



Prudential Douglas Elliman Real Estate

MANHATTAN

2000-2009 *market report*



*Prudential Douglas Elliman's
10-year sales trend analysis prepared by:*

MILLER SAMUEL INC.
REAL ESTATE APPRAISERS & CONSULTANTS

MANHATTAN MARKETS



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PRUDENTIAL DOUGLAS ELLIMAN

Since 1911, Prudential Douglas Elliman has been recognized as a leader in real estate brokerage. Not only does Prudential Douglas Elliman serve residential sales clients with a full complement of services, but also offers rental brokerage, retail and commercial sales and leasing, new development marketing and sales, relocation and settling-in services, property management plus mortgage financing and title insurance through related companies.

The company has over 3,500 agents in 60 offices located in Manhattan, Brooklyn, Queens, Long Island including The Hamptons and North Fork areas, and is ranked among the top five residential real estate companies in the nation with over \$12 billion in sales in 2009. Through its affiliation with Prudential, it is connected to over 62,000 real estate agents in the USA and Canada giving its agents the ability to serve customers' needs virtually anywhere. Visit prudentialelliman.com to view thousands of listings in the tri-state area.

MILLER SAMUEL

Miller Samuel is an independent residential real estate appraisal and consulting firm that covers the greater New York City metropolitan area including property in Manhattan, Brooklyn, Queens, Bronx, Staten Island, Westchester County, Fairfield County, Northern New Jersey, 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 area valuations and share allocations.

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

Miller Samuel prepares a series of market reports throughout the New York region in addition to this report including annual reports for the Manhattan Townhouse Market and Hamptons/North Fork Sales Market as well as quarterly overviews of the Manhattan Co-op and Condo Sales and Rental Markets as well as quarterly overviews of Brooklyn, Queens, Long Island and the Hamptons/North Fork Markets

These market studies, customized data tables, charts, research papers, authored articles and other housing market resources are available at www.millersamuel.com. For daily coverage of the real estate economy, visit the blog: Matrix: Interpreting The Real Estate Economy at matrix.millersamuel.com or subscribe to The Housing Helix Podcast with Jonathan Miller at www.thehousinghelix.com with commentary and observations on the housing market, as well as interviews with experts from various walks of real estate life.

For questions regarding this report or for appraisal inquiries, please contact the report author, Jonathan J. Miller, President/CEO at jmiller@millersamuel.com.

INTRODUCTION

METHODOLOGY

For more information on how this report is prepared, visit: 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

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, practical 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

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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PRICE INDICATORS DECLINE FOR FIRST TIME IN MORE THAN A DECADE

After setting records in 2008, all three price indicators declined in 2009. The year-over-year declines were less than those of the year-over-year declines in recent quarterly reports due to the record prices reached in the first half of 2008. This is the first time that any of the three price indicators have posted year-over-year declines since 1996.

Median sales price for 2009 fell 11% to \$850,000 from a record \$955,000 in 2008, but was 113% above \$399,000 in 2000. Average price per square foot fell 14.2% to \$1,073 from a record \$1,251 in 2008 and 105.2% from \$522 in 2000. Average sales price followed the same pattern, dropping 12.5% to \$1,393,001 from a record \$1,591,823 in 2008, but 96% above \$710,778 in 2000. The market had a smaller concentration of high end sales, a smaller market share of new development sales and an increase in entry-level apartment sales.

LISTING INVENTORY AND NUMBER OF SALES FELL SHARPLY

Despite the sharp decline in the number of sales in 2009, listing inventory also fell sharply despite their tendency to move in opposite directions. There were 7,430 sales in 2009, 27.9% below 10,299 sales in 2008 and 19.1% less than the 9,184 sales seen in 2000. The number of sales for 2009 was the lowest level in more than a decade and well below the 9,178 unit annual average. As analyzed in the quarterly report series, the level of sales in the first half of 2009 was half the normal level due to the onset of the credit crunch, which began in the fall of 2008 when lenders and home buyers pulled back from the housing market. If the pace of sales in the second half of 2009 had been equaled in the first half, there would have been 9,400 sales for the year, slightly above the 10-year annual average.

There were 6,851 listings on the market at the end of 2009, 24.6% less than 9,081 listings in 2008, which was the highest level of inventory in the past decade. The 2009 inventory level was in line with the 6,860 average annual inventory level of the past decade. This resulted in a monthly absorption rate of 11.1 months, up from a rate of 10.6 months in 2008 and above the 9.2 monthly average over the past decade. The cause of inventory decline in the first half of the year was the trend of sellers removing their property from the market in hopes of re-listing when market conditions improve substantially. The decline in inventory in the second half of 2009 was attributable to the surge in sales activity simply working off the properties on the market.

DECLINE IN ANNUAL NUMBER OF SALES EXPANDED DAYS ON MARKET

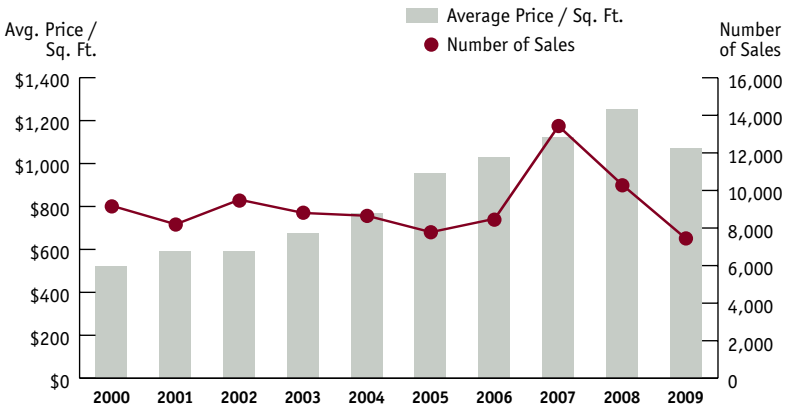
The average days on market for a Manhattan apartment that sold in 2009 was 179 days, the longest marketing time of the prior decade and 25.2% longer than 143 days in 2008. The shortest average marketing time was 102 days in 2004 and the days on market for the past decade averaged 133 days.

The average listing discount was 10.2% in 2009, the highest spread between contract price and listing price at the time of contract in the past decade and a reflection of the lower pace of sales. The listing discount was 4.1% in 2008 and averaged 3.7% over the past decade.

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AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,393,001	-12.5%	\$1,591,823	96%	\$710,778
Average Price Per Sq. Ft	\$1,073	-14.2%	\$1,251	105.6%	\$522
Median Sales Price	\$850,000	-11%	\$955,000	113%	\$399,000
Number of Sales	7,430	-27.9%	10,299	-19.1%	9,184
Average Days on Market	179	25.2%	143	53%	117
Average Discount from List Price *	10.2%		4.1%		1.6%
Listing Inventory	6,851	-24.6%	9,081	24.1%	5521
30 Year Fixed Mortgage (Freddie Mac) *	5.05%		5.14%		7.38%
1 Year Adjustable Rate Mortgage (Freddie Mac)*	4.38%		4.95%		7.09%

*Year End

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$428,948	\$711,736	\$1,535,836	\$2,871,516	\$6,431,198	\$1,393,001
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$826	\$940	\$1,144	\$1,374	\$1,924	\$1,073
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$395,460	\$655,000	\$1,272,812	\$2,400,000	\$5,113,562	\$850,000
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

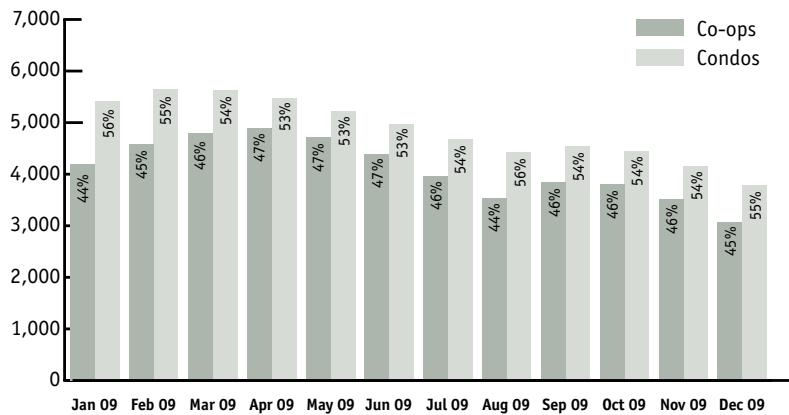
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	1,267	2,728	2216	949	270	7,430
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

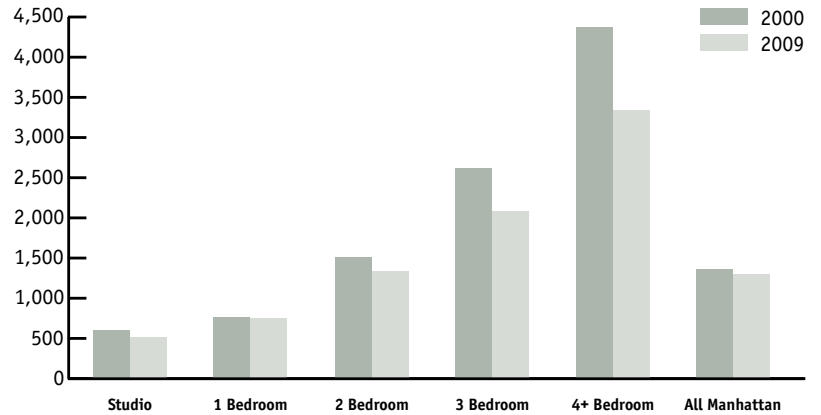
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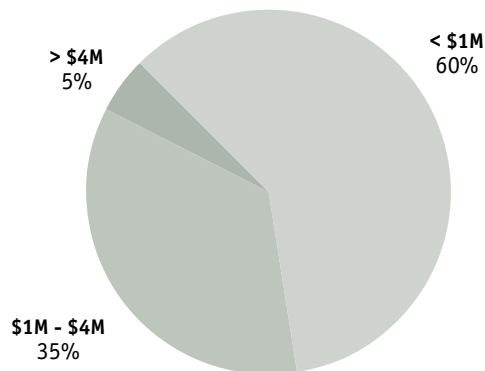
LISTING INVENTORY



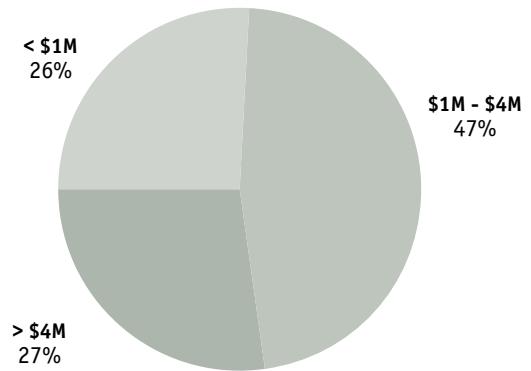
AVERAGE SQUARE FOOTAGE BY BEDROOMS



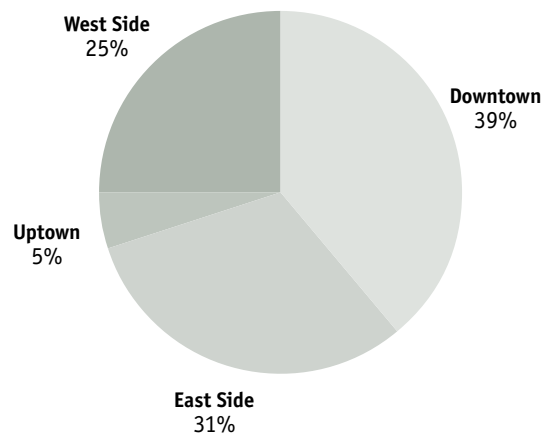
2009 NUMBER OF UNITS SOLD



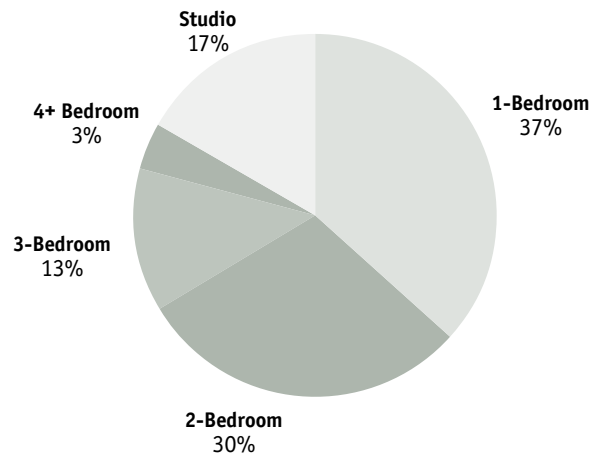
2009 AGGREGATE PURCHASE DOLLARS



2009 NUMBER OF UNITS SOLD BY AREA



2009 NUMBER OF UNITS SOLD BY BEDROOMS



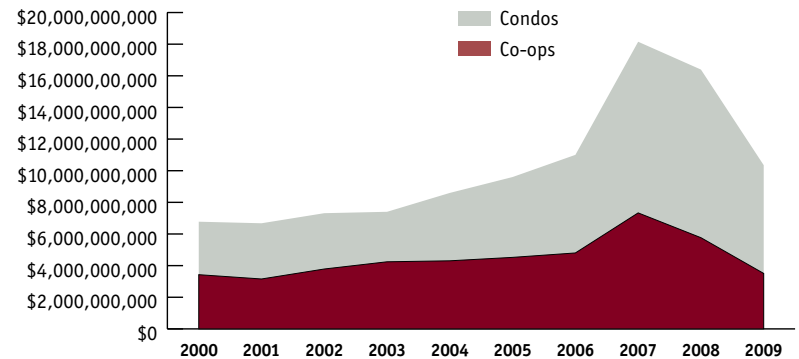
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DAYS ON MARKET/LISTING DISCOUNT



