30	11	690
2006	78	183	179	17	7	464
2005	112	215	217	20	5	569
2004	136	221	258	27	6	648
2003	137	237	237	11	4	626
2002	95	222	214	9	9	549
2001	112	170	222	9	4	517
2000	180	261	243	32	6	722
1999	149	216	196	18	3	582

# EAST SIDE

## MIDTOWN EAST/TURTLE BAY CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,475,424	1.9%	\$2,430,088	340.7%	\$561,680
Average Price Per Sq. Ft	\$1,745	6.9%	\$1,632	272.1%	\$469
Median Sales Price	\$1,495,000	0.2%	\$1,491,736	257.7%	\$418,000
Number of Sales	600	-7.4%	648	189.9%	207

BOUNDARY

- North: East 59th Street
- South: East 42nd Street
- East: East River (including corridor between CPS, W 57th Street and Eighth Avenue)
- West: Avenue of the Americas

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$808,926	\$1,202,173	\$2,866,516	\$6,498,463	\$16,922,831	\$2,475,424
2007	\$601,402	\$1,032,111	\$2,787,012	\$7,856,279	\$13,988,850	\$2,430,088
2006	\$483,040	\$827,078	\$2,033,185	\$3,842,900	\$14,710,420	\$1,765,612
2005	\$439,854	\$786,121	\$2,238,397	\$5,273,700	\$15,640,700	\$1,907,952
2004	\$370,453	\$670,706	\$1,778,819	\$2,757,933	\$11,672,300	\$1,248,809
2003	\$298,652	\$526,814	\$1,402,149	\$2,372,182	\$1,075,000	\$986,125
2002	\$262,943	\$474,486	\$1,205,112	\$3,956,667	\$7,175,000	\$1,148,287
2001	\$274,580	\$510,883	\$1,237,682	\$7,912,000	\$13,500,000	\$1,030,001
2000	\$295,599	\$410,741	\$1,121,497	\$2,310,833	\$2,312,500	\$954,999
1999	\$190,049	\$386,837	\$932,676	\$1,665,000		\$561,680

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,572	\$1,526	\$1,831	\$2,285	\$3,579	\$1,745
2007	\$1,189	\$1,292	\$1,779	\$2,650	\$2,900	\$1,632
2006	\$989	\$1,079	\$1,324	\$1,538	\$2,815	\$1,245
2005	\$947	\$1,008	\$1,406	\$1,789	\$2,888	\$1,264
2004	\$786	\$815	\$1,018	\$1,138	\$1,403	\$911
2003	\$648	\$666	\$874	\$888	\$1,045	\$773
2002	\$587	\$623	\$780	\$1,277	\$1,428	\$751
2001	\$592	\$629	\$741	\$1,775	\$744	\$703
2000	\$569	\$507	\$674	\$817	\$771	\$592
1999	\$365	\$437	\$562	\$571		\$469

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$580,000	\$860,000	\$2,221,450	\$5,923,345	\$12,464,400	\$1,495,000
2007	\$492,500	\$882,000	\$2,150,000	\$6,750,000	\$10,425,000	\$1,491,736
2006	\$455,000	\$720,000	\$1,850,000	\$3,450,000	\$13,000,000	\$1,395,000
2005	\$425,000	\$690,000	\$1,995,000	\$3,800,000	\$18,328,500	\$1,235,000
2004	\$350,000	\$650,000	\$1,500,000	\$2,910,000	\$11,672,300	\$842,000
2003	\$286,000	\$462,000	\$1,155,000	\$2,000,000	\$1,075,000	\$725,000
2002	\$270,000	\$379,000	\$960,000	\$3,520,000	\$8,350,000	\$815,000
2001	\$286,500	\$470,000	\$1,100,000	\$3,811,000	\$13,500,000	\$675,000
2000	\$230,000	\$415,000	\$825,000	\$1,765,000	\$2,100,000	\$550,000
1999	\$165,000	\$325,000	\$745,000	\$1,500,000		\$418,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	73	226	258	30	13	600
2007	85	174	345	38	6	648
2006	48	115	213	23	5	404
2005	54	145	218	26	6	449
2004	69	152	184	12	2	419
2003	41	126	170	11	1	349
2002	32	116	227	14	9	398
2001	43	99	145	6	1	294
2000	41	143	131	3	2	320
1999	39	93	71	4		207

# WEST SIDE

## WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,067,323	-3.0%	\$1,100,462	125.4%	\$473,619
Average Price Per Sq. Ft	\$1,085	6.9%	\$1,015	171.3%	\$400
Median Sales Price	\$715,000	-3.1%	\$737,500	138.3%	\$300,000
Number of Sales	1,112	-23.1%	1,446	-16.2%	1,327

BOUNDARY

**North:** West 116th Street  
**South:** West 34th Street  
**East:** Avenue of the Americas  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$413,288	\$673,511	\$1,532,970	\$3,586,575	\$9,947,222	\$1,067,323
2007	\$377,357	\$634,792	\$1,365,634	\$3,649,900	\$7,199,375	\$1,100,462
2006	\$371,085	\$598,215	\$1,258,386	\$3,001,870	\$7,733,438	\$1,200,097
2005	\$322,416	\$559,684	\$1,279,374	\$3,400,335	\$7,641,955	\$1,159,937
2004	\$284,198	\$465,490	\$1,060,427	\$2,538,862	\$6,661,667	\$877,636
2003	\$239,586	\$402,761	\$869,817	\$2,347,043	\$5,330,266	\$785,872
2002	\$193,941	\$371,644	\$815,094	\$2,590,444	\$4,882,857	\$793,549
2001	\$215,194	\$351,051	\$780,578	\$2,300,772	\$3,763,733	\$673,799
2000	\$169,172	\$310,300	\$759,983	\$1,979,114	\$4,090,840	\$609,731
1999	\$131,363	\$244,486	\$617,714	\$1,543,781	\$2,865,054	\$473,619

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$989	\$972	\$1,196	\$1,458	\$2,829	\$1,085
2007	\$843	\$908	\$1,092	\$1,520	\$2,281	\$1,015
2006	\$752	\$820	\$983	\$1,287	\$2,121	\$945
2005	\$775	\$787	\$990	\$1,477	\$2,056	\$941
2004	\$586	\$671	\$790	\$1,113	\$1,772	\$746
2003	\$529	\$584	\$680	\$1,003	\$1,412	\$659
2002	\$412	\$513	\$642	\$1,018	\$1,412	\$612
2001	\$436	\$495	\$613	\$975	\$1,303	\$574
2000	\$368	\$440	\$562	\$883	\$1,199	\$510
1999	\$282	\$343	\$460	\$665	\$825	\$400

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$395,000	\$649,000	\$1,350,000	\$3,150,000	\$7,350,000	\$715,000
2007	\$375,000	\$610,000	\$1,200,000	\$3,495,000	\$6,280,000	\$737,500
2006	\$365,000	\$570,000	\$1,100,000	\$2,710,000	\$6,000,000	\$725,000
2005	\$299,000	\$530,000	\$1,120,000	\$2,802,000	\$6,766,000	\$699,000
2004	\$260,000	\$447,500	\$895,000	\$2,250,000	\$5,625,000	\$575,000
2003	\$229,000	\$385,000	\$720,000	\$1,725,000	\$5,200,000	\$525,000
2002	\$190,000	\$365,000	\$675,000	\$2,415,000	\$3,550,000	\$455,000
2001	\$202,000	\$340,000	\$655,000	\$1,850,000	\$3,125,000	\$420,000
2000	\$163,500	\$300,000	\$630,000	\$1,650,000	\$2,850,000	\$375,000
1999	\$130,000	\$233,000	\$511,000	\$1,325,000	\$2,377,500	\$300,000

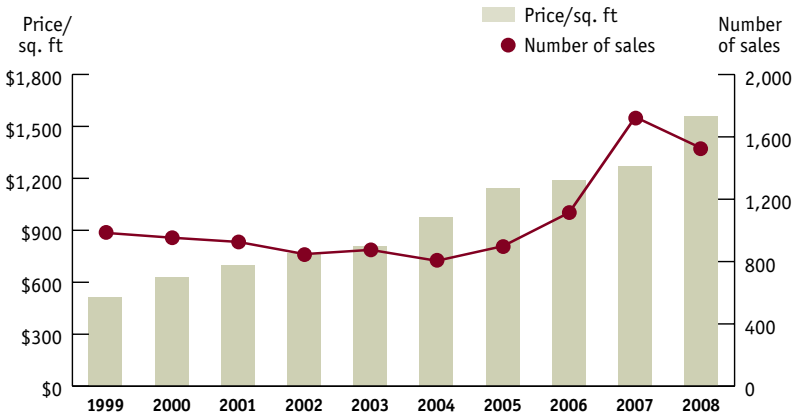
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	304	371	396	32	9	1,112
2007	248	532	575	79	12	1,446
2006	158	328	409	53	32	980
2005	142	318	387	54	22	923
2004	165	440	457	66	15	1,143
2003	178	492	632	85	22	1,409
2002	153	459	607	81	31	1,331
2001	202	379	450	76	14	1,121
2000	224	439	485	64	20	1,232
1999	242	512	476	76	21	1,327

# WEST SIDE

## WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,212,027	50.4%	\$1,470,662	260.9%	\$612,927
Average Price Per Sq. Ft	\$1,560	22.7%	\$1,271	204.7%	\$512
Median Sales Price	\$1,206,626	22.9%	\$982,000	183.9%	\$425,000
Number of Sales	1,527	-11.6%	1,727	55.2%	984

BOUNDARY

North: West 116th Street  
South: West 34th Street  
East: Avenue of the Americas  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$630,851	\$907,792	\$2,396,346	\$5,983,633	\$13,736,629	\$2,212,027
2007	\$579,563	\$830,135	\$1,754,641	\$6,056,800	\$10,909,177	\$1,470,662
2006	\$543,620	\$793,158	\$1,697,615	\$4,790,697	\$8,166,805	\$1,385,845
2005	\$468,824	\$745,477	\$1,862,518	\$4,143,244	\$12,049,143	\$1,393,323
2004	\$395,155	\$633,137	\$1,780,397	\$4,215,825	\$5,779,284	\$1,290,434
2003	\$325,730	\$539,562	\$1,279,532	\$3,309,839	\$12,935,000	\$1,014,145
2002	\$296,923	\$534,293	\$1,340,923	\$2,648,889	\$4,200,000	\$939,999
2001	\$273,695	\$488,096	\$1,126,118	\$3,064,000	\$4,912,750	\$828,751
2000	\$260,077	\$435,605	\$987,153	\$2,620,364	\$4,180,714	\$768,288
1999	\$227,264	\$337,511	\$819,276	\$1,768,139	\$4,954,545	\$612,927

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,191	\$1,206	\$1,705	\$2,333	\$3,424	\$1,560
2007	\$1,132	\$1,113	\$1,362	\$2,079	\$2,608	\$1,271
2006	\$1,102	\$1,055	\$1,259	\$1,806	\$2,079	\$1,187
2005	\$935	\$982	\$1,315	\$1,494	\$2,021	\$1,142
2004	\$801	\$821	\$1,124	\$1,365	\$1,466	\$974
2003	\$675	\$704	\$887	\$1,188	\$1,856	\$808
2002	\$562	\$653	\$902	\$1,126	\$1,393	\$765
2001	\$519	\$636	\$792	\$1,134	\$1,235	\$697
2000	\$439	\$566	\$681	\$992	\$1,268	\$628
1999	\$437	\$440	\$578	\$678	\$1,211	\$512

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$640,000	\$870,000	\$1,731,025	\$4,429,387	\$10,691,625	\$1,206,626
2007	\$525,000	\$801,871	\$1,450,000	\$5,050,000	\$9,673,375	\$982,000
2006	\$499,000	\$775,000	\$1,395,999	\$3,950,000	\$7,195,000	\$945,000
2005	\$445,000	\$720,000	\$1,500,000	\$3,830,000	\$5,750,000	\$875,000
2004	\$375,000	\$625,000	\$1,400,000	\$3,980,000	\$6,250,000	\$790,000
2003	\$315,000	\$495,000	\$1,040,000	\$2,700,000	\$5,300,000	\$670,000
2002	\$288,000	\$495,000	\$1,195,000	\$2,450,000	\$4,200,000	\$618,000
2001	\$260,000	\$450,000	\$850,000	\$2,000,000	\$4,700,000	\$525,000
2000	\$245,000	\$430,500	\$810,000	\$1,925,000	\$3,500,000	\$505,000
1999	\$200,000	\$325,000	\$690,000	\$2,000,000	\$3,500,000	\$425,000

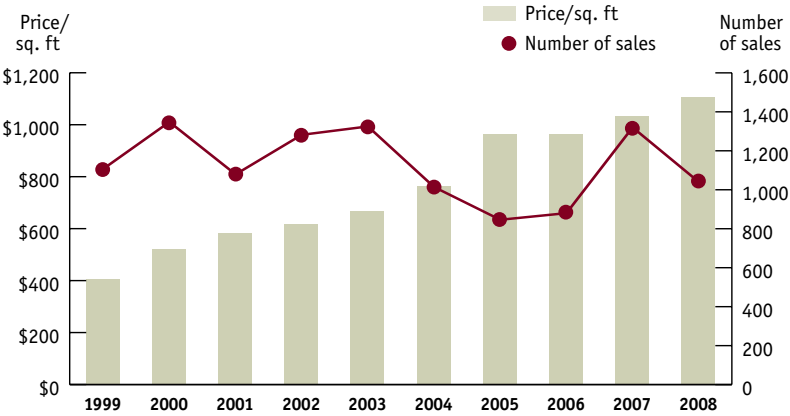
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	174	524	693	95	41	1,527
2007	208	688	755	63	13	1,727
2006	138	443	485	29	19	1,114
2005	129	354	373	36	7	899
2004	134	296	329	34	12	805
2003	110	331	398	31	5	875
2002	120	352	329	42	5	848
2001	179	341	366	28	11	926
2000	149	320	444	33	7	953
1999	113	425	414	20	12	984

# WEST SIDE

## UPPER WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,100,086	-4.1%	\$1,146,785	121.7%	\$496,269
Average Price Per Sq. Ft	\$1,105	6.9%	\$1,034	172.8%	\$405
Median Sales Price	\$730,000	-3.9%	\$760,000	147.5%	\$295,000
Number of Sales	1,040	-21.2%	1,320	-6.1%	1,107

BOUNDARY

**North:** West 116th Street  
**South:** West 57th Street  
**East:** Central Park West  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$418,105	\$682,479	\$1,572,359	\$3,586,575	\$9,947,222	\$1,100,086
2007	\$377,991	\$646,368	\$1,388,211	\$3,672,625	\$7,199,375	\$1,146,785
2006	\$371,074	\$603,730	\$1,296,882	\$3,001,870	\$7,925,000	\$1,261,555
2005	\$321,434	\$562,843	\$1,297,915	\$3,400,335	\$7,641,955	\$1,205,177
2004	\$278,226	\$475,124	\$1,097,525	\$2,538,862	\$6,616,667	\$926,230
2003	\$240,035	\$407,400	\$888,483	\$2,347,043	\$5,330,266	\$810,718
2002	\$189,194	\$371,184	\$820,779	\$2,590,444	\$4,882,857	\$810,835
2001	\$192,554	\$346,666	\$822,162	\$2,167,253	\$3,991,806	\$725,564
2000	\$150,146	\$334,264	\$724,792	\$1,650,577	\$2,117,130	\$533,074
1999	\$135,015	\$235,220	\$621,042	\$1,545,086	\$3,253,889	\$496,269

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,002	\$985	\$1,220	\$1,458	\$2,829	\$1,105
2007	\$850	\$920	\$1,104	\$1,549	\$2,281	\$1,034
2006	\$754	\$830	\$1,004	\$1,287	\$2,170	\$966
2005	\$769	\$802	\$1,014	\$1,477	\$2,056	\$963
2004	\$588	\$680	\$813	\$1,113	\$1,772	\$766
2003	\$535	\$588	\$690	\$1,003	\$1,412	\$668
2002	\$411	\$513	\$644	\$1,018	\$1,412	\$617
2001	\$439	\$499	\$618	\$975	\$1,303	\$582
2000	\$370	\$447	\$572	\$887	\$1,199	\$521
1999	\$287	\$345	\$464	\$665	\$825	\$405

