

**Douglas Elliman**  
A PRUDENTIAL DOUGLAS ELLIMAN REALTY COMPANY

# MANHATTAN MARKET REPORT

1994-2003

10-YEAR SALES TREND ANALYSIS

*Prepared by:*

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

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# INTRODUCTION

## ABOUT MILLER SAMUEL

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For questions regarding this report or for appraisal inquiries, please contact the report author, Jonathan J. Miller, at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com).

## ABOUT DOUGLAS ELLIMAN

Since 1911, Douglas Elliman has been recognized as Manhattan's premier real estate company. In addition to residential real estate brokerage, Douglas Elliman offers relocation services to individuals and companies, retail and commercial brokerage, rental services, new development sales and services, and property management. Douglas Elliman's over 1000 agents serve customers from eleven conveniently located offices throughout Manhattan. Upon purchase by Prudential Long Island Realty, now Prudential Douglas Elliman Real Estate, in March of 2003, Douglas Elliman became an independently owned and operated member of The Prudential Real Estate Affiliates, Inc. and now has affiliations with over 50,000 agents across the nation, and over 4,000 in the tristate area. For an extensive array of properties for sale and rent in the New York City area, please view our website at [www.elliman.com](http://www.elliman.com).

## METHODOLOGY

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

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# MANHATTAN

## **MANHATTAN CO-OPS AND CONDOS**

### **PRICES RISE AS ECONOMY IMPROVES**

After showing weakness in the latter half of 2002, price levels in the 2003 Manhattan housing market rebounded sharply. The economy began to show signs of improvement after more than two years of recessionary characteristics. Housing has remained one of the most stable sectors in the economy for the past several years and has continued to benefit from a low mortgage rate environment. A key element to rising prices has been the lack of apartment inventory. This resulted in a modest drop in the number of sales.

### **MORTGAGE RATES AT HISTORIC LOW, BUT INCREASES ANTICIPATED**

Mortgage rates are expected to increase over the next year as economic conditions improve, especially after the national elections in the fall. Rising government budget deficits may place additional upward pressure on interest rates as borrowing increases competition for funds. However, productivity outpaced economic growth, limiting the need for the creation of jobs on a large scale. The concern over limited employment growth may continue to place a drag on rising mortgage rates, a favorable condition for the housing sector.

### **APARTMENT INVENTORY CONTINUED TO CONTRACT**

Since the end of the first quarter of 2003, the number apartments available for sale declined nearly every month through the end of the year. At year-end, the 4,843 apartments available for sale represented a 19% decline in inventory from the 5,977 units seen at the end of 2002. This placed upward pressure on price levels as demand levels were stimulated by an improving economy and low mortgage rates. The contraction of inventory is expected to continue well into 2004. There appears to be no short-term relief for this condition as limited new condo development as well as limited conversion activity to co-op or condo continues to define the market.

### **AVERAGE PRICE PER SQUARE FOOT IN ALL SIZE CATEGORIES SETS RECORDS**

The average price per square foot showed double-digit gains in four out of five size categories. This pattern illustrates the continued strength of the entry-level markets as well as renewed interest in the upper size categories. The average price per square foot of a studio, 1-bedroom and 2-bedroom apartment increased 14.3%, 16.8% and 11.9% over the prior year to \$555, \$610 and \$734 per square foot, respectively. These size categories also reached record levels for average sales price and median sales price. The overall average sales price per square foot at \$686, is more than double the average price per square foot of \$314 seen in 1997, which was the onset of the recent real estate recovery.

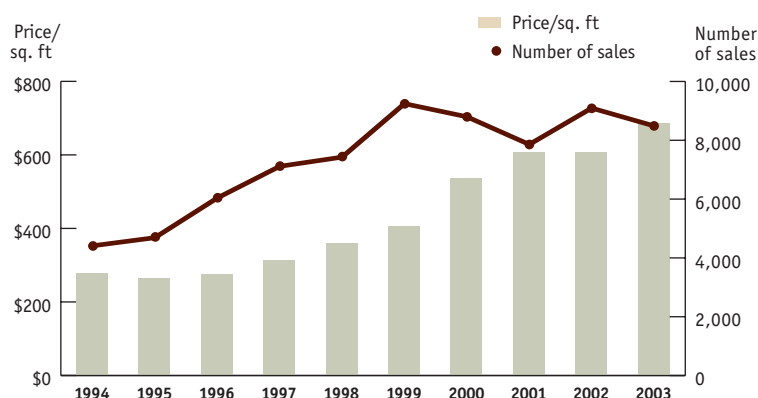
### **AVERAGE APARTMENT SIZE DECLINES FOR THIRD STRAIGHT YEAR**

The average size of a Manhattan apartment sold in 2003 was 1,271 square feet, a 4.1% decrease from the 1,325 square foot average last year. This is 21.5% smaller than the 1,621 square foot average seen ten years ago.

# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$872,160	8.4%	\$804,364	93.8%	\$450,048
<b>Average Price Per Sq. Ft</b>	\$686	13.0%	\$607	146.7%	\$278
<b>Median Sales Price</b>	\$565,000	9.1%	\$518,000	135.4%	\$240,000
<b>Number of Sales</b>	8,488	-6.7%	9,094	92.4%	4,411
<b>Average Days on Market*</b>	133	-7.9%	151		n/a
<b>Average Discount from List Price*</b>	2.9%		4.5%		n/a
<b>Listing Inventory*</b>	4,843	-19.0%	5,977		n/a
<b>30 Year Fixed Mortgage (Freddie Mac)</b>	6.03%		6.05%		9.20%

\*Prior decade data not available.

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
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	248,288	415,828	985,152	2,405,993	5,296,574	849,763
2000	180,049	354,058	934,887	2,203,973	5,084,414	770,091
1999	162,796	278,408	714,940	1,678,576	3,512,123	525,074
1998	120,676	239,613	605,312	1,532,981	3,431,469	453,287
1997	132,195	210,275	529,479	1,296,964	2,966,068	448,162
1996	117,269	217,876	455,524	1,141,956	2,315,038	431,042
1995	108,830	190,813	445,488	1,094,147	2,188,483	414,187
1994	119,558	195,662	453,298	1,019,207	2,258,809	450,048

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$555	\$610	\$734	\$993	\$1,356	\$686
2002	486	522	656	981	1,054	607
2001	473	527	659	954	1,204	608
2000	382	455	594	890	1,209	536
1999	293	353	473	670	987	406
1998	247	310	419	609	886	361
1997	236	269	352	513	736	314
1996	211	239	307	447	579	277
1995	189	231	292	422	571	265
1994	217	234	300	407	613	278

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$255,000	\$424,000	\$875,000	\$2,000,000	\$4,100,000	\$565,000
2002	230,000	385,000	825,000	2,200,000	3,999,000	518,000
2001	195,000	325,000	655,000	1,950,000	3,850,000	505,000
2000	150,000	285,000	629,000	1,865,000	4,300,000	487,000
1999	123,000	225,000	525,000	1,395,000	3,300,000	312,500
1998	105,000	185,000	460,000	1,200,000	2,850,000	270,000
1997	85,000	157,000	370,000	1,027,000	2,300,000	240,000
1996	72,500	140,000	327,000	915,000	1,900,000	215,000
1995	69,000	132,000	310,000	835,000	1,800,000	203,000
1994	62,500	135,000	335,000	877,500	1,950,000	240,000

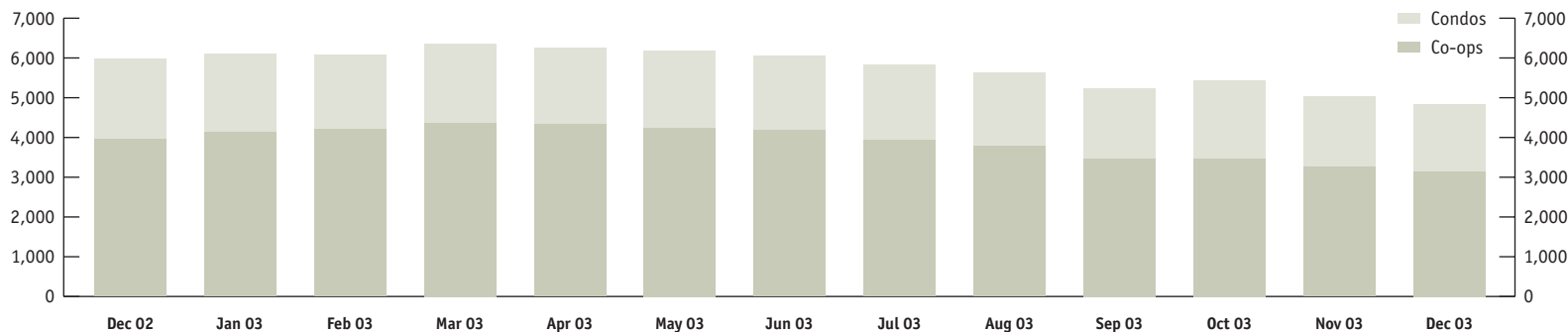
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	1,243	3,007	3,704	394	140	8,488
2002	1,275	3,305	3,888	508	118	9,094
2001	1,149	2,497	3,639	438	135	7,858
2000	1,449	3,082	3,549	538	181	8,799
1999	1,631	3,495	3,482	462	175	9,245
1998	1,360	2,725	2,829	357	156	7,427
1997	933	2,709	2,951	367	154	7,114
1996	523	2,232	2,742	379	161	6,037
1995	384	1,711	2,162	301	128	4,686
1994	360	1,432	2,124	338	157	4,411

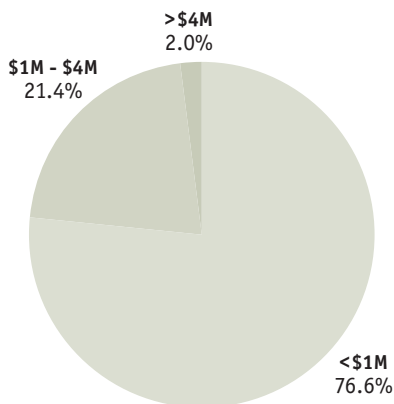
# MANHATTAN

## MANHATTAN CO-OPS AND CONDOS

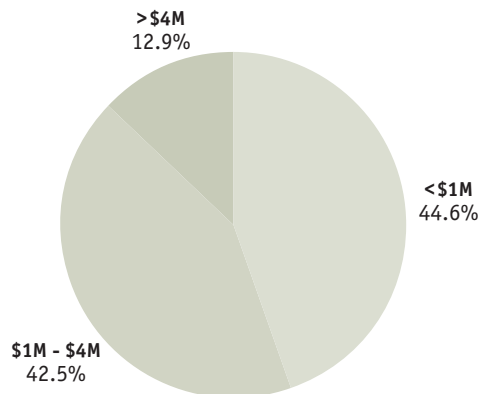
LISTING INVENTORY



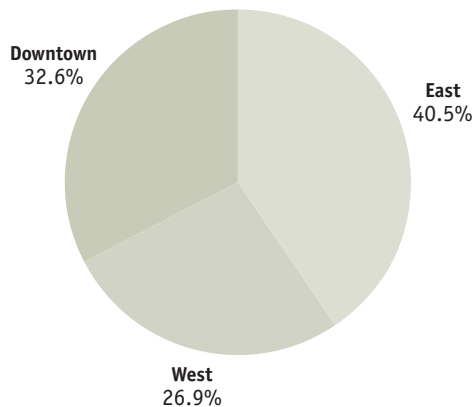
2003 NUMBER OF UNITS SOLD



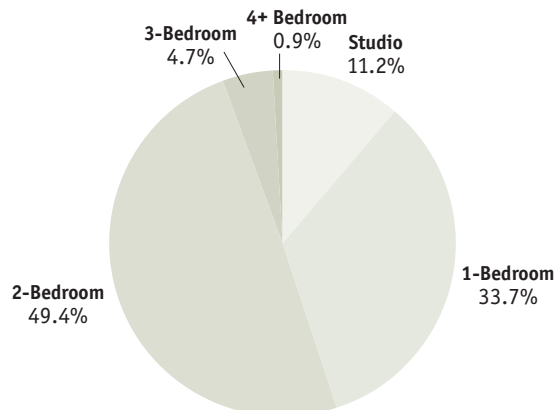
2003 AGGREGATE PURCHASE DOLLARS



2003 NUMBER OF UNITS SOLD BY AREA



2003 NUMBER OF UNITS SOLD BY BEDROOMS



# MANHATTAN

## MANHATTAN CO-OPS

### NUMBER OF SALES IN ALL BUT THE LARGEST SIZE CATEGORY FELL

The overall number of sales fell 3% from the prior year. All categories experienced a decline in sales with the exception of the 4-bedroom market, which saw an 18.9% increase in activity as buyers began returning to the market mid-year. The number of studio, 1-bedroom, 2-bedroom and 3-bedroom sales fell 4.0%, 4.6%, 0.6%, and 13.3%, respectively. The weakness in sales was a combination of limited inventory and weak economic conditions. The number of sales increased 142.9% over the same period ten years ago indicating the continued increase in demand in Manhattan housing.

### THE LARGEST APARTMENTS GAINED FAVOR WITH BUYERS

The 4-bedroom apartment category saw increases in both the number of sales and prices. Consistent with improvements in the overall economy, activity returned to the upper 2% of the market as early as the second quarter of 2003. The average price per square foot in this category jumped 29.5% to \$1,373 per square foot, a record high. The average sales price of 4-bedroom apartments increased 31.1% to \$5,065,561 and the median sales price increased 15.5% to \$4,100,000. This was the first time the four million threshold for median sales price has been exceeded.

### CO-OP OVERALL PRICE INDICATORS SET RECORDS

Average price per square foot of a Manhattan co-op jumped 15.7% from \$553 per square foot to \$640 per square foot. This was the first time the average price per square foot exceeded the \$600 per square foot threshold. In addition, the average sales price of a co-op apartment in 2003 was \$767,928, the highest average seen in this study. This was a 15.5% increase over the prior year average of \$665,018. The median sales price of a co-op apartment was \$480,000, a 20% increase over the prior year average of \$400,148.

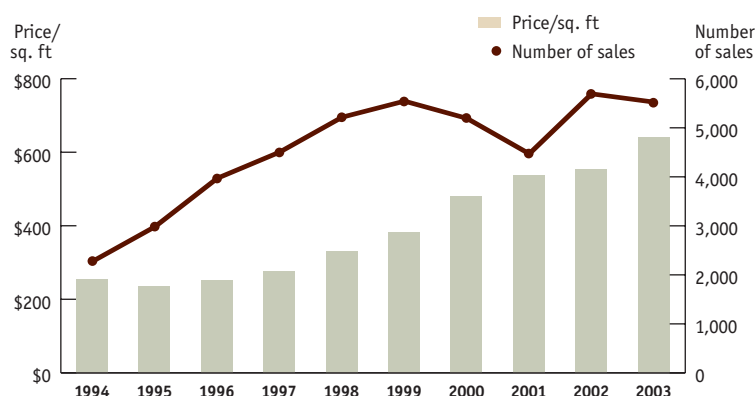
### STUDIO AND 1-BEDROOM APARTMENT MARKET SHARE HELD STEADY

Studio apartment accounted for 16.5% of all co-op apartments sold in 2003. This was relatively unchanged from the 16.7% market share seen in 2002. 1-bedroom apartments saw a similar pattern by accounting for 36.3% of all co-op apartments sold. The slight decline in market share of the entry-level apartments was attributable to the 1% increase in market share of 2-bedroom apartments from 39.6% market share in 2002 to a 40.6% market share in 2003.

# MANHATTAN

## MANHATTAN CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$767,928	15.5%	\$665,018	42.9%	\$537,529
<b>Average Price Per Sq. Ft</b>	\$640	15.7%	\$553	153.0%	\$253
<b>Median Sales Price</b>	\$480,000	20.0%	\$400,148	113.3%	\$225,000
<b>Number of Sales</b>	5,524	-3.0%	5,693	142.9%	2,274

### 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
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	4,224,872	705,888
2000	154,539	314,251	817,428	2,003,789	5,354,068	659,905
1999	130,151	243,582	626,042	1,641,745	3,707,330	486,506
1998	108,087	205,255	538,056	1,486,668	3,422,637	411,711
1997	109,544	174,499	458,705	1,202,646	3,139,585	424,365
1996	99,301	205,292	427,990	1,116,000	2,360,625	459,569
1995	99,913	161,450	415,283	1,070,731	2,215,417	436,825
1994	106,414	174,264	428,989	991,830	2,221,743	537,529

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$516	\$576	\$671	\$995	\$1,373	\$640
2002	446	477	595	964	1,060	553
2001	422	462	587	945	1,276	538
2000	348	403	542	898	1,333	480
1999	268	320	443	672	1,068	381
1998	227	272	384	610	898	331
1997	189	228	312	500	758	276
1996	169	200	280	439	587	251
1995	152	185	260	408	575	234
1994	152	182	265	402	617	253

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$236,000	\$395,000	\$754,000	\$1,900,000	\$4,100,000	\$480,000
2002	199,000	343,000	650,000	1,895,000	3,550,000	400,148
2001	195,000	320,000	650,000	1,950,000	3,850,000	392,000
2000	144,000	286,000	690,000	1,775,000	3,300,000	365,000
1999	125,000	230,000	538,000	1,400,000	3,100,000	265,000
1998	105,000	192,000	475,000	1,250,000	3,100,000	239,000
1997	85,000	158,500	379,000	1,075,000	2,350,000	195,000
1996	74,000	141,000	329,000	895,000	1,800,000	185,000
1995	69,000	132,500	317,500	835,000	1,725,000	182,000
1994	63,000	135,000	331,368	875,000	1,950,000	225,000

### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	910	2,007	2,240	254	113	5,524
2002	948	2,104	2,253	293	95	5,693
2001	780	1,437	1,911	272	70	4,470
2000	1,078	1,849	1,857	307	102	5,193
1999	1,244	2,107	1,788	286	119	5,544
1998	1,038	1,849	1,909	291	129	5,216
1997	602	1,669	1,841	269	123	4,504
1996	305	1,318	1,862	336	149	3,970
1995	215	961	1,434	255	116	2,981
1994	115	562	1,166	281	150	2,274

# MANHATTAN

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## MANHATTAN CONDOS

### LARGEST PERCENTAGE DROP IN FIVE YEARS FOR NUMBER OF SALES

The number of condo apartments sold dropped 12.8% to 2,964 units from the 3,401 units that transferred in the prior year. This is the largest annual decline since 1998 when the drop was 15.3%. However, the number of sales was 38.7% higher than in the prior decade, when the total was 2,137 units. The decline in the number of sales is largely attributable to the contraction of listing inventory.

### CONDO OVERALL PRICE INDICATORS SET RECORDS

The average sales price of a Manhattan condo apartment for the year increased 2.8% to \$1,066,317 from the prior year average sales price of \$1,037,617. This was the highest average condo sale price ever recorded in our study. The median sales price increased 6.6% from \$699,000 to \$745,000, the first time this indicator crossed the \$700,000 threshold. The largest increase was registered in the average price per square foot indicator. The average price per square foot increased 10.6% from \$697 in the prior year to \$771 in 2003.