MARKET SALES VOLUME



MARKET AREA RANKING (percent change of average price per square foot, 2008-2009, co-ops, condos)

Market Area	Type	% Change	Market Area	Type	% Change
Battery Park City	Condos	10.6%	Lenox Hill	Co-ops + Condos	-15%
Financial District	Co-ops + Condos	3%	Midtown West + Clinton	Co-ops + Condos	-15.5%
Financial District	Condos	3%	Carnegie Hill	Co-ops + Condos	-15.5%
Greenwich Village	Condos	-3.1%	Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops + Condos	-15.8%
Inwood	Co-ops + Condos	-4.3%	Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops	-15.8%
Fort George	Co-ops + Condos	-4.7%	Chelsea	Co-ops	-15.9%
Soho + Tribeca	Condos	-4.8%	Lincoln Center	Condos	-16.3%
Financial District	Co-ops	-5.1%	East End Ave	Co-ops	-16.3%
Washington Heights	Co-ops + Condos	-6.6%	Carnegie Hill	Co-ops	-16.5%
Downtown	Condos	-6.9%	Yorkville	Co-ops	-16.6%
Greenwich Village	Co-ops + Condos	-8.9%	West Side	Co-ops + Condos	-16.7%
Soho + Tribeca	Co-ops + Condos	-9.2%	Manhattan	Co-ops	-17%
Harlem + East Harlem	Co-ops + Condos	-9.6%	Downtown	Co-ops	-17.3%
Uptown	Co-ops + Condos	-9.6%	East Side + West Side + Downtown	Co-ops	-17.7%
Carnegie Hill	Condos	-9.7%	Upper West Side	Co-ops + Condos	-17.7%
Upper East Side	Condos	-10%	East Village + Lower East Side	Co-ops	-17.8%
Midtown West + Clinton	Co-ops	-10.2%	Lenox Hill	Co-ops	-17.8%
Downtown	Co-ops + Condos	-10.5%	West Side	Co-ops	-18.1%
Union Square + Gramercy + Kips Bay + Murray Hill	Condos	-11.4%	Upper West Side	Condos	-18.2%
Yorkville	Condos	-11.6%	East Side	Co-ops	-18.3%
Manhattan	Condos	-11.9%	Midtown East + Turtle Bay	Co-ops	-18.5%
Chelsea	Condos	-12%	East Side	Co-ops + Condos	-18.7%
Chelsea	Co-ops + Condos	-12.1%	Upper East Side	Co-ops	-18.7%
Lenox Hill	Condos	-12.1%	Upper West Side	Co-ops	-18.7%
East Side + West Side + Downtown	Condos	-12.4%	East Side	Condos	-19.8%
Midtown West + Clinton	Condos	-14.1%	Riverside Dr + West End Ave Corridor	Co-ops	-20.1%
Manhattan	Co-ops + Condos	-14.2%	Lincoln Center	Co-ops + Condos	-20.7%
Hamilton + Morningside Heights	Co-ops + Condos	-14.2%	Central Park West	Co-ops	-21.4%
Upper East Side	Co-ops + Condos	-14.3%	Lincoln Center	Co-ops	-22.4%
Yorkville	Co-ops + Condos	-14.3%	Soho + Tribeca	Co-ops	-23.6%
West Side	Condos	-14.7%	Fifth Ave + Park Ave Corridor	Co-ops	-24.2%
East Side + West Side + Downtown	Co-ops + Condos	-14.8%	Midtown East + Turtle Bay	Co-ops + Condos	-26.2%
Greenwich Village	Co-ops	-14.9%	Midtown East + Turtle Bay	Condos	-27%
Sutton + Beekman	Co-ops	-15%			

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ALL PRICE INDICATORS POST YEAR OVER YEAR DECLINES

In 2009 each of the price indicators fell from the records set in 2008 and realized the first year over declines since 2002, although the declines in 2002 were largely attributable to a shift to smaller units. The median sales price for 2009 was \$625,000, 13% below the record \$718,000 median sales price of 2008 and 92.3% higher than \$325,000 in 2000. Price per square foot fell 17% to \$910 from a record \$1,097 in 2008 and the first time this indicator has fallen below \$1,000 per square foot since 2006. The 2009 price per square foot indicator was 97.8% higher than \$460 in 2000. Average sales price fell 18.2% to \$1,030,630 from a record \$1,259,725 in 2008 but was 64.1% higher than \$627,906 in 2000.

Listing discount—the spread between the contract price and the listing price at time of contract—jumped to 13.4% in 2009 from 3.8% in 2008 as the slow down in the number of sales and decline in price indicators placed sellers behind the market when pricing their properties for sale. The listing discount has averaged 3.8% over the past decade reflecting how far sellers have to now travel to meet the purchasers for a “meeting of the minds” to agree on the sales price. Days on market—the number of days between last list price and contract price—continued to edge higher. The average days on market for 2009 was 144 days, up modestly from 138 days in 2008 and well above the 126 day average for the past decade.

NUMBER OF SALES FALL AS INVENTORY DECLINES

There were 3,401 co-op sales in 2009, 25.8% fewer than the 4,586 sales of 2008. The 2009 total was 47.4% less than the 6,461 sales of 2007, the highest annual number of co-op sales in the past 20 years. Over the past decade, the average annual number of co-op sales was 5,047, 48% more than the number of sales in 2009. Despite the decline in the number of sales, there were fewer co-op apartments listed for sale at the end of 2009 than there were at the end of 2008. There were 3,069 listings at the end of 2009, 19.4% fewer than the 3,808 listed at the end of 2008. Number of sales and listing inventory tend to move in opposite directions. However, when the level of sales in the first half of 2009 fell to half of normal levels due to the onset of the credit crunch at the end of 2008, many sellers opted to withdraw their listings until market conditions improved significantly. The surge in sales activity in the second half of 2009 worked off excess inventory so the combination of both periods of time resulted in a decline in inventory compared to the prior year.

FINANCIAL DISTRICT WITH LOWEST DECLINE, FIFTH/PARK AVENUE CORRIDOR WITH LARGEST DECLINE

On a price per square foot basis, no co-op submarket in this report posted a year over year increase and the overall rate of decline in price per square foot was 17%. The market with the lowest rate of decline was the financial district falling 5.1% to \$813 per square foot from \$857 per square foot in 2008. The Fifth Avenue + Park Avenue corridor posted the largest year over year decline in price per square foot, namely because of the larger concentration of high end housing stock. The average price per square foot fell 24.2% to \$1,450 from \$1,914 in 2008.

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AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,030,630	-18.2%	\$1,259,725	64.1%	\$627,906
Average Price Per Sq. Ft	\$910	-17%	\$1,097	97.8%	\$460
Median Sales Price	\$625,000	-13%	\$718,000	92.3%	\$325,000
Number of Sales	3,401	-25.8%	4,586	-38.6%	5,535

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
2009	\$363,666	\$617,241	\$1,237,494	\$2,342,791	\$6,211,596	\$1,030,630
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$740	\$839	\$975	\$1,174	\$1,869	\$910
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$360,000	\$580,000	\$1,095,000	\$1,975,000	\$4,750,000	\$625,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	791	1,352	836	329	93	3,401
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

MANHATTAN

MANHATTAN CONDOS

PRICE INDICATORS FALL FROM RECORD LEVELS

All three price indicators showed declines from record levels set in 2008, largely due to new development activity. Since the “meeting of the minds” in a large portion of new development closings occurred 12-18 months prior, the overall decline in prices is understated in these metrics. The median sales price for a Manhattan condo was \$1,050,000, down 12.5% from a record \$1,200,000 in 2008, but remained above \$1,000,000 for the third consecutive year. The median sales price for a condo in 2000 at the beginning of the decade was \$560,000. The average price per square foot was \$1,210, down 11.9% from a record \$1,374 per square foot, but 97.4% above the \$613 per square foot in 2000. Average sales price was \$1,698,889, down 8.6% from the record \$1,858,408 in 2008, but 84.2% higher than \$922,484 in 2000.

NUMBER OF SALES AND LISTING INVENTORY DECLINE

There were 4,029 condo sales in 2009, down 29.5% from 5,713 sales in 2008 and 42.2% below the 6,969 level set in 2007, the decade’s high water mark, which was largely due to the surge of new development closings that had entered into contract over the prior two years. Listing inventory fell 28.3% to 3,782 listings from 5,273 listings in 2008, the highest level of inventory in the past decade. These inventory levels do not include “shadow inventory” which are new development units that are at or near completion status, but have not been listed for sale due to the slow absorption of the initial units being offered. Days on market expanded to 208 days, the longest condo marketing time of the past decade, up from 147 days in 2008. Listing discount averaged 7.4% in 2009, the highest listing discount average of the past decade and up from 4.3% in 2008. The lowest listing discount of the decade was set in 2004 at 1.8%, a period that saw large gains in price appreciation.

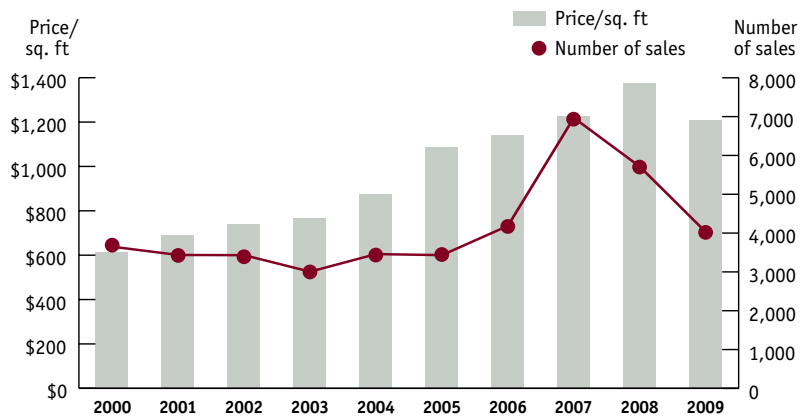
BATTERY PARK CITY WITH LARGEST GAIN AND MIDTOWN EAST/TURTLE BAY WITH LARGEST DECLINE

The surge in new development activity combined with larger unit mix in Battery Park City caused the neighborhood to post the largest year over year increase in price per square foot. The price per square foot increased 10.6% to \$1,275 from \$1,153 in 2008. However, the closings of a large portion of the new development sales were based on contract signings in 2007 and 2008 before the Lehman Brothers bankruptcy in the fall of 2008 marking the beginning of the credit crunch. Battery Park City and the Financial District were the only condo submarkets to realize a year over year increase and both because of new development sales activity. The overall Manhattan market declined 11.9% from \$1,374 to \$1,210 per square foot. The largest decline and weakest performing overall submarket was the Midtown East + Turtle Bay condo market which declined 27% to \$1,273 from \$1,745. This was also attributable to the skew caused by new development sales in 2008.