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$399,000	\$650,000	\$1,385,000	\$3,150,000	\$7,350,000	\$730,000
2007	\$375,000	\$625,000	\$1,225,000	\$3,495,000	\$6,280,000	\$760,000
2006	\$365,000	\$577,500	\$1,115,000	\$2,710,000	\$6,000,000	\$750,000
2005	\$300,000	\$535,000	\$1,150,000	\$2,802,000	\$6,766,000	\$720,000
2004	\$260,000	\$455,000	\$910,000	\$2,250,000	\$5,625,000	\$600,000
2003	\$227,500	\$389,000	\$725,000	\$1,725,000	\$5,200,000	\$535,000
2002	\$190,000	\$365,000	\$695,000	\$2,415,000	\$3,550,000	\$460,000
2001	\$197,000	\$321,000	\$660,000	\$1,600,000	\$3,950,000	\$475,000
2000	\$142,500	\$299,000	\$669,000	\$1,450,000	\$2,850,000	\$410,000
1999	\$136,000	\$225,000	\$515,000	\$1,200,000	\$2,530,000	\$295,000

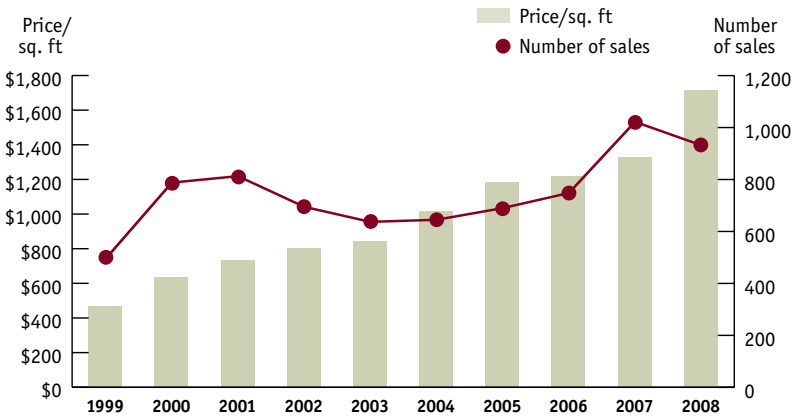
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	283	342	374	32	9	1,040
2007	212	472	547	77	12	1,320
2006	136	290	370	53	31	880
2005	125	285	360	54	22	846
2004	142	378	413	66	15	1,014
2003	161	458	599	85	22	1,325
2002	139	432	599	81	31	1,282
2001	175	297	522	67	18	1,079
2000	245	529	487	69	18	1,348
1999	193	420	405	71	18	1,107

# WEST SIDE

## UPPER WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,825,561	60.1%	\$1,764,873	388.2%	\$578,718
Average Price Per Sq. Ft	\$1,713	29.0%	\$1,328	265.2%	\$469
Median Sales Price	\$1,425,550	29.4%	\$1,102,003	197.0%	\$480,000
Number of Sales	932	-8.8%	1,022	88.3%	495

BOUNDARY

**North:** West 116th Street  
**South:** West 57th Street  
**East:** Central Park West  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$600,785	\$906,303	\$2,739,631	\$6,180,001	\$14,004,277	\$2,825,561
2007	\$599,512	\$834,127	\$1,947,748	\$5,921,777	\$10,909,177	\$1,754,873
2006	\$582,093	\$773,097	\$1,775,395	\$4,984,815	\$8,887,018	\$1,618,379
2005	\$477,113	\$764,603	\$1,900,703	\$4,220,194	\$12,049,143	\$1,535,624
2004	\$414,726	\$654,167	\$1,835,495	\$4,388,859	\$5,779,284	\$1,414,893
2003	\$357,267	\$562,272	\$1,334,209	\$3,310,185	\$12,935,000	\$1,146,743
2002	\$304,000	\$557,177	\$1,364,530	\$2,648,889	\$4,200,000	\$1,048,343
2001	\$251,533	\$475,590	\$1,251,362	\$2,306,905	\$4,300,000	\$856,586
2000	\$215,788	\$467,350	\$950,940	\$2,194,157	\$3,760,000	\$819,291
1999	\$209,281	\$352,741	\$833,097	\$1,461,250		\$578,718

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,136	\$1,191	\$1,834	\$2,396	\$3,478	\$1,713
2007	\$1,142	\$1,101	\$1,410	\$2,040	\$2,608	\$1,328
2006	\$1,169	\$1,013	\$1,272	\$1,841	\$2,127	\$1,216
2005	\$927	\$1,000	\$1,340	\$1,506	\$2,021	\$1,181
2004	\$840	\$843	\$1,146	\$1,376	\$1,466	\$1,015
2003	\$696	\$721	\$910	\$1,184	\$1,856	\$842
2002	\$5,583	\$669	\$913	\$1,126	\$1,393	\$803
2001	\$478	\$637	\$867	\$1,012	\$1,007	\$734
2000	\$412	\$584	\$667	\$868	\$913	\$633
1999	\$358	\$434	\$547	\$585		\$469

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$565,000	\$865,000	\$1,850,000	\$4,605,000	\$10,895,275	\$1,425,550
2007	\$532,000	\$790,000	\$1,510,000	\$4,995,000	\$9,673,375	\$1,102,003
2006	\$509,000	\$750,000	\$1,425,000	\$4,250,000	\$7,195,000	\$1,100,000
2005	\$435,000	\$735,400	\$1,565,000	\$3,830,000	\$5,750,000	\$950,000
2004	\$401,000	\$640,000	\$1,450,000	\$3,980,000	\$6,250,000	\$885,000
2003	\$340,000	\$520,000	\$1,110,000	\$2,380,000	\$5,300,000	\$750,000
2002	\$265,000	\$525,000	\$1,250,000	\$2,450,000	\$4,200,000	\$700,000
2001	\$245,000	\$440,000	\$834,000	\$1,995,000	\$4,700,000	\$565,000
2000	\$200,000	\$435,000	\$865,000	\$1,550,000	\$3,495,000	\$630,000
1999	\$230,000	\$340,000	\$750,000	\$2,000,000		\$480,000

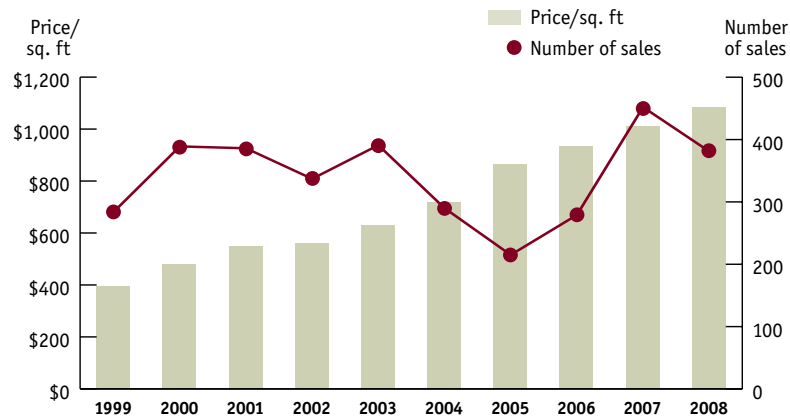
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	86	257	464	86	39	932
2007	124	340	484	61	13	1,022
2006	58	252	395	26	17	748
2005	70	268	310	35	7	690
2004	85	228	292	28	12	645
2003	45	242	318	27	5	637
2002	56	283	309	42	5	695
2001	73	360	356	21	3	813
2000	70	325	369	17	7	788
1999	33	231	223	8		495

# WEST SIDE

## RIVERSIDE DRIVE/WEST END AVENUE CORRIDOR CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$947,774	-8.9%	\$1,040,044	96.8%	\$481,573
Average Price Per Sq. Ft	\$1,082	7.1%	\$1,010	173.2%	\$396
Median Sales Price	\$671,000	-16.1%	\$799,326	74.3%	\$385,000
Number of Sales	381	-15.7%	452	34.2%	284

### BOUNDARY

**North:** West 116th Street  
**South:** West 57th Street  
**East:** West End Avenue  
**West:** Riverside Drive

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$377,078	\$687,100	\$1,524,573	\$2,750,000	\$10,000,000	\$947,774
2007	\$399,862	\$673,410	\$1,328,325	\$3,132,400	\$4,500,000	\$1,040,044
2006	\$400,638	\$597,974	\$1,232,008	\$2,812,567	\$5,302,333	\$1,220,076
2005	\$326,800	\$551,904	\$1,112,718	\$2,236,067	\$4,255,000	\$1,004,298
2004	\$280,956	\$479,733	\$1,037,771	\$2,050,476	\$2,797,500	\$840,160
2003	\$237,528	\$415,360	\$808,052	\$1,766,619	\$2,804,200	\$720,332
2002	\$204,000	\$342,119	\$731,125	\$1,822,857		\$674,556
2001	\$227,763	\$353,353	\$740,752	\$1,836,992	\$3,201,000	\$666,263
2000	\$140,880	\$336,333	\$653,033	\$1,569,438	\$3,237,500	\$561,185
1999	\$143,433	\$261,976	\$566,542	\$1,074,181	\$2,093,750	\$481,573

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,048	\$983	\$1,173	\$1,189	\$2,500	\$1,082
2007	\$906	\$947	\$1,056	\$1,390	\$1,500	\$1,010
2006	\$789	\$795	\$956	\$1,149	\$1,658	\$932
2005	\$776	\$746	\$900	\$1,158	\$1,346	\$865
2004	\$544	\$664	\$767	\$937	\$1,059	\$719
2003	\$501	\$582	\$647	\$845	\$928	\$629
2002	\$478	\$454	\$596	\$780		\$562
2001	\$437	\$472	\$589	\$775	\$1,121	\$550
2000	\$370	\$440	\$514	\$631	\$878	\$480
1999	\$285	\$348	\$433	\$554	\$763	\$396

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$355,000	\$650,000	\$1,425,000	\$3,000,000	\$10,000,000	\$671,000
2007	\$385,000	\$665,000	\$1,200,000	\$2,800,000	\$4,500,000	\$799,326
2006	\$399,000	\$579,000	\$1,200,000	\$2,700,000	\$5,500,000	\$799,000
2005	\$319,000	\$518,000	\$980,000	\$2,150,000	\$3,900,000	\$725,000
2004	\$285,000	\$455,000	\$910,000	\$1,950,000	\$2,797,500	\$675,000
2003	\$230,000	\$389,000	\$705,000	\$1,495,000	\$2,800,000	\$599,000
2002	\$199,000	\$360,000	\$615,000	\$1,400,000		\$465,000
2001	\$219,000	\$320,000	\$675,000	\$1,775,000	\$3,201,000	\$565,000
2000	\$140,000	\$324,500	\$665,000	\$1,100,000	\$2,400,000	\$425,000
1999	\$145,000	\$256,000	\$500,000	\$975,000	\$2,000,000	\$385,000

### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	133	102	137	8	1	381
2007	77	158	193	23	1	452
2006	48	76	125	15	15	279
2005	19	73	103	15	5	215
2004	34	101	132	21	2	290
2003	42	103	220	21	5	391
2002	31	94	181	31		337
2001	56	92	208	28	2	386
2000	66	115	174	32	2	389
1999	41	84	130	25	4	284

# WEST SIDE

## CENTRAL PARK WEST CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,423,521	5.8%	\$3,236,676	122.9%	\$1,536,137
Average Price Per Sq. Ft	\$1,714	6.1%	\$1,616	137.4%	\$722
Median Sales Price	\$1,995,000	-15.3%	\$2,354,000	83.9%	\$1,085,000
Number of Sales	57	-37.4%	91	-52.1%	119

BOUNDARY

North: West 96th Street  
South: West 60th Street  
East: Central Park  
West: Central Park West

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$504,200	\$823,429	\$2,329,241	\$5,410,000	\$12,408,333	\$3,423,521
2007	\$295,250	\$778,100	\$2,475,010	\$4,755,500	\$9,066,250	\$3,236,676
2006	\$319,350	\$859,227	\$2,016,136	\$3,906,125	11,430,00	\$3,726,093
2005	\$337,625	\$880,938	\$2,157,587	\$4,674,842	\$8,513,938	\$3,443,737
2004	\$356,375	\$516,900	\$2,033,191	\$3,640,565	\$8,737,500	\$2,702,064
2003	\$246,300	\$645,525	\$1,894,482	\$3,662,338	\$7,240,808	\$2,497,116
2002	\$160,000	\$806,500	\$1,655,333	\$5,248,750	\$6,083,750	\$2,708,034
2001	\$271,083	\$573,786	\$1,526,698	\$5,162,937	\$4,966,667	\$2,370,371
2000	\$276,933	\$582,964	\$1,762,732	\$2,669,875	\$4,570,800	\$1,696,527
1999	\$131,119	\$435,375	\$1,349,023	\$2,305,280	\$4,052,727	\$1,536,137

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,363	\$1,053	\$1,550	\$2,069	\$3,237	\$1,714
2007	\$716	\$1,067	\$1,538	\$1,930	\$2,648	\$1,616
2006	\$704	\$1,067	\$1,333	\$1,467	\$2,809	\$1,548
2005	\$745	\$1,161	\$1,410	\$1,820	\$2,217	\$1,548
2004	\$861	\$758	\$1,139	\$1,493	\$2,119	\$1,248
2003	\$605	\$867	\$1,077	\$1,365	\$1,813	\$1,151
2002	\$533	\$853	\$892	\$1,729	\$1,586	\$1,104
2001	\$615	\$770	\$1,004	\$1,561	\$1,670	\$1,089
2000	\$509	\$671	\$851	\$1,307	\$1,507	\$923
1999	\$371	\$542	\$760	\$907	\$933	\$722

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$440,000	\$689,000	\$1,995,000	\$5,025,000	\$15,000,000	\$1,995,000
2007	\$290,000	\$726,000	\$2,200,000	\$3,900,000	\$7,080,000	\$2,354,000
2006	\$382,353	\$750,000	\$2,100,000	\$3,825,000	\$7,295,000	\$2,150,000
2005	\$279,000	\$799,000	\$2,000,000	\$4,237,000	\$6,995,000	\$2,337,500
2004	\$306,500	\$525,000	\$1,845,000	\$3,300,000	\$7,500,000	\$2,250,000
2003	\$224,800	\$585,000	\$1,695,000	\$2,995,000	\$6,600,000	\$1,695,000
2002	\$160,000	\$784,500	\$1,200,000	\$5,900,000	\$8,460,000	\$1,725,000
2001	\$220,000	\$430,000	\$1,325,000	\$3,250,000	\$3,950,000	\$1,395,000
2000	\$230,000	\$387,000	\$1,100,000	\$2,495,000	\$3,626,000	\$1,350,000
1999	\$95,500	\$350,000	\$1,100,000	\$2,300,000	\$3,850,000	\$1,085,000

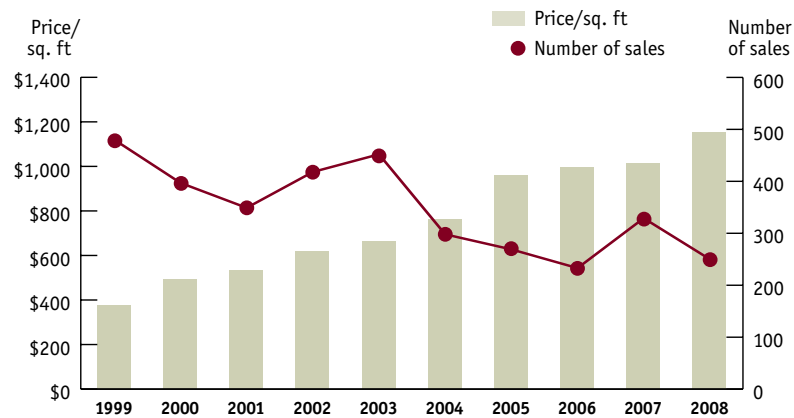
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	5	7	32	7	6	57
2007	4	16	40	23	8	91
2006	4	11	33	8	13	69
2005	8	8	46	19	16	97
2004	8	9	47	23	8	95
2003	6	20	53	26	11	116
2002	4	13	68	18	18	121
2001	6	14	34	21	3	78
2000	15	14	46	20	5	100
1999	22	12	47	27	11	119

# WEST SIDE

## LINCOLN CENTER CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,171,739	16.2%	\$1,008,278	209.8%	\$378,245
Average Price Per Sq. Ft	\$1,152	13.6%	\$1,014	207.2%	\$375
Median Sales Price	\$749,500	14.4%	\$655,000	225.9%	\$230,000
Number of Sales	250	-24.0%	329	-47.9%	480