### THE AVERAGE SQUARE FOOTAGE FELL TO FOUR-YEAR LOW

The average size of a Manhattan condo apartment to sell in 2003 was 1,383 square feet, 7.1% below the 1,489 square foot average in 2002. After settling at 1,151 square feet in 1996, the average square footage began to trend upward, peaking in the year 2000, when a record 1,508 square feet was recorded. Subsequently, the average square footage drifted downward as weak economic conditions restricted the sales of larger properties. The average square footage of a condo apartment was remarkably consistent from 1989 to 1996, averaging 1,173 square feet. Subsequently, square footage trends have seen more volatility as development became more readily adaptable to market demands.

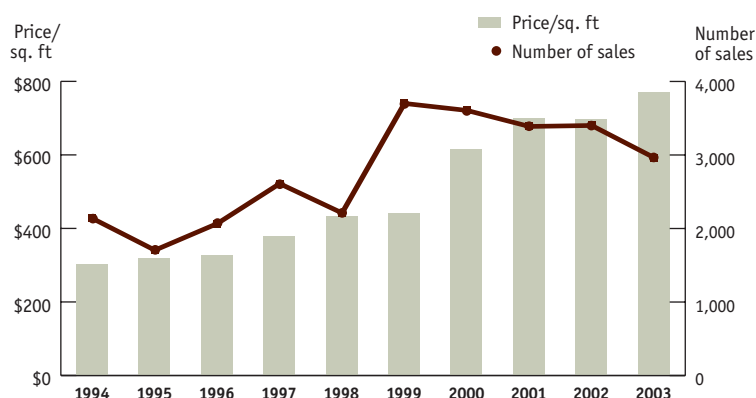
### 1-, 2-, AND 3-BEDROOMS SAW DOUBLE-DIGIT DROP IN NUMBER OF SALES

Studio apartments posted a modest 1.8% increase in the number of sales, while 4-bedroom units rose 17.4%. The number of 1-bedroom, 2-bedroom and 3-bedroom units dropped 16.7%, 10.5% and 34.9%, respectively, as the contraction in listing inventory limited sales activity and pushed prices up higher in 2003.

# MANHATTAN

## MANHATTAN CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,066,317	2.8%	\$1,037,617	198.7%	\$356,958
<b>Average Price Per Sq. Ft</b>	\$771	10.6%	\$697	153.6%	\$304
<b>Median Sales Price</b>	\$745,000	6.6%	\$699,000	198.0%	\$250,000
<b>Number of Sales</b>	2,964	-12.8%	3,401	38.7%	2,137

### 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
2003	\$392,209	\$535,874	\$1,316,358	\$2,912,220	\$5,922,222	\$1,066,317
2002	307,586	505,062	1,279,389	2,958,176	4,085,500	1,037,617
2001	283,711	489,226	1,194,835	2,499,255	6,450,715	1,039,586
2000	254,173	413,752	1,063,801	2,470,019	4,736,254	928,770
1999	267,732	331,275	808,770	1,738,426	3,097,308	582,847
1998	161,256	312,133	744,869	1,737,178	3,473,667	551,368
1997	173,390	267,689	646,863	1,555,856	2,277,596	489,228
1996	142,407	236,023	513,782	1,344,776	1,749,000	376,251
1995	120,175	228,437	504,985	1,223,952	1,928,125	374,608
1994	125,728	209,485	482,886	1,154,172	3,053,071	356,958

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$658	\$679	\$830	\$990	\$1,282	\$771
2002	601	602	740	1,003	1,029	697
2001	582	615	738	968	1,127	701
2000	482	532	651	880	1,050	616
1999	374	402	504	666	816	443
1998	311	390	493	606	828	433
1997	321	336	418	549	647	380
1996	270	295	364	509	473	327
1995	235	289	356	500	532	320
1994	248	267	343	433	530	304

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$317,500	\$495,000	\$1,151,000	\$2,365,000	\$3,950,000	\$745,000
2002	280,000	429,000	1,100,000	2,450,000	4,200,000	699,000
2001	295,000	435,000	967,500	2,250,000	4,175,000	646,000
2000	239,000	400,000	890,000	2,670,000	3,325,000	630,000
1999	187,000	308,000	675,000	1,790,000	2,050,000	400,000
1998	155,000	268,000	600,000	1,300,000	2,475,000	350,000
1997	138,000	225,000	537,000	1,420,000	1,835,000	310,000
1996	120,000	205,000	432,000	1,000,000	2,444,000	268,000
1995	108,000	196,000	395,000	1,025,000	1,575,000	248,500
1994	120,000	190,000	401,000	825,000	1,666,000	250,000

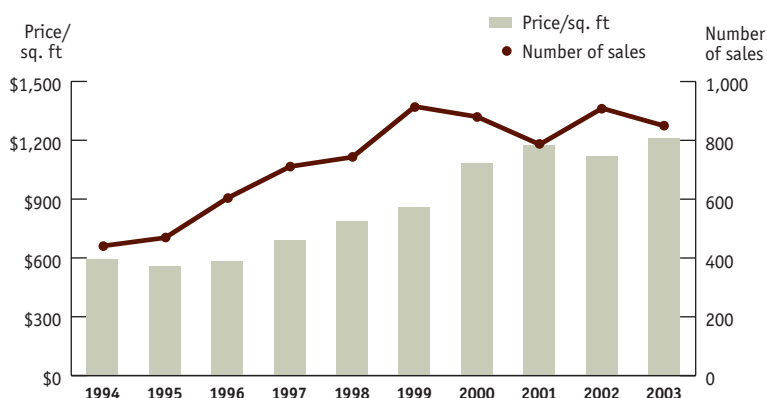
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	333	1,000	1,464	140	27	2,964
2002	327	1,201	1,635	215	23	3,401
2001	369	1,060	1,728	166	65	3,388
2000	371	1,233	1,692	231	79	3,606
1999	387	1,388	1,694	176	56	3,701
1998	322	876	920	66	27	2,211
1997	331	1,040	1,110	98	31	2,610
1996	218	914	880	43	12	2,067
1995	169	750	728	46	12	1,705
1994	245	870	958	57	7	2,137

# MANHATTAN

## MANHATTAN LUXURY CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$3,120,489	7.6%	\$2,899,440	90.1%	\$1,641,258
<b>Average Price Per Sq. Ft</b>	\$1,209	7.9%	\$1,120	104.2%	\$592
<b>Median Sales Price</b>	\$2,400,000	4.3%	\$2,300,000	92.0%	\$1,250,000
<b>Number of Sales</b>	849	-6.6%	909	92.5%	441

## BOUNDARY

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

**South:** Battery Park

**East:** East River

**West:** Hudson River

AVERAGE SALES PRICE

<b>2003</b>	\$3,120,489	<b>1998</b>	1,960,091
<b>2002</b>	2,899,440	<b>1997</b>	1,740,771
<b>2001</b>	3,155,042	<b>1996</b>	1,473,934
<b>2000</b>	3,074,636	<b>1995</b>	1,388,573
<b>1999</b>	2,249,126	<b>1994</b>	1,641,258

AVERAGE PRICE PER SQ. FT

<b>2003</b>	\$1,209	<b>1998</b>	789
<b>2002</b>	1,120	<b>1997</b>	689
<b>2001</b>	1,176	<b>1996</b>	583
<b>2000</b>	1,086	<b>1995</b>	561
<b>1999</b>	861	<b>1994</b>	592

MEDIAN SALES PRICE

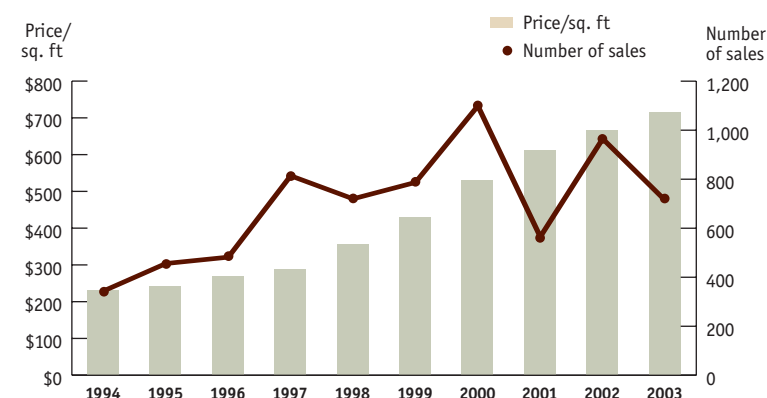
<b>2003</b>	\$2,400,000	<b>1998</b>	1,450,000
<b>2002</b>	2,300,000	<b>1997</b>	1,300,000
<b>2001</b>	2,342,000	<b>1996</b>	1,170,000
<b>2000</b>	2,250,000	<b>1995</b>	1,100,000
<b>1999</b>	1,700,000	<b>1994</b>	1,250,000

NUMBER OF SALES

<b>2003</b>	849	<b>1998</b>	743
<b>2002</b>	909	<b>1997</b>	711
<b>2001</b>	786	<b>1996</b>	604
<b>2000</b>	880	<b>1995</b>	469
<b>1999</b>	915	<b>1994</b>	441

## MANHATTAN LOFT CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,392,331	-2.9%	\$1,434,080	284.1%	\$362,531
<b>Average Price Per Sq. Ft</b>	\$714	7.4%	\$665	207.8%	\$232
<b>Median Sales Price</b>	\$1,250,000	-4.6%	\$1,310,000	296.8%	\$315,000
<b>Number of Sales</b>	714	-26.0%	965	107.6%	344

## BOUNDARY

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

**South:** Battery Park

**East:** East River

**West:** Hudson River

AVERAGE SALES PRICE

<b>2003</b>	\$1,392,331	<b>1998</b>	586,686
<b>2002</b>	1,434,080	<b>1997</b>	509,788
<b>2001</b>	1,152,993	<b>1996</b>	407,568
<b>2000</b>	1,014,025	<b>1995</b>	381,854
<b>1999</b>	795,105	<b>1994</b>	362,531

AVERAGE PRICE PER SQ. FT

<b>2003</b>	\$714	<b>1998</b>	356
<b>2002</b>	665	<b>1997</b>	289
<b>2001</b>	611	<b>1996</b>	268
<b>2000</b>	531	<b>1995</b>	242
<b>1999</b>	430	<b>1994</b>	232

MEDIAN SALES PRICE

<b>2003</b>	\$1,250,000	<b>1998</b>	499,000
<b>2002</b>	1,310,000	<b>1997</b>	425,000
<b>2001</b>	899,000	<b>1996</b>	335,000
<b>2000</b>	830,000	<b>1995</b>	325,000
<b>1999</b>	616,000	<b>1994</b>	315,000

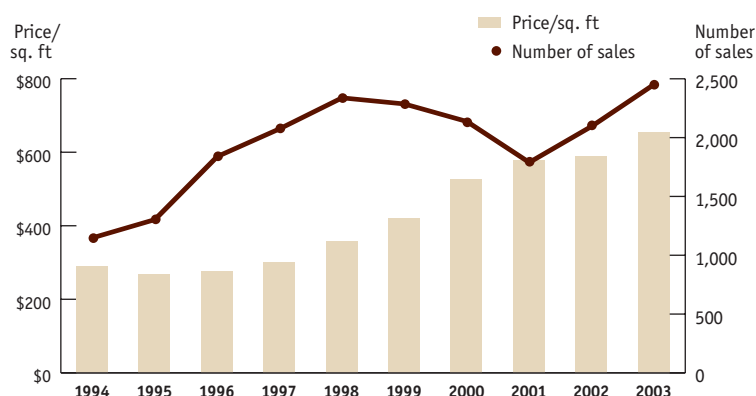
NUMBER OF SALES

<b>2003</b>	714	<b>1998</b>	720
<b>2002</b>	965	<b>1997</b>	814
<b>2001</b>	565	<b>1996</b>	482
<b>2000</b>	1,099	<b>1995</b>	456
<b>1999</b>	787	<b>1994</b>	344

# THE EAST SIDE

## EAST SIDE CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$908,360	12.5%	\$807,767	70.4%	\$533,018
<b>Average Price Per Sq. Ft</b>	\$655	11.2%	\$589	125.9%	\$290
<b>Median Sales Price</b>	\$545,000	14.7%	\$475,000	87.2%	\$291,200
<b>Number of Sales</b>	2,452	17.0%	2,096	113.6%	1,148

### 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
2003	\$231,678	\$421,889	\$941,516	\$2,338,799	\$5,239,831	\$908,360
2002	220,106	334,777	854,516	2,417,641	4,111,000	807,767
2001	186,674	340,131	843,964	2,339,324	4,891,503	801,049
2000	152,014	300,029	823,582	2,357,277	6,157,376	790,278
1999	121,565	244,449	677,682	1,698,859	4,620,954	622,602
1998	106,728	199,838	582,260	1,534,997	3,751,487	540,832
1997	94,769	176,386	475,012	1,238,701	3,235,736	457,478
1996	79,612	153,184	432,878	1,041,290	2,590,867	441,962
1995	72,541	148,253	415,560	1,028,881	2,405,281	426,569
1994	86,241	147,410	411,182	1,036,604	2,589,688	533,018

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$469	\$550	\$678	\$1,034	\$1,424	\$655
2002	462	450	625	999	1,063	589
2001	409	449	626	971	1,338	578
2000	321	397	593	953	1,361	525
1999	250	319	483	710	1,171	421
1998	215	264	407	633	957	359
1997	187	224	332	516	779	300
1996	165	194	303	446	638	277
1995	149	185	288	440	622	267
1994	185	183	287	429	629	290

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$225,000	\$389,000	\$795,000	\$1,985,000	\$4,100,000	\$545,000
2002	200,000	329,000	695,000	2,000,000	4,600,000	475,000
2001	185,000	325,000	710,000	2,100,000	4,000,000	417,500
2000	144,000	280,000	683,500	2,142,400	4,700,000	375,000
1999	119,000	225,000	570,000	1,500,000	3,800,000	310,000
1998	102,500	178,000	485,000	1,312,000	3,200,000	260,000
1997	85,000	157,000	396,400	1,090,000	2,500,000	225,000
1996	75,000	140,000	365,000	975,000	2,150,000	227,500
1995	67,500	130,000	347,500	925,000	1,900,000	232,500
1994	67,500	135,000	357,200	935,000	2,000,000	291,200

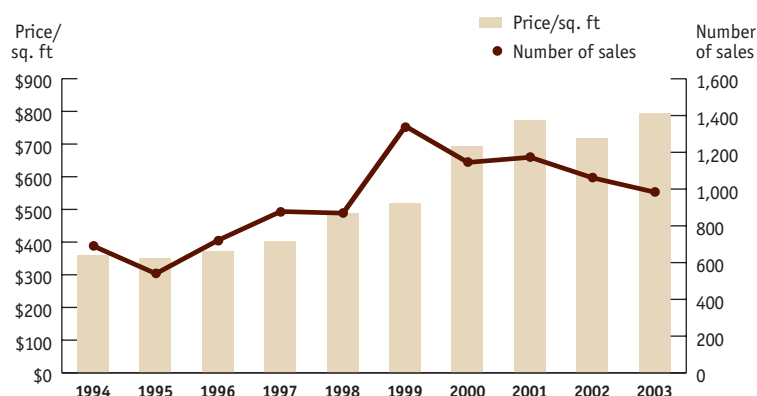
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	326	812	1,079	151	84	2,452
2002	280	646	953	172	45	2,096
2001	296	596	713	128	56	1,789
2000	343	780	805	144	65	2,137
1999	398	821	837	156	74	2,286
1998	349	866	882	164	77	2,338
1997	300	745	820	140	70	2,075
1996	208	611	787	156	77	1,839
1995	141	402	597	112	51	1,303
1994	115	290	531	134	78	1,148

# THE EAST SIDE

## EAST SIDE CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,100,711	3.9%	\$1,059,117	122.0%	\$495,787
<b>Average Price Per Sq. Ft</b>	\$795	10.9%	\$717	120.8%	\$360
<b>Median Sales Price</b>	\$750,000	15.4%	\$650,000	132.6%	\$322,500
<b>Number of Sales</b>	983	-7.4%	1,061	42.5%	690

### 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
2003	\$300,328	\$496,706	\$1,317,271	\$3,160,622	\$5,400,000	\$1,100,711
2002	254,263	447,045	1,101,284	3,686,667	7,175,000	1,059,117
2001	281,070	470,590	1,253,752	3,893,124	7,936,400	1,269,081
2000	243,822	432,360	1,157,863	3,299,274	6,545,925	1,129,472
1999	195,850	350,221	883,715	2,096,897	3,836,188	719,753
1998	172,198	324,650	851,919	1,678,915	5,491,392	645,885
1997	144,224	269,702	639,057	1,521,596	2,730,324	541,949
1996	140,261	250,025	628,267	1,539,120	2,282,500	502,431
1995	126,976	245,984	605,155	1,418,745	2,151,250	452,340
1994	134,321	234,639	649,170	1,382,865	2,805,556	495,787

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$625	\$646	\$870	\$1,134	\$1,450	\$795
2002	547	607	739	1,175	1,428	717
2001	574	595	805	1,303	1,696	772
2000	501	548	734	1,127	1,385	692
1999	387	437	572	798	1,061	520
1998	353	404	570	668	1,230	488
1997	301	342	441	603	678	403
1996	275	311	417	592	637	373
1995	261	305	397	556	625	351
1994	267	293	416	510	591	360

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$290,000	\$440,000	\$1,110,000	\$2,600,000	\$5,575,000	\$750,000
2002	270,000	410,000	900,000	3,600,000	8,350,000	650,000
2001	280,000	425,000	1,054,000	3,425,000	5,300,000	728,500
2000	245,000	382,000	900,000	2,600,000	5,200,000	610,000
1999	195,000	320,000	712,500	1,825,000	3,700,000	475,000
1998	165,000	280,000	688,500	1,324,000	3,500,000	390,000
1997	138,000	245,000	582,500	1,340,000	2,021,500	360,000
1996	132,500	215,000	530,000	1,350,000	2,622,000	330,000
1995	120,000	208,000	480,000	1,200,000	2,400,000	297,000
1994	144,000	201,500	499,000	995,000	1,700,000	322,500

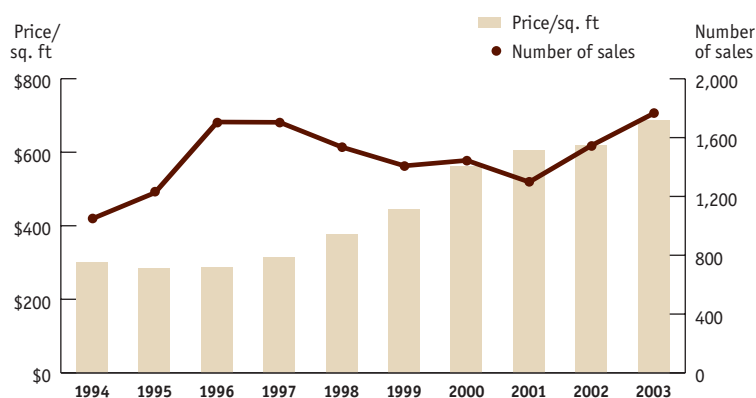
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	101	318	498	53	13	983
2002	88	366	515	83	9	1,061
2001	113	360	606	54	40	1,173
2000	149	374	506	77	39	1,145
1999	169	492	576	87	18	1,342
1998	143	311	371	32	12	869
1997	95	333	380	51	19	878
1996	91	260	323	37	11	722
1995	77	214	217	25	7	540
1994	101	230	316	36	7	690