MANHATTAN

MANHATTAN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,698,889	-8.6%	\$1,858,408	84.2%	\$922,484
Average Price Per Sq. Ft	\$1,210	-11.9%	\$1,374	97.4%	\$613
Median Sales Price	\$1,050,000	-12.5%	\$1,200,000	87.5%	\$560,000
Number of Sales	4,029	-29.5%	5,713	10.4%	3,649

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
2009	\$537,432	\$804,582	\$1,716,571	\$3,152,081	\$6,546,582	\$1,698,889
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$969	\$1,040	\$1,246	\$1,480	\$1,953	\$1,210
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$475,000	\$750,000	\$1,400,000	\$2,621,993	\$5,524,006	\$1,050,000
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

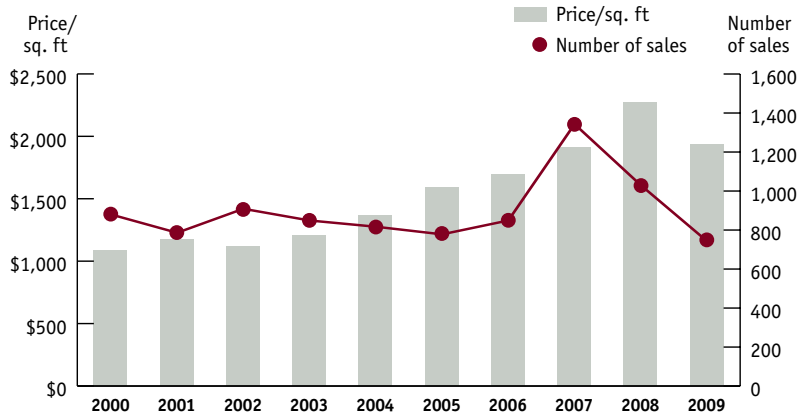
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	476	1,376	1,380	620	177	4,029
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

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	\$5,393,389	-14.8%	\$6,330,093	75.4%	\$3,074,636
Average Price Per Sq. Ft	\$1,938	-14.7%	\$2,272	78.5%	\$1,086
Median Sales Price	\$4,174,825	-5.1%	\$4,400,000	85.5%	\$2,250,000
Number of Sales	743	-27.9%	1,030	-15.6%	880

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

2009	\$5,393,389	2004	\$3,812,732
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

AVERAGE PRICE PER SQ. FT

2009	\$1,938	2004	\$1,363
2008	\$2,272	2003	\$1,209
2007	\$1,911	2002	\$1,120
2006	\$1,695	2001	\$1,176
2005	\$1,592	2000	\$1,086

MEDIAN SALES PRICE

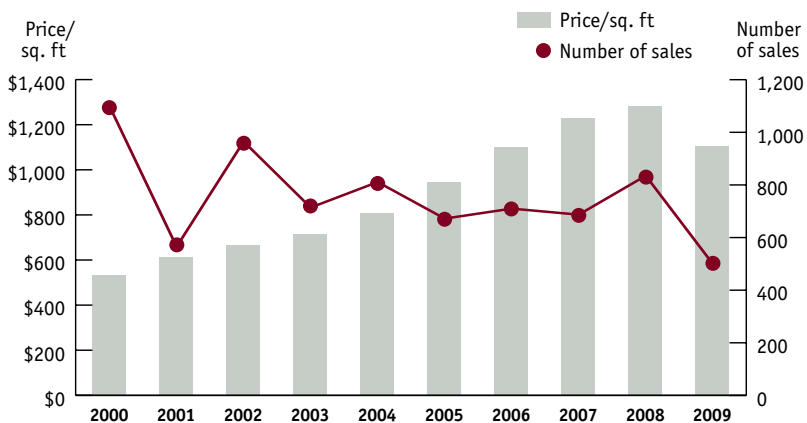
2009	\$4,174,825	2004	\$3,000,000
2008	\$4,400,000	2003	\$2,400,000
2007	\$3,750,000	2002	\$2,300,000
2006	\$3,525,000	2001	\$2,342,000
2005	\$3,420,000	2000	\$2,250,000

NUMBER OF SALES

2009	743	2004	817
2008	1,030	2003	849
2007	1,343	2002	909
2006	849	2001	786
2005	778	2000	880

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	\$1,927,311	-13%	\$2,215,231	90.1%	\$1,014,025
Average Price Per Sq. Ft	\$1,107	-13.5%	\$1,280	108.5%	\$531
Median Sales Price	\$1,577,300	-12.1%	\$1,795,000	90%	\$830,000
Number of Sales	500	-40.1%	835	-54.5%	1,099

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

2009	\$1,927,311	2004	\$1,480,343
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

AVERAGE PRICE PER SQ. FT

2009	\$1,107	2004	\$801
2008	\$1,280	2003	\$714
2007	\$1,229	2002	\$665
2006	\$1,101	2001	\$611
2005	\$945	2000	\$531

MEDIAN SALES PRICE

2009	\$1,577,300	2004	\$1,200,000
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

NUMBER OF SALES

2009	500	2004	811
2008	835	2003	714
2007	687	2002	965
2006	710	2001	565
2005	672	2000	1,099

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	\$1,442,852	-13.3%	\$1,663,925	87.4%	\$770,091
Average Price Per Sq. Ft	\$1,094	-14.8%	\$1,284	104.1%	\$536
Median Sales Price	\$880,000	-11.7%	\$996,766	80.7%	\$487,000
Number of Sales	7,029	-26.9%	9,614	-20.1%	8,799

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
2009	\$439,769	\$725,839	\$1,581,638	\$2,923,864	\$6,472,663	\$1,442,852
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$842	\$954	\$1,168	\$1,390	\$1,929	\$1,094
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$400,000	\$669,000	\$1,300,000	\$2,459,742	\$5,181,110	\$880,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	1,154	2,581	2,102	924	268	7,029
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

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	\$1,064,103	-18.9%	\$1,312,037	61.3%	\$659,905
Average Price Per Sq. Ft	\$923	-17.7%	\$1,121	92.3%	\$480
Median Sales Price	\$649,000	-13.3%	\$748,480	77.8%	\$365,000
Number of Sales	3,227	-25%	4,304	-37.9%	5,193

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
2009	\$369,457	\$626,804	\$1,266,366	\$2,398,544	\$6,267,972	\$1,064,103
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$746	\$847	\$989	\$1,190	\$1,876	\$923
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$362,833	\$585,000	\$1,100,000	\$2,000,000	\$4,750,000	\$649,000
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

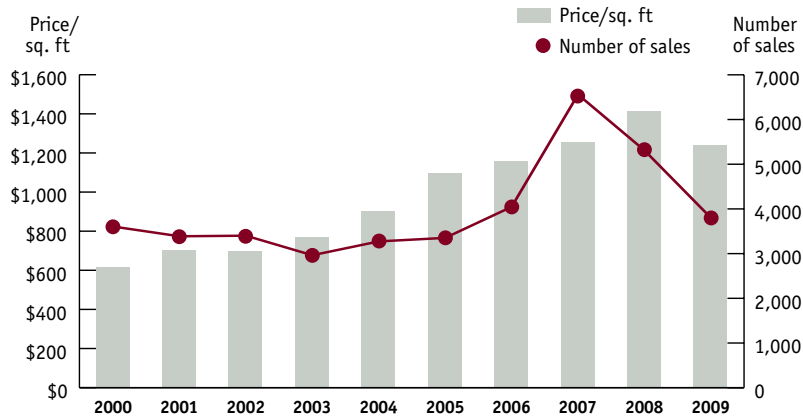
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	725	1,288	803	319	92	3,227
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

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	\$1,764,321	-9.5%	\$1,949,146	90%	\$928,770
Average Price Per Sq. Ft	\$1,240	-12.4%	\$1,416	101.3%	\$616
Median Sales Price	\$1,100,000	-13.4%	\$1,270,000	74.6%	\$630,000
Number of Sales	3,802	-28.4%	5,310	5.4%	3,606

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
2009	\$558,594	\$824,491	\$1,776,529	\$3,200,851	\$6,579,660	\$1,764,321
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,005	\$1,061	\$1,279	\$1,495	\$1,957	\$1,240
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$495,000	\$766,100	\$1,450,000	\$2,654,391	\$5,526,877	\$1,100,000
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

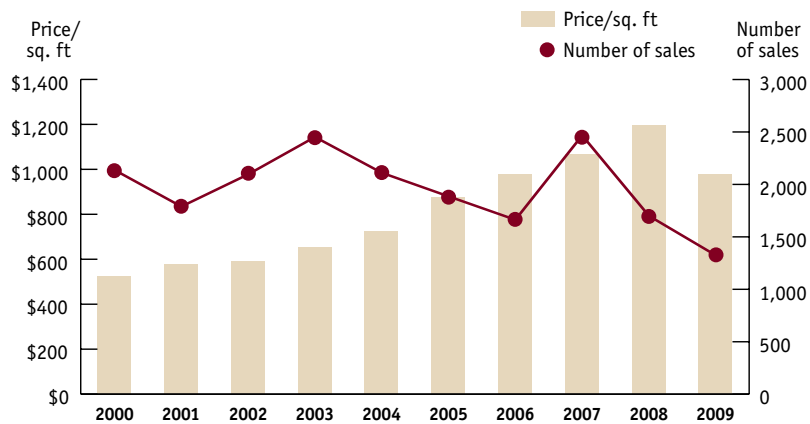
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	429	1,293	1,299	605	176	3,802
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

EAST SIDE

EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,350,556	-21.8%	\$1,726,673	70.9%	\$790,278
Average Price Per Sq. Ft	\$978	-18.3%	\$1,197	86.3%	\$525
Median Sales Price	\$745,000	-11.8%	\$845,000	98.7%	\$375,000
Number of Sales	1,324	-22.1%	1,700	-38%	2,137

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
2009	\$348,667	\$636,501	\$1,351,399	\$2,576,737	\$7,171,210	\$1,350,556
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$723	\$834	\$1,017	\$1,249	\$2,044	\$978
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$340,000	\$590,000	\$1,140,000	\$2,200,000	\$5,625,000	\$745,000
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

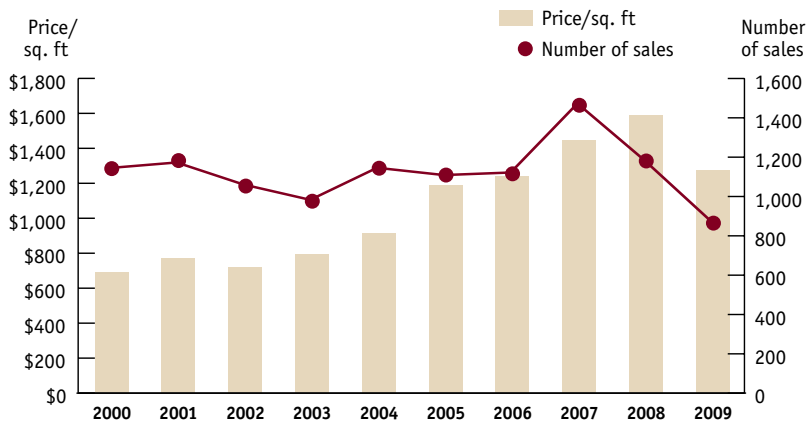
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	233	476	380	173	62	1,324
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

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	\$2,015,733	-13.8%	\$2,337,897	78.5%	\$1,129,472
Average Price Per Sq. Ft	\$1,275	-19.8%	\$1,589	84.2%	\$692
Median Sales Price	\$1,200,000	-12.7%	\$1,374,637	96.7%	\$610,000
Number of Sales	974	-17.8%	1,185	-14.9%	1,145

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
2009	\$526,428	\$802,650	\$1,666,078	\$3,478,877	\$6,539,596	\$2,015,733
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,042	\$1,040	\$1,235	\$1,567	\$1,962	\$1,275
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$465,000	\$698,371	\$1,390,000	\$2,825,000	\$6,000,000	\$1,200,000
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

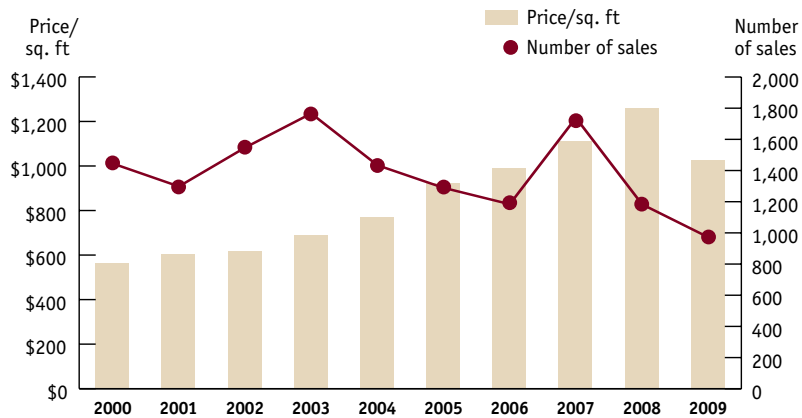
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	94	309	317	171	83	974
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