### BOUNDARY

**North:** West 72nd Street  
**South:** West 57th Street  
**East:** Central Park West  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$451,696	\$707,567	\$1,720,046	\$4,940,800	\$6,325,000	\$1,171,739
2007	\$372,241	\$631,571	\$1,398,798	\$4,573,500	\$6,118,333	\$1,008,278
2006	\$372,350	\$625,502	\$1,417,741	\$4,697,857	\$14,532,143	\$1,386,733
2005	\$313,431	\$571,845	\$1,445,903	\$5,167,818	\$7,858,000	\$1,066,354
2004	\$290,282	\$474,464	\$1,258,937	\$2,799,444	\$9,641,000	\$883,624
2003	\$253,460	\$412,477	\$961,892	\$3,180,334	\$6,514,167	\$721,780
2002	\$190,000	\$370,019	\$916,675	\$3,250,000	\$8,480,000	\$814,915
2001	\$211,685	\$356,257	\$781,595	\$2,068,733	\$6,600,000	\$548,908
2000	\$171,737	\$310,396	\$825,634	\$2,683,609	\$5,057,143	\$573,024
1999	\$134,746	\$250,832	\$602,891	\$2,118,806	\$3,457,857	\$378,245

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$998	\$1,013	\$1,316	\$1,906	\$2,108	\$1,152
2007	\$826	\$901	\$1,156	\$2,001	\$1,823	\$1,014
2006	\$729	\$824	\$1,077	\$1,817	\$3,287	\$995
2005	\$766	\$810	\$1,117	\$1,987	\$2,425	\$959
2004	\$609	\$673	\$892	\$1,174	\$1,978	\$762
2003	\$543	\$593	\$736	\$1,206	\$1,603	\$661
2002	\$383	\$498	\$707	\$1,081	\$2,126	\$618
2001	\$414	\$496	\$617	\$896	\$2,187	\$535
2000	\$350	\$436	\$588	\$1,124	\$1,204	\$491
1999	\$279	\$347	\$467	\$864	\$926	\$375

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$425,000	\$649,000	\$1,424,000	\$4,938,512	\$6,325,000	\$749,500
2007	\$359,000	\$599,000	\$1,205,000	\$5,220,000	\$6,875,000	\$655,000
2006	\$365,000	\$579,000	\$1,100,000	\$4,000,000	\$11,000,000	\$639,000
2005	\$299,000	\$540,000	\$1,234,000	\$5,200,000	\$6,800,000	\$555,000
2004	\$272,000	\$451,000	\$977,000	\$2,800,000	\$12,000,000	\$487,000
2003	\$229,000	\$387,500	\$748,000	\$3,200,000	\$6,600,000	\$435,000
2002	\$200,000	\$337,000	\$705,000	\$5,100,000	\$8,500,000	\$405,000
2001	\$210,000	\$340,000	\$640,000	\$1,435,000	\$6,700,000	\$359,000
2000	\$180,000	\$295,000	\$625,000	\$2,691,750	\$5,500,000	\$310,000
1999	\$135,000	\$232,000	\$492,500	\$2,200,000	\$3,300,000	\$230,000

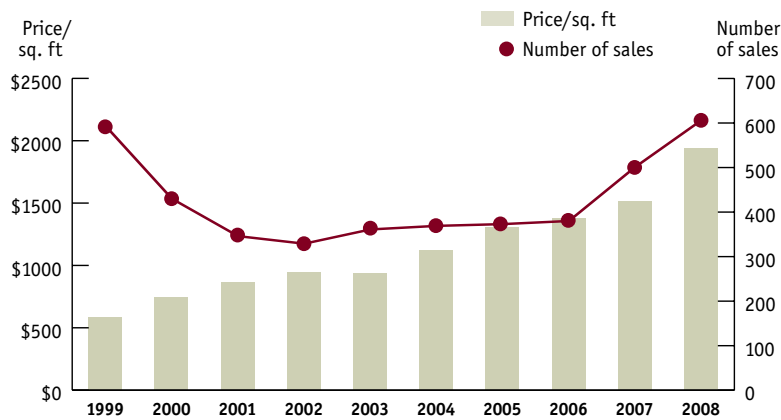
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	67	86	87	8	2	250
2007	63	143	110	10	3	329
2006	50	88	81	7	7	233
2005	62	120	71	11	5	269
2004	71	126	86	9	5	298
2003	92	188	154	12	6	452
2002	63	157	180	9	9	418
2001	99	128	106	14	2	349
2000	107	155	116	13	6	397
1999	131	220	113	11	5	480

WEST SIDE

LINCOLN CENTER CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,471,868	52.2%	\$2,281,467	348.7%	\$773,777
Average Price Per Sq. Ft	\$1,942	26.8%	\$1,531	230.8%	\$587
Median Sales Price	\$1,678,000	22.7%	\$1,367,550	202.3%	\$555,000
Number of Sales	606	21.0%	501	2.2%	593

BOUNDARY

North: West 72nd Street  
South: West 57th Street  
East: Central Park West  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$674,920	\$998,703	\$3,131,055	\$7,152,426	\$15,712,466	\$3,471,868
2007	\$610,808	\$920,521	\$2,280,563	\$7,716,858	\$13,713,989	\$2,281,467
2006	\$582,520	\$858,558	\$2,162,825	\$5,651,632	\$9,734,930	\$2,013,825
2005	\$514,286	\$851,927	\$2,362,090	\$5,773,017	\$14,970,000	\$1,872,287
2004	\$433,197	\$732,684	\$2,129,997	\$4,873,108	\$5,825,140	\$2,646,917
2003	\$365,116	\$638,558	\$1,574,450	\$4,271,250	\$15,437,500	\$1,403,333
2002	\$350,143	\$714,536	\$1,701,264	\$2,983,333		\$1,373,045
2001	\$321,950	\$575,424	\$1,545,098	\$5,305,357	\$5,478,857	\$1,226,646
2000	\$282,355	\$503,546	\$1,240,509	\$3,677,200	\$6,033,333	\$1,029,364
1999	\$306,676	\$388,781	\$953,939	\$1,775,700	\$6,435,714	\$773,777

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,171	\$1,261	\$2,042	\$2,701	\$3,734	\$1,942
2007	\$1,191	\$1,184	\$1,619	\$2,391	\$2,944	\$1,513
2006	\$1,139	\$1,080	\$1,468	\$2,072	\$2,398	\$1,376
2005	\$952	\$1,041	\$1,542	\$1,879	\$2,112	\$1,308
2004	\$874	\$905	\$1,275	\$1,597	\$1,447	\$1,117
2003	\$709	\$763	\$1,030	\$1,405	\$2,085	\$935
2002	\$645	\$785	\$1,037	\$1,291		\$942
2001	\$586	\$719	\$985	\$1,654	\$1,328	\$864
2000	\$559	\$619	\$801	\$1,355	\$1,786	\$745
1999	\$622	\$479	\$643	\$680	\$1,478	\$587

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$667,500	\$957,155	\$2,061,956	\$6,109,500	\$14,250,000	\$1,678,000
2007	\$600,000	\$860,000	\$1,704,316	\$5,625,000	\$10,700,000	\$1,367,550
2006	\$595,000	\$840,000	\$1,800,000	\$5,000,000	\$7,995,000	\$1,275,000
2005	\$490,000	\$835,000	\$2,000,000	\$5,450,000	\$12,000,000	\$1,070,000
2004	\$437,000	\$725,000	\$1,700,000	\$4,495,000	\$6,400,000	\$984,000
2003	\$350,000	\$620,000	\$1,300,000	\$3,575,000	\$6,500,000	\$825,000
2002	\$310,000	\$690,000	\$1,375,000	\$3,000,000		\$969,000
2001	\$300,000	\$545,000	\$1,225,000	\$3,958,000	\$4,700,000	\$685,000
2000	\$280,000	\$485,000	\$985,000	\$2,695,000	\$5,350,000	\$665,000
1999	\$235,500	\$365,000	\$830,000	\$2,000,000	\$7,650,000	\$555,000

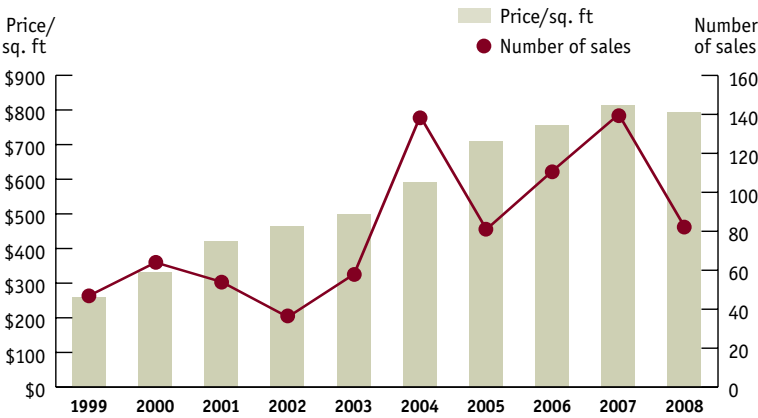
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	45	145	322	65	29	606
2007	48	146	262	36	9	501
2006	25	122	204	19	10	380
2005	35	147	174	12	5	373
2004	40	129	178	12	10	369
2003	26	132	185	14	4	361
2002	32	102	167	28		329
2001	27	151	150	9	9	346
2000	31	152	229	15	3	430
1999	30	241	308	6	8	593

# WEST SIDE

## MIDTOWN WEST/CLINTON CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$602,937	-3.3%	\$623,701	212.9%	\$192,704
Average Price Per Sq. Ft	\$793	-2.6%	\$814	207.4%	\$258
Median Sales Price	\$540,000	-0.7%	\$544,000	300.0%	\$135,000
Number of Sales	82	-41.4%	140	74.5%	47

BOUNDARY

**North:** West 57th Street  
**South:** West 34th Street  
**East:** Avenue of the Americas  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$354,296	\$572,286	\$885,917			\$602,937
2007	\$379,626	\$552,526	\$924,121	\$2,775,000		\$623,701
2006	\$370,942	\$556,744	\$964,278		\$1,795,000	\$689,595
2005	\$323,332	\$531,421	\$1,030,839			\$655,248
2004	\$321,065	\$406,986	\$812,706			\$496,142
2003	\$240,281	\$335,230	\$593,177			\$384,642
2002	\$243,000	\$428,000	\$437,000			\$358,056
2001	\$286,610	\$292,341	\$574,313			\$368,650
2000	\$164,173	\$255,693	\$566,358	\$775,000		\$264,902
1999	\$113,037	\$182,132	\$359,214			\$192,704

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$821	\$803	\$750			\$793
2007	\$803	\$822	\$813	\$776		\$814
2006	\$726	\$741	\$788		\$520	\$754
2005	\$765	\$674	\$715			\$710
2004	\$578	\$602	\$577			\$590
2003	\$471	\$517	\$499			\$499
2002	\$420	\$498	\$478			\$463
2001	\$403	\$409	\$459			\$421
2000	\$332	\$321	\$336	\$517		\$332
1999	\$235	\$253	\$307			\$258

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$320,000	\$540,000	\$862,500			\$540,000
2007	\$360,000	\$525,000	\$851,000	\$2,775,000		\$544,000
2006	\$330,000	\$530,000	\$850,000		\$1,795,000	\$575,000
2005	\$275,000	\$495,000	\$855,000			\$499,000
2004	\$290,000	\$399,000	\$650,000			\$435,000
2003	\$246,000	\$348,750	\$537,000			\$355,000
2002	\$143,500	\$440,000	\$525,000			\$440,000
2001	\$320,000	\$293,000	\$555,000			\$350,000
2000	\$150,000	\$262,000	\$265,000	\$775,000		\$205,000
1999	\$105,000	\$175,000	\$345,000			\$135,000

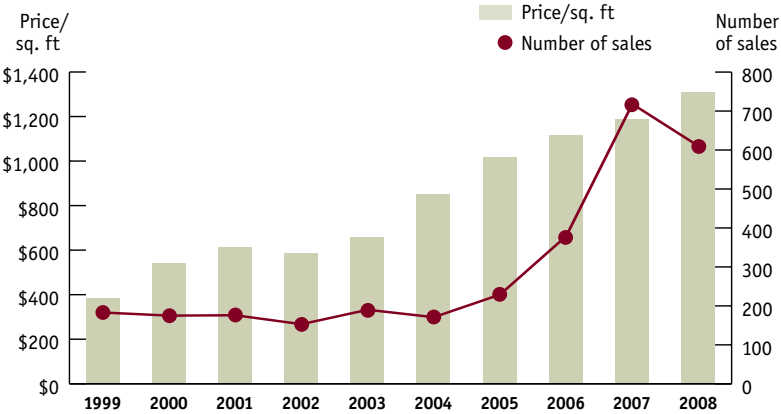
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	23	35	24			82
2007	39	66	33	2		140
2006	26	39	45		1	111
2005	19	34	28			81
2004	23	69	47			139
2003	16	25	17			58
2002	14	14	8			36
2001	19	20	15			54
2000	21	24	18	1		64
1999	21	15	11			47

# WEST SIDE

## MIDTOWN WEST/CLINTON CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,279,122	20.3%	\$1,063,222	300.6%	\$319,301
Average Price Per Sq. Ft	\$1,308	10.1%	\$1,188	239.7%	\$385
Median Sales Price	\$990,000	5.3%	\$940,000	280.8%	\$260,000
Number of Sales	610	-15.0%	718	233.3%	183

BOUNDARY

**North:** West 57th Street  
**South:** West 34th Street  
**East:** Avenue of the Americas  
**West:** Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$660,234	\$912,803	\$1,746,141	\$4,126,500	\$8,517,500	\$1,279,122
2007	\$550,117	\$827,172	\$1,448,819	\$10,175,000		\$1,063,222
2006	\$515,728	\$817,550	\$1,380,729	\$2,825,000	\$2,045,000	\$924,157
2005	\$458,433	\$696,808	\$1,709,574	\$3,581,250		\$959,236
2004	\$361,204	\$615,048	\$1,465,182	\$3,408,333		\$859,067
2003	\$304,617	\$475,593	\$701,757	\$890,000		\$457,547
2002	\$290,857	\$441,233	\$945,500			\$436,673
2001	\$280,292	\$465,104	\$820,344	\$669,500		\$534,884
2000	\$283,148	\$384,628	\$719,363	\$1,190,000		\$449,346
1999	\$206,472	\$273,040	\$453,849		\$999,999	\$319,301

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,244	\$1,224	\$1,405	\$1,676	\$2,289	\$1,308
2007	\$1,118	\$1,126	\$1,274	\$3,174		\$1,188
2006	\$1,053	\$1,110	\$1,178	\$1,365	\$1,136	\$1,118
2005	\$950	\$942	\$1,177	\$1,330		\$1,017
2004	\$732	\$787	\$1,017	\$1,310		\$849
2003	\$662	\$655	\$662	\$659		\$659
2002	\$544	\$589	\$716			\$585
2001	\$555	\$618	\$672	\$254		\$612
2000	\$532	\$537	\$557	\$501		\$540
1999	\$369	\$393	\$386		\$312	\$385

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$672,045	\$875,000	\$1,517,192	\$4,132,516	\$8,517,525	\$990,000
2007	\$510,000	\$825,000	\$1,361,250	\$10,175,000		\$940,000
2006	\$479,000	\$800,000	\$1,325,000	\$3,150,000	\$2,045,000	\$816,000
2005	\$445,000	\$675,000	\$1,300,000	\$3,581,250		\$679,000
2004	\$337,000	\$595,000	\$1,150,000	\$4,200,000		\$600,000
2003	\$280,000	\$445,000	\$678,000	\$890,000		\$425,000
2002	\$315,000	\$377,000	\$700,000			\$335,000
2001	\$286,500	\$415,000	\$800,000	\$669,500		\$419,000
2000	\$275,000	\$350,000	\$595,000	\$1,500,000		\$342,500
1999	\$190,000	\$255,000	\$450,000		\$999,999	\$260,000

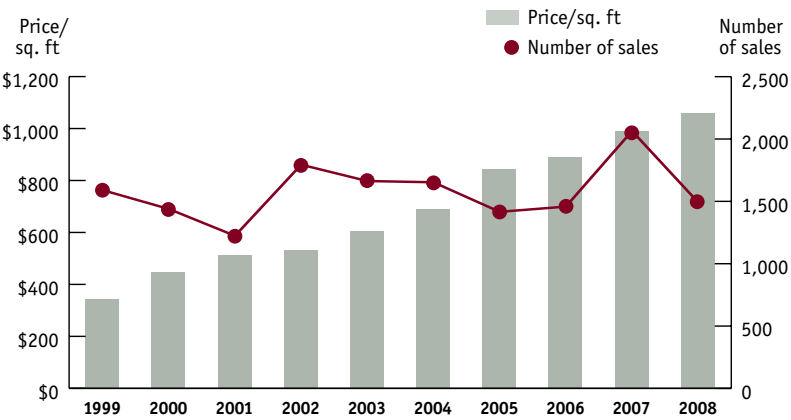
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	88	272	238	10	2	610
2007	84	352	280	2		718
2006	80	197	96	4	2	379
2005	61	98	68	2		229
2004	49	72	44	6		171
2003	62	82	45	1		190
2002	65	70	18			153
2001	59	49	66	1		176
2000	56	71	46	2		175
1999	44	79	59		1	183