# THE EAST SIDE

## UPPER EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,015,778	13.9%	\$891,895	44.7%	\$701,922
<b>Average Price Per Sq. Ft</b>	\$688	11.1%	\$619	128.6%	\$301
<b>Median Sales Price</b>	\$595,000	10.7%	\$537,500	98.3%	\$300,000
<b>Number of Sales</b>	1,766	14.2%	1,547	68.4%	1,049

### 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
2003	\$235,088	\$424,747	\$957,794	\$2,416,376	\$5,410,524	\$1,015,778
2002	224,118	338,698	876,020	2,439,454	4,201,250	891,895
2001	176,557	325,488	834,183	2,524,496	4,240,868	854,628
2000	141,980	306,428	914,333	1,940,267	4,533,604	710,299
1999	117,727	230,862	678,080	1,800,903	3,924,932	692,229
1998	102,240	197,215	590,002	1,608,535	3,773,122	636,113
1997	104,037	166,390	516,774	1,240,598	3,444,203	589,269
1996	93,889	160,810	456,621	1,169,107	2,565,287	585,790
1995	97,339	164,126	450,045	1,107,459	2,528,731	583,712
1994	115,505	173,365	471,282	1,002,316	2,323,408	701,922

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$487	\$553	\$693	\$1,066	\$1,462	\$688
2002	472	465	636	1,009	1,092	619
2001	402	454	649	1,012	1,387	606
2000	322	402	614	1,006	1,406	563
1999	248	319	489	752	1,190	444
1998	216	268	421	675	1,004	378
1997	186	226	345	540	808	315
1996	163	196	310	455	655	288
1995	150	192	300	449	650	285
1994	201	185	291	429	645	301

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$220,000	\$390,000	\$795,000	\$2,001,000	\$4,200,000	\$595,000
2002	205,000	343,000	745,000	2,000,000	4,600,000	537,500
2001	195,000	315,000	725,000	2,150,000	4,000,000	540,000
2000	140,000	265,000	790,000	1,800,000	3,300,000	465,000
1999	115,000	218,000	580,000	1,650,000	3,300,000	325,000
1998	105,000	185,000	495,000	1,375,000	3,250,000	290,000
1997	80,000	155,000	405,000	1,150,000	2,750,000	227,500
1996	72,000	140,000	360,000	980,000	2,150,000	230,000
1995	66,000	135,000	350,000	925,000	2,100,000	250,000
1994	65,000	132,500	355,000	940,000	1,950,000	300,000

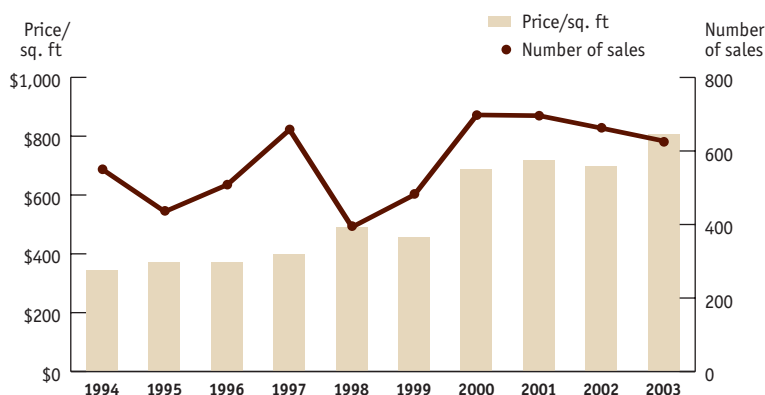
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	186	563	809	130	78	1,766
2002	185	424	740	162	36	1,547
2001	185	426	529	101	57	1,298
2000	233	591	494	83	44	1,445
1999	200	509	504	127	68	1,408
1998	216	513	601	127	78	1,535
1997	164	560	737	147	96	1,704
1996	70	471	844	209	112	1,706
1995	42	315	641	143	84	1,225
1994	40	191	522	178	118	1,049

# THE EAST SIDE

## UPPER EAST SIDE CONDOS

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



### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$303,524	\$476,575	\$1,279,844	\$3,368,756	\$5,760,417	\$1,170,514
2002	249,200	434,202	1,019,227	3,632,667		1,005,556
2001	288,264	433,166	1,101,201	3,135,799	7,392,861	1,029,993
2000	227,381	395,379	1,108,709	2,494,566	12,676,389	1,056,527
1999	186,299	316,915	732,856	1,711,091	2,378,000	612,527
1998	178,285	312,022	849,680	1,733,931	4,565,700	720,451
1997	146,226	260,241	600,557	1,612,260	2,032,523	567,967
1996	162,743	248,742	576,620	1,895,473	1,464,900	479,639
1995	141,746	236,329	619,113	1,359,013	2,196,642	503,299
1994	146,065	218,042	566,415	1,271,758	1,426,000	441,729

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$295,000	\$439,000	\$1,100,000	\$2,650,000	\$5,900,000	\$789,000
2002	270,000	412,000	850,000	3,600,000		555,000
2001	295,000	420,000	880,000	3,620,000	4,050,000	620,000
2000	242,500	353,000	742,000	2,700,000	2,275,000	465,000
1999	196,500	310,000	650,000	1,800,000	1,550,000	470,000
1998	179,000	265,000	667,000	1,500,000	3,100,000	430,000
1997	141,000	235,000	591,000	1,365,000	1,700,000	395,000
1996	125,000	205,000	509,025	1,350,000	2,622,000	350,000
1995	138,000	213,000	468,000	1,150,000	1,825,000	325,000
1994	155,000	203,000	495,000	885,000	1,325,000	328,000

### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,170,514	16.4%	\$1,005,556	165.0%	\$441,729
Average Price Per Sq. Ft	\$808	15.8%	\$698	133.5%	\$346
Median Sales Price	\$789,000	42.2%	\$555,000	140.5%	\$328,000
Number of Sales	627	-5.3%	662	14.0%	550

### BOUNDARY

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

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$613	\$633	\$872	\$1,198	\$1,483	\$808
2002	524	599	708	1,154		698
2001	599	581	766	1,148	1,571	719
2000	472	538	723	947	2,153	689
1999	361	405	493	723	619	458
1998	351	399	548	614	1,156	492
1997	286	331	415	622	602	398
1996	291	315	400	668	490	371
1995	272	307	411	558	598	372
1994	291	281	384	499	305	346

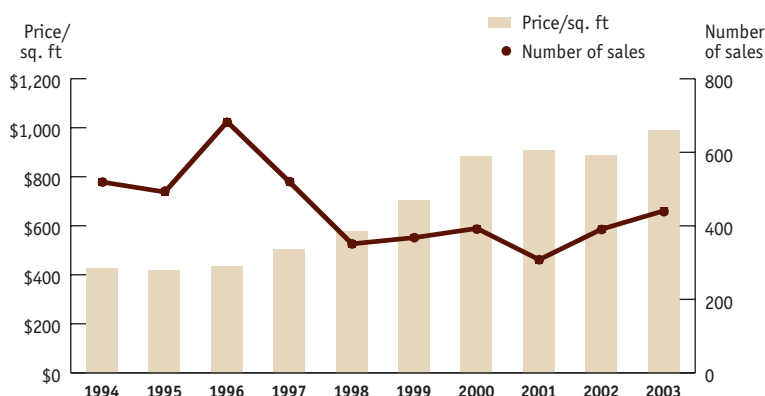
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	58	191	324	42	12	627
2002	56	250	287	69		662
2001	75	256	313	34	18	696
2000	78	246	325	46	3	698
1999	47	170	225	34	5	481
1998	57	122	186	18	10	393
1997	42	238	309	48	21	658
1996	39	191	254	19	5	508
1995	28	170	207	23	7	435
1994	73	174	271	31	1	550

# THE 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
<b>Average Sales Price</b>	\$1,968,961	12.3%	\$1,752,664	95.6%	\$1,006,500
<b>Average Price Per Sq. Ft</b>	\$988	11.3%	\$888	132.5%	\$425
<b>Median Sales Price</b>	\$1,337,500	7.1%	\$1,249,000	114.0%	\$625,000
<b>Number of Sales</b>	441	12.8%	391	-15.0%	519

## 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
2003	\$323,423	\$686,463	\$1,360,452	\$2,890,985	\$5,692,825	\$1,968,961
2002	442,700	397,091	1,302,148	2,827,977	4,967,000	1,752,664
2001	250,667	478,300	1,244,340	3,205,778	4,614,615	1,871,008
2000	154,000	504,810	1,307,129	2,442,517	6,558,334	2,002,353
1999	136,500	391,479	936,024	2,117,232	4,257,930	1,550,413
1998	93,571	275,408	817,842	1,788,700	4,328,477	1,290,590
1997	170,117	224,053	732,665	1,454,865	4,012,493	1,240,069
1996	114,382	242,307	632,052	1,304,187	2,751,506	973,774
1995	120,312	248,000	612,544	1,271,857	2,726,927	957,688
1994	155,208	241,948	600,105	1,110,103	2,516,917	1,006,500

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$618	\$799	\$864	\$1,225	\$1,594	\$988
2002	819	552	809	1,139	1,263	\$888
2001	628	548	817	1,239	1,515	907
2000	398	576	772	1,145	1,576	883
1999	301	472	625	836	1,268	702
1998	275	414	518	738	1,025	579
1997	270	296	448	619	952	504
1996	261	297	402	520	692	434
1995	251	279	394	499	675	420
1994	538	259	366	468	692	425

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$295,000	\$542,000	\$1,250,000	\$2,600,000	\$4,900,000	\$1,337,500
2002	450,000	369,000	1,200,000	2,200,000	5,325,000	1,249,000
2001	250,000	392,000	995,000	2,304,000	4,800,000	1,100,000
2000	189,000	450,000	1,025,000	2,750,000	4,850,000	1,200,000
1999	132,000	345,000	835,000	1,850,000	3,900,000	905,000
1998	120,000	265,000	695,000	1,550,000	3,250,000	725,000
1997	125,000	225,000	630,000	1,300,000	3,300,000	700,000
1996	90,000	215,000	550,000	1,180,000	2,300,000	625,000
1995	100,000	213,500	525,000	1,050,000	2,225,000	600,000
1994	87,000	205,000	505,000	1,050,000	2,325,000	625,000

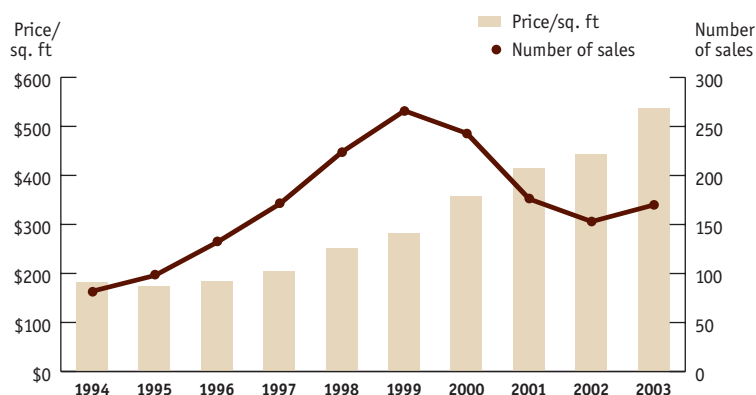
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	13	52	255	74	47	441
2002	18	50	200	100	23	391
2001	13	42	151	75	27	308
2000	18	53	196	79	47	393
1999	17	52	162	85	52	368
1998	21	60	165	61	44	351
1997	17	67	272	89	74	519
1996	17	104	333	140	89	683
1995	16	73	241	95	67	492
1994	12	48	244	127	88	519

# THE EAST SIDE

## YORKVILLE CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$553,362	27.5%	\$434,087	165.2%	\$208,689
<b>Average Price Per Sq. Ft</b>	\$537	21.2%	\$443	193.4%	\$183
<b>Median Sales Price</b>	\$416,250	18.9%	\$350,000	152.3%	\$165,000
<b>Number of Sales</b>	170	11.1%	153	107.3%	82

### 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
2003	\$168,375	\$319,155	\$710,803	\$1,504,625	\$1,700,000	\$553,362
2002	141,000	270,316	586,133	1,125,000		434,087
2001	129,921	252,012	576,211	1,138,571	1,812,500	398,348
2000	114,235	228,117	499,637	1,258,444		317,916
1999	101,539	171,250	428,097	880,909	1,200,000	266,417
1998	89,669	144,107	373,406	731,223	810,000	243,121
1997	125,190	123,379	281,140	604,667	950,000	206,113
1996	67,050	112,304	292,653	524,938	1,600,000	206,485
1995	53,650	102,063	264,441	612,079		198,258
1994	53,000	111,194	271,390	644,900		208,689

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$404	\$476	\$586	\$750	\$800	\$537
2002	434	393	485	577		443
2001	321	368	485	585	\$649	415
2000	268	329	435	626		358
1999	211	238	376	426	430	283
1998	202	206	321	344	386	251
1997	209	169	234	297	352	204
1996	126	150	226	268	432	185
1995	119	137	206	299		175
1994	124	151	208	285		183

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$159,000	\$295,000	\$630,000	\$1,762,000	\$1,700,000	\$416,250
2002	141,000	255,000	515,000	1,125,000		350,000
2001	122,500	235,000	525,000	1,100,000	1,812,500	298,000
2000	99,000	215,000	475,000	1,275,000		240,000
1999	96,000	155,000	399,000	850,000	1,200,000	193,000
1998	86,500	140,000	290,000	750,000	810,000	165,000
1997	87,500	125,000	225,000	520,000	950,000	155,000
1996	60,000	105,000	255,000	625,000	1,600,000	135,000
1995	65,000	95,000	231,000	650,000		137,000
1994	60,000	110,000	235,000	678,000		165,000

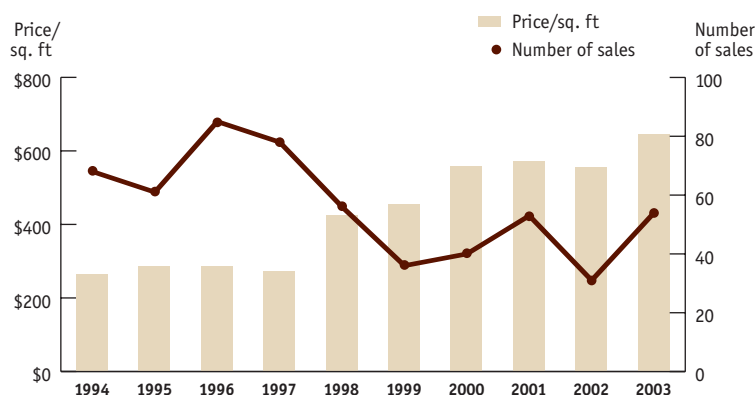
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	8	76	77	8	1	170
2002	5	77	67	5		153
2001	18	86	65	6	1	176
2000	41	124	71	7		243
1999	38	138	80	9	1	266
1998	22	116	76	9	1	224
1997	16	80	69	5	1	171
1996	7	68	51	5	1	132
1995	6	45	41	6		98
1994	3	35	41	3		82

# THE EAST SIDE

## EAST END AVENUE CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$978,818	53.6%	\$637,113	41.5%	\$691,608
<b>Average Price Per Sq. Ft</b>	\$646	16.2%	\$556	142.9%	\$266
<b>Median Sales Price</b>	\$698,000	0.4%	\$695,000	111.5%	\$330,000
<b>Number of Sales</b>	54	74.2%	31	-20.6%	68

### 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
2003	\$170,000	\$388,304	\$945,000	\$2,057,500	\$3,483,333	\$978,818
2002		382,000	656,250	1,125,000		637,113
2001	154,921	315,410	848,555	1,912,500	4,981,667	1,354,329
2000	157,500	331,357	681,812	1,315,000		567,318
1999	136,500	250,200	761,882	1,775,000	2,800,000	725,472
1998	79,333	188,400	760,479	1,018,000		561,062
1997	91,250	176,410	463,284	868,333	1,262,500	378,164
1996	92,000	137,960	457,976	1,056,900	2,552,500	602,500
1995	86,625	155,327	378,333	950,944	2,339,523	617,561
1994	78,500	147,813	400,406	783,800	2,400,000	691,608

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$309	\$540	\$635	\$993	\$1,014	\$646
2002		527	566	577		556
2001	328	431	569	786	898	572
2000	315	397	635	679		558
1999	265	317	434	684	934	456
1998	187	264	417	821		425
1997	189	222	316	410	451	274
1996	165	184	282	378	579	288
1995	143	195	275	390	566	287
1994	102	186	246	357	490	266

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$170,000	\$375,000	\$845,000	\$1,900,000	\$3,500,000	\$698,000
2002		385,000	795,000	1,125,000		695,000
2001	165,000	315,000	750,000	1,800,000	2,900,000	695,000
2000	125,000	290,000	795,000	1,275,000		657,500
1999	175,000	235,000	738,000	1,745,000	5,400,000	495,000
1998	93,000	200,000	700,000	1,300,000		450,000
1997	85,000	167,000	485,000	875,000	1,350,000	199,000
1996	92,000	140,000	339,000	862,500	2,622,500	275,000
1995	75,000	151,250	375,000	855,000	1,865,000	365,000
1994	54,500	141,000	330,000	953,000	2,075,000	330,000

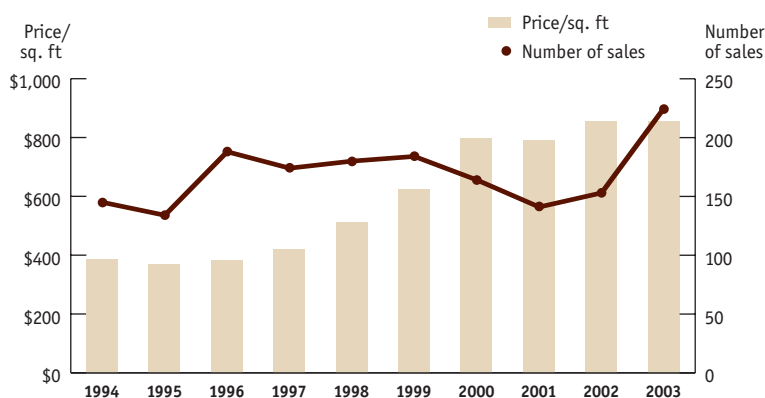
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	1	17	29	4	3	54
2002		9	18	4		31
2001	4	5	31	7	6	53
2000	3	14	20	3		40
1999	2	11	18	4	1	36
1998	3	20	24	9		56
1997	4	32	34	6	2	78
1996	1	25	42	10	7	85
1995	4	14	27	9	7	61
1994	1	15	36	5	11	68