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	\$1,492,724	-25.7%	\$2,008,976	110.2%	\$710,299
Average Price Per Sq. Ft	\$1,025	-18.7%	\$1,261	82.1%	\$563
Median Sales Price	\$790,000	-12.2%	\$900,000	69.9%	\$465,000
Number of Sales	972	-17.8%	1,183	-32.7%	1,445

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
2009	\$347,074	\$640,787	\$1,384,639	\$2,749,650	\$7,409,818	\$1,492,724
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$740	\$849	\$1,050	\$1,301	\$2,103	\$1,025
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$345,000	\$587,500	\$1,150,000	\$2,350,000	\$6,000,000	\$790,000
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

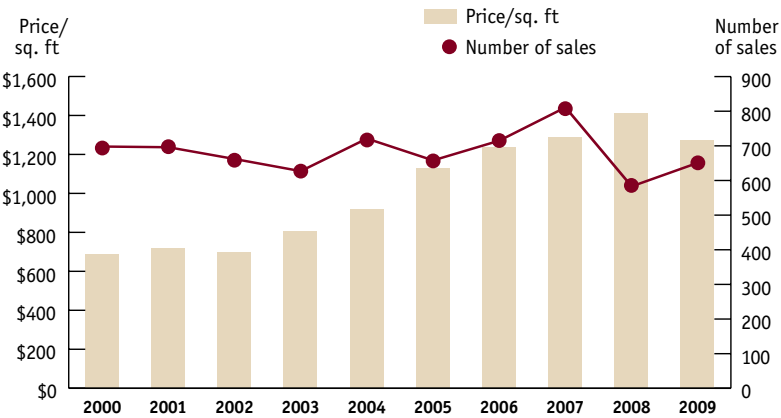
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	168	325	285	139	55	972
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

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	\$2,115,026	-3.4%	\$2,188,861	100.2%	\$1,056,527
Average Price Per Sq. Ft	\$1,272	-10%	\$1,413	84.6%	\$689
Median Sales Price	\$1,300,000	2%	\$1,275,000	179.6%	\$465,000
Number of Sales	651	11.7%	583	-6.7%	698

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
2009	\$498,715	\$738,443	\$1,716,939	\$3,308,468	\$6,289,877	\$2,115,026
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$985	\$971	\$1,263	\$1,506	\$1,922	\$1,272
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$465,000	\$699,000	\$1,440,000	\$2,825,000	\$5,875,000	\$1,300,000
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

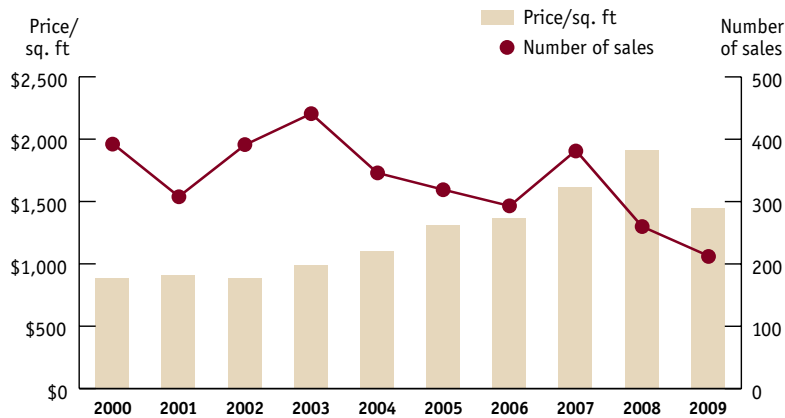
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	59	182	210	136	64	651
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

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	\$3,267,069	-31.6%	\$4,774,821	63.2%	\$2,002,353
Average Price Per Sq. Ft	\$1,450	-24.2%	\$1,914	64.2%	\$883
Median Sales Price	\$2,200,000	-18.2%	\$2,690,000	83.3%	\$1,200,000
Number of Sales	213	-18.1%	260	-45.8%	393

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
2009	\$357,586	\$860,108	\$2,023,784	\$3,461,631	\$8,560,494	\$3,267,069
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$821	\$992	\$1,308	\$1,484	\$2,295	\$1,450
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$300,000	\$775,000	\$1,650,000	\$2,950,000	\$7,495,000	\$2,200,000
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

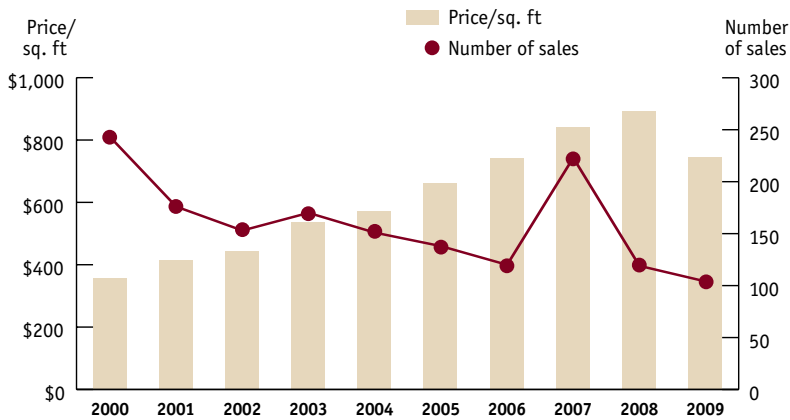
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	7	40	69	61	36	213
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

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	\$614,854	-2.3%	\$629,521	93.4%	\$317,916
Average Price Per Sq. Ft	\$744	-16.6%	\$892	107.8%	\$358
Median Sales Price	\$519,000	-12%	\$590,000	116.3%	\$240,000
Number of Sales	104	-12.6%	119	-57.2%	243

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
2009	\$317,916	\$526,186	\$821,935	\$1,645,833		\$614,854
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$660	\$755	\$783	\$925		\$744
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$325,000	\$510,000	\$785,000	\$1,585,000		\$519,000
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

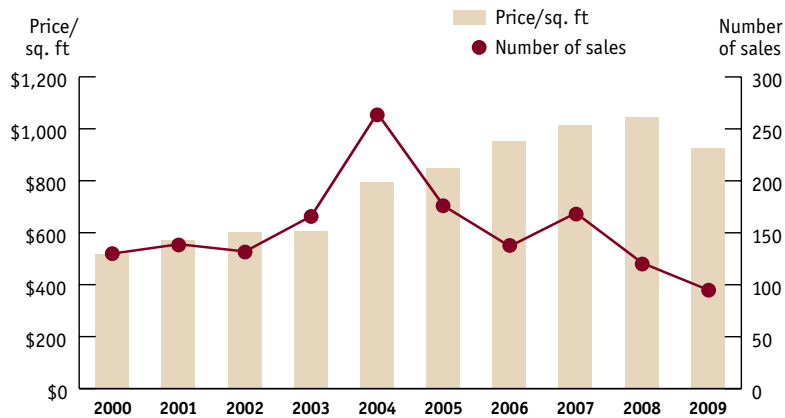
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	32	35	31	6		104
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

EAST SIDE

YORKVILLE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,071,242	7.8%	\$994,184	82.8%	\$586,025
Average Price Per Sq. Ft	\$924	-11.6%	\$1,045	78.7%	\$517
Median Sales Price	\$855,000	14%	\$750,000	98.8%	\$430,000
Number of Sales	95	-21.5%	121	-26.9%	130

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
2009	\$403,000	\$645,953	\$1,135,517	\$2,066,071	\$2,493,000	\$1,071,242
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$827	\$848	\$931	\$1,150	\$1,012	\$924
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$400,000	\$607,500	\$980,000	\$1,725,000	\$2,575,000	\$855,000
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

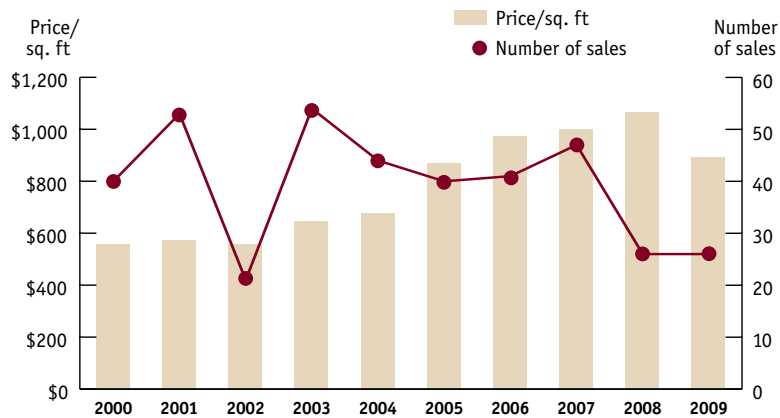
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	14	32	30	14	5	95
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

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	\$1,282,346	-16.8%	\$1,540,789	126%	\$567,318
Average Price Per Sq. Ft	\$892	-16.3%	\$1,066	59.9%	\$558
Median Sales Price	\$1,250,000	45.3%	\$860,000	90.1%	\$657,500
Number of Sales	26	0%	26	-35%	40

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
2009	\$175,000	\$559,643	\$1,293,750	\$1,842,500	\$2,628,000	\$1,282,346
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$583	\$808	\$975	\$927	\$821	\$892
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$175,000	\$525,000	\$1,250,000	\$1,995,000	\$2,628,000	\$1,250,000
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

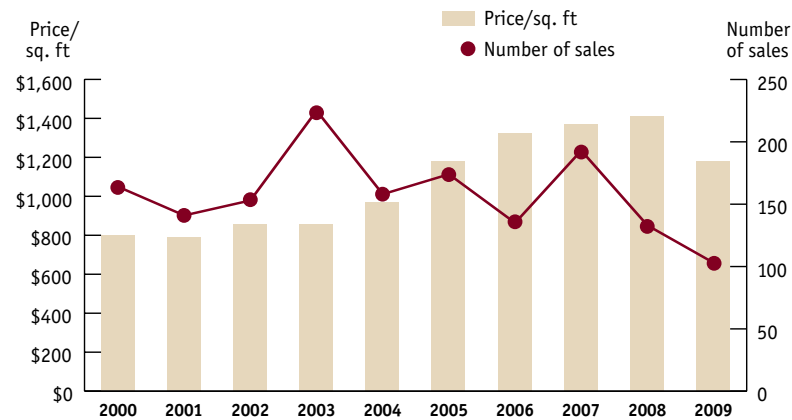
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	1	7	10	6	2	26
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

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	\$2,308,335	-13%	\$2,651,809	46.6%	\$1,574,861
Average Price Per Sq. Ft	\$1,177	-16.5%	\$1,410	47.3%	\$799
Median Sales Price	\$1,500,000	-9.1%	\$1,650,000	53.8%	\$975,000
Number of Sales	103	-22.6%	133	-37.2%	164

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
2009	\$475,000	\$632,568	\$1,451,147	\$3,032,533	\$6,279,000	\$2,308,335
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$950	\$812	\$1,047	\$1,316	\$1,881	\$1,177
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$675,000	\$550,000	\$1,275,000	\$2,800,000	\$4,750,000	\$1,500,000
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

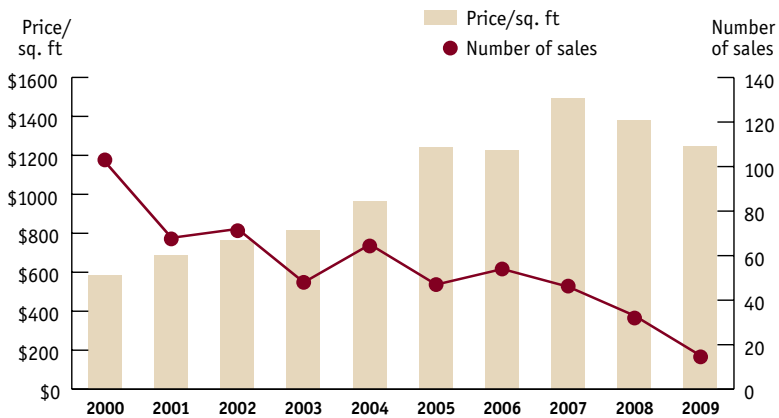
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	4	22	34	30	13	103
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