# DOWNTOWN

## DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,021,983	9.6%	\$932,685	223.1%	\$316,299
Average Price Per Sq. Ft	\$1,061	7.2%	\$990	207.5%	\$345
Median Sales Price	\$695,000	6.1%	\$655,000	223.3%	\$215,000
Number of Sales	1,492	-27.7%	2,064	-6.2%	1,590

BOUNDARY

North: West 34th Street and East 42nd Street  
South: Battery Park  
East: East River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$459,509	\$747,444	\$1,725,501	\$3,693,736	\$5,848,545	\$1,021,983
2007	\$421,128	\$663,030	\$1,463,133	\$3,006,757	\$4,052,138	\$932,685
2006	\$417,730	\$648,004	\$1,337,399	\$2,974,650	\$4,407,000	\$864,152
2005	\$371,960	\$614,367	\$1,229,430	\$2,824,308	\$3,162,556	\$771,917
2004	\$291,720	\$482,382	\$1,067,145	\$2,050,653	\$2,710,833	\$644,493
2003	\$264,225	\$440,809	\$846,884	\$1,484,722	\$2,266,428	\$545,854
2002	\$228,419	\$438,574	\$740,034	\$1,512,857	\$3,000,000	\$491,958
2001	\$241,349	\$376,974	\$763,056	\$1,762,000	\$1,304,360	\$461,634
2000	\$169,097	\$327,311	\$730,174	\$1,745,318	\$1,726,500	\$396,157
1999	\$136,684	\$254,896	\$586,645	\$1,296,516	\$2,509,688	\$316,299

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$938	\$1,020	\$1,223	\$1,433	\$1,476	\$1,061
2007	\$883	\$931	\$1,133	\$1,135	\$1,205	\$990
2006	\$822	\$861	\$964	\$1,136	\$1,444	\$891
2005	\$778	\$839	\$907	\$1,035	\$1,003	\$844
2004	\$628	\$674	\$764	\$683	\$717	\$689
2003	\$550	\$600	\$646	\$627	\$656	\$603
2002	\$464	\$532	\$585	\$649	\$659	\$531
2001	\$440	\$511	\$594	\$740	\$427	\$514
2000	\$368	\$444	\$545	\$650	\$551	\$447
1999	\$282	\$338	\$432	\$501	\$734	\$345

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$440,000	\$700,000	\$1,506,279	\$3,750,000	\$6,100,000	\$695,000
2007	\$399,999	\$615,000	\$1,270,000	\$2,800,000	\$4,154,550	\$655,000
2006	\$395,000	\$610,000	\$1,190,000	\$2,700,000	\$7,000,000	\$625,000
2005	\$355,000	\$579,000	\$1,070,000	\$2,755,000	\$3,500,000	\$562,000
2004	\$280,000	\$449,000	\$948,000	\$1,910,000	\$3,005,000	\$450,000
2003	\$253,000	\$4,160,000	\$750,000	\$1,395,000	\$1,959,000	\$422,000
2002	\$205,000	\$367,000	\$665,000	\$1,500,000	\$3,000,000	\$363,000
2001	\$200,000	\$355,000	\$635,000	\$1,800,000	\$1,250,000	\$340,000
2000	\$155,000	\$305,000	\$600,000	\$1,575,000	\$2,395,000	\$285,000
1999	\$125,000	\$238,000	\$505,000	\$1,150,000	\$2,500,000	\$215,000

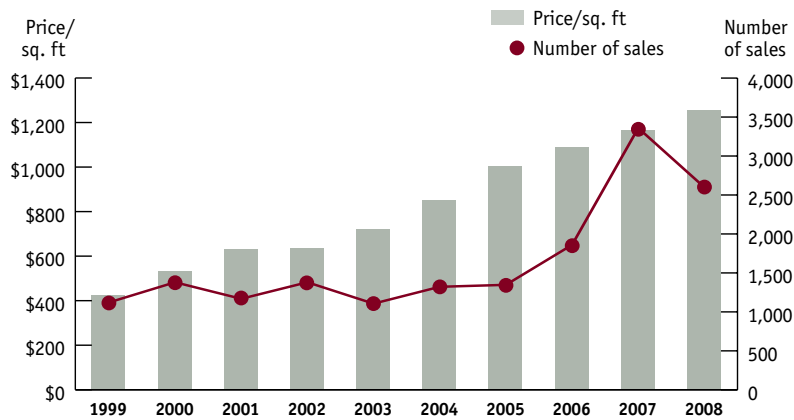
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	479	572	394	36	11	1,492
2007	510	835	660	46	13	2,064
2006	377	587	460	30	4	1,458
2005	421	558	362	36	9	1,416
2004	491	607	516	30	6	1,653
2003	406	703	529	18	7	1,663
2002	476	788	493	32	5	1,794
2001	386	485	331	17	5	1,224
2000	486	569	363	18	3	1,439
1999	550	638	371	25	6	1,590

# DOWNTOWN

## DOWNTOWN CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,617,318	8.6%	\$1,489,848	169.6%	\$599,827
Average Price Per Sq. Ft	\$1,256	7.6%	\$1,167	194.8%	\$426
Median Sales Price	\$1,272,812	11.7%	\$1,140,000	230.6%	\$385,000
Number of Sales	2,598	-22.7%	3,359	131.8%	1,121

### BOUNDARY

**North:** West 34th Street and East 42nd Street  
**South:** Battery Park  
**East:** East River  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$664,941	\$913,393	\$1,928,057	\$3,742,018	\$8,280,388	\$1,617,318
2007	\$564,619	\$860,900	\$1,768,117	\$4,042,699	\$6,813,535	\$1,489,848
2006	\$588,335	\$809,820	\$1,757,645	\$3,670,669	\$5,492,328	\$1,418,321
2005	\$537,773	\$757,362	\$1,713,436	\$3,284,275	\$6,528,571	\$1,367,027
2004	\$431,980	\$653,368	\$1,551,384	\$3,122,073	\$5,052,778	\$1,305,235
2003	\$528,496	\$567,880	\$1,347,252	\$2,458,533	\$2,780,556	\$1,076,767
2002	\$384,584	\$533,260	\$1,219,160	\$2,414,532	\$938,750	\$991,985
2001	\$308,118	\$516,317	\$1,159,222	\$2,021,539	\$4,368,750	\$845,881
2000	\$410,495	\$419,489	\$1,063,000	\$1,953,949	\$3,702,643	\$797,749
1999	\$398,357	\$322,641	\$892,646	\$1,808,385	\$2,015,000	\$599,827

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,084	\$1,152	\$1,323	\$1,468	\$2,046	\$1,256
2007	\$1,052	\$1,095	\$1,213	\$1,378	\$1,604	\$1,167
2006	\$977	\$1,029	\$1,132	\$1,365	\$1,371	\$1,091
2005	\$938	\$953	\$1,037	\$1,118	\$1,268	\$1,003
2004	\$766	\$797	\$878	\$949	\$1,116	\$849
2003	\$670	\$685	\$754	\$744	\$722	\$722
2002	\$592	\$564	\$673	\$781	\$448	\$635
2001	\$557	\$618	\$657	\$698	\$730	\$629
2000	\$475	\$502	\$561	\$682	\$690	\$533
1999	\$375	\$389	\$478	\$548	\$437	\$426

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$595,000	\$860,000	\$1,685,203	\$3,350,000	\$5,620,740	\$1,272,812
2007	\$515,000	\$800,000	\$1,555,000	\$3,400,000	\$5,400,000	\$1,140,000
2006	\$501,930	\$730,000	\$1,530,000	\$3,150,000	\$5,350,000	\$1,020,000
2005	\$460,000	\$695,000	\$1,552,831	\$2,950,000	\$5,800,000	\$1,050,000
2004	\$359,800	\$615,000	\$1,390,000	\$2,790,000	\$4,250,000	\$995,000
2003	\$349,000	\$530,000	\$1,270,000	\$2,050,000	\$2,800,000	\$807,000
2002	\$312,000	\$420,000	\$1,150,000	\$2,200,000	\$1,727,500	\$785,000
2001	\$305,000	\$440,000	\$962,500	\$1,833,195	\$4,175,000	\$672,500
2000	\$275,000	\$384,000	\$900,000	\$1,575,000	\$2,740,000	\$635,000
1999	\$190,000	\$275,000	\$695,000	\$1,590,000	\$2,050,000	\$385,000

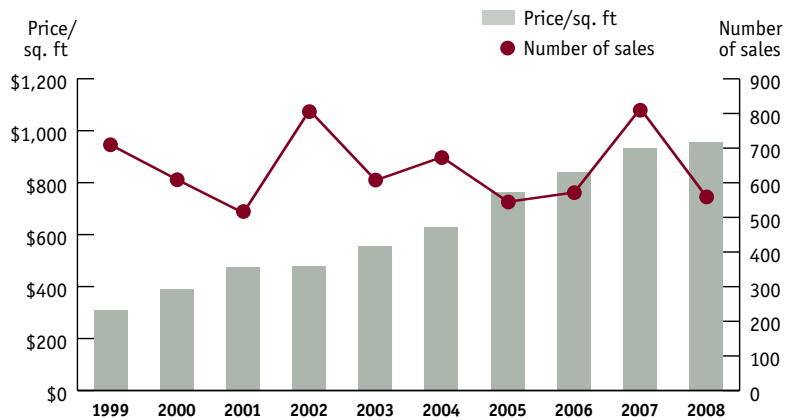
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2007	289	823	1,332	129	25	2,598
2007	471	1,014	1,652	205	17	3,359
2006	190	683	890	68	29	1,860
2005	139	478	661	55	14	1,347
2004	110	423	687	93	9	1,322
2003	122	351	568	56	9	1,106
2002	113	471	698	89	9	1,380
2001	202	369	578	24	5	1,168
2000	209	441	683	40	7	1,380
1999	177	474	439	26	5	1,121

# DOWNTOWN

## UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$742,354	-7.3%	\$800,867	205.6%	\$242,955
Average Price Per Sq. Ft	\$956	2.2%	\$935	207.4%	\$311
Median Sales Price	\$585,000	-0.8%	\$590,000	242.1%	\$171,000
Number of Sales	559	-31.3%	814	-21.2%	709

### BOUNDARY

**North:** East 42nd Street  
**South:** East 14th Street  
**East:** East River  
**West:** Avenue of the Americas

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$445,191	\$688,281	\$1,324,720	\$3,306,556	\$2,950,000	\$742,354
2007	\$398,228	\$636,651	\$1,355,610	\$3,245,255	\$4,580,000	\$800,867
2006	383,137	606,111	1,248,893	2,817,727		731,902
2005	345,786	567,025	1,025,103	2,646,222	2,283,333	617,496
2004	259,320	452,344	947,297	2,132,000	560,000	503,026
2003	242,430	401,581	710,125	1,447,500	1,100,000	441,463
2002	196,822	343,479	660,774	1,318,000		389,454
2001	186,801	344,857	681,099	1,806,000	1,092,000	367,369
2000	147,350	284,298	569,738	2,207,500	1,367,500	285,713
1999	117,106	226,225	507,768	1,444,444	2,500,000	242,955

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$906	\$951	\$1,073	\$1,084	\$1,135	\$956
2007	\$846	\$890	\$1,099	\$1,218	\$1,153	\$935
2006	\$767	\$810	\$958	\$1,256		\$841
2005	\$723	\$765	\$836	\$878	\$677	\$765
2004	\$585	\$627	\$707	\$641	\$415	\$628
2003	\$512	\$551	\$619	\$665	\$500	\$557
2002	\$449	\$466	\$537	\$653		\$481
2001	\$405	\$475	\$591	\$925	\$414	\$476
2000	\$340	\$395	\$504	\$834	\$415	\$392
1999	\$261	\$311	\$416	\$500	\$1,089	\$311

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$432,500	\$664,000	\$1,200,000	\$3,400,000	\$2,950,000	\$585,000
2007	\$390,000	\$600,000	\$1,235,000	\$2,825,000	\$4,920,000	\$590,000
2006	\$375,000	\$599,000	\$1,100,000	\$2,000,000		\$575,000
2005	\$340,000	\$545,000	\$905,000	\$3,000,000	\$1,850,000	\$489,500
2004	\$251,000	\$435,000	\$852,500	\$2,375,000	\$560,000	\$395,000
2003	\$245,000	\$395,000	\$665,000	\$1,375,000	\$1,100,000	\$382,500
2002	\$190,000	\$335,000	\$562,500	\$1,250,000		\$315,000
2001	\$179,000	\$337,500	\$602,500	\$1,850,000	\$1,092,000	\$299,000
2000	\$140,000	\$275,000	\$485,000	\$2,400,000	\$2,395,000	\$219,000
1999	\$112,000	\$220,000	\$404,000	\$1,200,000	\$2,500,000	\$171,000

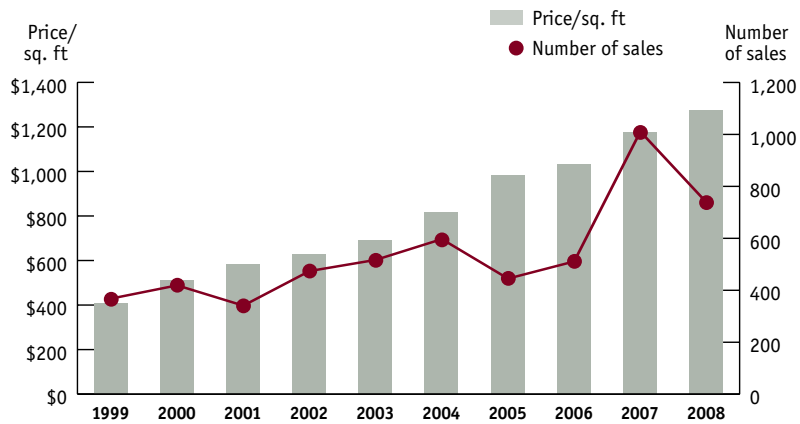
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	228	227	94	9	1	559
2007	238	358	203	11	4	814
2006	190	231	140	11		572
2005	203	224	106	9	3	545
2004	264	254	148	7	1	674
2003	181	265	156	4	1	607
2002	280	330	176	23		809
2001	197	207	103	5	1	513
2000	258	247	99	3	2	609
1999	287	299	115	7	1	709

# DOWNTOWN

## UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,482,486	4.6%	\$1,416,958	301.4%	\$369,294
Average Price Per Sq. Ft	\$1,272	8.3%	\$1,174	212.5%	\$407
Median Sales Price	\$1,252,447	7.9%	\$1,160,805	297.6%	\$315,000
Number of Sales	738	-27.0%	1,011	100.5%	368

### BOUNDARY

**North:** East 42nd Street  
**South:** East 14th Street  
**East:** East River  
**West:** Avenue of the Americas

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$649,244	\$937,612	\$1,859,852	\$3,215,805	\$5,088,975	\$1,482,486
2007	\$579,481	\$883,803	\$1,660,304	\$3,892,102	\$4,036,500	\$1,416,958
2006	\$590,154	\$763,275	\$1,451,528	\$2,980,400	\$4,404,286	\$1,150,720
2005	\$535,997	\$759,462	\$1,340,357	\$3,052,857	\$4,300,000	\$988,450
2004	\$383,774	\$638,956	\$1,093,115	\$2,376,250	\$1,970,000	\$786,448
2003	\$325,670	\$505,380	\$901,701	\$2,274,500	\$2,250,000	\$600,448
2002	\$331,344	\$474,630	\$826,005	\$1,446,250	\$1,738,750	\$582,645
2001	\$386,099	\$440,464	\$757,348	\$1,471,250	\$3,050,000	\$562,720
2000	\$297,962	\$375,956	\$726,971	\$1,103,583	\$2,102,500	\$504,177
1999	\$212,462	\$320,336	\$544,129	\$956,667	\$1,260,000	\$369,294