# THE EAST SIDE

## CARNEGIE HILL CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,540,015	-16.3%	\$1,840,862	95.5%	\$787,799
<b>Average Price Per Sq. Ft</b>	\$854	0.0%	\$854	121.8%	\$385
<b>Median Sales Price</b>	\$1,150,000	-20.7%	\$1,450,000	100.0%	\$575,000
<b>Number of Sales</b>	225	47.1%	153	55.2%	145

### BOUNDARY

**North:** East 96th Street  
**South:** East 86th Street  
**East:** Lexington Avenue  
**West:** Fifth Avenue

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$341,000	\$402,805	\$1,172,103	\$2,180,385	\$4,438,818	\$1,540,015
2002		285,000	1,079,559	2,414,654	5,562,500	1,840,862
2001	325,000	427,197	1,059,697	2,256,386	4,463,000	1,403,435
2000	217,000	380,843	1,019,831	2,630,267	5,463,000	1,574,861
1999	142,889	302,472	868,356	1,801,798	3,712,696	1,189,681
1998	131,625	213,047	718,507	1,563,685	2,874,376	941,642
1997	146,646	193,217	589,396	1,313,151	2,738,421	763,654
1996	89,500	207,759	551,616	1,086,158	2,091,699	699,151
1995	101,864	178,368	516,946	1,048,113	1,927,693	698,133
1994	91,429	176,219	507,720	1,197,645	2,229,636	787,799

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$658	\$555	\$802	\$1,001	\$1,388	\$854
2002		496	719	1,011	1,191	854
2001	492	528	752	980	1,364	791
2000	426	506	703	1,094	1,430	799
1999	277	370	587	761	1,122	624
1998	251	283	501	648	892	511
1997	286	250	397	565	774	420
1996	174	261	369	474	623	382
1995	181	224	347	464	581	370
1994	187	214	340	487	631	385

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$330,000	\$385,000	\$1,071,250	\$2,001,000	\$4,100,000	\$1,150,000
2002		285,000	950,000	2,075,000	5,800,000	1,450,000
2001	325,000	395,000	899,000	2,208,000	4,000,000	899,000
2000	205,000	350,000	885,000	2,600,000	4,700,000	975,000
1999	160,000	280,000	750,000	1,700,000	3,260,000	800,000
1998	135,000	195,000	712,500	1,400,000	2,600,000	715,000
1997	125,000	174,500	530,000	1,300,000	2,800,000	555,000
1996	89,194	185,000	475,000	1,062,000	1,800,000	485,000
1995	100,000	150,000	475,000	999,990	1,740,000	565,000
1994	87,000	165,000	492,500	1,100,000	1,875,000	575,000

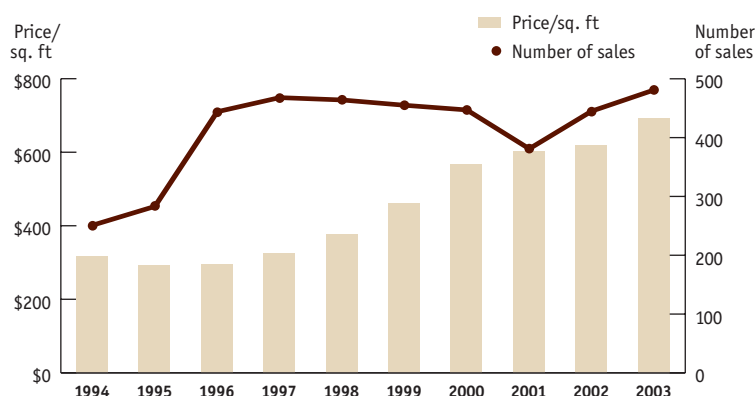
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	3	35	125	40	22	225
2002		5	79	60	9	153
2001	1	30	77	20	13	141
2000	4	28	87	31	14	164
1999	7	28	96	37	16	184
1998	8	33	91	32	16	180
1997	7	32	91	34	10	174
1996	7	36	94	35	16	188
1995	6	18	68	30	12	134
1994	4	17	74	37	13	145

# THE EAST SIDE

## LENOX HILL CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,075,080	17.5%	\$915,198	81.1%	\$593,509
<b>Average Price Per Sq. Ft</b>	\$691	11.5%	\$620	118.0%	\$317
<b>Median Sales Price</b>	\$579,000	6.7%	\$542,500	72.8%	\$335,000
<b>Number of Sales</b>	481	8.1%	445	91.6%	251

### BOUNDARY

**North:** East 72nd Street

**South:** East 59th Street

**East:** East River

**West:** Fifth Avenue

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$247,325	\$457,344	\$1,013,633	\$2,586,997	\$6,473,421	\$1,075,080
2002	237,553	373,208	1,018,486	2,374,286	4,716,667	915,198
2001	208,117	371,777	953,297	2,223,042	3,900,720	782,909
2000	168,832	338,709	928,033	2,317,094	9,576,250	930,492
1999	119,190	281,829	789,901	1,846,983	5,299,706	717,950
1998	103,292	228,878	637,102	1,635,780	4,784,217	609,681
1997	90,253	184,331	497,937	1,518,585	3,936,329	585,350
1996	77,798	160,086	456,435	1,111,053	3,449,433	505,784
1995	80,896	168,486	463,399	1,168,047	2,685,183	475,770
1994	125,422	167,677	439,500	905,243	2,934,882	593,509

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$519	\$558	\$689	\$1,113	\$1,512	\$691
2002	434	483	683	947	1,180	620
2001	423	490	686	974	1,134	603
2000	334	424	633	936	1,524	566
1999	258	358	520	801	1,124	461
1998	205	291	424	683	1,089	378
1997	184	230	345	616	837	326
1996	173	207	316	475	710	295
1995	164	206	318	491	664	293
1994	292	200	306	384	664	317

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$239,000	\$410,000	\$850,000	\$1,950,000	\$4,400,000	\$579,000
2002	215,000	360,000	850,000	2,500,000	4,600,000	542,500
2001	205,000	343,000	780,000	2,100,000	3,900,000	405,000
2000	158,000	315,000	775,000	1,975,000	9,400,000	480,000
1999	115,000	240,000	627,700	1,600,000	3,750,000	365,000
1998	97,000	200,000	510,000	1,316,000	3,700,000	262,500
1997	81,300	162,000	420,000	1,400,000	2,250,000	245,000
1996	78,000	140,000	372,500	950,000	2,650,000	225,000
1995	72,000	140,000	380,000	1,050,000	2,234,000	240,000
1994	72,000	145,000	390,000	800,000	2,000,000	335,000

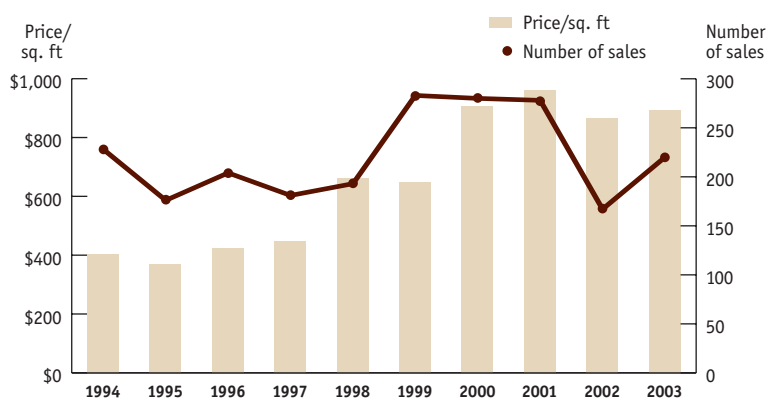
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	60	161	202	39	19	481
2002	85	108	208	31	13	445
2001	76	121	147	28	9	381
2000	65	146	190	36	10	447
1999	71	161	174	36	13	455
1998	91	153	172	32	16	464
1997	70	158	185	29	26	468
1996	54	143	189	38	20	444
1995	34	87	128	22	12	283
1994	29	61	110	31	20	251

# THE EAST SIDE

## LENOX HILL CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,312,115	-25.4%	\$1,759,710	146.0%	\$533,385
<b>Average Price Per Sq. Ft</b>	\$891	3.1%	\$864	121.6%	\$402
<b>Median Sales Price</b>	\$925,000	-5.6%	\$980,000	143.1%	\$380,500
<b>Number of Sales</b>	220	31.7%	167	-3.5%	228

### BOUNDARY

**North:** East 72nd Street

**South:** East 59th Street

**East:** East River

**West:** Fifth Avenue

### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$330,140	\$565,981	\$1,489,197	\$3,990,000	\$7,166,667	\$1,312,115
2002	240,000	460,509	1,224,688	4,327,222		1,759,710
2001	324,000	517,850	1,270,738	4,676,588	10,217,111	2,160,677
2000	279,595	509,205	1,472,768	5,152,313	8,828,286	1,945,284
1999	204,591	385,024	1,100,154	3,009,375	6,101,357	1,061,479
1998	198,427	362,364	1,222,170	2,458,806	11,165,863	1,072,860
1997	172,372	302,162	718,077	1,678,705	2,797,550	631,129
1996	167,660	262,080	653,550	1,850,464	2,707,250	635,380
1995	147,500	254,280	590,940	1,297,409	2,684,167	462,546
1994	140,433	274,215	697,446	1,626,269		533,385

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$657	\$702	\$978	\$1,333	\$1,539	\$891
2002	479	593	846	1,249		864
2001	611	639	826	1,490	2,208	960
2000	605	619	871	1,593	1,753	905
1999	394	491	676	1,138	1,529	647
1998	401	464	775	921	2,192	661
1997	345	384	478	622	710	446
1996	321	338	438	702	715	423
1995	303	329	402	495	773	370
1994	314	334	446	617		402

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$330,000	\$575,000	\$1,250,000	\$4,500,000	\$7,500,000	\$925,000
2002	250,000	420,000	1,125,000	3,850,000		980,000
2001	295,000	525,000	1,015,000	4,582,500	9,900,000	975,000
2000	255,000	465,000	1,156,000	5,300,000	9,037,000	896,500
1999	215,000	385,000	760,000	2,900,000	6,500,000	600,000
1998	182,000	327,250	925,000	2,000,000	12,350,000	555,000
1997	167,000	304,000	652,000	1,324,000	2,250,000	437,500
1996	160,500	260,000	590,000	1,400,500	2,747,000	415,000
1995	138,500	237,500	482,000	1,230,000	2,400,000	335,000
1994	162,500	259,000	662,000	1,200,000		380,500

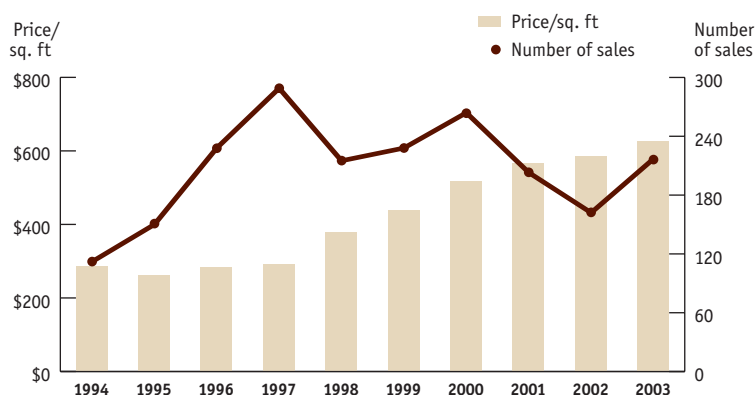
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	28	58	119	12	3	220
2002	9	42	74	42		167
2001	20	40	170	24	24	278
2000	26	71	140	23	20	280
1999	25	88	144	18	8	283
1998	30	57	93	9	4	193
1997	21	63	80	12	5	181
1996	20	55	111	11	7	204
1995	26	60	81	7	2	176
1994	39	59	120	10		228

# THE EAST SIDE

## SUTTON/BEEKMAN CO-OPS

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



### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
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	3,657,500	737,248
2000	182,400	356,899	741,341	1,854,348	3,950,000	880,651
1999	139,121	296,723	681,195	1,542,556	7,150,000	608,781
1998	114,150	264,813	615,374	1,192,674	3,334,375	674,638
1997	104,464	205,737	444,697	928,828	2,219,000	426,384
1996	99,333	202,005	474,174	800,968	2,492,692	452,723
1995	115,400	199,920	410,980	1,185,183	2,513,750	445,023
1994	122,250	209,270	439,220	1,081,386	2,920,000	606,951

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$238,750	\$425,000	\$875,000	\$1,790,000	\$2,750,000	\$740,000
2002	210,000	381,500	995,000	2,350,000	4,700,000	478,000
2001	182,000	380,000	737,500	2,500,000	3,465,000	532,000
2000	170,000	325,000	710,000	2,000,000	2,750,000	650,000
1999	140,000	310,000	628,000	1,587,000	6,300,000	412,000
1998	117,000	249,000	562,500	1,025,000	2,325,000	445,000
1997	98,000	195,000	420,000	835,000	1,915,000	315,000
1996	92,000	175,000	420,000	775,000	936,462	335,000
1995	75,000	165,000	375,000	875,000	1,637,500	290,000
1994	70,000	177,500	387,500	1,210,000	2,000,000	325,000

### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$866,374	7.8%	\$803,530	42.7%	\$606,951
Average Price Per Sq. Ft	\$628	7.0%	\$587	119.6%	\$286
Median Sales Price	\$740,000	54.8%	\$478,000	127.7%	\$325,000
Number of Sales	217	34.0%	162	93.8%	112

### BOUNDARY

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

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$484	\$579	\$642	\$822	\$1,055	\$628
2002	369	465	670	810	1,382	587
2001	456	473	586	790	974	568
2000	330	425	560	693	1,211	518
1999	246	343	513	509	1,004	440
1998	212	301	408	461	708	380
1997	199	242	317	393	523	293
1996	181	212	317	385	506	285
1995	207	201	271	391	438	262
1994	139	212	288	459	559	286

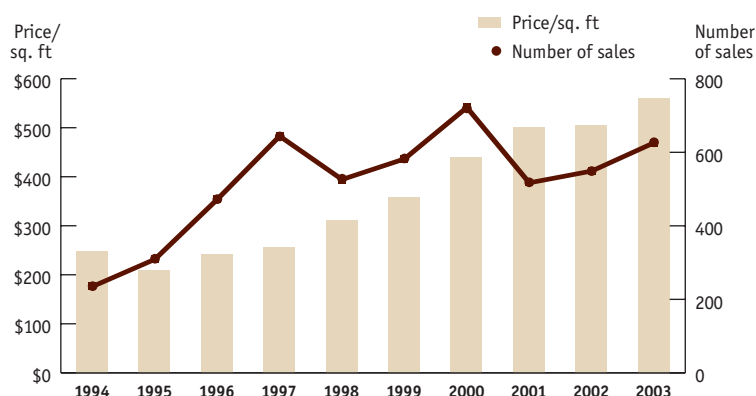
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	11	67	127	9	3	217
2002	18	63	67	9	5	162
2001	23	58	111	9	2	203
2000	27	87	124	23	3	264
1999	24	78	108	16	2	228
1998	6	55	123	23	8	215
1997	28	93	140	18	10	289
1996	6	66	135	16	5	228
1995	5	38	95	8	4	150
1994	4	17	68	18	5	112

# THE 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
<b>Average Sales Price</b>	\$605,941	6.8%	\$567,578	23.0%	\$492,455
<b>Average Price Per Sq. Ft</b>	\$561	11.1%	\$505	127.1%	\$247
<b>Median Sales Price</b>	\$415,000	13.7%	\$365,000	69.4%	\$245,000
<b>Number of Sales</b>	626	14.0%	549	166.4%	235

### 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
2003	\$228,326	\$419,819	\$891,251	\$2,049,091	\$3,693,750	\$605,941
2002	212,271	327,254	779,481	2,025,000	3,750,000	567,578
2001	191,703	335,667	755,790	2,898,389	3,028,750	550,329
2000	165,116	303,831	711,771	1,886,771	5,400,000	519,055
1999	137,985	250,901	623,280	1,505,328	4,788,667	405,127
1998	102,970	205,103	551,793	1,314,562	2,657,667	451,853
1997	100,513	182,638	425,689	1,014,172	2,219,000	343,884
1996	105,869	171,914	441,343	881,685	1,981,346	387,669
1995	103,166	163,737	419,708	1,060,081	1,802,600	399,659
1994	107,475	176,093	417,198	1,079,584	2,135,000	492,455

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$446	\$542	\$627	\$830	\$1,020	\$561
2002	441	421	588	810	946	505
2001	421	437	553	795	966	501
2000	319	388	530	689	1,122	440
1999	253	319	463	479	835	359
1998	212	256	370	487	628	311
1997	189	218	294	398	526	256
1996	168	189	283	380	443	241
1995	148	164	245	371	415	210
1994	147	178	272	432	521	247

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$225,000	\$379,000	\$795,000	\$1,850,000	\$2,750,000	\$415,000
2002	200,000	325,000	575,000	2,350,000	4,700,000	365,000
2001	182,000	325,000	630,000	2,500,000	3,465,000	380,000
2000	150,000	270,000	635,000	2,000,000	2,750,000	345,000
1999	132,500	245,500	575,000	1,395,000	6,300,000	258,000
1998	100,000	180,000	450,000	1,080,000	1,850,000	249,000
1997	90,000	165,000	375,000	860,000	1,915,000	221,000
1996	76,125	150,000	365,000	775,000	915,000	205,000
1995	60,000	125,000	325,000	725,000	1,637,500	173,500
1994	70,000	135,000	370,000	910,000	1,950,000	245,000

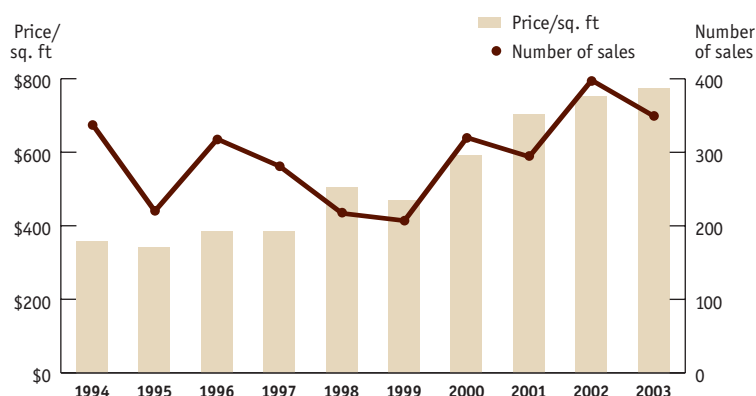
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	137	237	237	11	4	626
2002	95	222	214	9	9	549
2001	112	170	222	9	4	517
2000	180	261	243	32	6	722
1999	149	216	196	18	3	582
1998	88	181	213	32	12	526
1997	77	265	260	32	10	644
1996	38	148	249	27	10	472
1995	18	101	162	18	10	309
1994	20	59	116	29	11	235