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	\$3,036,733	50.9%	\$2,012,642	366.4%	\$651,101
Average Price Per Sq. Ft	\$1,245	-9.7%	\$1,379	112.8%	\$585
Median Sales Price	\$1,370,000	-8.4%	\$1,495,000	171.3%	\$505,000
Number of Sales	15	-54.5%	33	-85.3%	102

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
2009		\$754,375	\$1,293,700	\$3,516,250	\$11,000,000	\$3,036,733
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009		\$1,007	\$922	\$1,496	\$2,027	\$1,245
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009		\$650,000	\$1,250,000	\$4,375,000	\$11,000,000	\$1,370,000
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

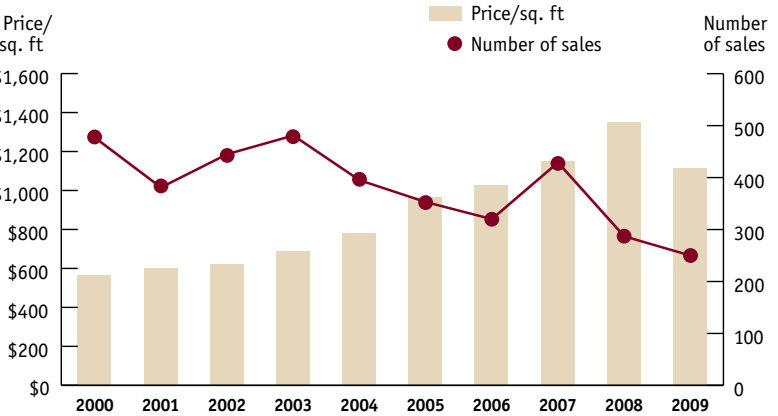
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009		4	5	4	2	15
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

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	\$1,787,625	-21.5%	\$2,277,668	92.1%	\$930,492
Average Price Per Sq. Ft	\$1,112	-17.8%	\$1,352	96.5%	\$566
Median Sales Price	\$925,000	-19.6%	\$1,150,000	92.7%	\$480,000
Number of Sales	250	-12.9%	287	-44.1%	447

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
2009	\$352,973	\$708,919	\$1,651,219	\$3,128,589	\$11,287,925	\$1,787,625
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$718	\$881	\$1,187	\$1,389	\$2,876	\$1,112
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$354,000	\$597,500	\$1,400,000	\$2,600,000	\$8,980,000	\$925,000
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

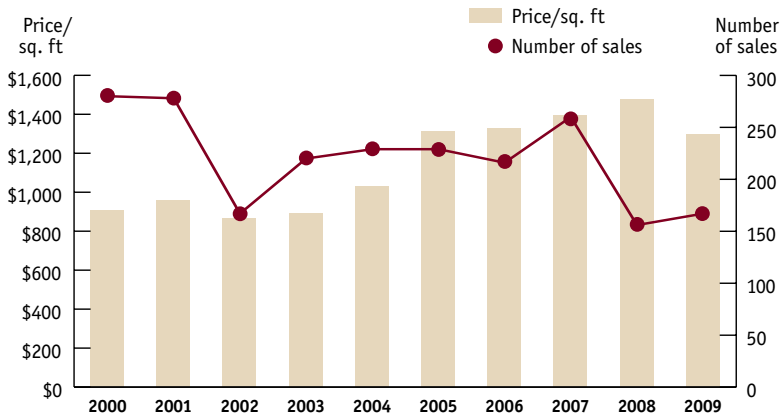
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	40	91	69	38	12	250
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

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	\$1,887,348	-7.5%	\$2,041,060	-3%	\$1,945,284
Average Price Per Sq. Ft	\$1,299	-12.1%	\$1,478	43.5%	\$905
Median Sales Price	\$1,250,000	-5.7%	\$1,325,000	39.4%	\$896,500
Number of Sales	167	7.1%	156	-40.4%	280

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
2009	\$485,400	\$803,842	\$1,807,234	\$3,723,094	\$12,000,000	\$1,887,348
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$986	\$1,024	\$1,314	\$1,764	\$2,406	\$1,299
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$499,999	\$750,000	\$1,550,000	\$2,700,000	\$12,000,000	\$1,250,000
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

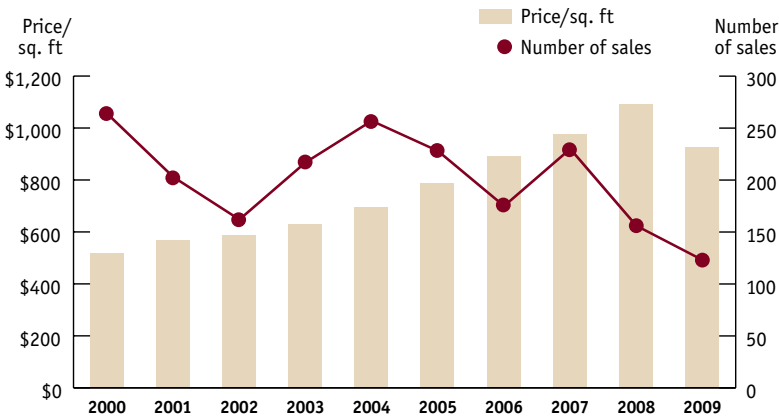
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	10	53	71	31	2	167
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

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	\$1,224,060	-10.4%	\$1,365,753	39%	\$880,651
Average Price Per Sq. Ft	\$927	-15%	\$1,090	79%	\$518
Median Sales Price	\$930,000	-6.5%	\$995,000	43.1%	\$650,000
Number of Sales	123	-21.2%	156	-53.4%	264

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
2009	\$348,464	\$696,193	\$1,350,789	\$2,070,500	\$5,300,000	\$1,224,060
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$716	\$830	\$927	\$1,171	\$1,779	\$927
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$350,000	\$650,000	\$1,225,000	\$1,666,146	\$5,000,000	\$930,000
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

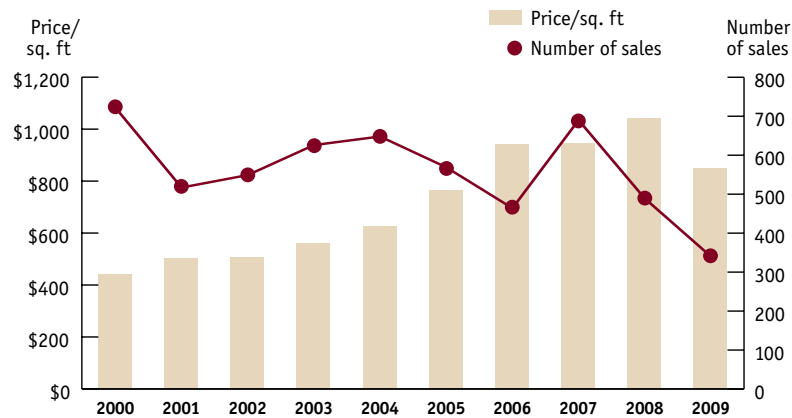
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	14	43	47	15	4	123
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

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	\$950,570	-11.3%	\$1,072,016	83.1%	\$519,055
Average Price Per Sq. Ft	\$848	-18.5%	\$1,040	92.7%	\$440
Median Sales Price	\$652,500	-10.4%	\$728,080	89.1%	\$345,000
Number of Sales	340	-30.5%	489	-52.9%	722

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
2009	\$352,785	\$631,043	\$1,269,242	\$1,850,141	\$5,296,429	\$950,570
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$683	\$808	\$926	\$1,003	\$1,563	\$848
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$340,000	\$600,000	\$1,150,000	\$1,595,000	\$4,400,000	\$652,500
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

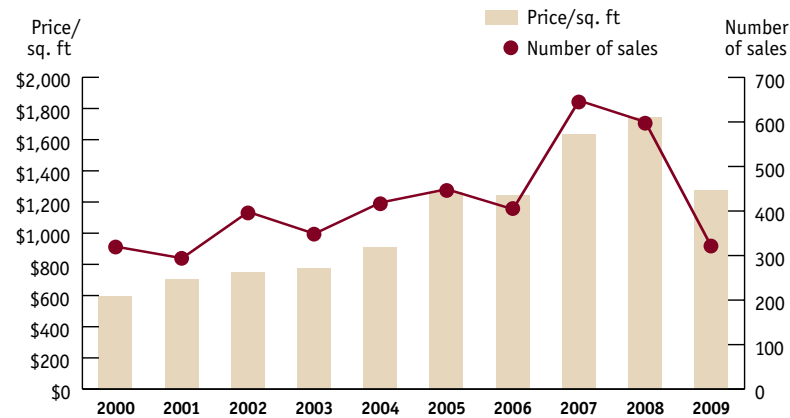
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	65	147	92	29	7	340
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

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	\$1,767,551	-28.6%	\$2,475,424	85.1%	\$954,999
Average Price Per Sq. Ft	\$1,273	-27%	\$1,745	115%	\$592
Median Sales Price	\$1,040,000	-30.4%	\$1,495,000	89.1%	\$550,000
Number of Sales	320	-46.7%	600	0%	320

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
2009	\$573,143	\$894,663	\$1,567,344	\$4,134,156	\$6,957,467	\$1,767,551
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,138	\$1,135	\$1,181	\$1,806	\$2,052	\$1,273
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$470,000	\$692,410	\$1,323,725	\$2,775,000	\$6,750,000	\$1,040,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	35	127	106	34	18	320
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

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	\$926,927	-13.2%	\$1,067,323	52%	\$609,731
Average Price Per Sq. Ft	\$889	-18.1%	\$1,085	74.3%	\$510
Median Sales Price	\$650,000	-9.1%	\$715,000	73.3%	\$375,000
Number of Sales	835	-24.9%	1,112	-32.2%	1,232

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
2009	\$366,338	\$603,086	\$1,107,358	\$2,226,941	\$4,209,179	\$926,927
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$749	\$846	\$921	\$1,161	\$1,403	\$889
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$368,000	\$569,900	\$999,000	\$1,825,000	\$3,400,000	\$650,000
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

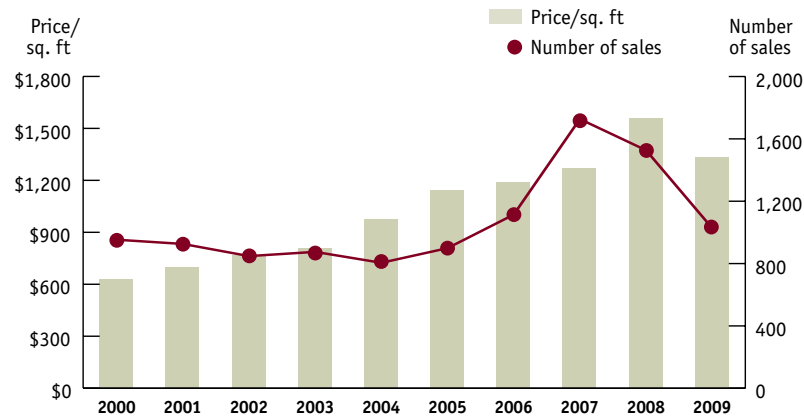
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	170	339	229	78	19	835
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

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	\$1,821,540	-17.7%	\$2,212,027	137.1%	\$768,288
Average Price Per Sq. Ft	\$1,331	-14.7%	\$1,560	111.9%	\$628
Median Sales Price	\$995,000	-17.5%	\$1,206,626	97%	\$505,000
Number of Sales	1,027	-32.7%	1,527	7.8%	953

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
2009	\$518,525	\$774,017	\$2,152,806	\$3,444,945	\$6,617,824	\$1,821,540
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$988	\$1,024	\$1,547	\$1,670	\$2,000	\$1,331
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$450,000	\$740,000	\$1,395,000	\$2,600,000	\$5,526,877	\$995,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	112	372	361	144	38	1,027
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

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	\$952,984	-13.4%	\$1,100,086	78.8%	\$533,074
Average Price Per Sq. Ft	\$898	-18.7%	\$1,105	72.4%	\$521
Median Sales Price	\$675,000	-7.5%	\$730,000	64.6%	\$410,000
Number of Sales	792	-23.8%	1,040	-41.2%	1,348