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,145	\$1,178	\$1,349	\$1,354	\$1,518	\$1,272
2007	\$1,072	\$1,122	\$1,206	\$1,361	\$1,342	\$1,174
2006	\$960	\$1,009	\$1,058	\$1,248	\$1,165	\$1,033
2005	\$959	\$983	\$986	\$952	\$1,333	\$981
2004	\$760	\$832	\$824	\$751	\$809	\$817
2003	\$668	\$677	\$726	\$628	\$742	\$689
2002	\$567	\$618	\$673	\$575	\$712	\$629
2001	\$460	\$590	\$638	\$735	\$508	\$582
2000	\$414	\$495	\$571	\$581	\$703	\$510
1999	\$374	\$405	\$432	\$502	\$440	\$407

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$565,000	\$895,000	\$1,650,000	\$3,425,000	\$4,989,425	\$1,252,447
2007	\$560,000	\$841,000	\$1,527,375	\$3,818,437	\$4,036,500	\$1,160,805
2006	\$485,000	\$745,000	\$1,400,000	\$2,595,000	\$4,300,000	\$915,000
2005	\$465,000	\$730,000	\$1,245,000	\$2,875,000	\$4,300,000	\$795,000
2004	\$360,000	\$623,000	\$950,000	\$2,150,000	\$1,850,000	\$665,000
2003	\$315,000	\$490,000	\$825,000	\$1,862,500	\$2,250,000	\$520,000
2002	\$290,000	\$450,000	\$750,000	\$1,400,000	\$1,738,750	\$500,000
2001	\$285,000	\$440,000	\$649,000	\$1,471,250	\$3,050,000	\$480,000
2000	\$230,000	\$365,000	\$615,000	\$917,500	\$2,102,500	\$400,000
1999	\$180,000	\$300,000	\$473,000	\$865,000	\$1,260,000	\$315,000

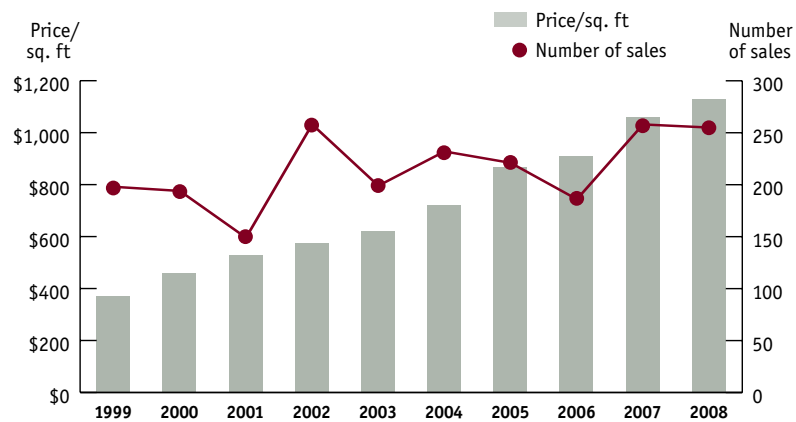
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	78	243	393	20	4	738
2007	69	362	531	47	2	1,011
2006	54	208	232	10	7	511
2005	71	197	169	7	1	445
2004	88	296	201	8	4	597
2003	103	264	144	5	1	517
2002	70	242	156	4	2	474
2001	71	138	129	2	1	341
2000	73	191	147	6	2	419
1999	71	191	102	3	1	368

# DOWNTOWN

## CHELSEA CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,094,815	12.8%	\$970,264	260.2%	\$303,942
Average Price Per Sq. Ft	\$1,129	6.6%	\$1,059	203.5%	\$372
Median Sales Price	\$784,052	13.8%	\$689,000	264.7%	\$215,000
Number of Sales	255	-1.2%	258	28.8%	198

### BOUNDARY

**North:** West 34th Street  
**South:** West 14th Street  
**East:** Avenue of the Americas  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$483,514	\$792,101	\$1,909,866	\$3,392,650	\$7,254,500	\$1,094,815
2007	\$429,656	\$682,350	\$1,466,276	\$3,225,000	\$4,039,233	\$970,264
2006	\$460,756	\$628,721	\$1,333,844	\$4,350,000		\$853,900
2005	\$403,905	\$620,889	\$1,068,392	\$2,523,333	\$5,400,000	\$736,683
2004	\$316,058	\$471,399	\$964,986	\$1,600,000	\$1,375,000	\$600,694
2003	\$281,885	\$465,231	\$801,827	\$1,425,000	\$1,612,500	\$516,418
2002	\$261,044	\$415,925	\$913,516	\$2,183,333		\$518,118
2001	\$244,221	\$363,309	\$664,268	\$1,787,250		\$439,926
2000	\$184,344	\$340,173	\$730,642	\$1,207,000		\$407,284
1999	\$152,079	\$264,103	\$640,412	\$600,000	\$1,950,000	\$303,942

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,007	\$1,061	\$1,313	\$1,532	\$2,134	\$1,129
2007	\$889	\$972	\$1,269	\$1,277	\$1,188	\$1,059
2006	\$866	\$875	\$989	\$1,140		\$911
2005	\$830	\$902	\$839	\$899	\$1,200	\$867
2004	\$674	\$732	\$756	\$533	\$344	\$720
2003	\$567	\$655	\$654	\$594	\$377	\$623
2002	\$505	\$565	\$686	\$724		\$576
2001	\$478	\$538	\$564	\$649		\$528
2000	\$390	\$462	\$567	\$299		\$461
1999	\$3,112	\$367	\$510	\$120	\$443	\$372

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$480,000	\$770,000	\$1,820,000	\$4,276,650	\$7,254,500	\$784,052
2007	\$415,000	\$650,000	\$1,195,000	\$2,800,000	\$2,800,000	\$689,000
2006	\$475,000	\$595,000	\$1,250,000	\$3,750,000		\$595,000
2005	\$399,000	\$625,000	\$915,000	\$2,650,000	\$5,400,000	\$575,000
2004	\$320,000	\$449,000	\$889,000	\$1,600,000	\$1,375,000	\$460,000
2003	\$265,000	\$439,000	\$810,000	\$1,425,000	\$1,612,500	\$420,000
2002	\$240,000	\$410,000	\$765,000	\$2,500,000		\$339,000
2001	\$225,000	\$375,000	\$600,000	\$1,750,000		\$332,000
2000	\$175,000	\$332,500	\$575,000	\$1,300,000		\$298,500
1999	\$137,500	\$248,000	\$490,000	\$600,000	\$1,950,000	\$215,000

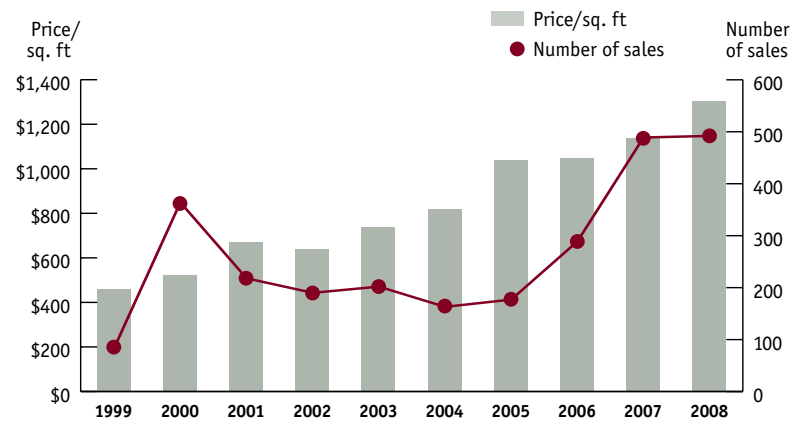
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	79	100	70	4	2	255
2007	63	101	86	5	3	258
2006	48	80	55	3		186
2005	66	95	53	6	1	221
2004	71	80	79	1	1	232
2003	65	75	56	1	2	199
2002	91	101	60	6		258
2001	48	59	38	4		149
2000	69	69	52	4		194
1999	82	74	40	1	1	198

# DOWNTOWN

## CHELSEA CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,616,022	17.1%	\$1,379,740	181.3%	\$574,403
Average Price Per Sq. Ft	\$1,303	14.5%	\$1,138	182.0%	\$462
Median Sales Price	\$1,490,000	29.6%	\$1,150,000	201.0%	\$495,000
Number of Sales	492	0.6%	489	485.7%	84

### BOUNDARY

**North:** West 34th Street  
**South:** West 14th Street  
**East:** Avenue of the Americas  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$767,167	\$959,720	\$1,902,756	\$3,127,625	\$6,600,500	\$1,616,022
2007	\$527,518	\$884,368	\$1,774,099	\$3,712,360	\$5,400,000	\$1,379,740
2006	\$668,447	\$870,499	\$1,691,250	\$2,710,000		\$1,363,272
2005	\$664,556	\$865,900	\$1,672,779	\$2,818,750	\$5,800,000	\$1,468,694
2004	\$687,904	\$734,794	\$1,433,188	\$2,109,667		\$1,290,036
2003	\$760,445	\$650,973	\$1,424,748	\$2,700,000	\$2,800,000	\$1,234,071
2002	\$301,750	\$474,300	\$1,192,563	\$1,730,000		\$932,389
2001	\$279,375	\$544,135	\$1,273,998	\$1,793,750		\$1,098,786
2000	\$273,170	\$494,130	\$994,723	\$1,745,357	\$2,740,000	\$797,496
1999	\$302,208	\$329,086	\$852,033	\$1,396,667		\$574,403

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,220	\$1,211	\$1,346	\$1,388	\$1,816	\$1,303
2007	\$977	\$1,080	\$1,222	\$1,276	\$1,317	\$1,138
2006	\$1,089	\$1,014	\$1,062	\$1,119		\$1,047
2005	\$987	\$985	\$1,070	\$1,021	\$887	\$1,039
2004	\$812	\$849	\$820	\$763		\$820
2003	\$622	\$713	\$760	\$688	\$583	\$737
2002	\$528	\$683	\$638	\$665		\$639
2001	\$456	\$652	\$696	\$691		\$670
2000	\$448	\$518	\$532	\$725	\$717	\$521
1999	\$373	\$449	\$500	\$587		\$462

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$655,000	\$955,000	\$1,700,000	\$3,500,000	\$8,150,000	\$1,490,000
2007	\$510,000	\$800,000	\$1,608,835	\$2,750,000	\$5,400,000	\$1,150,000
2006	\$585,000	\$760,000	\$1,599,000	\$2,950,000		\$1,320,000
2005	\$560,000	\$721,000	\$1,435,000	\$3,000,000	\$5,800,000	\$1,295,000
2004	\$559,000	\$660,000	\$1,300,000	\$1,530,000		\$1,150,000
2003	\$385,000	\$700,000	\$1,375,000	\$2,500,000	\$2,800,000	\$1,182,500
2002	\$295,000	\$429,000	\$1,190,000	\$1,730,000		\$894,000
2001	\$285,000	\$635,000	\$1,171,000	\$1,850,000		\$939,000
2000	\$267,000	\$487,000	\$906,500	\$1,482,000	\$2,740,000	\$754,000
1999	\$238,000	\$305,000	\$660,000	\$1,350,000		\$495,000

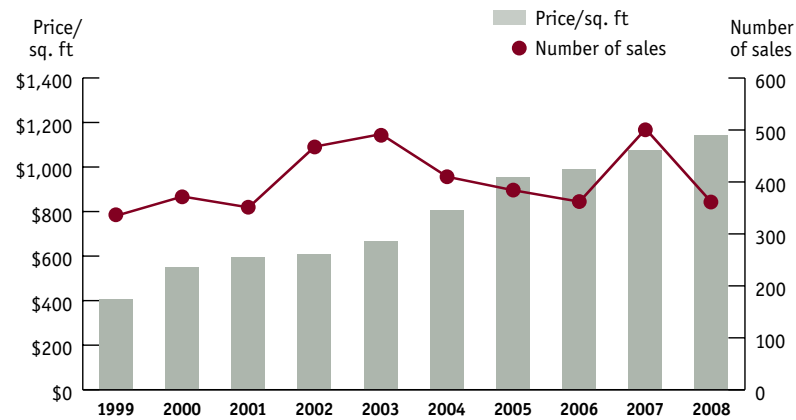
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	30	144	303	12	3	492
2007	73	173	217	25	1	489
2006	15	103	166	5		289
2005	9	50	109	8	1	177
2004	14	33	101	15		163
2003	11	52	132	6	1	202
2002	19	49	117	5		190
2001	17	37	153	11		218
2000	53	81	222	7	1	364
1999	14	33	34	3		84

# DOWNTOWN

## GREENWICH VILLAGE CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,017,246	8.5%	\$937,963	159.4%	\$392,118
Average Price Per Sq. Ft	\$1,144	6.2%	\$1,077	181.8%	\$406
Median Sales Price	\$774,700	10.8%	\$699,000	154.0%	\$305,000
Number of Sales	360	-28.3%	502	7.5%	335

### BOUNDARY

**North:** 14th Street  
**South:** Houston Street  
**East:** Broadway  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$479,818	\$808,794	\$1,603,694	\$3,952,600		\$1,017,246
2007	\$470,250	\$721,868	\$1,479,759	\$2,814,200	\$2,625,000	\$937,963
2006	\$465,392	\$710,980	\$1,454,939	\$2,906,900	\$3,780,000	\$891,690
2005	\$389,330	\$667,165	\$1,246,784	\$3,188,000	\$3,463,750	\$846,891
2004	\$341,387	\$567,489	\$1,140,592	\$1,682,433		\$701,294
2003	\$281,594	\$469,211	\$979,760	\$1,533,571		\$583,810
2002	\$271,839	\$460,806	\$735,141			\$505,425
2001	\$210,414	\$404,561	\$1,054,117	\$2,725,000		\$592,211
2000	\$191,051	\$367,863	\$752,512	\$971,000		\$439,696
1999	\$151,618	\$307,870	\$714,105	\$1,040,929	\$1,425,833	\$392,118

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,002	\$1,122	\$1,275	\$1,634		\$1,144
2007	\$981	\$1,031	\$1,212	\$1,248	\$955	\$1,077
2006	\$903	\$963	\$1,091	\$1,215	\$879	\$988
2005	\$850	\$934	\$1,038	\$1,325	\$1,451	\$955
2004	\$703	\$790	\$916	\$741		\$804
2003	\$587	\$654	\$759	\$726		\$669
2002	\$527	\$601	\$673			\$607
2001	\$479	\$599	\$698	\$931		\$597
2000	\$439	\$544	\$642	\$1,047		\$549
1999	\$310	\$395	\$509	\$532	\$643	\$406

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$465,000	\$764,891	\$1,400,000	\$4,250,000		\$774,700
2007	\$436,000	\$675,000	\$1,310,000	\$3,110,000	\$2,625,000	\$699,000
2006	\$410,000	\$685,000	\$1,260,000	\$2,700,000	\$3,780,000	\$699,000
2005	\$375,000	\$652,000	\$1,120,000	\$3,200,000	\$4,100,000	\$630,000
2004	\$325,000	\$541,000	\$995,000	\$1,960,000		\$549,000
2003	\$279,000	\$440,000	\$825,000	\$1,460,000		\$465,000
2002	\$278,950	\$430,000	\$695,000			\$467,500
2001	\$225,000	\$360,000	\$750,000	\$2,150,000		\$395,000
2000	\$180,000	\$367,000	\$650,000	\$835,000		\$355,000
1999	\$139,000	\$305,000	\$560,000	\$1,037,000	\$732,500	\$305,000

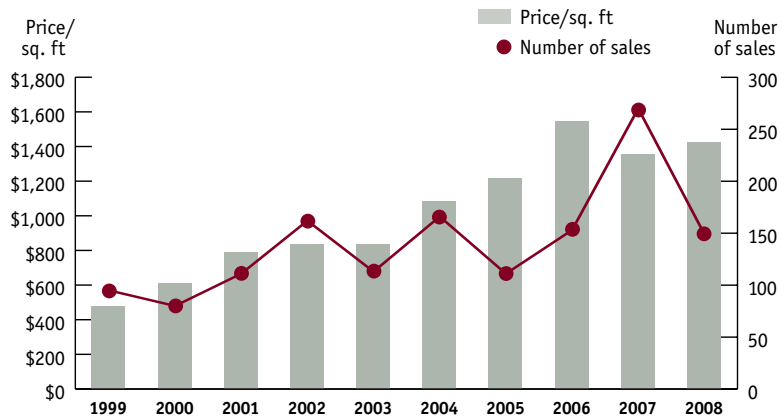
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	97	158	95	10		360
2007	128	209	153	10	2	502
2006	89	164	103	5	1	362
2005	108	164	95	13	4	384
2004	119	154	131	6		410
2003	112	236	137	7		492
2002	100	223	145			468
2001	100	130	117	4		351
2000	94	171	97	10		372
1999	87	155	83	7	3	335