# THE EAST SIDE

## MIDTOWN EAST/TURTLE BAY CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$986,125	-14.1%	\$1,148,287	100.9%	\$490,897
<b>Average Price Per Sq. Ft</b>	\$773	2.9%	\$751	115.9%	\$358
<b>Median Sales Price</b>	\$725,000	-11.0%	\$815,000	163.6%	\$275,001
<b>Number of Sales</b>	349	-12.3%	398	3.3%	338

### BOUNDARY

**North:** East 59th Street

**South:** East 42nd Street

**East:** East River (includes 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
2003	\$298,652	\$526,814	\$1,402,149	\$2,372,182	\$1,075,000	\$986,125
2002	262,943	474,786	1,205,112	3,956,667	7,175,000	1,148,287
2001	274,580	510,883	1,237,682	7,912,000	13,500,000	1,030,001
2000	295,599	410,741	1,121,497	2,310,833	2,312,500	954,999
1999	190,049	386,837	932,676	1,665,000		561,680
1998	176,841	433,534	882,843	1,768,643	4,687,500	729,835
1997	150,728	291,472	633,206	2,267,857	4,900,000	491,539
1996	159,485	300,856	710,395	1,061,725	3,000,000	474,457
1995	117,301	275,103	685,628	950,000	2,525,000	409,414
1994	123,140	246,087	702,002	1,879,500	3,286,375	490,897

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$648	\$666	\$874	\$888	\$1045	\$773
2002	587	623	780	1,277	1,428	751
2001	592	629	741	1,775	744	703
2000	569	507	674	817	771	592
1999	365	437	562	571		469
1998	321	441	572	704	900	504
1997	306	340	422	754	1,442	386
1996	320	336	451	410	842	386
1995	234	316	413	475	728	341
1994	251	293	441	539	586	358

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$286,000	\$462,000	\$1,155,000	\$2,000,000	\$1,075,000	\$725,000
2002	270,000	379,000	960,000	3,520,000	8,350,000	815,000
2001	286,500	470,000	1,100,000	3,811,000	13,500,000	675,000
2000	230,000	415,000	825,000	1,765,000	2,100,000	550,000
1999	165,000	325,000	745,000	1,500,000		418,000
1998	150,000	299,000	650,000	1,300,000	5,500,000	430,000
1997	126,000	245,000	555,000	2,000,000	5,200,000	290,000
1996	130,000	230,000	557,000	860,000	3,000,000	280,000
1995	90,000	208,000	520,000	2,525,000	510,000	270,000
1994	110,000	183,000	532,500	1,243,500	1,900,000	275,001

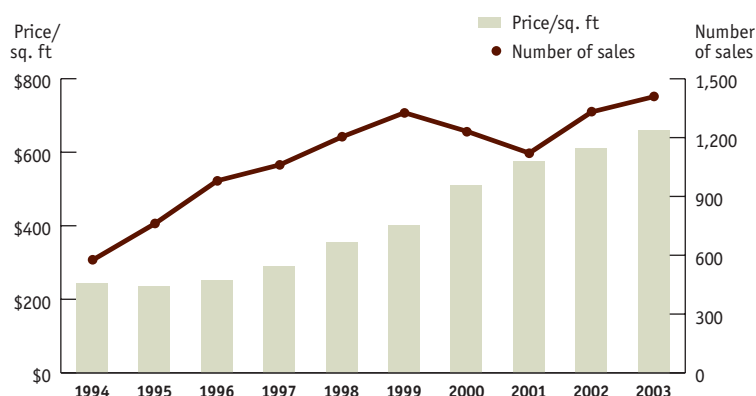
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	41	126	170	11	1	349
2002	32	116	227	14	9	398
2001	43	99	145	6	1	294
2000	41	143	131	3	2	320
1999	39	93	71	4		207
1998	22	87	97	7	4	217
1997	46	110	116	7	2	281
1996	47	129	137	4	1	318
1995	29	13	76	1	1	220
1994	64	116	147	7	4	338

# THE WEST SIDE

## WEST SIDE CO-OPS

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



### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$239,586	\$402,761	\$869,817	\$2,347,043	\$5,330,266	\$785,872
2002	193,941	371,644	815,094	2,590,444	4,882,857	793,549
2001	215,194	351,051	780,578	2,300,772	3,763,733	673,799
2000	169,172	310,300	759,983	1,979,114	4,090,840	609,731
1999	131,363	244,486	617,714	1,543,781	2,865,054	473,619
1998	113,723	214,805	557,888	1,357,395	2,755,777	427,172
1997	91,280	176,385	423,532	1,198,919	2,409,474	349,684
1996	83,668	151,700	362,622	930,320	1,784,593	311,092
1995	74,008	140,330	349,674	937,976	1,414,656	302,857
1994	70,121	141,163	372,853	880,466	2,364,036	349,554

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$229,000	\$385,000	\$720,000	\$1,725,000	\$5,200,000	\$525,000
2002	190,000	365,000	675,000	2,415,000	3,550,000	455,000
2001	202,000	340,000	655,000	1,850,000	3,125,000	420,000
2000	163,500	300,000	630,000	1,650,000	2,850,000	375,000
1999	130,000	233,000	511,000	1,325,000	2,337,500	300,000
1998	112,500	200,000	465,000	1,100,000	2,550,000	257,500
1997	85,000	157,500	367,500	975,000	1,585,000	227,500
1996	78,000	140,000	300,000	810,000	1,500,000	190,000
1995	67,500	135,000	280,000	750,000	1,375,000	198,000
1994	68,000	135,000	325,000	735,000	2,300,000	225,000

### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$785,872	-1.0%	\$793,549	124.8%	\$349,554
Average Price Per Sq. Ft	\$659	7.7%	\$612	170.1%	\$244
Median Sales Price	\$525,000	15.4%	\$455,000	133.3%	\$225,000
Number of Sales	1,409	5.9%	1,331	145.0%	575

### BOUNDARY

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

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$529	\$584	\$680	\$1,003	\$1,412	\$659
2002	412	513	642	1,018	1,412	612
2001	436	495	613	975	1,303	574
2000	368	440	562	883	1,199	510
1999	282	343	460	665	825	400
1998	236	302	412	591	839	356
1997	200	244	323	500	699	291
1996	174	210	271	433	526	251
1995	149	191	258	384	457	234
1994	137	187	265	364	633	244

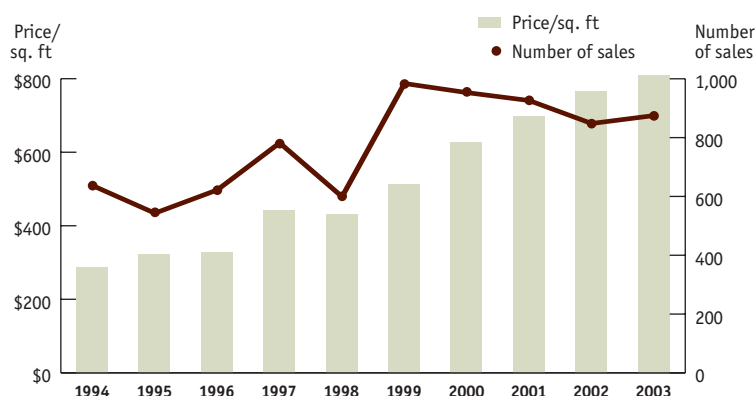
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	178	492	632	85	22	1,409
2002	153	459	607	81	31	1,331
2001	202	379	450	76	14	1,121
2000	224	439	485	64	20	1,232
1999	242	512	476	76	21	1,327
1998	223	424	476	65	16	1,204
1997	135	401	456	59	10	1,061
1996	128	357	414	64	17	980
1995	88	258	349	58	8	761
1994	55	171	285	57	7	575

# THE WEST SIDE

## WEST SIDE CONDOS

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



### AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$325,730	\$539,562	\$1,270,532	\$3,309,839	\$12,935,000	\$1,014,145
2002	296,923	534,293	1,340,923	2,648,889	4,200,000	939,999
2001	273,695	488,096	1,126,118	3,064,000	4,912,750	828,751
2000	260,077	435,605	987,153	2,620,364	4,180,714	768,288
1999	227,264	337,511	819,276	1,768,139	4,954,545	612,927
1998	159,240	287,250	719,946	2,074,730	3,122,917	497,520
1997	157,456	287,552	799,361	2,393,062	3,745,568	569,084
1996	134,702	234,449	490,338	1,084,240	1,935,000	354,640
1995	107,131	241,941	511,889	1,331,391	2,485,700	374,299
1994	120,996	219,560	456,579	762,548	1,183,500	327,182

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$315,000	\$495,000	\$1,040,000	\$2,700,000	\$5,300,000	\$670,000
2002	288,000	495,000	1,195,000	2,450,000	4,200,000	618,000
2001	260,000	450,000	850,000	2,000,000	4,700,000	525,000
2000	245,000	430,500	810,000	1,925,000	3,500,000	505,000
1999	200,000	325,000	690,000	2,000,000	3,500,000	425,000
1998	153,000	260,000	560,000	1,500,000	3,360,500	325,000
1997	137,000	242,500	635,000	1,955,000	4,300,000	334,875
1996	120,000	210,000	425,000	975,000	2,350,000	258,000
1995	99,000	214,500	410,000	1,003,000	975,000	254,000
1994	95,500	200,000	390,000	625,000	460,000	260,000

### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,014,145	7.9%	\$939,999	210.0%	\$327,182
Average Price Per Sq. Ft	\$808	5.6%	\$765	182.5%	\$286
Median Sales Price	\$670,000	8.4%	\$618,000	157.7%	\$260,000
Number of Sales	875	3.2%	848	37.4%	637

### BOUNDARY

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

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
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	493	566	681	992	1,268	628
1999	437	440	578	678	1,211	512
1998	313	383	517	645	832	431
1997	320	374	523	740	1,010	441
1996	263	302	368	467	521	328
1995	218	298	372	516	554	323
1994	219	262	327	325	278	286

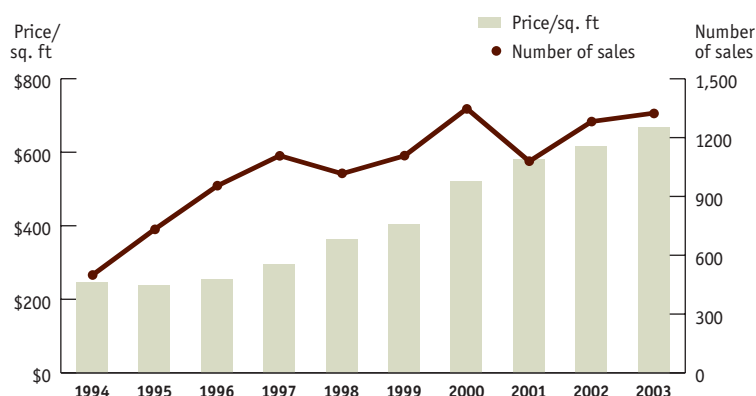
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	110	331	398	31	5	875
2002	120	352	329	42	5	848
2001	179	341	366	28	11	926
2000	149	320	444	33	7	953
1999	113	425	414	20	12	984
1998	105	248	224	19	3	599
1997	136	303	309	28	6	782
1996	110	237	252	21	2	622
1995	83	238	198	21	3	543
1994	81	266	270	16	4	637

# THE WEST SIDE

## UPPER WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$240,035	\$407,400	\$888,483	\$2,347,043	\$5,330,266	\$810,718
2002	189,194	371,184	820,779	2,590,444	4,882,857	810,835
2001	192,554	346,666	822,162	2,167,253	3,991,806	725,564
2000	150,146	334,264	724,792	1,650,577	2,117,130	533,074
1999	135,015	235,220	621,042	1,545,086	3,253,889	496,269
1998	117,818	218,590	572,193	1,376,082	3,343,536	485,840
1997	120,011	177,783	419,663	1,305,560	2,251,769	380,484
1996	103,598	176,396	408,124	1,106,373	1,723,864	402,420
1995	105,414	163,160	415,644	1,056,052	1,318,736	408,084
1994	103,428	177,678	419,116	1,001,949	1,791,568	484,570

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$227,500	\$389,000	\$725,000	\$1,725,000	\$5,200,000	\$535,000
2002	190,000	365,000	695,000	2,415,000	3,550,000	460,000
2001	197,000	321,000	660,000	1,600,000	3,950,000	475,000
2000	142,500	299,000	669,000	1,450,000	2,850,000	410,000
1999	136,000	225,000	515,000	1,200,000	2,530,000	295,000
1998	112,000	212,500	495,000	1,175,000	2,575,000	284,000
1997	87,000	160,000	375,000	1,027,000	1,585,000	230,000
1996	78,000	140,000	310,000	775,000	1,450,000	195,000
1995	67,500	135,000	282,500	750,000	1,200,000	200,000
1994	67,000	139,000	325,000	747,250	2,300,000	230,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$810,718	0.0%	\$810,835	67.3%	\$484,570
Average Price Per Sq. Ft	\$668	8.3%	\$617	170.4%	\$247
Median Sales Price	\$535,000	16.3%	\$460,000	132.6%	\$230,000
Number of Sales	1,325	3.4%	1,282	165.5%	499

### BOUNDARY

**North:** West 116th Street

**South:** West 57th Street

**East:** Central Park West

**West:** Hudson River

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$535	\$588	\$690	\$1,003	\$1,412	\$668
2002	411	513	644	1,018	1,412	617
2001	439	499	618	975	1,303	582
2000	370	447	572	887	1,199	521
1999	287	345	464	665	825	405
1998	241	305	417	594	839	362
1997	201	248	327	500	699	295
1996	176	212	275	433	526	254
1995	151	193	260	384	457	237
1994	140	189	267	364	633	247

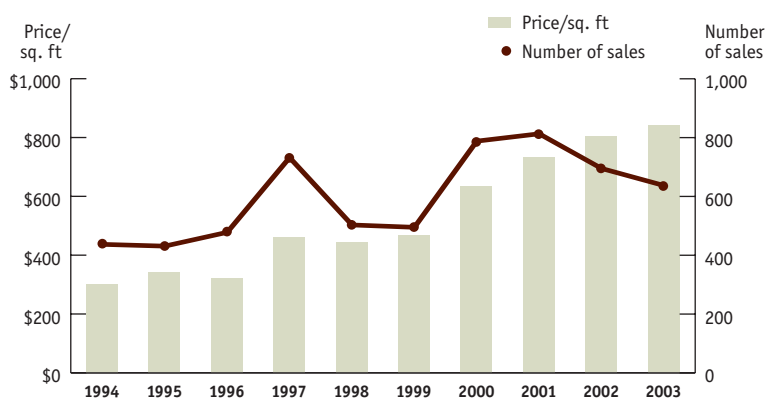
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	161	458	599	85	22	1,325
2002	139	432	599	81	31	1,282
2001	175	297	522	67	18	1,079
2000	245	529	487	69	18	1,348
1999	193	420	405	71	18	1,107
1998	168	337	421	72	18	1,016
1997	106	403	516	70	13	1,108
1996	76	316	453	85	24	954
1995	47	230	359	78	19	733
1994	7	106	308	59	19	499

# THE WEST SIDE

## UPPER WEST SIDE CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,146,743	9.4%	\$1,048,343	223.3%	\$354,693
<b>Average Price Per Sq. Ft</b>	\$842	4.9%	\$803	180.7%	\$300
<b>Median Sales Price</b>	\$750,000	7.1%	\$700,000	167.9%	\$280,000
<b>Number of Sales</b>	637	-8.3%	695	45.8%	437

### 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
2003	\$357,267	\$562,272	\$1,334,209	\$3,310,185	\$12,935,000	\$1,146,743
2002	304,000	557,177	1,364,530	2,648,889	4,200,000	1,048,343
2001	251,533	475,590	1,251,362	2,306,905	4,300,000	856,586
2000	215,788	467,350	950,940	2,194,157	3,760,000	819,291
1999	209,281	352,741	833,097	1,461,250		578,718
1998	147,826	313,286	742,872	2,268,333	2,215,000	561,064
1997	191,282	318,779	848,247	1,628,388	2,262,375	557,148
1996	135,625	248,293	457,855	830,850	1,520,000	357,647
1995	116,453	255,165	500,811	1,277,781	1,577,000	411,718
1994	131,673	221,054	434,423	755,318	3,400,000	354,693

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$696	\$721	\$910	\$1,184	\$1,856	\$842
2002	583	669	913	1,126	1,393	803
2001	478	637	867	1,012	1,007	734
2000	412	584	667	868	913	633
1999	358	434	547	584		469
1998	277	414	514	662	657	445
1997	386	405	535	556	721	460
1996	259	302	344	367	380	320
1995	237	317	365	483	403	341
1994	245	274	323	327	530	300

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$340,000	\$520,000	\$1,110,000	\$2,380,000	\$5,300,000	\$750,000
2002	265,000	525,000	1,250,000	2,450,000	4,200,000	700,000
2001	245,000	440,000	834,000	1,995,000	4,700,000	565,000
2000	200,000	435,000	865,000	1,550,000	3,495,000	630,000
1999	230,000	340,000	750,000	2,000,000		480,000
1998	150,000	280,000	585,000	1,082,500	2,135,000	365,000
1997	145,000	265,000	695,000	1,935,000	3,437,500	355,000
1996	118,000	215,000	425,000	965,500	1,520,000	280,000
1995	102,000	223,500	406,000	1,000,000	820,000	265,500
1994	111,000	215,000	360,000	625,000	460,000	280,000

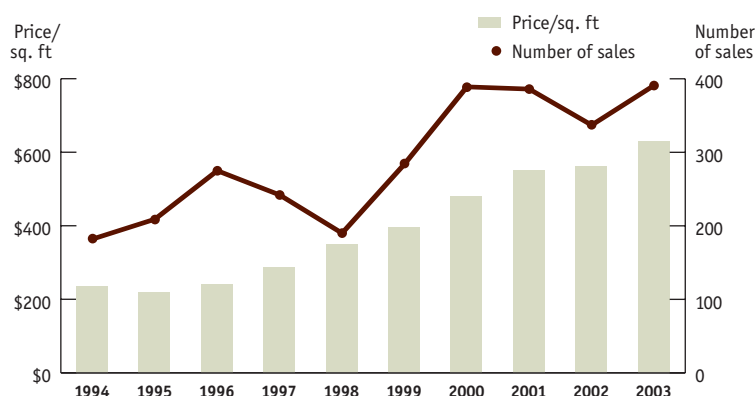
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	45	242	318	27	5	637
2002	56	283	309	42	5	695
2001	73	360	356	21	3	813
2000	70	325	369	17	7	788
1999	33	231	223	8		495
1998	82	191	204	21	5	503
1997	119	292	299	18	4	732
1996	40	195	231	10	2	478
1995	32	170	210	16	3	431
1994	23	175	226	11	2	437