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
2009	\$372,411	\$610,106	\$1,116,705	\$2,244,239	\$4,209,179	\$952,984
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$752	\$852	\$927	\$1,165	\$1,403	\$898
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$375,000	\$580,000	\$999,900	\$1,825,000	\$3,400,000	\$675,000
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

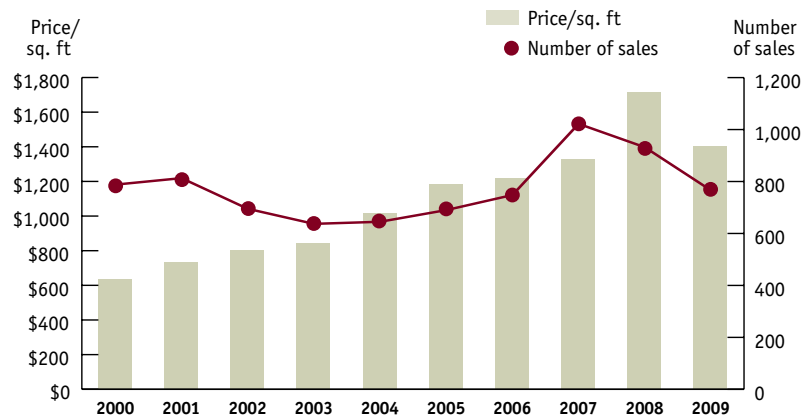
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	152	320	224	77	19	792
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

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	\$2,059,441	-27.1%	\$2,825,561	151.4%	\$819,291
Average Price Per Sq. Ft	\$1,401	-18.2%	\$1,713	121.3%	\$633
Median Sales Price	\$1,125,717	-21%	\$1,425,550	78.7%	\$630,000
Number of Sales	766	-17.8%	932	-2.8%	788

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
2009	\$510,162	\$774,833	\$2,338,423	\$3,474,650	\$6,498,621	\$2,059,441
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$954	\$1,020	\$1,633	\$1,686	\$1,969	\$1,401
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$440,000	\$720,000	\$1,457,500	\$2,600,000	\$4,882,500	\$1,125,717
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

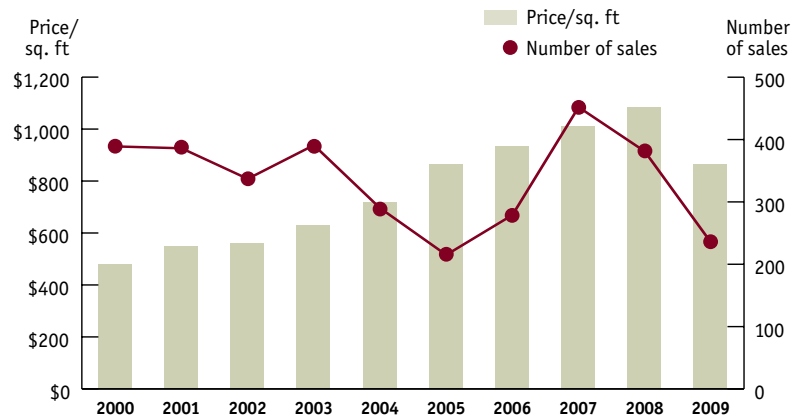
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	68	245	285	134	34	766
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

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	\$862,907	-9%	\$947,774	53.8%	\$561,185
Average Price Per Sq. Ft	\$865	-20.1%	\$1,082	80.2%	\$480
Median Sales Price	\$699,999	4.3%	\$671,000	64.7%	\$425,000
Number of Sales	235	-38.3%	381	-39.6%	389

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
2009	\$362,568	\$587,005	\$1,086,845	\$1,729,159	\$2,371,880	\$862,907
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$766	\$824	\$906	\$1,019	\$1,059	\$865
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$350,000	\$565,000	\$1,070,000	\$1,825,000	\$2,175,000	\$699,999
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	41	87	80	22	5	235
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

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	\$2,735,939	-20.1%	\$3,423,521	61.3%	\$1,696,527
Average Price Per Sq. Ft	\$1,347	-21.4%	\$1,714	45.9%	\$923
Median Sales Price	\$1,928,500	-3.3%	\$1,995,000	42.9%	\$1,350,000
Number of Sales	49	-14%	57	-51%	100

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
2009	\$418,750	\$715,111	\$1,765,667	\$3,805,667	\$7,063,333	\$2,735,939
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	\$11,430,000	\$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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$859	\$997	\$1,250	\$1,482	\$2,101	\$1,347
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$420,000	\$565,000	\$1,525,000	\$3,400,000	\$6,350,000	\$1,928,500
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

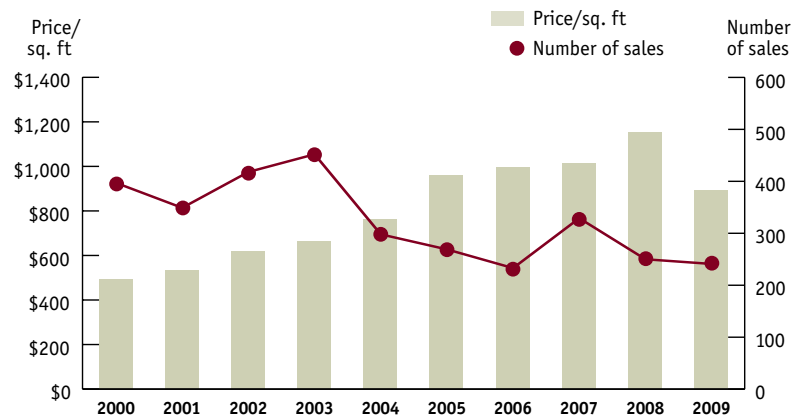
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	4	9	15	15	6	49
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

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	\$884,468	-24.5%	\$1,171,739	54.4%	\$573,024
Average Price Per Sq. Ft	\$894	-22.4%	\$1,152	82.1%	\$491
Median Sales Price	\$565,000	-24.6%	\$749,500	82.3%	\$310,000
Number of Sales	241	-3.6%	250	-39.3%	397

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
2009	\$374,797	\$628,133	\$1,175,803	\$2,940,056	\$8,242,500	\$884,468
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$715	\$865	\$975	\$1,385	\$2,536	\$894
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$358,000	\$575,000	\$999,900	\$1,850,000	\$8,242,500	\$565,000
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

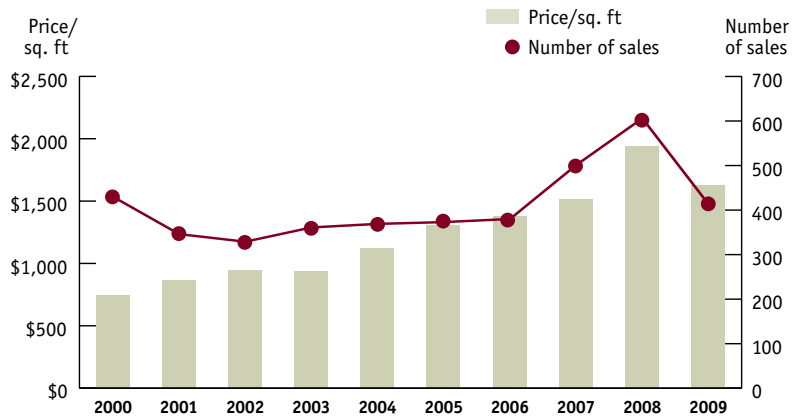
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	67	114	40	18	2	241
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

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	\$2,698,711	-22.3%	\$3,471,868	162.2%	\$1,029,364
Average Price Per Sq. Ft	\$1,626	-16.3%	\$1,942	118.3%	\$745
Median Sales Price	\$1,600,000	-4.6%	\$1,678,000	140.6%	\$665,000
Number of Sales	413	-31.8%	606	-4%	430

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
2009	\$495,072	\$860,265	\$3,151,032	\$4,128,891	\$8,025,979	\$2,698,711
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$987	\$1,108	\$1,907	\$1,928	\$2,307	\$1,626
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$515,000	\$818,000	\$1,750,000	\$2,800,000	\$6,400,000	\$1,600,000
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

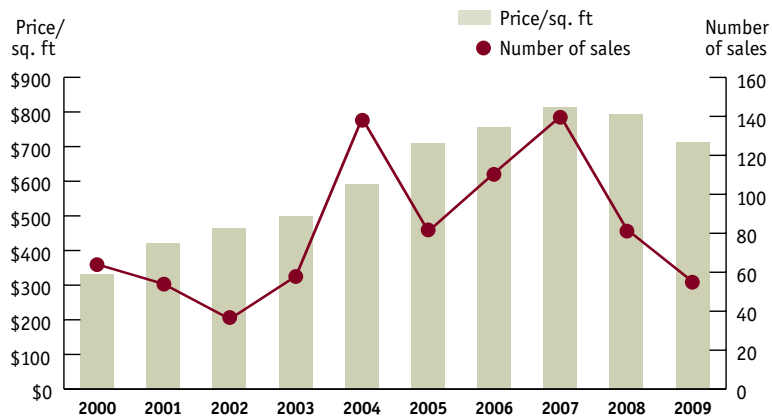
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	25	128	159	82	19	413
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

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	\$475,035	-21.2%	\$602,937	79.3%	\$264,902
Average Price Per Sq. Ft	\$712	-10.2%	\$793	114.5%	\$332
Median Sales Price	\$400,000	-25.9%	\$540,000	95.1%	\$205,000
Number of Sales	55	-32.9%	82	-14.1%	64

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
2009	\$333,604	\$504,457	\$716,643	\$917,500		\$475,035
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$722	\$725	\$646	\$667		\$712
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$330,888	\$500,000	\$748,000	\$917,500		\$400,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	23	23	7	2		55
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

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	\$1,124,809	-12.1%	\$1,279,122	150.3%	\$449,346
Average Price Per Sq. Ft	\$1,124	-14.1%	\$1,308	108.1%	\$540
Median Sales Price	\$841,000	-15.1%	\$990,000	145.5%	\$342,500
Number of Sales	271	-55.6%	610	54.9%	175

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
2009	\$550,737	\$778,071	\$1,465,748	\$2,965,364	\$7,631,050	\$1,124,809
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,103	\$1,038	\$1,179	\$1,454	\$2,261	\$1,124
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$480,000	\$772,000	\$1,374,637	\$2,490,000	\$8,175,000	\$841,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	46	133	77	11	4	271
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

DOWNTOWN

DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$816,236	-20.1%	\$1,021,983	106%	\$396,157
Average Price Per Sq. Ft	\$877	-17.3%	\$1,061	96.2%	\$447
Median Sales Price	\$575,000	-17.3%	\$695,000	101.8%	\$285,000
Number of Sales	1,068	-28.4%	1,492	-25.8%	1,439

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
2009	\$386,148	\$634,044	\$1,287,501	\$2,142,035	\$4,733,091	\$816,236
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$760	\$861	\$1,005	\$1,068	\$1,586	\$877
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$375,000	\$595,000	\$1,170,000	\$1,950,000	\$3,500,000	\$575,000
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

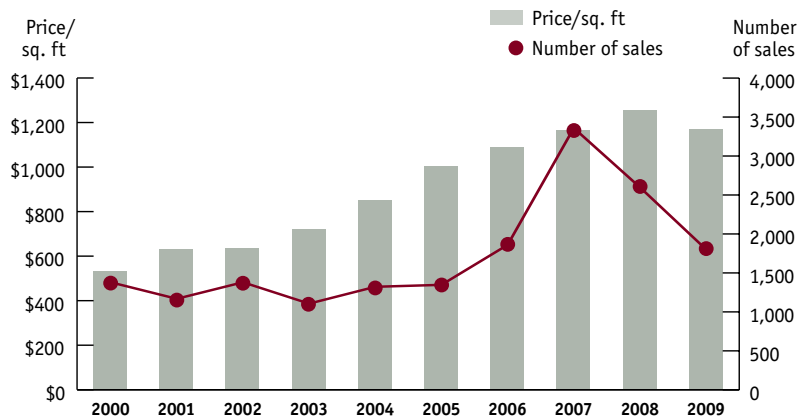
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	322	473	194	68	11	1,068
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

DOWNTOWN

DOWNTOWN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,595,726	-1.3%	\$1,617,318	100%	\$797,749
Average Price Per Sq. Ft	\$1,169	-6.9%	\$1,256	119.3%	\$533
Median Sales Price	\$1,122,500	-11.8%	\$1,272,812	76.8%	\$635,000
Number of Sales	1,801	-30.7%	2,598	30.5%	1,380