# DOWNTOWN

## GREENWICH VILLAGE CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,046,932	27.3%	\$1,608,267	141.0%	\$849,203
Average Price Per Sq. Ft	\$1,456	7.6%	\$1,353	204.6%	\$478
Median Sales Price	\$1,250,000	19.0%	\$1,050,000	66.7%	\$750,000
Number of Sales	149	-44.8%	270	56.8%	95

### BOUNDARY

**North:** 14th Street  
**South:** Houston Street  
**East:** Broadway  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$653,861	\$1,071,998	\$2,572,887	\$6,518,180	\$5,800,000	\$2,046,932
2007	\$569,028	\$958,487	\$2,243,008	\$5,068,241	\$7,680,000	\$1,608,267
2006	\$572,108	\$1,127,624	\$3,056,622	\$4,664,918	\$5,105,750	\$2,150,071
2005	\$527,021	\$929,230	\$2,154,629	\$2,800,625	\$4,800,000	\$1,528,667
2004	\$475,833	\$715,786	\$1,893,704	\$3,682,143	\$4,250,000	\$1,773,318
2003	\$377,050	\$815,589	\$1,432,950	\$1,636,906	\$3,122,500	\$1,216,291
2002	\$425,120	\$918,939	\$1,143,004	\$2,995,000		\$1,092,795
2001	\$347,381	\$811,845	\$1,006,635	\$1,775,000		\$815,129
2000	\$203,658	\$490,647	\$874,938	\$3,023,333		\$759,635
1999	\$255,033	\$379,627	\$964,232	\$1,550,000		\$849,203

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,289	\$1,341	\$1,556	\$1,894	\$1,211	\$1,456
2007	\$1,212	\$1,277	\$1,453	\$1,660	\$2,560	\$1,353
2006	\$1,185	\$1,314	\$1,801	\$1,920	\$1,663	\$1,545
2005	\$1,122	\$1,197	\$1,268	\$1,257	\$1,371	\$1,218
2004	\$912	\$935	\$1,116	\$1,232	\$1,417	\$1,084
2003	\$689	\$844	\$873	\$662	\$1,061	\$835
2002	\$792	\$831	\$823	\$1,056		\$833
2001	\$680	\$813	\$817	\$896		\$790
2000	\$392	\$616	\$661	\$1,105		\$609
1999	\$479	\$453	\$484	\$561		\$478

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$610,950	\$920,000	\$2,359,000	\$5,850,000	\$5,800,000	\$1,250,000
2007	\$496,860	\$880,786	\$1,995,000	\$5,310,000	\$7,680,000	\$1,050,000
2006	\$544,764	\$950,000	\$1,825,000	\$3,500,000	\$5,105,750	\$1,225,000
2005	\$546,975	\$883,000	\$1,985,587	\$3,055,000	\$4,800,000	\$1,225,000
2004	\$390,000	\$725,000	\$1,825,000	\$2,945,000	\$4,250,000	\$1,600,000
2003	\$475,000	\$695,000	\$1,250,000	\$1,900,000	\$3,122,500	\$960,000
2002	\$445,000	\$690,000	\$1,095,000	\$1,790,000		\$900,000
2001	\$330,000	\$684,000	\$1,025,000	\$1,775,000		\$695,000
2000	\$200,000	\$405,000	\$795,000	\$2,670,000		\$460,000
1999	\$225,500	\$375,000	\$900,000	\$1,550,000		\$750,000

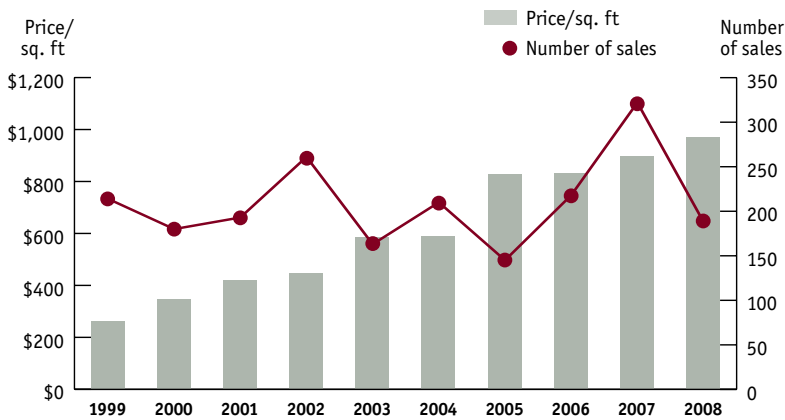
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	28	47	62	10	2	149
2007	76	76	100	17	1	270
2006	25	51	64	11	2	153
2005	19	40	42	8	2	111
2004	6	33	112	14	1	166
2003	10	31	61	9	2	113
2002	23	27	93	9		162
2001	21	42	47	1		111
2000	19	34	24	3		80
1999	15	22	57	1		95

DOWNTOWN

EAST VILLAGE/LOWER EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$922,738	7.5%	\$858,622	240.6%	\$270,940
Average Price Per Sq. Ft	\$969	7.9%	\$898	269.8%	\$262
Median Sales Price	\$650,000	2.4%	\$635,000	306.3%	\$160,000
Number of Sales	188	-41.6%	322	-12.1%	214

BOUNDARY

North: 14th Street  
South: Brooklyn Bridge  
East: East River  
West: Broadway

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$453,479	\$633,968	\$1,398,937	\$3,599,725	\$6,100,000	\$922,738
2007	\$360,227	\$589,308	\$1,267,063	\$2,743,125	\$2,557,300	\$858,622
2006	\$383,477	\$575,716	\$1,110,416	\$3,450,000	\$8,650,000	\$869,326
2005	\$395,068	\$524,485	\$1,338,705	\$1,195,000		\$852,007
2004	\$274,464	\$410,094	\$806,868	\$1,832,200	\$1,325,000	\$581,378
2003	\$282,236	\$424,775	\$706,052	\$1,697,500	\$1,550,000	\$548,897
2002	\$244,444	\$336,680	\$627,304			\$440,222
2001	\$237,935	\$321,565	\$513,173	\$1,225,000	\$1,209,933	\$420,330
2000	\$150,634	\$232,802	\$550,567	\$1,249,000		\$369,446
1999	\$117,848	\$198,068	\$407,993	\$1,125,000		\$270,940

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$907	\$905	\$1,056	\$1,369	\$1,525	\$969
2007	\$824	\$852	\$975	\$1,059	\$1,001	\$898
2006	\$782	\$754	\$874	\$1,748	\$2,048	\$831
2005	\$780	\$754	\$921	\$543		\$827
2004	\$623	\$566	\$600	\$609	\$570	\$588
2003	\$655	\$589	\$559	\$566	\$562	\$584
2002	\$448	\$465	\$427			\$447
2001	\$415	\$414	\$423	\$504	\$428	\$419
2000	\$264	\$319	\$400	\$543		\$348
1999	\$216	\$248	\$297	\$394		\$262

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$440,000	\$622,000	\$1,200,000	\$4,068,900	\$6,100,000	\$650,000
2007	\$339,000	\$550,000	\$1,075,000	\$2,700,000	\$2,557,275	\$635,000
2006	\$349,000	\$535,000	\$850,000	\$3,450,000	\$8,650,000	\$622,500
2005	\$312,000	\$475,000	\$900,000	\$1,195,000		\$569,000
2004	\$250,000	\$360,000	\$650,000	\$1,796,000	\$1,325,000	\$408,000
2003	\$247,500	\$395,000	\$620,000	\$1,697,500	\$1,550,000	\$439,000
2002	\$310,000	\$225,000	\$370,000			\$315,000
2001	\$160,000	\$265,000	\$350,000	\$1,800,000	\$1,209,933	\$318,000
2000	\$115,000	\$215,000	\$445,000	\$1,108,000		\$272,000
1999	\$86,000	\$140,000	\$273,000	\$1,125,000		\$160,000

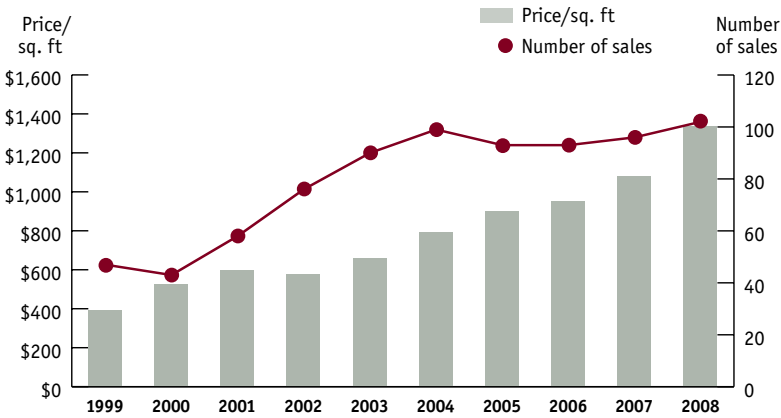
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	58	63	62	4	1	188
2007	60	135	117	8	2	322
2006	31	79	105	2	1	218
2005	22	61	61	1		145
2004	28	96	80	5	1	210
2003	18	74	68	2	1	163
2002	41	114	106			261
2001	18	86	84	2	3	193
2000	27	73	78	2		180
1999	38	94	80	2		214

# DOWNTOWN

## SOHO/TRIBECA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,544,222	40.2%	\$1,814,479	201.7%	\$843,376
Average Price Per Sq. Ft	\$1,337	23.7%	\$1,081	238.5%	\$395
Median Sales Price	\$2,350,000	42.4%	\$1,650,000	215.4%	\$745,000
Number of Sales	102	6.3%	96	117.0%	47

Note: Price break-out by number of bedrooms skewed by loft market. Suggested emphasis on “All” category

### BOUNDARY

North: Houston Street  
South: Vesey Street  
East: Broadway  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$416,460	\$1,182,207	\$2,641,277	\$3,968,889	\$5,825,000	\$2,544,222
2007	\$574,533	\$1,032,679	\$1,985,965	\$3,254,875	\$5,937,750	\$1,814,479
2006	\$561,273	\$921,125	\$1,939,732	\$2,640,000	\$4,300,000	\$1,632,348
2005	\$467,923	\$842,613	\$1,790,412	\$3,080,017	\$2,358,000	\$1,378,918
2004	\$544,900	\$636,938	\$1,621,417	\$2,551,667	\$4,335,000	\$1,563,864
2003	\$294,333	\$821,250	\$1,231,071	\$2,095,000	\$3,330,000	\$1,112,879
2002	\$500,000	\$1,330,429	\$876,071		\$3,000,000	\$1,128,652
2001	\$1,493,723	\$1,287,188	\$1,125,955	\$1,565,000	\$3,000,000	\$1,370,496
2000	\$73,375	\$728,194	\$1,044,199	\$1,250,000		\$906,893
1999	\$424,798	\$523,000	\$756,948	\$1,025,000	\$6,400,000	\$843,376

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$996	\$1,145	\$1,393	\$1,641	\$1,350	\$1,337
2007	\$863	\$1,042	\$1,145	\$944	\$1,697	\$1,081
2006	\$1,041	\$965	\$925	\$895	\$1,139	\$951
2005	\$863	\$920	\$889	\$994	\$561	\$899
2004	\$615	\$738	\$819	\$767	\$991	\$794
2003	\$601	\$633	\$663	\$618	\$926	\$658
2002	\$521	\$610	\$548		\$659	\$576
2001	\$585	\$518	\$657	\$611	\$712	\$599
2000	\$418	\$463	\$580	\$507		\$525
1999	\$353	\$361	\$379	\$546	\$1,123	\$395

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$423,000	\$805,000	\$2,437,500	\$3,325,000	\$6,000,000	\$2,350,000
2007	\$400,000	\$757,000	\$1,895,000	\$2,999,000	\$5,937,750	\$1,650,000
2006	\$315,000	779,00	\$1,695,000	\$2,755,000	\$4,300,000	\$1,500,000
2005	\$384,000	\$686,000	\$1,700,000	\$3,625,000	\$2,358,010	\$1,250,000
2004	\$353,400	\$655,000	\$1,425,000	\$2,495,000	\$3,200,000	\$1,350,000
2003	\$240,000	\$850,000	\$1,152,000	\$2,095,000	\$1,595,000	\$1,035,000
2002	\$685,000	\$900,000	\$895,000		\$3,000,000	\$895,000
2001	\$240,000	\$450,000	\$825,000	\$1,305,000	\$3,000,000	\$820,000
2000	\$92,500	\$275,000	\$925,000	\$2,500,000		\$845,000
1999	\$372,690	\$325,000	\$700,000	\$825,000	\$6,400,000	\$745,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	10	15	61	9	7	102
2007	15	14	57	8	2	96
2006	11	24	47	9	2	93
2005	13	31	42	6	1	93
2004	6	16	65	9	3	99
2003	12	16	58	1	3	90
2002	9	31	32		4	76
2001	13	18	22	2	3	58
2000	4	9	26	4		43
1999	4	6	32	4	1	47

# DOWNTOWN

## SOHO/TRIBECA CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,539,184	6.6%	\$2,382,713	161.1%	\$972,349
Average Price Per Sq. Ft	\$1,373	5.3%	\$1,304	226.9%	\$420
Median Sales Price	\$2,255,000	17.1%	\$1,925,000	187.3%	\$785,000
Number of Sales	381	-32.4%	564	343.0%	86

Note: Price break-out by number of bedrooms skewed by loft market. Suggested emphasis on "All" category

### BOUNDARY

**North:** Houston Street  
**South:** Vesey Street  
**East:** Broadway  
**West:** Hudson River

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$840,950	\$1,195,291	\$2,332,039	\$3,730,099	\$8,365,244	\$2,539,184
2007	\$964,193	\$887,519	\$2,262,926	\$4,316,467	\$7,352,258	\$2,382,713
2006	\$1,629,167	\$1,084,441	\$2,390,888	\$3,975,614	\$5,750,231	\$2,557,358
2005	\$1,073,667	\$891,995	\$2,272,120	\$3,586,879	\$7,170,000	\$2,455,793
2004	\$423,500	\$765,024	\$1,917,366	\$4,030,819	\$4,415,000	\$1,942,246
2003	\$1,150,682	\$780,413	\$1,744,504	\$2,877,203	\$2,870,000	\$1,744,122
2002	\$1,832,000	\$1,080,000	\$1,479,460	\$1,980,185	\$2,993,750	\$1,661,423
2001	\$2,126,003	\$818,891	\$1,320,876	\$2,250,000	\$9,000,000	\$1,585,338
2000	\$1,740,000	\$495,706	\$1,025,202	\$2,444,078	\$4,463,500	\$1,396,734
1999	\$653,600	\$412,938	\$1,268,315	\$2,308,500	\$2,050,000	\$972,349

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$921	\$1,240	\$1,360	\$1,467	\$2,281	\$1,373
2007	\$1,166	\$1,128	\$1,322	\$1,416	\$1,701	\$1,304
2006	\$1,136	\$1,109	\$1,253	\$1,358	\$1,417	\$1,251
2005	\$802	\$963	\$1,066	\$1,188	\$1,296	\$1,072
2004	\$786	\$807	\$886	\$1,006	\$1,106	\$886
2003	\$611	\$755	\$740	\$794	\$676	\$740
2002	\$716	\$656	\$711	\$708	\$837	\$709
2001	\$654	\$603	\$653	\$1,060	\$797	\$667
2000	\$454	\$528	\$530	\$633	\$717	\$552
1999	\$424	\$401	\$489	\$655	\$427	\$420

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$672,045	\$1,035,000	\$2,199,420	\$3,384,000	\$5,620,740	\$2,255,000
2007	\$615,000	\$800,000	\$1,985,587	\$3,300,000	\$5,700,000	\$1,925,000
2006	\$1,195,000	\$990,000	\$2,150,000	\$3,300,000	\$5,200,000	\$2,140,000
2005	\$437,000	\$865,000	\$2,175,000	\$3,614,787	\$8,250,000	\$2,175,000
2004	\$389,000	\$665,000	\$1,700,000	\$4,150,000	\$4,375,000	\$1,615,000
2003	\$1,087,500	\$625,000	\$1,585,200	\$2,750,000	\$3,300,000	\$1,550,000
2002	\$1,096,250	\$899,000	\$1,330,000	\$1,865,000	\$2,967,500	\$1,535,000
2001	\$1,650,000	\$750,000	\$1,345,000	\$2,250,000	\$9,000,000	\$1,385,000
2000	\$460,000	\$385,000	\$1,225,000	\$1,295,000	\$4,463,500	\$1,275,000
1999	\$646,000	\$310,000	\$1,150,000	\$2,050,000	\$2,050,000	\$785,000