# THE 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
<b>Average Sales Price</b>	\$720,332	6.8%	\$674,556	70.6%	\$422,301
<b>Average Price Per Sq. Ft</b>	\$629	11.9%	\$562	167.7%	\$235
<b>Median Sales Price</b>	\$599,000	28.8%	\$465,000	154.9%	\$235,000
<b>Number of Sales</b>	391	16.0%	337	114.8%	182

## 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
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	3,201,000	674,556
2001	227,763	353,353	740,752	1,836,992	3,201,000	666,263
2000	140,880	336,333	653,033	1,569,438	3,237,500	561,185
1999	143,433	261,976	566,542	1,074,180	2,093,750	481,573
1998	132,079	210,750	558,974	976,824	885,000	443,290
1997	114,708	207,007	447,352	1,135,409	1,192,000	439,271
1996	96,117	184,650	442,566	878,703	1,233,055	429,816
1995	100,100	171,619	390,741	779,812	1,054,900	419,933
1994	137,666	193,922	407,895	724,320	1,057,500	422,301

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$501	\$582	\$647	\$845	\$928	\$629
2002	478	454	596	780		562
2001	437	472	589	775	1,121	550
2000	370	440	514	631	878	480
1999	285	348	433	554	763	396
1998	242	294	390	489	422	350
1997	193	242	318	426	436	287
1996	163	191	258	406	406	240
1995	131	182	243	316	388	219
1994	148	186	254	310	252	235

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$230,000	\$389,000	\$705,000	\$1,495,000	\$2,800,000	\$599,000
2002	199,000	360,000	615,000	1,400,000		465,000
2001	219,000	320,000	675,000	1,775,000	3,201,000	565,000
2000	140,000	324,500	665,000	1,100,000	2,400,000	425,000
1999	145,000	256,000	500,000	975,000	2,000,000	385,000
1998	129,000	189,000	495,000	975,000	1,040,000	350,000
1997	80,000	165,000	390,000	890,000	1,200,000	260,000
1996	76,000	135,000	302,500	647,500	1,400,000	210,000
1995	65,000	130,000	300,000	630,000	962,500	200,000
1994	80,000	139,000	335,000	615,000	755,000	235,000

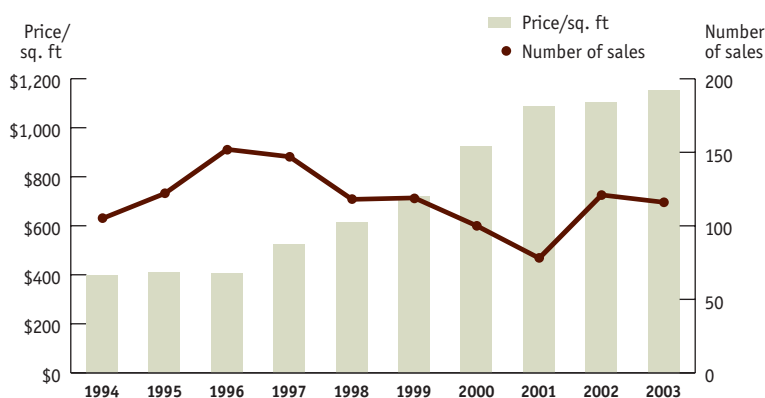
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	42	103	220	21	5	391
2002	31	94	181	31		337
2001	56	92	208	28	2	386
2000	66	115	174	32	2	389
1999	41	84	130	25	4	284
1998	33	44	95	17	1	190
1997	12	70	133	22	5	242
1996	17	64	158	27	9	275
1995	5	42	126	26	10	209
1994	3	27	125	25	2	182

# THE WEST SIDE

## CENTRAL PARK WEST CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$2,497,116	-7.8%	\$2,708,034	172.7%	\$915,570
<b>Average Price Per Sq. Ft</b>	\$1,151	4.3%	\$1,104	189.9%	\$397
<b>Median Sales Price</b>	\$1,695,000	-1.7%	\$1,725,000	165.9%	\$637,500
<b>Number of Sales</b>	116	-4.1%	121	10.5%	105

### 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
2003	\$246,300	\$645,525	\$1,894,482	\$3,662,338	\$7,240,808	\$2,497,116
2002	160,000	806,500	1,655,333	5,248,750	6,083,750	2,708,034
2001	271,083	573,786	1,526,698	5,162,937	4,966,667	2,370,371
2000	276,933	582,964	1,762,732	2,669,875	4,570,800	1,696,527
1999	131,119	435,375	1,349,023	2,305,280	4,052,727	1,536,137
1998	110,417	448,412	1,071,062	2,316,500	4,207,627	1,236,294
1997	114,035	234,000	711,885	1,668,888	3,210,500	812,423
1996	138,923	260,223	575,314	1,465,844	2,860,714	752,667
1995	155,285	189,000	772,995	1,443,758	2,034,000	829,006
1994		247,886	654,403	1,474,159	2,945,812	915,570

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$605	\$867	\$1,077	\$1,365	\$1,813	\$1,151
2002	533	853	892	1,729	1,586	1,104
2001	615	770	1,004	1,561	1,670	1,089
2000	509	671	851	1,307	1,507	923
1999	371	542	760	907	933	722
1998	286	530	607	881	1,127	613
1997	340	381	517	680	989	524
1996	264	306	404	528	719	408
1995	250	271	424	502	637	409
1994		276	386	485	776	397

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$224,800	\$585,000	\$1,695,000	\$2,995,000	\$6,600,000	\$1,695,000
2002	160,000	784,500	1,200,000	5,900,000	8,460,000	1,725,000
2001	220,000	430,000	1,325,000	3,250,000	3,950,000	1,395,000
2000	230,000	387,000	1,100,000	2,495,000	3,626,000	1,350,000
1999	95,500	350,000	1,100,000	2,300,000	3,850,000	1,085,000
1998	90,000	350,000	950,000	1,637,400	3,250,000	787,500
1997	80,000	217,500	665,000	1,540,000	1,950,000	585,000
1996	70,000	199,000	655,000	1,047,250	1,950,000	575,000
1995	93,500	165,000	620,000	1,125,000	1,750,000	625,000
1994		182,500	630,000	1,250,000	2,385,000	637,500

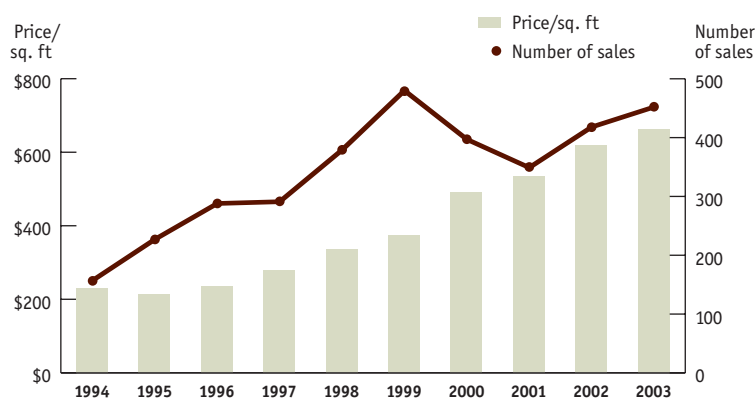
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	6	20	53	26	11	116
2002	4	13	68	18	18	121
2001	6	14	34	21	3	78
2000	15	14	46	20	5	100
1999	22	12	47	27	11	119
1998	24	17	48	20	9	118
1997	14	37	63	27	6	147
1996	13	32	70	30	7	152
1995	7	25	56	29	5	122
1994		22	53	22	8	105

# THE WEST SIDE

## LINCOLN CENTER CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$721,780	-11.4%	\$814,915	135.5%	\$306,542
<b>Average Price Per Sq. Ft</b>	\$661	7.0%	\$618	188.6%	\$229
<b>Median Sales Price</b>	\$435,000	7.4%	\$405,000	155.9%	\$170,000
<b>Number of Sales</b>	452	8.1%	418	187.9%	157

### 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
2003	\$253,460	\$412,477	\$961,892	\$3,180,334	\$6,514,167	\$721,780
2002	190,000	370,019	916,675	3,250,000	8,480,000	814,915
2001	211,685	356,257	781,595	2,068,733	6,600,000	548,908
2000	171,737	310,396	825,634	2,683,609	5,057,143	573,024
1999	134,746	250,832	602,891	2,118,806	3,457,857	378,245
1998	121,269	226,563	605,804	1,392,386	1,787,500	338,998
1997	92,183	172,763	444,327	1,591,009	5,425,000	328,528
1996	82,320	152,327	365,342	1,231,011	2,383,333	262,978
1995	69,960	134,576	361,363	1,270,111	594,000	242,603
1994	65,960	134,485	396,790	997,750	2,354,125	306,542

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$543	\$593	\$736	\$1,206	\$1,603	\$661
2002	383	498	707	1,081	2,126	618
2001	414	496	617	896	2,187	535
2000	350	436	588	1,124	1,204	491
1999	279	347	467	864	926	375
1998	235	312	445	613	579	335
1997	183	236	338	619	1,168	280
1996	166	207	279	484	619	235
1995	132	179	275	482	216	213
1994	126	169	283	382	769	229

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$229,000	\$387,500	\$748,000	\$3,200,000	\$6,600,000	\$435,000
2002	200,000	337,000	705,000	5,100,000	8,500,000	405,000
2001	210,000	340,000	640,000	1,435,000	6,700,000	359,000
2000	180,000	295,000	625,000	2,691,750	5,500,000	310,000
1999	135,000	232,000	492,500	2,200,000	3,300,000	230,000
1998	124,000	198,000	459,000	1,275,000	2,750,000	195,000
1997	92,000	146,500	342,500	1,225,490	8,950,000	179,000
1996	80,000	130,000	275,000	1,047,250	1,950,000	150,000
1995	70,000	128,000	257,500	1,370,000	594,000	140,000
1994	68,000	130,000	325,000	900,000	2,385,000	170,000

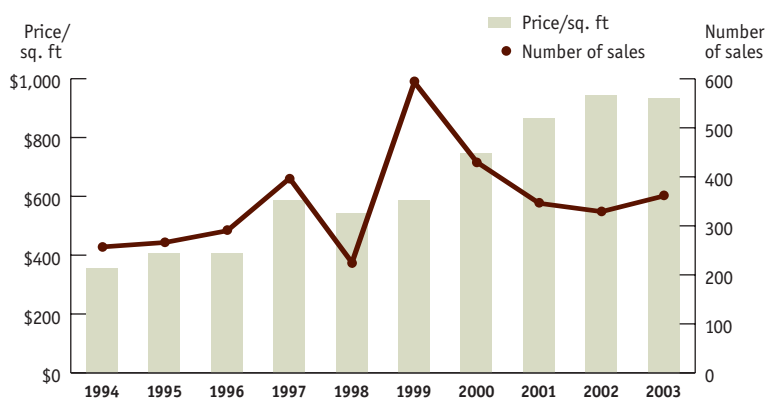
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	92	188	154	12	6	452
2002	63	157	180	9	9	418
2001	99	128	106	14	2	349
2000	107	155	116	13	6	397
1999	131	220	113	11	5	480
1998	114	149	104	9	3	379
1997	55	126	96	13	1	291
1996	61	121	93	11	2	288
1995	49	93	75	9	1	227
1994	24	57	66	8	2	157

# THE WEST SIDE

## LINCOLN CENTER CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,403,333	2.2%	\$1,373,045	237.9%	\$415,329
<b>Average Price Per Sq. Ft</b>	\$935	-0.7%	\$942	164.1%	\$354
<b>Median Sales Price</b>	\$825,000	-14.9%	\$969,000	142.8%	\$339,750
<b>Number of Sales</b>	361	9.7%	329	40.5%	257

### 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
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	575,524	1,545,098	5,305,357	5,478,857	1,226,646
2000	282,355	503,546	1,240,509	3,677,200	6,033,333	1,029,364
1999	306,676	388,781	953,939	1,775,700	6,435,714	773,777
1998	197,122	368,487	899,704	3,060,000	7,127,000	712,960
1997	231,380	379,428	1,071,169	2,857,276	4,307,639	851,599
1996	188,373	295,440	588,387	1,367,250	1,935,000	464,519
1995	135,237	305,284	686,931	1,420,648	3,596,167	518,167
1994	148,048	285,732	547,286	1,095,333	2,766,667	415,329

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$709	\$763	\$1,030	\$1,405	\$2,085	\$935
2002	645	785	1,037	1,291		942
2001	586	719	985	1,654	1,328	864
2000	559	619	801	1,355	1,786	745
1999	622	479	643	680	1,478	587
1998	380	468	629	802	1,286	544
1997	489	472	663	843	1,125	587
1996	372	368	434	573	521	406
1995	272	358	477	545	796	406
1994	278	325	397	447	554	354

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$350,000	\$620,000	\$1,300,000	\$3,575,000	\$6,500,000	\$825,000
2002	310,000	690,000	1,375,000	3,000,000		969,000
2001	300,000	545,000	1,225,000	3,958,000	4,700,000	685,000
2000	280,000	485,000	985,000	2,695,000	5,350,000	665,000
1999	235,500	365,000	830,000	2,000,000	7,650,000	555,000
1998	190,000	350,000	764,000	1,889,000	7,127,000	460,000
1997	196,000	350,000	998,000	2,159,000	4,500,000	485,000
1996	162,500	267,000	505,000	1,181,500	2,350,000	355,000
1995	123,500	288,000	611,000	1,003,000	2,936,000	360,000
1994	132,000	307,500	480,000	1,150,000	3,400,000	339,750

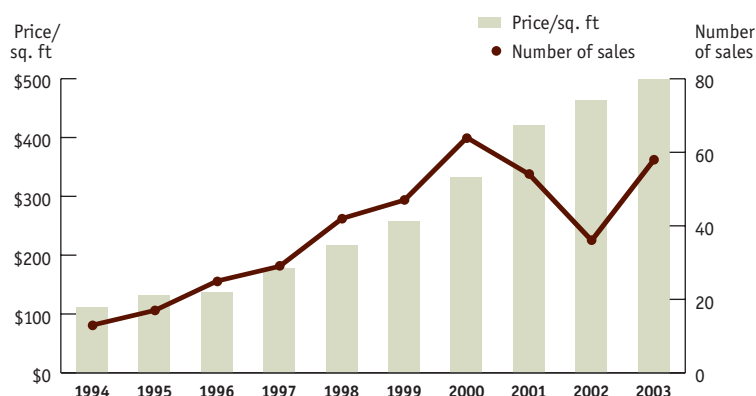
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	26	132	185	14	4	361
2002	32	102	167	28		329
2001	27	151	150	9	9	346
2000	31	152	229	15	3	430
1999	30	241	308	6	8	593
1998	23	97	95	9	1	225
1997	45	149	177	21	5	397
1996	33	116	128	11	2	290
1995	28	127	91	18	2	266
1994	23	122	105	5	2	257

# THE WEST SIDE

## MIDTOWN WEST/CLINTON CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$384,642	7.4%	\$358,056	236.8%	\$114,214
<b>Average Price Per Sq. Ft</b>	\$499	7.8%	\$463	349.5%	\$111
<b>Median Sales Price</b>	\$355,000	-19.3%	\$440,000	255.0%	\$100,000
<b>Number of Sales</b>	58	61.1%	36	346.2%	13

### 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
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	366,358	\$775,000		264,902
1999	113,037	182,132	359,214			192,704
1998	88,898	136,911	314,816			173,686
1997	103,933	139,663	313,952			208,086
1996	74,583	115,184	152,233			122,025
1995	50,400	101,500	186,591			114,503
1994	81,667	92,333	204,929			114,214

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$471	\$517	\$499			\$499
2002	420	498	478			463
2001	403	409	459			421
2000	332	321	336	\$517		332
1999	235	253	307			258
1998	180	196	281			216
1997	162	170	188			177
1996	103	155	128			137
1995	101	132	152			131
1994	104	111	124			111

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$246,000	\$348,750	\$537,000			\$355,000
2002	143,500	440,000	525,000			440,000
2001	320,000	293,000	555,000			350,000
2000	150,000	262,000	265,000	\$775,000		205,000
1999	105,000	175,000	345,000			135,000
1998	88,500	122,000	317,500			122,000
1997	146,500	141,000	225,000			155,000
1996	80,000	112,000	140,000			115,000
1995	43,500	95,000	180,000			110,000
1994	80,000	72,000	177,500			100,000

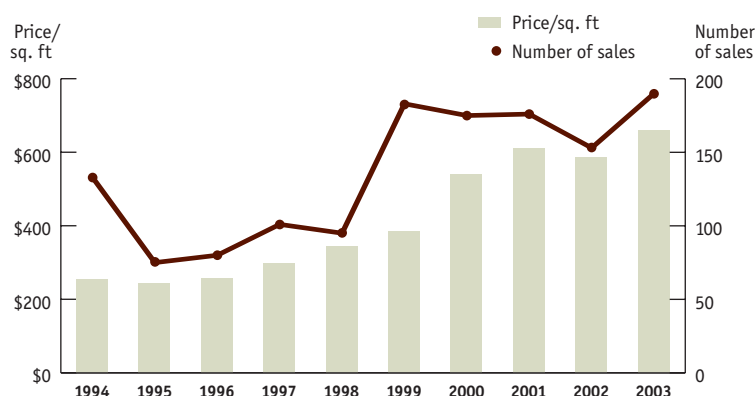
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	16	25	17			58
2002	14	14	8			36
2001	19	20	15			54
2000	21	24	18	1		64
1999	21	15	11			47
1998	16	13	13			42
1997	3	14	12			29
1996	4	12	9			25
1995	4	8	5			17
1994	5	5	3			13

# THE WEST SIDE

## MIDTOWN WEST/CLINTON CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$475,547	8.9%	\$436,673	69.0%	\$281,321
<b>Average Price Per Sq. Ft</b>	\$659	12.6%	\$585	159.4%	\$254
<b>Median Sales Price</b>	\$425,000	26.9%	\$335,000	175.1%	\$154,500
<b>Number of Sales</b>	190	24.2%	153	42.9%	133

### 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
2003	\$304,617	\$475,593	\$701,757	\$890,000		\$475,547
2002	290,857	441,233	945,500			436,673
2001	280,292	465,104	820,344	669,500		534,884
2000	283,148	384,628	719,363	1,190,000		449,346
1999	206,472	273,040	453,849		\$999,999	319,301
1998	171,294	237,655	476,716	1,082,500		292,416
1997	132,208	208,904	433,921			256,706
1996	119,216	193,409	338,604			206,403
1995	100,449	168,100	340,688			193,874
1994	102,520	165,831	468,481		3,137,500	281,321

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$662	\$655	\$662	\$659		\$659
2002	544	589	716			585
2001	555	618	672	254		612
2000	532	537	557	501		540
1999	369	393	386		\$312	385
1998	305	339	390	493		345
1997	273	285	335			297
1996	227	251	299			256
1995	219	235	286			244
1994	201	212	333		409	254