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
2009	\$592,277	\$866,199	\$1,614,173	\$2,915,704	\$6,613,749	\$1,595,726
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$999	\$1,093	\$1,146	\$1,366	\$1,922	\$1,169
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$542,000	\$824,782	\$1,490,000	\$2,575,000	\$5,181,110	\$1,122,500
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

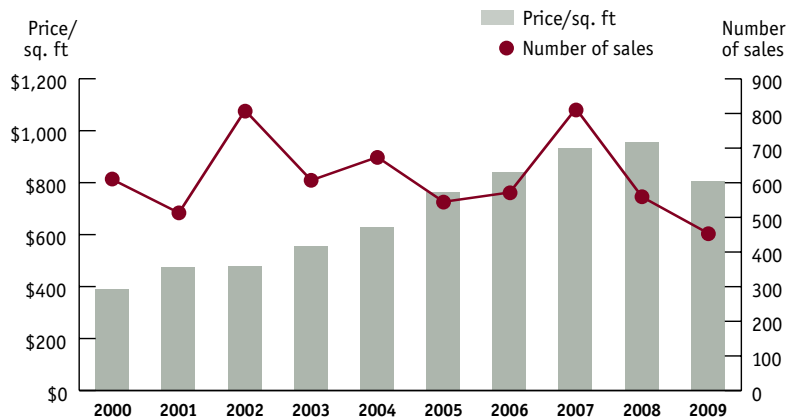
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	223	612	621	290	55	1,801
2008	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

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	\$607,033	-18.2%	\$742,354	112.5%	\$285,713
Average Price Per Sq. Ft	\$805	-15.8%	\$956	105.4%	\$392
Median Sales Price	\$509,400	-12.9%	\$585,000	132.6%	\$219,000
Number of Sales	454	-18.8%	559	-25.5%	609

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
2009	\$361,315	\$579,100	\$1,112,275	\$2,020,593	\$1,497,500	\$607,033
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$759	\$814	\$897	\$940	\$491	\$805
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$352,500	\$550,000	\$1,050,000	\$1,875,000	\$1,497,500	\$509,400
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

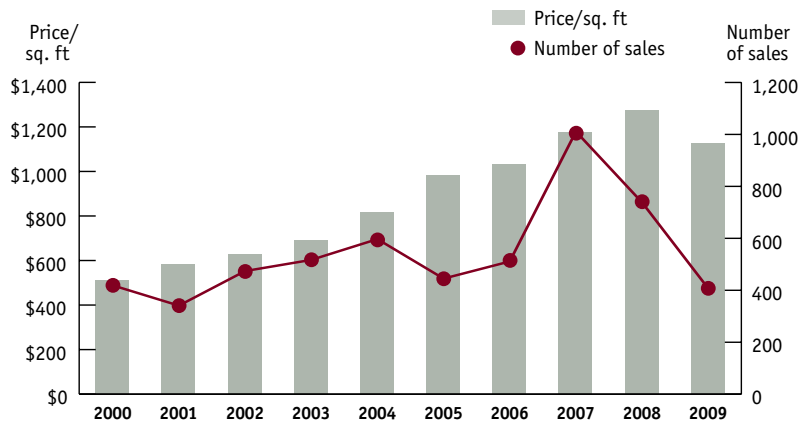
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	167	222	48	15	2	454
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

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	\$1,432,505	-3.4%	\$1,482,486	184.1%	\$504,177
Average Price Per Sq. Ft	\$1,127	-11.4%	\$1,272	121%	\$510
Median Sales Price	\$1,105,000	-11.8%	\$1,252,447	176.3%	\$400,000
Number of Sales	407	-44.9%	738	-2.9%	419

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
2009	\$553,600	\$879,809	\$1,519,760	\$2,991,957	\$4,404,038	\$1,432,505
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,010	\$1,076	\$1,097	\$1,393	\$1,387	\$1,127
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$475,000	\$810,000	\$1,400,093	\$2,525,000	\$3,150,000	\$1,105,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	49	151	141	58	8	407
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

DOWNTOWN

CHELSEA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$933,986	-14.7%	\$1,094,815	129.3%	\$407,284
Average Price Per Sq. Ft	\$950	-15.9%	\$1,129	106.1%	\$461
Median Sales Price	\$630,000	-19.6%	\$784,052	111.1%	\$298,500
Number of Sales	132	-48.2%	255	-32%	194

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
2009	\$411,832	\$655,549	\$1,499,107	\$1,940,100	\$4,465,000	\$933,986
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$800	\$889	\$1,134	\$1,143	\$1,626	\$950
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$399,000	\$622,500	\$1,380,000	\$1,900,000	\$4,465,000	\$630,000
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

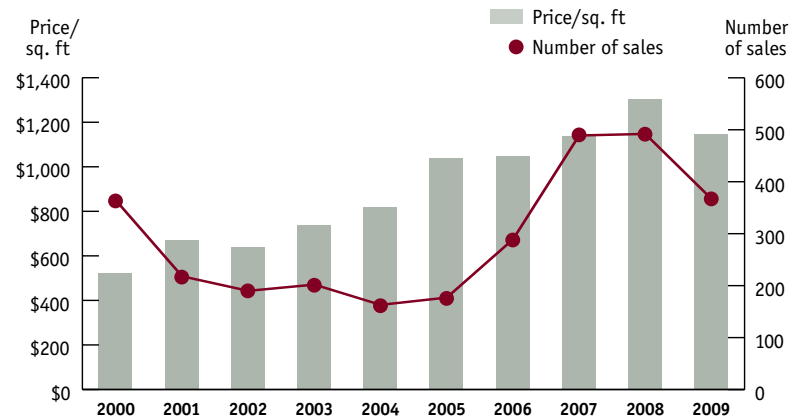
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	37	53	30	10	2	132
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

DOWNTOWN

CHELSEA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,457,698	-9.8%	\$1,616,022	82.8%	\$797,496
Average Price Per Sq. Ft	\$1,146	-12%	\$1,303	120%	\$521
Median Sales Price	\$1,190,000	-20.1%	\$1,490,000	57.8%	\$754,000
Number of Sales	367	-25.4%	492	0.8%	364

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
2009	\$619,141	\$865,297	\$1,558,144	\$2,572,442	\$5,985,163	\$1,457,698
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,051	\$1,129	\$1,114	\$1,271	\$1,574	\$1,146
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$620,000	\$820,000	\$1,500,000	\$2,341,975	\$4,900,000	\$1,190,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	27	138	146	48	8	367
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

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	\$961,011	-5.5%	\$1,017,246	118.6%	\$439,696
Average Price Per Sq. Ft	\$973	-14.9%	\$1,144	77.2%	\$549
Median Sales Price	\$700,000	-9.6%	\$774,700	97.2%	\$355,000
Number of Sales	265	-26.4%	360	-28.8%	372

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
2009	\$409,401	\$731,244	\$1,338,570	\$1,931,694	\$7,681,000	\$961,011
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$792	\$960	\$1,094	\$1,078	\$2,345	\$973
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$415,000	\$679,000	\$1,170,000	\$1,950,000	\$11,000,000	\$700,000
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

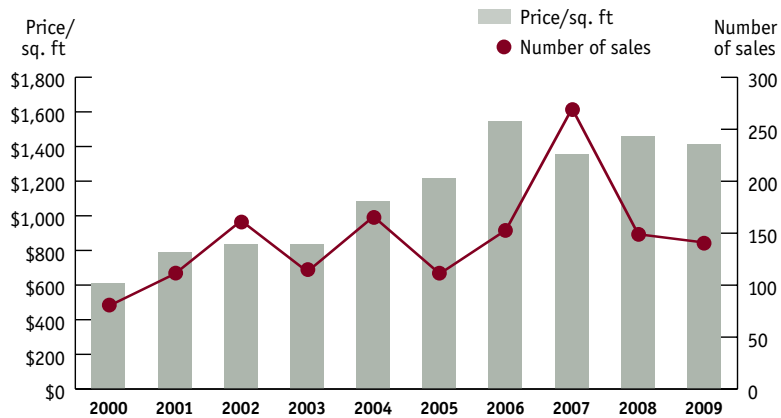
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	70	117	56	18	4	265
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

DOWNTOWN

GREENWICH VILLAGE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,501,284	22.2%	\$2,046,932	229.3%	\$759,635
Average Price Per Sq. Ft	\$1,411	-3.1%	\$1,456	131.7%	\$609
Median Sales Price	\$1,645,000	31.6%	\$1,250,000	257.6%	\$460,000
Number of Sales	141	-5.4%	149	76.3%	80

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
2009	\$684,158	\$823,969	\$1,872,427	\$3,567,182	\$9,960,840	\$2,501,284
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,067	\$1,012	\$1,340	\$1,648	\$2,668	\$1,411
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$578,000	\$825,000	\$1,650,000	\$3,200,000	\$11,500,000	\$1,645,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	19	26	52	34	10	141
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

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	\$636,249	-31%	\$922,738	72.2%	\$369,446
Average Price Per Sq. Ft	\$797	-17.8%	\$969	129%	\$348
Median Sales Price	\$525,000	-19.2%	\$650,000	93%	\$272,000
Number of Sales	135	-28.2%	188	-25%	180

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
2009	\$372,768	\$579,727	\$949,967	\$1,380,000		\$636,249
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$771	\$786	\$821	\$952		\$797
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$365,000	\$538,000	\$990,000	\$1,660,000		\$525,000
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

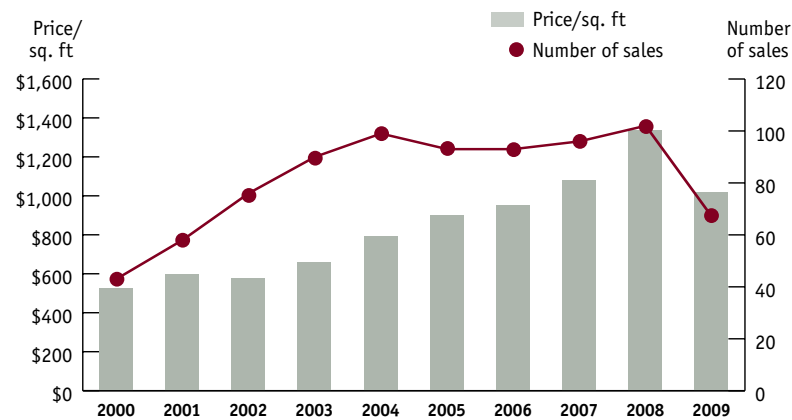
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	40	59	30	6		135
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

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	\$1,756,411	-31%	\$2,544,222	93.7%	\$906,893
Average Price Per Sq. Ft	\$1,021	-23.6%	\$1,337	94.5%	\$525
Median Sales Price	\$1,475,000	-37.2%	\$2,350,000	74.6%	\$845,000
Number of Sales	67	-34.3%	102	55.8%	43

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
2009	\$824,900	\$786,471	\$1,715,000	\$2,817,353	\$3,138,333	\$1,756,411
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$535	\$931	\$1,087	\$1,134	\$1,158	\$1,021
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$900,000	\$740,000	\$1,475,000	\$2,465,000	\$3,400,000	\$1,475,000
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	\$779,000	\$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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	5	17	25	17	3	67
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

DOWNTOWN

SOHO/TRIBECA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,763,633	8.8%	\$2,539,184	97.9%	\$1,396,734
Average Price Per Sq. Ft	\$1,307	-4.8%	\$1,373	136.8%	\$552
Median Sales Price	\$2,450,000	8.6%	\$2,255,000	92.2%	\$1,275,000
Number of Sales	220	-42.3%	381	105.6%	107

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
2009	\$1,130,750	\$1,052,385	\$2,160,772	\$3,097,592	\$6,024,459	\$2,763,633
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,654	\$971	\$1,228	\$1,327	\$1,860	\$1,307
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$1,367,500	\$935,000	\$2,150,000	\$2,810,370	\$4,400,000	\$2,450,000
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