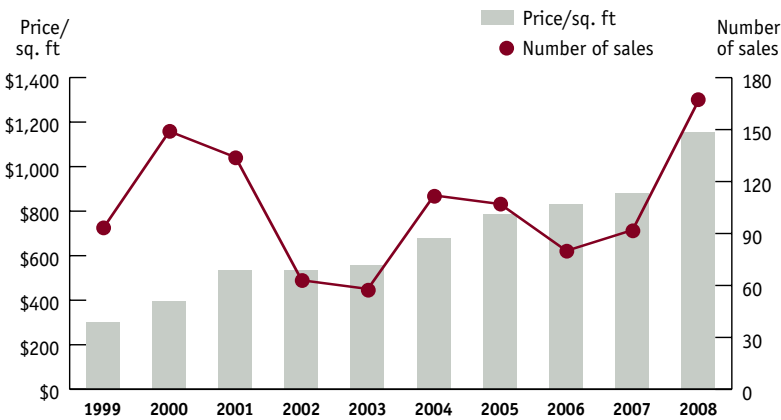
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	12	45	248	67	9	381
2007	14	103	354	81	12	564
2006	6	39	169	35	13	262
2005	6	22	172	24	10	234
2004	14	42	158	31	4	249
2003	11	25	147	23	4	210
2002	16	13	56	65	4	154
2001	16	7	48	3	1	75
2000	4	17	73	12	1	107
1999	15	20	45	5	1	86

# DOWNTOWN

## BATTERY PARK CITY CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,270,406	56.7%	\$810,854	433.7%	\$238,059
Average Price Per Sq. Ft	\$1,153	31.2%	\$879	283.1%	\$301
Median Sales Price	\$880,000	51.7%	\$580,000	363.2%	\$190,000
Number of Sales	167	81.5%	92	79.6%	93

BOUNDARY

North: Chambers Street  
South: Battery Place  
East: West Street  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$450,707	\$730,977	\$1,947,890	\$3,248,571		\$1,270,406
2007	\$413,214	\$570,017	\$1,375,000	\$4,147,500		\$810,854
2006	\$416,000	\$551,643	\$1,033,463	\$2,000,000		\$722,188
2005	\$390,429	\$489,591	\$1,333,724	\$2,968,750		\$804,566
2004	\$347,500	\$420,135	\$1,092,576	\$2,862,500		\$719,613
2003	\$254,333	\$329,968	\$1,029,384	\$1,937,500		\$538,254
2002	\$253,143	\$302,216	\$1,368,971	\$2,165,500		\$643,770
2001	\$225,556	\$323,095	\$744,214	\$2,405,000		\$481,611
2000	\$203,916	\$286,001	\$415,922			\$307,905
1999	\$153,667	\$207,629	\$390,658			\$238,059

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$831	\$1,006	\$1,393	\$1,413		\$1,153
2007	\$705	\$826	\$1,039	\$1,535		\$879
2006	\$747	\$802	\$893	\$800		\$829
2005	\$708	\$728	\$902	\$1,039		\$785
2004	\$629	\$618	\$761	\$974		\$677
2003	\$448	\$502	\$714	\$826		\$558
2002	\$437	\$443	\$746	\$776		\$535
2001	\$419	\$515	\$605	\$749		\$533
2000	\$338	\$420	\$381			\$397
1999	\$276	\$305	\$303			\$301

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$425,000	\$745,000	\$1,645,000	\$3,200,000		\$880,000
2007	\$399,000	\$534,500	\$1,150,000	\$4,147,500		\$580,000
2006	395,000	519,000	830,000	200,000		615,000
2005	408,000	459,000	900,000	3,300,000		560,000
2004	350,000	390,000	980,000	2,800,000		515,000
2003	288,000	305,000	850,000	1,937,500		330,000
2002	255,000	285,000	1,362,500	2,449,000		325,000
2001	220,000	270,000	572,500	2,405,000		337,000
2000	215,000	265,200	540,000			265,200
1999	155,000	190,000	335,000			190,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	15	82	63	7		167
2007	7	63	20	2		92
2006	6	46	27	1		80
2005	7	67	29	4		107
2004	6	66	36	4		112
2003	3	40	13	2		58
2002	7	37	17	2		63
2001	18	77	35	4		134
2000	8	109	32			149
1999	12	62	19			93

# DOWNTOWN

## FINANCIAL DISTRICT CO-OPS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,102,465	-22.7%	\$1,425,928	286.2%	\$285,483
Average Price Per Sq. Ft	\$857	-18.8%	\$1,056	271.0%	\$231
Median Sales Price	\$889,000	-31.4%	\$1,295,000	255.6%	\$250,000
Number of Sales	20	-66.7%	60	-55.6%	45

### BOUNDARY

**North:** Vesey Street - Broadway - Brooklyn Bridge  
**South:** Battery Park  
**East:** East River  
**West:** West Street

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$472,500	\$800,800	\$1,690,033			\$1,102,465
2007	\$431,667	\$696,571	\$1,644,787	\$2,590,500		\$1,425,928
2006	\$385,000	\$688,333	\$907,222			\$681,363
2005	\$324,556	\$578,700	\$941,250	\$1,600,000		\$586,375
2004	\$273,750	\$463,571	\$873,091	\$1,387,500		\$696,625
2003	\$215,750	\$368,889	\$758,909			\$522,125
2002	\$685,000		\$759,500			\$745,704
2001	\$483,180	\$367,900	\$565,833		\$1,800,000	\$556,951
2000	\$139,125	\$225,357	\$501,176			\$311,047
1999	\$150,850	\$196,403	\$404,643			\$285,483

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$622	\$940	\$968			\$857
2007	\$785	\$850	\$1,142	\$1,139		\$1,056
2006	\$717	\$810	\$752			\$757
2005	\$642	\$628	\$800	\$727		\$666
2004	\$486	\$502	\$621	\$537		\$557
2003	\$356	\$457	\$571			\$493
2002	\$517		\$428			\$444
2001	\$495	\$390	\$422		\$439	\$434
2000	\$226	\$294	\$375			\$307
1999	\$197	\$205	\$264			\$231

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$420,000	\$805,000	\$1,635,000			\$889,000
2007	\$395,000	\$630,000	\$1,550,000	\$2,795,000		\$1,295,000
2006	\$365,000	\$745,000	\$935,000			\$745,000
2005	\$310,000	\$570,000	\$958,000	\$1,600,000		\$460,000
2004	\$290,000	\$460,000	\$925,000	\$1,387,500		\$599,000
2003	\$199,000	\$360,000	\$740,000			\$515,000
2002	\$685,000		\$790,000			\$790,000
2001	\$660,000	\$320,000	\$470,000		\$1,800,000	\$470,000
2000	\$98,500	\$200,000	\$510,000			\$260,000
1999	\$105,000	\$169,500	\$360,000			\$250,000

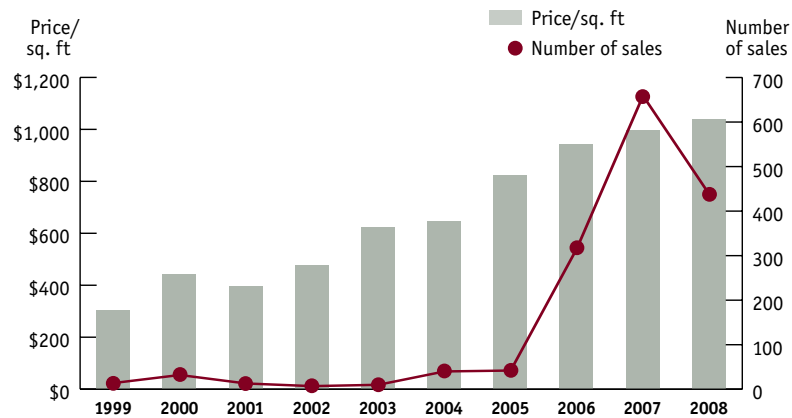
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	6	5	9			20
2007	3	14	39	4		60
2006	7	6	9			22
2005	9	10	4	1		24
2004	4	7	11	2		24
2003	4	9	11			24
2002	5		22			27
2001	5	5	8		1	19
2000	10	11	14			35
1999	8	16	21			45

# DOWNTOWN

## FINANCIAL DISTRICT CONDOS

### AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$990,866	1.3%	\$978,381	67.3%	\$592,407
Average Price Per Sq. Ft	\$1,030	3.3%	\$997	238.8%	\$304
Median Sales Price	\$875,695	7.4%	\$815,000	178.0%	\$315,000
Number of Sales	438	-33.5%	659	3028.6%	14

### BOUNDARY

**North:** Vesey Street - Broadway - Brooklyn Bridge  
**South:** Battery Park  
**East:** East River  
**West:** West Street

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$643,327	\$818,147	\$1,356,732	\$2,245,000		\$990,866
2007	\$530,054	\$832,380	\$1,298,564	\$2,292,029	\$6,450,000	\$978,381
2006	\$521,345	\$744,619	\$1,383,992	\$2,758,633	\$4,335,000	\$956,687
2005	\$369,333	\$502,842	\$1,364,250			\$761,369
2004	\$464,850	\$611,342	\$935,050	\$1,625,000		\$801,905
2003	\$251,550	\$443,560	\$1,355,000			\$678,590
2002	\$396,500		\$926,200			\$767,143
2001	\$174,000	\$274,500	\$643,333		\$4,176,000	\$621,000
2000	\$535,063	\$461,243	\$799,563		\$3,560,000	\$679,569
1999	\$123,250	\$221,083	\$644,140		\$3,500,000	\$592,407

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$1,002	\$1,044	\$1,034	\$1,019		\$1,030
2007	\$1,018	\$1,026	\$971	\$901	\$890	\$997
2006	\$916	\$1,008	\$874	\$1,008	\$809	\$944
2005	\$891	\$752	\$883			\$825
2004	\$553	\$700	\$630	\$731		\$645
2003	\$622	\$536	\$764			\$622
2002	\$399		\$509			\$478
2001	\$366	\$333	\$421		\$696	\$394
2000	\$425	\$390	\$499		\$614	\$442
1999	\$247	\$269	\$329		\$500	\$304

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$605,858	\$809,508	\$1,243,000	\$2,150,000		\$875,695
2007	\$507,500	\$760,000	\$1,240,000	\$2,200,000	\$6,450,000	\$815,000
2006	\$477,000	\$645,000	\$1,365,000	2,00,000	\$4,335,000	\$740,000
2005	\$355,000	\$485,000	\$1,395,000			\$540,000
2004	\$329,000	\$570,220	\$875,000	\$1,625,000		\$825,000
2003	\$251,563	\$430,000	\$1,300,000			\$490,000
2002	\$369,511		\$1,150,000			\$690,000
2001	\$170,000	\$300,000	\$480,000		\$4,175,000	\$250,000
2000	\$168,000	\$269,000	\$850,000		\$3,560,000	\$485,000
1999	\$123,250	\$250,000	\$500,000		\$3,500,000	\$315,000

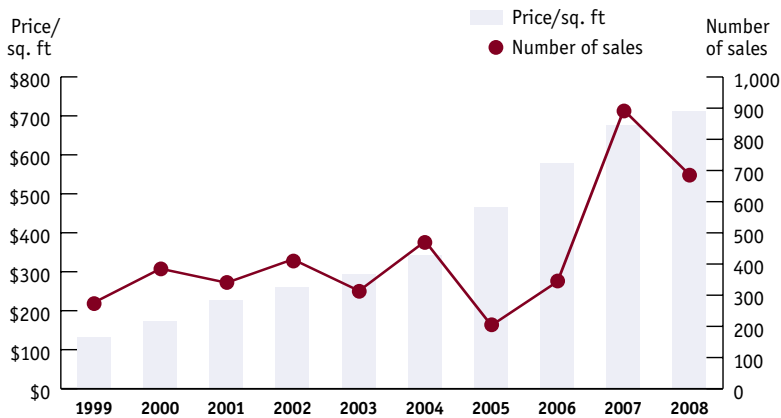
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	101	172	160	5		438
2007	208	157	276	17	1	659
2006	58	144	110	3	1	316
2005	9	19	14			42
2004	6	12	20	2		40
2003	2	5	3			10
2002	2		5			7
2001	5	4	3		1	13
2000	16	7	8		1	32
1999	2	6	5		1	14

# UPTOWN

## UPTOWN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$579,874	-1.0%	\$585,624	400.1%	\$115,943
Average Price Per Sq. Ft	\$711	5.2%	\$676	442.7%	\$131
Median Sales Price	\$475,000	2.2%	\$465,000	365.7%	\$102,000
Number of Sales	685	-23.4%	894	147.3%	277

BOUNDARY

North: Harlem River  
South: West 116th Street and East 96th Street  
East: East River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$339,721	\$491,895	\$795,142	\$2,132,460	\$8,073,000	\$579,874
2007	\$306,741	\$480,375	\$774,390	\$1,166,465	\$8,300,000	\$585,624
2006	\$307,666	\$417,011	\$646,100	\$1,447,039		\$576,928
2005	\$264,153	\$313,840	\$488,812	\$896,713	\$249,700	\$464,484
2004	\$168,612	\$230,317	\$402,587	\$829,800	\$885,000	\$358,657
2003	\$138,944	\$190,900	\$331,811	\$735,000		\$261,951
2002	\$114,071	\$168,438	\$319,972	\$548,438	\$623,800	\$251,491
2001	\$137,521	\$136,690	\$291,482	\$568,170		\$223,682
2000	\$129,134	\$99,108	\$231,901	\$386,917		\$170,322
1999	\$78,635	\$82,523	\$145,495	\$285,000	\$285,000	\$115,943

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$718	\$730	\$672	\$990	\$2,032	\$711
2007	\$726	\$669	\$652	\$580	\$1,937	\$676
2006	\$621	\$567	\$574	\$644		\$579
2005	\$542	\$448	\$471	\$386	\$258	\$465
2004	\$277	\$312	\$356	\$458	\$356	\$343
2003	\$264	\$266	\$320	\$402		\$295
2002	\$232	\$227	\$291	\$306	\$267	\$261
2001	\$208	\$188	\$259	\$332		\$228
2000	\$202	\$134	\$202	\$237		\$173
1999	\$106	\$115	\$148	\$127	\$112	\$131

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$330,000	\$475,000	\$682,720	\$1,350,000	\$8,073,000	\$475,000
2007	\$299,000	\$455,034	\$660,000	\$1,013,158	\$8,300,000	\$465,000
2006	\$335,000	\$380,000	\$575,000	\$1,385,000		49 5,000
2005	\$275,000	\$330,000	\$479,000	\$765,000	\$249,667	\$415,740
2004	\$176,000	\$222,000	\$345,000	\$708,000	\$875,000	\$305,490
2003	\$145,000	\$188,000	\$310,000	\$795,000		\$230,000
2002	\$102,500	\$161,422	\$280,000	\$595,000	\$765,000	\$212,500
2001	\$109,000	\$130,000	\$240,000	\$540,000		\$183,000
2000	\$92,000	\$88,000	\$166,000	\$225,000		\$120,000
1999	\$52,800	\$75,000	\$125,000	\$285,000	\$285,000	\$102,000

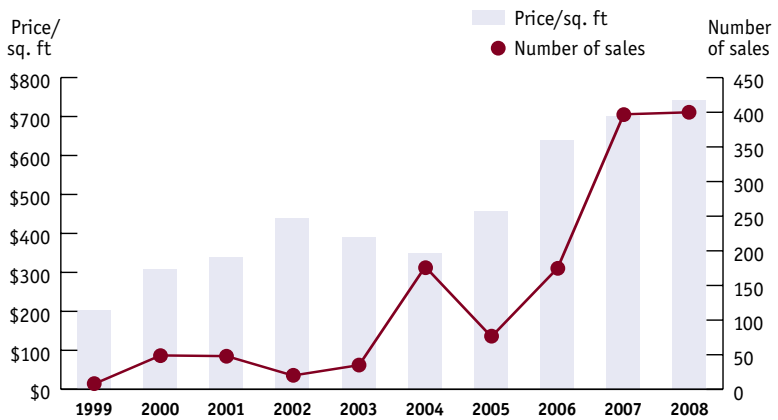
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	174	271	234	5	1	685
2007	229	258	389	17	1	894
2006	30	105	196	13		344
2005	17	40	130	15	1	203
2004	33	109	318	10	3	473
2003	41	111	158	4		314
2002	38	158	206	8	5	415
2001	38	129	163	10		340
2000	33	160	186	6		385
1999	23	110	142	1	1	277