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$280,000	\$445,000	\$678,000	\$890,000		\$425,000
2002	315,000	377,000	700,000			335,000
2001	286,500	415,000	800,000	669,500		419,000
2000	275,000	350,000	595,000	1,500,000		342,500
1999	190,000	255,000	450,000		\$999,999	260,000
1998	165,000	225,000	455,000	1,450,000		229,000
1997	125,000	185,000	385,000			185,000
1996	117,000	174,500	290,000			162,000
1995	93,000	163,500	299,000			145,000
1994	90,000	145,000	406,000		3,137,500	154,500

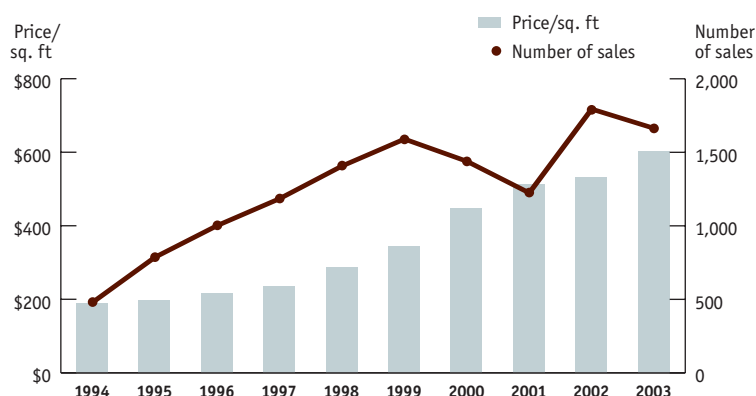
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	62	82	45	1	0	190
2002	65	70	18			153
2001	59	49	66	1		176
2000	56	71	46	2		175
1999	44	79	59		1	183
1998	28	40	26	1		95
1997	28	42	31			101
1996	31	26	23			80
1995	25	29	21			75
1994	29	56	47		1	133

# DOWNTOWN

## DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$545,854	11.0%	\$491,958	174.5%	\$198,876
<b>Average Price Per Sq. Ft</b>	\$603	13.6%	\$531	220.7%	\$188
<b>Median Sales Price</b>	\$422,000	16.3%	\$363,000	201.4%	\$140,000
<b>Number of Sales</b>	1,663	-7.3%	1,794	247.2%	479

### 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
2003	\$264,225	\$440,809	\$846,884	\$1,484,722	\$2,266,428	\$545,854
2002	228,419	438,574	740,034	1,512,857	3,000,000	491,958
2001	241,349	376,974	763,056	1,762,000	1,304,360	461,634
2000	169,097	327,311	730,174	1,745,318	1,726,500	396,157
1999	136,684	254,896	586,645	1,296,516	2,509,688	316,299
1998	114,608	215,578	504,558	1,231,442	1,588,864	268,667
1997	92,515	178,951	393,658	885,073	1,300,167	219,479
1996	84,746	163,843	360,004	774,652	786,429	207,054
1995	81,179	148,656	326,652	757,947	794,667	197,691
1994	62,157	146,966	316,919	699,684	968,625	198,876

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$550	\$600	\$646	\$627	\$656	\$603
2002	464	532	585	649	659	531
2001	440	511	594	740	427	514
2000	368	444	545	650	551	447
1999	282	338	432	501	734	345
1998	234	279	363	518	434	287
1997	188	230	288	372	389	234
1996	173	207	261	349	269	215
1995	158	187	236	292	213	196
1994	129	181	231	307	268	188

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$253,000	\$416,000	\$750,000	\$1,395,000	\$1,595,000	\$422,000
2002	205,000	367,000	665,000	1,500,000	3,000,000	363,000
2001	200,000	355,000	635,000	1,800,000	1,250,000	340,000
2000	155,000	305,000	600,000	1,575,000	2,395,000	285,000
1999	125,000	238,000	505,000	1,150,000	2,500,000	215,000
1998	105,000	187,500	425,000	1,200,000	1,650,000	170,000
1997	85,000	160,000	345,000	825,000	1,350,000	149,000
1996	72,000	145,000	295,000	725,000	760,000	145,000
1995	72,000	132,000	290,000	800,000	800,000	135,000
1994	60,000	133,000	280,000	685,000	799,500	140,000

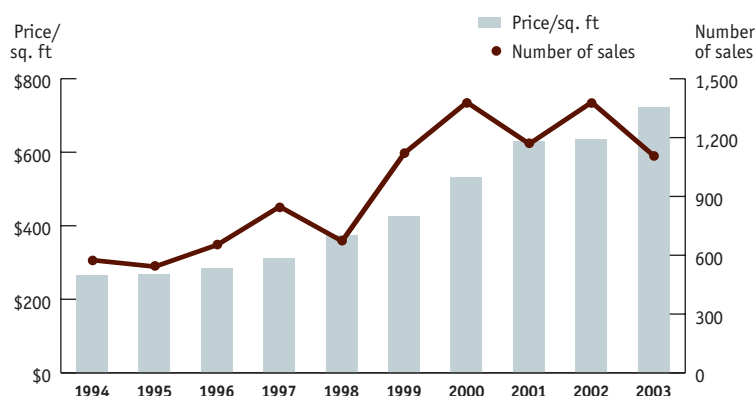
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	406	703	529	18	7	1,663
2002	476	788	493	32	5	1,794
2001	386	485	331	17	5	1,224
2000	486	569	363	18	3	1,439
1999	550	638	371	25	6	1,590
1998	486	568	327	18	8	1,407
1997	383	475	309	13	5	1,185
1996	291	407	288	12	4	1,002
1995	214	321	232	16	3	786
1994	116	189	162	10	2	479

# DOWNTOWN

## DOWNTOWN CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,076,767	8.5%	\$991,985	306.2%	\$265,107
<b>Average Price Per Sq. Ft</b>	\$722	13.7%	\$635	173.5%	\$264
<b>Median Sales Price</b>	\$807,000	2.8%	\$785,000	265.2%	\$221,000
<b>Number of Sales</b>	1,106	-19.9%	1,380	92.3%	575

### 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
2003	\$528,496	\$567,880	\$1,347,252	\$2,458,533	\$2,780,556	\$1,076,767
2002	384,584	533,260	1,219,160	2,414,532	938,750	991,985
2001	308,118	516,317	1,159,222	2,021,539	4,368,750	845,881
2000	410,495	419,489	1,063,000	1,953,949	3,702,643	797,749
1999	398,357	322,641	892,646	1,808,385	2,015,000	599,827
1998	180,511	280,959	641,527	1,175,233	1,808,333	408,107
1997	164,123	227,383	520,706	1,139,831	1,585,786	350,180
1996	122,135	209,582	429,237	782,647	1,607,833	289,104
1995	121,695	196,631	376,058	903,750	505,000	254,825
1994	153,799	197,132	373,351	626,583	610,000	265,107

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$670	\$685	\$754	\$744	\$722	\$722
2002	592	564	673	781	448	635
2001	557	618	657	698	730	629
2000	475	502	561	682	690	533
1999	375	389	478	548	437	426
1998	310	360	421	455	373	375
1997	279	301	338	353	302	312
1996	241	273	311	349	445	284
1995	227	263	291	357	259	268
1994	221	257	286	276	258	264

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$349,000	\$530,000	\$1,270,000	\$2,050,000	\$2,800,000	\$807,000
2002	312,000	420,000	1,150,000	2,200,000	1,727,500	785,000
2001	305,000	440,000	962,500	1,833,195	4,175,000	672,500
2000	275,000	384,000	900,000	1,575,000	2,740,000	635,000
1999	190,000	275,000	695,000	1,590,000	2,050,000	385,000
1998	150,000	255,000	549,000	1,150,000	1,850,000	300,000
1997	140,000	215,000	450,000	1,040,000	800,000	255,000
1996	115,000	200,000	350,000	682,500	1,816,500	232,000
1995	115,000	186,000	330,000	820,000	505,000	215,500
1994	124,000	183,000	335,000	557,500	610,000	221,000

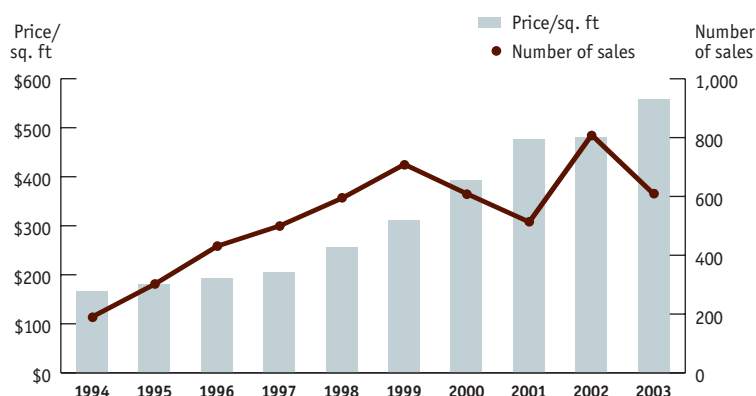
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	122	351	568	56	9	1,106
2002	113	471	698	89	9	1,380
2001	202	359	578	24	5	1,168
2000	209	441	683	40	7	1,380
1999	177	474	439	26	5	1,121
1998	99	330	232	8	3	672
1997	126	405	289	24	4	848
1996	80	338	219	14	2	653
1995	88	251	199	3	1	542
1994	67	284	214	9	1	575

# 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
<b>Average Sales Price</b>	\$441,463	13.4%	\$389,454	169.1%	\$164,056
<b>Average Price Per Sq. Ft</b>	\$557	15.8%	\$481	233.5%	\$167
<b>Median Sales Price</b>	\$382,500	21.4%	\$315,000	247.7%	\$110,000
<b>Number of Sales</b>	607	-25.0%	809	217.8%	191

### 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
2003	\$242,430	\$401,581	\$710,125	\$1,447,500	\$1,100,000	\$441,463
2002	196,822	343,479	660,774	1,318,000		389,454
2001	186,801	344,857	681,099	1,806,000	1,092,000	367,369
2000	147,350	284,298	569,738	2,207,500	1,367,500	285,713
1999	117,106	226,225	507,768	1,444,444	2,500,000	242,955
1998	105,795	185,555	413,584	1,562,917	1,109,375	203,508
1997	83,767	155,473	295,269	572,500	1,527,800	164,717
1996	84,090	137,414	308,971	627,597		158,794
1995	79,788	129,375	281,704	785,571		166,285
1994	57,651	140,741	266,989	620,500	1,362,500	164,056

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$512	\$551	\$619	\$665	\$500	\$557
2002	449	466	537	653		481
2001	405	475	591	925	414	476
2000	340	395	504	834	415	392
1999	261	311	416	500	1,089	311
1998	222	255	337	629	262	257
1997	173	207	254	356	459	205
1996	170	179	249	306		192
1995	157	171	218	285		181
1994	118	169	208	289	353	167

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$245,000	\$395,000	\$665,000	\$1,375,000	\$1,100,000	\$382,500
2002	190,000	335,000	562,500	1,250,000		315,000
2001	179,000	337,500	602,500	1,850,000	1,092,000	299,000
2000	140,000	275,000	485,000	2,400,000	2,395,000	219,000
1999	112,000	220,000	404,000	1,200,000	2,500,000	171,000
1998	95,000	175,000	325,000	1,500,000	950,000	150,000
1997	77,000	145,000	258,000	750,000	1,525,000	127,500
1996	65,000	127,500	240,000	795,000		118,500
1995	68,000	120,000	250,000	860,000		119,800
1994	53,000	125,000	260,000	685,000	1,950,000	110,000

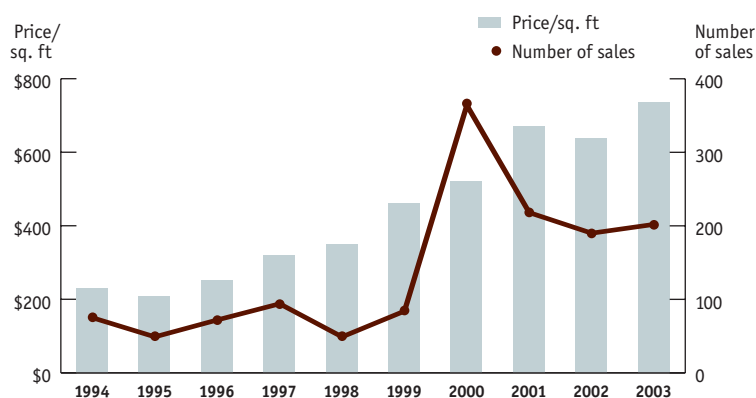
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	181	265	156	4	1	607
2002	280	330	176	23		809
2001	197	207	103	5	1	513
2000	258	247	99	3	2	609
1999	287	299	115	7	1	709
1998	236	258	93	4	3	594
1997	182	222	91	2	3	500
1996	148	187	94	2		431
1995	85	136	75	6		302
1994	62	70	55	3	1	191

# DOWNTOWN

## CHELSEA CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,234,071	32.4%	\$932,389	566.6%	\$185,122
<b>Average Price Per Sq. Ft</b>	\$737	15.3%	\$639	221.8%	\$229
<b>Median Sales Price</b>	\$1,182,500	32.3%	\$894,000	701.7%	\$147,500
<b>Number of Sales</b>	202	6.3%	190	169.3%	75

### 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
2003	\$760,445	\$650,973	\$1,424,748	\$2,700,000	\$2,800,000	\$1,234,071
2002	301,750	474,300	1,192,563	1,730,000		932,389
2001	279,375	544,135	1,273,998	1,793,750		1,098,786
2000	273,170	494,130	994,723	1,745,357	2,740,000	797,496
1999	302,208	329,086	852,033	1,396,667		574,403
1998	148,893	264,370	669,220	1,450,000		377,122
1997	189,047	235,807	598,399	1,360,313		459,858
1996	90,421	176,327	461,603	644,500		297,031
1995	76,533	139,963	273,500			162,446
1994	109,758	155,667	280,537			185,122

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$622	\$713	\$760	\$688	\$583	\$737
2002	528	683	638	665		639
2001	456	652	696	691		670
2000	448	518	532	725	717	521
1999	373	449	500	587		462
1998	286	335	411	424		349
1997	260	351	314	450		319
1996	184	261	278	240		251
1995	149	219	235			209
1994	164	238	239			229

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$385,000	\$700,000	\$1,375,000	\$2,500,000	\$2,800,000	\$1,182,500
2002	295,000	429,000	1,190,000	1,730,000		894,000
2001	285,000	635,000	1,171,000	1,850,000		939,000
2000	267,000	487,000	906,500	1,482,000	2,740,000	754,000
1999	238,000	305,000	660,000	1,350,000		495,000
1998	140,000	234,375	665,000	1,450,000		245,000
1997	140,000	187,500	615,000	1,347,500		325,000
1996	86,500	169,000	430,000	743,500		215,000
1995	70,000	135,000	254,000			135,000
1994	85,500	141,000	229,000			147,500

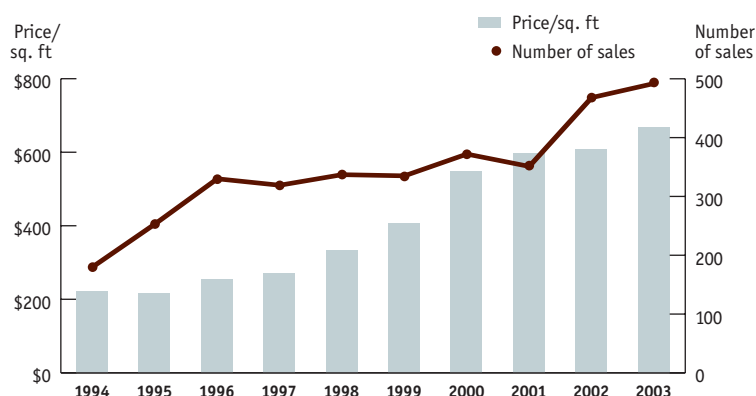
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	11	52	132	6	1	202
2002	19	49	117	5		190
2001	17	37	153	11		218
2000	53	81	222	7	1	364
1999	14	33	34	3		84
1998	8	27	13	1		49
1997	18	24	48	4		94
1996	16	22	32	2		72
1995	10	26	13			49
1994	9	45	21			75

# DOWNTOWN

## GREENWICH VILLAGE CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$583,810	15.5%	\$505,425	123.9%	\$260,718
<b>Average Price Per Sq. Ft</b>	\$669	10.2%	\$607	202.7%	\$221
<b>Median Sales Price</b>	\$465,000	-0.5%	\$467,500	190.6%	\$160,000
<b>Number of Sales</b>	492	5.1%	468	173.3%	180

### 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
2003	\$281,594	\$469,211	\$979,760	\$1,533,571		\$583,810
2002	271,839	460,806	735,141			505,425
2001	210,414	404,561	1,054,117	2,725,000		592,211
2000	191,051	367,863	752,512	971,000		439,696
1999	151,618	307,870	714,105	1,040,929	\$1,425,833	392,118
1998	122,145	243,695	520,195	1,348,750	1,490,000	282,965
1997	108,801	195,131	487,614	916,666	1,255,833	286,069
1996	97,021	189,558	444,688	1,160,714	1,237,500	290,973
1995	110,952	178,081	349,181	650,500	468,000	249,267
1994	98,187	175,568	372,567	630,000	799,500	260,718

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$587	\$654	\$759	\$726		\$669
2002	527	601	673			607
2001	479	599	698	931		597
2000	439	544	642	1,047		549
1999	310	395	509	532	\$643	406
1998	261	324	422	631	851	332
1997	202	263	369	498	350	272
1996	188	241	318	488	346	253
1995	165	205	268	388	193	216
1994	147	210	277	366	210	221

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$279,000	\$440,000	\$825,000	\$1,460,000		\$465,000
2002	278,950	430,000	695,000			467,500
2001	225,000	360,000	750,000	2,150,000		395,000
2000	180,000	367,000	650,000	835,000		355,000
1999	139,000	305,000	560,000	1,037,000	\$732,500	305,000
1998	120,000	220,000	500,000	1,000,000	2,600,000	210,000
1997	94,000	170,000	405,000	867,500	1,350,000	160,000
1996	80,000	170,000	359,000	1,250,000	890,000	169,000
1995	75,000	154,000	310,000	800,000	85,000	160,000
1994	66,000	148,000	335,000	680,000	799,500	160,000

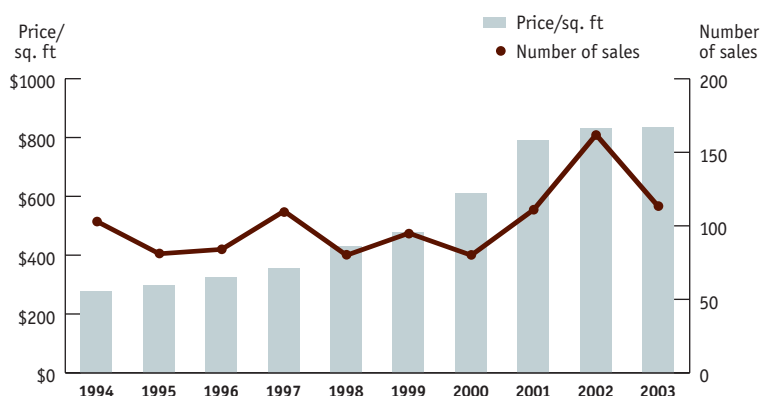
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	112	236	137	7	0	492
2002	100	223	145			468
2001	100	130	117	4		351
2000	94	171	97	10		372
1999	87	155	83	7	3	335
1998	122	129	81	4	1	337
1997	83	129	98	6	3	319
1996	46	162	113	7	2	330
1995	42	97	109	4	1	253
1994	16	86	74	3	1	180