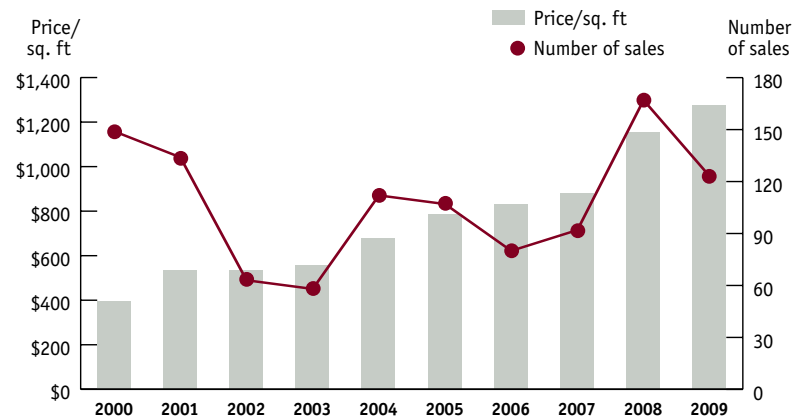
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	4	26	82	86	22	220
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

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	\$1,827,138	43.8%	\$1,270,406	493.4%	\$307,905
Average Price Per Sq. Ft	\$1,275	10.6%	\$1,153	221.2%	\$397
Median Sales Price	\$1,550,000	76.1%	\$880,000	484.5%	\$265,200
Number of Sales	123	-26.3%	167	-17.4%	149

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
2009	\$404,750	\$919,611	\$1,588,617	\$2,697,681	\$7,422,800	\$1,827,138
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$771	\$1,224	\$1,170	\$1,450	\$2,054	\$1,275
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$419,000	\$850,000	\$1,565,000	\$2,405,000	\$7,731,250	\$1,550,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	4	37	46	32	4	123
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

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	\$1,010,357	-8.4%	\$1,102,465	224.8%	\$311,047
Average Price Per Sq. Ft	\$813	-5.1%	\$857	164.8%	\$307
Median Sales Price	\$886,000	-0.3%	\$889,000	240.8%	\$260,000
Number of Sales	14	-30%	20	-60%	35

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
2009	\$356,333	\$748,500	\$1,015,800	\$2,501,500		\$1,010,357
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$560	\$837	\$764	\$1,264		\$813
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$360,000	\$837,000	\$999,000	\$2,501,500		\$886,000
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

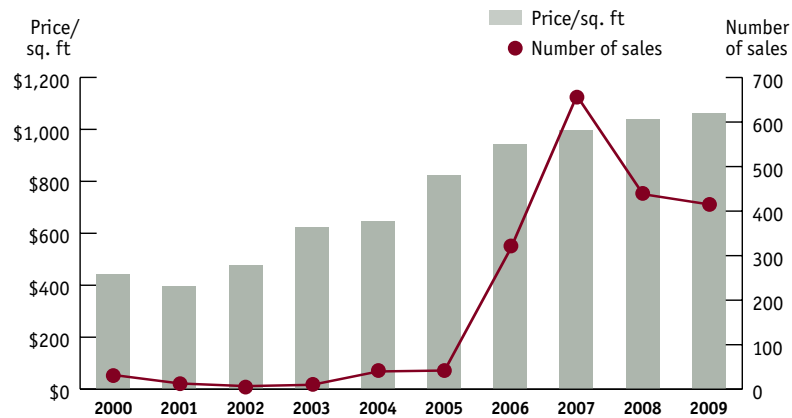
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	3	4	5	2		14
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

DOWNTOWN

FINANCIAL DISTRICT CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$921,414	-7%	\$990,866	35.6%	\$679,569
Average Price Per Sq. Ft	\$1,061	3%	\$1,030	140%	\$442
Median Sales Price	\$845,000	-3.5%	\$875,695	74.2%	\$485,000
Number of Sales	415	-5.3%	438	1196.9%	32

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
2009	\$570,279	\$852,259	\$1,260,610	\$2,048,938		\$921,414
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$967	\$1,116	\$1,044	\$1,126		\$1,061
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$550,000	\$830,000	\$1,200,000	\$1,900,000		\$845,000
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

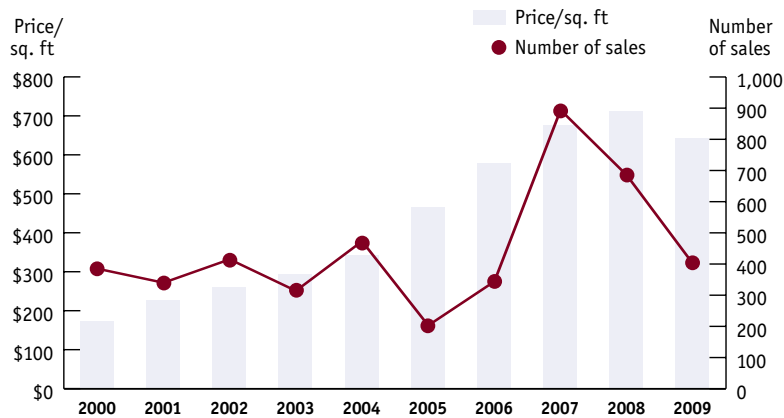
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	104	194	104	13		415
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

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	\$519,169	-10.5%	\$579,874	204.8%	\$170,322
Average Price Per Sq. Ft	\$643	-9.6%	\$711	271.7%	\$173
Median Sales Price	\$450,000	-5.3%	\$475,000	275%	\$120,000
Number of Sales	401	-41.5%	685	4.2%	385

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
2009	\$318,449	\$464,113	\$691,308	\$936,736	\$875,000	\$519,169
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$655	\$671	\$608	\$594	\$549	\$643
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$310,000	\$470,000	\$615,000	\$928,700	\$875,000	\$450,000
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		\$495,000
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

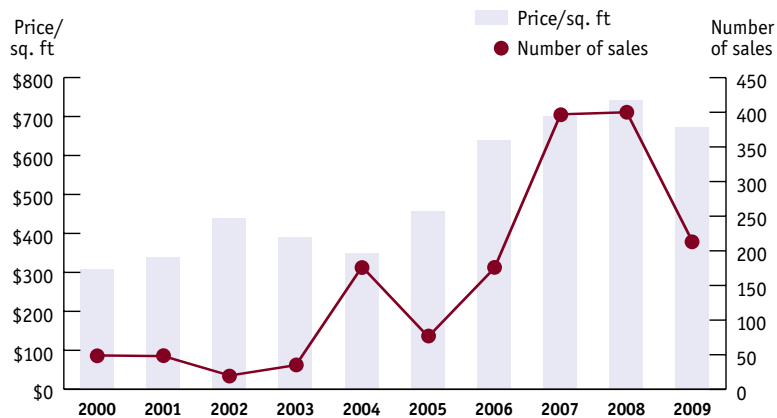
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	113	147	114	25	2	401
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

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	\$648,551	-4.4%	\$678,432	68.3%	\$385,328
Average Price Per Sq. Ft	\$672	-9.6%	\$743	118.9%	\$307
Median Sales Price	\$590,000	9.9%	\$536,617	85%	\$319,000
Number of Sales	212	-47%	400	332.7%	49

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
2009	\$376,163	\$517,765	\$776,546	\$1,074,179	\$725,000	\$648,551
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$637	\$713	\$649	\$667	\$494	\$672
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$390,000	\$500,000	\$700,000	\$1,037,600	\$725,000	\$590,000
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

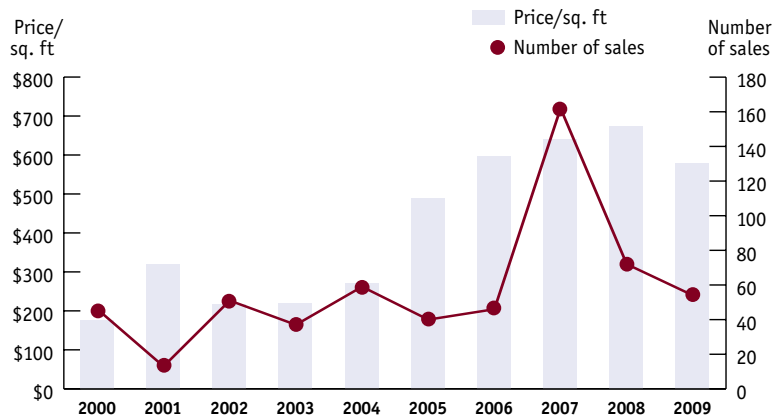
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	32	77	83	19	1	212
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

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	\$353,472	-22.1%	\$453,645	129.1%	\$154,291
Average Price Per Sq. Ft	\$578	-14.2%	\$674	228.4%	\$176
Median Sales Price	\$329,550	-17.1%	\$397,500	229.6%	\$100,000
Number of Sales	54	-25%	72	17.4%	46

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
2009	\$263,396	\$380,050	\$466,673		\$1,025,000	\$353,472
2008	\$310,148	\$419,588	\$599,932	\$2,400,000		\$453,645
2007	\$331,207	\$445,612	\$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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$603	\$591	\$498		\$603	\$578
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$261,790	\$337,500	\$489,000		\$1,025,000	\$329,550
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

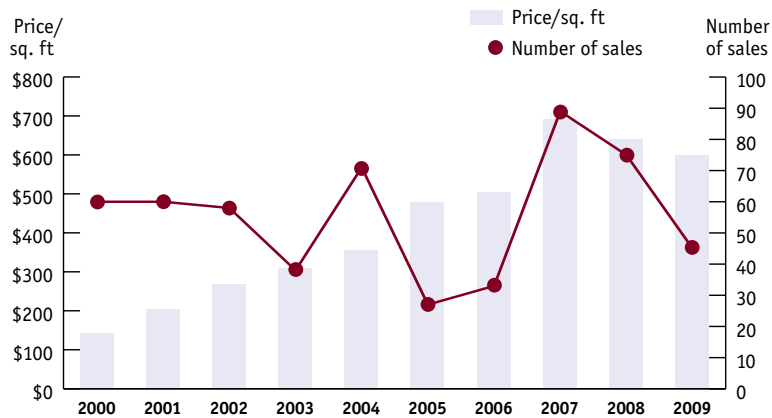
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	26	16	11		1	54
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

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	\$402,831	-10.8%	\$451,714	219.5%	\$126,079
Average Price Per Sq. Ft	\$598	-6.6%	\$640	318.2%	\$143
Median Sales Price	\$400,000	-1.2%	\$405,000	210.1%	\$129,000
Number of Sales	45	-40%	75	-25%	60

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
2009	\$306,814	\$411,769	\$455,834	\$501,500		\$402,831
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$744	\$645	\$494	\$365		\$598
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$290,000	\$357,000	\$440,000	\$540,000		\$400,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	14	13	12	6		45
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

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	\$403,419	-10.1%	\$448,805	149.8%	\$161,527
Average Price Per Sq. Ft	\$663	-4.7%	\$696	268.3%	\$180
Median Sales Price	\$385,000	-11.5%	\$435,000	175%	\$140,000
Number of Sales	59	-39.8%	98	-56.6%	136

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
2009	\$331,156	\$451,886	\$478,333			\$403,419
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$667	\$705	\$448			\$663
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$335,000	\$515,000	\$420,000			\$385,000
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

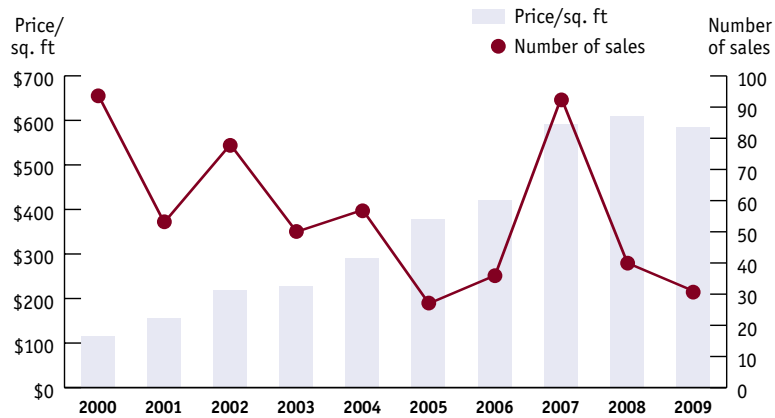
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	25	28	6			59
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

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	\$312,171	-19.9%	\$389,925	191.6%	\$107,053
Average Price Per Sq. Ft	\$584	-4.3%	\$610	403.4%	\$116
Median Sales Price	\$329,000	-8.4%	\$359,100	287.1%	\$85,000
Number of Sales	31	-22.5%	40	-67%	94

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
2009	\$282,800	\$328,462	\$441,250			\$312,171
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$681	\$480	\$484			\$584
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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	\$290,000	\$344,000	\$441,250			\$329,000
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

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2009	16	13	2			31
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