UPTOWN

HARLEM/EAST HARLEM CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$678,432	-11.8%	\$768,817	162.8%	\$258,138
Average Price Per Sq. Ft	\$743	5.8%	\$702	264.2%	\$204
Median Sales Price	\$536,617	-15.5%	\$635,000	129.8%	\$233,500
Number of Sales	400	0.8%	397	4900.0%	8

BOUNDARY

- North:** West 155th Street  
**South:** East 96th Street (excludes corridor between Fifth and Madison Avenues and East 110th Street)  
**East:** Harlem River  
**West:** St. Nicholas Avenue

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$341,840	\$546,150	\$870,134	\$3,080,400	\$8,073,000	\$678,432
2007	\$319,848	\$530,039	\$891,060	\$1,256,992	\$8,300,000	\$768,817
2006	\$388,389	\$502,479	\$727,916	\$1,650,071		\$679,639
2005	\$348,850	\$274,460	\$540,443	\$915,130	\$249,700	\$573,126
2004	\$293,250	\$230,855	\$414,721	\$1,119,600		\$411,112
2003	\$157,300	\$212,580	\$371,738	\$795,000		\$330,461
2002	\$159,000	\$192,500	\$655,453			\$584,335
2001	\$288,733	\$186,250	\$466,592			\$409,882
2000	\$273,800	\$115,364	\$514,056			\$385,328
1999	\$260,767	\$108,000	\$293,700			\$258,138

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$746	\$765	\$708	\$1,438	\$2,032	\$743
2007	\$722	\$681	\$706	\$632	\$1,937	\$702
2006	\$754	\$627	\$623	\$663		\$639
2005	\$658	\$413	\$471	\$377	\$258	\$458
2004	\$331	\$308	\$347	\$613		\$350
2003	\$412	\$434	\$377	\$440		\$391
2002	\$398	\$290	\$460			\$440
2001	\$295	\$278	\$356			\$338
2000	\$291	\$164	\$364			\$307
1999	\$176	\$216	\$223			\$204

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$329,000	\$514,216	\$730,000	\$3,080,397	\$8,073,000	\$536,617
2007	\$304,973	\$455,034	\$749,000	\$1,272,812	\$8,300,000	\$635,000
2006	\$425,000	\$470,000	\$650,000	\$1,405,508		\$600,000
2005	\$395,000	\$304,280	\$530,000	\$765,000	\$249,667	\$550,000
2004	\$395,460	\$225,640	\$324,500	\$1,195,000		\$309,940
2003	\$173,000	\$214,000	\$279,000	\$795,000		\$274,900
2002	\$159,000	\$192,500	\$275,000			\$260,000
2001	\$313,820	\$225,000	\$271,250			\$275,600
2000	\$300,000	\$119,000	\$385,000			\$319,000
1999	\$233,500	\$108,000	\$315,260			\$233,500

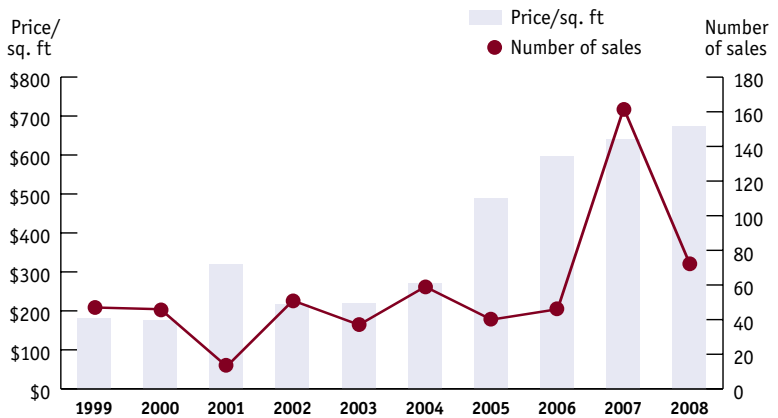
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	77	147	173	2	1	400
2007	38	108	237	13	1	397
2006	18	39	111	7		175
2005	4	5	53	13	1	76
2004	4	20	148	5		177
2003	5	5	24	1		35
2002	1	2	17			20
2001	9	4	35			48
2000	8	11	30			49
1999	3	1	4			8

UPTOWN

HAMILTON/MORNING SIDE HEIGHTS CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$453,645	-8.5%	\$495,537	240.5%	\$133,238
Average Price Per Sq. Ft	\$674	5.3%	\$640	270.3%	\$182
Median Sales Price	\$397,500	-16.3%	\$475,000	285.9%	\$103,000
Number of Sales	72	-55.6%	162	53.2%	47

BOUNDARY

North: West 155th Street  
South: West 116th Street  
East: St. Nicholas Avenue  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$310,148	\$419,588	\$599,932	\$2,400,000		\$453,645
2007	\$331,207	4456,112	\$601,949	\$991,000		\$495,537
2006		\$383,809	\$586,858	3,390,00		\$555,100
2005	\$210,000	\$340,650	\$459,575			\$441,443
2004	\$61,329	\$71,000	\$288,633	\$90,000	\$855,000	\$260,520
2003	\$82,767	\$102,662	\$244,345			\$168,363
2002	\$57,760	\$122,531	\$240,709			\$192,649
2001	\$117,500	\$166,800	\$240,800	\$1,147,600		\$359,438
2000	\$101,425	\$90,467	\$169,546	\$926,500		\$154,291
1999	\$51,450	\$79,773	\$155,347			\$133,238

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$671	\$701	\$613	\$1,200		\$674
2007	\$756	\$695	\$541	\$622		\$640
2006		\$619	\$535	\$1,579		\$596
2005	\$467	\$508	\$487	\$67	\$357	\$489
2004	\$112	\$98	\$304			\$272
2003	\$187	\$146	\$283			\$220
2002	\$105	\$193	\$244			\$217
2001	\$276	\$248	\$258	\$665		\$320
2000	\$216	\$135	\$175	\$637		\$176
1999	\$94	\$134	\$203			\$182

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$285,000	\$350,000	\$615,000	\$2,400,000		\$397,500
2007	\$325,000	\$430,950	\$599,000	\$991,000		\$475,000
2006		\$380,000	\$570,000	\$3,390,000		\$415,000
2005	\$210,000	\$468,000	\$480,000			\$474,552
2004	\$60,700	\$310,000	\$310,000	\$90,000	\$885,000	\$195,000
2003	\$61,431	\$231,000	\$231,000			\$106,313
2002	\$56,800	\$220,000	\$220,000			\$129,300
2001	\$117,500	\$250,000	\$250,000	\$1,147,604		\$250,000
2000	\$120,000	\$121,300	\$121,300	\$926,500		\$100,000
1999	\$51,450	\$112,500	\$112,500			\$103,000

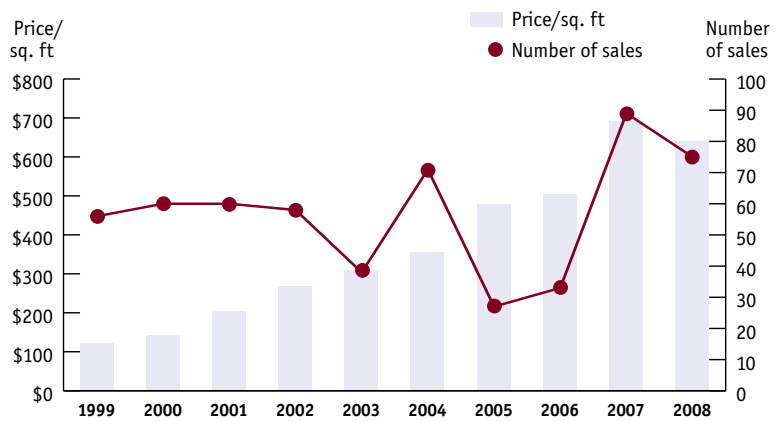
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	27	25	19	1		72
2007	45	40	75	2		162
2006		21	24	1		46
2005	1	4	35			40
2004	7	2	48	1	1	59
2003	6	13	18			37
2002	5	13	33			51
2001	1	2	8	2		13
2000	4	15	26	1		46
1999	2	11	34			47

UPTOWN

WASHINGTON HEIGHTS CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$451,714	4.6%	\$431,892	274.8%	\$120,509
Average Price Per Sq. Ft	\$640	-7.4%	\$691	424.6%	\$122
Median Sales Price	\$405,000	15.7%	\$350,000	252.2%	\$115,000
Number of Sales	75	-15.7%	89	33.9%	56

BOUNDARY

North: West 181st Street  
South: West 155th Street  
East: Harlem River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$350,363	\$406,750	\$587,090	\$1,050,750		\$451,714
2007	\$283,407	\$438,900	\$822,959			\$431,892
2006		\$430,800	\$547,105	\$814,750		\$544,303
2005	\$299,000	\$313,125	\$385,933	\$777,000		\$386,889
2004	\$186,714	\$222,659	\$422,019	\$503,333	\$900,000	\$364,776
2003	\$194,583	\$208,333	\$415,095	\$595,000		\$340,776
2002	\$102,000	\$202,936	\$300,657	\$525,500	\$782,750	\$327,605
2001	\$53,333	\$126,414	\$260,389	\$484,417		\$215,195
2000	\$70,000	\$112,592	\$141,917	\$162,500		\$126,079
1999	\$60,500	\$72,289	\$147,194	\$285,000	\$285,000	\$120,509

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$723	\$647	\$538	\$465		\$640
2007	\$694	\$666	\$723			\$691
2006		\$550	\$490	\$469		\$505
2005	\$598	\$490	\$462	\$441		\$479
2004	\$299	\$302	\$401	\$314	\$355	\$355
2003	\$246	\$300	\$327	\$356		\$309
2002	\$255	\$268	\$258	\$306	\$326	\$269
2001	\$141	\$174	\$225	\$289		\$205
2000	\$223	\$144	\$133	\$106		\$143
1999	\$113	\$104	\$134	\$127	\$112	\$122

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$350,000	\$370,000	\$560,000	\$1,050,734		\$405,000
2007	\$285,000	\$460,000	\$628,229			\$350,000
2006		\$460,000	\$520,000	\$765,000		\$515,000
2005	\$299,000	\$300,000	\$410,000	\$777,000		\$360,000
2004	\$187,500	\$215,000	\$375,000	\$450,000	\$900,000	\$325,000
2003	\$172,500	\$210,000	\$375,000	\$595,000		\$310,000
2002	\$102,000	\$200,000	\$280,000	\$560,000	\$765,000	\$287,337
2001	\$54,000	\$110,000	\$232,000	\$540,000		\$196,000
2000	\$85,000	\$120,000	\$150,000	\$162,500		\$129,000
1999	\$72,000	\$74,000	\$145,000	\$285,000	\$285,000	\$115,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	27	26	20	2		75
2007	46	26	17			89
2006		10	19	4		33
2005	2	8	15	2		27
2004	7	22	37	3	2	71
2003	6	9	21	2		38
2002	1	11	37	5	4	58
2001	6	21	27	6		60
2000	4	24	30	2		60
1999	4	19	31	1	1	56

UPTOWN

FORT GEORGE CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$448,805	1.9%	\$440,244	312.1%	\$108,900
Average Price Per Sq. Ft	\$696	3.6%	\$672	452.4%	\$126
Median Sales Price	\$435,000	14.5%	\$380,000	326.5%	\$102,000
Number of Sales	98	-35.9%	153	-18.3%	120

BOUNDARY

North: Dyckman Street  
South: West 181st Street  
East: Harlem River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$370,642	\$451,906	\$610,143			\$448,805
2007	\$294,768	\$486,116	\$590,500	\$895,000		\$440,244
2006	\$168,000	\$370,275	\$553,904			\$450,162
2005	\$241,386	\$360,427	\$557,413			\$424,715
2004	\$196,388	\$261,911	\$484,071	\$1,100,000		\$376,890
2003	\$136,914	\$215,627	\$346,851	\$955,000		\$267,979
2002	\$114,332	\$180,319	\$320,251	\$586,667	\$204,000	\$240,534
2001	\$102,710	\$145,718	\$265,406	\$240,000		\$189,259
2000	\$82,643	\$112,127	\$229,184	\$630,000		\$161,527
1999	\$46,955	\$93,258	\$141,959			\$108,900

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$743	\$707	\$553			\$696
2007	\$704	\$704	\$574	\$497		\$672
2006	\$334	\$511	\$542			\$511
2005	\$507	\$491	\$521			\$508
2004	\$354	\$356	\$416	\$501		\$387
2003	\$259	\$290	\$337	\$457		\$307
2002	\$218	\$243	\$305	\$307	\$35	\$267
2001	\$194	\$202	\$255	\$130		\$221
2000	\$154	\$150	\$216	\$315		\$180
1999	\$85	\$125	\$136			\$126

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$352,202	\$440,000	\$559,000			\$435,000
2007	\$290,000	\$480,000	\$595,000	\$895,000		\$380,000
2006	\$155,000	\$336,000	\$549,000			\$399,000
2005	\$179,000	\$370,000	\$537,000			\$375,000
2004	\$201,000	\$265,000	\$470,000	\$1,100,000		\$340,000
2003	\$145,000	\$217,500	\$350,000	\$955,000		\$252,000
2002	\$131,000	\$170,000	\$315,000	\$595,000	\$204,000	\$220,000
2001	\$110,000	\$132,000	\$255,000	\$240,000		\$175,000
2000	\$79,000	\$90,000	\$225,000	\$630,000		\$140,000
1999	\$50,000	\$86,500	\$127,000			\$102,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	31	53	14			98
2007	59	56	37	1		153
2006	5	20	29			54
2005	7	11	15			33
2004	8	45	55	1		109
2003	22	62	69	1		154
2002	22	91	91	3	1	208
2001	20	78	66	2		166
2000	16	62	57	1		136
1999	11	60	49			120

# UPTOWN

## INWOOD CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$389,925	12.4%	\$346,822	351.5%	\$86,361
Average Price Per Sq. Ft	\$610	3.0%	\$592	577.8%	\$90
Median Sales Price	\$359,100	7.8%	\$333,000	413.0%	\$70,000
Number of Sales	40	-57.0%	93	-13.0%	46

BOUNDARY

North: Harlem River  
South: Dyckman Street  
East: Harlem River  
West: Hudson River

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$288,842	\$400,165	\$480,950			\$382,925
2007	\$311,149	\$350,500	\$394,405	\$612,000		\$346,822
2006	\$199,857	\$294,400	\$407,231	\$612,000		\$325,583
2005	\$199,167	\$279,084	\$388,883			\$319,004
2004	\$154,829	\$183,055	\$327,033			\$255,367
2003	\$117,000	\$161,295	\$248,327			\$204,780
2002	\$141,056	\$146,193	\$234,314			\$177,233
2001	\$67,750	\$105,571	\$174,341			\$139,177
2000	\$63,000	\$74,525	\$139,135	\$220,000		\$107,053
1999	\$54,967	\$59,105	\$111,863			\$86,361

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$560	\$679	\$509			\$610
2007	\$758	\$506	\$411	\$383		\$592
2006	\$444	\$416	\$415	\$383		\$420
2005	\$451	\$372	\$366			\$378
2004	\$302	\$248	\$316			\$290
2003	\$236	\$214	\$241			\$229
2002	\$317	\$189	\$235			\$220
2001	\$132	\$136	\$176			\$156
2000	\$133	\$99	\$134	\$129		\$116
1999	\$114	\$76	\$99			\$90

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	\$268,000	\$353,000	\$430,000			\$359,100
2007	\$299,000	\$329,000	\$375,500	\$612,000		\$333,000
2006	\$187,000	\$299,000	\$380,000	\$612,000		\$315,000
2005	\$185,000	\$327,500	\$394,000			\$330,000
2004	\$175,000	\$200,000	\$310,000			\$210,000
2003	\$117,000	\$179,000	\$260,000			\$186,000
2002	\$84,000	\$150,000	\$225,000			\$165,000
2001	\$67,750	\$96,000	\$177,000			\$145,000
2000	\$63,000	\$73,500	\$132,000	\$220,000		\$85,000
1999	\$49,000	\$59,000	\$112,500			\$70,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2008	12	20	8			40
2007	41	28	23	1		93
2006	7	15	13	1		36
2005	3	12	12			27
2004	7	20	30			57
2003	2	22	26			50
2002	9	41	28			78
2001	2	24	27			53
2000	1	48	43	2		94
1999	3	19	24			46