# DOWNTOWN

## GREENWICH VILLAGE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,216,291	11.3%	\$1,092,795	307.3%	\$298,593
<b>Average Price Per Sq. Ft</b>	\$835	0.2%	\$833	200.4%	\$278
<b>Median Sales Price</b>	\$960,000	6.7%	\$900,000	267.8%	\$261,000
<b>Number of Sales</b>	113	-30.2%	162	9.7%	103

### 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
2003	\$377,050	\$815,589	\$1,432,950	\$1,636,906	\$3,122,500	\$1,216,291
2002	425,120	918,938	1,143,004	2,995,000		1,092,795
2001	347,381	811,845	1,006,635	1,775,000		815,129
2000	203,658	490,647	874,938	3,023,333		759,635
1999	255,033	379,627	964,232	1,550,000		849,203
1998	199,727	357,042	680,555		735,000	469,541
1997	245,300	276,452	611,796	1,153,750		453,486
1996	148,000	254,418	513,970	1,186,250		375,351
1995	114,775	249,142	416,128	820,000		311,756
1994	99,636	219,702	423,217	304,500		298,593

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$689	\$844	\$873	\$662	\$1,061	\$835
2002	792	831	823	1,056		833
2001	680	813	817	896		790
2000	392	616	661	1,105		609
1999	479	453	484	561		478
1998	404	422	452		284	430
1997	316	356	375	304		357
1996	270	309	345	438		324
1995	238	285	320	410		296
1994	184	264	316	175		278

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$475,000	\$695,000	\$1,250,000	\$1,900,000	\$3,122,500	\$960,000
2002	445,000	690,000	1,095,000	2,790,000		900,000
2001	330,000	684,000	1,025,000	1,775,000		695,000
2000	200,000	405,000	795,000	2,670,000		460,000
1999	225,500	375,000	900,000	1,550,000		750,000
1998	165,000	390,000	680,000		735,000	420,000
1997	141,500	280,000	514,500	927,000		329,000
1996	120,000	245,000	365,000	540,000		285,000
1995	97,000	230,000	370,000	820,000		252,500
1994	100,000	239,000	350,000	530,000		261,000

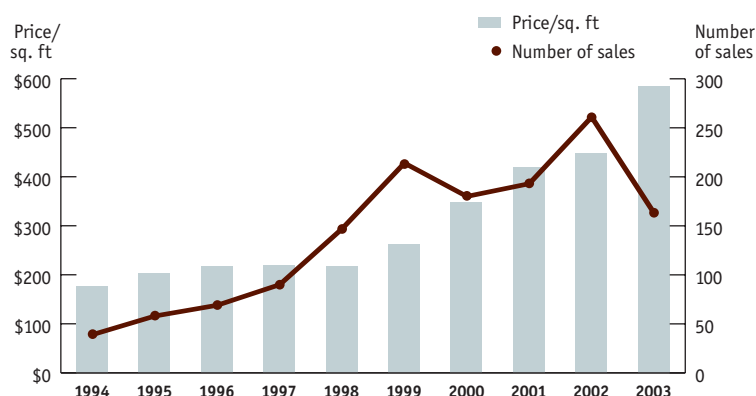
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	10	31	61	9	2	113
2002	23	37	93	9		162
2001	21	42	47	1		111
2000	19	34	24	3		80
1999	15	22	57	1		95
1998	11	36	32		1	80
1997	15	42	49	4		110
1996	5	43	34	2		84
1995	10	35	35	1		81
1994	11	45	46	1		103

# 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
<b>Average Sales Price</b>	\$548,897	24.7%	\$440,222	188.7%	\$190,122
<b>Average Price Per Sq. Ft</b>	\$584	30.6%	\$447	231.8%	\$176
<b>Median Sales Price</b>	\$439,000	39.4%	\$315,000	200.7%	\$146,000
<b>Number of Sales</b>	163	-37.5%	261	317.9%	39

### 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
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		369,466
1999	117,848	198,068	407,933	1,125,000		270,940
1998	92,075	140,444	363,650	337,000	2,050,000	234,613
1997	139,576	148,638	341,500	825,000		271,266
1996	84,575	153,920	372,256	725,000	1,325,000	276,705
1995	91,750	145,663	334,837	466,667	717,000	249,135
1994	55,714	124,242	301,148	491,000		190,122

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$655	\$589	\$559	\$566	\$562	\$584
2002	448	465	427			447
2001	415	414	423	504	428	419
2000	264	319	400	543		348
1999	216	248	297	394		262
1998	197	194	251	259	306	218
1997	201	199	231	246		219
1996	176	205	230	279	403	217
1995	193	193	211	231	222	203
1994	129	162	205	248		176

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
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	\$1,250,000	318,000
2000	115,000	215,000	445,000	1,108,000		272,000
1999	86,000	140,000	273,000	1,125,000		160,000
1998	102,000	138,000	265,000	337,000	2,050,000	134,500
1997	74,000	138,000	345,000	1,150,000		192,500
1996	80,194	136,800	305,000	725,000	1,325,000	192,000
1995	80,500	131,000	305,000	420,000	775,000	180,000
1994	55,000	126,000	260,000	810,000		146,000

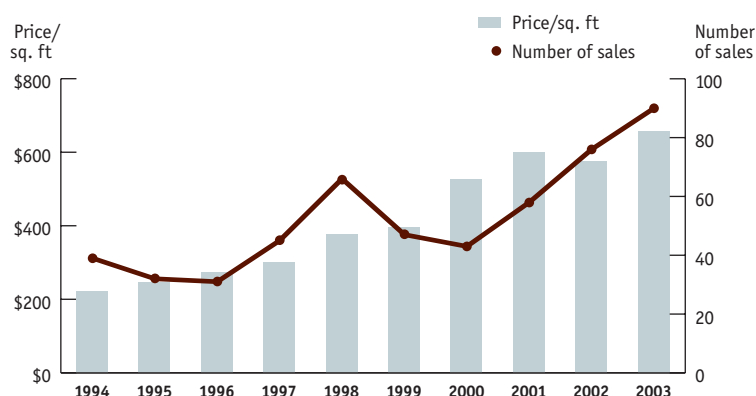
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	18	74	68	2	1	163
2002	41	114	106			261
2001	18	86	84	2	3	193
2000	27	73	78	2		180
1999	38	94	80	2		214
1998	25	62	58	1	1	147
1997	6	29	54	1		90
1996	10	23	34	1	1	69
1995	6	24	24	2	2	58
1994	4	20	14	1		39

# DOWNTOWN

## SOHO/TRIBECA CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,112,879	-1.4%	\$1,128,652	164.6%	\$420,589
<b>Average Price Per Sq. Ft</b>	\$658	14.2%	\$576	197.7%	\$221
<b>Median Sales Price</b>	\$1,035,000	15.6%	\$895,000	269.6%	\$280,000
<b>Number of Sales</b>	90	18.4%	76	130.8%	39

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
2003	\$294,333	\$821,250	\$1,231,071	\$2,095,000	\$3,330,000	\$1,112,879
2002	500,000	1,330,429	876,071		3,000,000	1,128,652
2001	1,493,723	1,287,188	1,125,955	1,565,000	3,000,000	1,370,496
2000	73,375	728,194	1,044,199	1,250,000		906,893
1999	424,798	523,000	756,948	1,025,000	6,400,000	843,376
1998	164,786	440,953	804,863	1,117,500	2,200,000	679,368
1997	198,833	464,166	611,060	1,200,000		603,255
1996		348,625	554,795	925,000		513,532
1995		265,428	435,645	1,050,000		417,609
1994		286,888	422,388	805,500		420,589

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$601	\$633	\$663	\$618	\$926	\$658
2002	521	610	548		659	576
2001	585	518	657	611	712	599
2000	418	463	580	507		525
1999	353	361	379	546	1,123	395
1998	267	353	401	446	530	377
1997	223	277	321	282		301
1996		244	275	308		274
1995		237	254	242		245
1994		197	237	278		221

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$240,000	\$850,000	\$1,152,000	\$2,095,000	\$1,595,000	\$1,035,000
2002	685,000	900,000	895,000		3,000,000	895,000
2001	240,000	450,000	825,000	1,305,000	3,000,000	820,000
2000	92,500	275,000	925,000	2,500,000		845,000
1999	327,690	325,000	700,000	825,000	6,400,000	745,000
1998	98,500	390,000	700,000	835,000	2,200,000	600,000
1997	100,000	495,000	585,000	825,000		575,000
1996		340,000	440,000	430,000		430,000
1995		218,000	391,400	812,500		375,000
1994		232,500	300,000	855,000		280,000

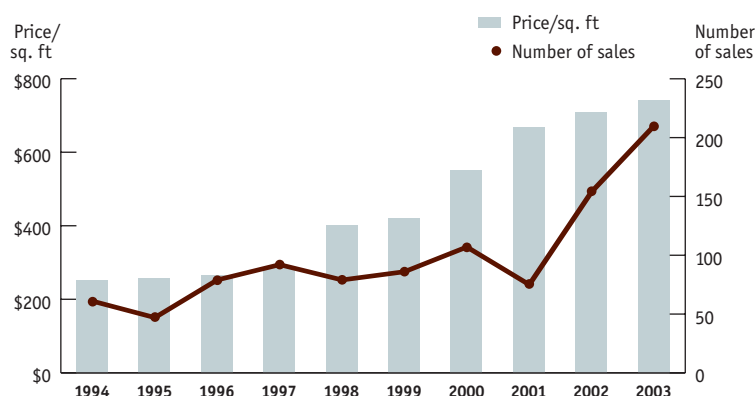
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	12	16	58	1	3	90
2002	9	31	32		4	76
2001	13	18	22	2	3	58
2000	4	9	26	4		43
1999	4	6	32	4	1	47
1998	7	16	40	2	1	66
1997	3	6	33	3		45
1996		8	22	1		31
1995		7	24	1		32
1994		9	27	3		39

# DOWNTOWN

## SOHO/TRIBECA CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$1,744,122	5.0%	\$1,661,423	385.2%	\$359,447
<b>Average Price Per Sq. Ft</b>	\$740	4.4%	\$709	194.8%	\$251
<b>Median Sales Price</b>	\$1,550,000	1.0%	\$1,535,000	462.6%	\$275,500
<b>Number of Sales</b>	210	36.4%	154	244.3%	61

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
2003	\$1,150,682	\$780,413	\$1,744,504	\$2,877,203	\$2,870,000	\$1,744,122
2002	1,832,000	1,080,000	1,479,460	1,980,185	2,993,750	1,661,423
2001	2,126,003	818,891	1,320,876	2,250,000	9,000,000	1,585,338
2000	1,740,000	495,706	1,025,202	2,444,078	4,463,500	1,396,734
1999	653,600	412,938	1,268,315	2,308,500	2,050,000	972,349
1998	133,000	332,405	969,647	1,468,500		697,152
1997	206,666	221,762	493,184			305,842
1996	122,730	209,884	402,128		1,816,500	275,807
1995	137,600	221,730	388,714	630,000		320,946
1994	97,500	208,703	382,207	626,812		359,447

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$611	\$755	\$740	\$794	\$676	\$740
2002	716	656	711	708	837	709
2001	654	603	653	1,060	797	667
2000	454	528	530	633	717	552
1999	424	401	489	655	427	420
1998	252	369	435	471		401
1997	267	263	333			285
1996	234	263	272		302	264
1995	257	259	253	305		256
1994	203	227	261	222		251

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$1,087,500	\$625,000	\$1,585,200	\$2,750,000	\$3,300,000	\$1,550,000
2002	1,096,250	899,000	1,330,000	1,865,000	2,967,500	1,535,000
2001	1,650,000	750,000	1,345,000	2,250,000	9,000,000	1,385,000
2000	460,000	385,000	1,225,000	1,295,000	4,463,500	1,275,000
1999	646,000	310,000	1,150,000	2,050,000	2,050,000	785,000
1998	145,000	255,000	775,000	1,468,500		495,000
1997	130,000	195,000	611,000			475,000
1996	101,650	190,000	446,500		1,600,000	275,000
1995	91,500	197,500	497,500	1,550,000		320,000
1994	260,000	165,000	297,500	682,500		275,500

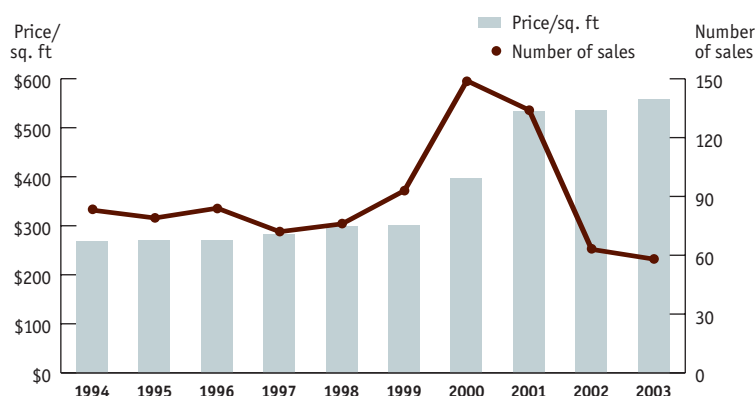
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	11	25	147	23	4	210
2002	16	13	56	65	4	154
2001	16	7	48	3	1	75
2000	4	17	73	12	1	107
1999	15	20	45	5	1	86
1998	5	28	45	1		79
1997	9	54	29			92
1996	5	52	21		1	79
1995	5	13	28	1		47
1994	1	12	44	4		61

# DOWNTOWN

## BATTERY PARK CITY CONDOS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$538,254	-16.4%	\$643,770	133.6%	\$230,379
<b>Average Price Per Sq. Ft</b>	\$558	4.3%	\$535	107.4%	\$269
<b>Median Sales Price</b>	\$330,000	1.5%	\$325,000	69.2%	\$195,000
<b>Number of Sales</b>	58	-7.9%	63	-30.1%	83

### 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
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	742,214	2,405,000		481,611
2000	203,916	286,001	415,922			307,905
1999	153,667	207,629	390,658			238,059
1998	141,577	201,427	413,600			233,066
1997	130,500	173,723	424,675	635,000		247,437
1996	85,000	171,516	329,437	1,900,000		226,604
1995	115,600	168,046	332,374			229,210
1994		179,267	348,960			230,379

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$448	\$502	\$714	\$826		\$558
2002	437	443	746	776		535
2001	419	515	605	749		533
2000	338	420	381			397
1999	276	305	303			301
1998	255	295	350			299
1997	218	254	360	397		283
1996	161	256	315	593		270
1995	210	244	316			270
1994		247	320			269

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$288,000	\$305,000	\$850,000	\$1,937,500		\$330,000
2002	255,000	285,000	1,362,500	2,449,000		325,000
2001	220,000	270,000	572,500	2,405,000		337,000
2000	215,000	265,200	540,000			265,200
1999	155,000	190,000	335,000			190,000
1998	137,500	177,000	360,000			180,000
1997	122,000	158,000	330,000	635,000		185,000
1996	58,000	150,000	320,000	610,000		168,000
1995	115,000	165,000	315,000			198,000
1994		158,000	360,000			195,000

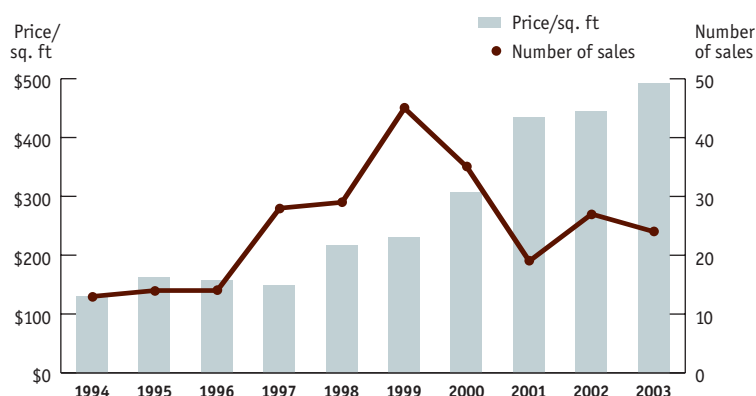
### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	3	40	13	2		58
2002	7	37	17	2		63
2001	18	77	35	4		134
2000	8	109	32			149
1999	12	62	19			93
1998	13	48	15			76
1997	4	47	20	1		72
1996	3	60	20	1		84
1995	5	43	31			79
1994		58	25			83

# DOWNTOWN

## FINANCIAL DISTRICT CO-OPS

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



### MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
<b>Average Sales Price</b>	\$522,125	-30.0%	\$745,704	198.2%	\$175,067
<b>Average Price Per Sq. Ft</b>	\$493	11.0%	\$444	279.2%	\$130
<b>Median Sales Price</b>	\$515,000	-34.8%	\$790,000	186.1%	\$180,000
<b>Number of Sales</b>	24	-11.1%	27	84.6%	13

### 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
2003	\$215,750	\$368,889	\$758,909			\$522,125
2002	685,000		759,500			745,704
2001	483,180	367,900	565,833		\$1,800,000	556,951
2000	139,125	225,357	501,176			311,047
1999	150,850	196,403	404,643			285,483
1998	84,108	191,714	445,688			254,654
1997	64,335	182,450	230,009			174,181
1996	176,460	107,500	252,500		270,000	227,099
1995	123,000	190,143	224,458	\$823,750		228,472
1994	62,000	126,075	226,214			175,067

### AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$356	\$457	\$571			\$493
2002	517		428			444
2001	495	390	422		\$439	434
2000	226	294	375			307
1999	197	205	264			231
1998	161	180	290			216
1997	130	146	159			148
1996	229	98	149		71	157
1995	148	168	144	\$284		162
1994	155	116	136			130

### MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	\$199,000	\$360,000	\$740,000			\$515,000
2002	685,000		790,000			790,000
2001	660,000	320,000	470,000		\$1,800,000	470,000
2000	98,500	200,000	510,000			260,000
1999	105,000	169,500	360,000			250,000
1998	69,900	165,000	425,000			180,000
1997	62,500	179,500	240,000			135,000
1996	35,000	150,000	275,000		270,000	227,000
1995	155,000	218,000	250,000	\$835,000		189,000
1994	62,000	87,500	212,000			180,000

### NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2003	4	9	11			24
2002	5		22			27
2001	5	5	8		1	19
2000	10	11	14			35
1999	8	16	21			45
1998	9	9	11			29
1997	8	5	15			28
1996	3	1	9		1	14
1995	4	4	5	1		14
1994	1	5	7			13